

Addressing Scheme for Tract 18580 "The Pines" Subdivision

Existing Address are in Black 850

Proposed addresses are in Red 800

Revised April 24, 2020



- LEGEND:**
- - - - - EXISTING MINOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - BUILDABLE AREA
 - LOT BOUNDARY
 - RETAINING WALL
 - PROPERTY BOUNDARY
 - CONSERVATION FENCE
 - PROPOSED CONSERVATION FENCE
 - NEW SANITARY SEWER LINE
 - PROPOSED FLAT CURB
 - PROPOSED ROAD
 - PROPOSED DETENTION AREA
 - NEW WIDTH OF WAY
 - ABANDONED RIGHT OF WAY
 - AREAS OVER 30% SLOPE
 - CONSERVATION AREAS
 - POST AND RAIL FENCE
- CONSERVATION FENCE SHALL BE 4" HIGH SPLT RAIL. FENCE MUST BE INSTALLED TEMPORARILY UNTIL PERMITS ARE OBTAINED. PERMITS SHALL BE OBTAINED WITHIN 30 DAYS AFTER FINAL CITY APPROVAL AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED UNTIL PERMITS ARE OBTAINED. PERMITS SHALL BE OBTAINED WITHIN 30 DAYS AFTER FINAL CITY APPROVAL AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED UNTIL PERMITS ARE OBTAINED.

NOTE: PROPOSED PROJECT DRAINAGE SYSTEM TO BE TIED INTO CITY IMPROVED AND EXISTING DRAINAGE SYSTEM.

COMPOSITE DEVELOPMENT PLAN (1) C.S.D.
SCALE: 1" = 30'

| OWNER | APN NUMBER |
|-------------------|------------------|
| TALMADGE BROTHERS | 0307-172-36-0000 |
| | 0307-172-36-0000 |
| | 0307-172-40-0000 |
| | 0307-172-43-0000 |

ZONING DISTRICT: S-1-7200 (SFR)

- LEGEND:**
- ① NO VEHICULAR ACCESS ALONG TALMADGE LANE (DETENTION) FOR LOT 17 AND LOT 18.
 - ② MONUMENT SIGN LOCATION OPTIONS (TWO).
 - ③ NO BLOCK WALL ALONG PROPERTY LINE. 40' EXCESSIVE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

