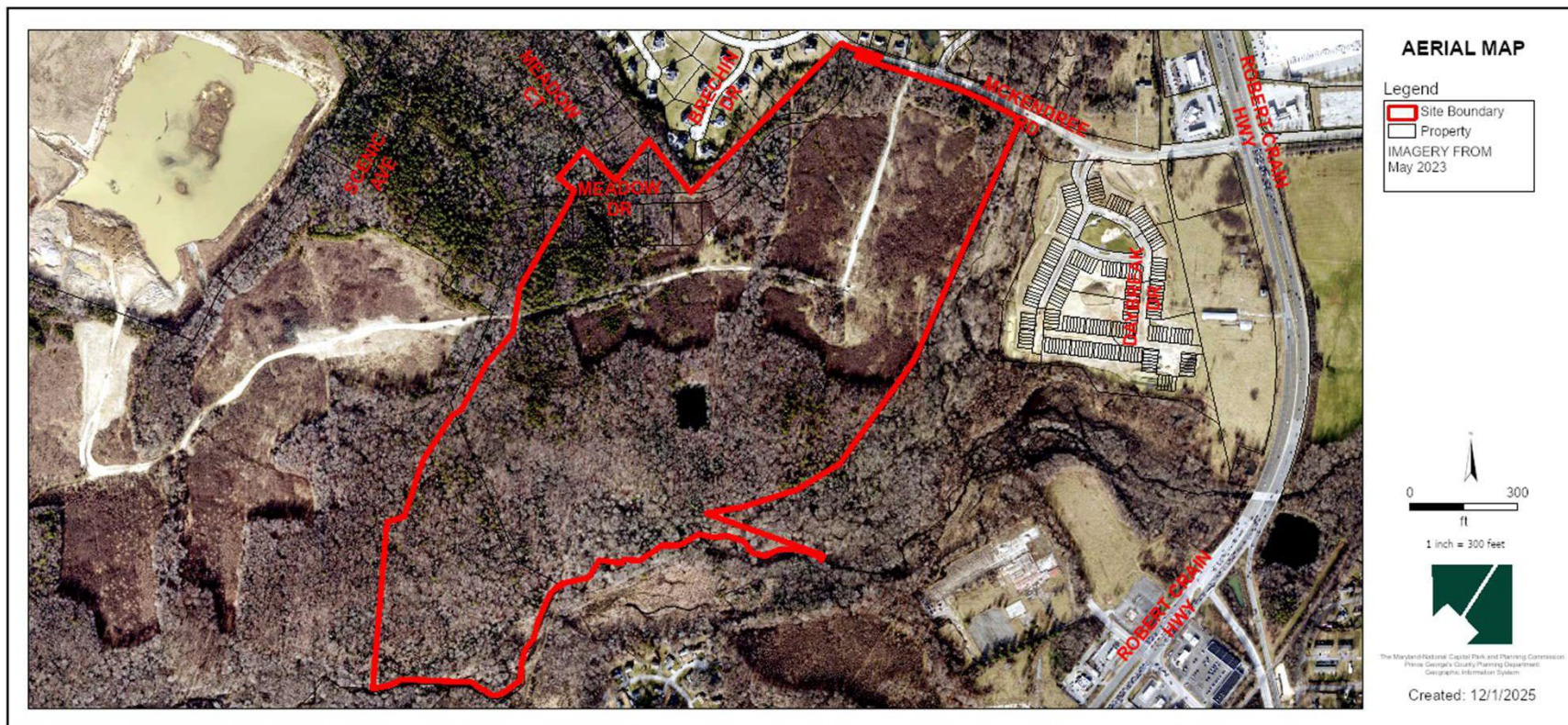


DOBSON FARMS PHASE 1

Specific Design Plan

TCP2-2025-0069

