

## **HOLDOVER**

*Revised*

### **COMBS PLACE SUBDIVISION**

Engineering Comments: A Hold Harmless agreement will be required for discharge from the stormwater detention pond(s). The Hold Harmless agreement must be from all affected property owners for increased and/or concentrated stormwater runoff. Grider Road was not constructed to City of Mobile standards (no curb and gutter and no underground drainage) and the asphalt is in poor condition with a width of only 17 – 17.5 feet. Development must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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 is to be given to the 35" Live Oak Tree located on the North side of Lot 19. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 21 lot, 7.4 ± acres subdivision which is located on the West side of Grider Road at the West terminus of Rose Hill Lane and is in City Council District 7. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 21-lot subdivision from three lots of record.

As a means of access management, the placement of a note on the final plat stating that Lots 10 and 17 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and Lots 1 and 20 are denied direct access to Grider Road should be required. Additionally, any new roads for the site are to be constructed dedicated and dedicated to meet City of Mobile standards.

As the site adjoins a large undeveloped parcel to the West, a street stub is provided to the West. Furthermore, the adjacent vacant parcel to the West is currently owned by the City of Mobile.

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*Revised*

Common areas are shown on the plat, thus a note should be placed on the final plat stating that maintenance of all common areas will be the responsibility of the property owners. Access to these areas will be via a 7.5' drainage and utility easement.

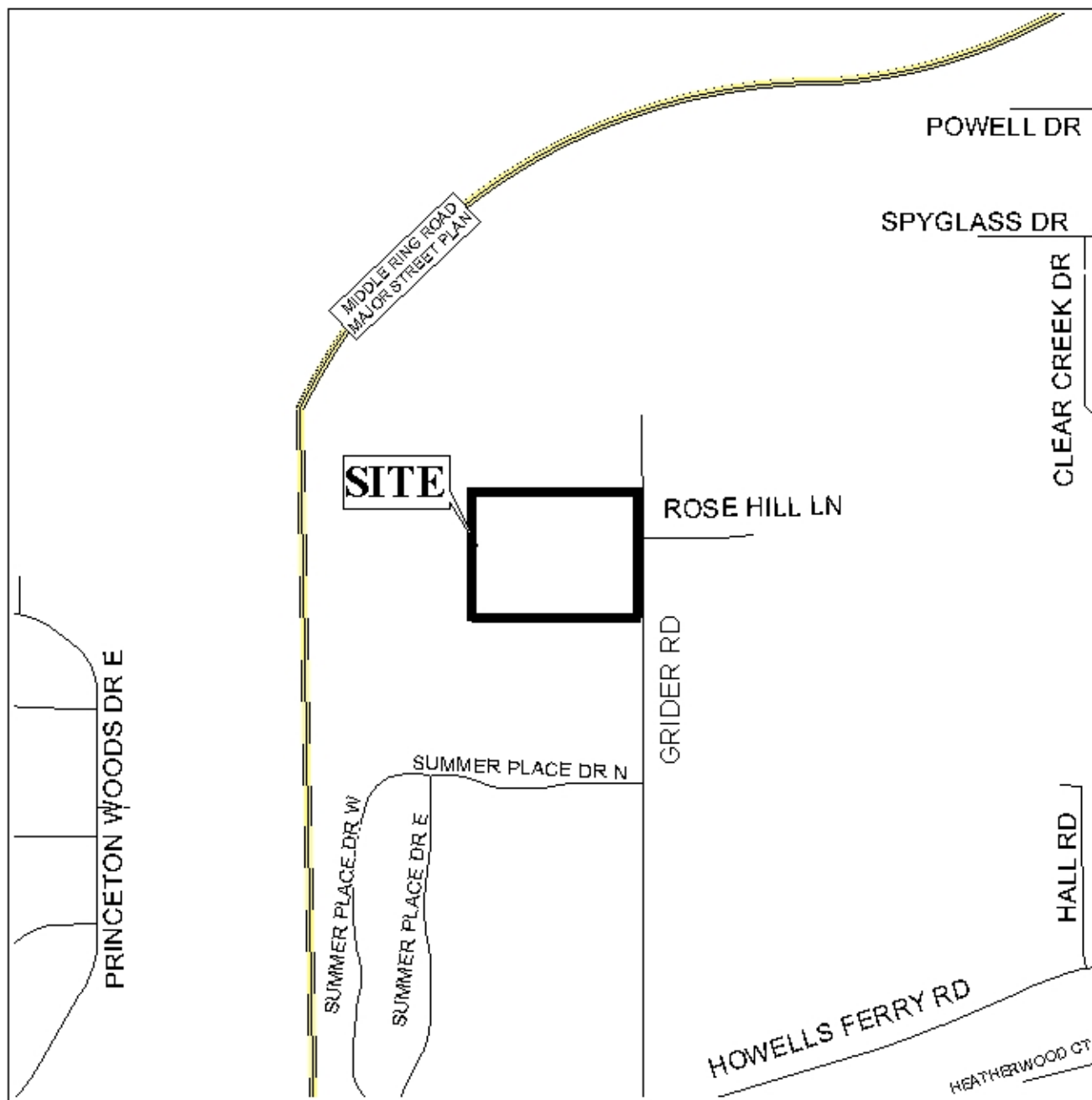
The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) construction and dedication of new roads to meet City of Mobile standards; 2) the placement of a note on the final plat stating that Lots 10 and 17 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and Lots 1 and 20 are denied direct access to Grider Road; 3) the provision of a street stub to the West as shown on plat submitted; 4) the placement of a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners; 5) the placement of the 25-foot minimum setback lines on the final plat; 6) full compliance with Urban Forestry comments (*Preservation status is to be given to the 35" Live Oak Tree located on the North side of Lot 19. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger*); and 7) full compliance with City Engineering comments (*A Hold Harmless agreement will be required for discharge from the stormwater detention pond(s). The Hold Harmless agreement must be from all affected property owners for increased and/or concentrated stormwater runoff. Grider Road was not constructed to City of Mobile standards (no curb and gutter and no underground drainage) and the asphalt is in poor condition with a width of only 17 – 17.5 feet. Development must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit*).

