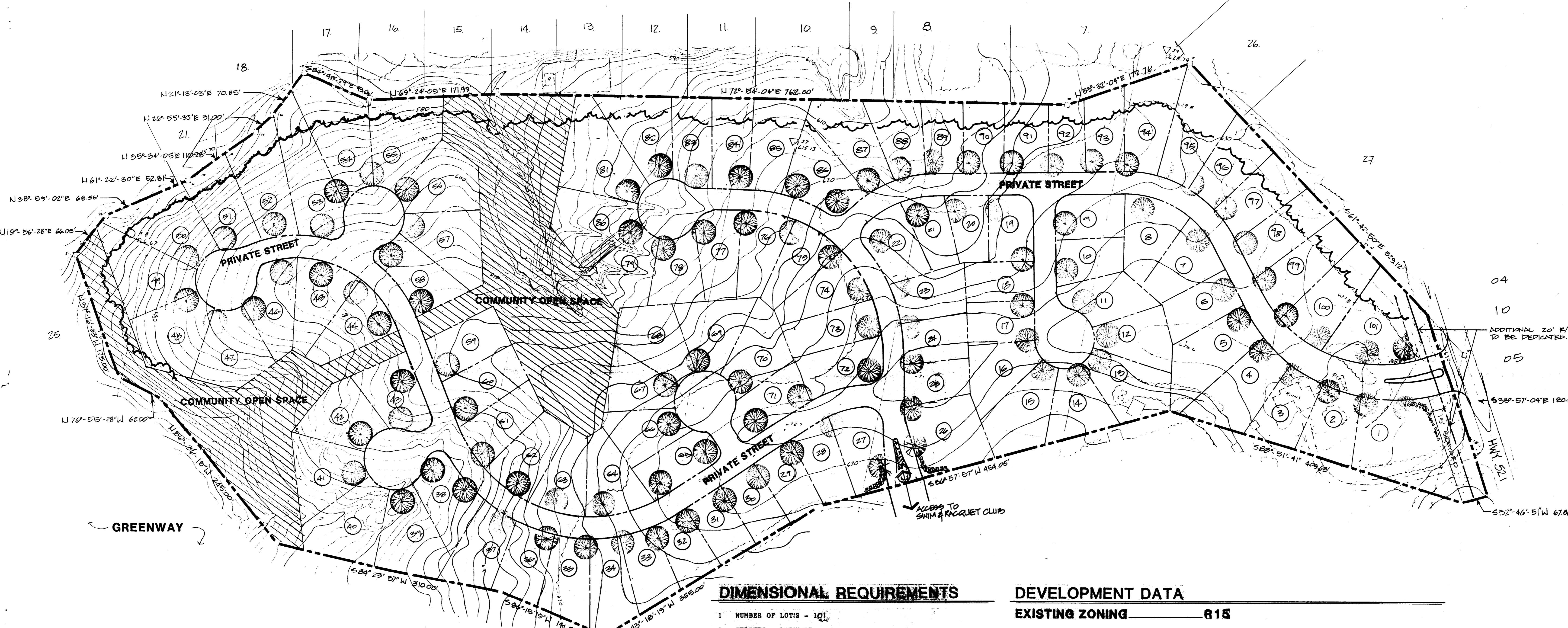


**BLOCK 226**



**GENERAL NOTES**

- BOUNDARY SURVEY FROM POWER ENGINEERING CO., INC. TOPOGRAPHY COMPILED FROM AERIAL PHOTOGRAPHY BY WOOLPERT CONSULTANTS.
- ALL PROPOSED UNITS SHALL BE SINGLE FAMILY DETACHED UNITS AND SHALL BE SOLD WITH LOTS. (AS SHOWN)
- COMMON OPEN SPACE, INCLUDING BUFFER AREAS AND PRIVATE STREETS, SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- BUILDING LOCATIONS, PARKING AND CIRCULATION ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT A FINAL SITE PLAN. MINOR MODIFICATIONS MAY BE MADE TO THIS DESIGN TO CONFORM TO SITE CONDITIONS.
- ACCESS SHALL BE PROVIDED ONLY AS SHOWN ON THIS PLAN.