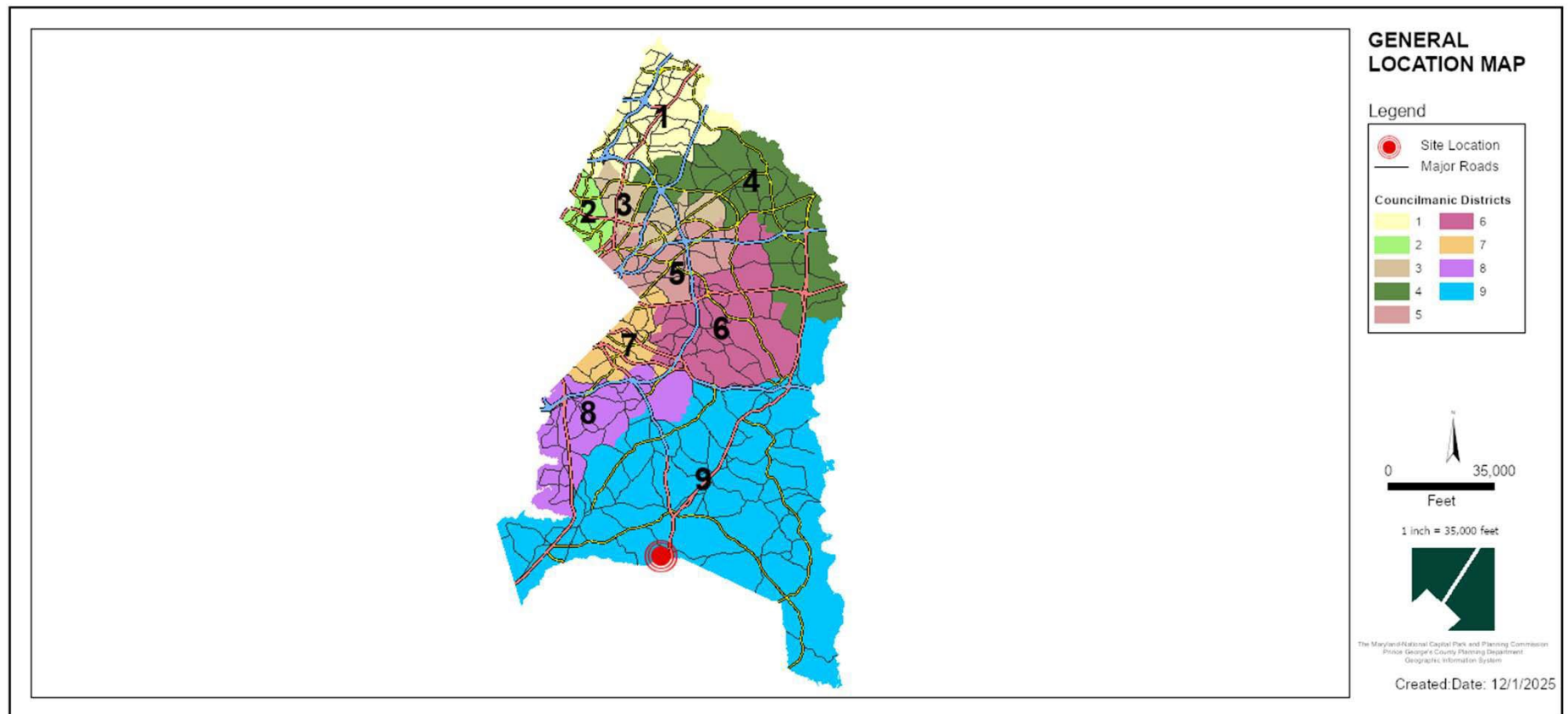
Staff Recommendation: APPROVAL with conditions



