



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

McDowell, Knight, Roedder & Sledge, LLC
ATTN: J. Stephen Harvey
11 North Water Street, Suite 13290
Mobile, AL 36602

Re: 501 Cochran Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel).
Council District 2
ZON2015-02432
McDowell Knight Roedder & Sledge, LLC

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

At its meeting on November 19, 2015, the Planning Commission considered for Planning Approval to allow an expansion of an existing wood chipping facility to include the handling of coal in an I-2, Heavy Industry District.

After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) ***Compliance with Engineering comments (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the ALDOT and the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff***

Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 2) Compliance with Traffic Engineering comments (Cochran Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);
- 3) 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).);
- 4) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));
- 5) Continued operation of the bulk operations facility subject to ongoing permitting and compliance requirements of state and federal governments;
- 6) Any changes to the site plan, including new construction or significant demolition, will require new Planned Unit Development and Planning Approval applications;
- 7) Any changes to the scope of operations resulting in a change in materials or an increase in capacity will require a new Planning Approval application; and
- 8) Full compliance with all other municipal codes and ordinances.

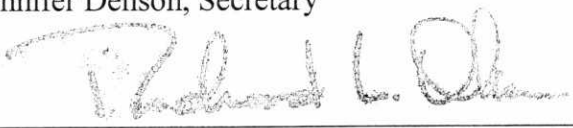
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Cooper Marine & Timberlands Corp.