

HUTSON-KEY SUBDIVISION, UNIT TWO, **RESUBDIVISION OF LOT 3**

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) Provide a signature block and signature from the Traffic Engineering Department; and 3) 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).

Traffic Engineering Comments: For Lot 3A, access to be limited to one curb-cut each for Michael Boulevard and Key Street, and two curb cuts to Hutson Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. For Lot 3B, access to be limited to one curb-cut each on West I-65 Service Road and Pleasant Valley Road, with size, location and design to be approved by ALDOT (Service Road) and 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: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 13.3± acre, 2-lot subdivision, which is located on the Northeast corner of Michael Boulevard and Hutson Drive extending to the South side of Key Street, in Council District 5. The applicant states the site is served by city water and sanitary sewer services.

The purpose of this application is to create a two legal lots of record from a single lot. The proposed lot would exceed the minimum size requirements.

The site was the subject of rezoning and resubdivision request in 2008. The rezoning, which was for the then (and now) proposed Lot 3B, was completed in 2008; however, the subdivision was never recorded. The applicant is now reapplying for the resubdivision with the same configuration as previously approved, and which corrects the split zoning of the site.

The site has frontage onto five streets, West I-65 Service Road South (600'±), Pleasant Valley Road (500'±), Michael Boulevard (328'±), Hutson Drive (700'±), and Key Street (340'±). All streets meet or exceed the right-of-way requirements of the Comprehensive Plan; therefore, no dedications are required.

Access management is a concern due to the multiple frontages; therefore, Lot 3A should be limited to the existing curb cuts, Lot 3B should be limited to one curb-cut, to West I-65 Service Road South and one curb-cut to Pleasant Valley Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards. The limiting of curb cuts to Lot 3A should encourage further subdivision of this 13± acre lot.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

It appears that a portion of the site may contain wetlands. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities.

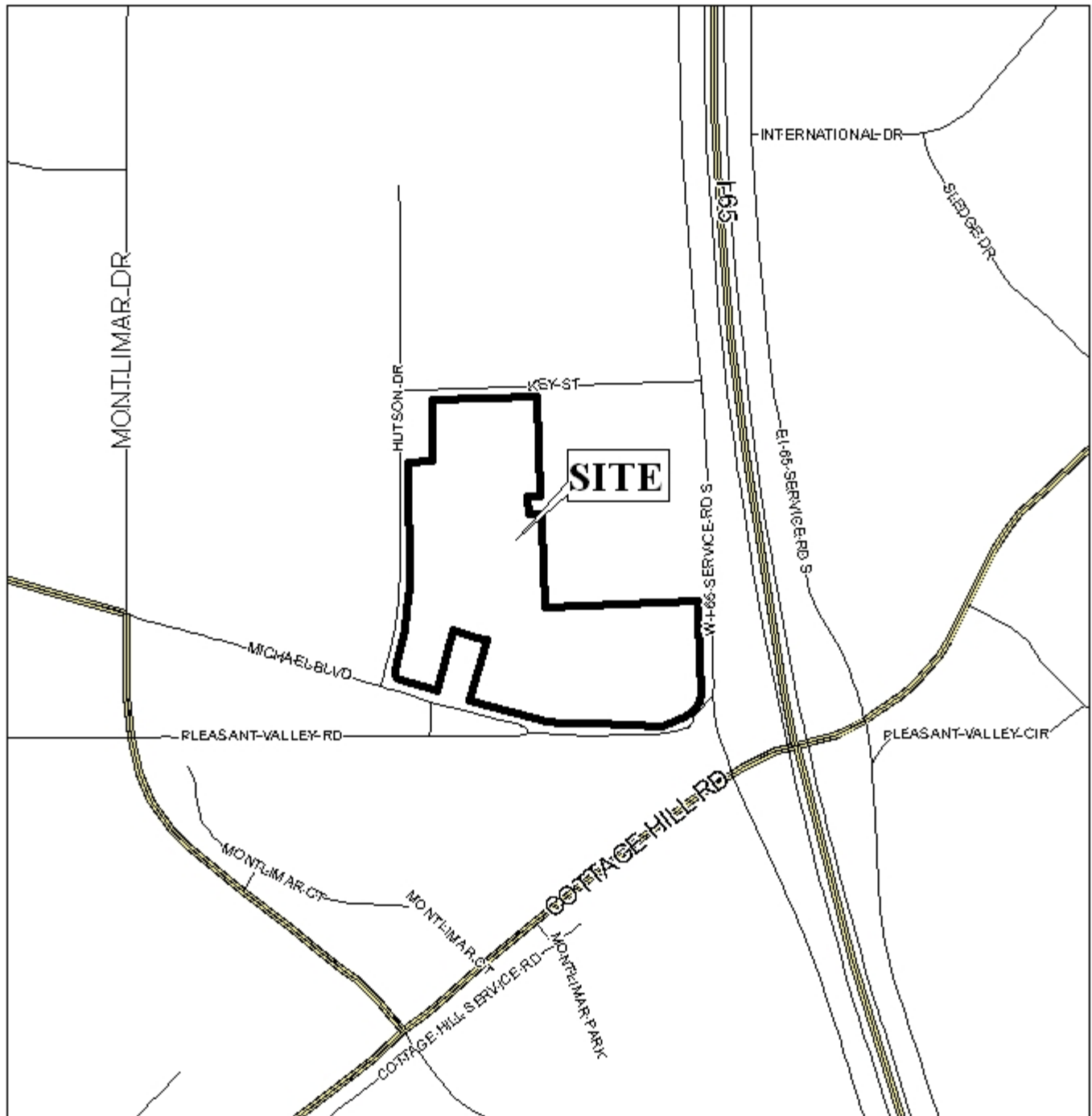
If a detention basin and/or common areas are proposed for the subdivision, a note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners.