**PERFORMANCE STANDARDS**

- A SIGNIFICANT ENTRY POINT WILL BE CREATED BY USE OF PLANTING, WALLS, LIGHTS, STONE, ETC.
- ALL STREETS WITHIN R-20 MP AREA SHALL BE PRIVATE
- STREETS WITHIN THE PATIO HOME AREA ARE TO BE PRIVATE STREETS. 22" B/C - B/C WITH VALLEY CURB AND GUTTER. THE DESIGN OF THE STREET SYSTEM WILL DISCOURAGE ON STREET PARKING.
- PARKING WILL BE ACCOMMODATED BY ONE-CAR GARAGES AND TWO-CAR PARKING AREAS SHOWN ON THE PLAN MAY BE PLACED SIDE BY SIDE IN ORDER TO CREATE GREATER EXPANSION OF GREEN AREAS ALONG THE PRIVATE STREETS.
- STREET TREES WITH A MINIMUM 2" CALIPER WILL BE PLANTED ALONG THE PRIVATE STREETS TO CREATE A FORMAL LINE ALONG BOTH SIDES OF THE STREET. ORNAMENTAL FLOWERING TREES WILL BE PLANTED MORE INFORMALLY TO SUPPLEMENT THE TALLER AND MORE FORMAL STREET TREES. INTERIOR TREE AND SHRUB PLANTING SHALL BE INSTALLED BY THE DEVELOPER IN ORDER TO ESTABLISH UNIFIED STREETSCAPE.
- THE BUILDING SETBACK FOR THE HOUSES ALONG THE STREET WILL BE VARIED UP TO 5' BACK AND FORTH TO CREATE VARIETY IN THE LINE OF HOUSES ALONG A STREET IN ADDITION, HOUSES WITH OFFSETS IN THE FRONT ELEVATION WILL BE STRATEGICALLY PLACED ALONG THE STREET TO CREATE ADDITIONAL VARIETY IN THE LINE OF BUILDINGS.
- UNIFORM MAILBOXES WILL BE PROVIDED AT EACH LOT OR GANG-STYLE MAILBOXES AT PERIODIC LOCATIONS.
- REAR AND SIDE YARD PRIVACY SHALL BE INSURED BY A MINIMUM 5' HIGH WOOD SCREENING FENCE WITHIN THE INTERIOR OF THE DEVELOPMENT. WHERE PROPOSED LOTS BACK UP TO AN EXTERNAL PROPERTY LINE, REQUIREMENTS FOR PRIVACY FENCE SCREENING MAY BE WAIVED IF HEAVY EXISTING VEGETATION FORMS AN OPAQUE BUFFER TO ADJACENT PROPERTIES.

