

**SUBDIVISION &  
PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: October 19, 2017**

<b><u>APPLICANT NAME</u></b>	Lipscomb Landing Estates Subdivision
<b><u>SUBDIVISION NAME</u></b>	Lipscomb Landing Estates Subdivision
<b><u>DEVELOPMENT NAME</u></b>	Lipscomb Landing Estates Subdivision
<b><u>LOCATION</u></b>	3531 & 3535 Lipscomb Landing (Northeast corner of Lipscomb Landing and River Oaks Drive).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 4
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential District
<b><u>AREA OF PROPERTY</u></b>	<b>Subdivision:</b> 4.1± Acres / 6 Lots <b>Planned Unit Development:</b> 22.1± Acres / 11 Lots
<b><u>CONTEMPLATED USE</u></b>	Subdivision approval to create six legal lots of record from four metes-and-bounds parcels; and <i>Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a residential development served by a private street.</i>
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Not specified
<b><u>ENGINEERING COMMENTS</u></b>	<b>Subdivision:</b> <b><u>FINAL PLAT COMMENTS</u></b> (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): <ul style="list-style-type: none"><li>A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.</li><li>B. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.</li><li>C. Provide legible street names in the vicinity map.</li><li>D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #87) LOTS 1 and 2 will have to share the historical credit of existing (1984)</li></ul>

- impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
  - F. Show and label all flood zones.
  - G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
  - H. Provide and label the monument set or found at each subdivision corner.
  - I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
  - J. Provide the Surveyor's Certificate and Signature.
  - K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
  - L. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
  - M. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
  - N. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
  - O. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
  - P. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
  - Q. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

***Revised for the November 16, 2017 meeting:***

***Subdivision: FINAL PLAT COMMENTS*** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. *Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.*
- B. *Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.*

- C. Provide legible street names in the vicinity map.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #87) LOTS 1-6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
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- I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- J. Provide the Surveyor's Certificate and Signature.
- K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- L. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
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- Q. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).

2. *A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.*
3. *Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.*
4. *Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.).*
5. *Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.*
6. *The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.*
7. *The proposed development must comply with all Engineering Department design requirements and Policy Letters.*

## **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 2015-116 and City Code Chapters 57 and 64).

## **FIRE DEPARTMENT**

### **COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

The plat illustrates the proposed 6-lot, 4.1± acre subdivision located at the Northeast corner of Lipscomb Landing and River Oaks Drive, in Council District 4. The applicant states the property is served by public water and sanitary sewer.

The site has been given a **Low Density Residential** (LDR) land use designation per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting. This land use designation mostly applies to transportation corridors West of I-65 serving primarily the low-density (suburban) residential neighborhoods.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

This site was included in applications for Subdivision and Planned Unit Development to allow for the creation of eight residential lots with a private street. The Subdivision and Planned Unit Development were originally approved on February 18, 2016, with extensions granted on February 2, 2017. Neither revised site plans have been submitted as required by the Planned Unit Development, nor has the Final Plat been presented to staff for signatures.

The preliminary plat submitted for the current application depicts a 50' easement for ingress/egress, and appears to be depicted as a private street as it is depicted as extending onto the adjacent property as the previously approved private street did. It should be noted that if the previously approved street were to not be constructed, several parcels would remain landlocked as they are currently. Per Section V.D.4. of the Subdivision Regulations, all lots should have frontage on either a private or public street, therefore, it may be appropriate to holdover this application to allow the applicant to submit a revised Subdivision application to include all properties previously approved to be served by the private street as well as a new Planned Unit Development application.

The 25' minimum building setback is illustrated along both Lipscomb Landing and the proposed ingress/egress easement. Lipscomb Landing is a minor street without curb and gutter, and is illustrated as having existing 50' right-of-way, where a 60' right-of-way is typically required for such a street. While dedication would typically be required, this would result in an existing dwelling on the proposed Lot 2 being partly located within the right-of-way. If approved, an increased setback should be illustrated to accommodate the future right-of-way. The minimum building setback line should be adjusted an additional 5 feet.

The proposed lot sizes are provided in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat.

It should also be noted that the proposed Lot 3 is a flag lot that is 56'± wide at the 25' setback, and as such, exceeds the maximum width-to-depth ratio of V.D.3. of the Subdivision Regulations. There are very few flag lots in the area, and those that are legal lots of record have water frontage, whereas the proposed flag lot does not. The applicant should provide

justification for the proposed Lot 3 to be a flag lot that exceeds the maximum width-to-depth ratio.

With regards to access management, a note should be placed on the Final Plat, if approved, stating each lot is limited to one curb cut to either Lipscomb Landing or the proposed private street, with any changes in its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards.

The site appears to be located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Based on the preceding the plat is recommended for Holdover to the November 16, 2017 meeting with revisions due by October 23<sup>rd</sup> to address the following:

- 1) provide justification for the approval of the proposed Lot 3 to be a flag lot that exceeds the maximum width-to-depth ratio of V.D.3. of the Subdivision Regulations;
- 2) submittal of a revised Subdivision and Planned Unit Development application including appropriate fees.

