

HOLDOVER

Revised

HUTSON-KEY 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 numbers, 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).

The plat illustrates the proposed 25 lot, 16.8 ± acres subdivision which is located at the Northwest corner of West I-65 Service Road South and Pleasant Valley Road, extending to the Northeast corner of Michael Boulevard and Hutson Drive, and extending to the Southeast corner of Hutson Drive and Key Street. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 25 lots.

Interstate 65, which is illustrated as a variable right-of-way, is shown as a major street on the Major Street Plan, and as such requires a 300-foot right-of-way; therefore, the dedication of any necessary right-of-way to provide 150-feet from the centerline should be required. As a means of access management, a note should be placed on the final plat stating that Lots 1-5 and all corner lots (Lots 6, 13 and 21) are limited to one curb cut each, with the location and design to be approved by Traffic Engineering.

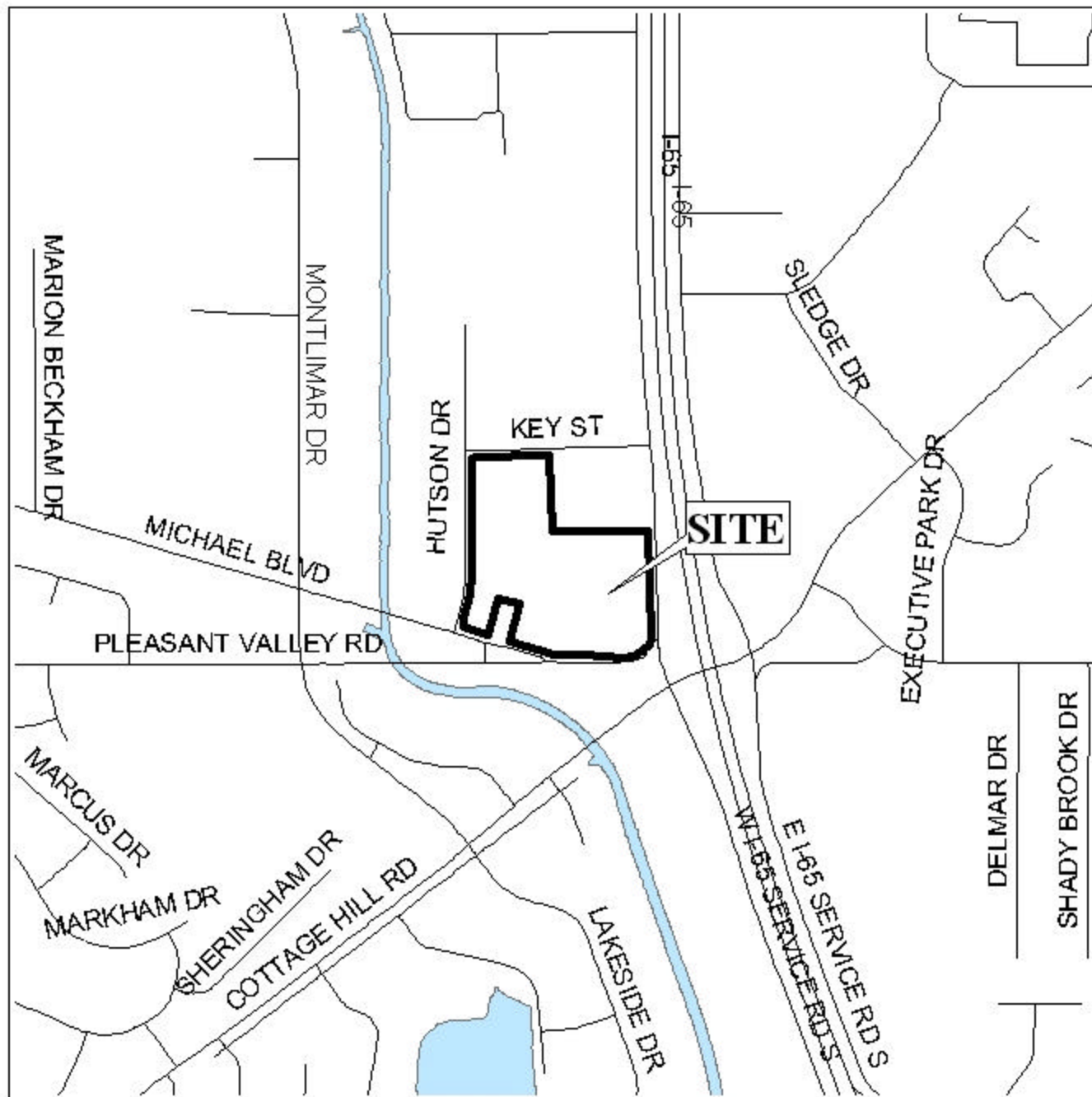
Moreover, as Lots 6, 13 and 21 are corner lots, the dedication of a 25' radius should be required. Lots 2 through 5 and Lots 14 through 20 would exceed the width to depth ratio; therefore, a waiver of Section V.D.3. would be required.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With a waiver of Section V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of any necessary right-of-way to provide 150' from the centerline of Interstate 65; 2) the placement of a note on the final plat stating that Lots 1-5 and all lots located on a corner (Lots 6, 13 and 21) are limited to one curb cut each, with the design and location to be approved by Traffic Engineering; 3) the dedication of a 25' radius on all corner lots; and 4) the placement of the 25-foot minimum setback lines on the final plat.

