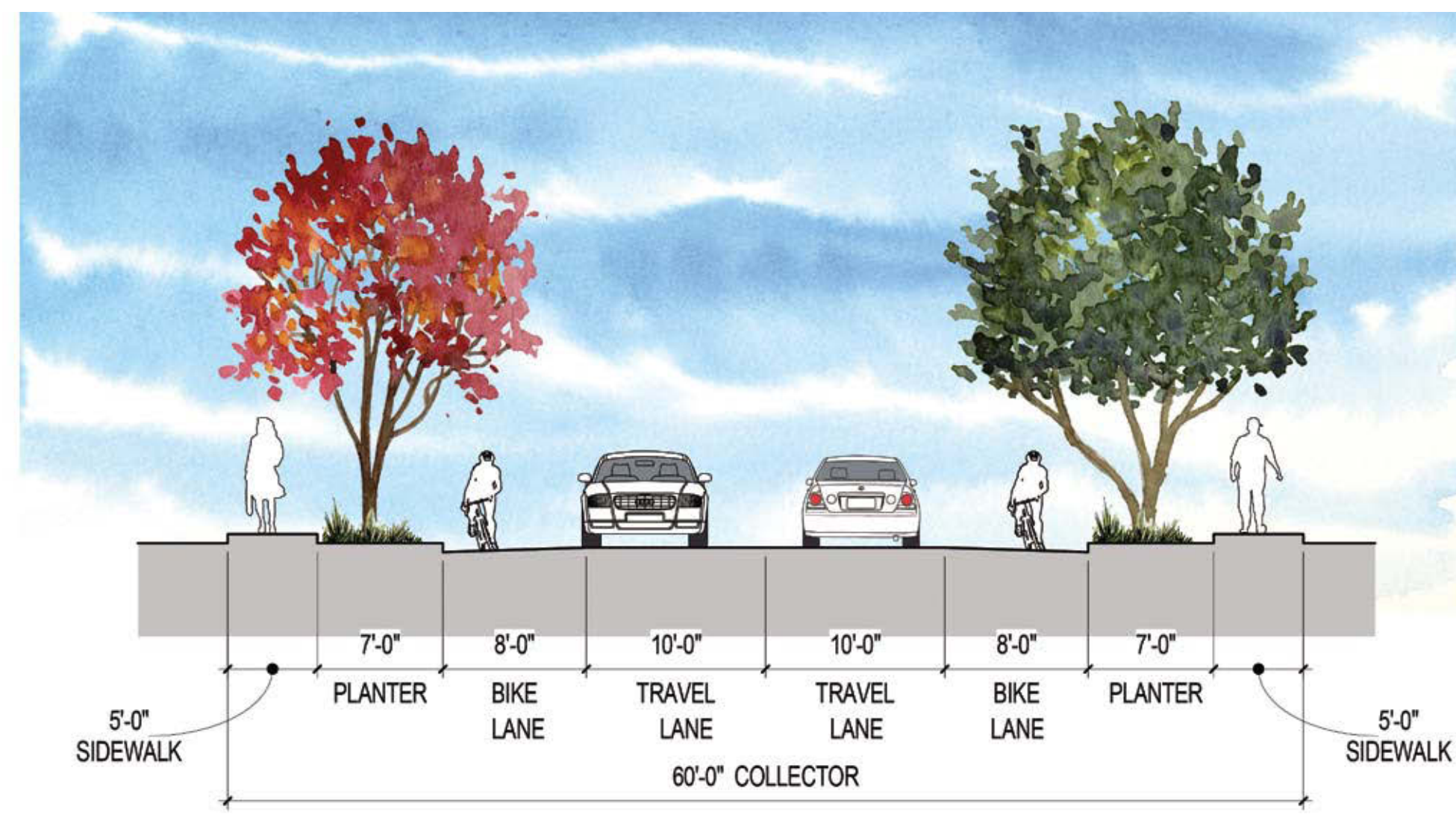


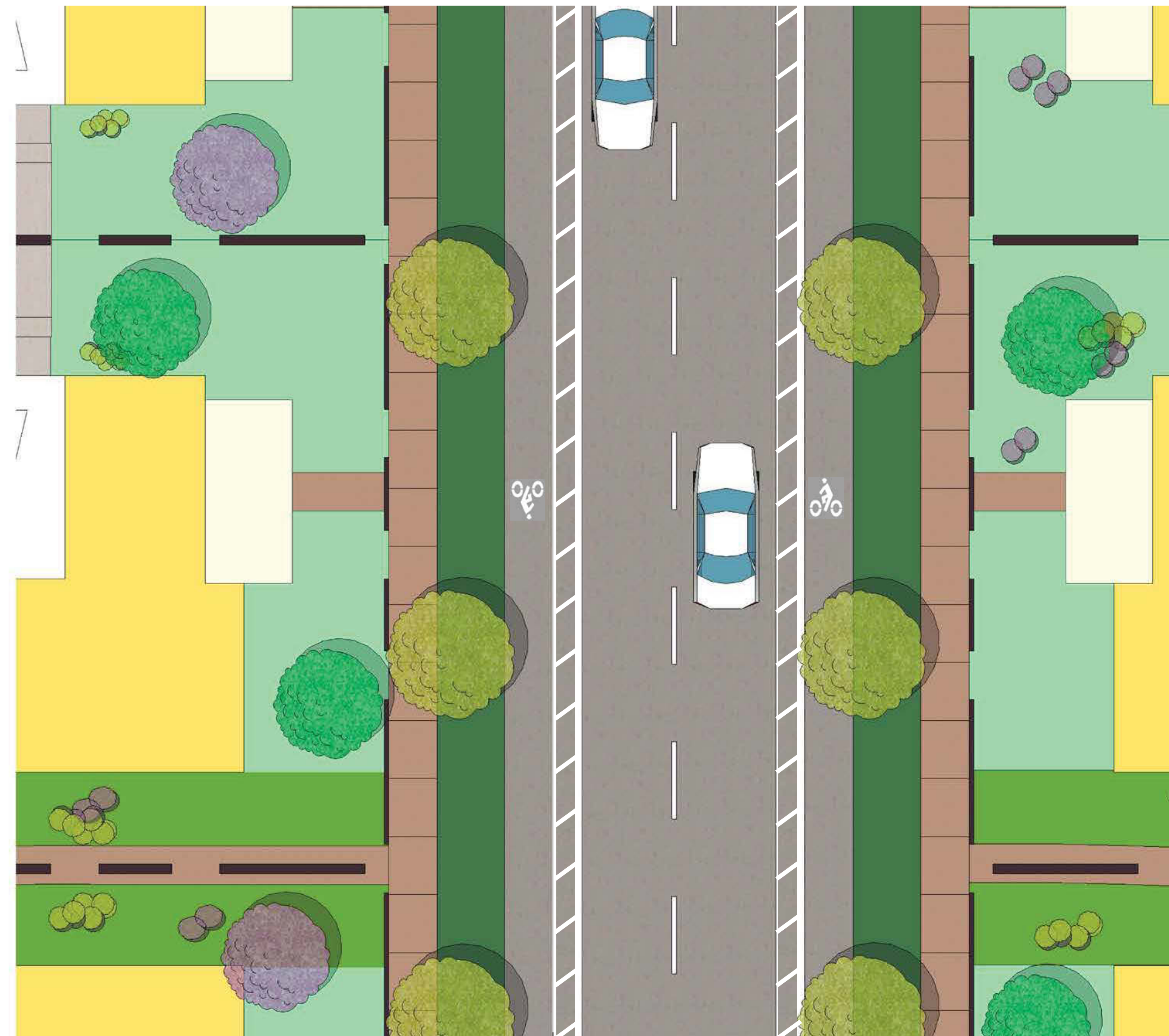
STREET SECTION



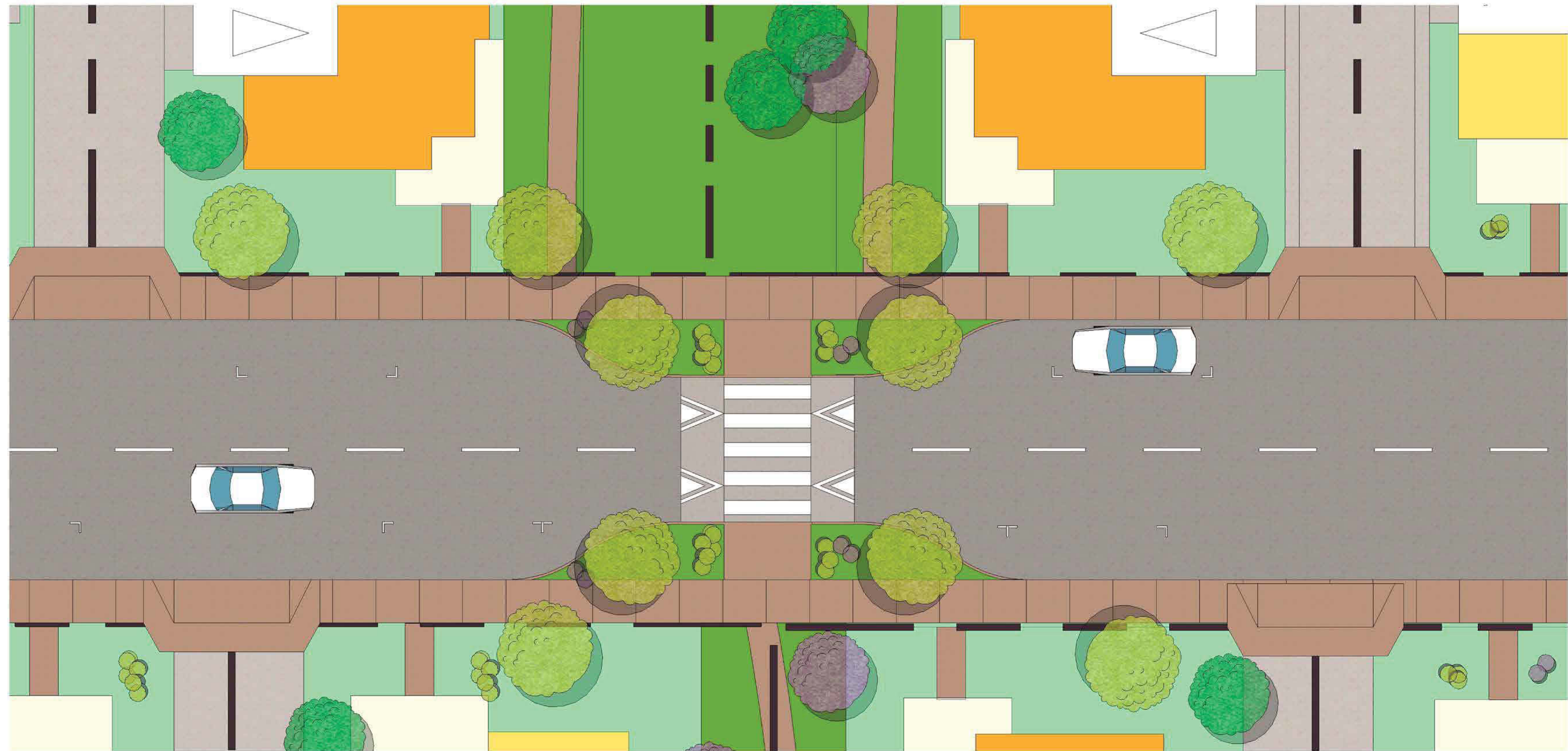
SITE PLAN

