

TUTHILL SUBDIVISION, PHASE I

Engineering Comments: Must comply with all storm water 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.

Traffic Engineering Comments: Driveway number, 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 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.

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 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.

The plat illustrates the proposed 13.3 acre \pm , 6 lot subdivision which is located on East side of Tuthill Lane. 235' \pm South of Springhill Avenue, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide three parcels into 6 legal lots, and to create a public street, with future phases adding 4 additional lots (through subdivision of one of the lots created via this application) and extending the new street to a cul-de-sac termination.

The site has frontage onto Tuthill Lane, a minor street with a 45-foot wide right-of-way along most of the frontage, as well as frontage onto Irene Street, with an unimproved 33-foot wide right-of-way. The site may also have frontage onto College Lane, with an unimproved 33-foot wide right-of-way, however, Mobile County parcel maps do not indicate that it is a right-of-way except at the Southern portion of the site (it is depicted on the applicant's site plan). As the right-of-way for Tuthill Lane is substandard, additional right-of-way should be dedicated along the site's frontage to provide 25-feet from the centerline. Regarding Irene Street, the applicant proposes to widen a portion of the existing right-of-way to 50-feet where they propose to develop the street to the City's standards: thus dedication of right-of-way for that portion of Irene Street that will remain unimproved should not be required.

Access management is a concern due to the increase in the number of residential lots. Proposed Lots 1-4 should be limited to one curb-cut each onto the improved Irene Street, and denied direct access to Tuthill Lane and any adjacent unimproved rights-of-way. Lot 5 should be limited to its two existing curb-cuts onto Tuthill Lane, and two curb-cuts onto Irene Street. Lot 6 should be limited to one curb-cut onto Irene Street, and denied access to any adjacent unimproved rights-of-way.

It should be pointed out that if the unimproved right-of-ways of Irene Street and College Lane are improved to City standards, an awkward intersection will be created where they meet the curve of the proposed street associated with the development.

As part of the Phase 1 development, the applicant proposes to create a temporary gravel turn-around with an associated easement. Any use of gravel for the turn-around should be approved by the Engineering and Fire-Safety Departments, including the proposed 93-foot diameter size. For Phase 2, the applicant proposes to extend the road and create a permanent turn-around or cul-de-sac, however, they do not have a specific time-frame for Phase 2. If Phase 2 does not materialize, development of Lot 6 should be prohibited until a permanent cul-de-sac meeting the minimum 120-foot right-of-way diameter requirement of the Subdivision Regulations is constructed, and a revised plat is approved and recorded showing right-of-way necessary for a cul-de-sac.

It should be pointed out that proposed Lot 6 has significant topographic changes which create severe storm water drainage issues. As such, there are several drainage easements across the lot. Furthermore, there is a large utility easement that crosses the proposed lot.

The 25-foot minimum building setback line, required in Section V.D.9., is shown for the subdivision, however, it should be relocated if dedication along Tuthill Lane is required.

A Detention basin common area as well as another common area, are proposed for the subdivision. A note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

Regarding the common area proposed along Tuthill Lane, if the applicant intends to build a wall or fence in this area, full compliance with the requirements of the Zoning Ordinance will be necessary. Building permits will be required for any walls or fences erected on the site.

Large oak and other species of trees are depicted on the preliminary plat. Tree protection barriers should be provided during construction a minimum of 10-feet from the trunk of any tree that receives preservation status from Urban Forestry.

Finally, 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.