This application was heldover from the Commissioner's January 8th meeting to add an additional lot and to allow required notification to surrounding property owners.

LOCATOR MAP

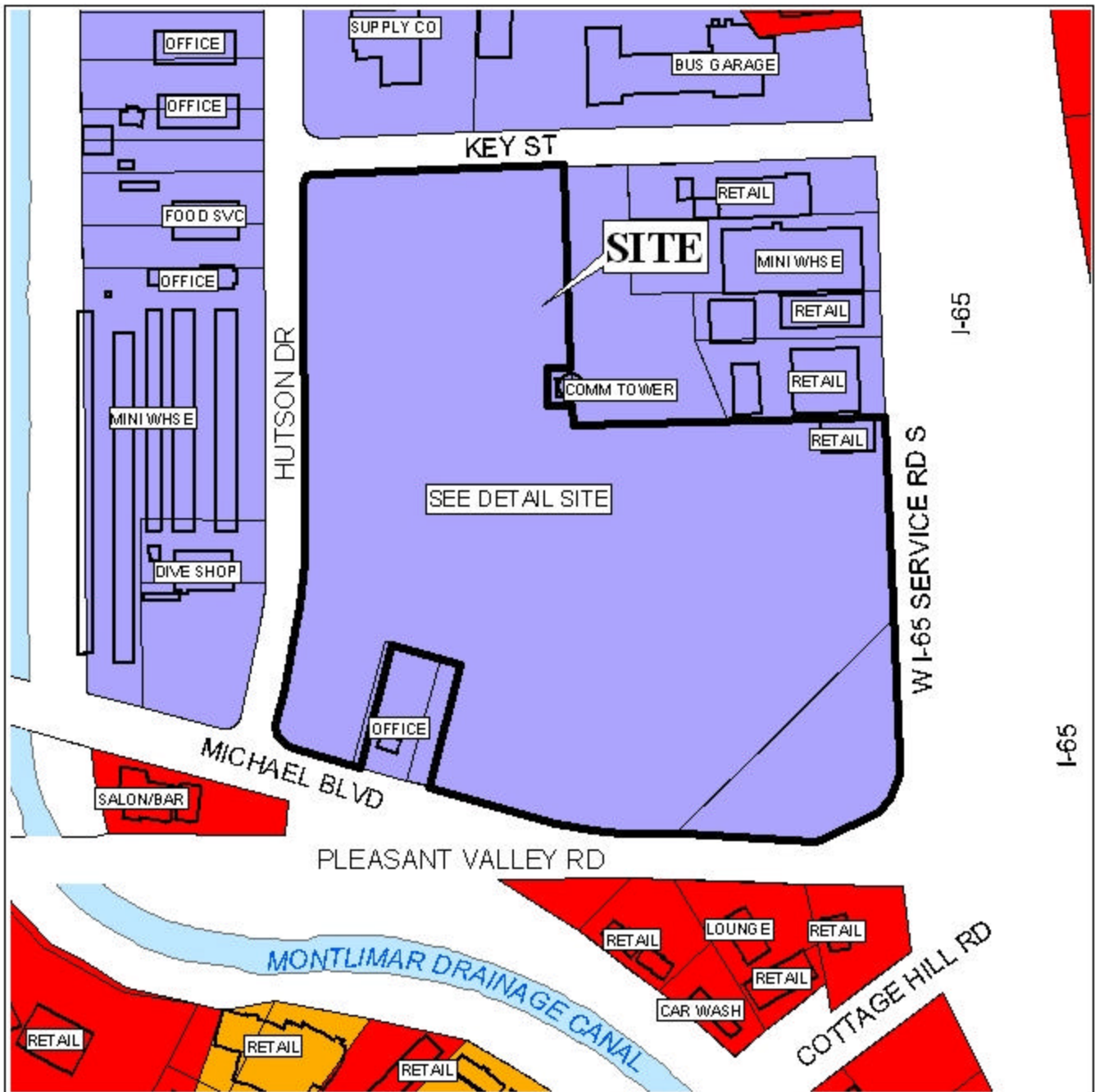


APPLICATION NUMBER Holdover DATE January 22, 2004
APPLICANT Hutson-Key Subdivision
REQUEST Subdivision



