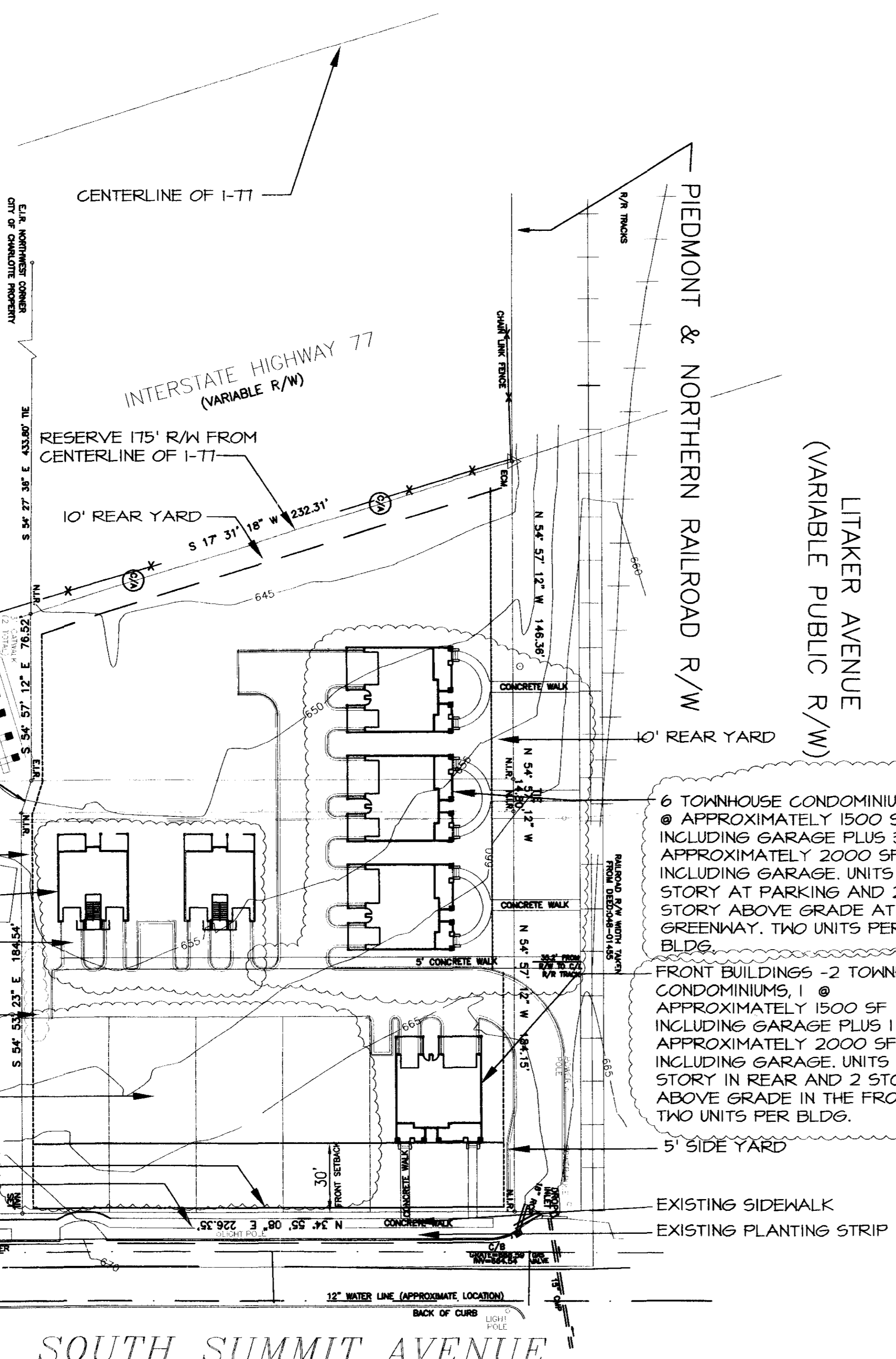


E.C. GRIFFITH CO.
DEED: 1851-0321



5' SIDE & 10' REAR YARDS AT BUILDING

STREET TREES WILL BE PROVIDED AS PER CITY ORDINANCE

15' ALLEY TO BE UNDEDICATED

3 STORIES ABOVE GRADE IN BACK. 4 TOWNHOUSE CONDOMINIUMS APPROX. 1750 GROSS SF EACH INCLUDING GARAGE. TWO UNITS PER BLDG. 18.5' FROM SIDEWALK TO GARAGE

