

WIMBLEDON SUBDIVISION, 2nd UNIT, BLOCK 13,
RESUBDIVISION OF LOTS 18, 19 &
A PORTION OF LOT 17

Engineering Comments: It appears a drainage easement is needed. On New Country Club Estates, 8th Unit, a 15' and 10' drainage easement was shown. Show existing pipe and easement on plat.

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- 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 two lot subdivision which is located on the West side of Kingsway Drive, 2/10 mile± South of Wimbledon Drive West. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to subdivide two legal lots of record and a portion of a third legal lot of record into two lots. The remaining portion of the third legal lot of record was sold off via metes and bounds legal description in 1992 by the current owner of record, according to the records of the Mobile County Tax Assessor. Therefore, that remainder of the third lot should be included in the subdivision, or the property to which it is intended to be included.

Additionally, attached to the application packet is a 2005 property boundary agreement between the owner of record and the property owner to the Northwest. If this agreement alters the original lot lines, the impacted properties should also be a part of this subdivision application.

Based on the preceding, it is recommended that this application be heldover until the December 7 meeting, with submission of a revised plat and legal description to include the remainder of Lot 17 and illustrating the boundary agreement, along with any required additional fees to Planning by November 15.

LOCATOR MAP



APPLICATION NUMBER 3 DATE November 2, 2006

APPLICANT Wimbledon Subdivision, 2nd Unit, Block 13, Resubdivision of
Lots 18, 19, & a Portion of Lot 17

REQUEST Subdivision



NTS

**WIMBLEDON SUBDIVISION, 2ND UNIT, BLOCK 13, RESUBDIVISION
OF LOTS 18, 19, & A PORTION OF LOT 17**



APPLICATION NUMBER 3 DATE November 2, 2006

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 |



NTS