NTS

HUTSON-KEY SUBDIVISION



APPLICATION NUMBER Holdover DATE January 22, 2004

LEGEND

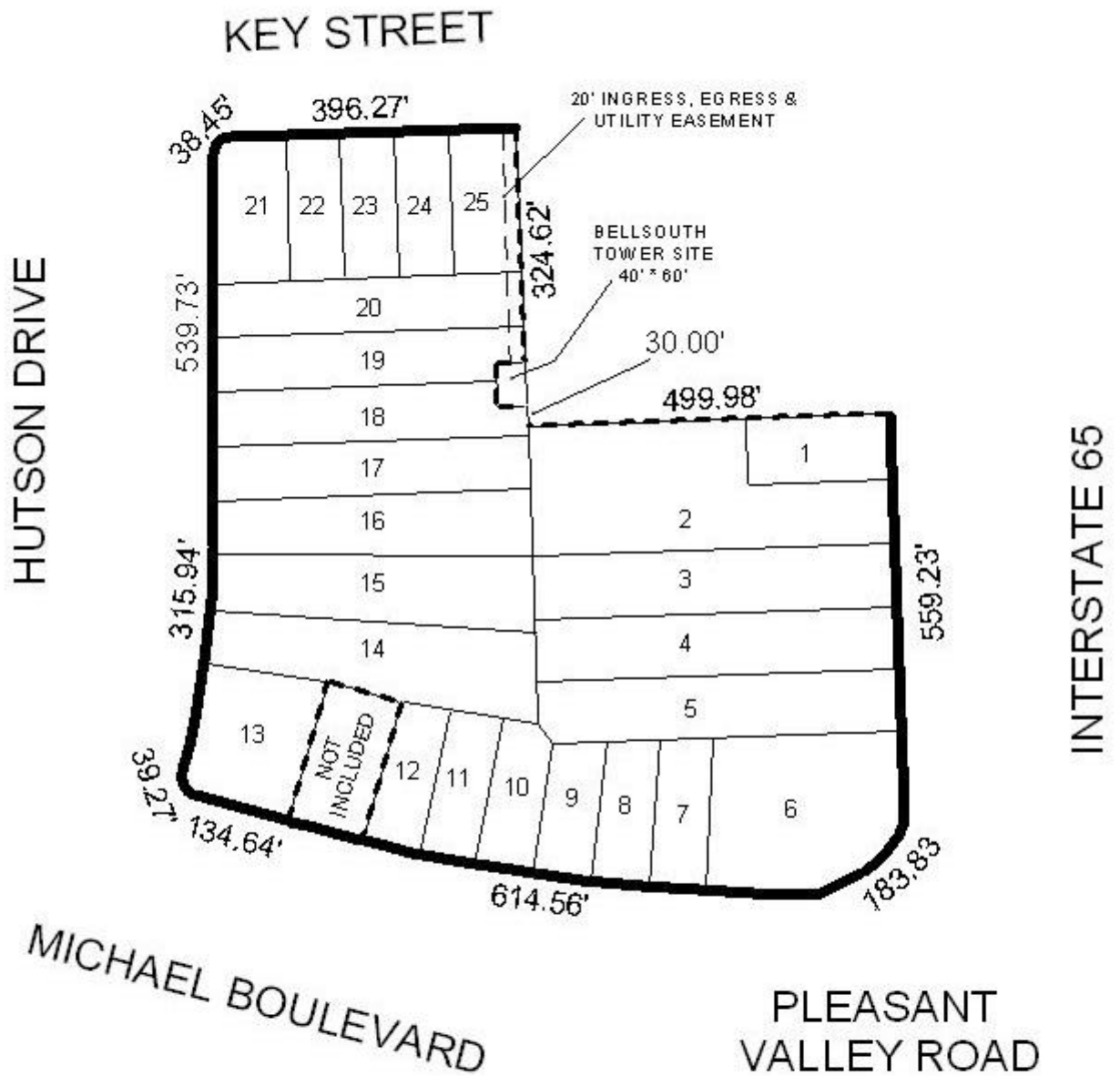


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HOLDOVER

Revised

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE January 22, 2004
APPLICANT Hutson-Key Subdivision
USE/REQUEST Subdivision