5' PLANTED EVERGREEN BUFFER AT PARKING - LELAND CYPRESS

4 SINGLE FAMILY LOTS - 40' WIDE X 90' DEEP. PARKING TO BE AT REAR, ACCESSED FROM DRIVEWAY

14' SETBACK FROM BACK OF CURB. EXISTING 5' PLANTING STRIP & 4' SIDEWALK - REPLACE WITH 6' PLANTING STRIP AND 6' WALK PER ORDINANCE

ROBERT L. ROBINSON
DEED: 2850-0075



REPRESENTATIVE ELEVATION OF BUILDINGS ALONG SUMMIT AVENUE AND THE GREENWAY

6 TOWNHOUSE CONDOMINIUMS, 3 @ APPROXIMATELY 1500 SF INCLUDING GARAGE PLUS 3 @ APPROXIMATELY 2000 SF INCLUDING GARAGE. UNITS ARE 3 STORY AT PARKING AND 2 STORY ABOVE GRADE AT THE GREENWAY. TWO UNITS PER BLDG.

FRONT BUILDINGS - 2 TOWNHOUSE CONDOMINIUMS, 1 @ APPROXIMATELY 1500 SF INCLUDING GARAGE PLUS 1 @ APPROXIMATELY 2000 SF INCLUDING GARAGE. UNITS ARE 3 STORY IN REAR AND 2 STORY ABOVE GRADE IN THE FRONT. TWO UNITS PER BLDG.

5' SIDE YARD

EXISTING SIDEWALK
EXISTING PLANTING STRIP

SOUTH SUMMIT AVENUE
(50' PUBLIC R/W)

TOTAL AREA SURVEYED
66,394 SQ. SF.
1.5242 Ac.

NOTES:
-SCALE: 1"=40'
-ANY TREES THAT ARE PRESERVED ARE COUNTED TOWARD TREE ORDINANCE OR STREET SCAPE PLAN.
-THIS DRAWING IS THE PROPERTY OF NEIGHBORING CONCEPTS, NO USE PERMITTED WITHOUT WRITTEN CONSENT.

PETITIONER SHALL TIE-IN TO EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

SITE TABLE DATA:

	PROPOSED	REQUIRED
ACREAGE:	1.52 AC. (66,394 SQ FT) 1.60 AC. (69,101 SQ FT) INC. UNDEDICATED ALLEYWAY	3,000 SQ FT MIN
EXISTING & PROPOSED ZONING:	R5 & I-1 EXISTING / UR2(CD) PROPOSED	
NUMBER OF UNITS:	18 (FAR=1.5 +/-)	FAR=1.0 MAX
PARKING:	18 GARAGES BENEATH ALL UNITS	18 MIN / 36 MAX
USE:	MF RESIDENTIAL FOR SALE NON RESIDENTIAL USES PER ORDINANCE	

NOTES:
YARDS & HEIGHTS AS PER ORDINANCE, EXCEPT FRONT SETBACK AS NOTED.

03-35 PROPOSED
APR 14 2003

AS FOR PUBLIC HEARING
PETITION NUMBER: 2003-035
SEPT 15, 2003

SUMMIT AVENUE TOWNHOME CONDOMINIUMS
Project Number:

Architect: [Faded]
Civil Engineer: [Faded]
Surveyor: [Faded]
Professional Seal: [Faded]

Submission: **Rezoning**
Date: APRIL 14, 2003
Drawn: CAO Checked: MGO
Rev. 1 Date: MAY 30, 2003
Rev. 2 Date: JUNE 30, 2003
Rev. 3 Date: [Faded]
Rev. 4 Date: [Faded]

Title:
Sheet Number: of
Plate