

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #SUB2008-00084 (Subdivision) (Holdover)
Kemira Industrial Subdivision
1 Cyanamid Road
(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).
1 Lot / 39.9± Acres

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) labeling of the lot with its size in square feet and acres, or the provision of a table on the plat providing the same information;
- 2) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;
- 3) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 4) subject to the Engineering Comments: (Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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 provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right

Kemira Industrial Subdivision
June 6, 2008
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of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property).

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 year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Kemira Water Solutions

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #ZON2008-01045 (Planned Unit Development)

Kemira Industrial Subdivision

1 Cyanamid Road

(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).

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

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

At its meeting on June 5, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) full compliance with all municipal codes and ordinances; and**
- 2) submission of a revised master plan PUD for any future expansion; and**
- 3) obtaining of any permits, licenses, etc. required by local, state and Federal agencies for the operation of the laboratory and documentation submitted prior to the issuance of any permits by the City Of Mobile.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #ZON2008-01446 (Planning Approval)
Kemira Water Solutions, Inc. (Lawler and Company, Agent)
1 Cyanamid Road
(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).
Planning Approval to allow a laboratory expansion at an existing chemical plant at which hazardous materials or substances are used or produced.

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

At its meeting on June 5, 2008, the Planning Commission considered for Planning Approval the site plan to allow a laboratory expansion at an existing chemical plant at which hazardous materials or substances are used or produced.

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

- 1) full compliance with all municipal codes and ordinances;**
- 2) submission of a revised Planning Approval for any future expansion or change in the scope of operations beyond this approval;**
- 3) monitoring of the laboratory along with any physical safeguards required by local, state and Federal agencies to prevent airborne, ground or water pollution and/or contamination; and**
- 4) obtaining of any permits, licenses, etc. required by local, state and Federal agencies for the operation of the laboratory and documentation submitted prior to the issuance of any permits by the City of Mobile.**

Kemira Water Solutions, Inc. (Lawler and Company, Agent)

June 6, 2008

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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