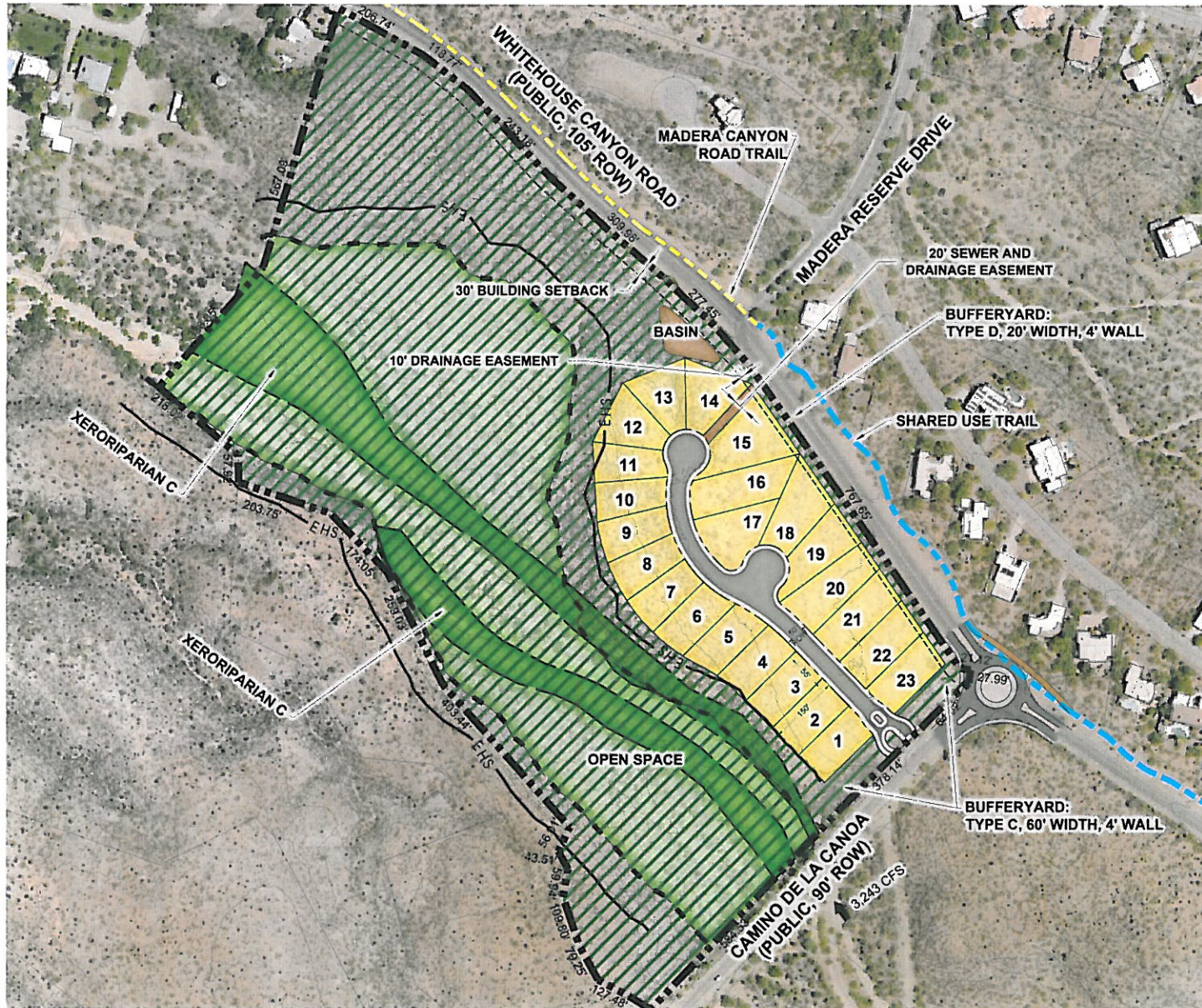


# PRELIMINARY DEVELOPMENT PLAN (PDP)



## GENERAL NOTES

- PROJECT AREA: 36.6 ACRES
- DEVELOPED AREA: 8.8 AC / 24%
- OPEN SPACE AREA: 27.8 AC / 76%
- EXISTING ZONING: RH (RURAL HOMESTEAD)
- PROPOSED ZONING: CR-1 (CLUSTER SUBDIVISION)
- NUMBER OF LOTS: 23
- RESIDENCES PER ACRE: 0.6 RAC
- BUILDING HEIGHT: MAX. 14' (SINGLE STORY)
- SETBACKS: FRONT 30', REAR 40', SIDE YARDS 10'
- RECREATION REQUIREMENT: IN LIEU FEE

## LEGEND

- SITE BOUNDARY
- XERORIPARIAN C
- TRAIL - SHARED USE
- TRAIL - ROAD TRAIL
- PUBLIC RIGHT-OF-WAY
- LOTS
- 100 YEAR FLOODPLAIN
- EROSION HAZARD SETBACK
- SURFACE FLOW DIRECTION
- OPEN SPACE

WHITEHOUSE CANYON

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS, AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

PROJECT: TR-06 DATE: 11/07/21  
FILE NAME: TR-06 SITE PLAN RENDERING\_042315.DWG

