

DOBSON FARMS

Comprehensive Design Plan

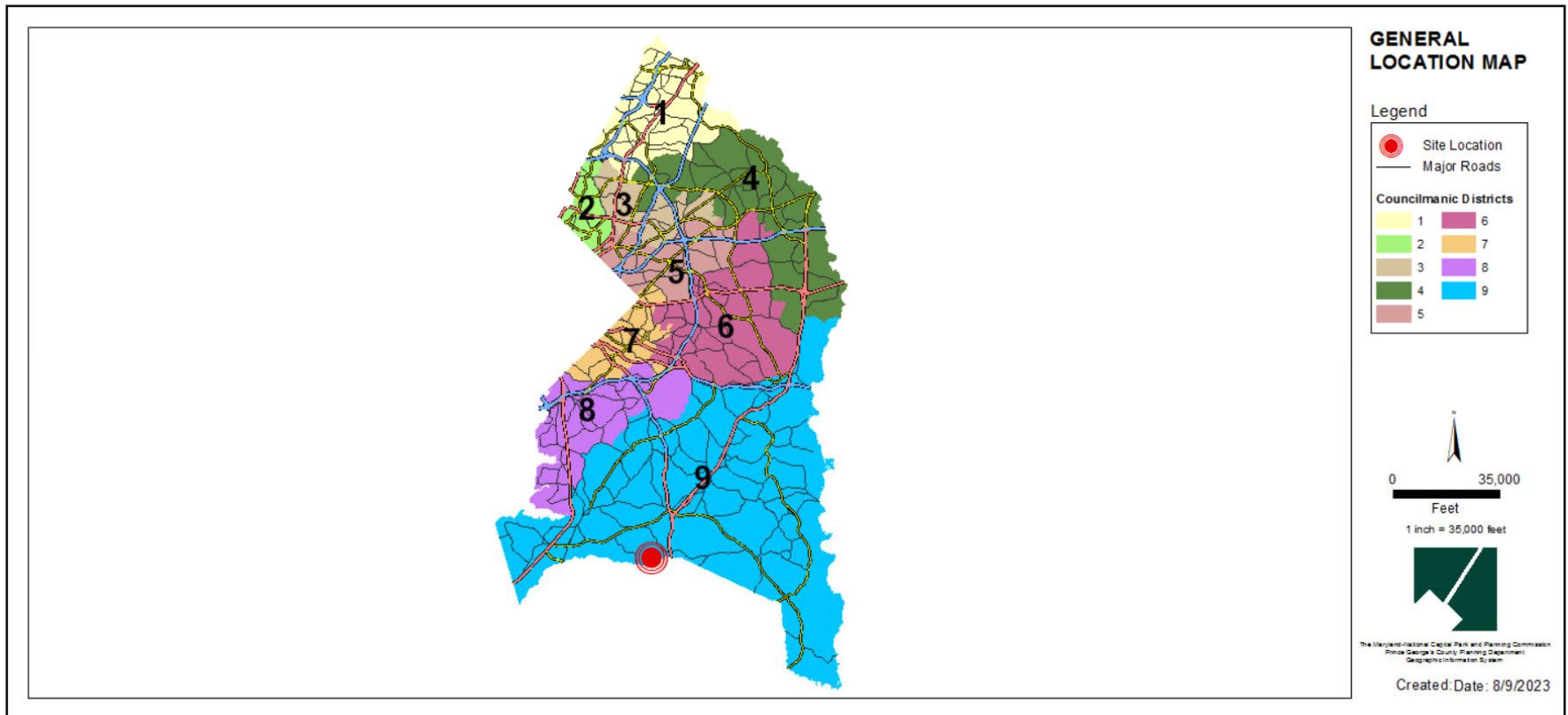
TCP1-011-2023

Staff Recommendation: APPROVAL with conditions

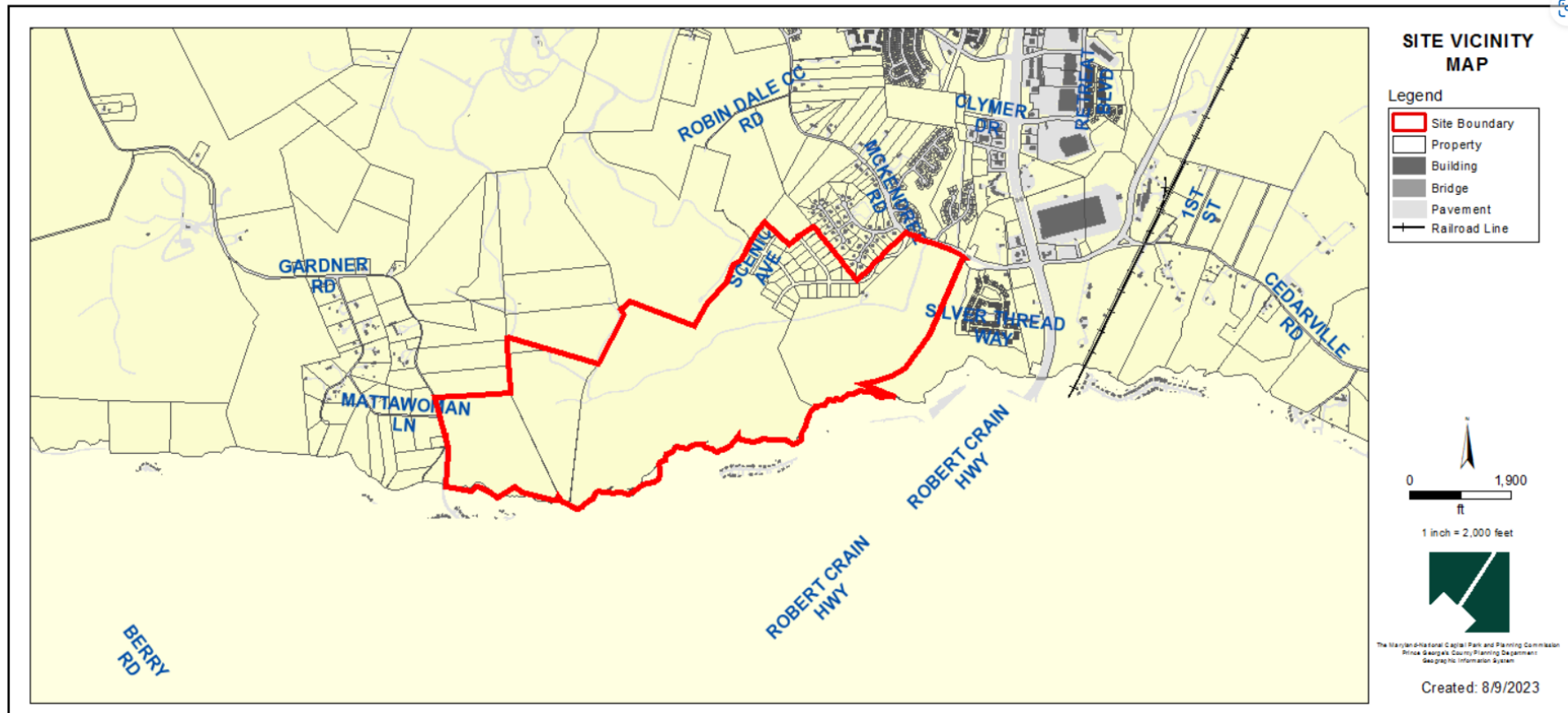


GENERAL LOCATION MAP

