

## **WIMBLEDON SUBDIVISION, FIRST UNIT, RESUBDIVISION OF LOTS 13, 14 & 15, BLOCK 1**

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 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 single-family or two-family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 1.4 ± acre, 4 lot subdivision which is located at the northwest corner of Wimbledon Drive East and South McGregor Avenue, and is in Council District 5. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 4-lot subdivision from 3 existing lots. Two of the new lots will essentially be an expansion of two existing lots by taking land from the third existing lot, while the remainder of the third existing lot will be subdivided into two lots. All proposed lots meet minimum size requirements recommended in Section V.D.2. of the Subdivision Regulations.

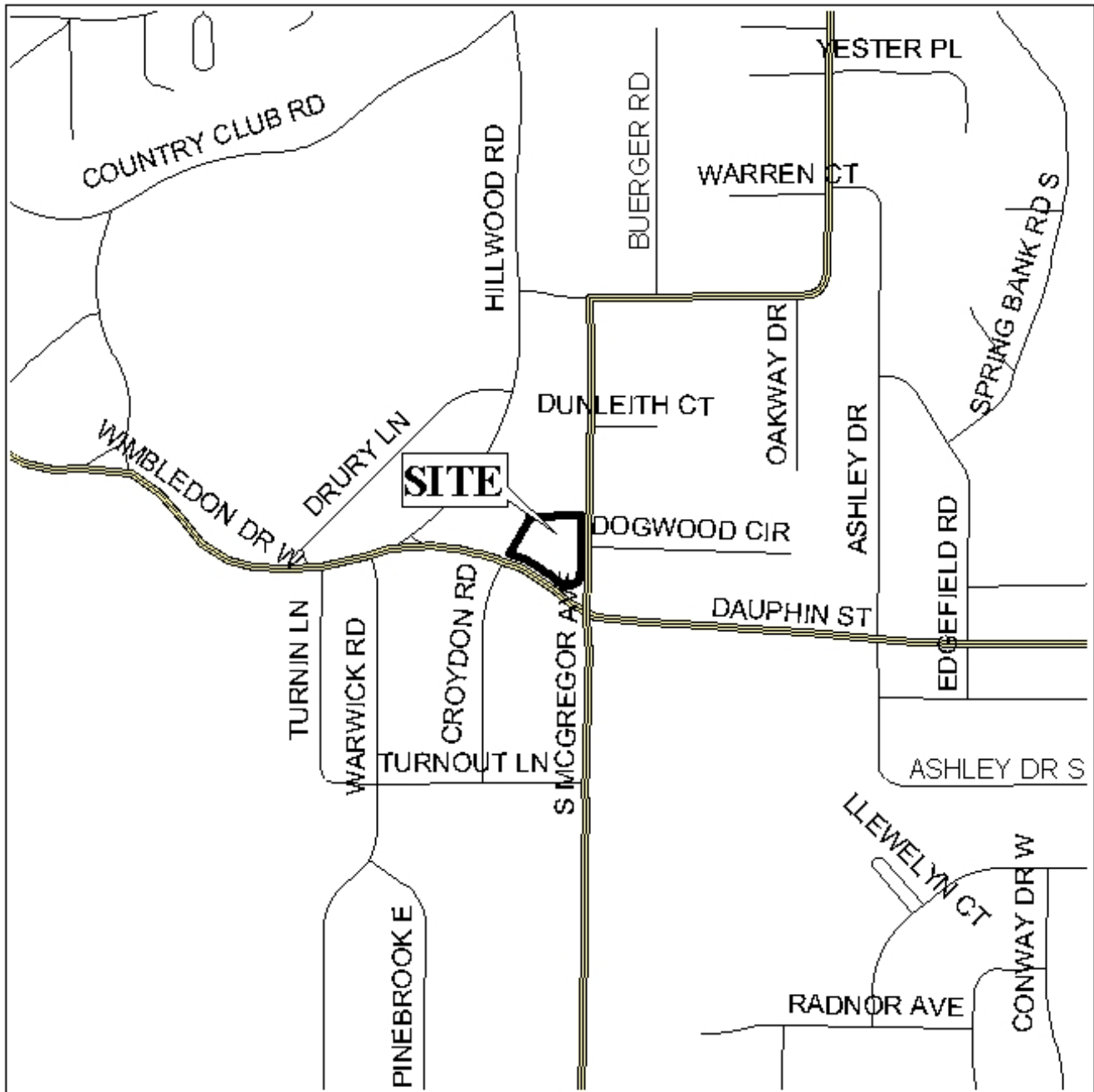
The site fronts upon two streets: South McGregor Avenue to the east and Wimbledon Drive East to the south. Both Wimbledon Drive East and South McGregor Avenue are proposed major streets, and should have rights-of-way of 80 feet in order to conform to the requirements of the Major Street Plan. Each road appears to lack the required right-of-way width, thus dedication of right-of-way along both street frontages to result in a distance of 40 feet as measured from the centerline would be appropriate.