***Revised for the November 16, 2017 meeting:***

*The Subdivision application was heldover from the October 19, 2017 meeting to allow the Subdivision plat to be revised and allow the applicant to submit a revised Planned Unit Development. The applicant submitted both a revised preliminary plat and PUD application.*

*The purpose of the application is to seek Subdivision approval to create six legal lots of record from four metes-and-bounds parcels; and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a residential development served by a private street.*

*The revised preliminary plat has been altered to specifically label the ingress/egress easement as a 50' private road. In addition, the proposed Lots 2, 4, 5, and 6 are being identified as part of a Unit One, with proposed Lots 1 and 3 are illustrated as being part of a Unit Two. There has been no mention of phases or units in prior applications for this site.*

*The proposed Lot 3 is still illustrated as being a flag-shaped lot, with no justification provided for the irregular shape of the lot.*

*Regarding the 25' setback, it is labeled along the private road for Lots 1 and 3, but not illustrated. As mentioned previously, the setback along Lipscomb Landing should be revised to be 30' to accommodate future right-of-way for Lipscomb Landing as dedication would result in an existing structure being located in the right-of-way.*

*Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from the adverse effects from the PUD.*

*It is very important to note that Planned Unit Developments are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, PUD approvals are valid for one year, unless an extension is granted.*

*The Planned Unit Development site plan illustrates the previously approved lot configuration for properties to the East of the subject Subdivision, and has them renumbered as Lots 7-11. While the previously approved Subdivision and PUD only illustrated a total of eight (8) lots. As the currently proposed Subdivision is now proposing the overall development be split into two phases, a new Subdivision and Planned Unit Development application should be required prior to the development of Unit Two.*

### **RECOMMENDATION**

***Subdivision:** With a waiver of Section V.D.3., the Subdivision request is recommended for Tentative Approval, subject to the following conditions: revision of the Final Plat to depict "Future Phase Two" area;*

- 1) placement of a note on the Final Plat stating that prior to the development of Phase Two, a new Subdivision and Planned Unit Development application will be required;*
- 2) revision of the minimum building setback along Lipscomb Landing to be 30';*
- 3) illustration of the 25' minimum building setback along the proposed private road;*
- 4) placement of a note on the Final Plat stating each lot is limited to one curb cut each, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;*
- 5) compliance with Engineering comments (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. C. Provide legible street names in the vicinity map. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #87) LOTS 1-6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that*

there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Show and label all flood zones. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. M. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. N. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. O. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. P. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. Q. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 6) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)
- 7) compliance with 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 2015-116 and City Code Chapters 57 and 64).);
- 8) compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and
- 9) provision of two copies of the revised PUD site plan prior to the signing of the Final Plat.

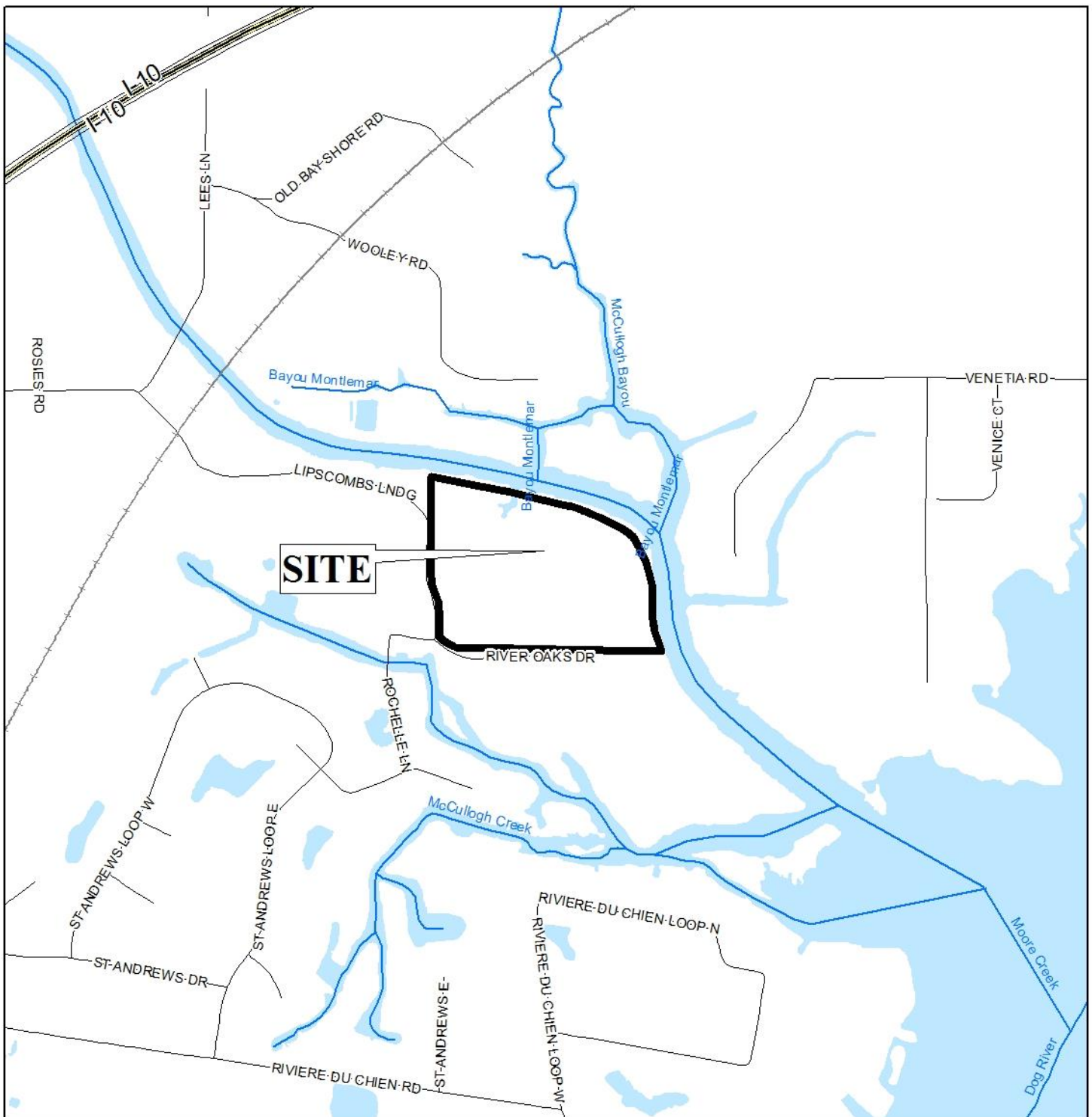
**Planned Unit Development:** The PUD request is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that approval is limited to Lots 2, 4, 5, and 6 of Unit One;
- 2) placement of a note on the site plan stating that prior to the development of Phase Two, a new Subdivision and Planned Unit Development application will be required;
- 3) revision of the minimum building setback along Lipscomb Landing to be 30';
- 4) illustration of the 25' minimum building setback along the proposed private road;