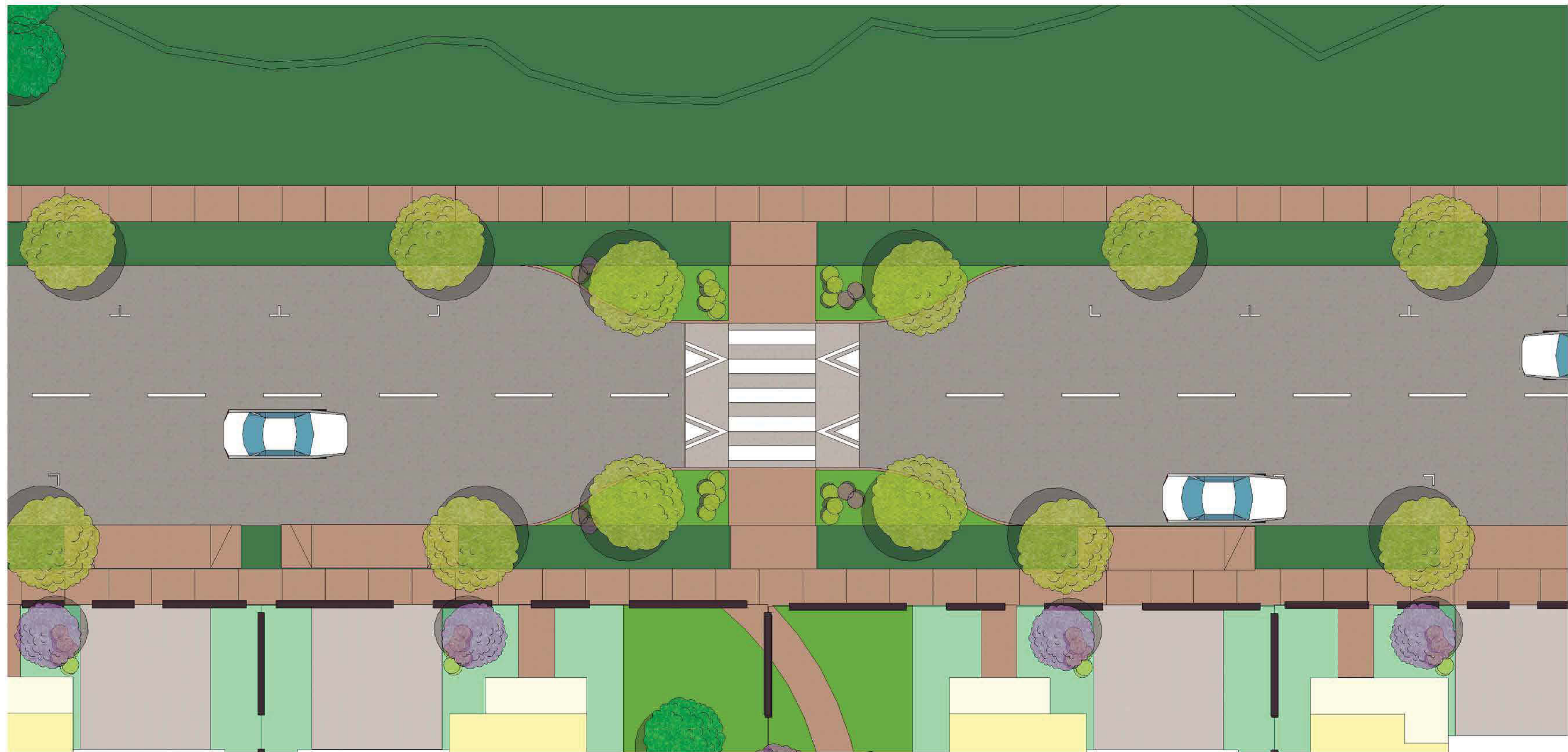


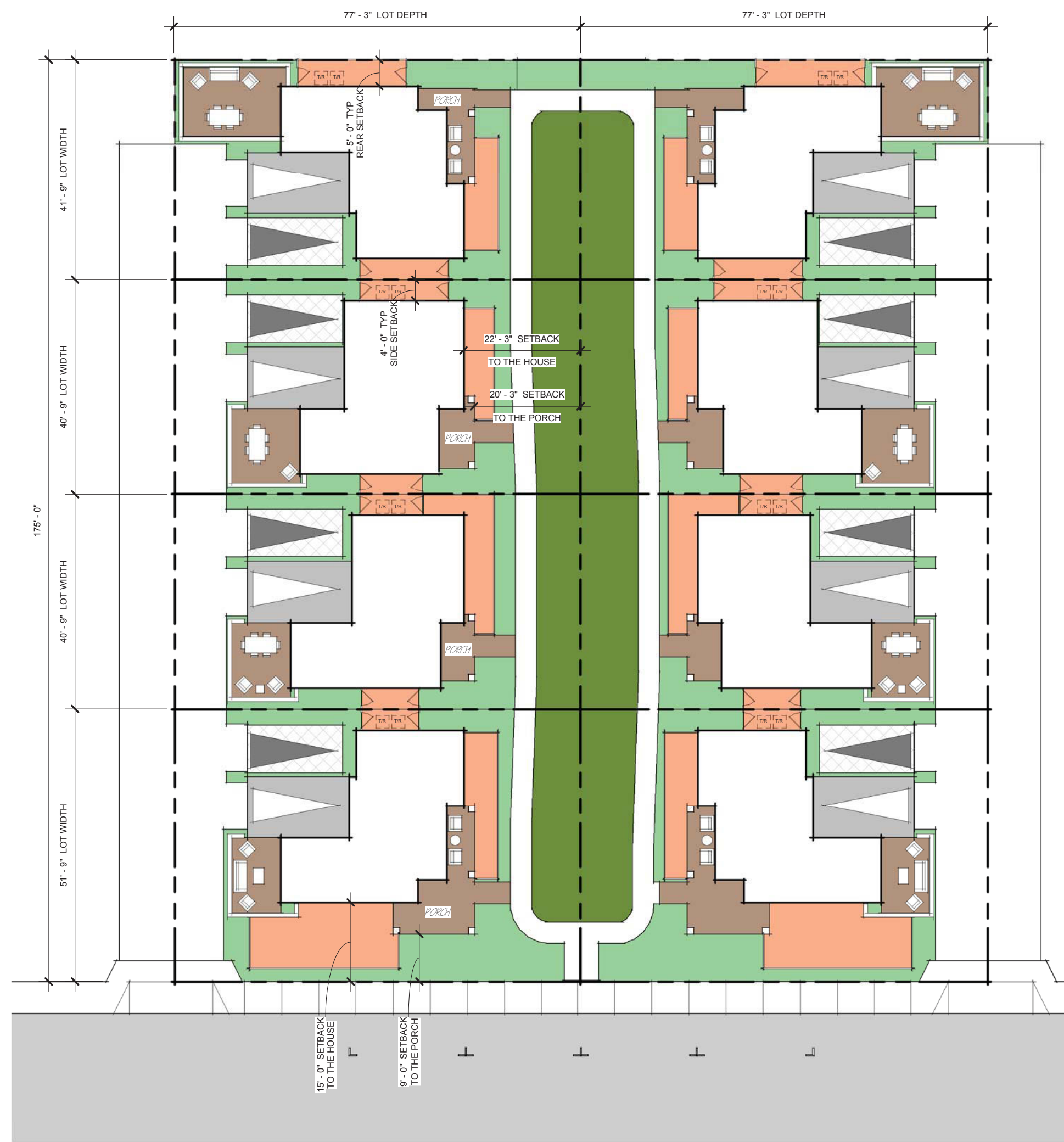
STREET SECTION



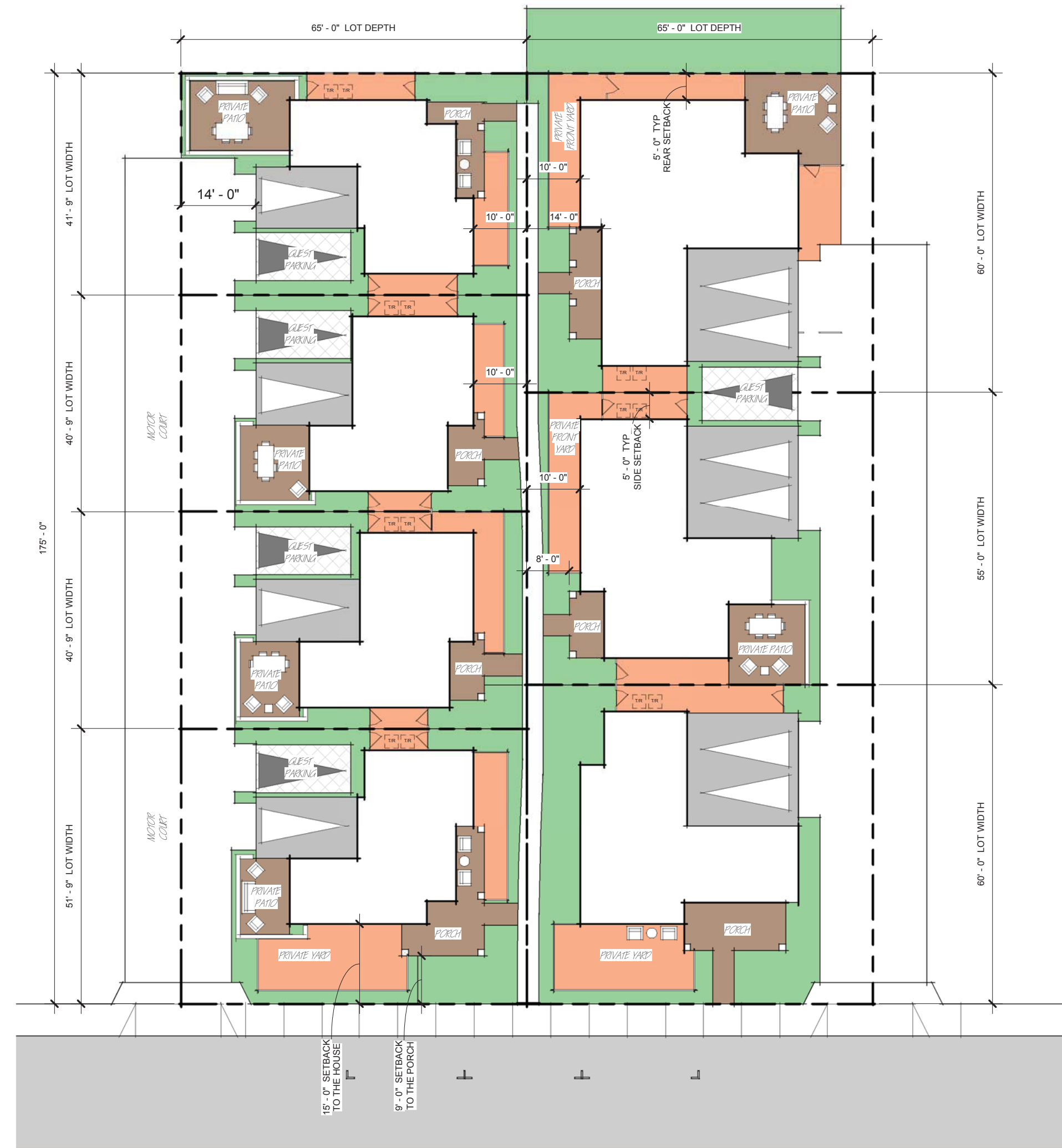
SITE PLAN



