

PEAKE PLACE SUBDIVISION

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: Lot 1 limited to access from Croydon Road, and lots 2-5 to share a total of two curb cuts to Wimbledon Drive East. 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).

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 1.13 ± acre, 5 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 subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a five-lot subdivision from three existing lots.

The site fronts upon two streets: Croydon Road to the west and Wimbledon Drive East to the north. Wimbledon Drive East is a proposed major street, and its right-of-way width conforms to the requirements of the Major Street Plan for this site due to a February 1995 dedication. Croydon Road is a minor street, and conforms to right-of-way width requirements.

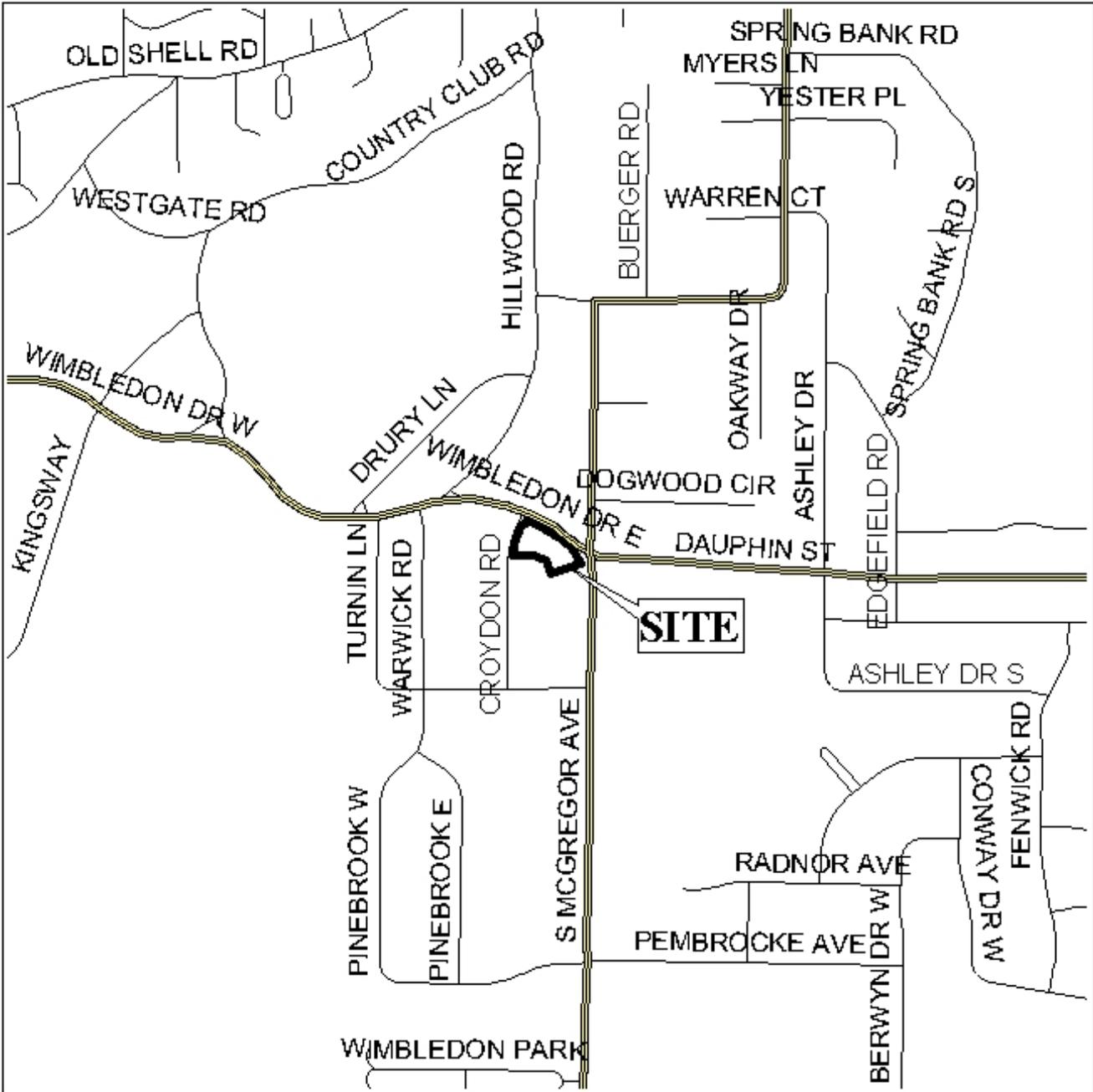
As the proposed subdivision fronts a proposed major street, access management is a concern. The applicant has proposed limiting access for lot 1 to Croydon Road, and limiting the other four lots to two shared access points to Wimbledon Drive East, similar to what was required for the approved subdivision in February 1995. Wimbledon Drive East currently experiences high volumes of traffic during certain periods of the day, and is expected to have increasing traffic volumes into the future. While the subdivision has been designed to limit access to Wimbledon Drive East, future residents of the subdivision will face limited accessibility to and from their property due to traffic volumes; access to their property will frequently be limited to turning right from eastbound Wimbledon Drive East, while exiting will be limited to turning right onto Wimbledon Drive East, and continuing right onto southbound McGregor Avenue. Because of the access issues, consideration of a private access easement and alley for use by the residents of the subdivision, in addition to the proposed restricted access to Wimbledon Drive East, may be appropriate. Due to the proximity to a proposed major street, driveway sizes, location and design must be approved by Traffic Engineering and conform to AASHTO standards.

