

LIPSCOMB'S LANDING 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: 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).

The plat illustrates the proposed 1 lot, 1.0 \pm acre subdivision which is located on the North and South sides of Lipscombe Landing [private street], 950' \pm East of Lloyd Station Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel.

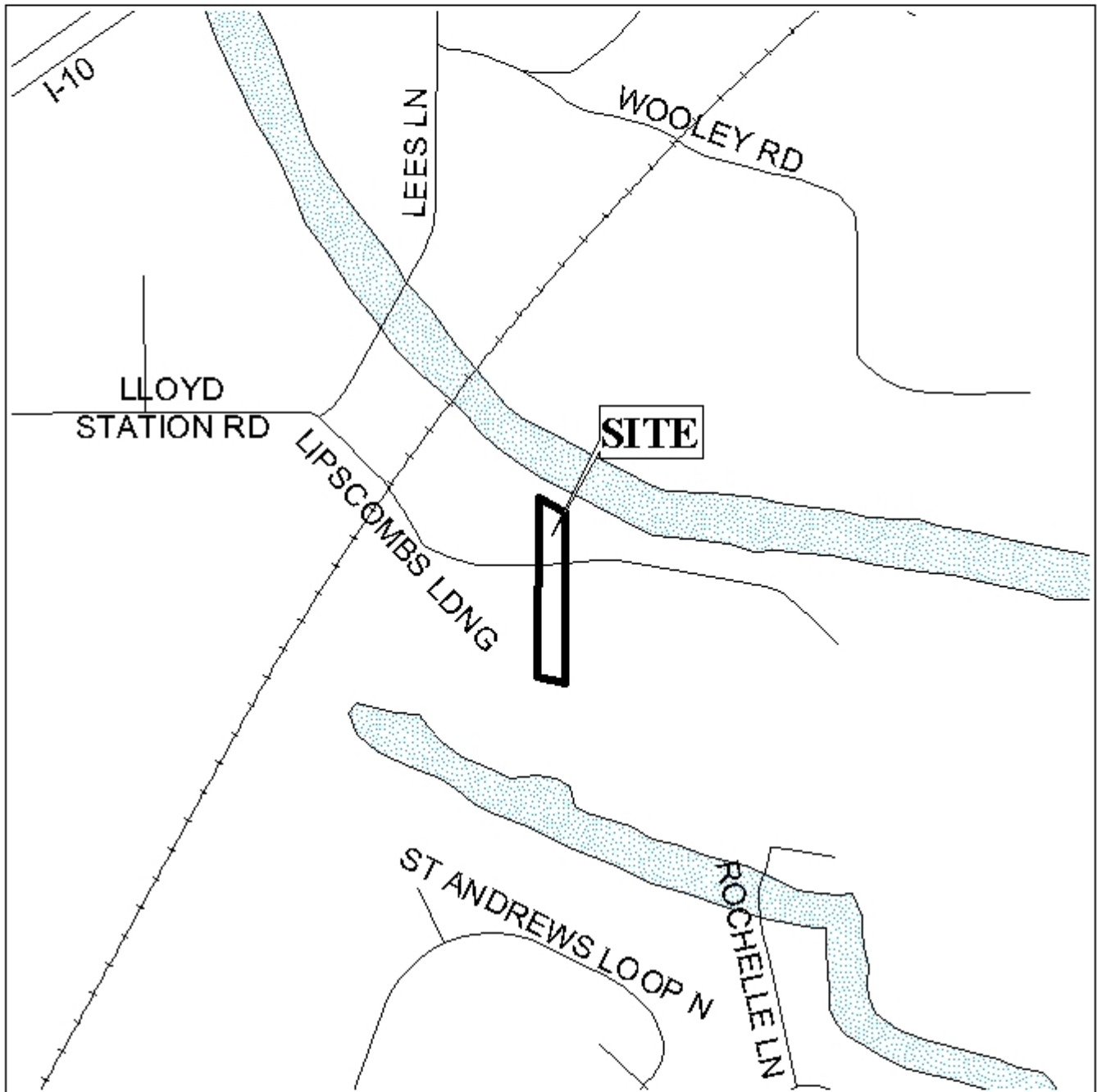
The Subdivision Regulations allow private streets in the case of family division of property involving five lots or fewer, or in cases of innovative design, and this one lot subdivision would comply with either of the aforementioned criteria. However, the private road (Lipscombe Landing) has existed for a long time and this lot is a nonconforming parcel. It should also be noted that the 25-foot minimum setback line from the private roadway should be shown on the final plat.