- 
- 5) *compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). 5. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 6. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) *compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*
- 7) *compliance with 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 2015-116 and City Code Chapters 57 and 64).);*
- 8) *compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and*
- 9) *provision of two copies of the revised PUD site plan prior to the signing of the Final Plat.*

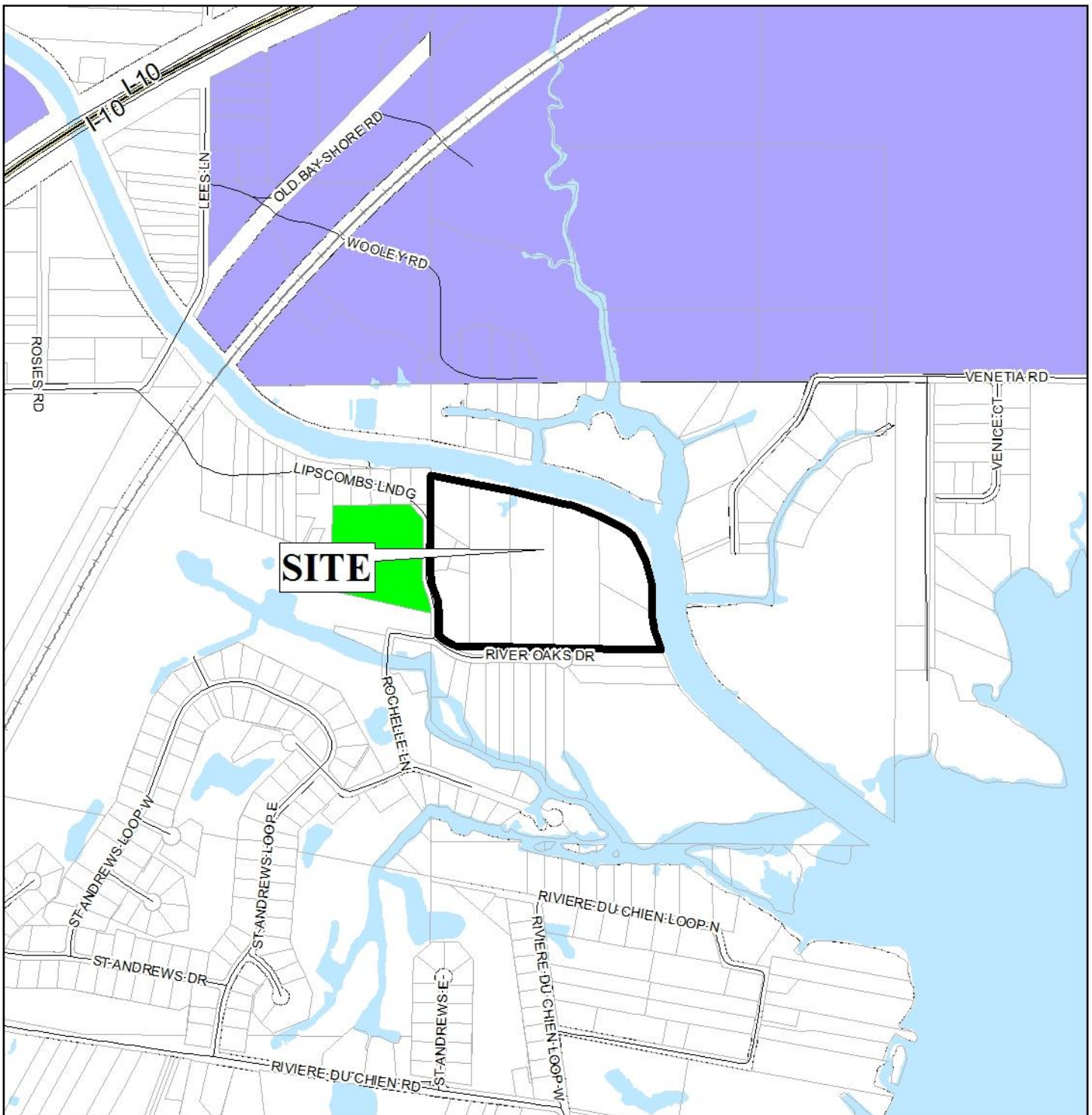
# LOCATOR MAP



APPLICATION NUMBER 9 DATE November 16, 2017  
 APPLICANT Lipscomb Landing Estates Subdivision  
 REQUEST Subdivision, Planned Unit Development



# LOCATOR ZONING MAP



APPLICATION NUMBER 9 DATE November 16, 2017

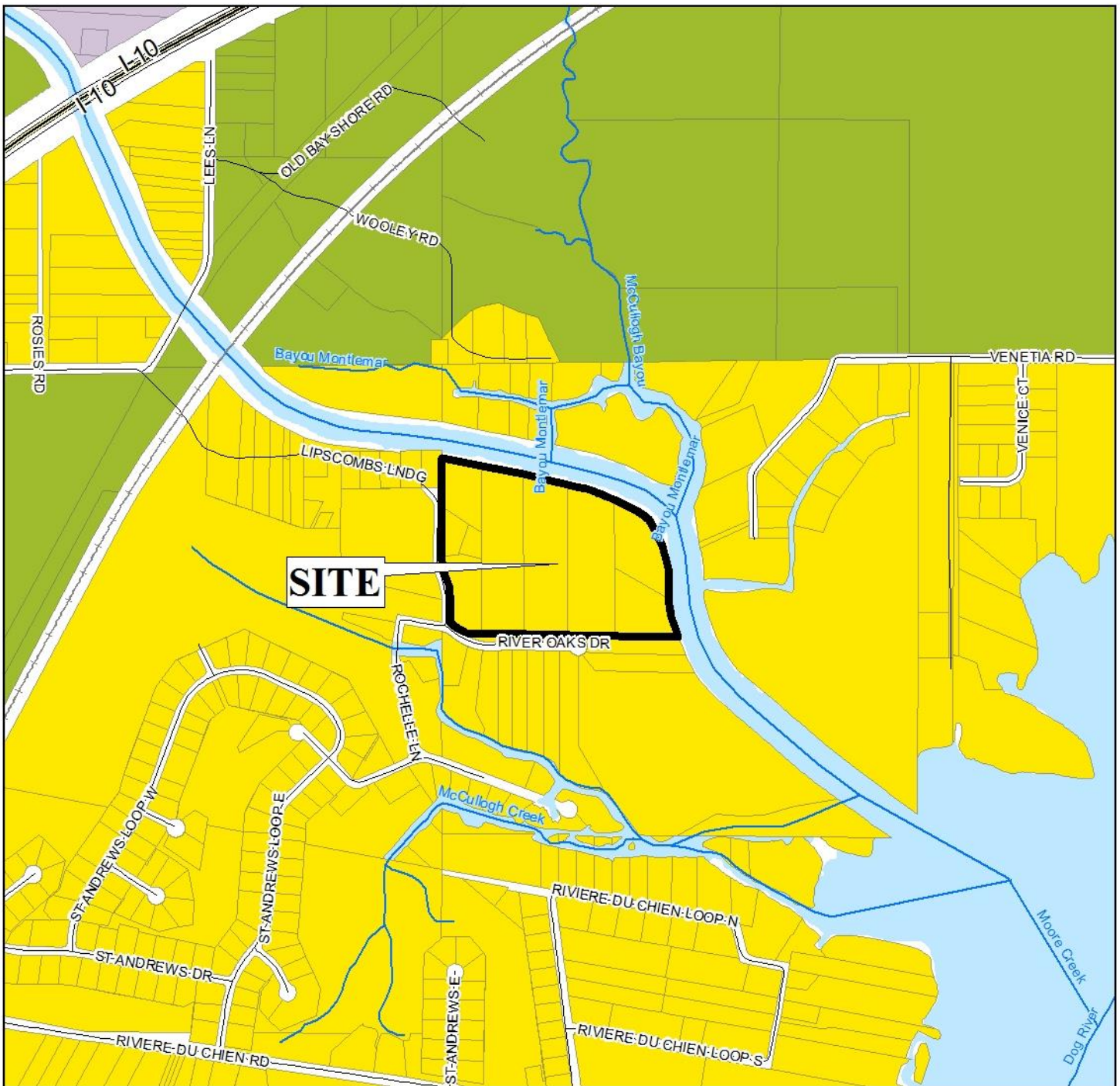
APPLICANT Lipscomb Landing Estates Subdivision

