

## **COMBS COURT SUBDIVISION**

Engineering Comments: Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance. A complete set of construction plans for the proposed roadway, site work, and detention facility (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. 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.

Traffic Engineering Comments: Proposed Combs Court must be constructed with proper corner turning radii on both corners of the new roadway, even though the radius in the north corner is not provided with the proposed right-of-way. Curb-cuts for Lots 1-3 should be limited to one each, with access only from Combs Court; 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).

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 services available at this location. Sanitary sewer would require an 800 foot line extension.

The plat illustrates the proposed 2.5± acre, 3-lot subdivision which is located on the West side of Grider Road, 155'± South of the East terminus of Rose Hill Lane, and is in Council District 7. The applicant states that the subdivision is served by both public water and individual septic tanks.

The purpose of this application is to create three legal lots of record from a single legal lot of record. The lot sizes are labeled, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be retained in square feet and acres on the Final Plat, if approved.

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

It should be noted that the proposed Lot 3 does not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times

the width of the lot at the building setback. As proposed, Lot 3 will be 84'± wide at the setback line and 450'± deep, resulting in a lot that is approximately 156' deeper than would normally be allowed. Because the existing lot, as well as several other lots in the area are shaped similarly, a waiver of Section V.D.3. of the Subdivision Regulations may be appropriate.

The site fronts Grider Road, a minor street lacking curb and gutter, with a right-of-way width of 50 feet. According to Section V.B.14. of the Subdivision Regulations, streets lacking curb and gutter should have a right-of-way width of 60 feet; however, since dedication was not required with the approval of Combs Place Subdivision in 2005 or the Combs Place Subdivision, Resubdivision of Lot 2 in 2010; it should not be a requirement for this application. The preliminary plat also illustrates a proposed new closed-end street, Combs Court, with a compliant right-of-way of 50 feet, and turnaround diameter of 120 feet. It should be noted that as per Traffic Engineering comments, Combs Court should have a compliant curb radii.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lots are limited to one curb cut each to Combs Court, and Lot 1 should be denied direct access to Grider Road, with the size, location and design of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

There is a common area shown on the preliminary plat. If approved, a note should be placed 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.

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.

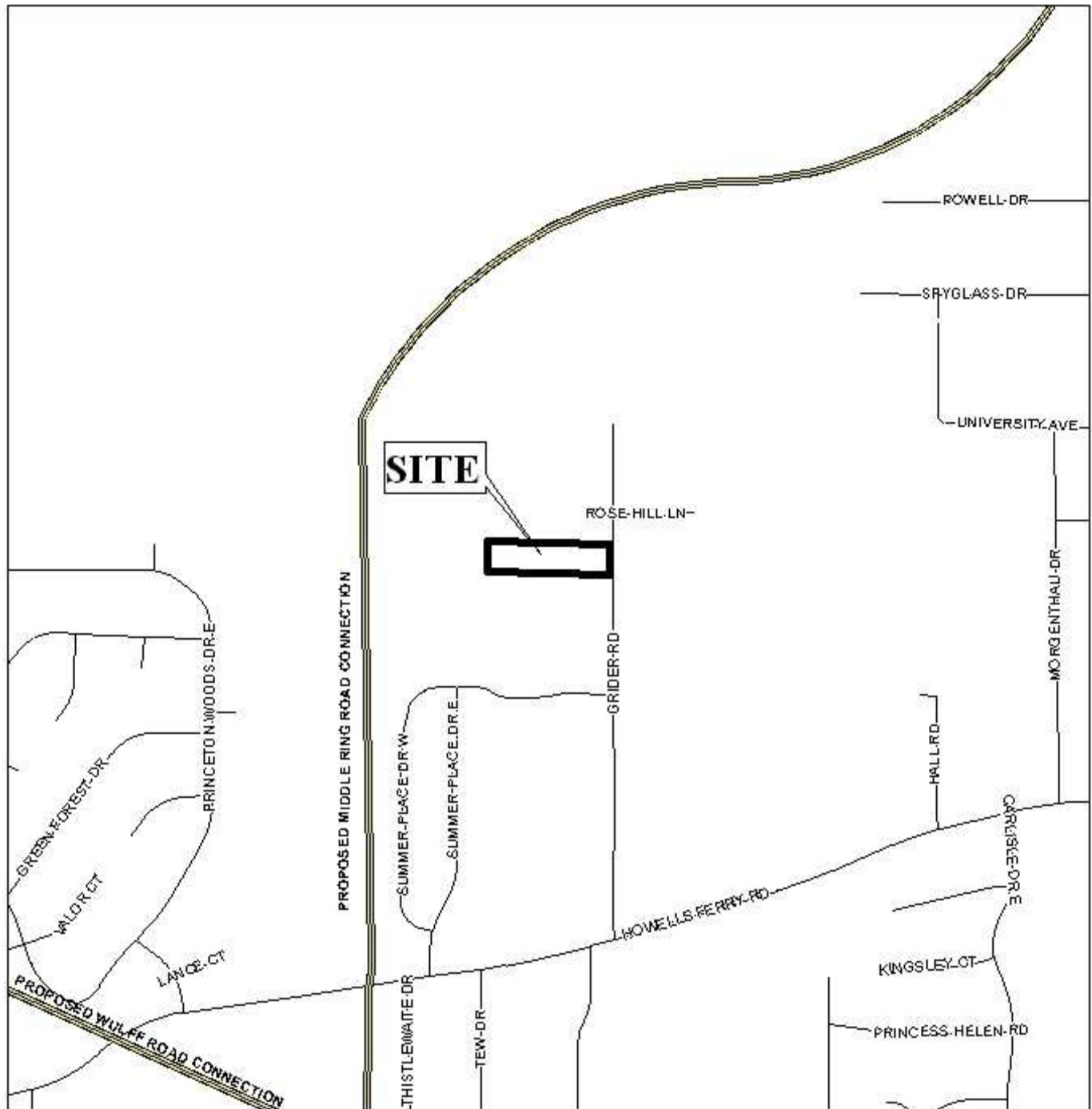
Based upon the preceding, the application is recommended for Tentative Approval, with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) provision of a compliant curb radii for Combs Court;
- 2) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 3) 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;
- 4) 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;
- 5) compliance with Engineering comments (*Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance. A complete set of construction plans for the proposed roadway, site work, and detention facility (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. 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.);*