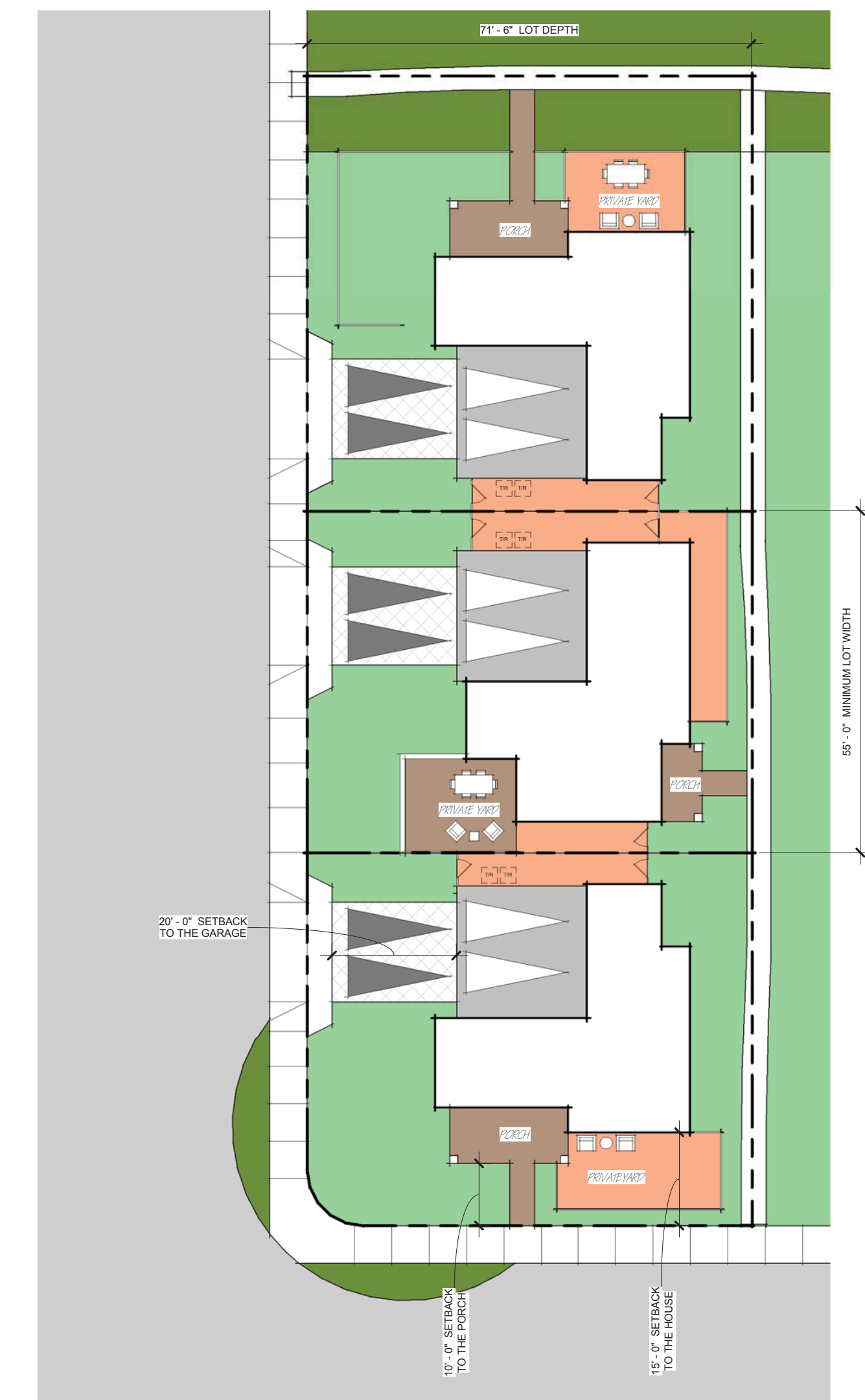




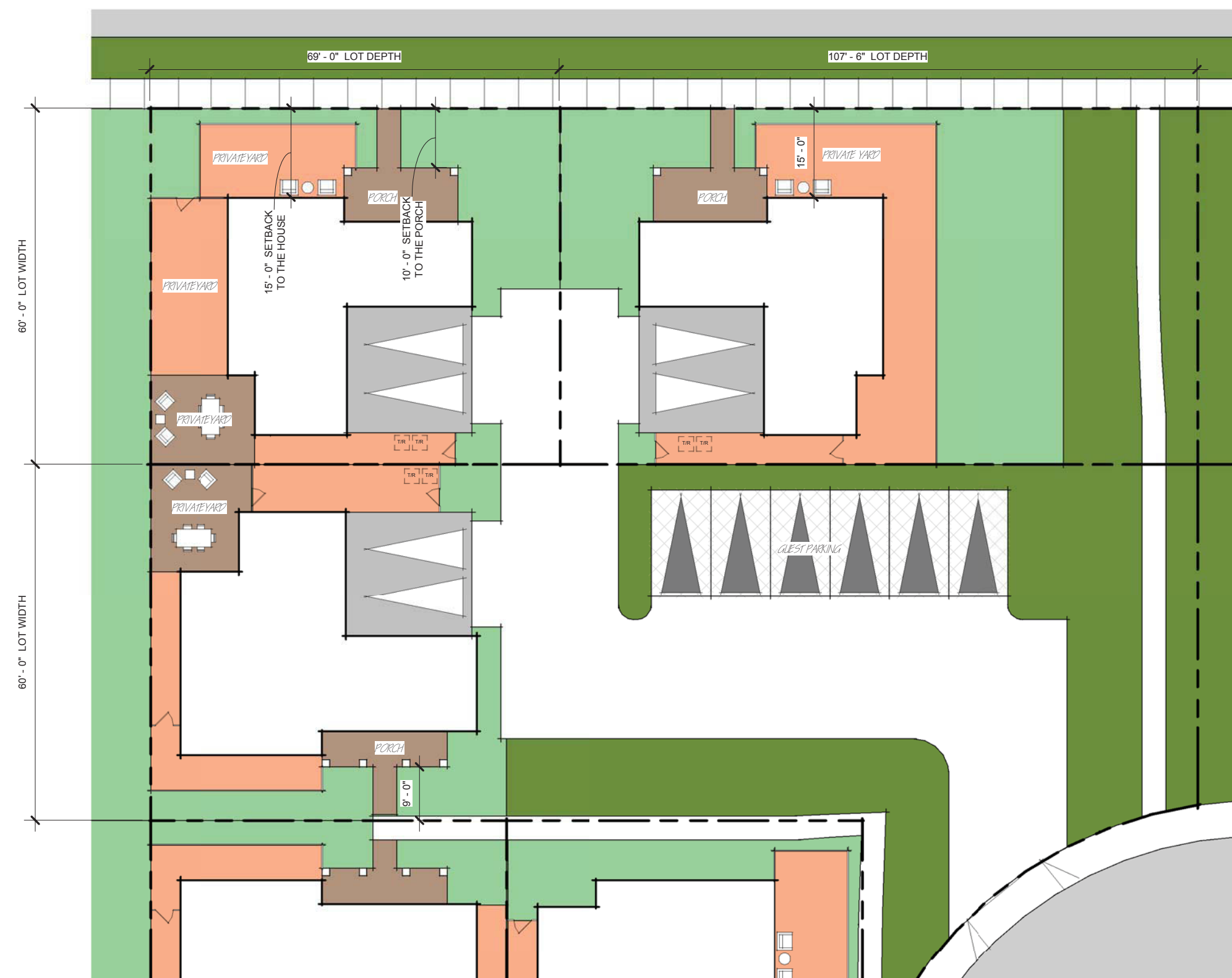
POCKET COTTAGE



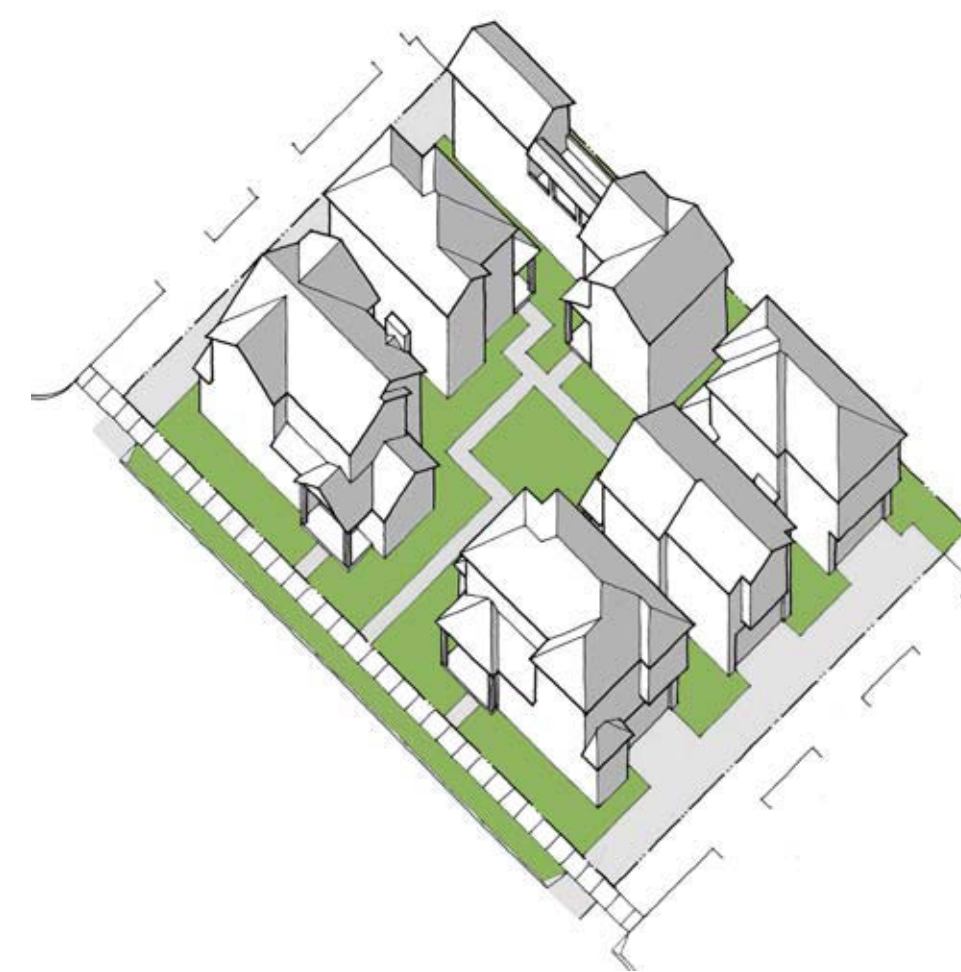
LINEAR COURT



