

BLUE CREEK COAL SALES INC. SUBDIVISION

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.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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.

Fire Department 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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 64.6 acre \pm , 1 lot subdivision which is located on South side of Baker Street extending from Yeend Street to the East side of Bay Street, and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer facilities.

The purpose of this application is to remove a condition included in the Planning Commission's July 11, 2013 approval of a previous Subdivision application for the same site. The applicant specifically requests that the first of the following conditions of approval be eliminated:

- 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.

The request made by the applicant did not include any justification for removal of the condition of approval.

The condition was requested by staff due to the fact that the Major Street Plan component of the Comprehensive Plan proposes Royal Street South, with an 80-foot wide right-of-way, bisecting the site. As mentioned in the July 11, 2013 staff report, however, the proposed major street alignment is questionable, and should be considered for possible removal from the Major Street Plan.

The site is currently developed, and the building setback required by the condition of approval would remove a 1,227 foot long by 150 foot wide portion of the proposed lot, or about 4 acres, from consideration for any new building construction. It would seem, therefore, that such a bisection of a lot by a proposed major street that is unlikely to be constructed would be of great concern to any current or future owners of the site, especially if they are anticipating new development associated with port or airport activities.

It should also be pointed out that nearly all of the public right-of-way that was within or near the proposed alignment of the Royal Street South major street has been vacated. Realignment of the

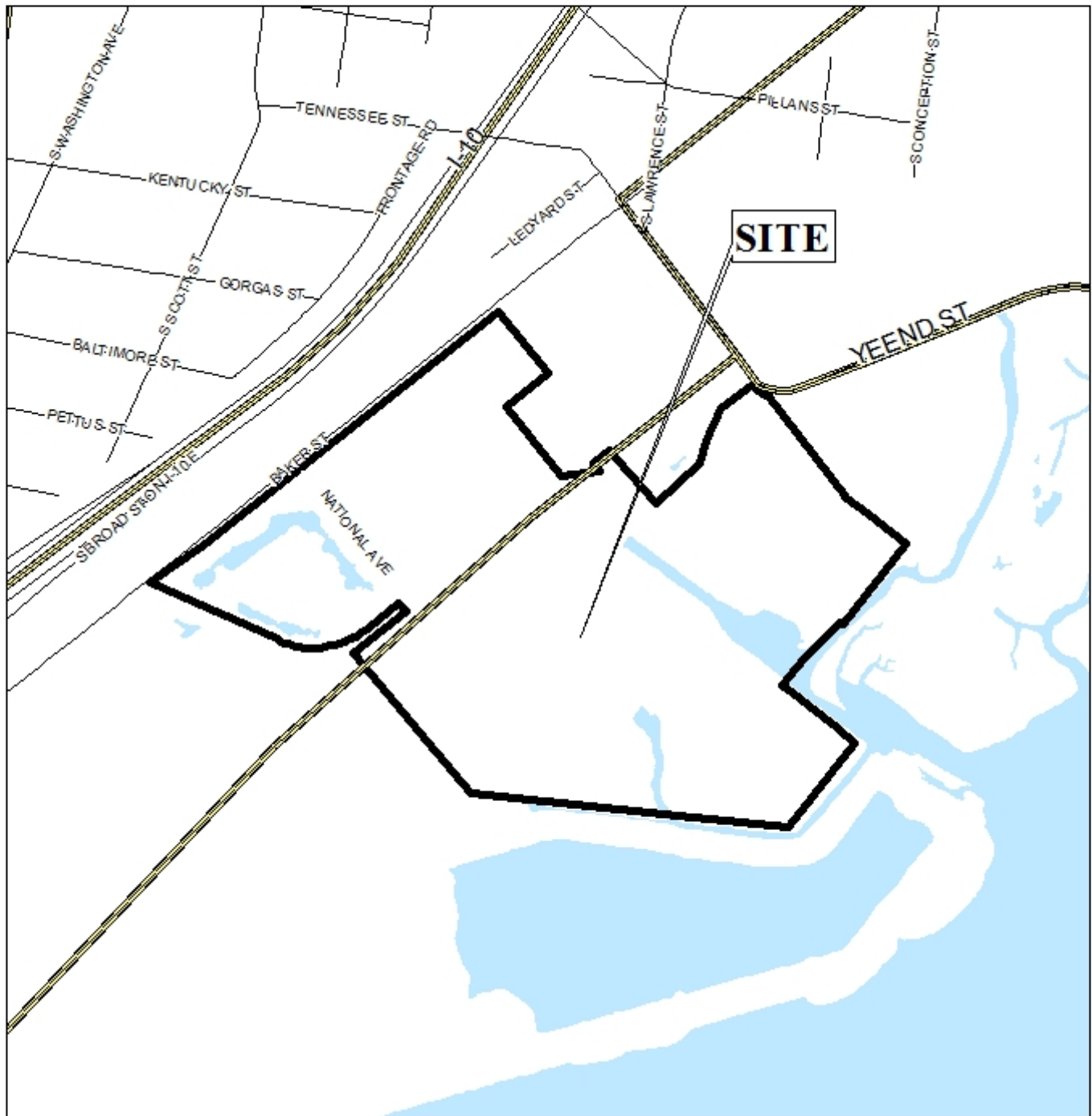
major street to Baker Street could be considered as part of any study regarding amending the Major Street Plan.