- 6) 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.*);
- 7) 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
- 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.

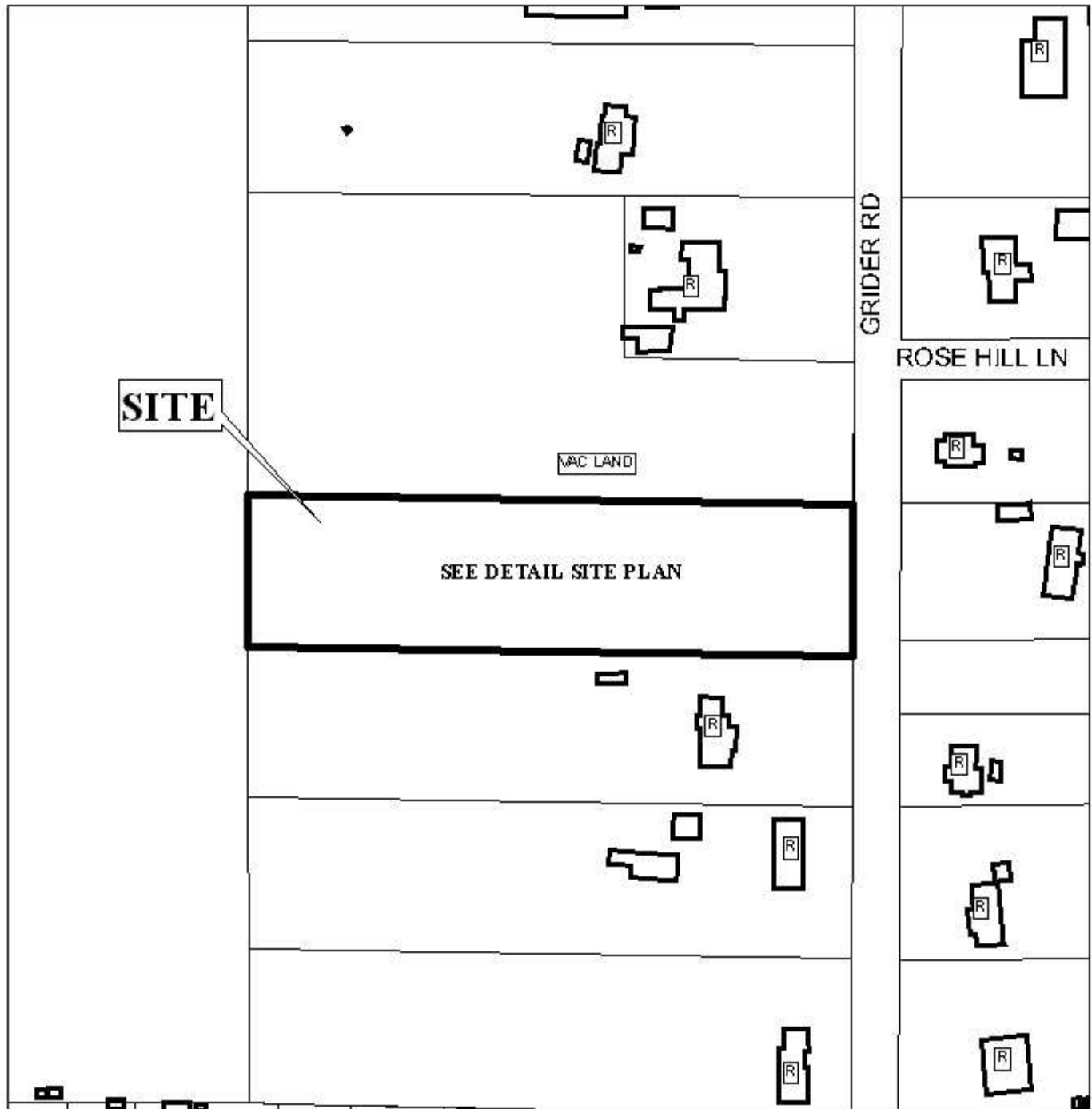
# LOCATOR MAP



APPLICATION NUMBER 9 DATE April 19, 2012  
APPLICANT Combs Court Subdivision  
REQUEST Subdivision



