



# Land Development Report

September 30, 2018 1:08 PM

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## Location

**Parcel ID:** 084601390000  
**Parcel LRSN:** 177536  
Address: 4809 HUMMINGBIRD CIR

## Zoning

Zoning: R5  
Form District: NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: LYNNVIEW SUBDIVISION  
Plat Book - Page: 12-056  
Related Cases: NONE

## Special Review Districts

Overlay District: NO  
Historic Preservation District: NONE  
National Register District: NONE  
Urban Renewal: NO  
Enterprise Zone: NO  
System Development District: NO  
Historic Site: NO

## Environmental Constraints

### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0076E

### Protected Waterways

Potential Wetland (Hydric Soil): YES  
Streams (Approximate): NO  
Surface Water (Approximate): NO

### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

### Geology

Karst Terrain: NO

## Sewer & Drainage

**MSD Property Service Connection:** YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: MS4 (outside of incentive area)

## Services

Municipality: LYNNVIEW  
Council District: 21  
Fire Protection District: OKOLONA  
Urban Service District: NO