**DIMENSIONAL REQUIREMENTS**

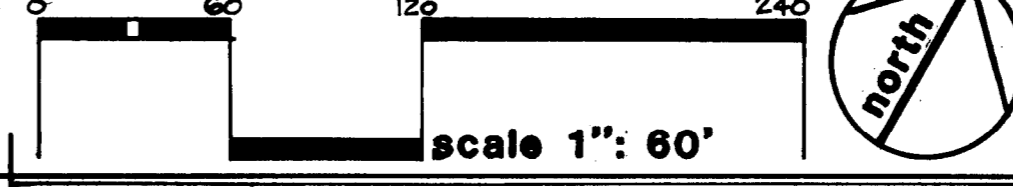
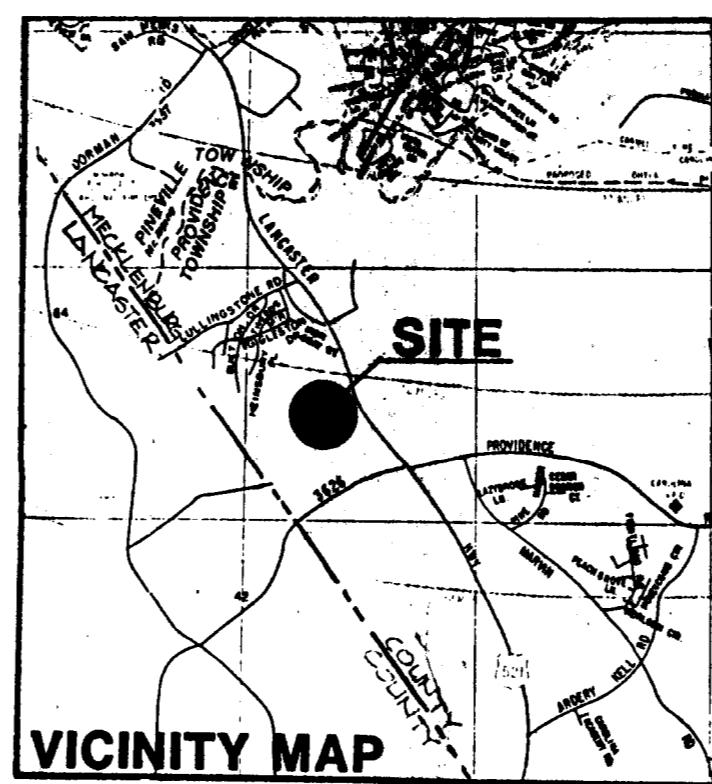
- NUMBER OF LOTS - 101
- STREETS - PRIVATE
- STREET RIGHT-OF-WAY - 30' CLEAR OF OBSTRUCTIONS
- MINIMUM LOT SIZE - 6000 S.F.
- MINIMUM LOT WIDTH - 30'
- MINIMUM LOT DEPTH - 90'
- MINIMUM BUILDING SEPARATION - 10'
- MINIMUM SIDE YARD - 3' (EXCEPT AS NOTED)
- MINIMUM FRONT YARD SETBACK - 15' FROM PRIVATE STREET R-O-W
- MINIMUM REAR YARD SETBACK - 20' INTERNAL REAR YARDS - 25' EXTERNAL REAR YARDS
- MINIMUM PARKING SPACE DEPTH - 23' FROM BACK OF CURB

**DEVELOPMENT DATA**

EXISTING ZONING R1B  
 PROPOSED ZONING R20MF (INNOVATIVE DEVELOPMENT)  
 SITE AREA ± 21 AC.  
 PROPOSED UNITS 101 UNITS  
 DENSITY 4.8 U/A

