

**Vicinity Map**  
Not to Scale

**Site Data:**

Parcels:	229-02-102 & 229-02-116
Parcel Acreage (Gross):	+/- 6.96 Acres
Zoning:	Existing: R-3 Proposed: R-6(CD)
Total Residential Units:	Up to 27 Lots
Proposed Density:	Up to 3.88 DU/AC
Tree Save:	Site Area: +/- 6.31 Acres (Outside of ROW) Required: 0.63 Acres (10%) Provided: 0.63 Acres (10%)
Open Space:	0.63 Acres (10%)
Uses:	Existing: Residential Proposed: Residential
Lot Standards:	Minimum Lot Width: 40' Minimum Lot Area: 4,500 S.F. Maximum Building Height: 35'
Setbacks:	Front: 17' - From ROW Garage: 20' - From Back of Sidewalk Side: 5' Rear: 30' Side/Corner: 10'

**General Notes:**

1. Base information obtained survey prepared by ESP Associates, P.A. titled "ALTA/ACSM Title Survey of Tax Parcels 229-021-16 & 229-021-012 being 6.965 Acres total" dated 10-17-2012 and survey prepared by ESP Associates, P.A. titled "Topographical Survey of Tax Parcels 229-021-16 & 229-021-012 dated 10-17-2012."

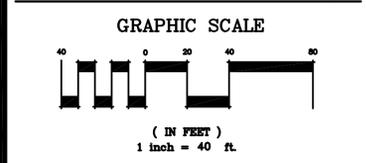
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**Clawson Tract**

**CONCEPTUAL SITE PLAN**  
Petition 2012-070  
"For Public Hearing"



PROJECT NO	ZJ28.100		
DRAWING	ZJ28-Conceptual Site Plan.dwg		
DATE	04-18-2012		
DRAWN BY	MM		
CHECKED BY	ML		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	4/23/12	ML	Initial Submittal to CMPC
2	12/20/12	MM	Revised submittal per Staff Comments.
3	2/22/2013	MM	Revised Submittal per Staff Comments.