Council District: 09
Planning Area: 85A



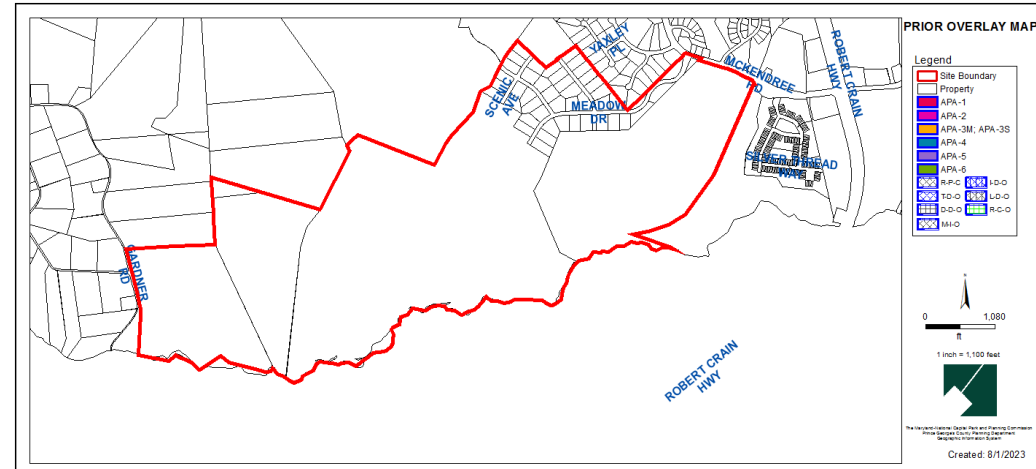
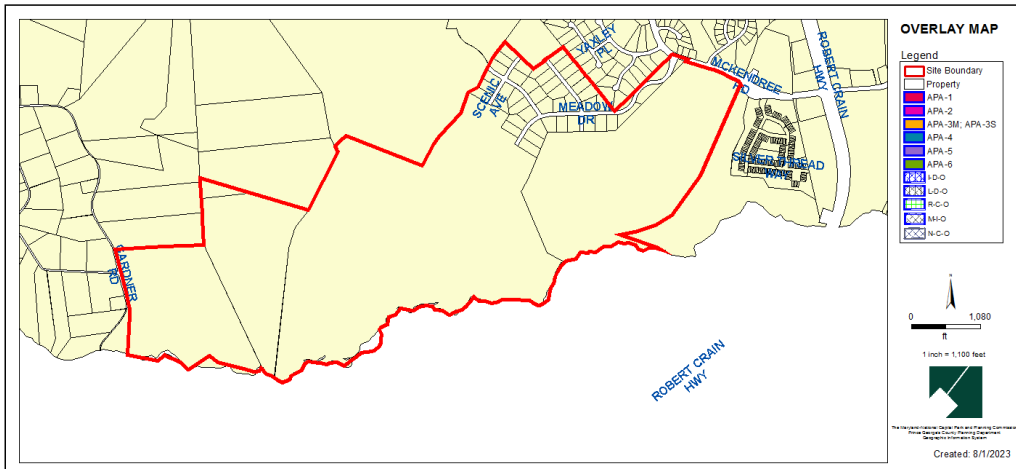
SITE VICINITY MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