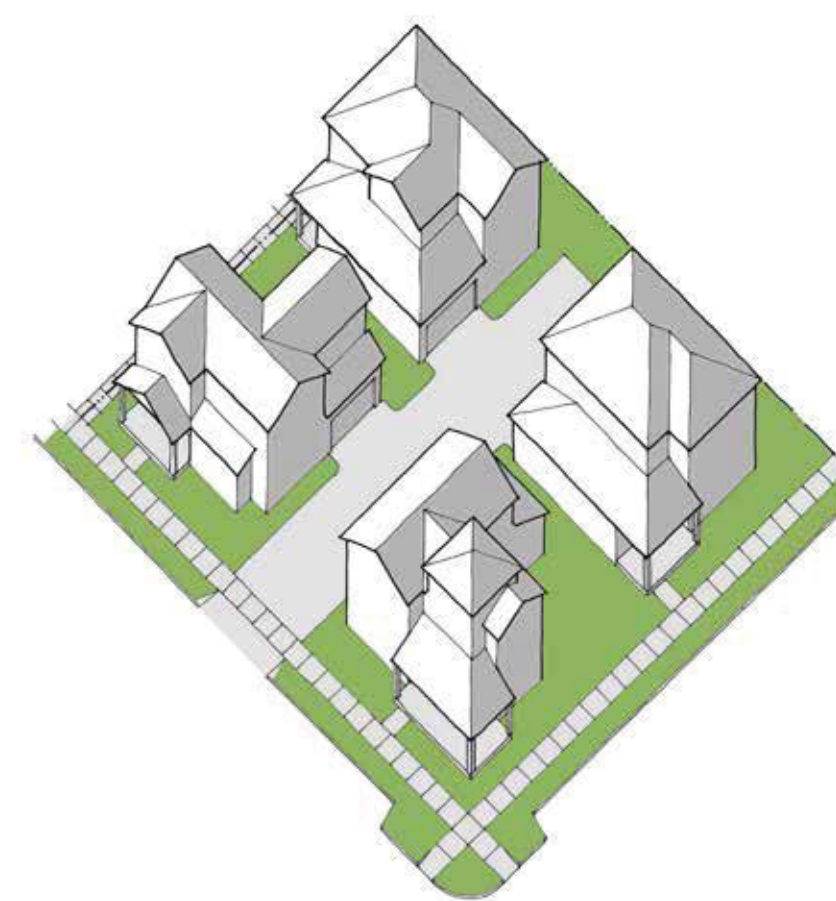
TRADITIONAL HOMES



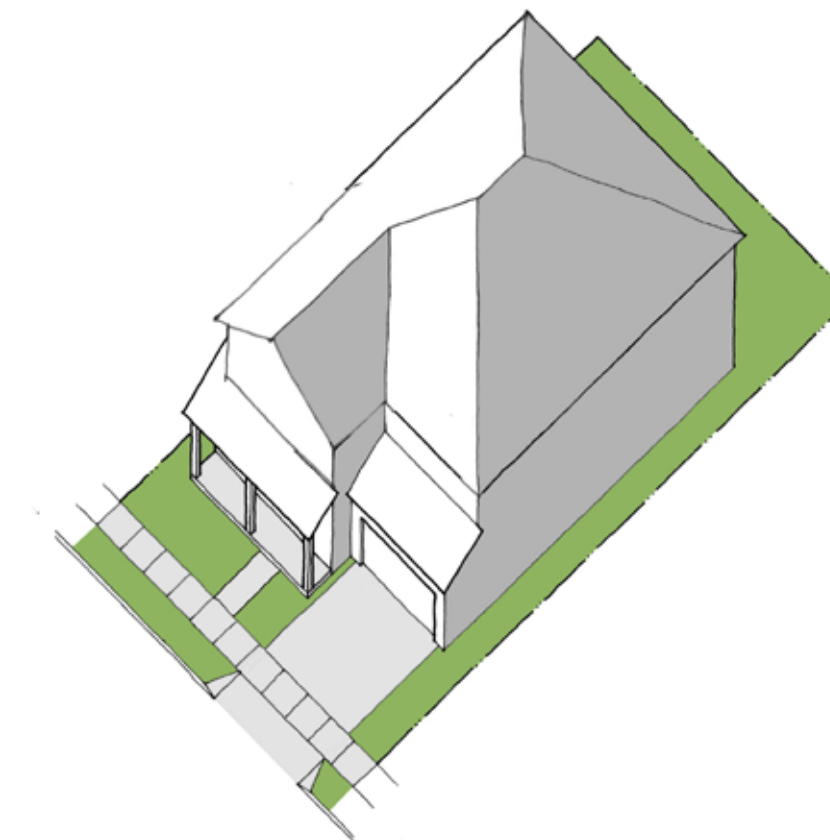
MOTORCOURT



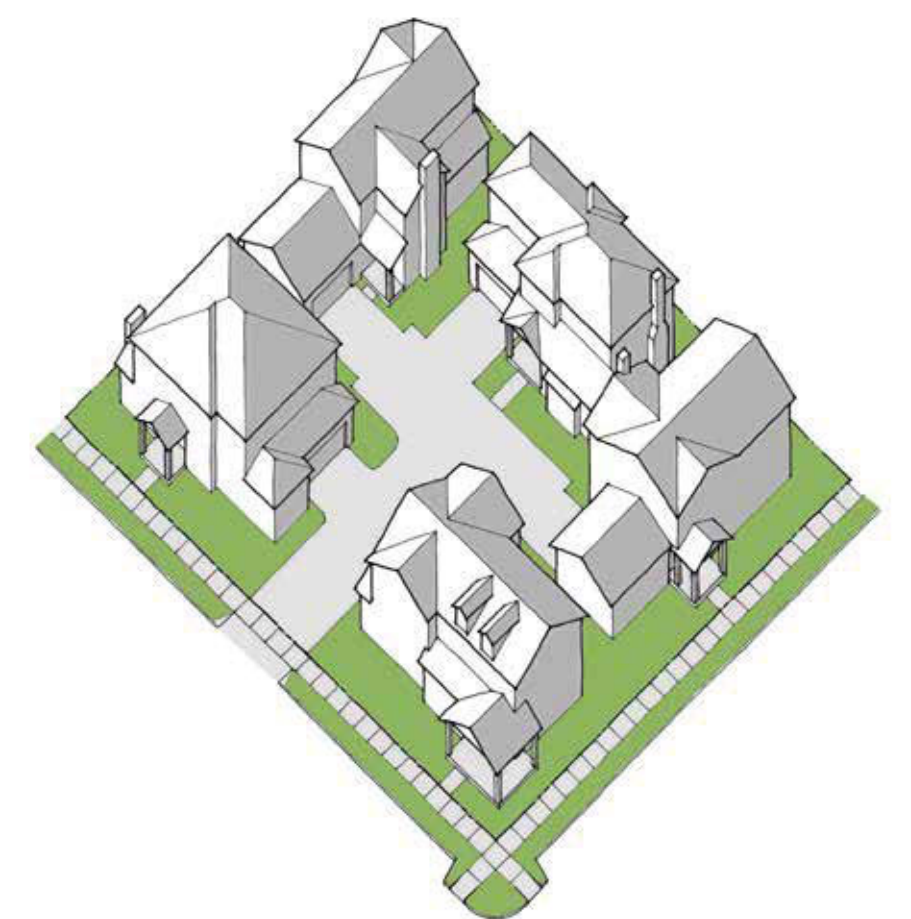
POCKET COTTAGE



LINEAR COURT










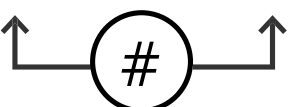
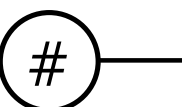
TRADITIONAL HOME







