

TUTHILL SUBDIVISION, LONG ADDITION TO

Engineering Comments: The City of Mobile Engineering Department is in opposition to the subdivision as proposed for the several reasons. A minimum ROW width of 50 feet will be required for the entire length of College Lane. Due to the topography in the area of the north portion of Lob 6 of Ridgewood Place (207 Ridgewood Pl), the COM Engineering Department will require additional ROW in this area to allow for a maximum slope of 3:1 to tie into existing ground and to also account for any drainage from the required slope. There is not enough information for the COM Engineering Department to evaluate its concerns of how the existing drainage in the area will be handled in relation to the proposed street and subdivision as well as the effects on the downstream properties. It appears that construction of a large culvert will be required for the proposed College Lane north of Ridgewood Place Subdivision. The applicant will need to coordinate with the COM Engineering Department concerning the location of and widths of all required drainage easements across the property. Analysis of the receiving downstream storm water system will be required and the applicant will be required to provide enough measures and adequate detention to avoid any negative impacts on downstream properties. Upgrading downstream drainage systems may be required depending on the current condition and capacity of the receiving storm water system(s).

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).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 5 lot, 10.8 acre \pm subdivision which is located at 250 Tuthill Lane (East side of Tuthill Lane, 460' \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 two existing metes and bounds parcels into five legal lots of record.

It appears that the proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations, however, the proposed lot sizes are not indicated on the plat. The lot sizes, in square feet, or a table containing the same information, should be indicated final plat, if approved.

The site fronts Tuthill Lane to the West, Irene Street (unopened right-of-way) to the North, and College Lane (unopened right-of-way) to the South.

The applicants propose to construct a development which connects to the existing unopened right-of-way of College Lane. The plat depicts the proposed new right-of-way of College Lane on the site as 50 feet which will connect to the existing, unopened right-of-way, depicted as being only 33 feet. Section V.B.14 of the Subdivision Regulations requires a minimum right-of-way width for minor streets provided with curb and gutter to be 50 feet.

Properties on either side of the existing right-of-way are already developed with dwellings. As none of these properties are included in this application, it appears that the applicant intends to construct a city-standard street on a sub-standard right of way. Additionally, the existing College Street right-of-way as well as the proposed extension would result in a closed-end street longer than 600-feet, in violation of Section V.B.6 of the Subdivision Regulations. It should be noted that the existing 33-foot right-of-way of College Lane is also insufficient under the Village of Springhill Traditional Center District regulations.

Without a dedication of each property owner along the existing College Lane right-of-way, together with inclusion of the said properties in the subdivision, the proposed subdivision would have inadequate access. It should be noted that if the applicant were to include the requisite lots to obtain necessary right-of-way, the application would need to include Lots 4-6 of Rimwald Court Subdivision (MB 35, Page 47), the metes and bounds parcel at the Northwest corner of where the College Lane right-of-way and The Cedars meet, Lot 6 of Ridgewood Revised Lot 6 Subdivision (MB 68, Page 8), Lots 7-8 of Ridgewood Subdivision (MB 5, Pages 219-221), and Lot 9 of Ridgewood Subdivision, Resubdivision of Lot 9. Further, each of these lots would be required to dedicate enough right-of-way to provide 25 feet from the centerline of College Lane.

Based on the previously stated information, if access to the subdivision is only provided via the substandard right-of-way of College Lane, access will not be adequate as per Section V.B.14 of the Subdivision Regulations. An alternative for the applicant to consider would be revising the configuration so that the subdivision is accessed from Tuthill Lane via Irene Street (with proper right-of-way dedication), and access to The Cedars eliminated, except for a street stub connecting to the unopened right-of-way.