To accommodate the applicant's request, the Planning Commission would need to waive the Major Street and Right-of-Way width requirements found in Sections V.B.2. and V.B.14. of the Subdivision Regulations.

Based upon the preceding, and with a waiver of Sections V.B.2. and V.B.14. of the Subdivision Regulations, the application is recommended for Tentative Approval, 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.

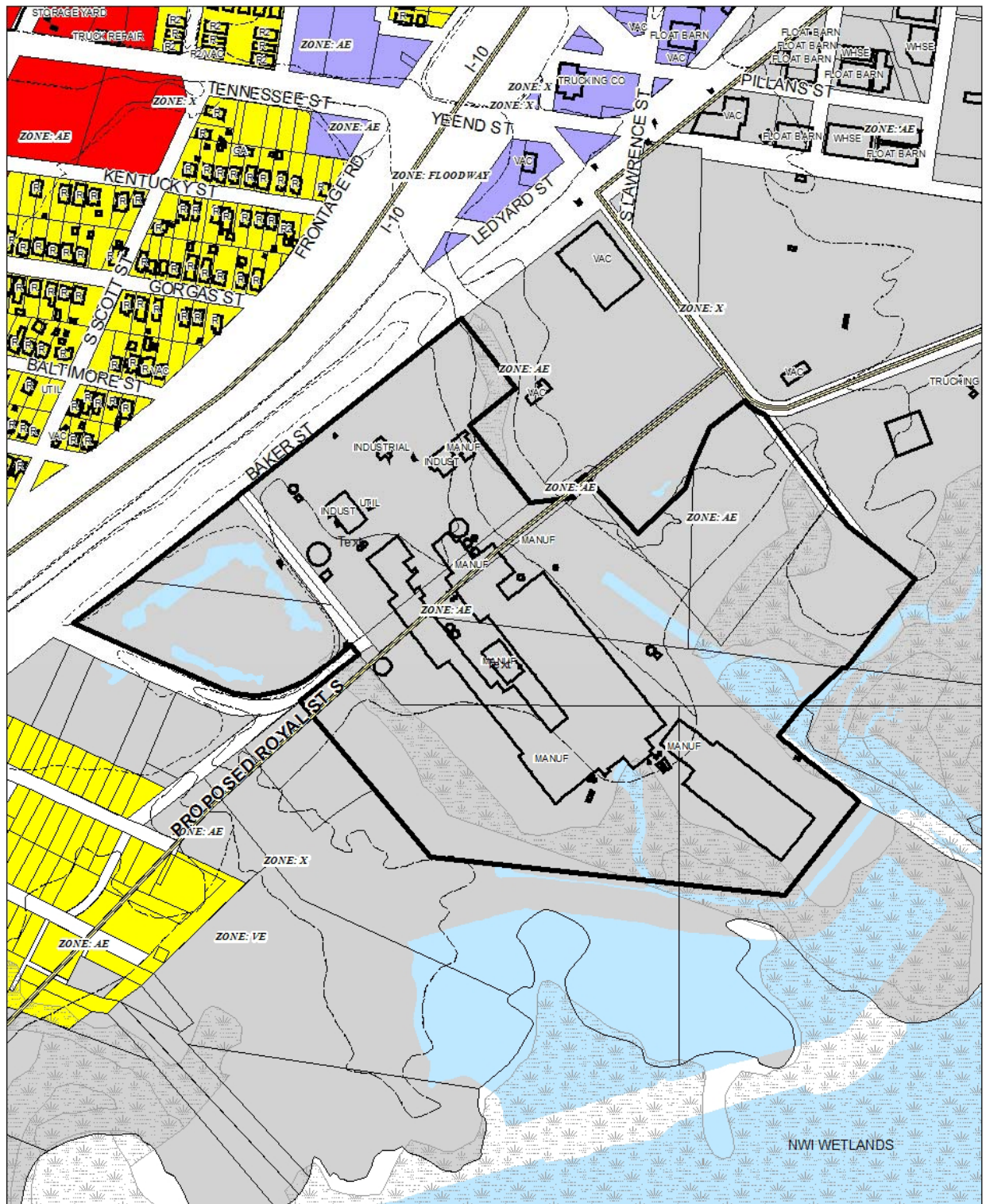
LOCATOR MAP



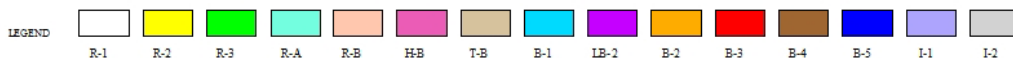
APPLICATION NUMBER 7 DATE September 5, 2013
APPLICANT Blue Creek Coal Sales, Inc. Subdivision
REQUEST Subdivision



