

LYON'S ESTATES SUBDIVISION, RESUBDIVISION OF

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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 8.0 ± acres, 2 lot subdivision which is located on the South side of Venetia Road, along the East and West sides of Lyons Drive [private street]. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide six lots into two lots.

As proposed, Lots 1 and 2 would exceed the width to depth ratio, therefore a waiver of Section V.D.3 would be required.

As illustrated on the Vicinity Map, the site is adjacent to Dog River, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

With a waiver of Section V.D.3. the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) that the developer obtain any necessary approvals from federal, state, and local agencies.

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