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.

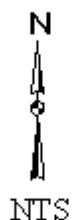
The subdivision, as proposed, meets all other requirements of the Subdivision Regulations.

The plat is recommended for Tentative Approval subject to the following conditions: 1) depiction of the 25-foot minimum building setback line on the Final Plat; and 2) placement of a note on the Final Plat stating that lot 1 is restricted to access only to Croydon Road, and that lots 2-5 share a maximum of two access points to Wimbledon Drive East, with curb cut sizes, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

LOCATOR MAP



APPLICATION NUMBER 15 DATE May 5, 2005
APPLICANT Peake Place Subdivision
REQUEST Subdivision



NTS

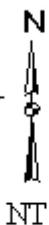
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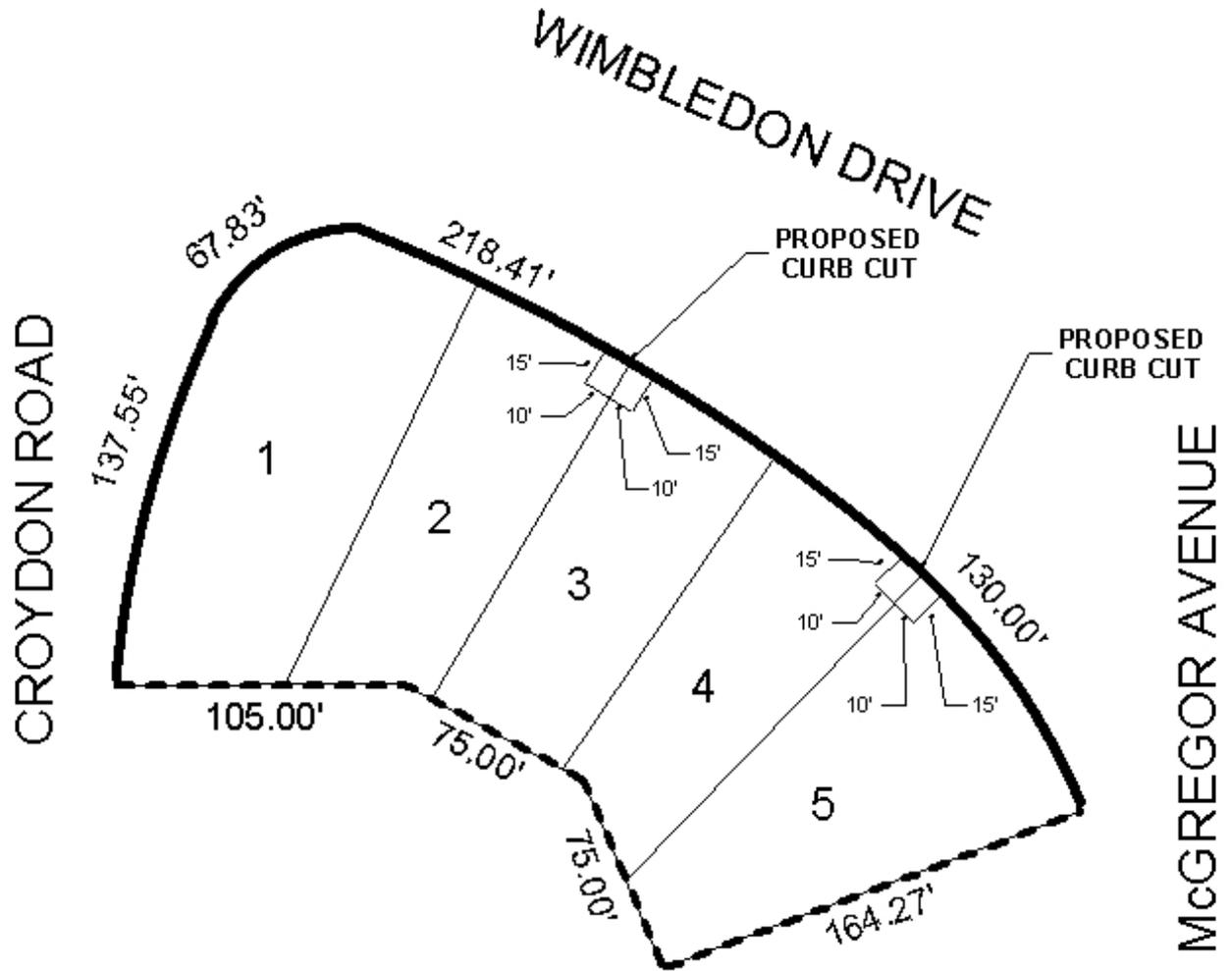
LEGEND

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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DETAIL SITE PLAN



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