

# SUBDIVISION NOTES:

**EXISTING SITE DATA:** PRESENT USE: **EXISTING ZONING:** GROSS SITE AREA:

#### PROPOSED SITE DATA: PROPOSED USE:

PROPOSED DWELLING UNITS:

CRITICAL AREAS:

PROPOSED PRIVATE ROADS: PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:

PROPOSED OPEN SPACE AND/OR LANDSCAPE TRACTS: PROPOSED LANDSCAPING (LANDSCAPE PLAN): PROPOSED UTILITIES: PROPOSED LIGHTING PROPOSED GATES:

TRACT "A" IS A TRAIL SYSTEM AND OPEN SPACE TRACT "B" IS OPEN SPACE/STORM FACILITY

TRACT "C" IS OPEN SPACE TRACT "D" IS A PRIVATE ROAD TO BENEFIT LOTS 1 THROUGH 43, T.L. 2/2, T.L. 31, T.L. 32, T.L. 33, T.L. 34, T.L. 35 AND T.L. 38 TRACT "E" IS OPEN SPACE

TRACT "F" IS OPEN SPACE TRACT "G" IS OPEN SPACE TRACT "H" IS OPEN SPACE

## **DENSITY CALCULATIONS**

MAXIMUM DENSITY 2.9 DWELLING UNITS/GROSS ACRE 21.74 GROSS SITE ACREAGE X 2.9 DU/ACRE = 63 TOTAL LOTS ALLOWED 43 LOTS ARE PROPOSED AS SHOWN

# DEVELOPMENT STANDARDS

MINIMUM LOT WIDTH: 80 FEET MINIMUM LOT DEPTH: 100 FEET MINIMUM LOT SIZE: 10,500 SF MAXIMUM LOT SIZE: 18,000 SF MAXIMUM LOT COVERAGE: 35% MAXIMUM BUILDING HEIGHT: 35'

BUILDING SETBACKS	
FRONT YARD (FEET)	20
SIDE YARD AND CORNER LOT REAR YARD (FEET)	5
STREET SIDE YARD (FEET)	20
REAR YARD (FEET)	25
LOT FRONTAGE ON A CUL-DE-SAC OR CURVE	30

### LEGEND

JENU	
	PROPERTY LINE
	MATCH LINE
	PROPOSED LOT
	ROAD CENTERLINE
to 8 3 miles f 8 miles 1 6 miles 1 8 miles 2 8 miles 2 8 miles 3 8 miles 5 8 miles 8 8 miles 6 7 miles	PROPOSED RIGHT-OF-WAY
	SIDEWALK/CONC. PAD
	ASPHALT ROAD/STREET/DRIVEWAY
	ADJACENT TAXLOT
Assessment Assessmentships with a second and a second and a second	PROPOSED EASEMENT
	BUILDING ENVELOPE
	PHASELINE
	PROPOSED TRAIL
<u>*</u> *	WETLANDS
	WETLAND BUFFER
ne dati sing sine tink sine dan	HABITAT BUFFER
_	CURB
<u> </u>	CONCEPTUAL LIGHTING LOCATION
<b>O</b>	TREE

EQUESTRIAN ARENA, STABLES AND OUTBUILDINGS 21.74 ACRES (947,178 SF) PER SURVEY BY OLSON ENGINEERING

43 SINGLE-FAMILY LOT RESIDENTIAL DEVELOPMENT 43 SINGLE-FAMILY DETACHED BUILDINGS BUILDING ENVELOPES ARE SHOWN ON THE LOTS

PLEASE REFER TO THE WETLAND DELINEATION AND

ASSESSMENT REPORT DATED OCTOBER 28, 2016 AND THE FISH AND WILDLIFE HABITAT CONSERVATION AREAS REPORT DATED NOVEMBER 1, 2016 PREPARED BY THE RESOURCE COMPANY AND THE GEOTECH REPORT PREPARED BY PBS ENGINEERING FOR MORE INFORMATION TRACT "D" AS SHOWN

AS SHOWN SIDEWALKS AND TRAILS FOR PEDESTRIAN USE AS SHOWN

AS SHOWN AND ON THE ENGINEERING PLANS TRACTS "A," "B," "C," "E," "F," "G," AND "H" AS SHOWN ON THE LANDSCAPE PLAN REFER TO CIVIL ENGINEERING PLANS CONCEPTUAL STREET LIGHTS ARE SHOWN A GATED ENTRY IS PROPOSED AS SHOWN