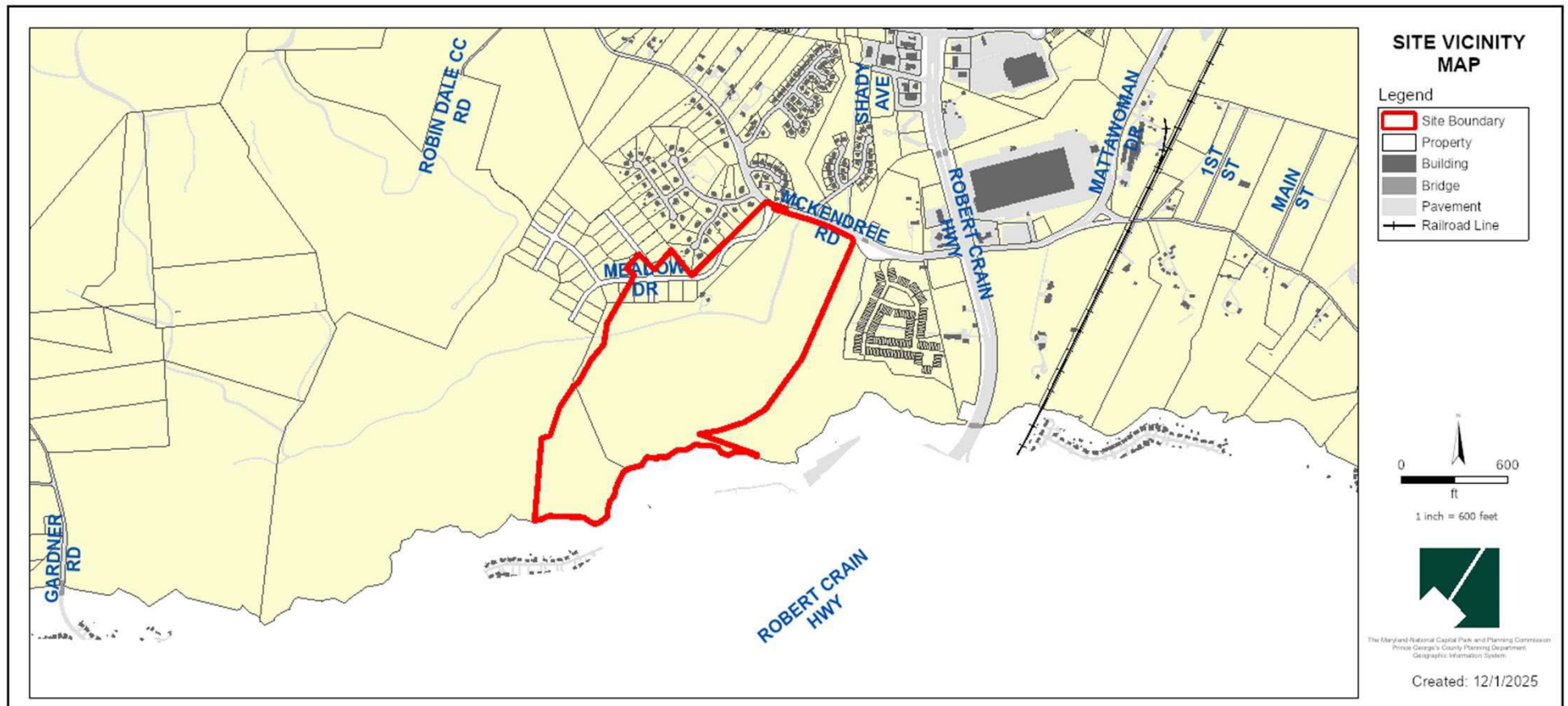
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A



SITE VICINITY MAP

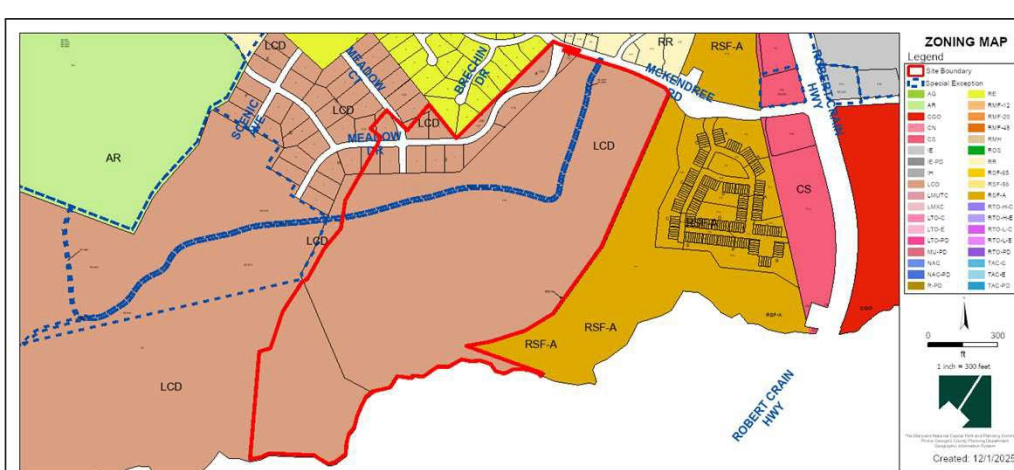


ZONING MAP (PRIOR AND CURRENT)

