

FIRST UNIT OF WIMBLEDON SUBDIVISION,
BLOCK 4, RESUBDIVISION OF LOTS 1-5 INCLUDED,
LOTS 15-18 INCLUDED, & A PORTION OF LOTS 6 & 14,
RESUBDIVISION OF LOTS 2 & 8

Engineering Comments: Any site improvements requiring a building permit will require full compliance with City Code Chapter 57. Said compliance to include but not limited to removal of the portion of the existing fence located in the ROW of Croydon Rd and all driveways shall be brought into compliance, such as replacing the brick drive located in the McGregor Ave ROW with a concrete driveway. Detention is needed for any cumulative increase of impervious area in excess of 4,000 square feet added to the property since 1984. If applicable, need to provide documentation, i.e. survey or aerial photography, to show the presence of impervious areas in 1984. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance or building permits. ROW permits must be purchased prior to any work in the ROW and are applied for and purchased at the ROW counter, located on the 3rd floor of the south tower at Government Plaza, 208-6070.

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 (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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS 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 the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 0.9± acre, 1-lot subdivision which is located on the East side of Croyton Road, 340'± South of Wimbledon Drive East extending to the West side of South McGregor Avenue, 125'± South of Wimbledon Drive East, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from two legal lots of record.

The lot size is labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

The site fronts McGregor Avenue, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan, and Croydon Road, a minor street. McGregor Avenue is illustrated on the plat with an 80' right-of-way, and Croydon Road is illustrated with a 60' right-of-way. Because all rights-of-way are compliant, no dedications are required. It should also be noted that there is an improved easement to the North of the site which was approved as part of the Resubdivision of Peake Place (Map Book 118, Page 118) at the Planning Commission's June 15, 2006 meeting. As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lot is limited to one curb cut to Croydon Road and denied direct access to both McGregor Avenue and the improved easement to the North of the lot, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

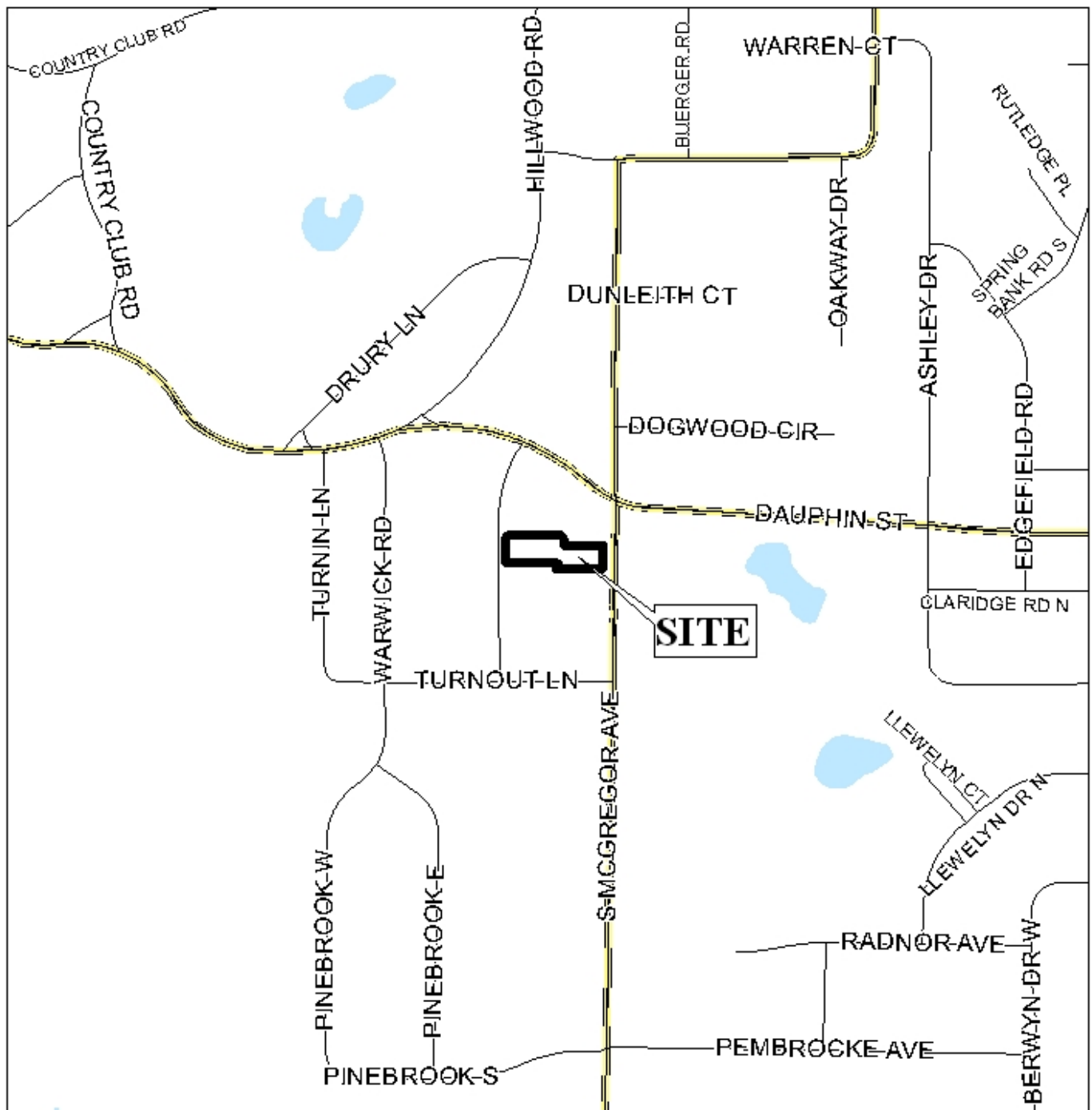
The 25-foot minimum building setback is shown for both public rights-of-way on the preliminary plat. If approved, this should be illustrated and labeled on the Final Plat as well.