TRACT "B" 127147-040 10,505 S.F. 11,878 S.F. 10,878 S.F. 10' PRIVATE 10,823 S.F. STORM SEWER 15' STORM EASEMENT EASEMENT 10,560 S.F. MATCH LINE - SEE SHEET PL1 TRACT "A" OPEN SPACE 184,812 S.F. PRINTER SPACE 4.24 ACRES 10,512 S.F. 5,315 S.J. 15' STORM EASEMENT ~ 0.12 ACR⋭S 29 11,489 S.F. 11,005 S.F. 11,393 S.F. 32 10,737 S.F. END OF PROPOSED TRACT "G" **IMPROVEMENTS** FOR PHASE 1 OPEN SPACE PRIVATE ROAD 0.03 ACRES END OF 26 11,050 S.F. PROPOSED 13,194 S.F. PUBLIC ROAD-GEOTECH SETBACK LINE 10,617 S.F. DETERMINED BY PBS ENGINEERING IN DECEMBER 2015. ADDITIONAL 48' FULL-WIDTH GEOTECH WORK REQUIRED RIGHT-OF-WAY (TYP) TO BUILD BEYOND THIS LINE 11,235 S.F. 10,786 S.F. PAVED ROADWAY (TYP) GATE 5' SIDEWALK 5' CURB AND LANDSCAPE-(TYP) 10,757 S.F. TRACT "B" 12,730 S.F. PROPOSED REALIGNED 11,549 S.F. 10,503 S.F. OPEN SPACE ACCESS EASEMENT 88,430 S.F. 2.03 ACRES T.L. 2/2 127162-003 MCINTOSH RIDGE PRD, LLC 10,585 S.F. TRACT "D" OPEN SPACE 10,537 S.F. 985 S.F. PRIVATE ROAD 16 0.02 ACRES 135,579 S.F. 3.11 ACRES

T.L. 31

127167-000

MCINTOSH RIDGE PRD, LLC

T.L. 38 127174-000 MCINTOSH RIDGE PRD, LLC T.L. 32

127168-000

PROPOSED TRACT "E" OPEN SPACE 3.022 S.F. 0.07 ACRES BUILDING **ENVELOPE** T.L. 5/2 986028-088 12,492 S.F. **BRANDON DAWSON** STREET LIGHT (TYP.) 10,527 S.F. 11,073 S.F. 10,550 S.F. MCINTOSH RIDGE PRD, LLC 10,700 S.F. 10,507 S.F. 10,541 S.F. T.L. 33 127169-000 MCINTOSH RIDGE PRD, LLC 10,582 S.F. T.L. 34 10,592 S.F. 127170-000 MCINTOSH RIDGE PRD, LLC 10,609 S.F. T.L. 35 127171-000 MCINTOSH RIDGE PRD, LLC 10,605 S.F. 15,061 S.F. 12,335 S.F. 11,552 S.F. GEOTECH SETBACK LINE **GRAPHIC SCALE** 

DETERMINED BY PBS ENGINEERING IN DECEMBER 2015. ADDITIONAL.

GEOTECH WORK REQUIRED TO BUILD BEYOND THIS LINE... Exhibit 5 SUB17-02

APPLICANT, OWNER AND PROJECT CONTACT:

16420 SE MCGILLIVRAY BLVD. SUITE 103-197

MCINTOSH RIDGE PRD LLC ATTN: MELANIE POE, MANAGER

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T.L. 15 127147-030

T.L. 14 127147-028

HIDDEN LEAF 1

BOOK 311, PAGE 454

ENGINEERING/SURVEY CONTACT: OLSON ENGINEERING, INC.

> TRACT "C" 127147-042

(360) 947-0347

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UBDI S DAWSON'S

CHANGES / REVISIONS DESCRIPTION: DATE: DESIGNED: GEG DRAWN: GEG, MS, RJW CHECKED: KFS DATE: MAY 2017 SCALE: H: 1" = 60COPYRIGHT 2017, OLSON ENGINEERING, INC.

> DAWSON'S RIDGE SUBDIVISION JOB NO. 7972.00.01 SHEET

(IN FEET) 1 inch = 60 ft.

FILE: J:|data|7000|7900|7970|7972|Planning|Dawsons Ridge Layouts 2017|7972.p.prelim.densitytransfer.plat.dwg

PLOT: consultant3.ctb