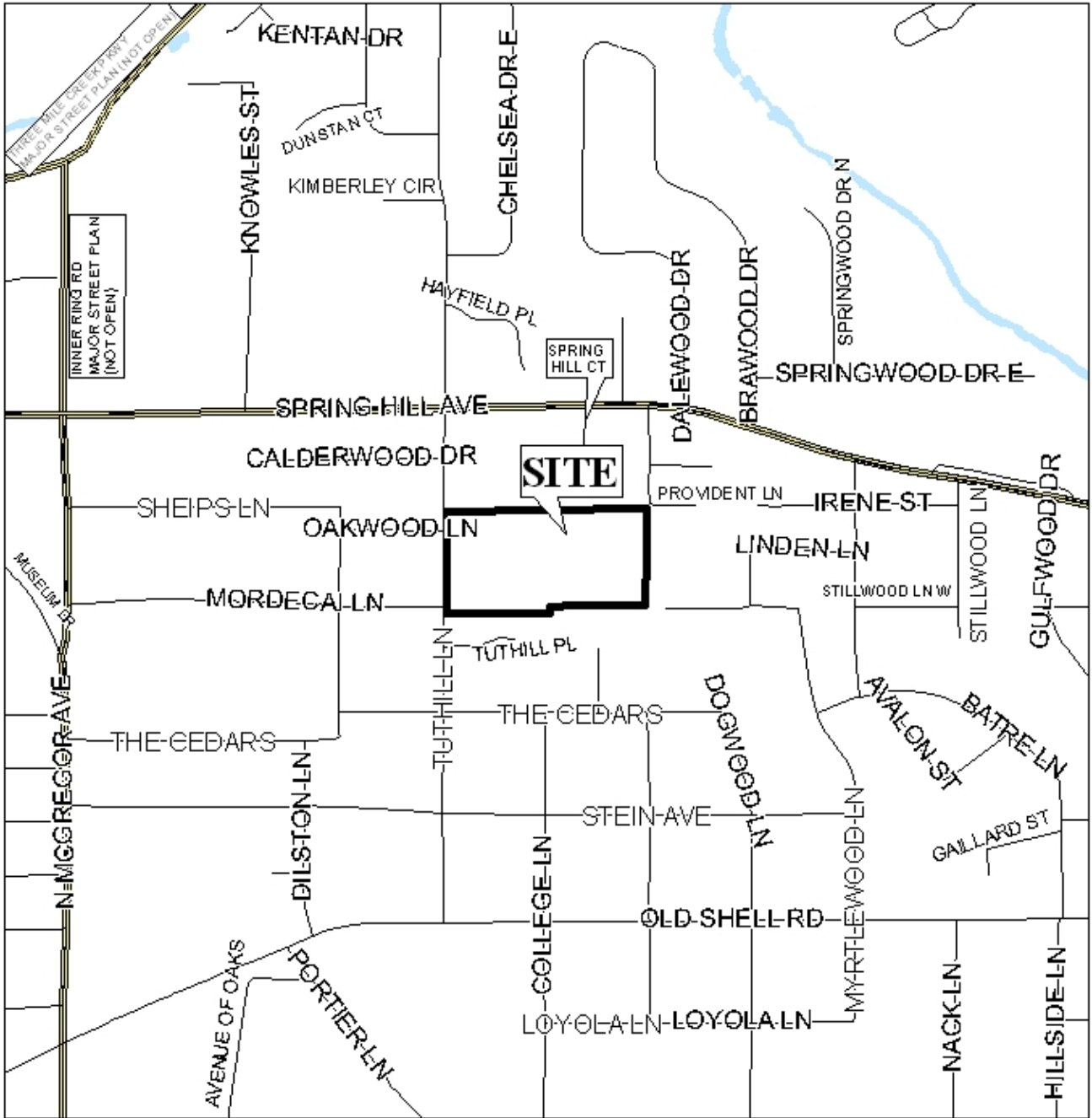
Finally, the applicant is indicating that the proposed Lot 1 would cross the proposed College Lane extension. Lots cannot cross rights-of-way, and therefore, this should also be revised to reflect an additional lot in the subdivision, and this lot would also have to meet all lot regulations.

Based upon the preceding, the application is recommended for denial for the following reasons:

- 1) The proposed subdivision would have inadequate access due to substandard rights-of-way for both College Lane and Irene Street as per Section V.B.14 of the Subdivision Regulations;
- 2) The proposed extension to College Lane would create a closed-end street longer than 600 feet and thus not in compliance with Section V.B.6 of the Subdivision Regulations;
- 3) The proposed Lot 1 crosses a public right-of-way; and
- 4) The comments made by City Engineering: *The City of Mobile Engineering Department is in opposition to the subdivision as proposed for the several reasons. A minimum ROW*