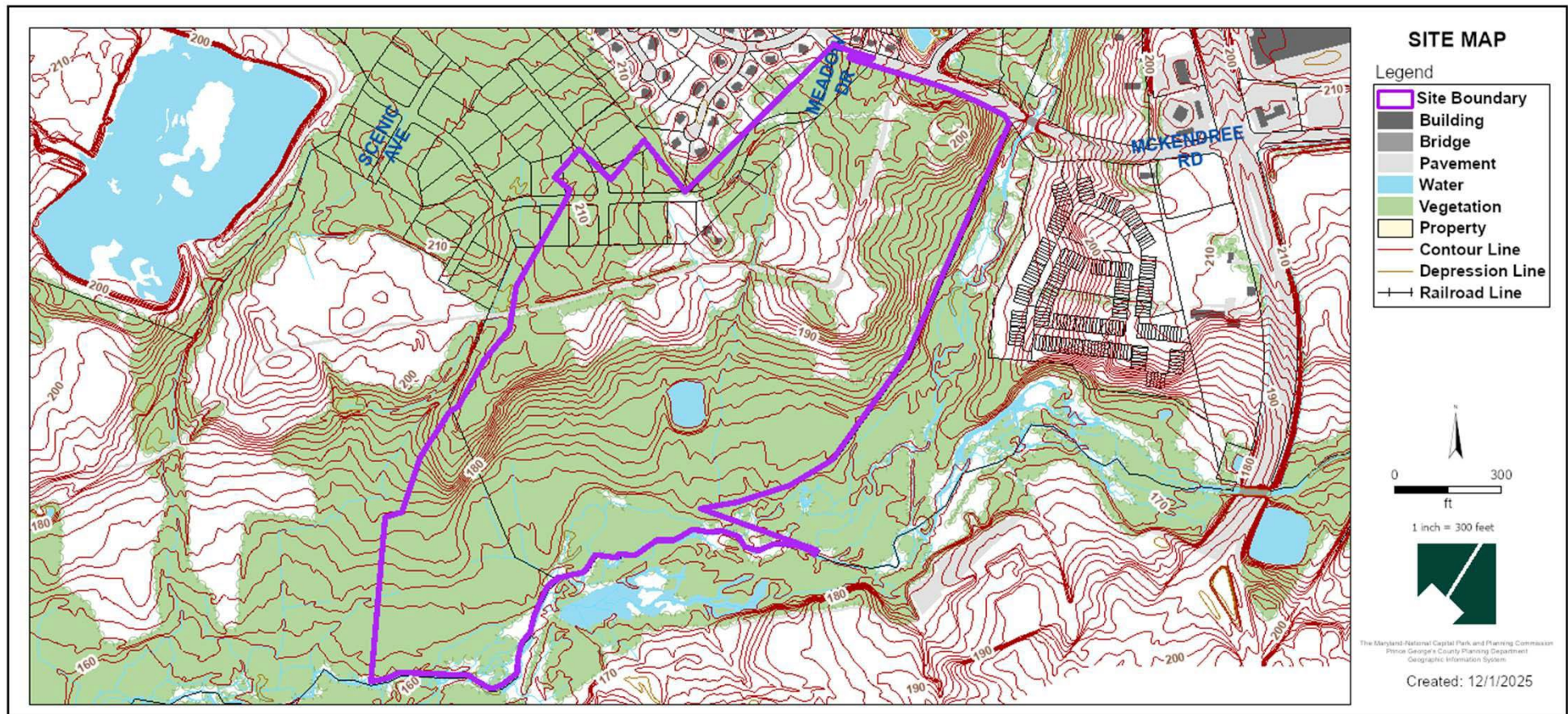
Prior Zoning Map: R-S



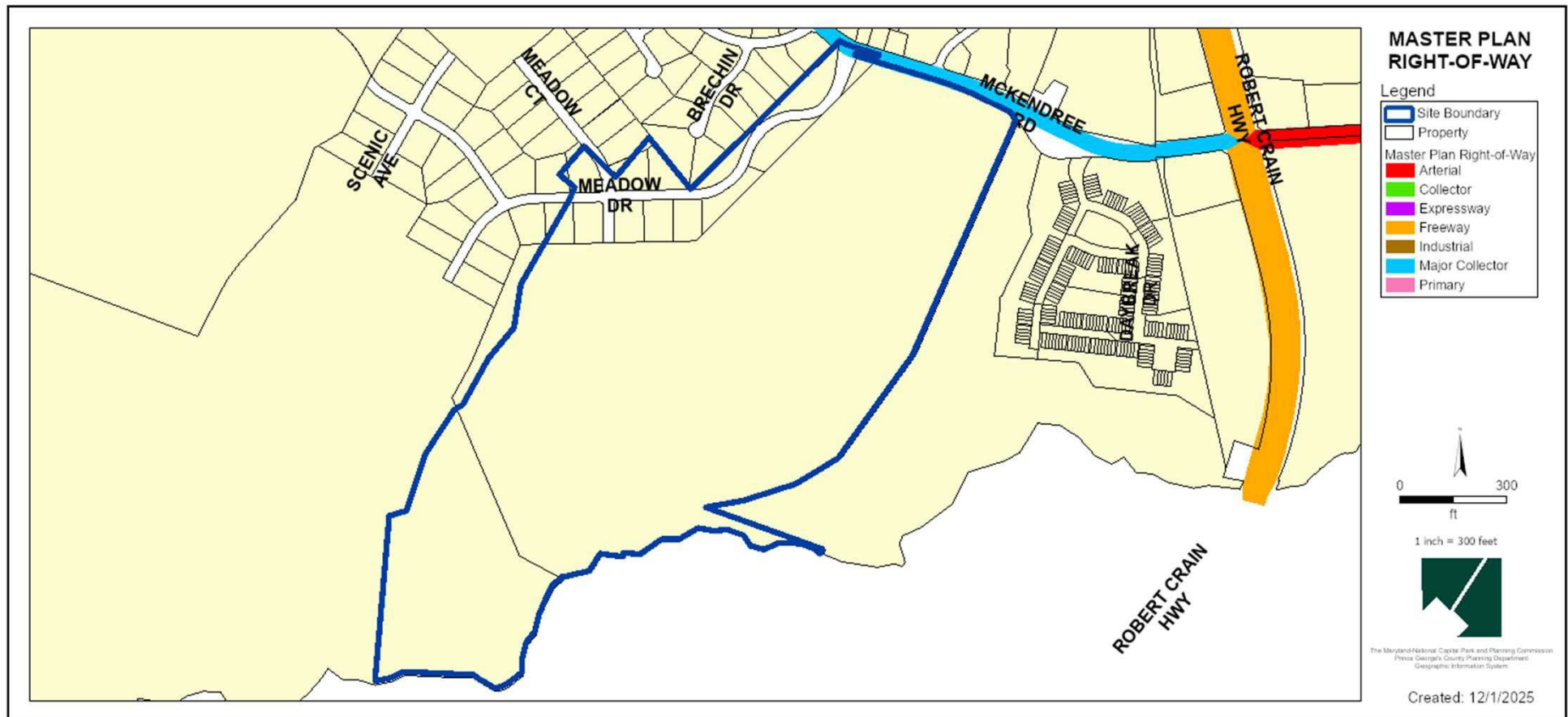
Current Zoning Map: LCD



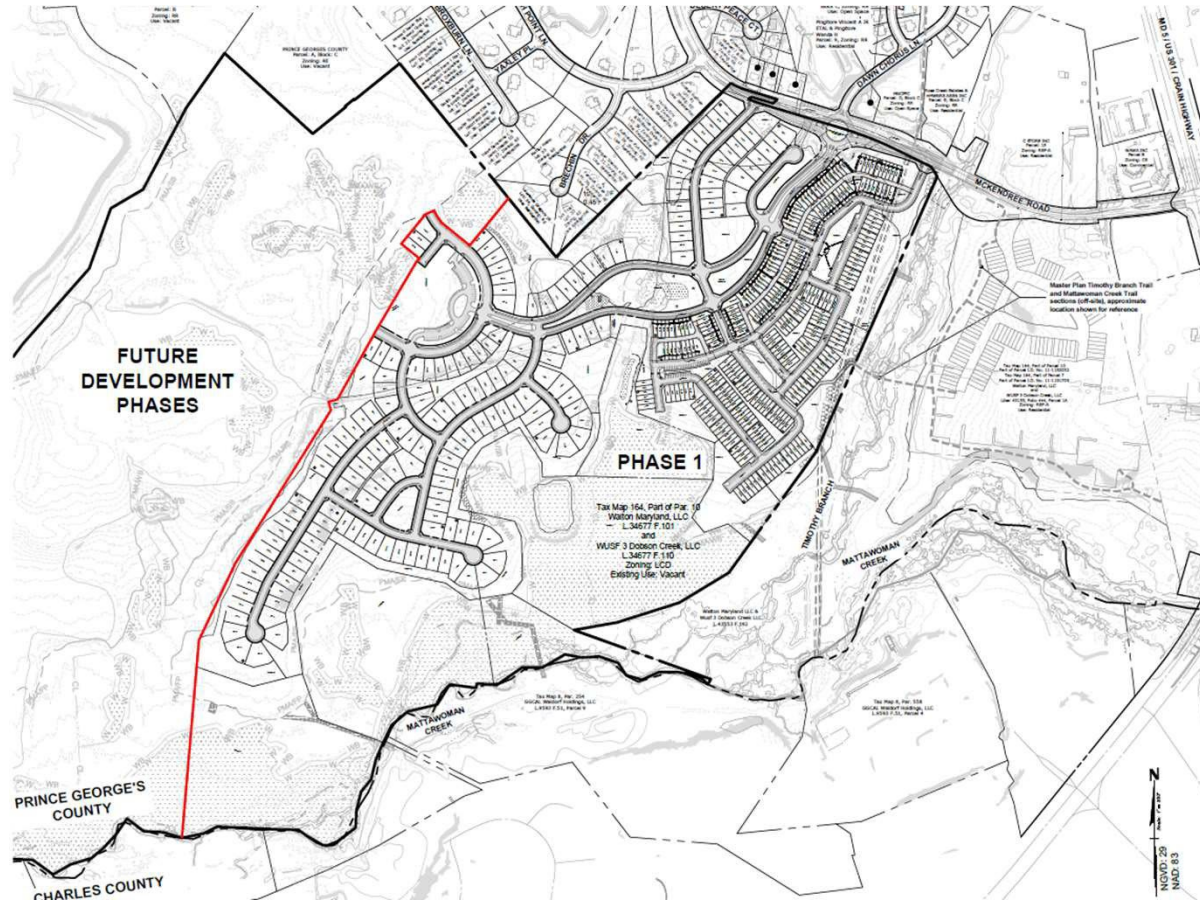