REQUEST Subdivision, Planned Unit Development





# FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE November 16, 2017

APPLICANT Lipscomb Landing Estates Subdivision

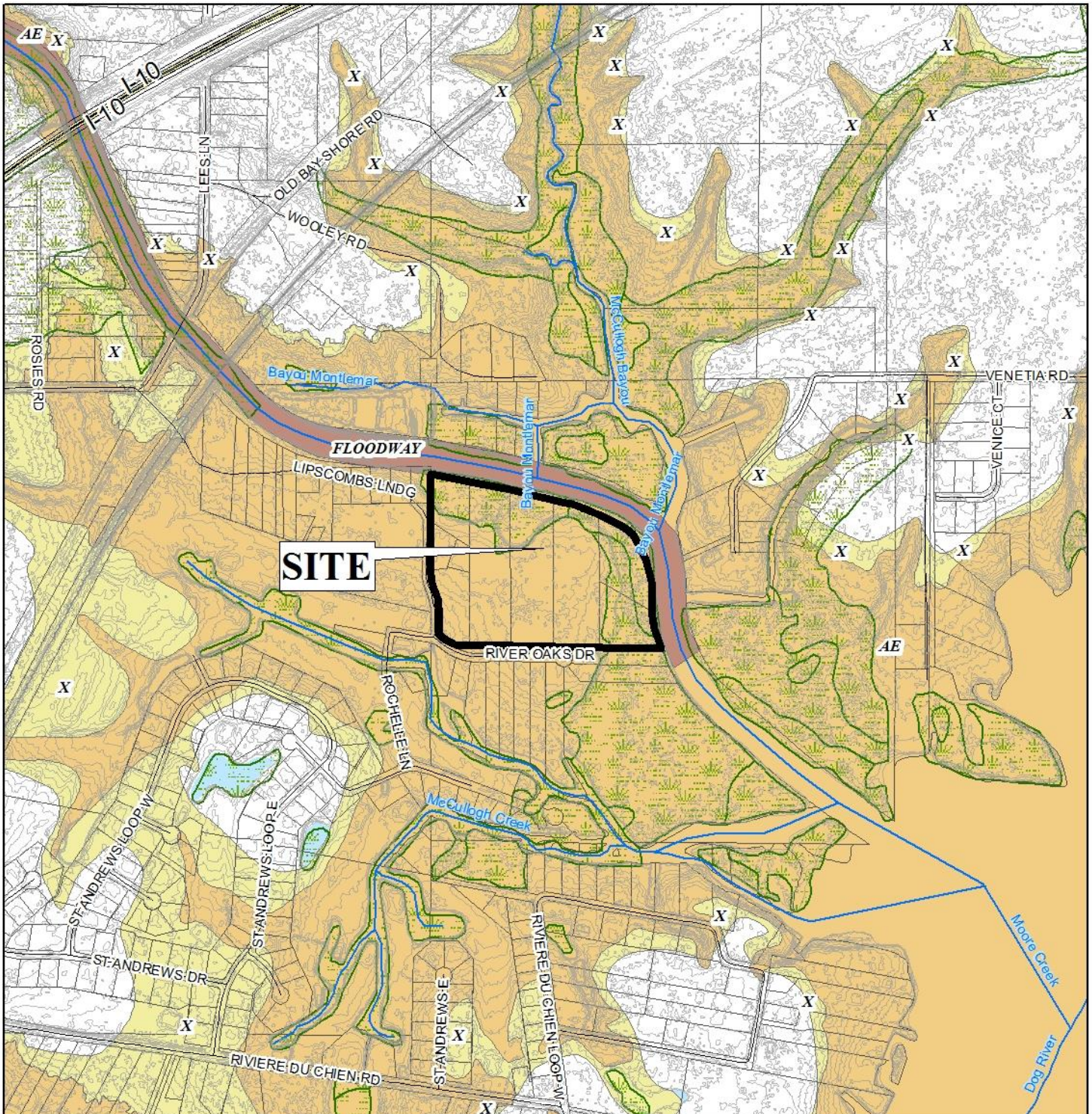
REQUEST Subdivision, Planned Unit Development

