

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

Dunhill Terminals, L.P.
1437 Cochrane Causeway
Mobile, AL 36613

Re: Case #ZON2008-02263 (Planned Unit Development)
Dunhill Terminals, L.P.
1437 Cochran Causeway
(West side of Cochran Causeway, 1000' ± South of the South terminus of the Cochran-Africatown Bridge).
Planned Unit Development Approval to allow multiple buildings and multiple storage tanks on a single building site.

Dear Applicant(s) / Property Owner(s):

At its meeting on October 2, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings and multiple storage tanks on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **compliance with revised Engineering comments (*Show minimum finished floor elevation. Label flood zone/floodway. Check the need for 100-year detention with 10-year release with the City Engineer. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)**
- 2) **revision of the site plan to depict a dumpster with proper buffering or placement of a note stating that there will be no dumpster at this location;**
- 3) **revision of the site plan to depict the marking of the drives with arrows and “do not enter” signage to ensure correct circulation;**

Dunhill Terminals, L.P.
October 3, 2008
Page 2

- 4) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**
- 5) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;**
- 6) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 7) full compliance with all municipal codes and ordinances.**

Please submit revised PUD and PA site plans prior to applications for additional building permits or requests for final Zoning/Tree Inspections for existing building permits.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Driven Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

Dunhill Terminals, L.P.
1437 Cochrane Causeway
Mobile, AL 36613

Re: Case #ZON2008-02262 (Planning Approval)
Dunhill Terminals, L.P.
1437 Cochrane Causeway
(West side of Cochrane Causeway, 1000' ± South of the South terminus of the
Cochran-Africatown Bridge).
Planning Approval to allow the construction of eight storage tanks at an existing
bulk fuel storage facility in an I-2, Heavy Industry District.

Dear Applicant(s) / Property Owner(s):

At its meeting on October 2, 2008, the Planning Commission considered for Planning Approval the site plan to allow the construction of eight storage tanks at an existing bulk fuel storage facility in an I-2, Heavy Industry District.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **compliance with revised Engineering comments (*Show minimum finished floor elevation. Label flood zone/floodway. Check the need for 100-year detention with 10-year release with the City Engineer. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)**
- 2) **placement of a note on the site plan stating that changes to the scope of operations for Dunhill Terminals, LP will require a new application for Planning Approval;**
- 3) **revision of the site plan to depict a dumpster with proper buffering or placement of a note stating that there will be no dumpster at this location;**
- 4) **revision of the site plan to depict the marking of the drives with arrows and “do not enter” signage to ensure correct circulation;**

Dunhill Terminals, L.P.
October 3, 2008
Page 2

- 5) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 6) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;
- 7) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 8) full compliance with all municipal codes and ordinances.

Please submit revised PUD and PA site plans prior to applications for additional building permits or requests for final Zoning/Tree Inspections for existing building permits.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Driven Engineering