APPROVED BY COUNTY COMMISSION  
 DATE 1-20-87

#86-77C



**REZONING PLAN  
 WOODSIDE FALLS PATIO HOMES**

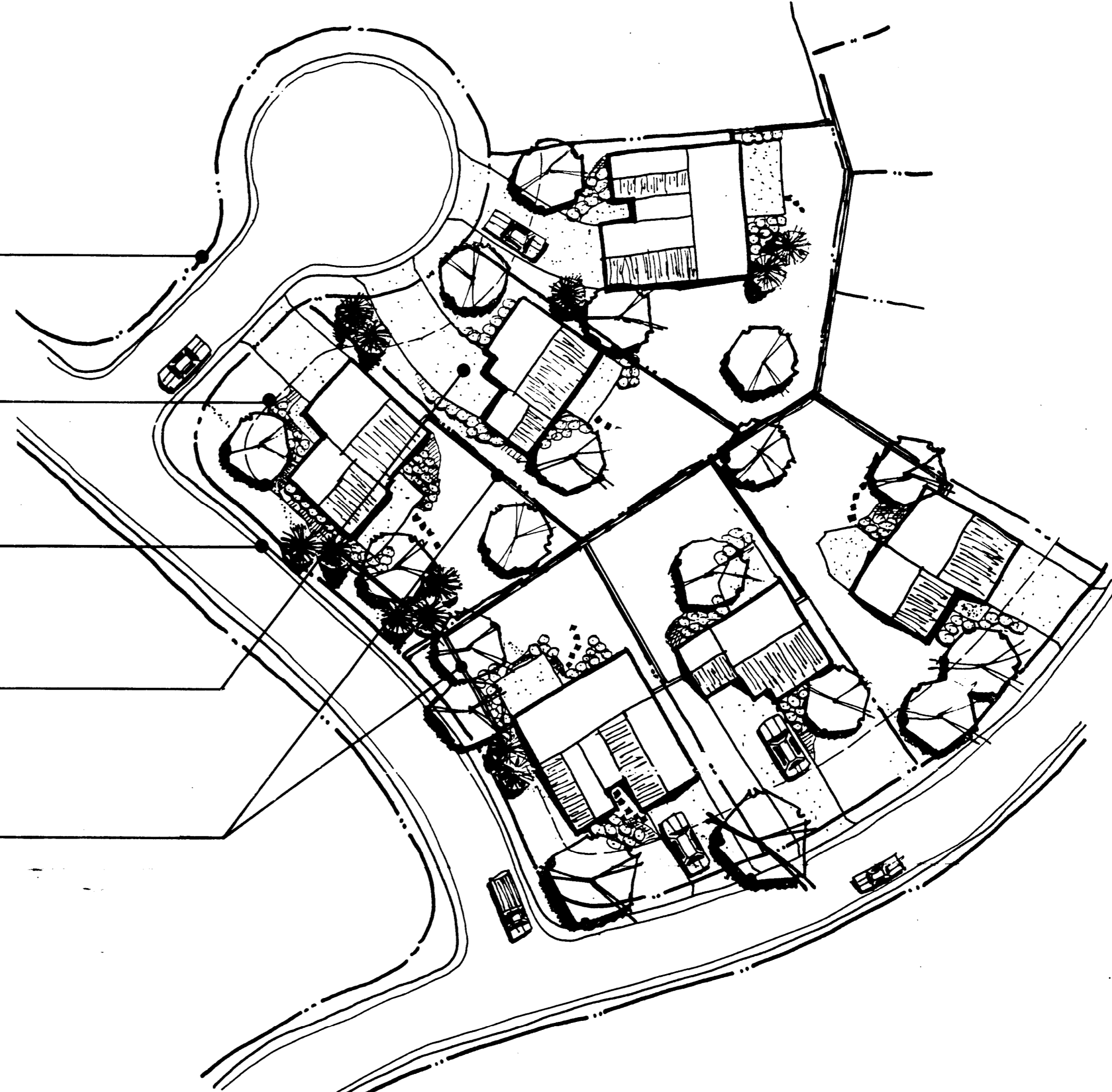
FOR FIRSTMARK DEVELOPMENT CORPORATION  
 BY DPR ASSOCIATES INC. LANDSCAPE ARCHITECTS  
 COMM NO: 86027 REVISIONS: 12-1-86 REQUIRED TOTAL NUMBER OF UNITS TO 101;  
 REVISED LOT LAYOUT & ADDED NOTES # 8.

