

## **HOTEL COMPANY OF MOBILE SUBDIVISION**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way 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 (City Code Chapters 57 and 64 and State Act 61-929).

The plat illustrates the proposed 2.6 acre<sup>±</sup>, 1 lot subdivision which is located at 840 West I65 Service Road South (West side of West I65 Service Road South, extending to the South side of Western America Drive, and extending to the East side of Western America Circle). The subdivision is served by city water and sanitary facilities.

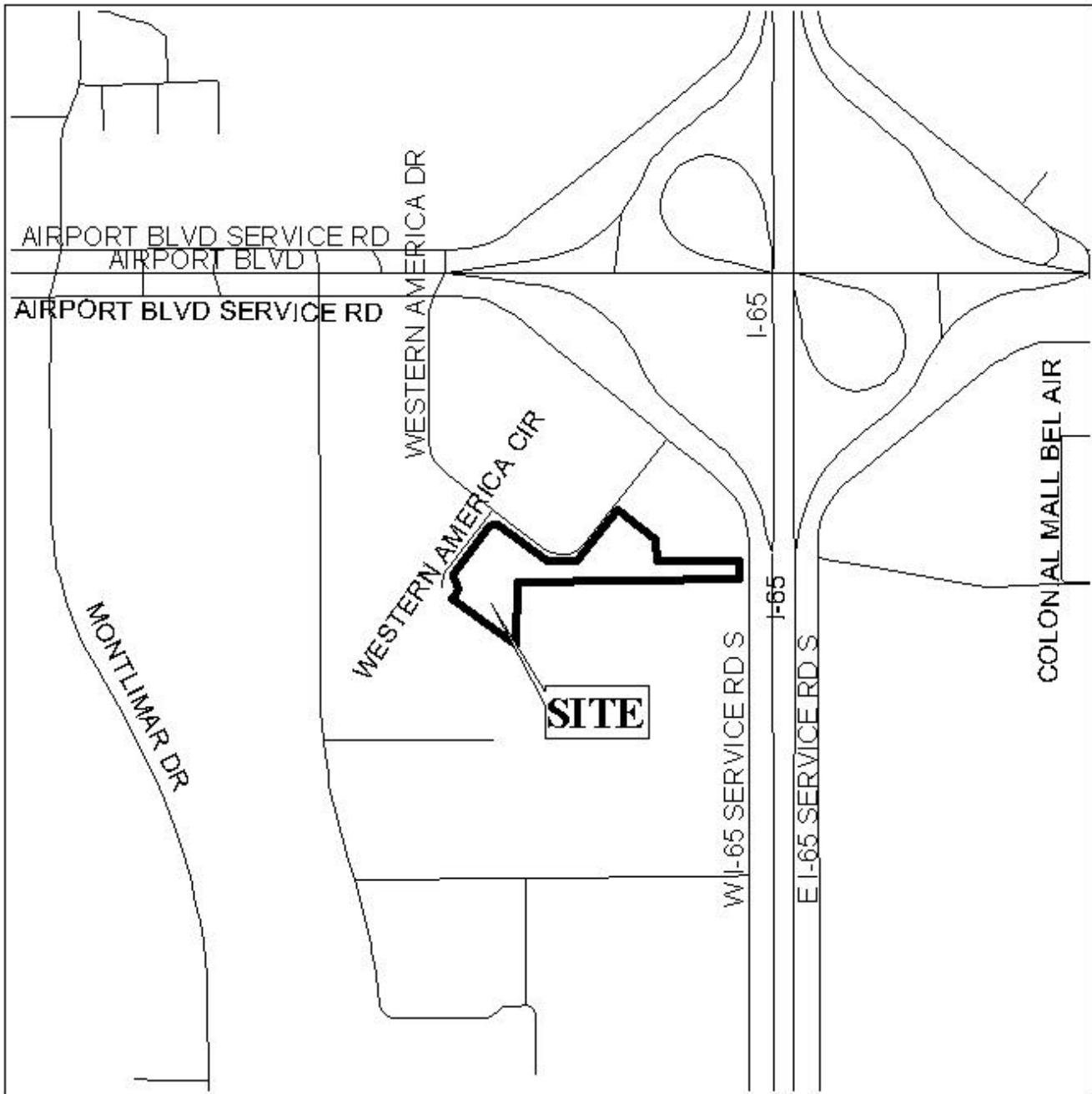
The purpose of this application is to combine multiple lots into one lot of record. Such resubdivisions are typically innocuous, there are several points relating to this particular application that should be considered.

The proposed site would be very irregularly shaped and have street frontage on four sides. Two of the frontages would be at a 90° angle in the road, and thus should not be allowed access within this area.