SITE MAP



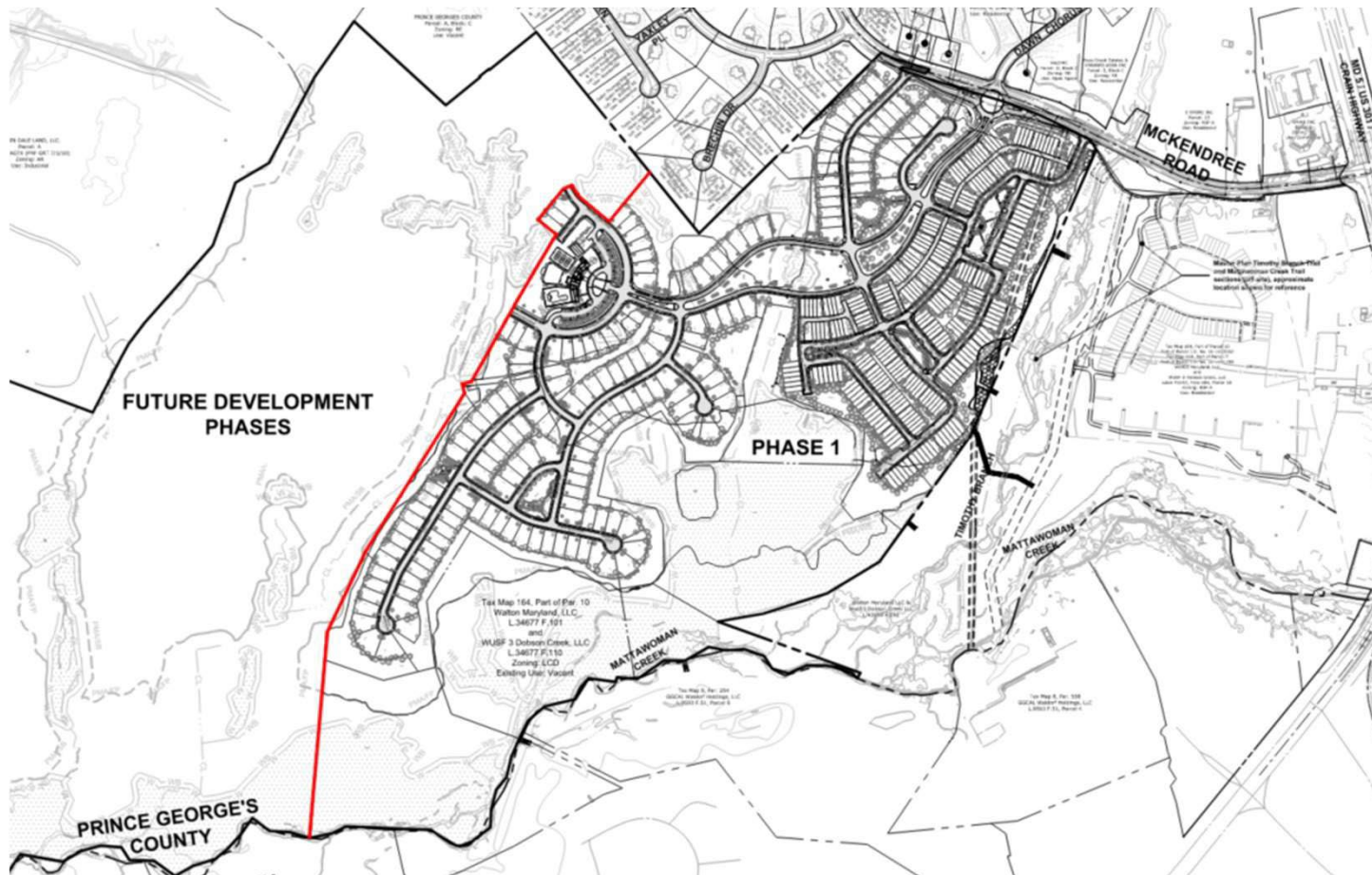
MASTER PLAN RIGHT-OF-WAY MAP



SPECIFIC DESIGN PLAN



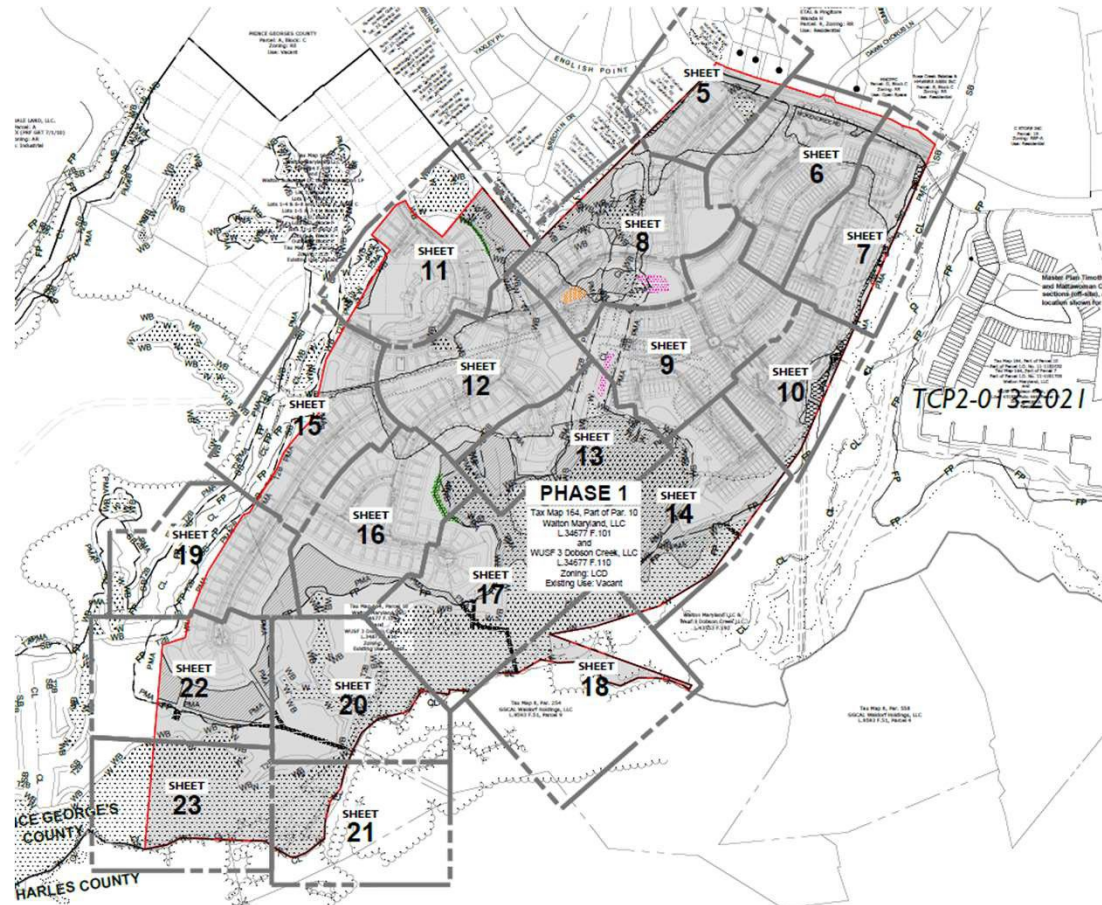
LANDSCAPE PLAN