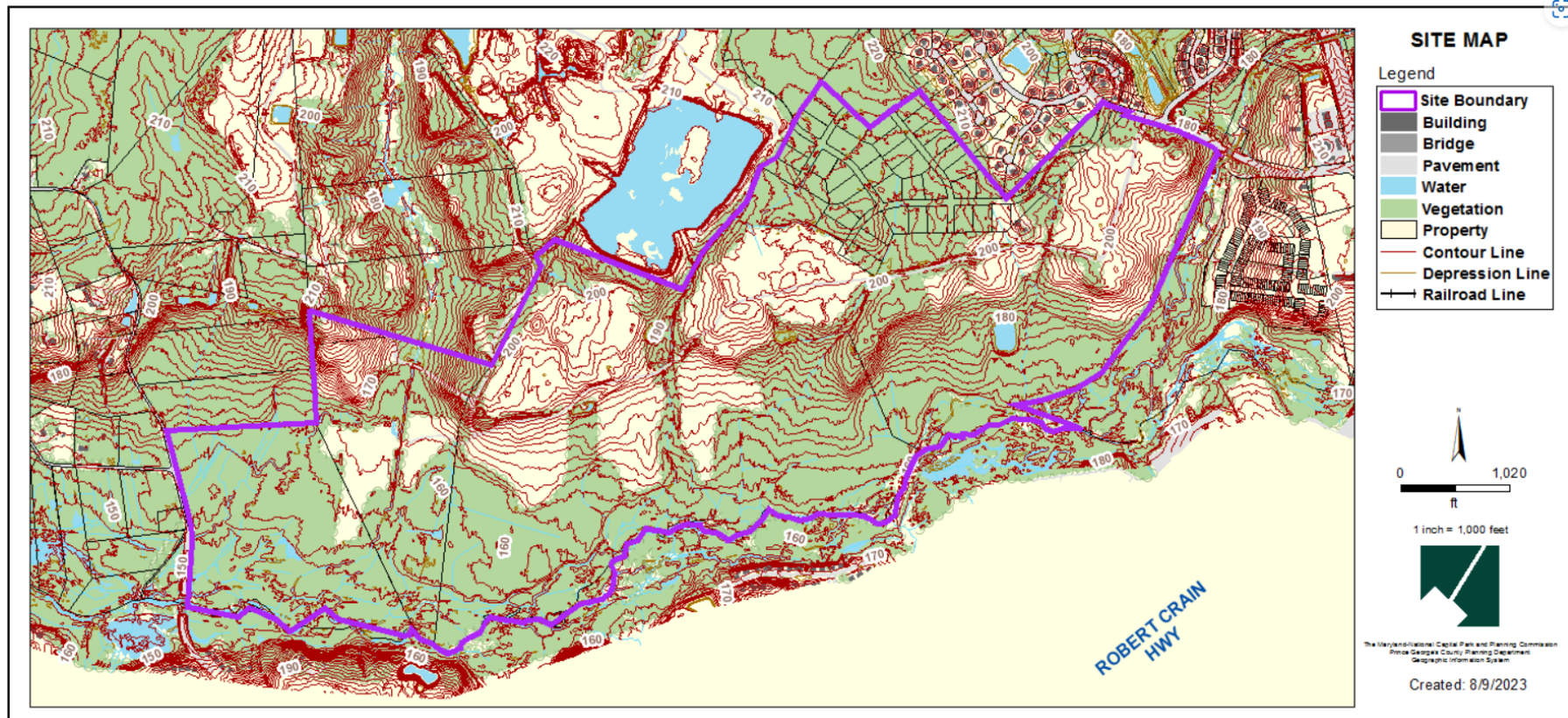
PRIOR OVERLAY MAP



