

J JOHNSTON ESTATES SUBDIVISION

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 storm water 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.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. (not Mobile County Engineering as stated in the notes) Access to the Highway 90 service road is contingent upon ALDOT approval.

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).

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 0.7± acre, 1-lot subdivision which is located on the Northwest corner of Sermon Road North and Willis Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a single legal lot of record from two legal lots of record. The lot size is labeled, and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be included on the Final Plat, as on the preliminary plat, if approved.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled on the preliminary plat, and should be retained on the Final Plat, if approved.

The site fronts Sermon Road North, a minor street, and Willis Road, which serves as a service road for U.S. Highway 90. Sermon Road North, is illustrated as having an adequate 50' right-of-way, therefore, no dedication is required. No right-of-way width is depicted along Willis Road,

and if approved, the Final Plat should be revised to depict the required 125' from the centerline of U.S. Highway 90.

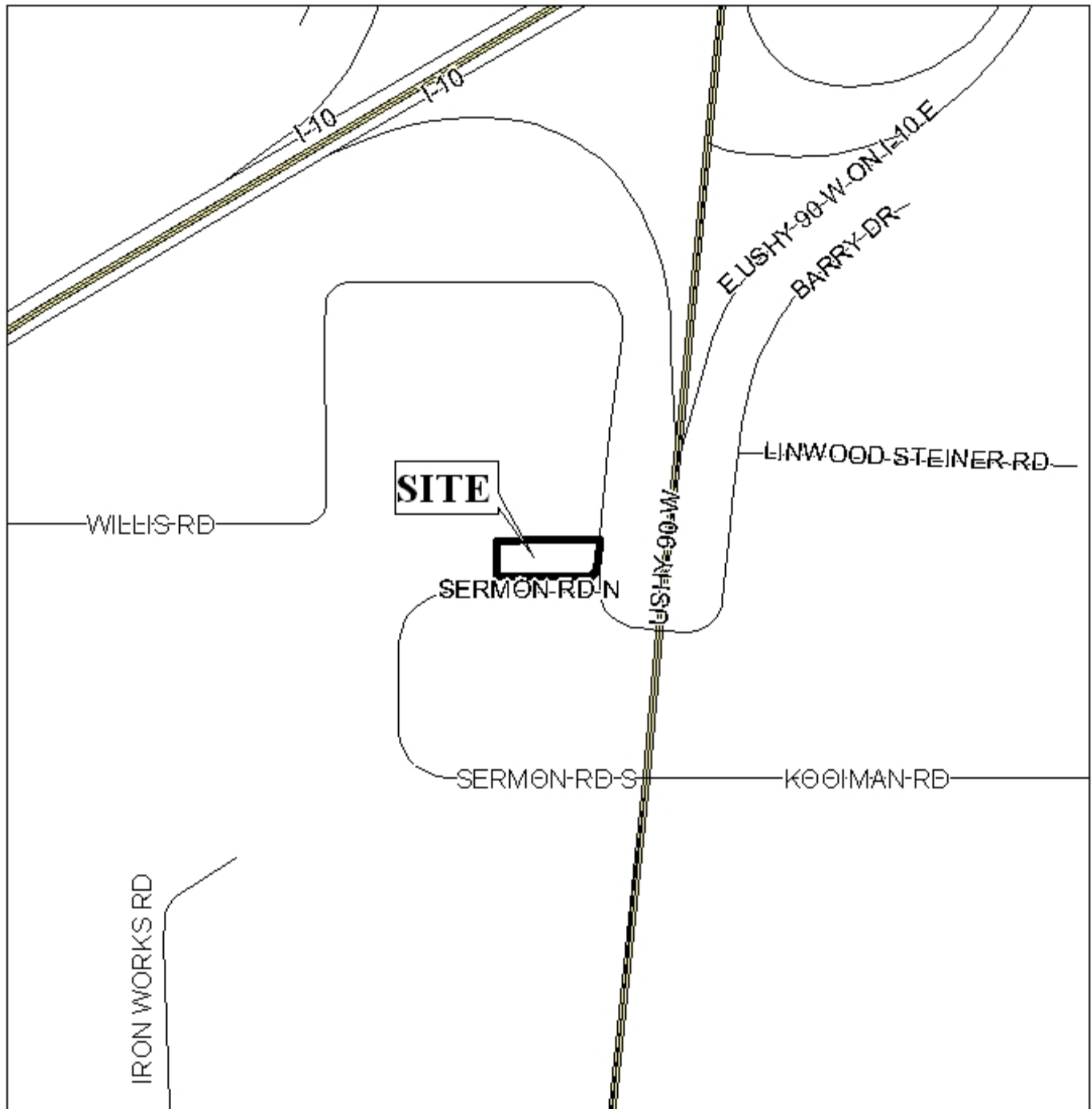
The lots being consolidated in this subdivision application were previously approved at the Planning Commission's April 1, 2004 meeting as Lots 13 and 14 of Collins Subdivision, First Addition, with the condition that Lot 14 would be denied direct access to U.S. Highway 90 and Willis Road. As a means of access management, a note should be placed on the Final Plat, if approved, stating that the currently proposed Lot 1 is limited to one curb-cut to Sermon Road North with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards, and denied direct access to U.S. Highway 90 and Willis Road,.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for Tentative Approval, 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 storm water 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.*);
- 6) placement of a note on the Final Plat limiting the development to one curb cut 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.