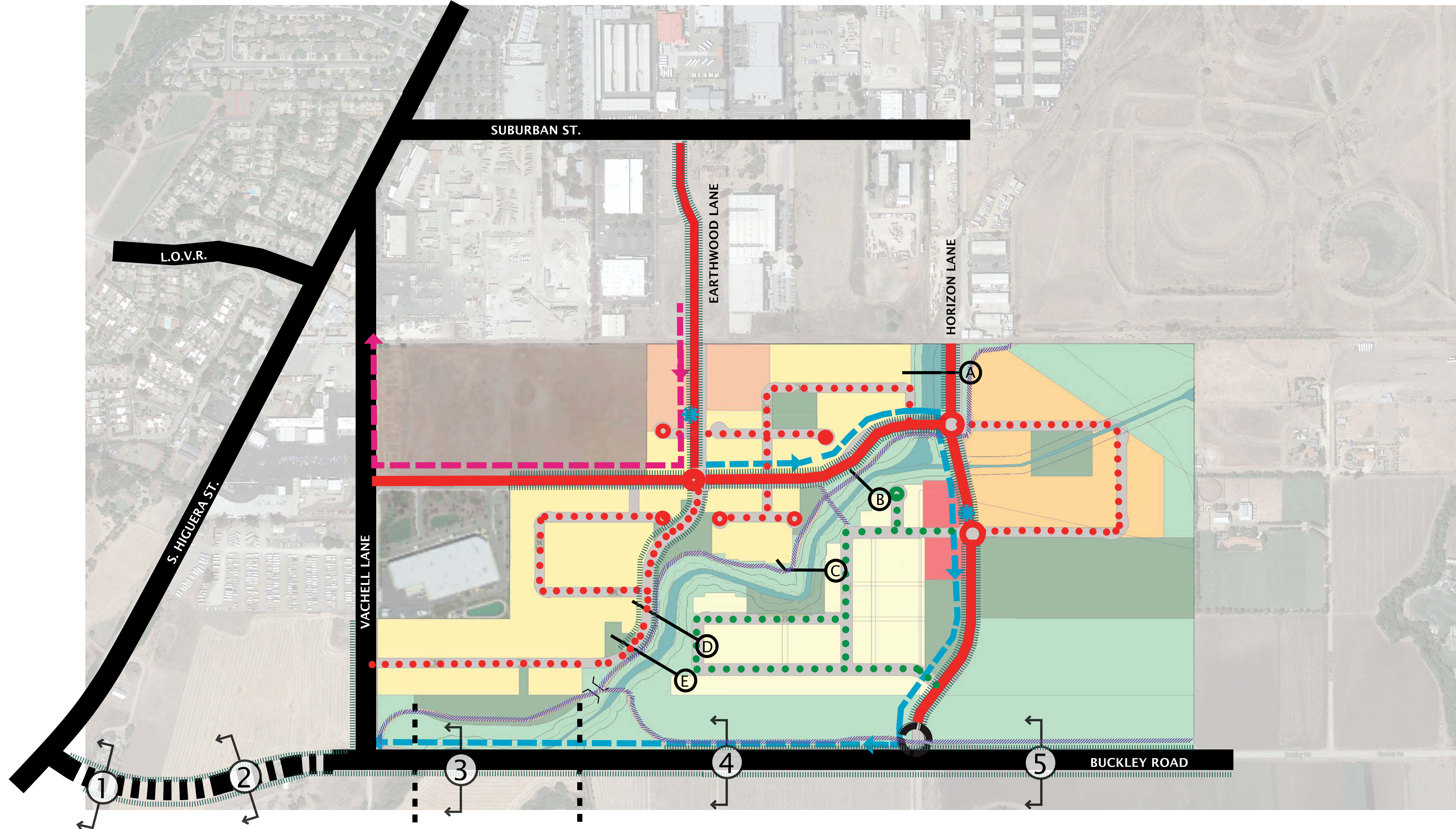
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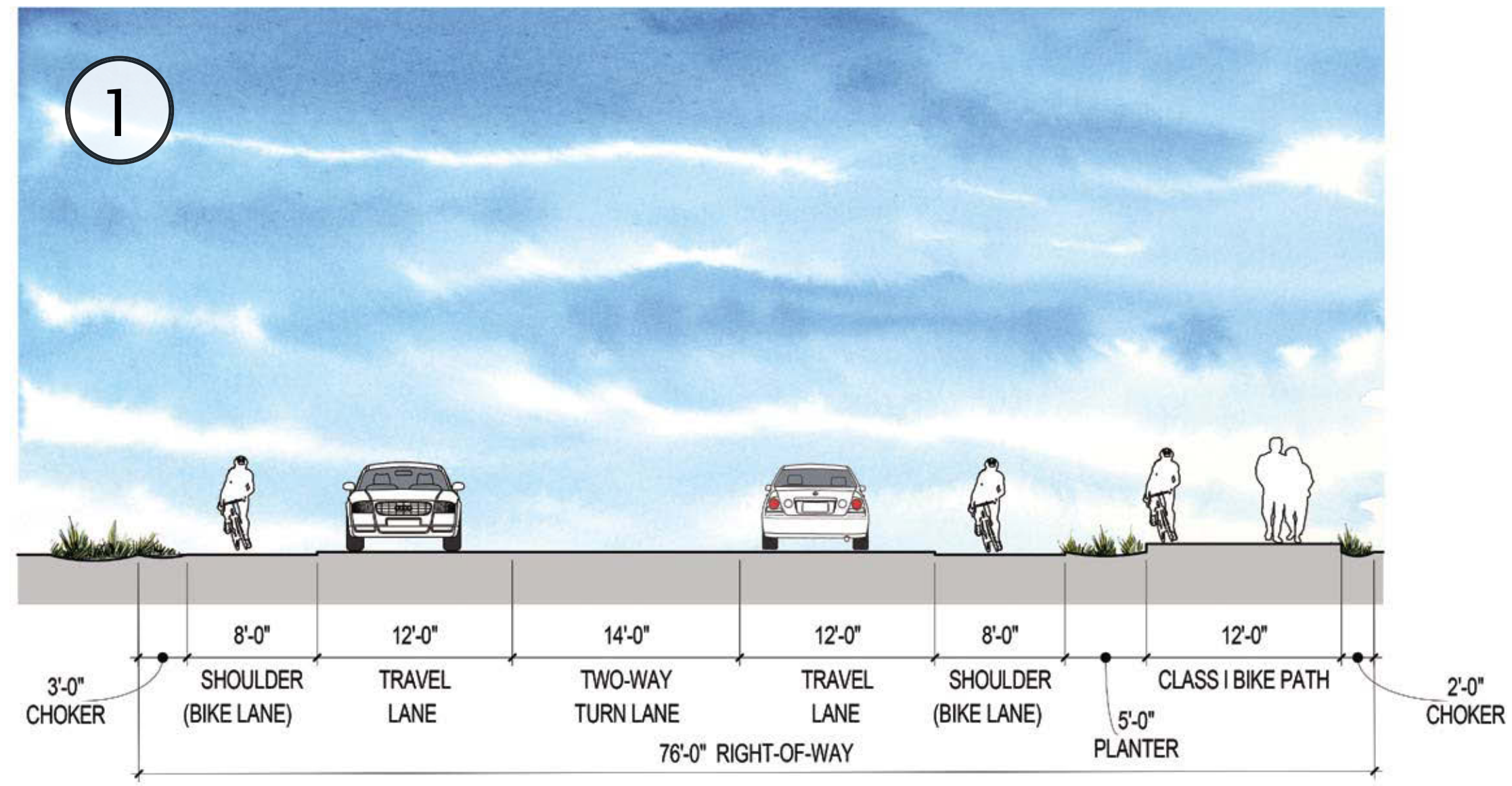
LEGEND

-  Existing Roads
-  60' Collector Road (A14)
-  58' Residential Road (A13)
-  48' Residential Road (A12)
-  Class I Bicycle Path
-  Class II Bicycle Lane