BLUE CREEK COAL SALES, INC. SUBDIVISION



APPLICATION NUMBER 7 DATE September 9, 2013



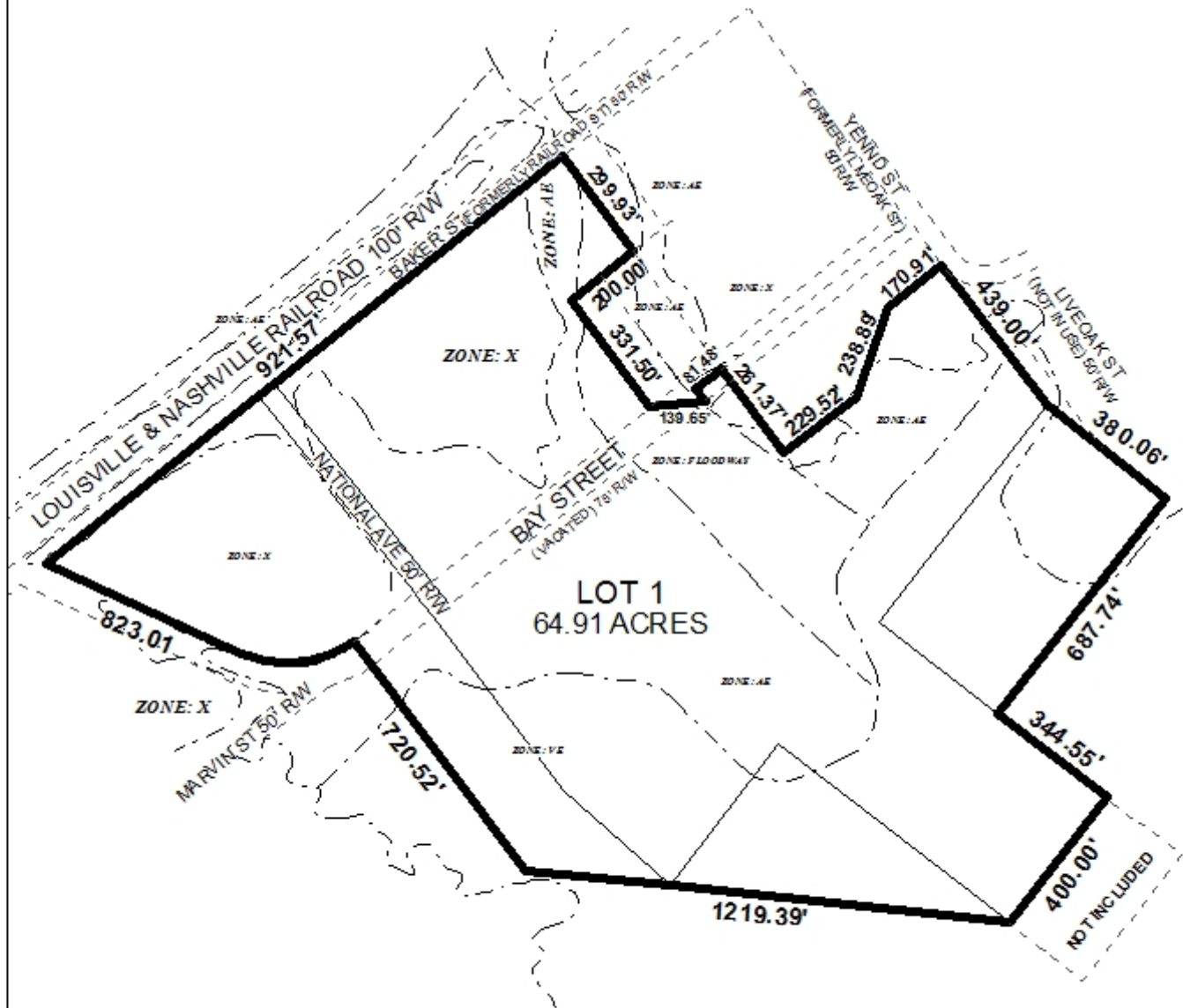
BLUE CREEK COAL SALES, INC. SUBDIVISION



APPLICATION NUMBER 7 DATE September 9, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE September 5, 2013

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REQUEST Subdivision

