

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

Combs Place, LLC
P.O. Box 4327
Gulf Shores, AL 36597
Attn: Frank Sullivan, Jr.

Re: Case #SUB2012-00029
Combs Court Subdivision
2055 Grider Road
(West side of Grider Road, 155'± South of the East terminus of Rose Hill Lane)
Number of Lots / Acres: 3 Lots 2.5± Acres
Engineer / Surveyor: Richard L. Patrick, PLS
Council District 7

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that there shall be no future subdivision of lot 3;**
- 2) **provision of a compliant curb radii for Combs Court;**
- 3) **retention of the 25-foot minimum building setback line along all right-of-way frontages;**
- 4) **retention of the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;**
- 5) **placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners and not the City of Mobile;**
- 6) **compliance with Engineering comments: “Any and all proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance. A complete set of construction plans for the proposed roadway, site work, and detention facility (including drainage, utilities, grading, stormwater 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. Any work performed in the existing**

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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;”

- 7) 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;”**
- 8) placement of a note on the Final Plat limiting the development to one curb-cut each to Combs Court, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards, and each lot is denied direct access to Grider Road ; and,**
- 9) 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: Richard L. Patrick, PLS