### ***Revised for the December 15<sup>th</sup> meeting:***

*This application was heldover from the Commission's November 17<sup>th</sup> meeting until the December 15<sup>th</sup> meeting to allow the City Engineering Department to provide additional information about the construction standards of Grider Road. At the time of mailout, the information provided to the applicant is as followed: "Grider Road was not constructed to City of Mobile standards (no curb and gutter and no underground drainage) and the asphalt is in poor condition with a width of only 17 – 17.5 feet". This would not make Grider Road even comply with private road standards. Furthermore, the proposed 21 lots plus the potential for future subdivision of the property to the West may be excessive for the existing roadway condition. Therefore, the application is recommended for denial.*

# LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 15, 2005

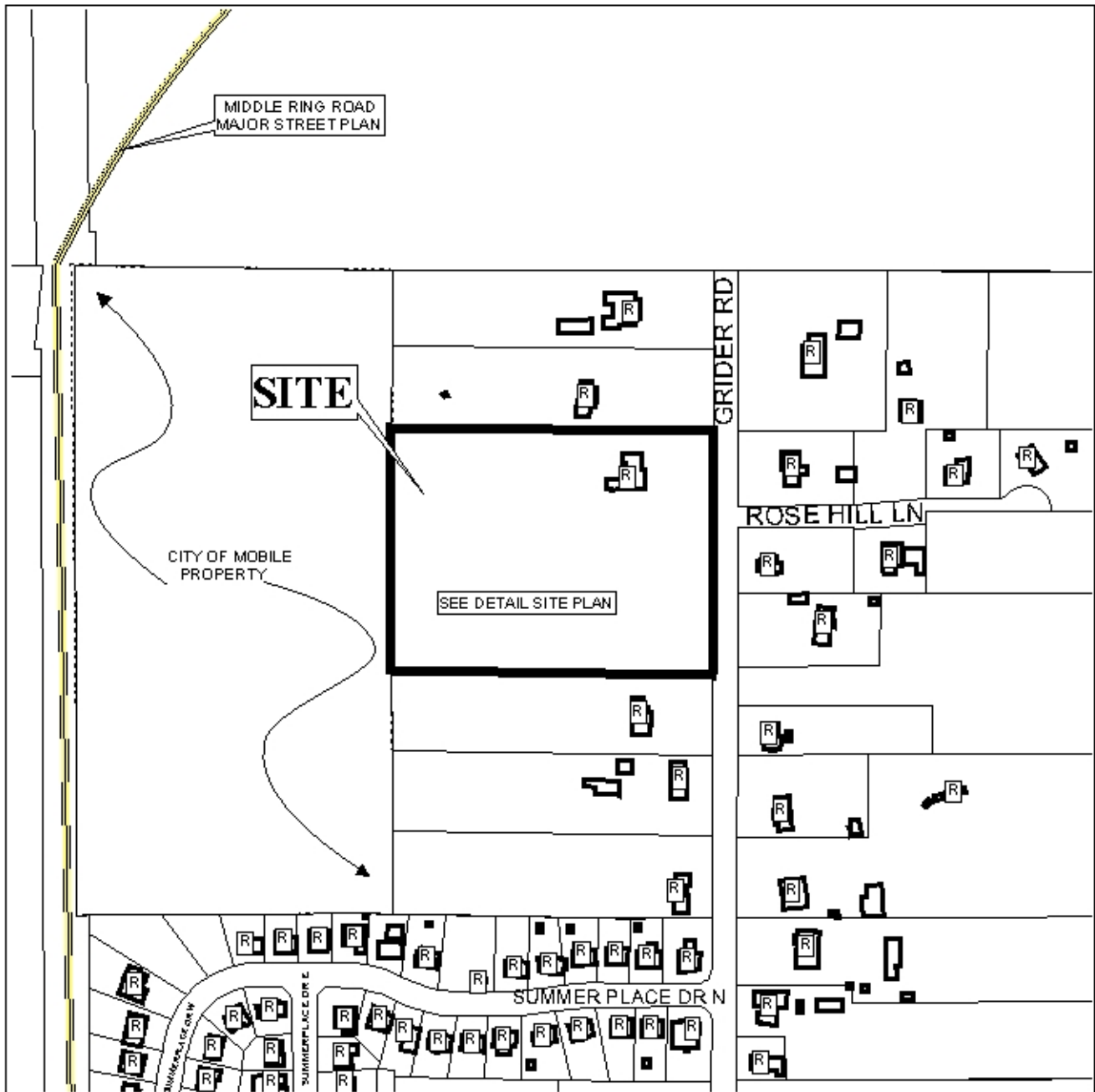
APPLICANT Combs Place Subdivision

REQUEST Subdivision



NTS

# COMBS PLACE SUBDIVISION



APPLICATION NUMBER Holdover DATE December 15, 2005

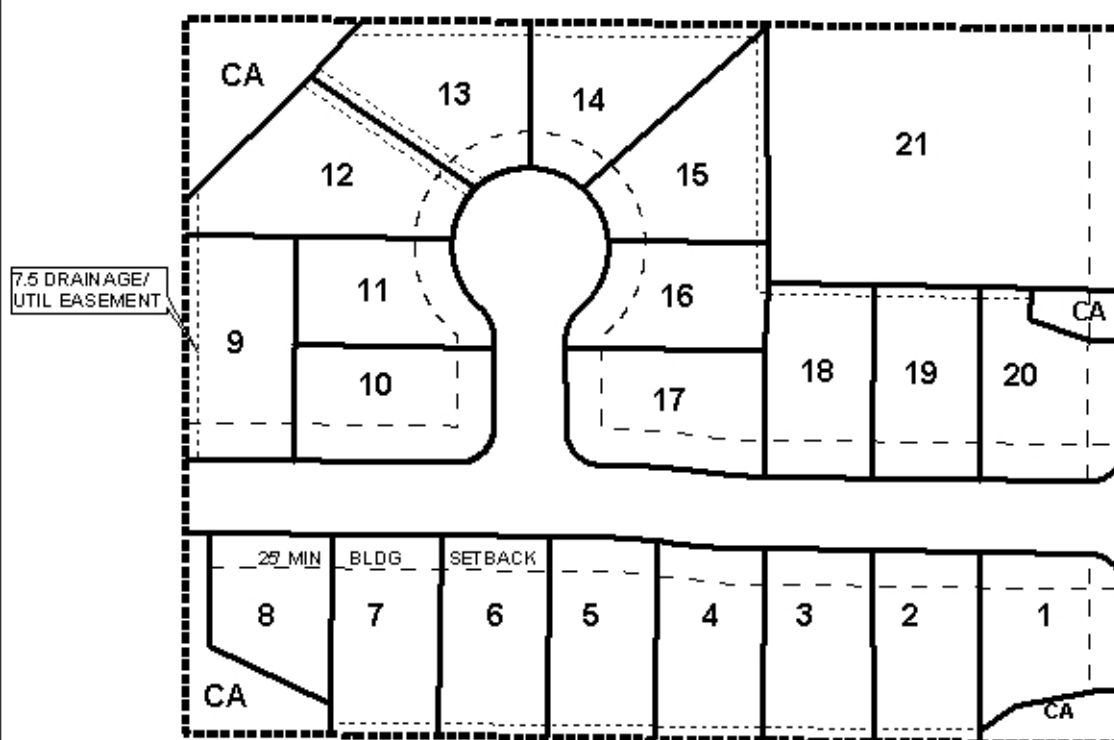
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

## DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE December 15, 2005  
APPLICANT Combs Place Subdivision  
REQUEST Subdivision

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NTS