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 upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line along all right-of-way frontages;
- 2) the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments (*Any site improvements requiring a building permit will require full compliance with City Code Chapter 57. Said compliance to include but not limited to removal of the portion of the existing fence located in the ROW of Croydon Rd and all driveways shall be brought into compliance, such as replacing the brick drive located in the McGregor Ave ROW with a concrete driveway. Detention is needed for any cumulative increase of impervious area in excess of 4,000 square feet added to the property since 1984. If applicable, need to provide documentation, i.e. survey or aerial photography, to show the presence of impervious areas in 1984. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance or building permits. ROW permits must be purchased prior to any work in the ROW and are applied for and purchased at the ROW counter, located on the 3rd floor of the south tower at Government Plaza, 208-6070.*);
- 4) placement of a note on the Final Plat limiting the development to one curb cut to Croydon Road, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating the lot is denied direct access to both McGregor Avenue and the improved easement to the North of the lot; 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 13 DATE October 20, 2011

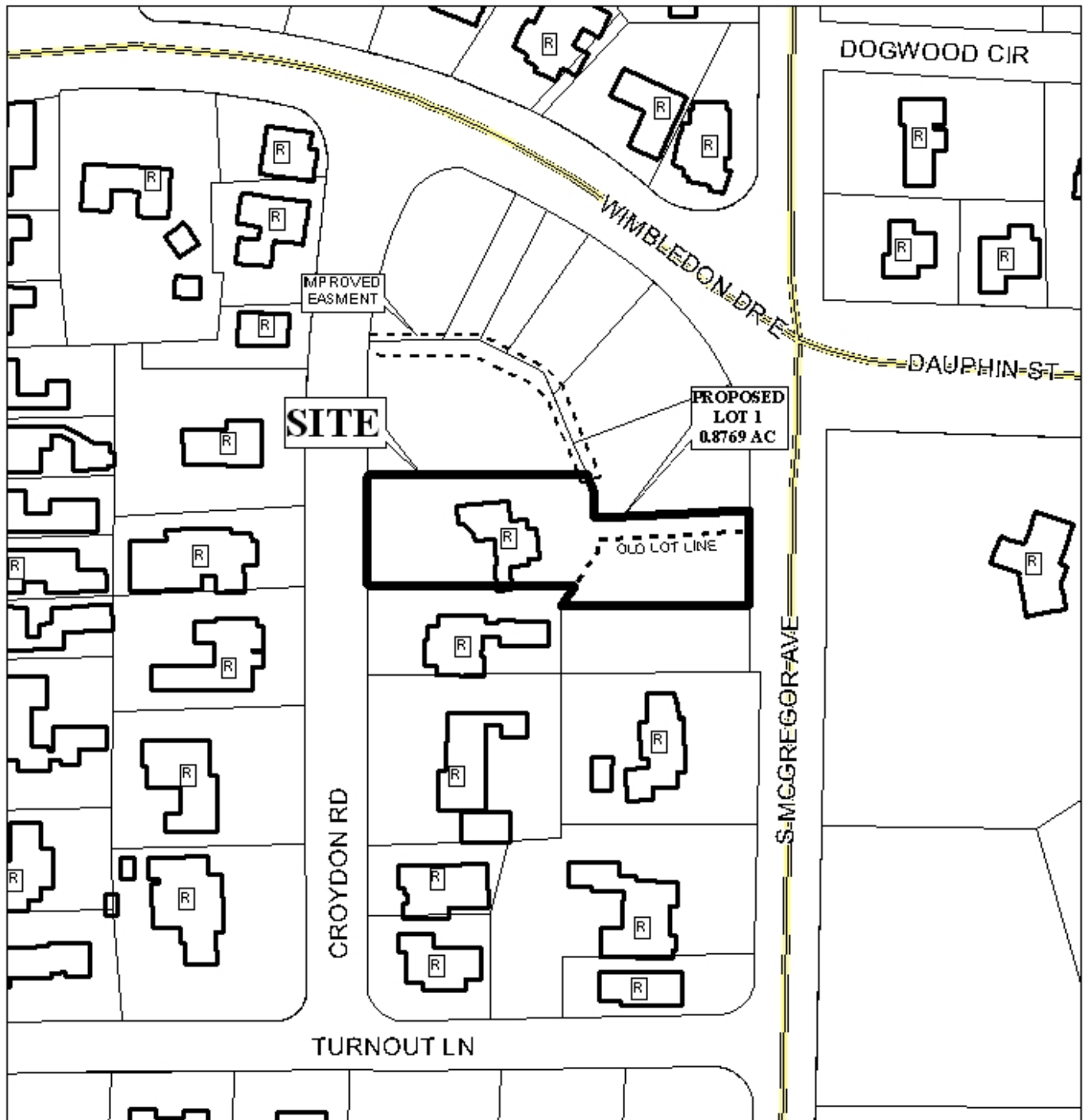
First Unit of Wimbledon Subdivision, Block 4, Resubdivision of Lots
1-5 included, Lots 15-18 included, & a portion of Lots 6 & 14,

