

## **PEAKE PLACE SUBDIVISION, RESUBDIVISION OF**

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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

Traffic Engineering Comments: Driveway number, sizes, 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).

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc. The applicant indicates that the site is served by public water and sanitary sewer; however, based on MAWSS comments above, the applicant should submit evidence that all sites are served by public water and sanitary sewer prior to signing the final plat.

The plat illustrates the proposed 1.1± acre, four-lot subdivision, which is located on the South side of Wimbledon Drive East, extending from South McGregor Avenue to Croydon Road, and is in Council District 5. The applicant indicates that the site is served by public water and sanitary sewer; however, based on MAWSS comments above, the applicant should submit proof that each lot will be served by public water and sanitary sewer, prior to signing the final plat. This is due to recent changes in State regulations, which require public water *and* sanitary sewer service for lots with 15,000 square feet or less.

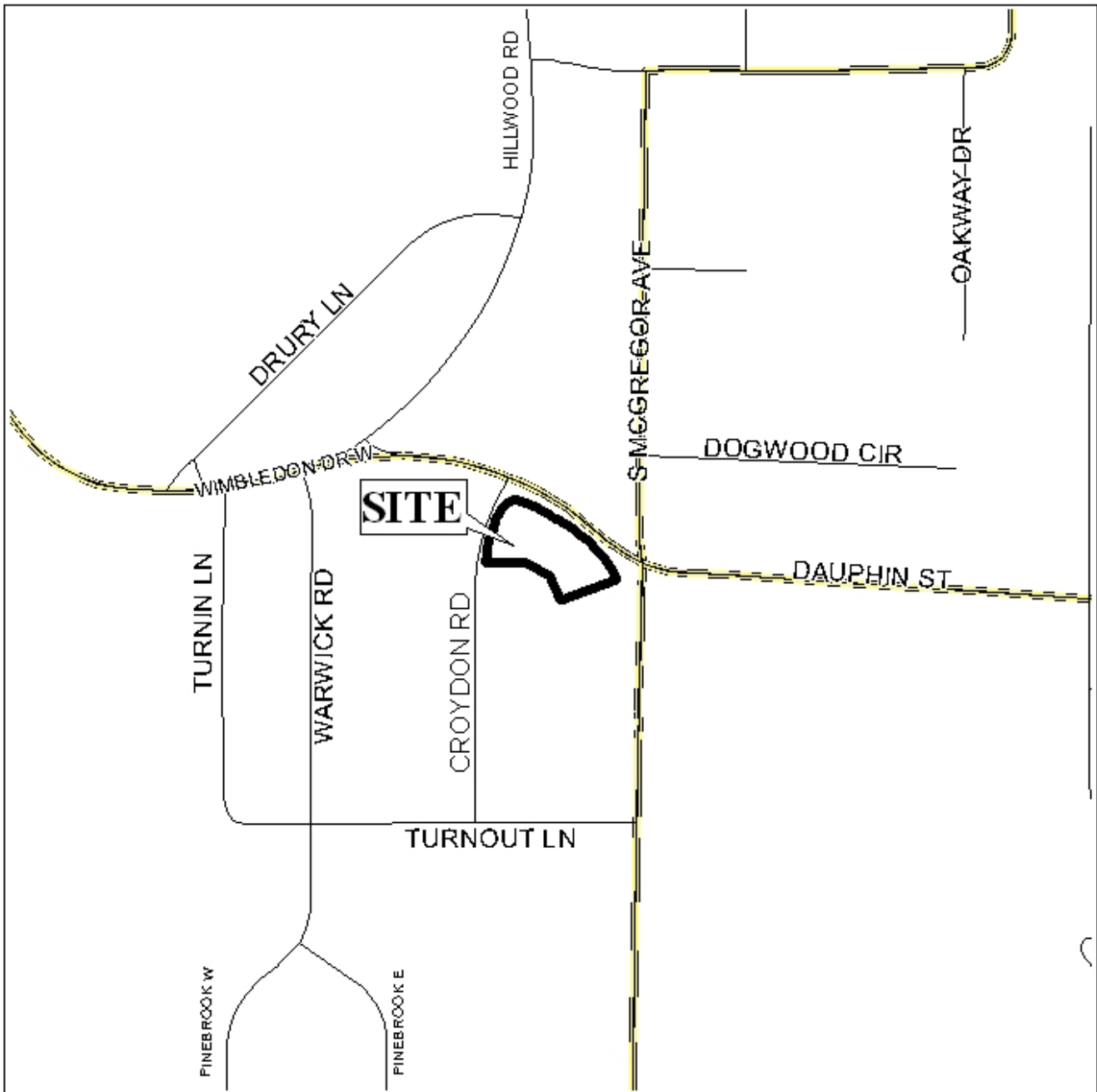
The purpose of the application is to create four lots from five existing lots of record.

The site fronts Wimbledon Drive, a planned major street with an 80-foot right-of-way, and Croydon Road, which has a 60-foot right-of-way.

Access management is a concern along this major street. The previous approval, for a five-lot subdivision, denied Lot 1 access to Wimbledon Drive; and limited the remaining four lots to two shared driveways. The previous review found that the traffic volumes along Wimbledon Drive merited the provision of a 20-foot ingress and egress easement at the rear of the lots, as an alternative to traveling along the major street; this finding is reaffirmed. The previous review also limited the site to two shared driveways along Wimbledon Drive; this condition should remain.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) submission of proof that each lot will be served by public water and sanitary sewer, prior to signing the final plat; 2) the placement of a note on the final plat stating that the site is limited to a total of two curb cuts to Wimbledon Drive, and a single alley-way access to Croydon Road, with size, location, and design of all curb cuts to be coordinated with Traffic Engineering.

# LOCATOR MAP













APPLICATION NUMBER 5 DATE June 15, 2006  
APPLICANT Peake Place Subdivision, Resubdivision of  
REQUEST Subdivision



NTS

**PEAKE PLACE SUBDIVISION, RESUBDIVISION OF**

APPLICATION NUMBER 5 DATE June 15, 2006

LEGEND  R-1  R-2  R-3  R-4  R-B  H-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2

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