SHEET 1 OF 2

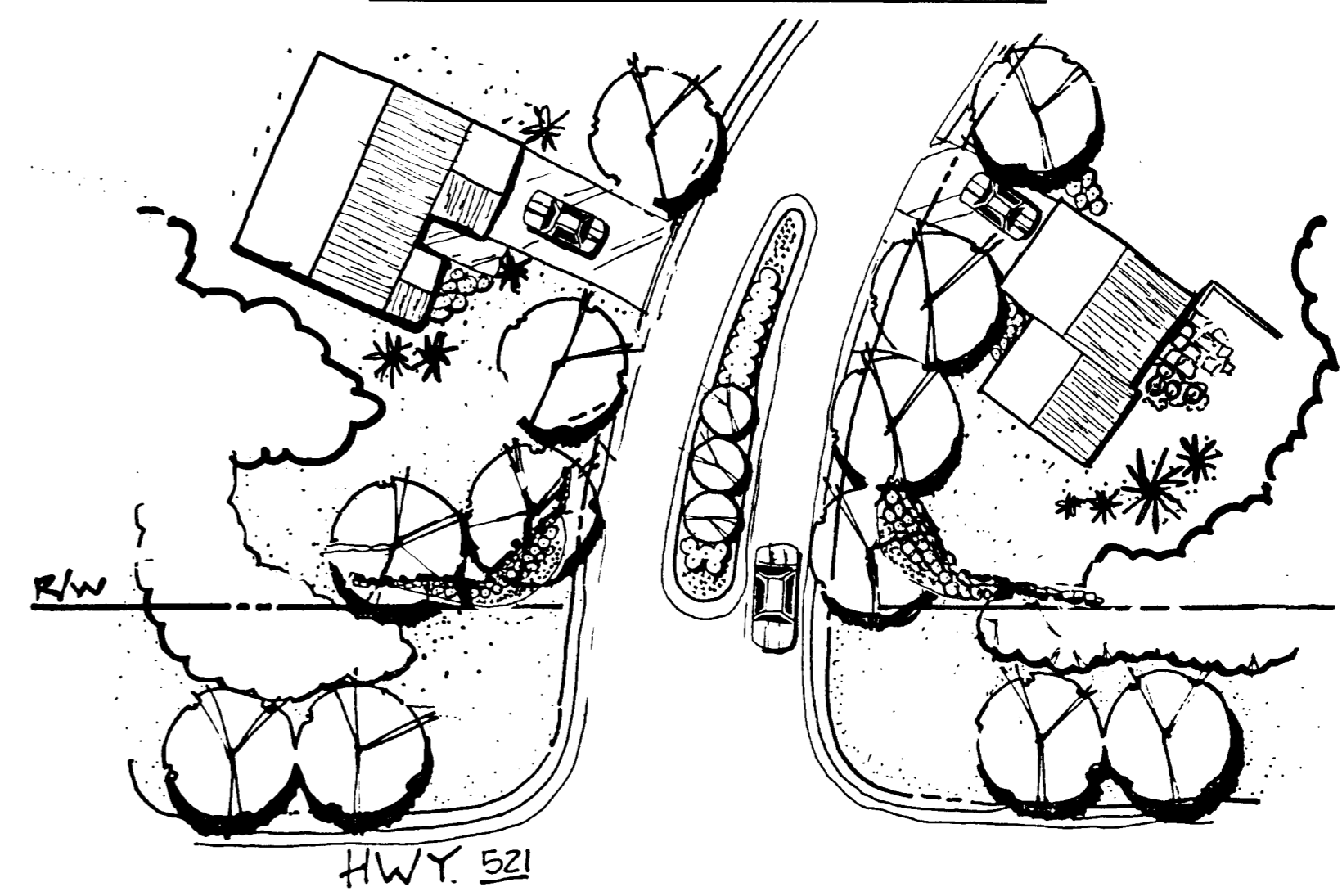
#86-77C

**TYPICAL RESIDENTIAL COURTS**  
 Scale 1" = 30'

- Private Street 30' R.O.W.
- 15' Setback
- 2'-0" Valley Curb & Gutter
- Concrete Drive
- Privacy Fence



**ENTRANCE CONCEPT**



**TYPICAL ELEVATION**  
 Scale 1" = 10'

**REZONING PLAN  
 WOODSIDE FALLS PATIO HOMES**

FOR FIRSTMARK DEVELOPMENT CORPORATION  
 BY DPR ASSOCIATES INC. LANDSCAPE ARCHITECTS  
 COMM NO: 86027 11/26/86