width of 50 feet will be required for the entire length of College Lane. Due to the topography in the area of the north portion of Lob 6 of Ridgewood Place (207 Ridgewood Pl), the COM Engineering Department will require additional ROW in this area to allow for a maximum slope of 3:1 to tie into existing ground and to also account for any drainage from the required slope. There is not enough information for the COM Engineering Department to evaluate its concerns of how the existing drainage in the area will be handled in relation to the proposed street and subdivision as well as the effects on the downstream properties. It appears that construction of a large culvert will be required for the proposed College Lane north of Ridgewood Place Subdivision. The applicant will need to coordinate with the COM Engineering Department concerning the location of and widths of all required drainage easements across the property. Analysis of the receiving downstream storm water system will be required and the applicant will be required to provide enough measures and adequate detention to avoid any negative impacts on downstream properties. Upgrading downstream drainage systems may be required depending on the current condition and capacity of the receiving storm water system(s).

LOCATOR MAP



APPLICATION NUMBER 15 DATE October 15, 2009

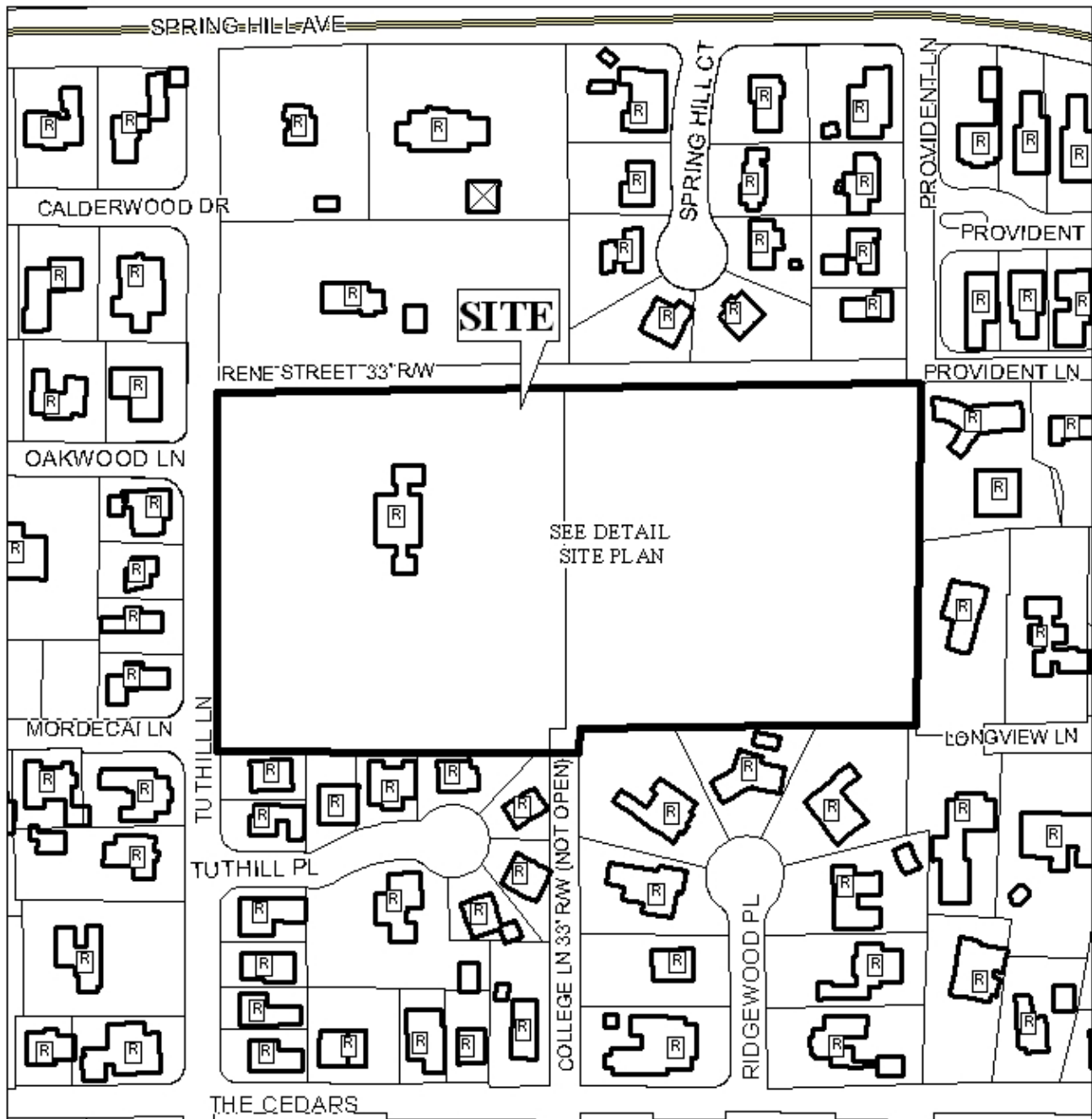
APPLICANT Tuthill Subdivision, Long Addition to

