

MOTEL COURT SUBDIVISION

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
4. Dedicate a 25' radius at the northeast corner of Lot 6 to Public ROW. 5. Add a note to the Plat that no development is allowed within the existing FLOODWAY. Any proposed development will require a submittal of a Flood Study by a Licensed Professional Engineer for review and approval by the City Engineer and FEMA.

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 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.

MAWWS Comments: No Comments

The plat illustrates the proposed two-lot, 7.7 ± acre subdivision, which is located at the Southeast corner of Motel Court and Coca Cola Road. The site is in Council District 4, and served by public water and sanitary sewer.

The site fronts Motel Court, a minor street which provides 60-foot right-of-way, and complies with the Master Street Component of the Comprehensive Master Plan.

The purpose of this application is to resubmit a subdivision application that was previously approved by the Planning Commission at its September 7, 2006 meeting. The 5 lot subdivision consisted of 4 phases. Phase 3 was completed in 2007 and the application has since expired. The applicant is resubmitting a new application to receive approval by the Planning Commission to complete the final phase for lots 5 and 6.

It should be noted that staff has not received a final plat for Phase I and a final plat must be presented prior to the signing of Phase 4.

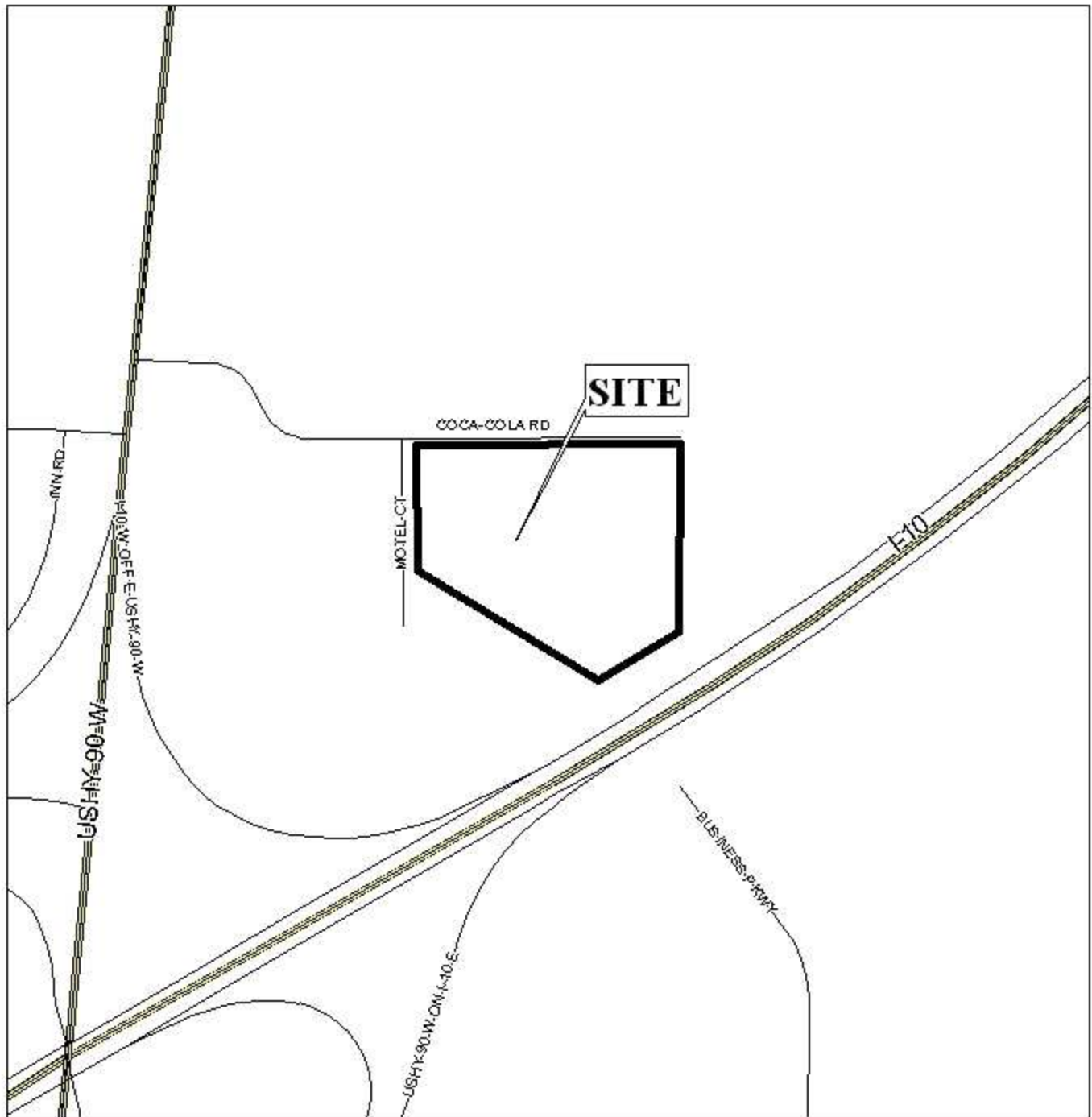
The remaining property is now presented for subdivision into two lots of record. This arrangement of the property may exacerbate difficulties faced in the previous application, by increasing the number of building sites in an extremely flood prone location. While the proposed lots are of substantial size, the site contains a large drainage ditch between both lots, is located in a floodplain, and is bisected by a floodway. In addition to being potentially environmentally sensitive, it may pose significant problems of access, and the floodway may be of such a size and shape as to make proposed Lots 5 and 6 undevelopable, or to seriously threaten any development there. As such, the applicant is advised to reconsider concentrating development in this area of the property. Furthermore, approvals from federal, state and local agencies will be required prior to the issuance of any permits.