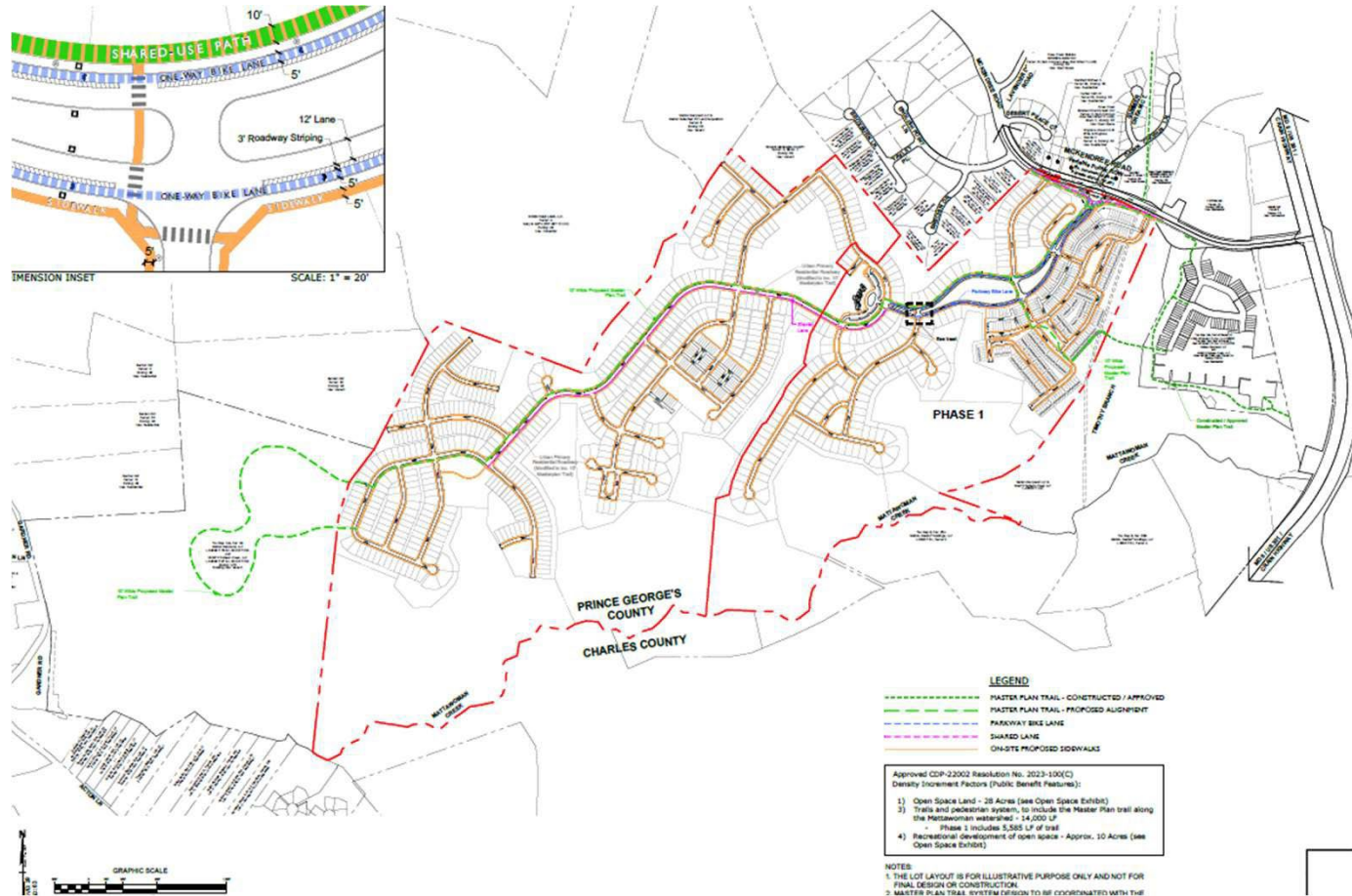
ILLUSTRATIVE EXHIBIT



TYPE II TREE CONSERVATION PLAN



CIRCULATION EXHIBIT



CLUB HOUSE ARCHITECTURE



FONT ELEVATION



REAR ELEVATION

CLUB HOUSE ARCHITECTURE



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

STAFF RECOMMENDATION

APPROVAL with conditions

- Specific Design Plan SDP-2502
- Type 2 Tree Conservation Plan TCP2-2025-0069

Major Issues:

N/A

Applicant Required Mailings:

- Informational Mailing: 03/12/2025
- Acceptance Mailing: 09/29/2025