

SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA LAMBERT

Blue Creek Coal Sales, Inc.
c/o Walter Energy, Inc.
P. O. Box 361370
Birmingham, AL 35244

Re: **Case #SUB2013-00083**
Blue Creek Coal Sales Inc. Subdivision

1251 Baker Street

(South side of Baker Street extending from Yeend Street to the East side of Bay Street).

1 Lot / 64.6± Acres

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

At its meeting on September 5, 2013, the Planning Commission waived Sections V.B.2 and V.B.14 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Compliance with Engineering comments** (*The following comments should be addressed prior to acceptance and signature by the City Engineer: 1) Provide the signatures for the Owner (notarized), Surveyor, Planning Commission and Traffic Engineer. 2) Show and label the MFFE (Minimum Finished Floor Elevation) for LOT 1. 3) Add a note to the Plat stating that any development within LOT 1, due to the existing drainage outfall systems that flow through this property, will require a Flood Study. 4) Placement of a note on the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity; 5) Any areas receiving drainage from a public street will require a drainage easement; the width and alignment of the required easement shall be coordinated with, and approved by, the City Engineer.*);
- 2) **Compliance with Traffic Engineering comments** (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 3) **Compliance with Fire comments** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);

- 4) **Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.*);**
- 5) **placement of a note on the Final Plat stating the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 7) **placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 8) **The Commission request staff to review the viability of Royal Street Extension (and others in the VE flood zones) for possible removal from the Major Street Component of the Comprehensive Plan.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.
Armstrong World Industries, Inc.