

## **WIMBLEDON SUBDIVISION, RESURVEY OF BLOCK 9,** **RESUBDIVISION OF LOT 6**

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, 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).

The plat illustrates the proposed 1.1441-acre, 2 lot subdivision which is located at 5 Crossway (the north side of Crossway, 130'± east of Wimbledon Drive West) and is in Council District 5. The subdivision is served by public water and sanitary sewer.

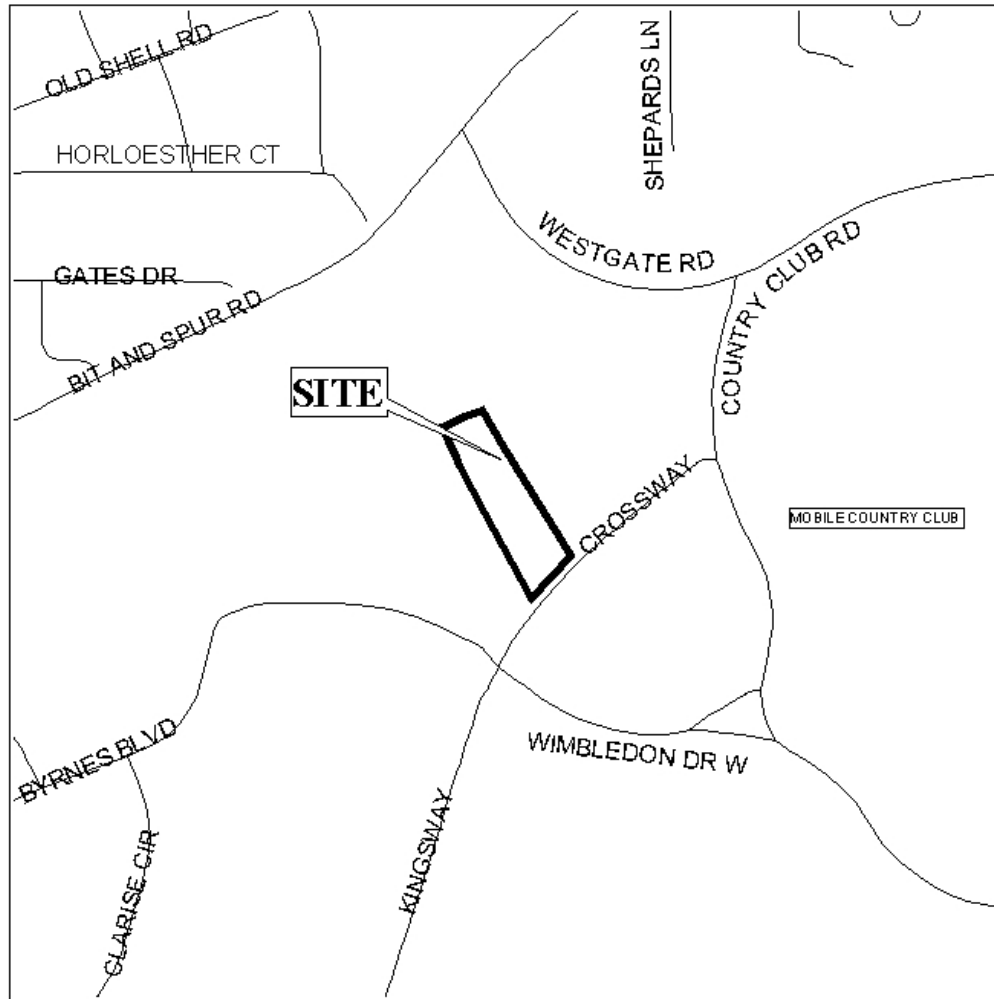
The purpose of the application is to resurvey the block and subdivide Lot 6 into two lots.

The site fronts Crossway, which has an existing right-of-way of 40 feet and as such is substandard in width; therefore, the dedication of adequate right-of-way to provide 25 feet from the centerline would be required.

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

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of adequate right-of-way to provide 25 feet from the centerline of Crossway; and 2) the depiction of the required 25' building setback lines from Crossway on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 26 DATE January 6, 2005

APPLICANT Wimbledon Subdivision, Resurvey of Block 9, Resubdivision of Lot 6

REQUEST Subdivision



NTS

# WIMBLEDON SUBDIVISION, RESURVEY OF BLOCK 9, RESURVEY OF BLOCK 6



APPLICATION NUMBER 26 DATE January 6, 2005

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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