REQUEST _____ Subdivision _____



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TUTHILL SUBDIVISION, LONG ADDITION TO



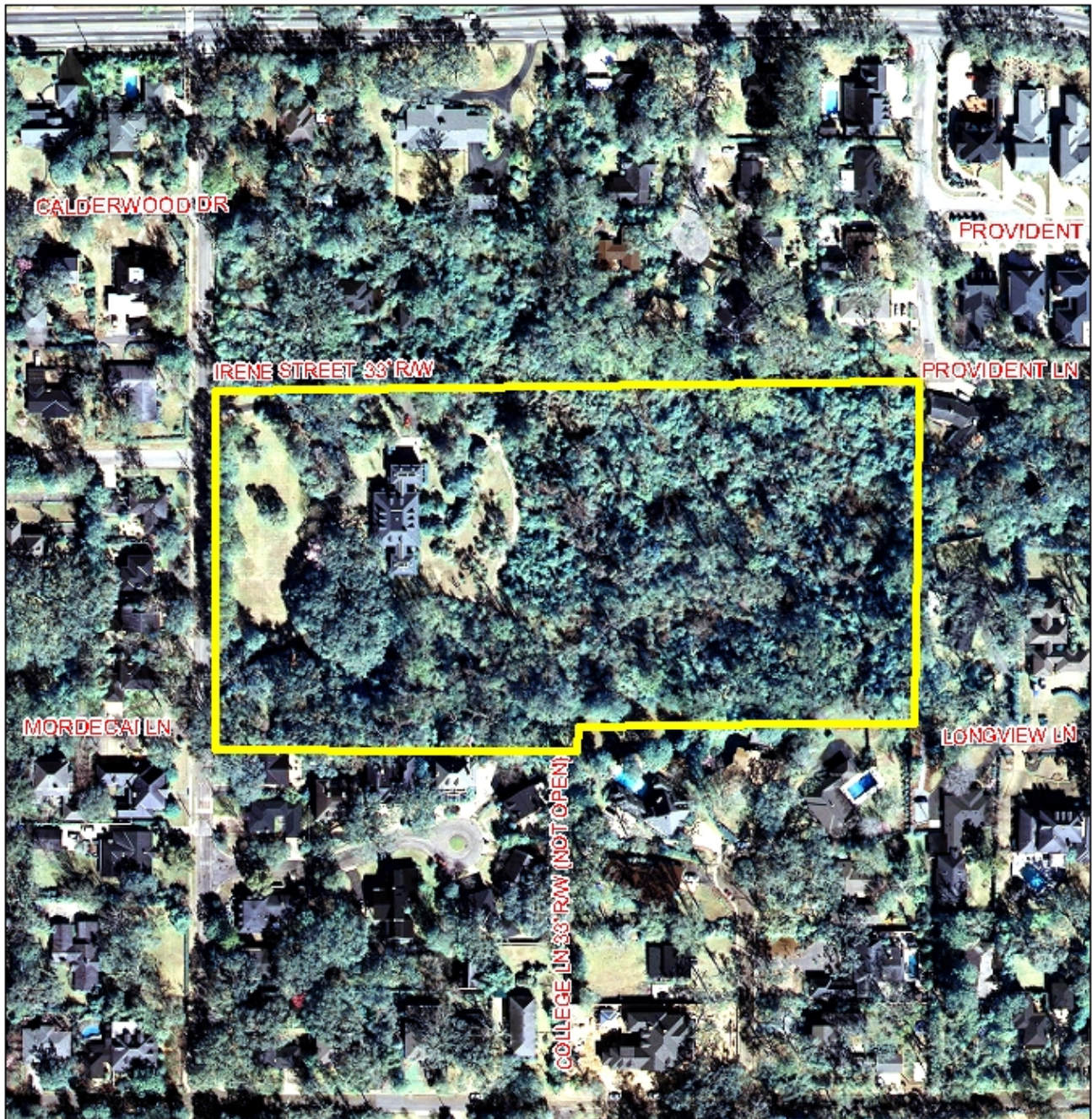
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LEGEND

