

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Long Gardens, LLC
P.O. Box 2746
Mobile, AL 36602

Re: Case #SUB2011-00097 (Subdivision)
Garden Trace Subdivision
250 Tuthill Lane
(East side of Tuthill Lane, 435'± South of Spring Hill Avenue)
Number of Lots / Acres: 9 Lots / 13.3 Acres±
Engineer / Surveyor: Jade Consulting
Council District 7

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **sufficient dedication to provide 25-feet of right-of-way from the centerline of Tuthill Lane;**
- 2) **compliance with Engineering comments: “A drainage easement and an approved & adequate drainage conveyance system along the rear portions of Lots 1-4 and along the eastern lot line of Lot 4 is required to capture and convey runoff from the properties to the north as well as drainage from the proposed Lots 1-4 so as to not inundate the properties located to the east at Springhill Court subdivision. The maintenance of this easement needs to be clearly stated on the plat that it is the Property Owner’s Association’s (POA’s) responsibility to maintain. Drainage easements are to be provided in accordance with the coordination with the City Engineer. Land Disturbance plans are to be submitted and approved prior to beginning construction of work not already permitted for construction. Must comply with all stormwater and flood control ordinances. There may need to be additional measures implemented along the eastern property line of Lot 4 so as to prevent flooding of properties located at 3 & 4 Spring Hill Ct. Construction of a fence or wall along any property line abutting adjacent private property will require review and approval by the City Engineering Department to ensure that adequate drainage measures are accounted for in the placement of any proposed fence and/or wall. Drainage cannot be concentrated onto an adjacent property without a release agreement from the affected downstream**

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- property owner(s). Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit;”*
- 3) completion of the vacation of Irene Street prior to the signing of the Final Plat;**
 - 4) placement of a note on the Final Plat stating that compliance with Section VIII.E. of the Subdivision Regulations will be required due to the private street;**
 - 5) depiction of a 25-foot setback where each lot abuts a public street;**
 - 6) depiction of ALL setbacks on all lots, to include the site coverage for each lot;**
 - 7) placement of a note on the Final Plat stating that Lot 1 is denied direct access to Tuthill Lane, and that access shall only be via the proposed private street;**
 - 8) placement of a note on the Final Plat stating that Lot 5 is limited to two curb cuts;**
 - 9) placement of a note on the Final Plat stating that access to College Lane is denied;**
 - 10) submission of a record illustrating that College Lane is right-of-way;**
 - 11) placement of a note on the plat stating that the site is limited to an approved Planned Unit Development;**
 - 12) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**
 - 13) provision of a revised PUD site plan prior to the signing of the Final Plat.**

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: JADE Consulting, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Long Gardens, LLC
P.O. Box 2746
Mobile, AL 36602

Re: Case #ZON2011-02067 (Planned Unit Development)
Garden Trace Subdivision
250 Tuthill Lane
(East side of Tuthill Lane, 435'± South of Spring Hill Avenue)
Planned Unit Development Approval to allow a private street Subdivision.
Council District 7

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow a private street Subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) placement of a note on the site plan stating that the maximum building site coverage is limited to 50% for Lots 1-4 and 35% for Lots 5-9;**
- 2) depiction of a table stating the total site of each lot and the allowable size of structure on each site;**
- 3) any new walls or fences other than the wall along Tuthill Lane to comply with all setbacks requirements, as well as any other municipal codes and ordinances;**
- 4) compliance with Engineering comments: *“A drainage easement and an approved & adequate drainage conveyance system along the rear portions of Lots 1-4 and along the eastern lot line of Lot 4 is required to capture and convey runoff from the properties to the north as well as drainage from the proposed Lots 1-4 so as to not inundate the properties located to the east at Springhill Court subdivision. The maintenance of this easement needs to be clearly stated on the plat that it is the Property Owner’s Association’s (POA’s) responsibility to maintain. Drainage easements are to be provided in accordance with the coordination with the City Engineer. Land Disturbance plans are to be submitted and approved prior to beginning construction of work***

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not already permitted for construction. Must comply with all stormwater and flood control ordinances. There may need to be additional measures implemented along the eastern property line of Lot 4 so as to prevent flooding of properties located at 3 & 4 Spring Hill Ct. Construction of a fence or wall along any property line abutting adjacent private property will require review and approval by the City Engineering Department to ensure that adequate drainage measures are accounted for in the placement of any proposed fence and/or wall. Drainage cannot be concentrated onto an adjacent property without a release agreement from the affected downstream property owner(s). Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit;"

- 5) placement of a note on the site plan stating that compliance with Section VIII.E. of the Subdivision Regulations will be required due to the private street;
- 6) depiction of a 25-foot setback where each lot abuts a public street;
- 7) depiction of all other internal front, side, and rear yards as proposed;
- 8) depiction of ALL setbacks on all lots, to include the site coverage for each lot;
- 9) placement of a note on the Site Plan stating that Lot 1 is denied direct access to Tuthill Lane, and that access shall only be via the proposed private street;
- 10) placement of a note on the Site Plan stating that Lot 5 is limited to two curb cuts;
- 11) placement of a note on the Site Plan stating that access to College Lane is denied;
- 12) placement of a note on the site plan stating that the site is limited to an approved Planned Unit Development;
- 13) completion of vacation of Irene Street;
- 14) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 15) provision of a revised PUD site plan prior to the signing of the Final Plat; and,
- 16) full compliance with all other municipal codes and ordinances.

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: JADE Consulting, LLC