As the proposed subdivision fronts two proposed major streets, access management is a concern. Proposed Lots 1 and 4 currently have single-family homes, and no change in this condition is expected; therefore, these lots should be limited to the existing curb-cuts. Based on building permit information, a single-family house currently located on Lots 2 and 3 is being remodeled, and it appears that the remodeling will result in the house occupying only one lot (Lot 2). The existing lot appears to have two curb-cuts to Wimbledon Drive East, thus proposed Lots 2 and 3 should be limited to a maximum of one curb-cut each. The location, size and design of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards. It should be noted that all existing structures must meet setback requirements from the new property lines.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat.

The plat is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way along both Wimbledon Drive East and South McGregor Avenue to provide a distance of 40-feet from the centerline of each roadway; 2) placement of a note on the Final Plat stating that lots 1 and 4 are limited to their existing curb-cuts, and that lots 2 and 3 are limited to one curb-cut each, with curb-cut sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards; 3) provision of evidence that all existing structures to remain meet front, side and rear yard setbacks from the new property lines, and; 4) depiction of the 25-foot minimum building setback line on the Final Plat.

## LOCATOR MAP



APPLICATION NUMBER 24 DATE August 18, 2005

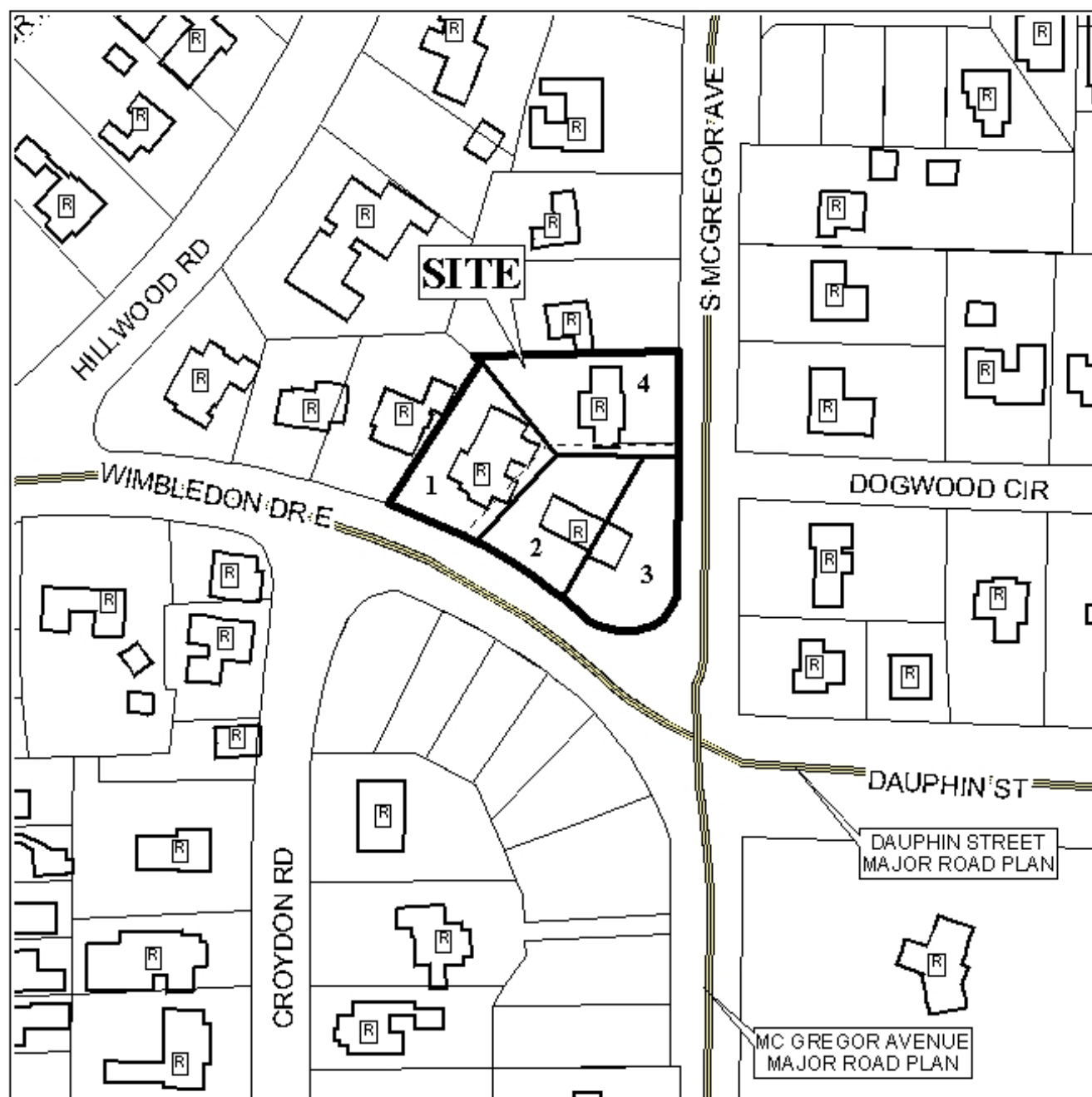
APPLICANT Wimbledon Subdivision, First Unit,  
Resubdivision of Lots 13, 14 & 15, Block 1

REQUEST Subdivision



NTS

# WIMBLEDON SUBDIVISION, FIRST UNIT, RESUBDIVISION OF LOTS 13, 14 & 15, BLOCK 1



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LEGEND

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

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