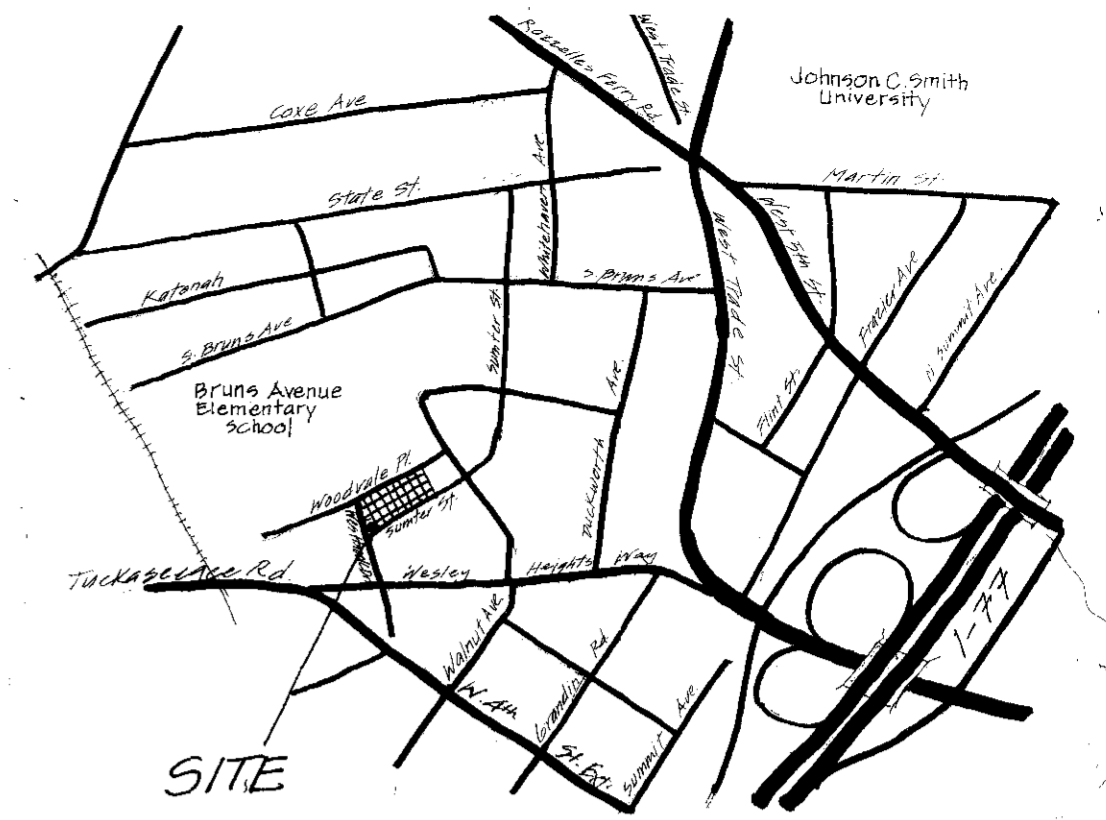


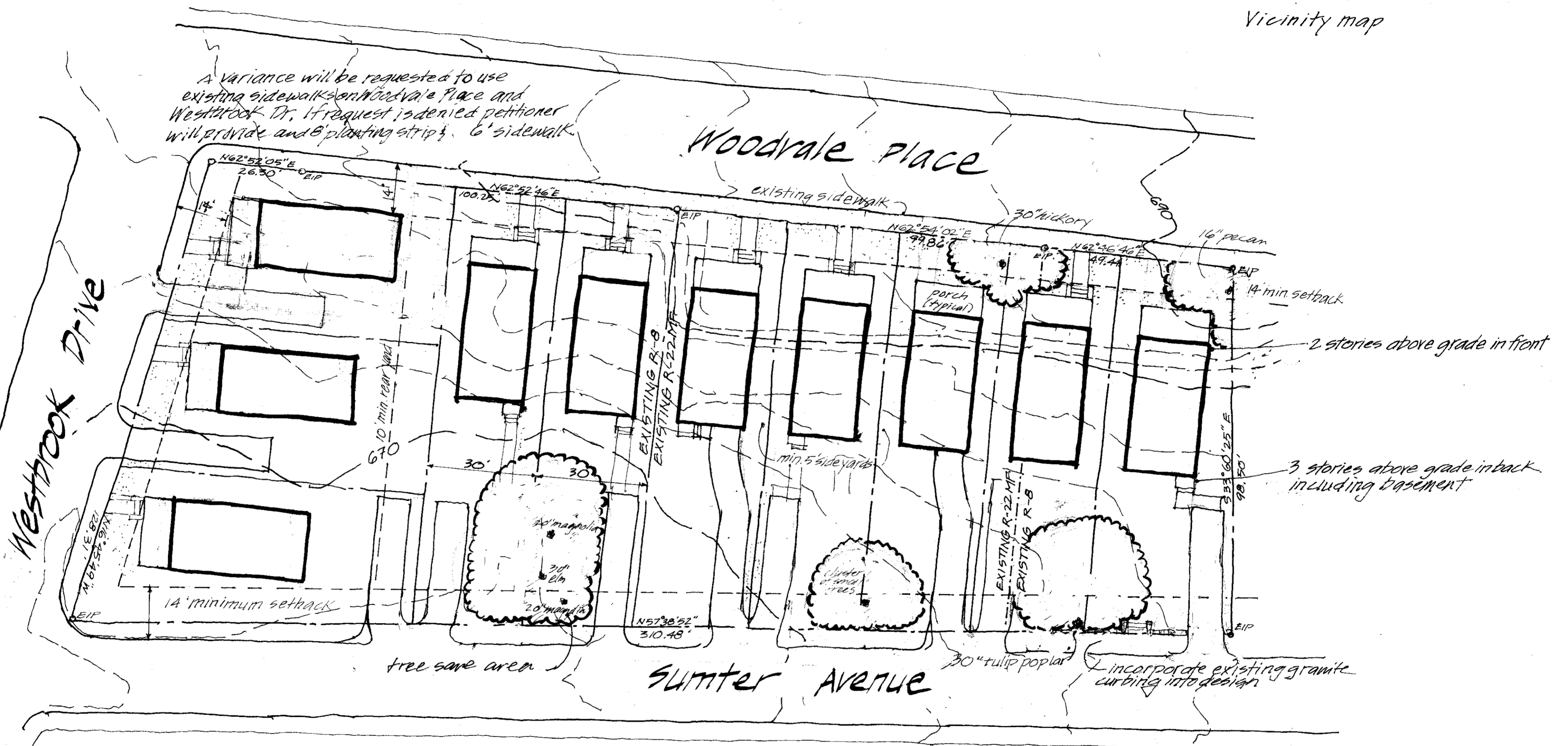


CONCEPTUAL HOUSE ELEVATIONS



SITE

Vicinity map



NOTES

- Location of houses is approximate and may vary to save existing trees and minimize grading
- Location of driveways may change to save existing trees
- All driveways will be to the rear of houses except for one on Westbrook Dr.
- Some driveways may extend into garage in bottom floor of house.
- Existing sidewalk on Woodvale Pl. and Westbrook Dr. to remain pending variance request.
- New sidewalk to be provided along Summer Ave. Location to be determined in consultation with City staff to minimize damage to existing trees.
- House elevations are an artist's conception and will be modified as architectural plans are drawn.
- Street trees will be provided as per the City Ordinance
- Minimum of 10% tree save areas to be provided.

DEVELOPMENT DATA

ACREAGE	.75
EXISTING ZONING	R-8; R-22 MF
PROPOSED ZONING	UR 1 - (CD)
PROPOSED USE	10 single family detached houses
PARKING	2 spaces/unit

UR 1 REQUIREMENTS

- Max. f.a.r. .25 - N/A for 1, 2 & 3 family structures
- min. lot size 3,000 sq ft
- min. setback - 14' from back of curb
- Min. side yard - 5'
- Min. rear yard 10'
- parking - 1 space/unit min. 2 max
- Min. lot width - 20'

APPROVED BY CITY COUNCIL  
DATE 6/24/04

Woodvale Place

A residential development proposal for the Severville Neighborhood

SCALE: 1"=20'  
DATE: 2/23/04, Rev. 4/25  
PETITION# 2004-54

FOR PUBLIC HEARING MAY 17.

