

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #SUB2013-00078 (Subdivision)
Blue Creek Coal Terminal Subdivision
80 Virginia Street
(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465'± East of Conception Street).
1 Lot / 36.9± Acres

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

At its meeting on March 20, 2014, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Revision, if necessary, to label the correct size of the lot in square feet and acres;**
- 2) **Revision of the plat to remove or label all abutting vacated rights-of-way, as appropriate;**
- 3) **Revision of the plat to label the abutting railroad as CSX;**
- 4) **Placement of a note on the plat stating that the lot is limited to one curb-cut to Virginia Street, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 5) **Full compliance with all local, state and federal regulations regarding development within a flood zone;**
- 6) **Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 7) **Compliance with Engineering comments (The following comments should be addressed prior to acceptance and signature by the City Engineer: 1) Provide all of the required information on the Plat (i.e. signature blocks,**

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- signatures, required notes). 2) Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and 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 signature block for the Owner, Notary, Planning Commission and Traffic Engineer. 4) Provide and label the monument set or found at each subdivision corner. 5) Show and label the existing parcel lines. 6) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 7) Add a note to 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.);
- 8) 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).);
 - 9) 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.); and
 - 10) Submission of revised PUD and Planning Approval site plans prior to the signing of the final plat.

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.

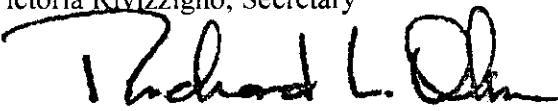
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

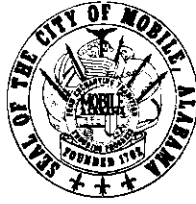
By: _____



Richard Olsen

Deputy Director of Planning

cc: Blue Creek Coal Sales, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-01814 (Planned Unit Development)

Blue Creek Coal Terminal Subdivision

80 Virginia Street

(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465'± East of Conception Street).

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 20, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Revision, if necessary, to label the correct size of the lot in square feet and acres, to match that on the final plat;**
- 2) **Revision of the site plan to depict any proposed entrance gate at least 60 feet from the edge of the Virginia Street right-of-way;**
- 3) **Revision of the site plan to depict the 25-foot minimum building setback line from Virginia Street;**
- 4) **Revision of the site plan to depict 14 frontage trees located within the 25-foot minimum building setback;**
- 5) **Revision of the site plan and landscape area calculations to only provide frontage and total landscape area based upon only that portion of the site that is actual land (that is, behind the bulkhead);**
- 6) **Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**

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- 7) 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 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) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Additional requirements may be added during the Land Disturbance Permit review process depending on the proposed containment and CBMPP related to for water quality issues related to runoff. 3) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on PUD Site Plan. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for the Lot. 5) No Land Disturbance Permit will be issued until any on-site remediation is complete. 6) Must comply with all Engineering Department Policy Letters: A) 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System); B) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping); C) 3-18-2004 Policy Letter (Additional subdivision street requirements).);**
- 8) 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).);**
- 9) 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.);**
- 10) Development of the site must comply with all local, state and federal regulations regarding development within a flood zone;**
- 11) Revision of the site plan to indicate which portions of the on-site access road and parking area will be paved in asphalt, concrete or similar, versus aggregate;**
- 12) Depiction of concrete wheel stops in the parking area if no curb-and-gutter will be provided;**
- 13) Submission of a revised site plan to the Planning Section prior to the signing of the final plat; and**

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- 14) Full compliance with all other municipal codes and ordinances, including the obtaining of the appropriate permits for land disturbance and new construction.**

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: Blue Creek Coal Sales, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-01813 (Planning Approval)

Blue Creek Coal Terminal Subdivision

80 Virginia Street

(Area bounded by CSX Railroad, New Jersey Street, Old Water Street, and Mobile River, extending to the North side of Virginia Street, 465'± East of Conception Street).

Planning Approval to allow a coal handling terminal in an I-2, Heavy-Industry District.

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

At its meeting on March 20, 2014, the Planning Commission considered for Planning Approval to allow a coal handling terminal in an I-2, Heavy-Industry District.

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) **Use of “best management practices” to include dust mitigation technology and coal handling operations as proposed by the applicant, including: a) continuous barge unloader with covered conveyor, enclosed transfer chutes and fog mist equipment; b) storage pile shuttle conveyor with enclosed transfer chutes, fog mist equipment and a telescoping discharge chute; c) Misting cannon equipment on the shuttle conveyor structure for fog coverage on the storage pile; d) portable misting cannon equipment for storage pile coverage during pile maintenance; e) underground storage pile feeders; f) tunnel reclaim conveyors and vibratory feed structures below the storage piles; g) covered travelling tripper equipment and enclosed transfer chutes that deliver coal to the ship loader; h) ship loader with covered conveyor, enclosed transfer chutes, fog mist equipment and telescoping cascading loading chute; i) use of non-toxic surfactants; j) use of real-time weather monitoring software to**

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- control misting/fogging operations to minimize coal dust off-site; and k) ceasing of coal handling operations when winds exceed 35 miles per hour;
- 2) Subject to approvals by state and national environmental agencies of the proposed use, as required, including ongoing reporting, monitoring and stormwater water quality sampling as required or proposed;
 - 3) Revision, if necessary, to label the correct size of the lot in square feet and acres, to match that on the final plat;
 - 4) Revision of the site plan to depict any proposed entrance gate at least 60 feet from the edge of the Virginia Street right-of-way;
 - 5) Revision of the site plan to depict the 25-foot minimum building setback line from Virginia Street;
 - 6) Revision of the site plan to depict 14 frontage trees located within the 25-foot minimum building setback;
 - 7) Revision of the site plan and landscape area calculations to only provide frontage and total landscape area based upon only that portion of the site that is actual land (that is, behind the bulkhead);
 - 8) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 9) 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 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) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Additional requirements may be added during the Land Disturbance Permit review process depending on the proposed containment and CBMPP related to for water quality issues related to runoff. 3) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on PUD Site Plan. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for the Lot. 5) No Land Disturbance Permit will be issued until any on-site remediation is complete. 6) Must comply with all Engineering Department Policy Letters: A) 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System); B) 8-4-2004

Blue Creek Coal Terminal Subdivision PA

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- Policy Letter (Video inspection of new Storm Sewer System Piping); C) 3-18-2004 Policy Letter (Additional subdivision street requirements).);**
- 10) 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).);**
 - 11) 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.);**
 - 12) Development of the site must comply with all local, state and federal regulations regarding development within a flood zone;**
 - 13) Revision of the site plan to indicate which portions of the on-site access road and parking area will be paved in asphalt, concrete or similar, versus aggregate;**
 - 14) Depiction of concrete wheel stops in the parking area if no curb-and-gutter will be provided;**
 - 15) Submission of a revised site plan to the Planning Section prior to the signing of the final plat; and**
 - 16) Full compliance with all other municipal codes and ordinances, including the obtaining of the appropriate permits for land disturbance and new construction.**

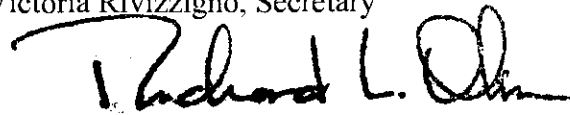
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