

WIMBLEDON SUBDIVISION **RESUBDIVISION OF LOT 12, BLOCK 11, UNIT 2**

Engineering Comments: Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed $0.47\pm$ acre, 1 lot subdivision, which is located at the Northwest corner of Kings Way and Wilkinson Way, in City Council District 5. The applicant states that the site is served by city water and sanitary sewer services.

The purpose of this application is to create a legal lot of record from a portion of a legal lot of record. In 1992, Lot 11, Block 11, Unit 2 of Wimbledon Subdivision underwent a re-subdivision. At that time, a portion of Lot 12 was acquired. The owner of then Lot 12 refused to be a part of the subdivision process. Consequently, Lot 12 became an “illegal” lot of record; hence this application.

The site fronts Kings Way and Wilkinson Way, both with sufficient right-of-way. No right-of-way dedication is required.

The site is a corner lot with approximately 100' of frontage along both Kingsway and Wilkinson Way. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

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

Based on the preceding, 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 the subdivision is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 3) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 4) subject to City Engineering comments: (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*)

LOCATOR MAP



APPLICATION NUMBER 11 DATE June 5, 2008

APPLICANT Wimbledon Subdivision, Unit 2, Block 11, Resubdivision of Lot 12

REQUEST Subdivision



WIMBLEDON SUBDIVISION, UNIT 2, BLOCK 11, RESUBDIVISION OF LOT 12



APPLICATION NUMBER 11 DATE June 5, 2008

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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