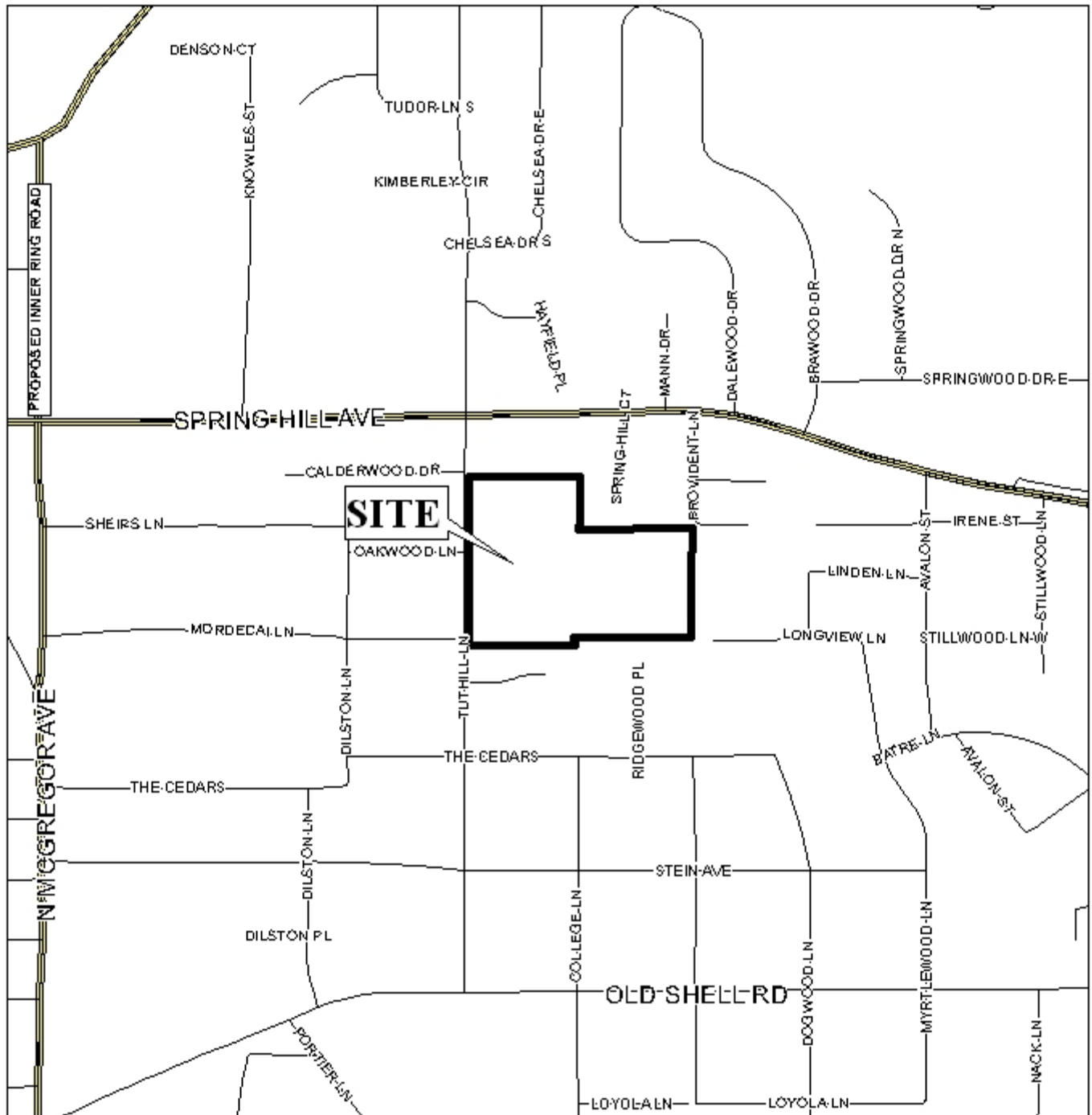
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 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 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;
- 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 storm water 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) *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.);*
- 8) *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*
- 9) *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.*

LOCATOR MAP



APPLICATION NUMBER 9 DATE May 5, 2011
APPLICANT Tuthill Subdivision, Phase I
REQUEST Subdivision