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

- 1) placement of a note on the Final Plat stating that Lot 3A be limited to the existing curb cuts, Lot 3B should be limited to one curb-cut, to West I-65 Service Road South and one curb-cut to Pleasant Valley Road, with the size, design and location of **all** curb-cuts to be approved by ALDOT and Traffic Engineering and conform with AASHTO standards.
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) compliance with 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) Provide a signature block and signature from the Traffic Engineering Department; and 3) 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); and*
- 4) placement of a note on the final plat stating that the maintenance of ALL detention or common areas is the responsibility of the property owners;
- 5) approval of all applicable federal, state and local agencies for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities; and

- 6) placement of a note on the Final 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



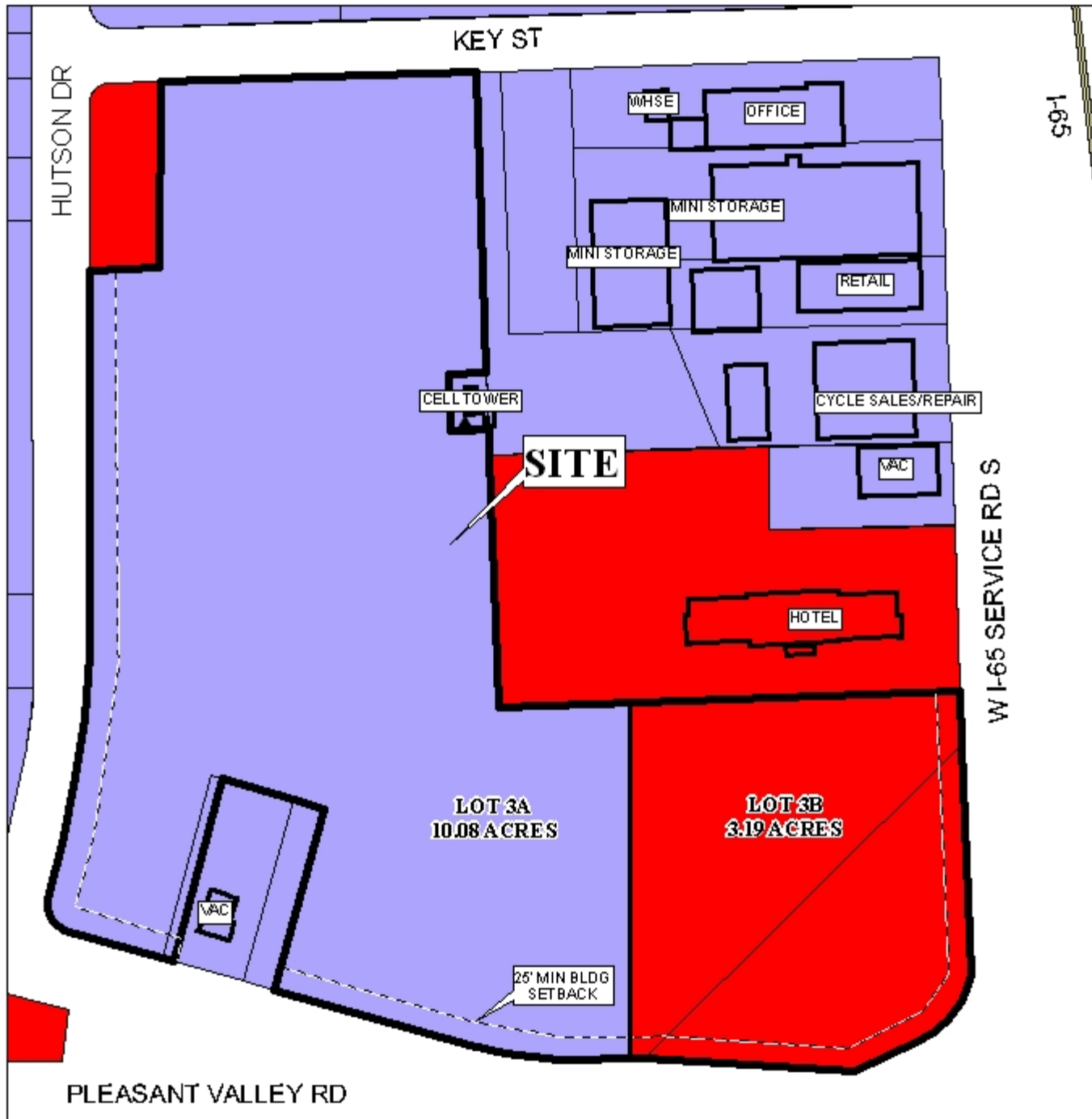
APPLICATION NUMBER 12 DATE April 4, 2013

APPLICANT Hutson - Key Subdivision, Unit Two, Resubdivision of Lot 3

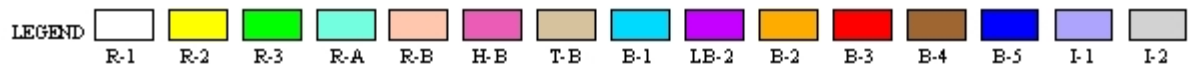
REQUEST Subdivision



HUTSON - KEY SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOT 3



APPLICATION NUMBER 12 DATE April 4, 2013



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