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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

July 17, 2013

Blue Creek Coal Sales, Inc.
Subsidiary of Walter Energy, Inc
P.O. Box 361370
Birmingham, Alabama 35244

Re: Case #SUB2013-00060

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 July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) provision of a 75' setback from each side of the centerline of the proposed Royal Street Extension to allow for the future major street (50' from centerline for the major street right-of-way and 25' for the required setback);
- 2) compliance with Engineering Comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that 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 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). 4. Provide the recording data and limits of the vacated Bay Street ROW on the plat.*)

- 3) 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;
- 4) the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 5) 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
- 6) 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: Armstrong World Industries, Inc

Rowe Surveying & Engineering Co., Inc