APPLICANT Resubdivision of Lots 2 & 8

REQUEST Subdivision



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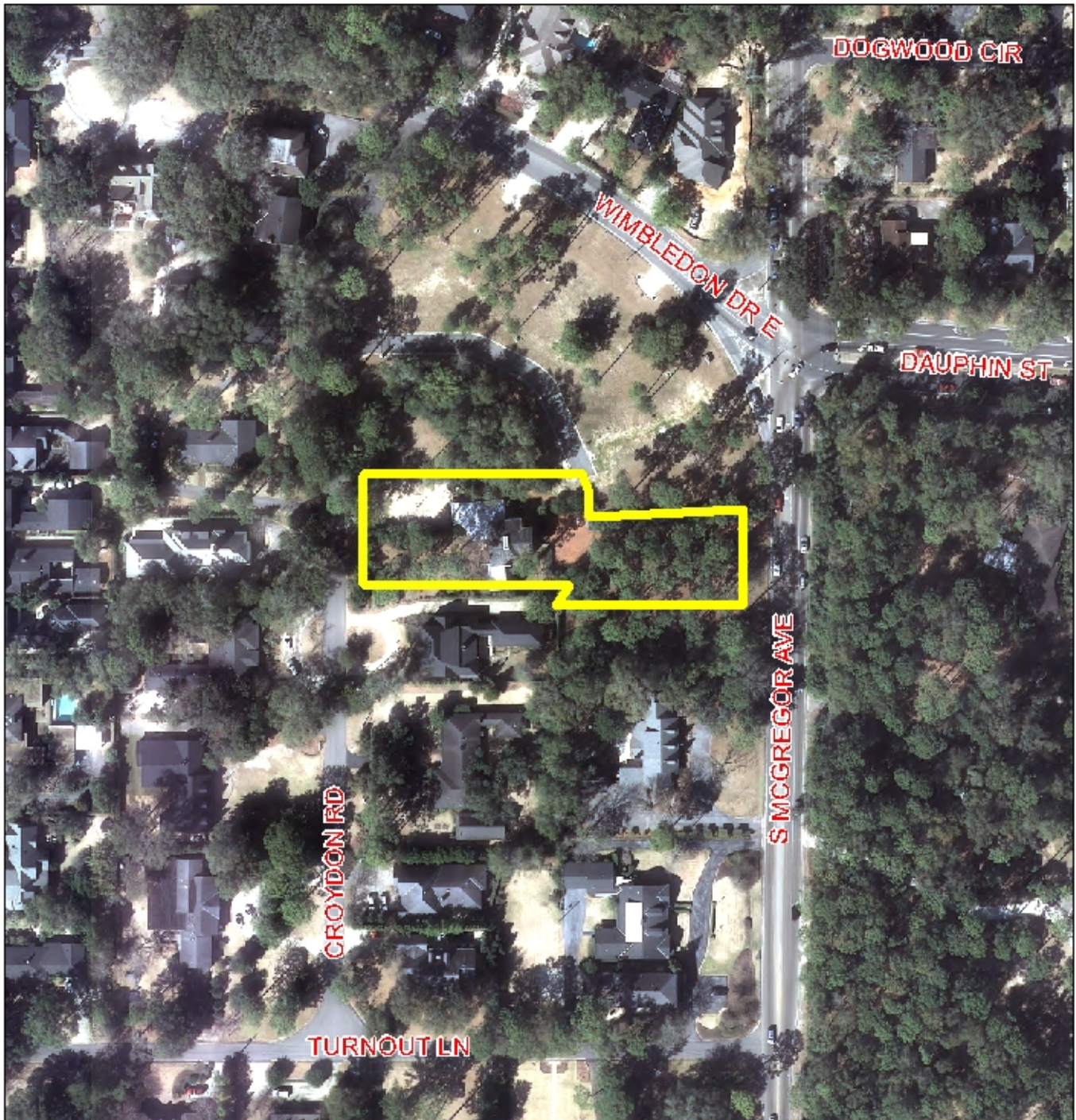
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LEGEND

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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