

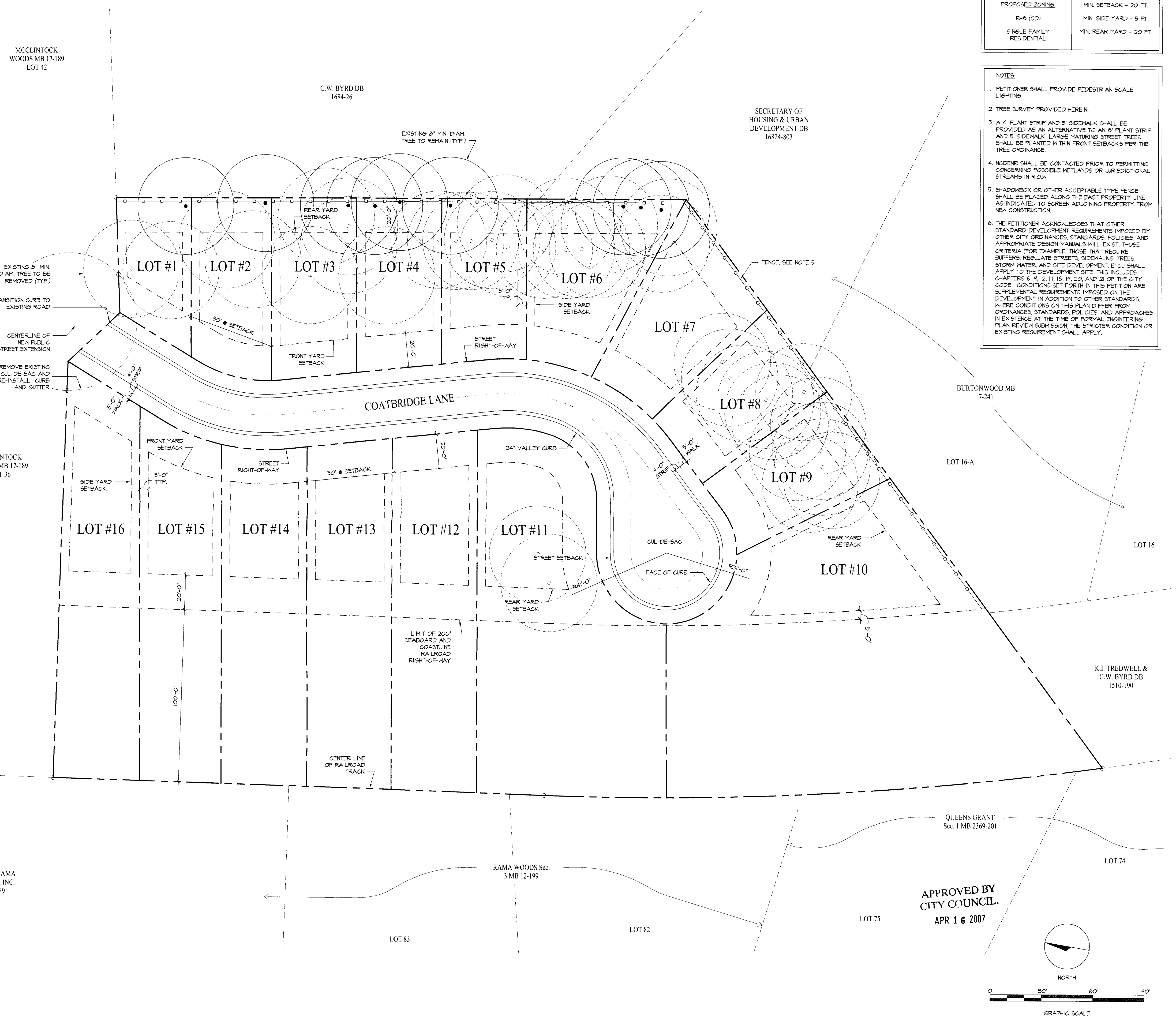
SITE AREA:	PROPOSED NO. LOTS:
± 3.8 ACRES	16
EXISTING ZONING:	MIN. LOT AREA - 3500 S.F.
R-3	MIN. LOT WIDTH - 40 FT.
PROPOSED ZONING:	MIN. SETBACK - 20 FT.
R-8 (CD)	MIN. SIDE YARD - 5 FT.
SINGLE FAMILY RESIDENTIAL	MIN. REAR YARD - 20 FT.

- NOTES:**
- PETITIONER SHALL PROVIDE PEDESTRIAN SCALE LIGHTING.
 - TREE SURVEY PROVIDED HEREIN.
 - A 4' PLANT STRIP AND 5' SIDEWALK SHALL BE PROVIDED AS AN ALTERNATIVE TO AN 8' PLANT STRIP AND 5' SIDEWALK. LARGE MATURING STREET TREES SHALL BE PLANTED WITHIN FRONT SETBACKS PER THE TREE ORDINANCE.
 - NO DENR SHALL BE CONTACTED PRIOR TO PERMITTING CONCERNING POSSIBLE WETLANDS OR JURISDICTIONAL STREAMS IN R.O.W.
 - SHADOWBOX OR OTHER ACCEPTABLE TYPE FENCE SHALL BE PLACED ALONG THE EAST PROPERTY LINE AS INDICATED TO SCREEN ADJOINING PROPERTY FROM NEW CONSTRUCTION.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.) SHALL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 11, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENT SHALL APPLY.

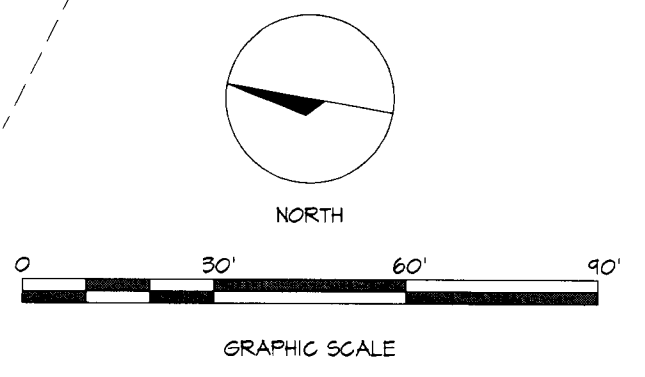
MCCLINTOCK WOODS MB 17-189 LOT 42

C.W. BYRD DB 1684-26

SECRETARY OF HOUSING & URBAN DEVELOPMENT DB 16824-803



APPROVED BY CITY COUNCIL.
 APR 16 2007



SEAL

PROJECT NAME:
 COATBRIDGE LANE EXTENSION
 PETITION #2006-136

DATE: 11/5/2006
 DESIGNED FOR PLAN REVIEW
 REVISIONS:
 REVISED - 12/19/2006
 REVISED - 3/27/2007

DRAWN BY:

SHEET TITLE:
 PROPOSED SITE PLAN

SHEET NUMBER:

SP-1