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP

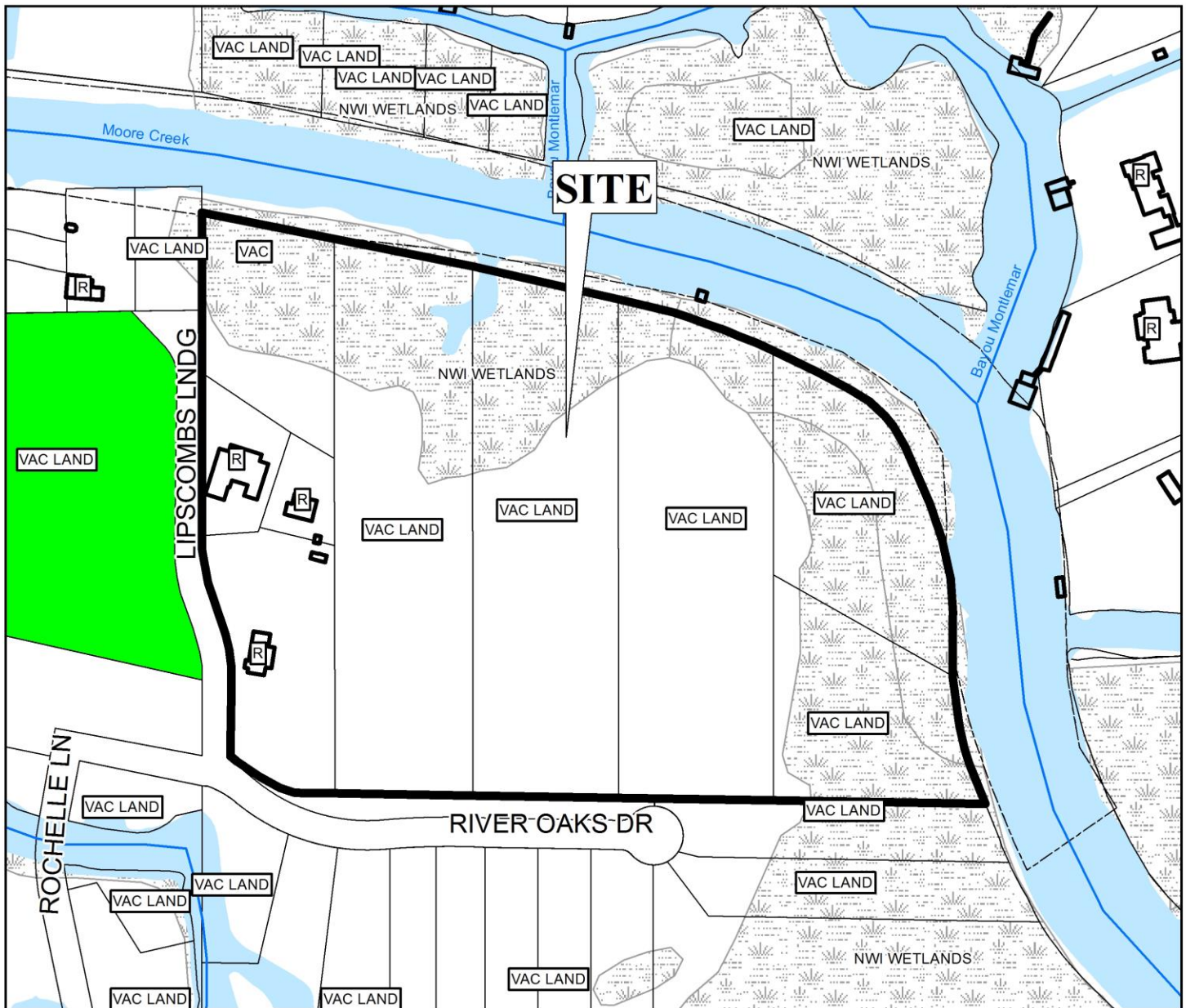


APPLICATION NUMBER 9 DATE November 16, 2017  
 APPLICANT Lipscomb Landing Estates Subdivision  
 REQUEST Subdivision, Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 9 DATE November 16, 2017