TUTHILL SUBDIVISION, PHASE I



APPLICATION NUMBER 9 DATE May 5, 2011

LEGEND



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NTS

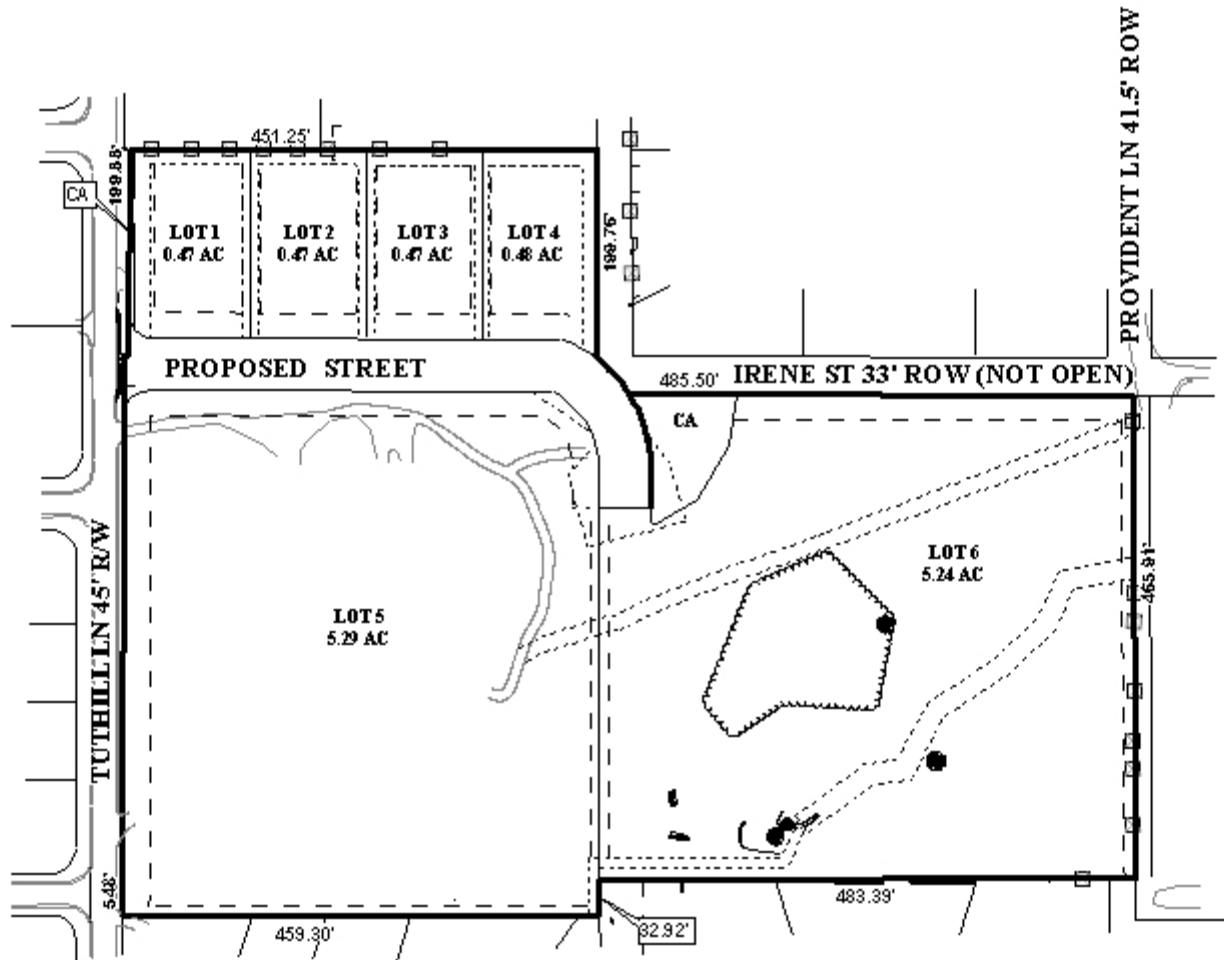
TUTHILL SUBDIVISION, PHASE I



APPLICATION NUMBER 9 DATE May 5, 2011



DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE May 5, 2011
APPLICANT Tuthill Subdivision, Phase I
REQUEST Subdivision