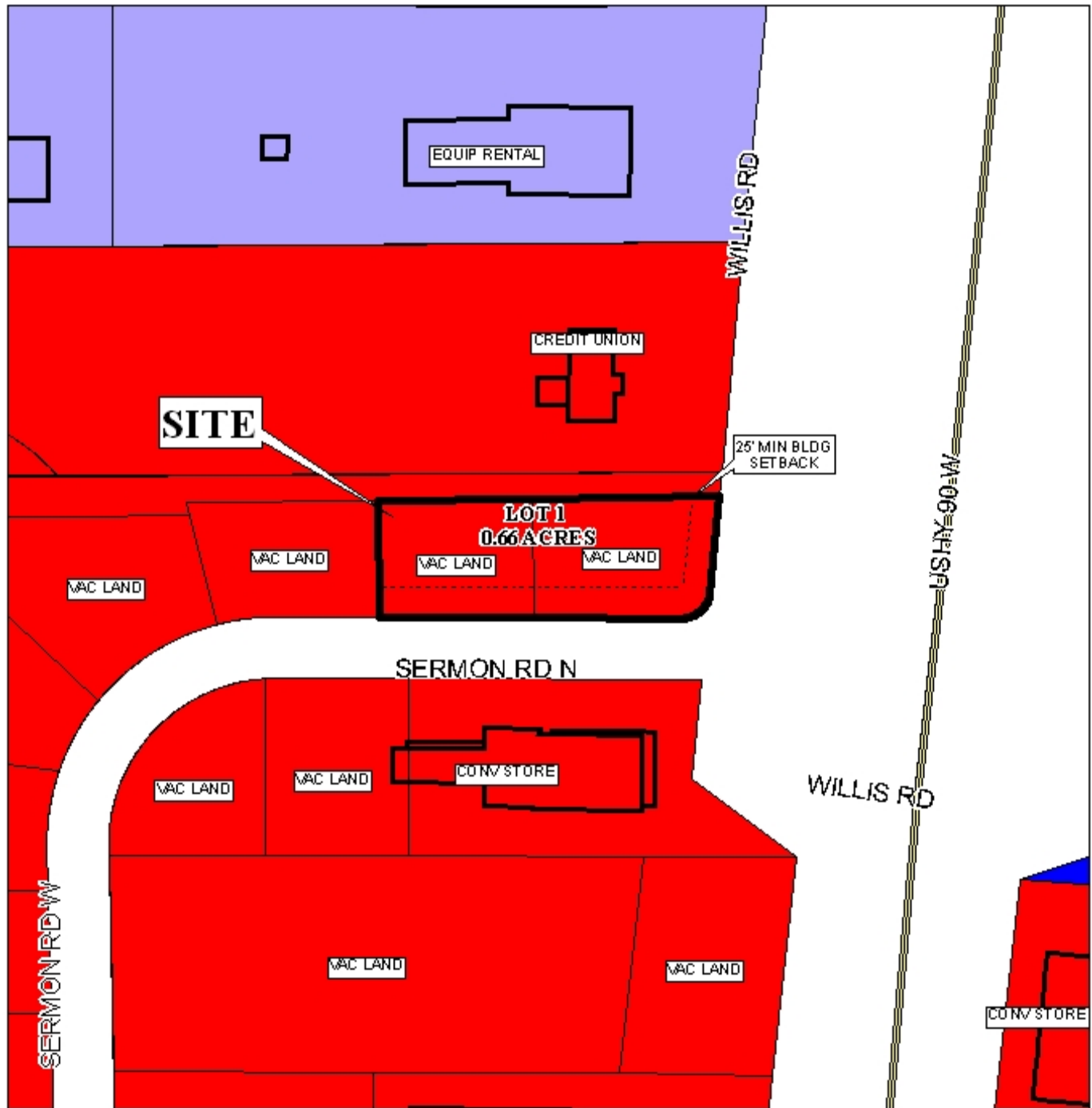
LOCATOR MAP



APPLICATION NUMBER 4 DATE March 1, 2012
APPLICANT J. Johnston Estates Subdivision
REQUEST Subdivision

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APPLICATION NUMBER 4 DATE March 1, 2012

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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APPLICATION NUMBER 4 DATE March 1, 2012



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