The majority of Lot 6 is in the floodway and the remainder is in the AE floodplain; the location of the floodway may make access to Coca Cola Road more appropriate than to Motel Court, although this should be subject to City Engineering approval. As a means of access management, each lot should be limited to a single curb-cut and a note so stating should be required on the final plat.

The plat meets the minimum standards of the Subdivision Regulations and based on Planning Commissions 2007 previous approval is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for flooding issues, prior to the issuance of any permits or land disturbance activities;
- 2) 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;
- 3) submittal of 7 copies of the final plat for phase one;
- 4) the placement of a note on the final plat stating the driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) compliance with City Engineering comments: *(1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).4. Dedicate a 25' radius at the northeast corner of Lot 6 to Public ROW.5. Add a note to the Plat that no development is allowed within the existing FLOODWAY. Any proposed development will require a submittal of a Flood Study by a Licensed Professional Engineer for review and approval by the City Engineer and FEMA).*

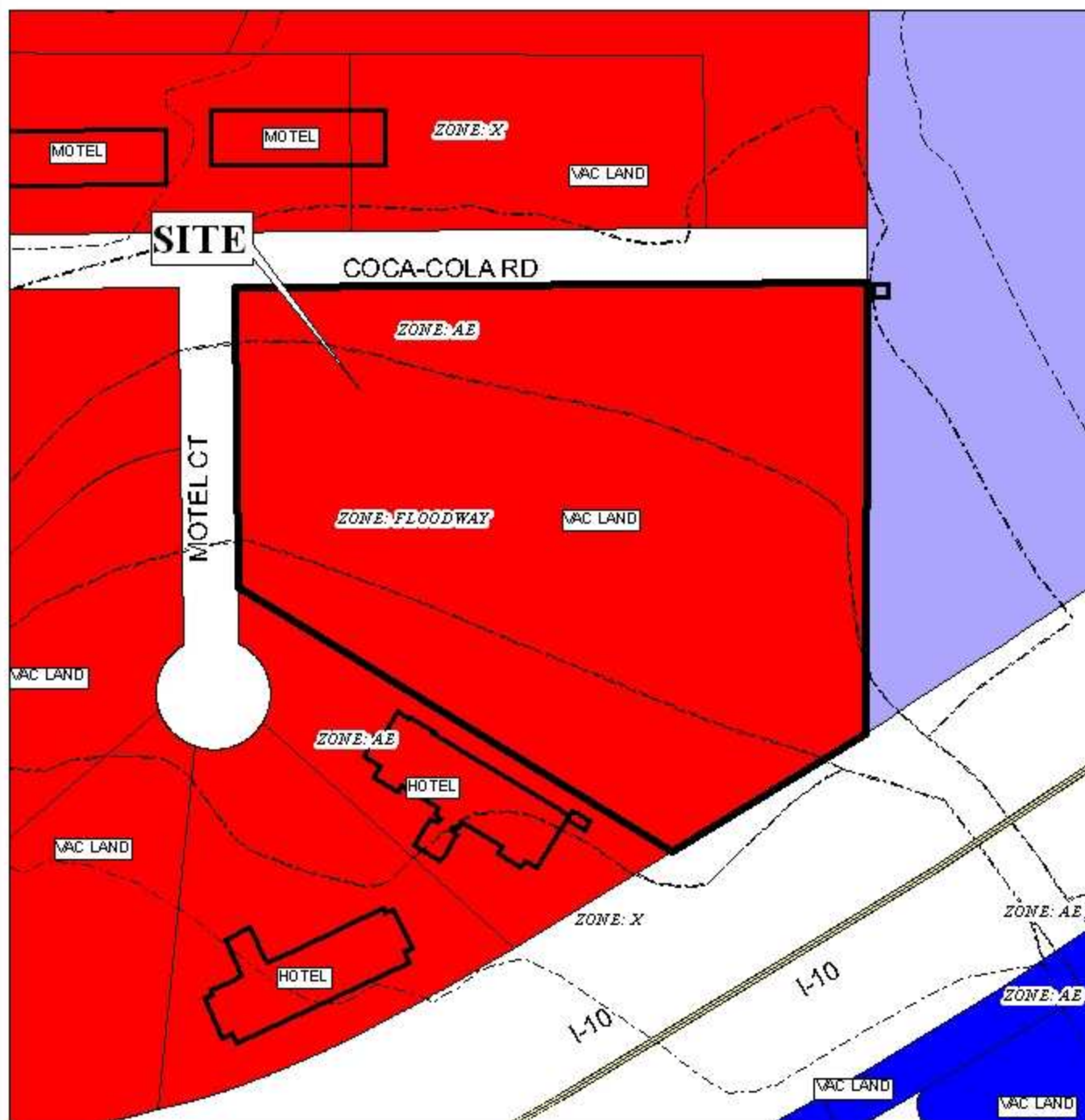
LOCATOR MAP



APPLICATION NUMBER 12 DATE July 11, 2013
APPLICANT Motel Court Subdivision, Phase 4
REQUEST Subdivision

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MOTEL COURT SUBDIVISION, PHASE 4



APPLICATION NUMBER 12 DATE July 11, 2013

LEGEND

R-1	R-2	R-3	R-A	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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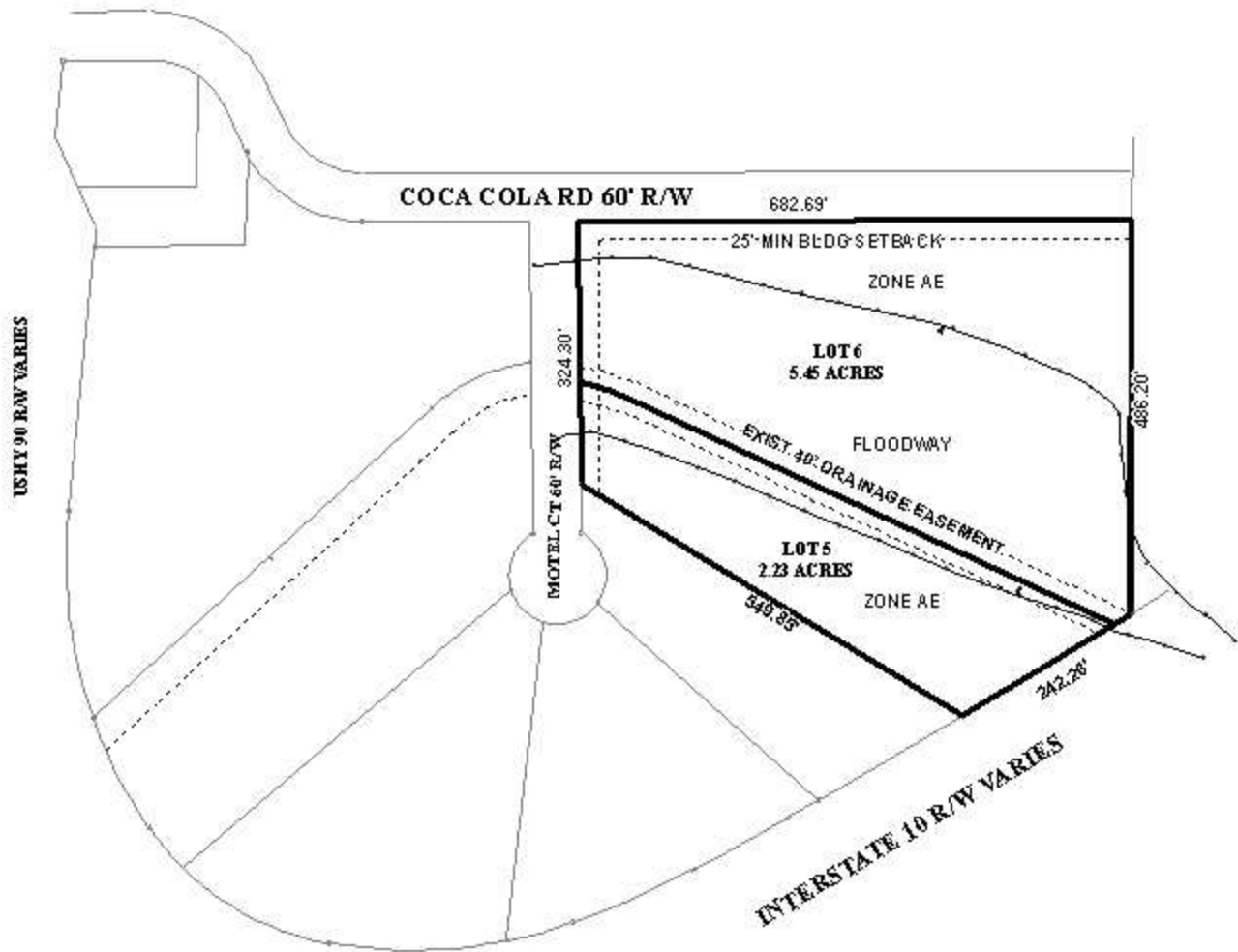
MOTEL COURT SUBDIVISION, PHASE 4



APPLICATION NUMBER 12 DATE July 11, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE July 11, 2013
APPLICANT Motel Court Subdivision, Phase 4
REQUEST Subdivision

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