

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2012

Jody Johnston
5756 Vaughn Drive East
Satsuma, AL 36572

Re: Case #SUB2012-00012
J Johnston Estates Subdivision
5620 & 5640 Sermon Road North
(Northwest corner of Sermon Road North and Willis Road)
Number of Lots / Acres: 1 Lot / 0.7± Acre
Engineer / Surveyor: John Farrior Crenshaw
Council District 4

Dear Applicant(s):

At its meeting on March 1, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 2) retention of the labeling of the lot with its size in acres, or placement of a table on the plat with the same information;
- 3) labeling of U.S. Highway 90 with a 250' right-of-way;
- 4) compliance with Engineering comments: *"Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. Any proposed development must comply with all stormwater and flood control ordinances of the City of Mobile. A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) 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. A 4' wide sidewalk must be constructed along the entire road frontage;"*
- 5) compliance with 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;"*

J Johnston Estates Subdivision

March 2, 2012

Page 2

- 6) placement of a note on the Final Plat limiting the development to two curb-cuts to Sermon Road North, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) placement of a note on the Final Plat stating that the lot is denied direct access to U.S. Highway 90 and Willis Road; and,**
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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 (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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: John Farrior Crenshaw