As the site is within the Dog River watershed, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways, thus a waiver of V.D.3. would be appropriate.

With modifications and a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 11 DATE March 18, 2004

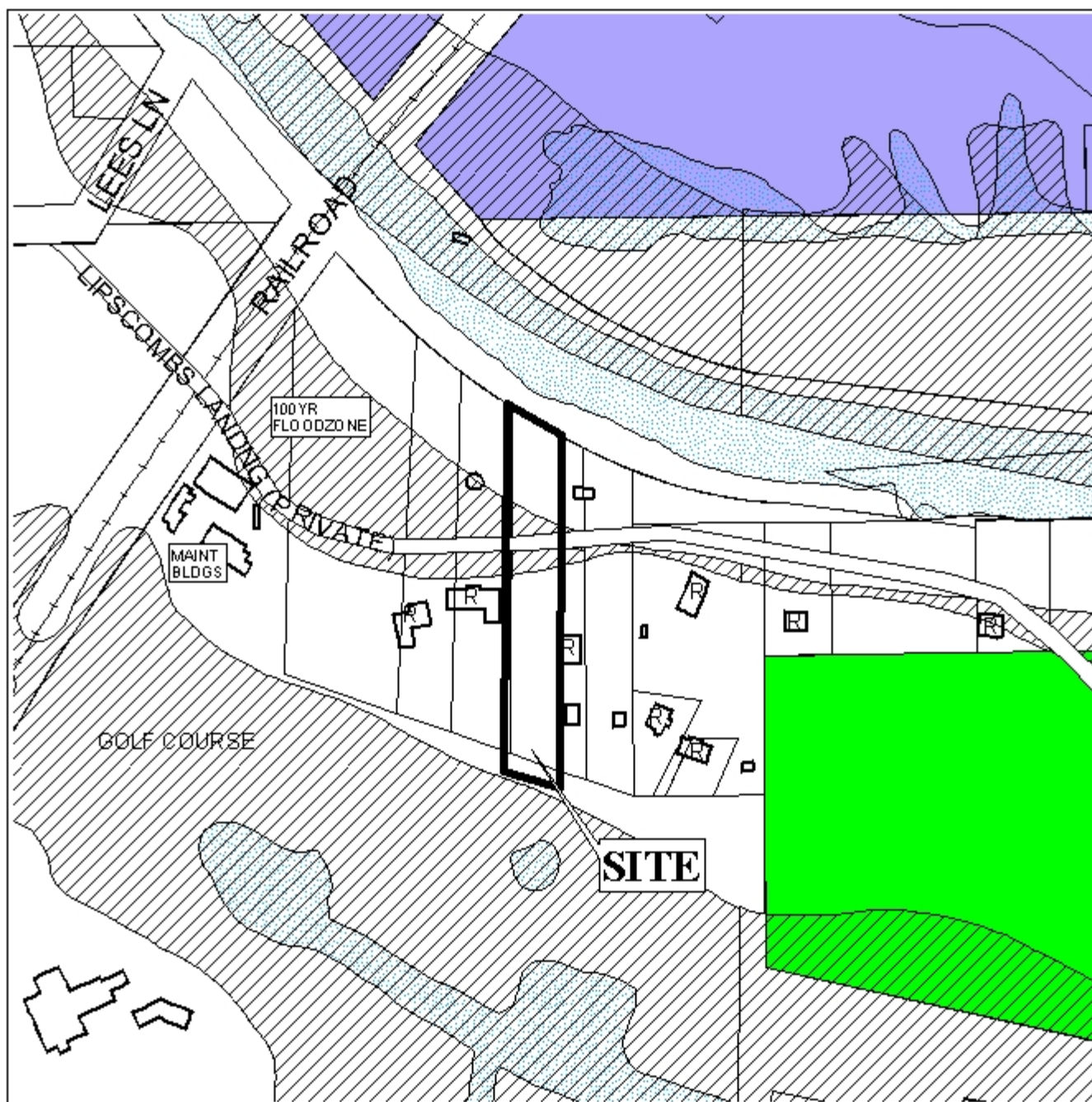
APPLICANT Lipscomb's Landing Subdivision

REQUEST Subdivision



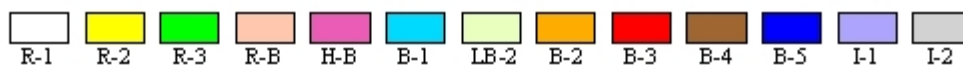
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LEGEND



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