APPLICANT Lipscomb Landing Estates Subdivision

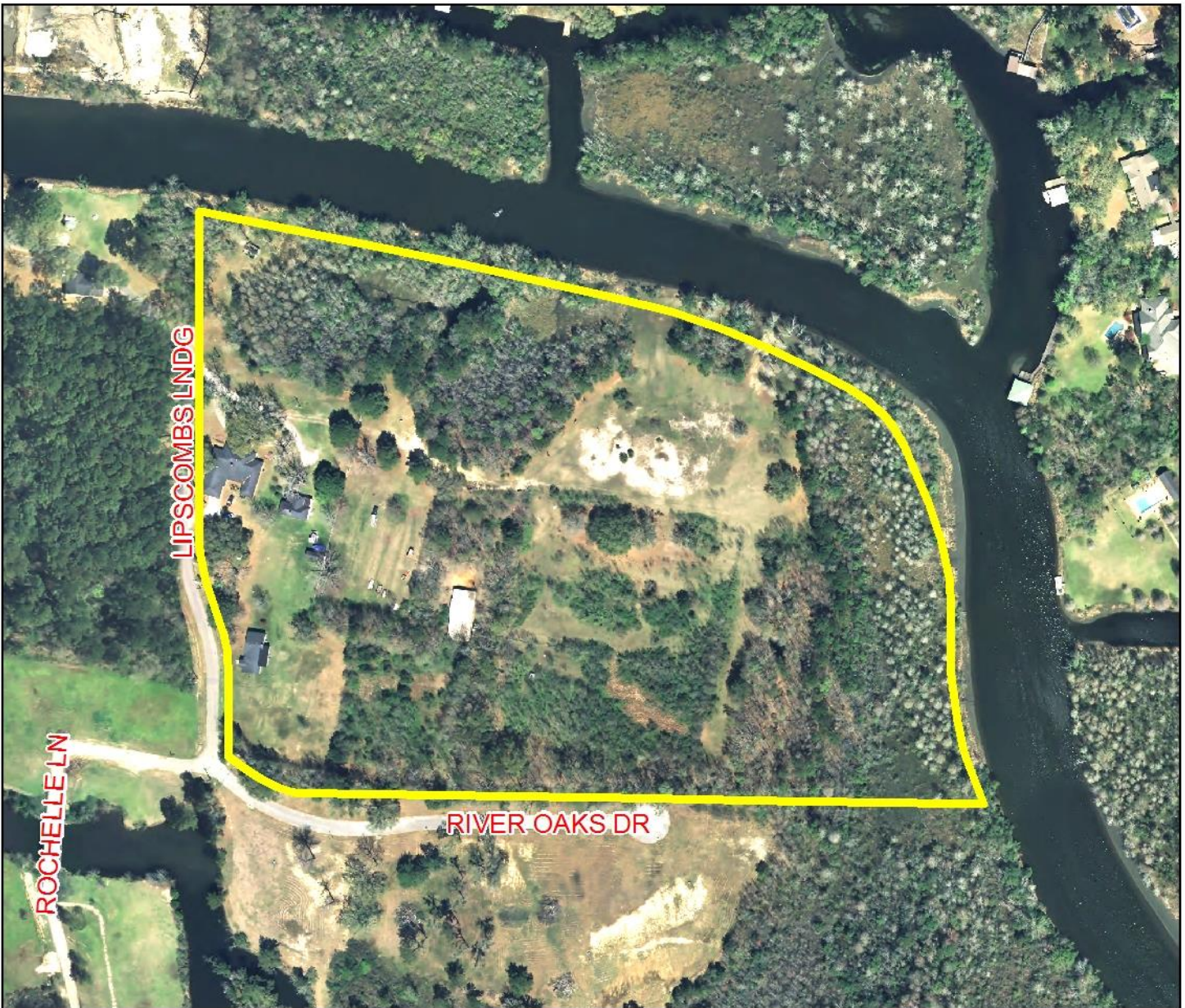
REQUEST Subdivision, Planned Unit Development

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



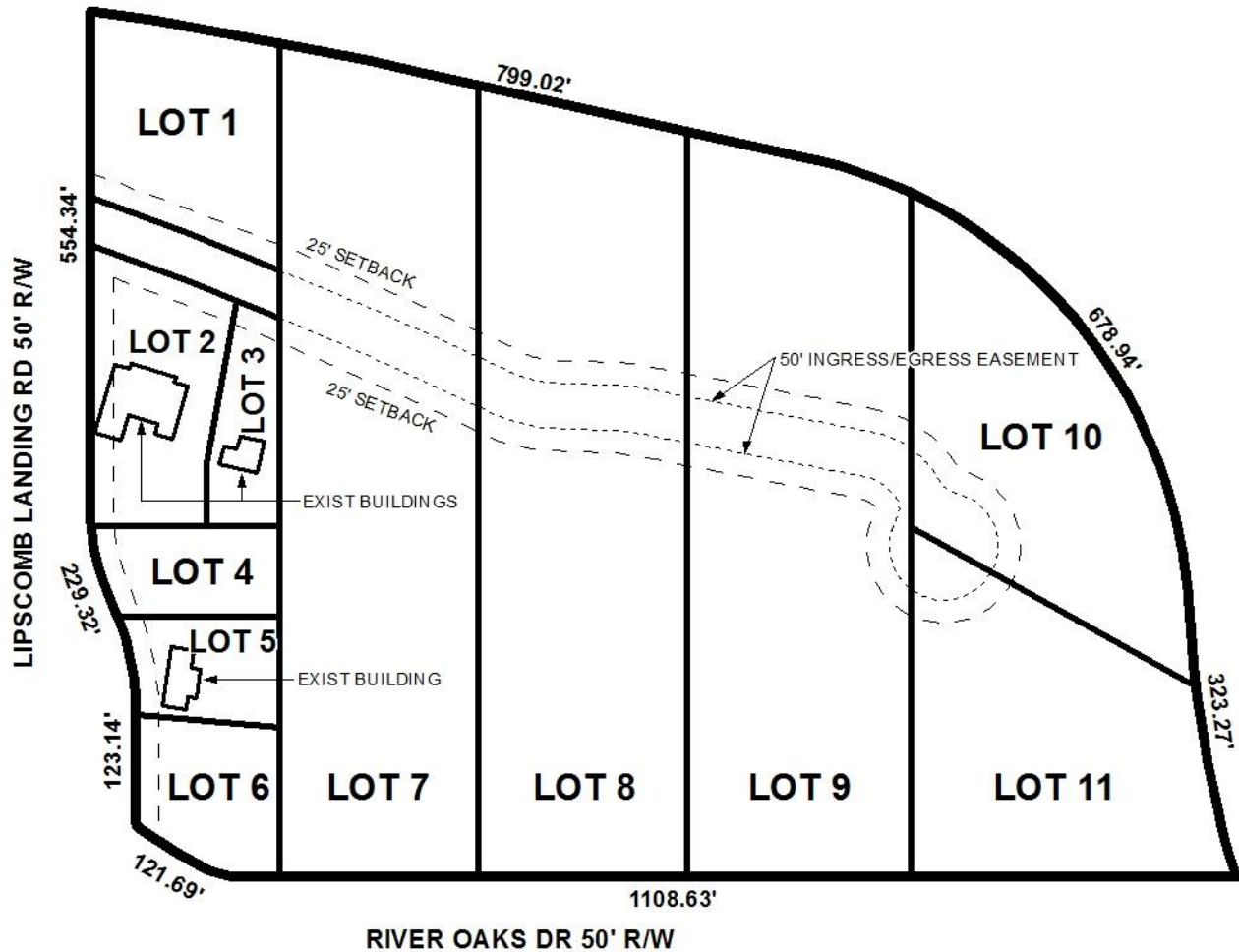
The site is surrounded by residential units.