Also, as indicated on the plan, the adjacent motel has a drive and several parking spaces located within this site. There is however, no shared access proposed; the developments will be completely separate. An easement for the encroachment of the drive and parking facilities has been granted.☞

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat stating that site is limited to one curb cut to Western America Circle, location and design to be approved by Traffic Engineering; 2) placement of a note on the final plat stating that the site is limited to one curb cut to Western America Drive, approximately midway between Western America Circle and the 90° angle in the road, exact location and design to be approved by Traffic Engineering; 3) placement of a note on the final plat stating that the site is limited to one curb cut to West I65 Service Road S, exact location and design to be approved by Traffic Engineering and ALDOT; 4) the easement for the existing drive and parking be shown on the final plat, and the placement of a note on the final plat stating that there shall be no access connection between the properties; and 5) submission of an administrative PUD to consent to the parking and drive encroachment.

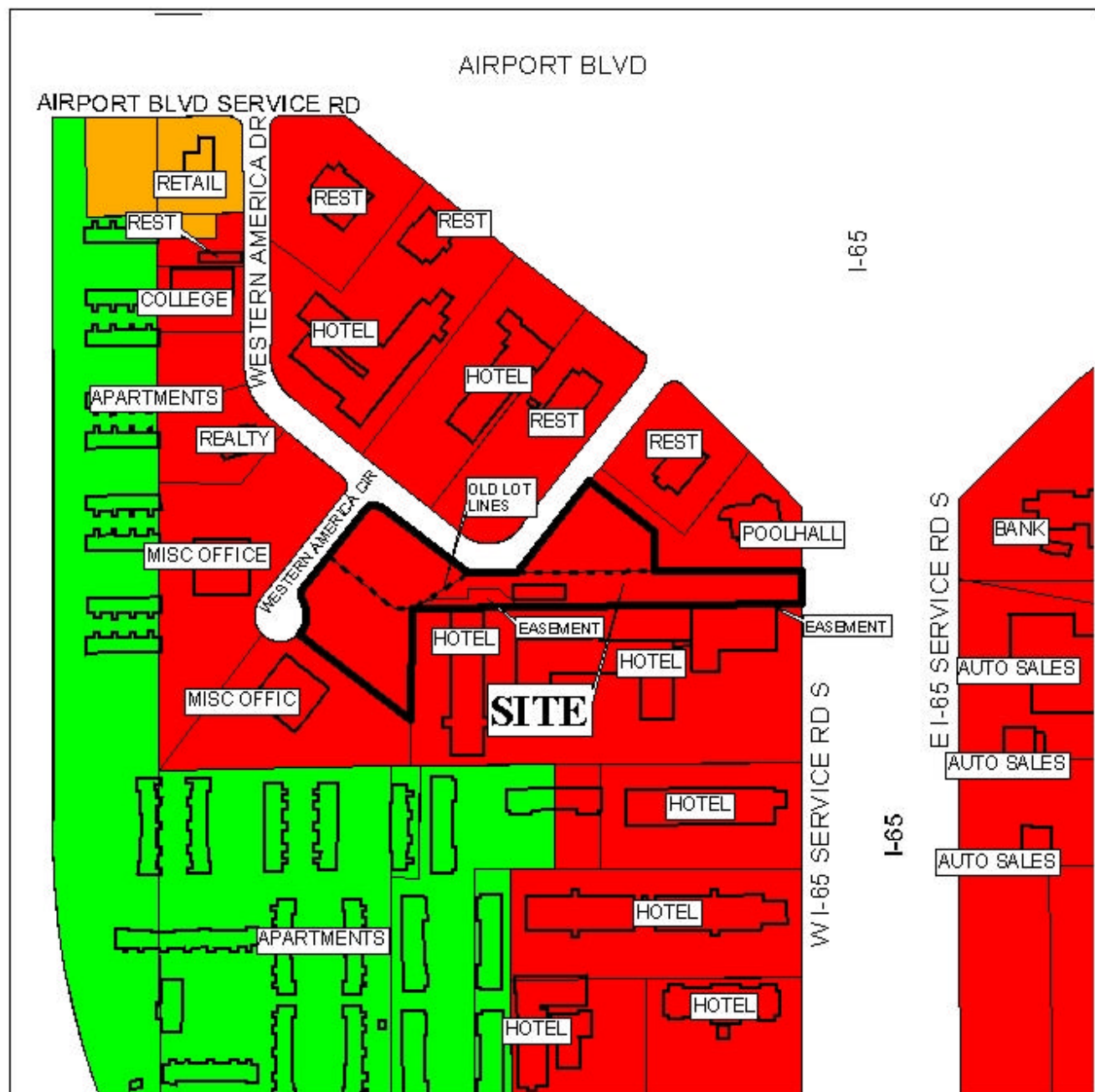
## LOCATOR MAP



APPLICATION NUMBER 20 DATE February 5, 2004  
APPLICANT Hotel Company of Mobile Subdivision  
REQUEST Subdivision



# HOTEL COMPANY OF MOBILE SUBDIVISION



APPLICATION NUMBER 20 DATE February 5, 2004

LEGEND

