

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 6, 2011

HL Properties, LLC
P.O. Box 2746
Mobile, AL 36602

Re: Case #SUB2011-00042
Tuthill Subdivision, Phase I
250 and 258 Tuthill Lane
(East side of Tuthill Lane. 235'± South of Springhill Avenue).
Number of Lots / Acres: 6 Lots / 13.3± Acres
Engineer / Surveyor: Jade Consulting, LLC
Council District 7

Dear Applicant(s):

At its meeting on May 5, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way along Tuthill Lane to provide 25-feet, as measured from the centerline, and revision of the 25-foot setback line to reflect any dedication;**
- 2) **construction of the proposed Irene Street to city standards, with the temporary turn-around to be approved by Engineering and Fire-Rescue;**
- 3) **placement of a note on the final plat stating that Lots 1-4 are limited to one curb-cut each to Irene Street, and are denied direct access to Tuthill Lane and any other adjacent unimproved rights-of-way, that Lot 5 is limited to its two existing curb-cuts onto Tuthill Lane and two curb-cuts onto the proposed Irene Street and denied access to adjacent unimproved rights-of-way, that Lot 6 is limited to one curb-cut onto the proposed Irene Street, and denied access to adjacent unimproved rights-of-way, with the size, design, and location of all new curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the final plat stating that development of Lot 6 is prohibited until such time as a permanent paved turn-around or cul-de-sac meeting City standards is provided;**

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- 5) labeling of all common areas, including detention areas, and placement of a note on the final plat stating that the maintenance of the detention common areas is the responsibility of the property owners;
- 6) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Detention must be provided for all proposed roadway improvements and for the projected development of Lots 1-4. The receiving drainage system on the unopened Irene Street ROW is currently inadequate to receive an increase in runoff, so the proposed detention system and release shall be designed to accommodate this condition so that downstream properties are not adversely affected. The alignment of the proposed 15" RCP needs to be revised so that the pipe is crossing the roadway perpendicularly, therefore another drainage structure will be required. 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. 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. Drainage cannot be concentrated onto an adjacent property without a release agreement from the affected downstream property owner(s). The acceptance of the temporary gravel turnaround subject to Fire Department approval. Drainage from the roadway does not need to discharge onto this temporary turnaround and needs to be routed to the detention pond to reduce required maintenance. Add a note to the plat that the maintenance of the temporary turnaround is the responsibility of the POA and not the City of Mobile. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit.);*
- 7) storm water plans to be made available for public viewing during review process, prior to approval;
- 8) compliance with 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 48" Live Oak Tree located on the East side of Lot 1 and the 48" Live Oak Tree located on the South East corner of Lot 4. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 9) compliance with MAWSS comments: *(MAWSS has a very high profile 30-inch distribution water main located within the proposed subdivision area. The owner and/or engineer should contact MAWSS Planning and Engineering Manager to discuss proposed relocation plans.);* and,
- 10) placement of a note on the 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.

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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