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 REQUEST Subdivision, Planned Unit Development





# SITE PLAN



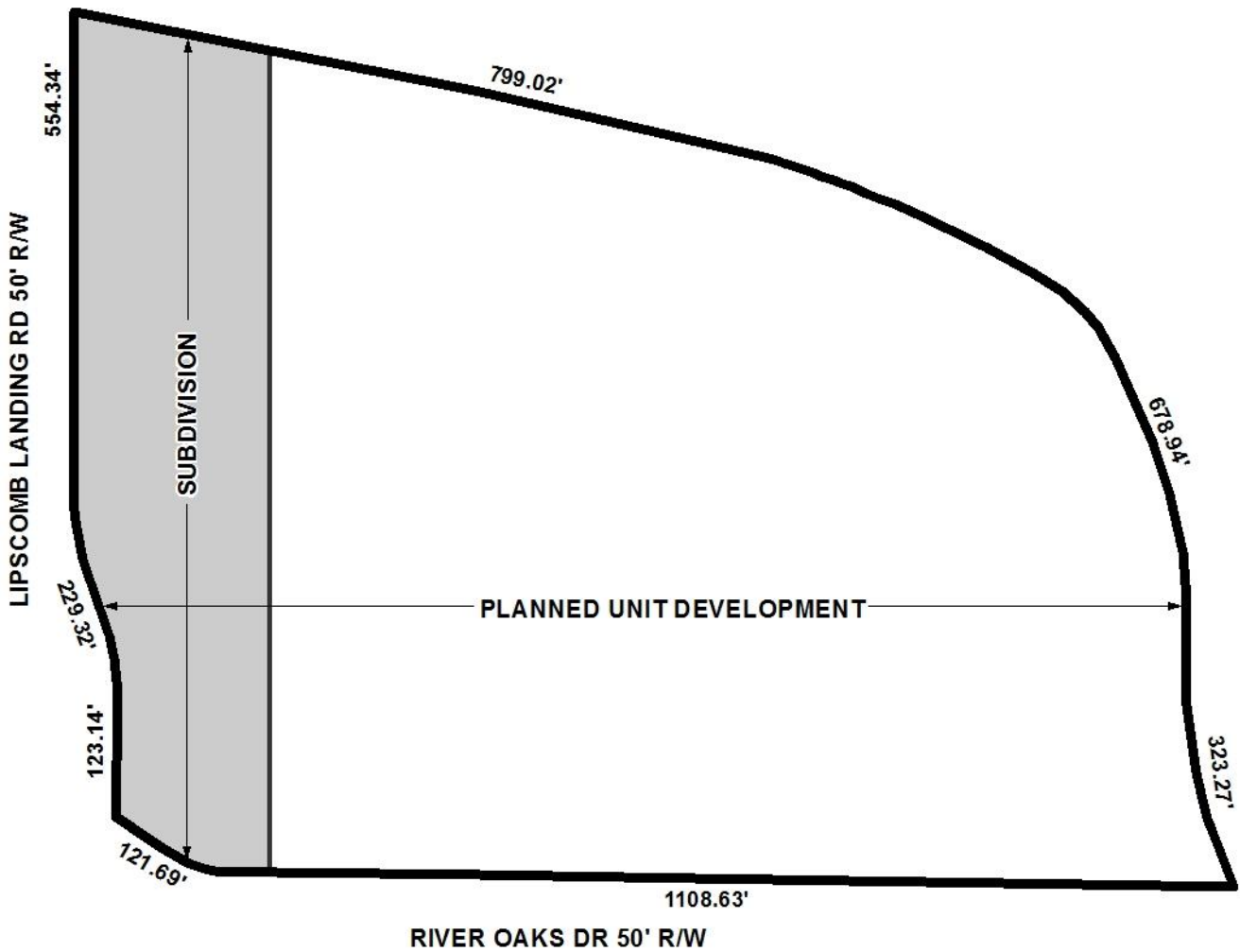
The site plan illustrates existing buildings, setbacks, and proposed lot lines.

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# DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE November 16, 2017

APPLICANT Lipscomb Landing Estates Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