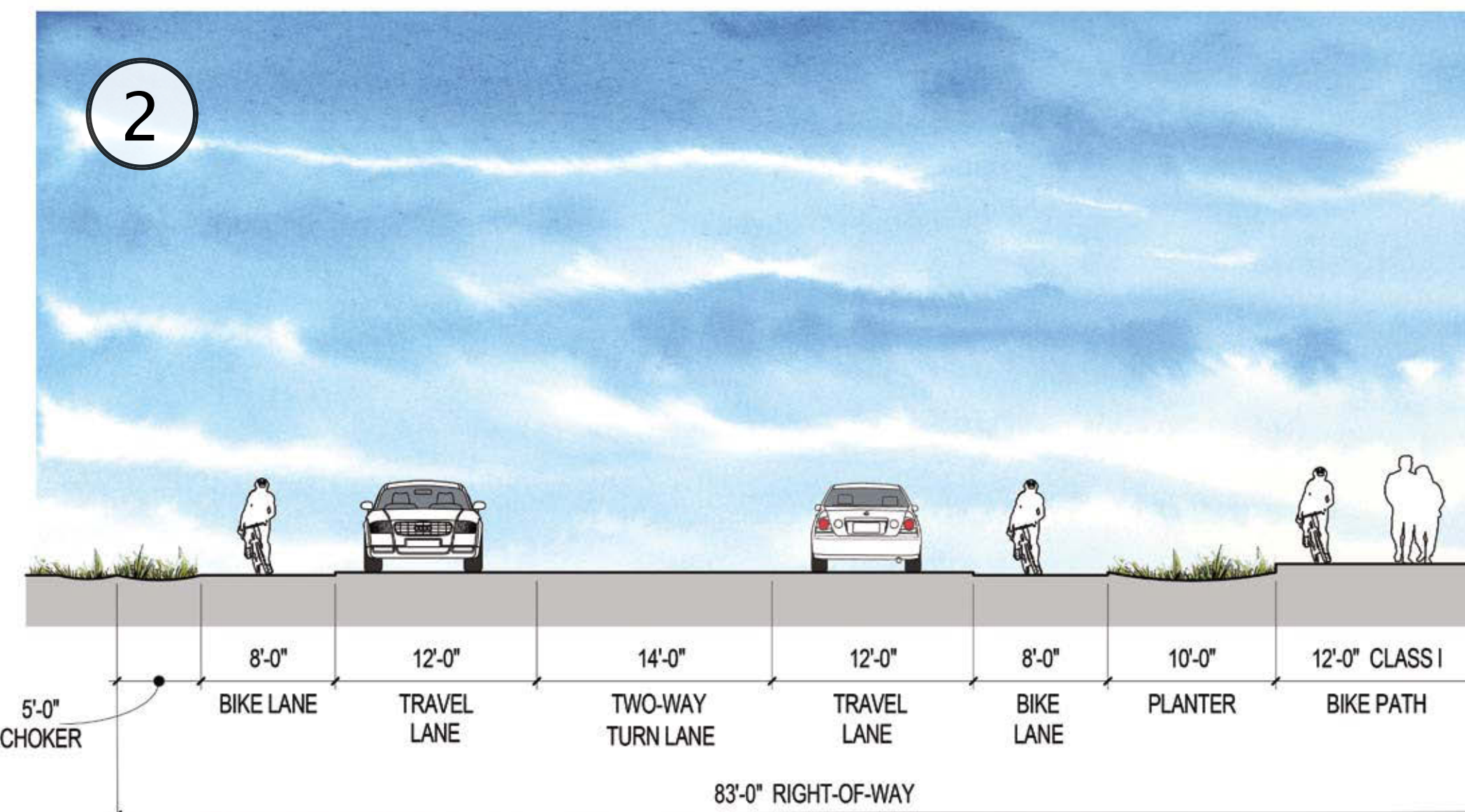
-  Proposed Buckley Extension
-  Refer to Buckley Road Street Sections (A20)
-  Refer to project Creek Sections (A23, A24)

-  Entry
-  Bus Route 2, Alternative A
-  Bus Route 2, Alternative B
-  Proposed Bus Stop Location