# COMBS COURT SUBDIVISION



APPLICATION NUMBER 9 DATE April 19, 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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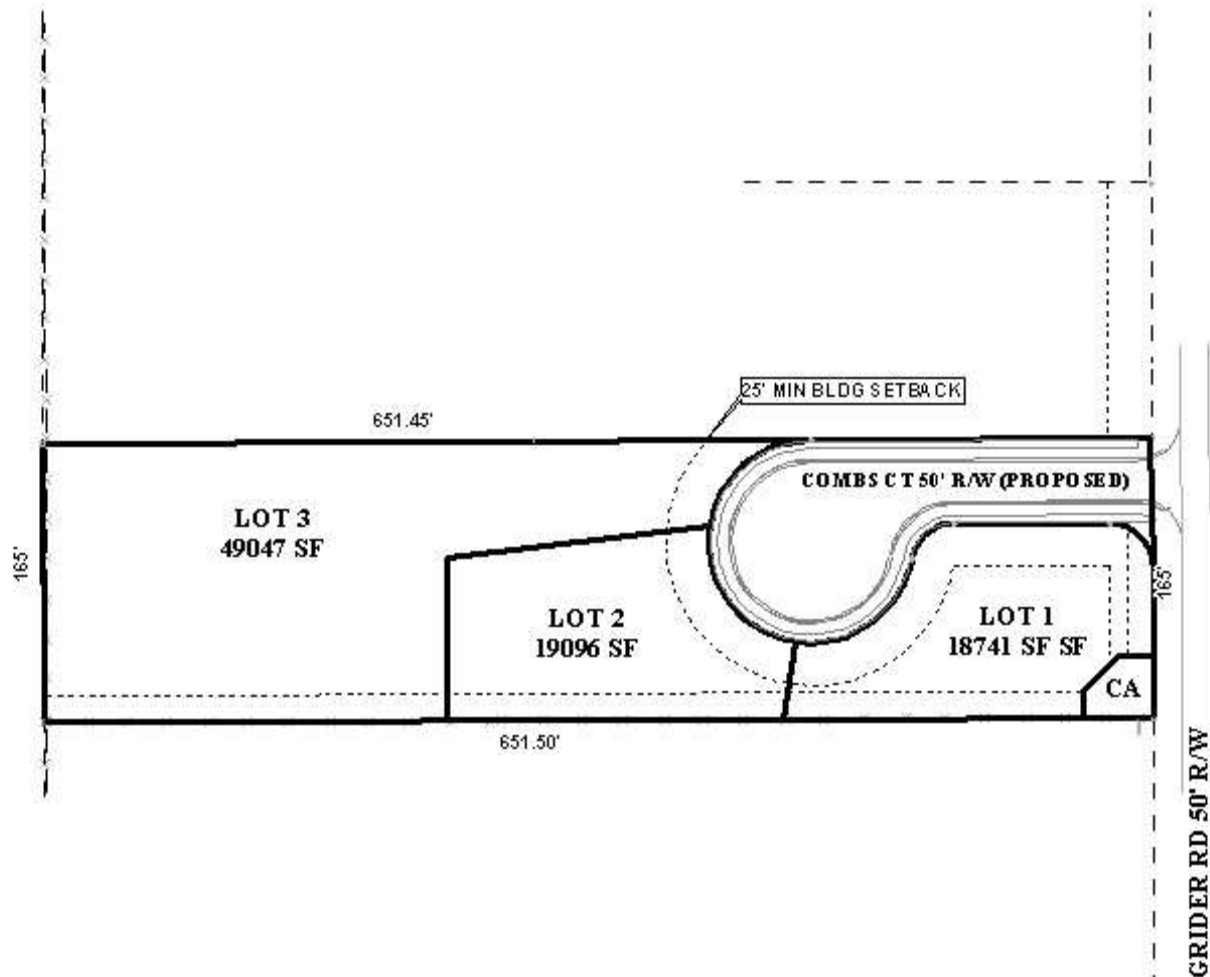
# COMBS COURT SUBDIVISION



APPLICATION NUMBER 9 DATE April 19, 2012



## DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE April 19, 2012  
APPLICANT Combs Court Subdivision  
REQUEST Subdivision