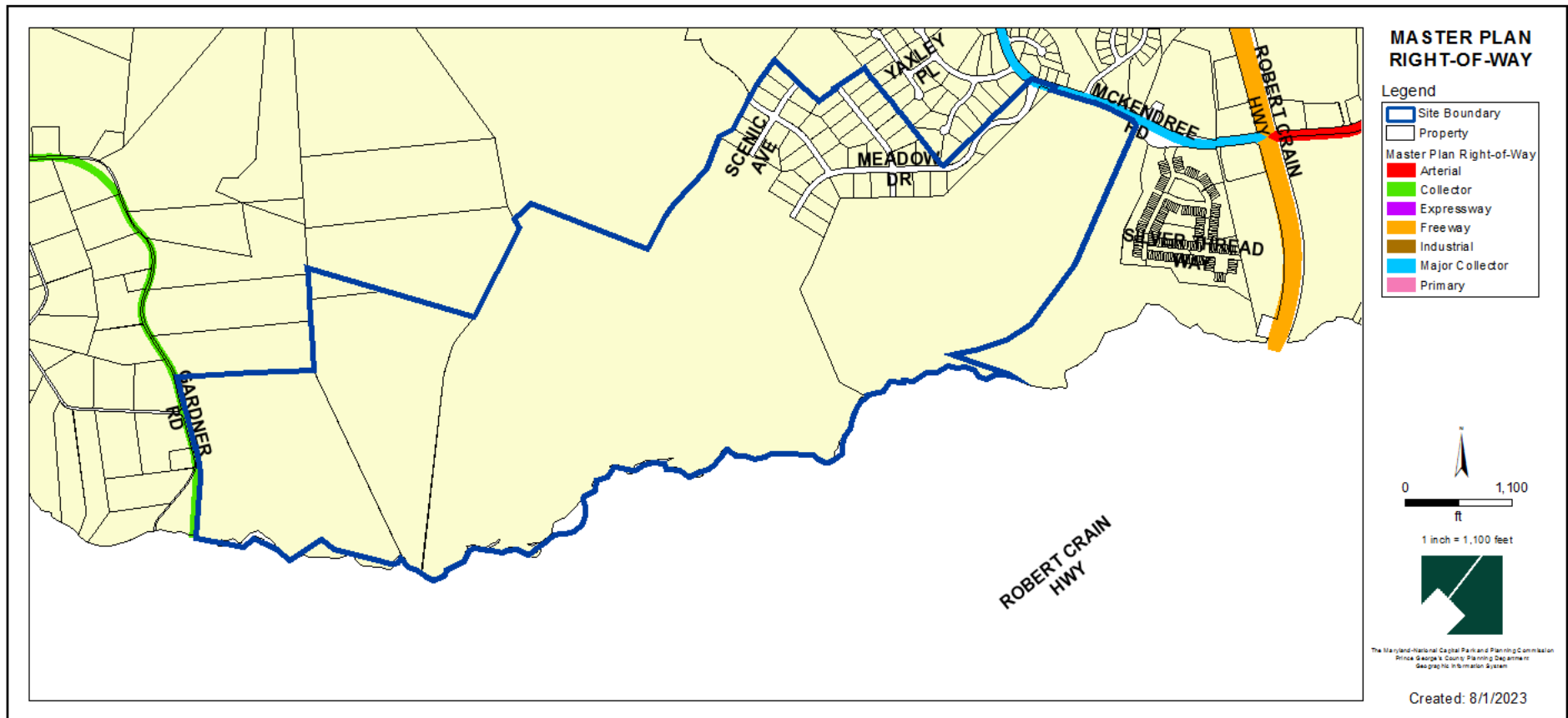
AERIAL MAP



SITE MAP



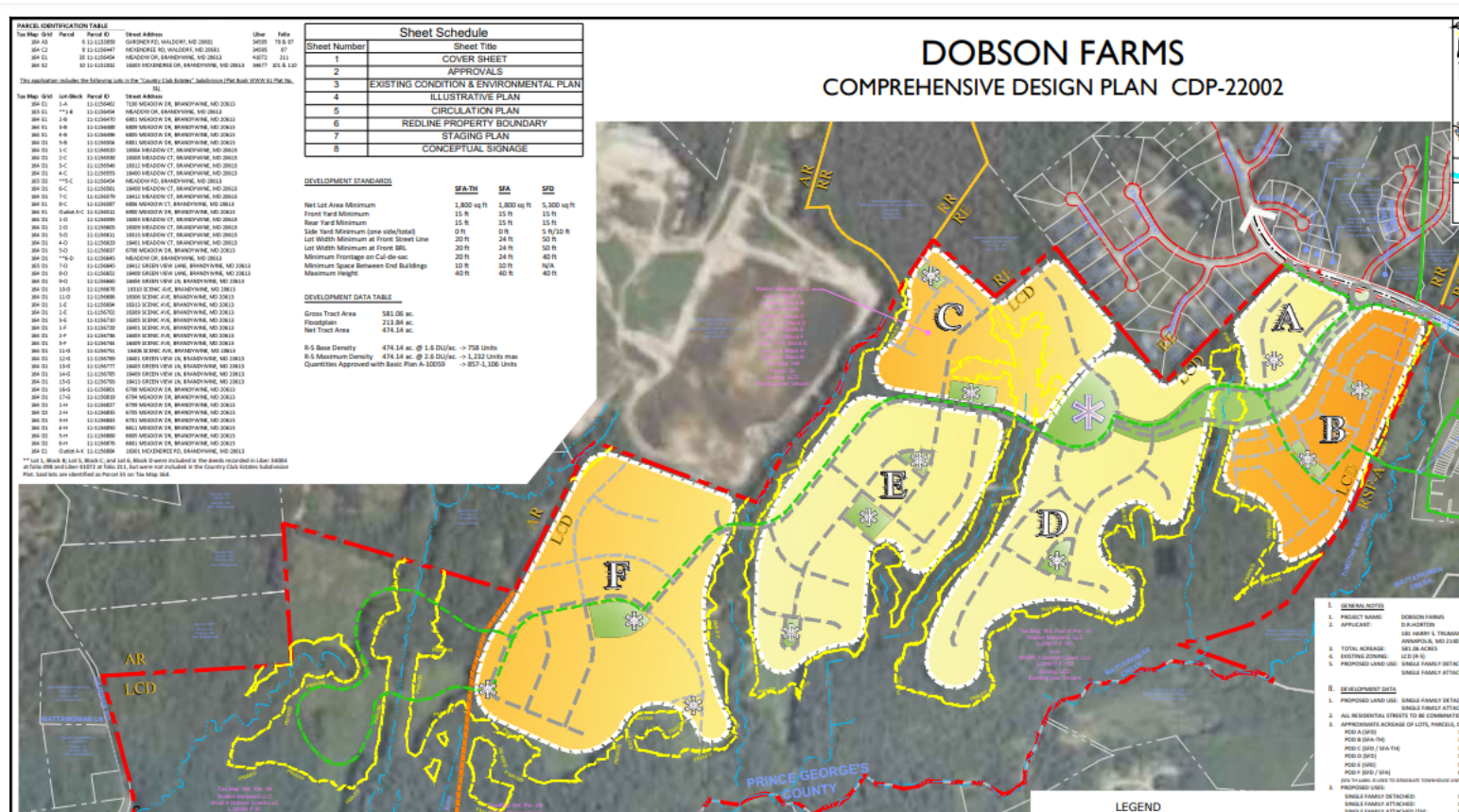
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



