

ROSS WINGO 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.

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 2 lot, 1.6 \pm acres subdivision which is located on the South side of Dickens Ferry Road, 545' \pm West of Foreman Road. The subdivision is served by public water and sanitary sewer.

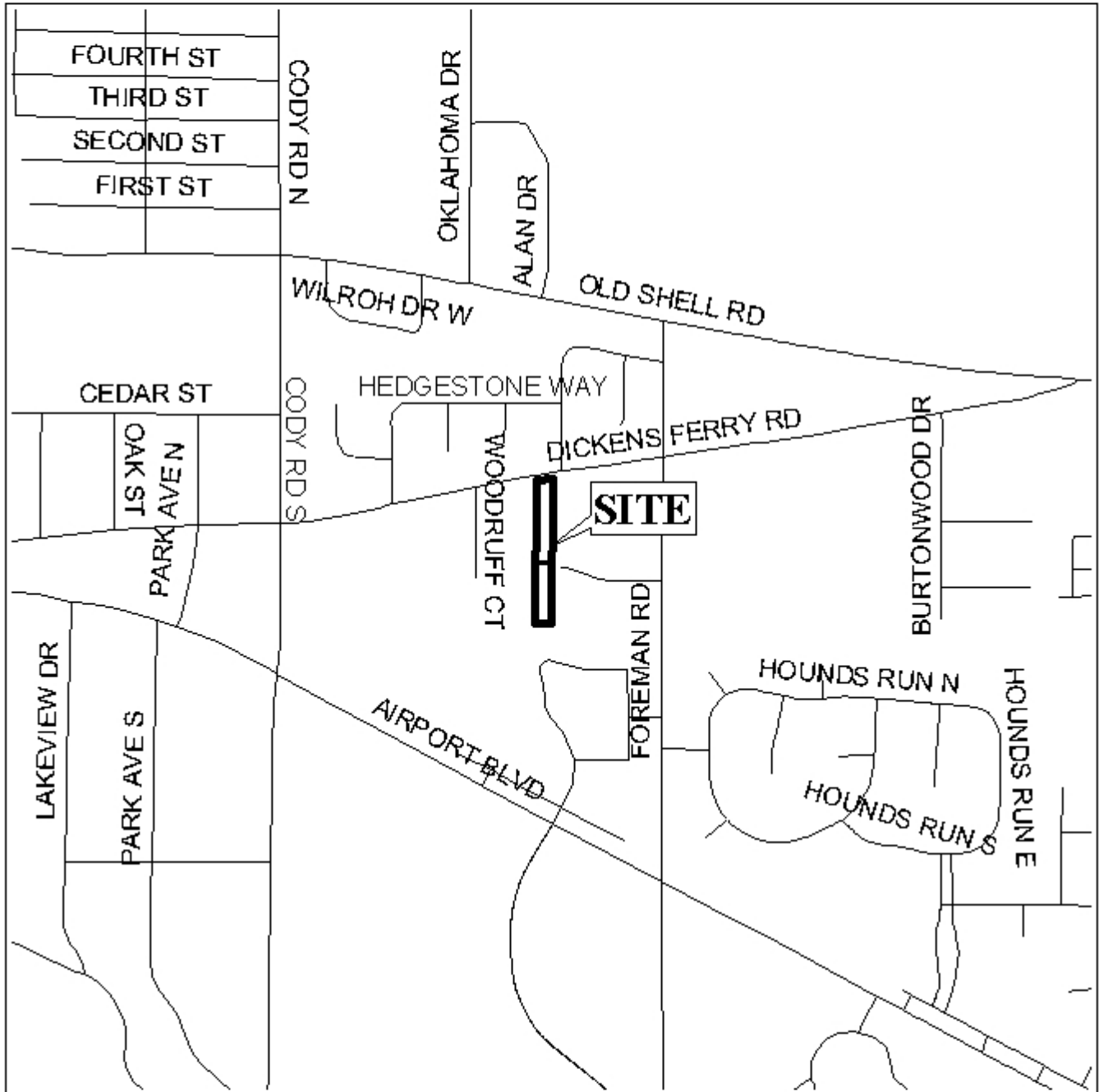
The purpose of this application is to shift an interior lot line.

As a means of access management, a note should be placed on the final plat stating that both lots are limited to one shared curb cut to Reichleiu Drive, with the size, location and design to be approved by Traffic Engineering, should be required.

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

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) the placement of a note on the final plat stating that both lots are limited to one shared curb cut to Reichleiu Drive, with the size, location and design to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 14 DATE March 18, 2004
APPLICANT Ross Wingo Subdivision, Resubdivision of
REQUEST Subdivision



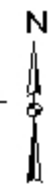
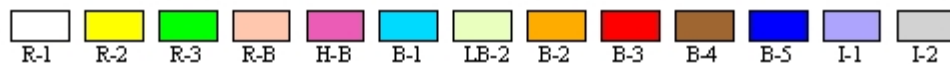
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LEGEND



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