R-1	R-2	R-3	R-4	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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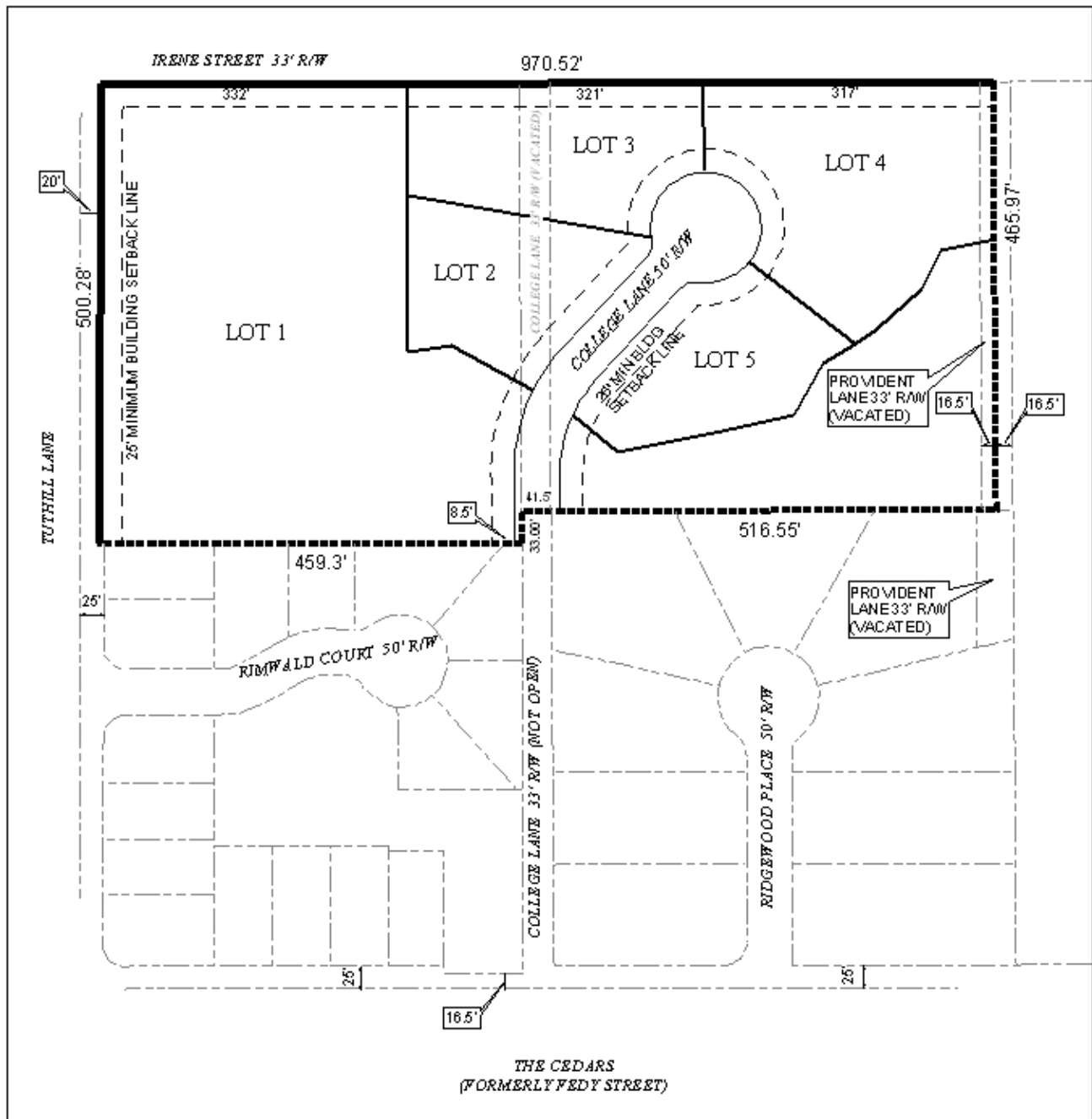
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DETAIL SITE PLAN



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 REQUEST Subdivision