COMPREHENSIVE DESIGN PLAN

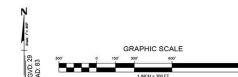


ILLUSTRATIVE PLAN

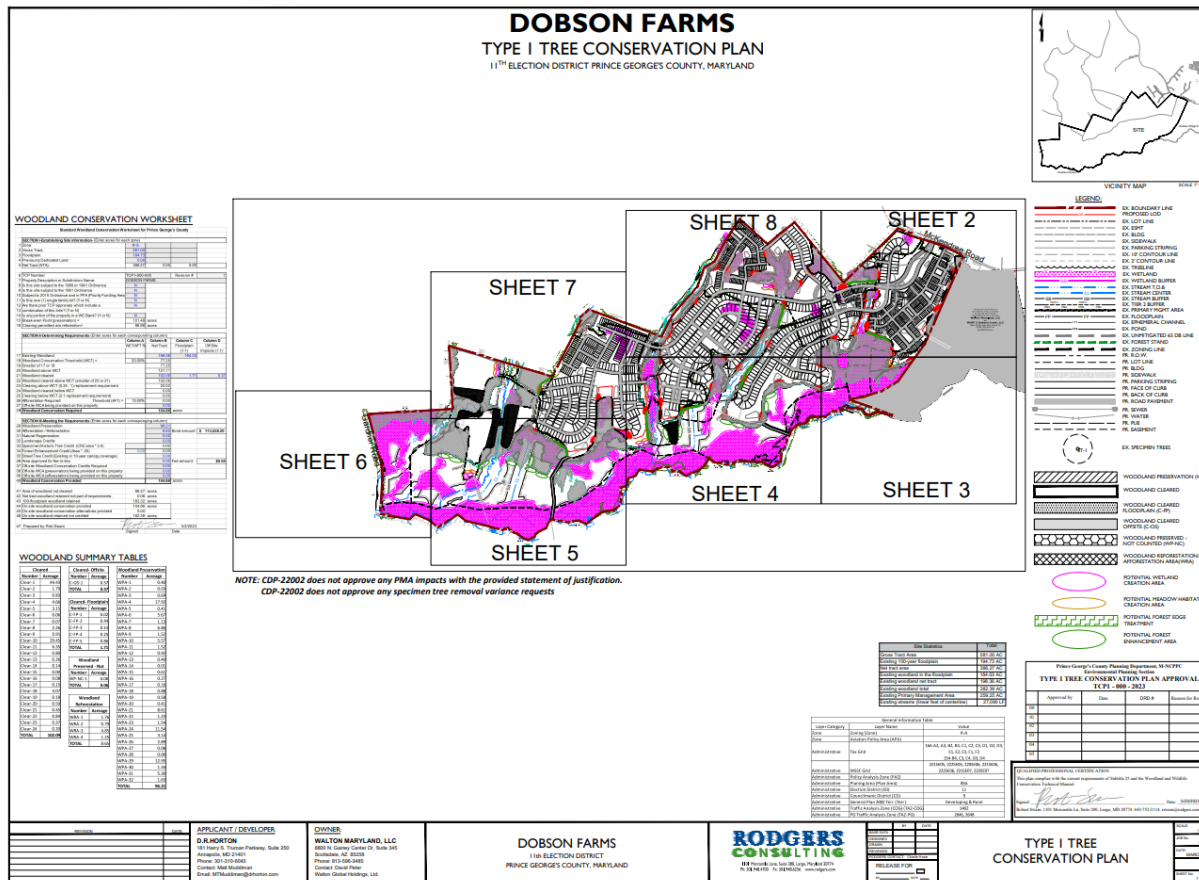


- LEGEND**
- POTENTIAL RECREATION AREA / AMENITY FACILITY
 - 60' WIDE - SINGLE FAMILY DETACHED LOT
 - 50' WIDE - SINGLE FAMILY DETACHED LOT
 - 40' WIDE - SINGLE FAMILY DETACHED LOT
 - 24' WIDE - FRONT-LOAD TOWNHOUSES
 - 20' WIDE - FRONT-LOAD TOWNHOUSES
 - 20' WIDE - REAR-LOAD TOWNHOUSES

NOTE: THE CONCEPTUAL LOT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR FINAL DESIGN OR CONSTRUCTION.



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL of CDP-22002 with conditions

APPROVAL of TCP1-011-2023 with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/20/2023
- Acceptance Mailing: 05/23/2023