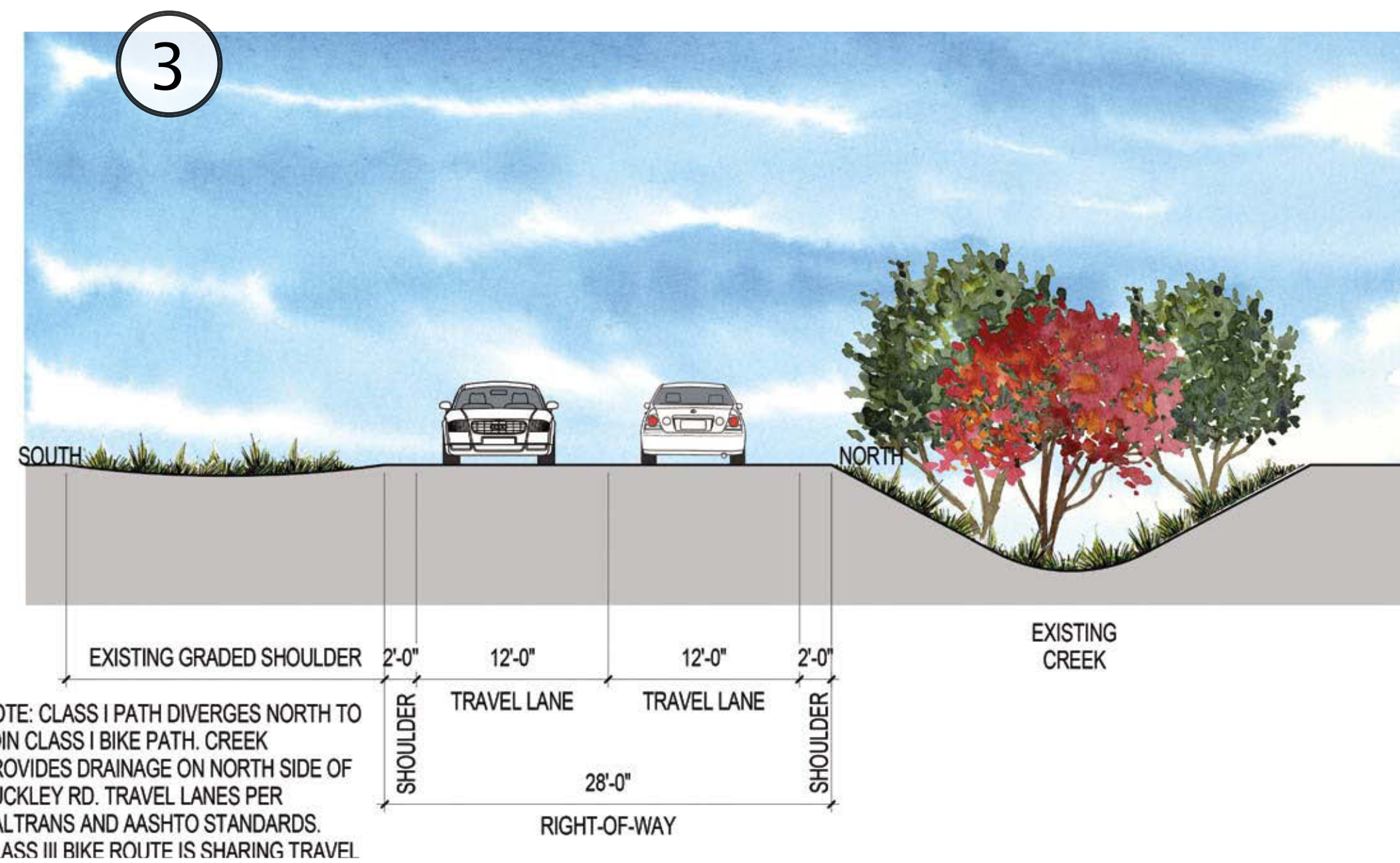




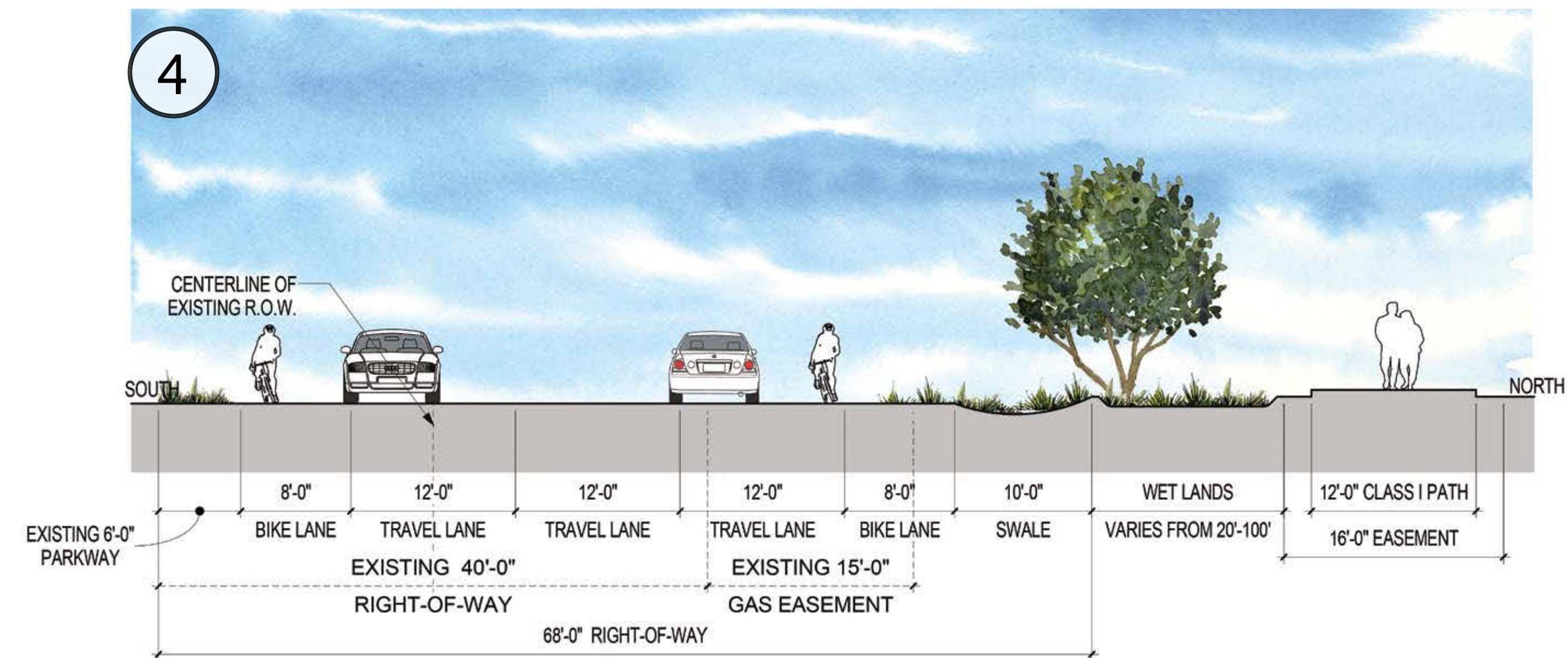
BUCKLEY ROAD SECTION: 1



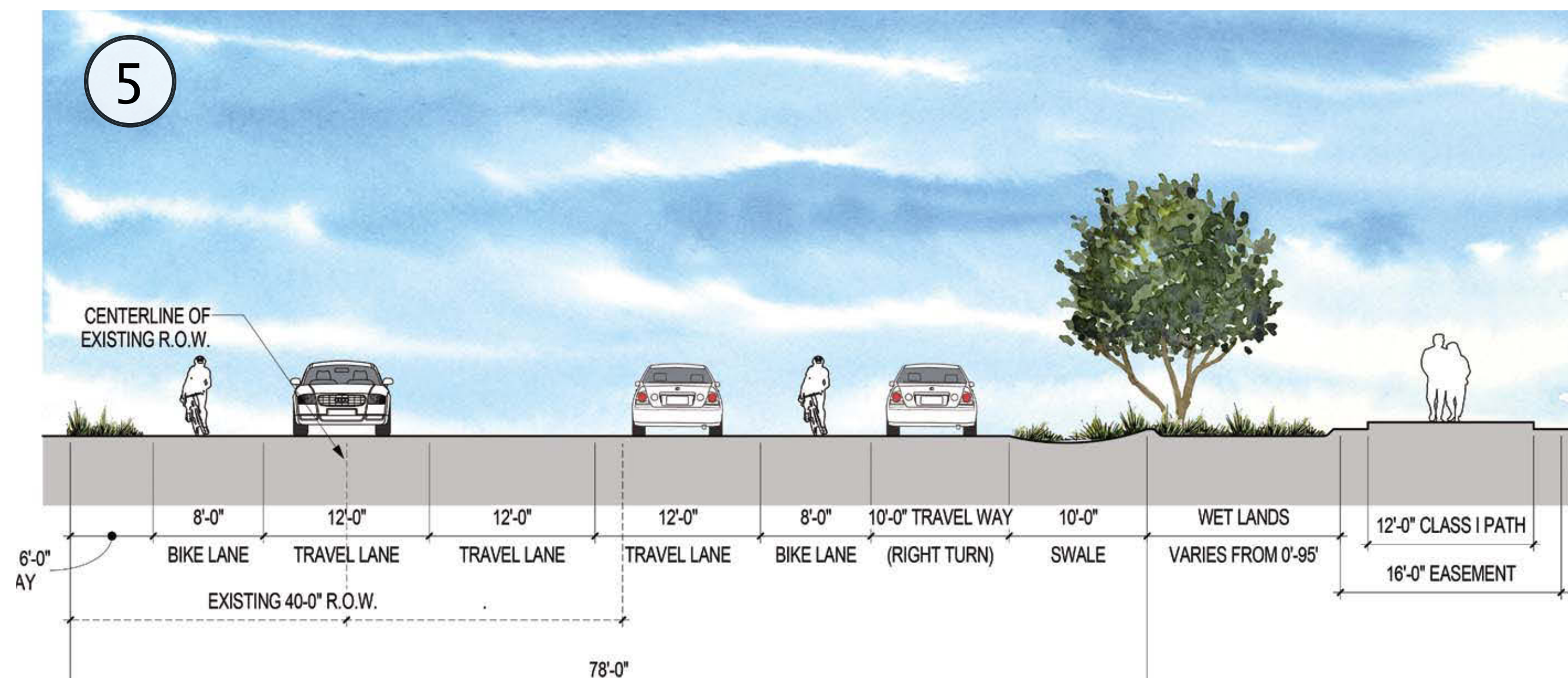
BUCKLEY ROAD SECTION: 2



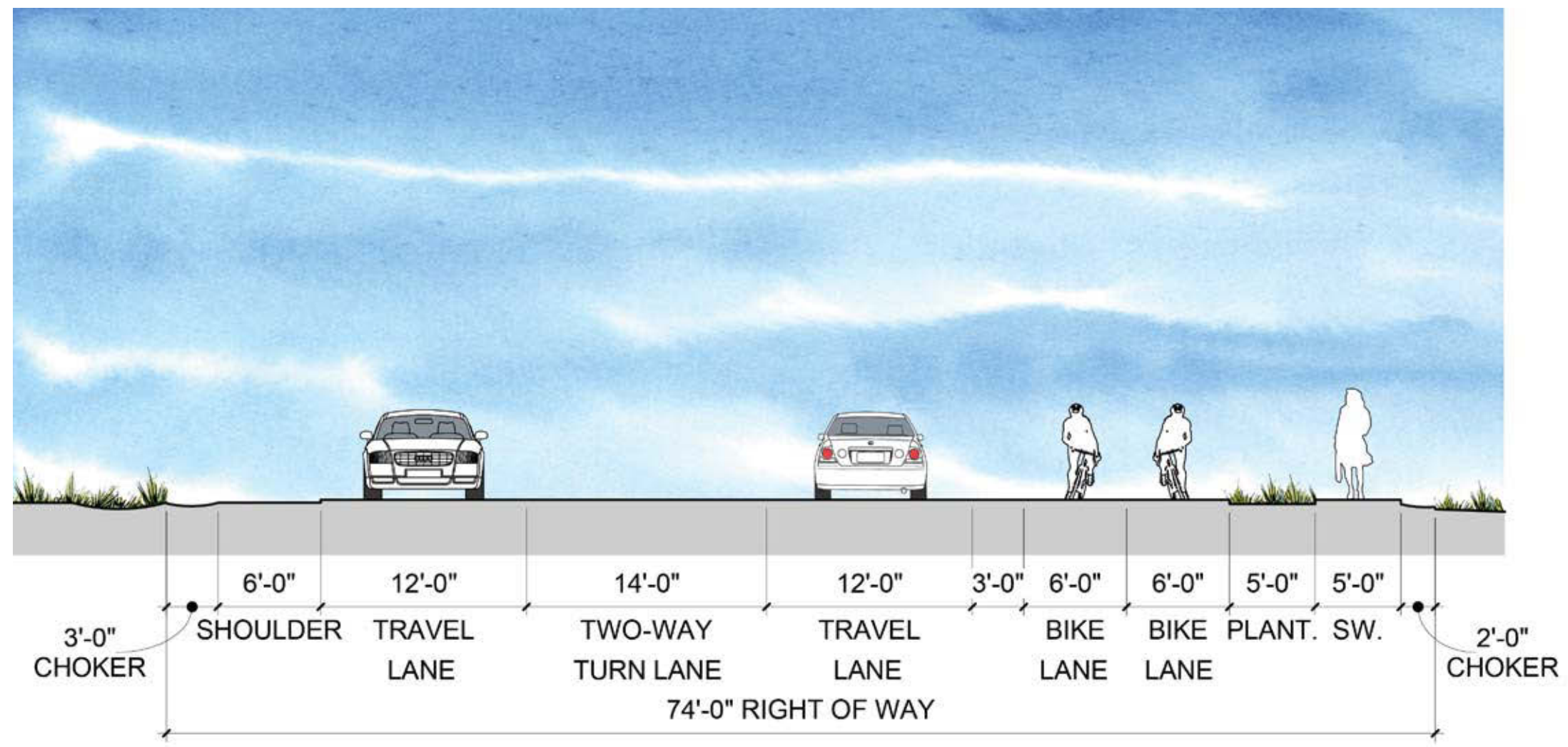
BUCKLEY ROAD SECTION: 3



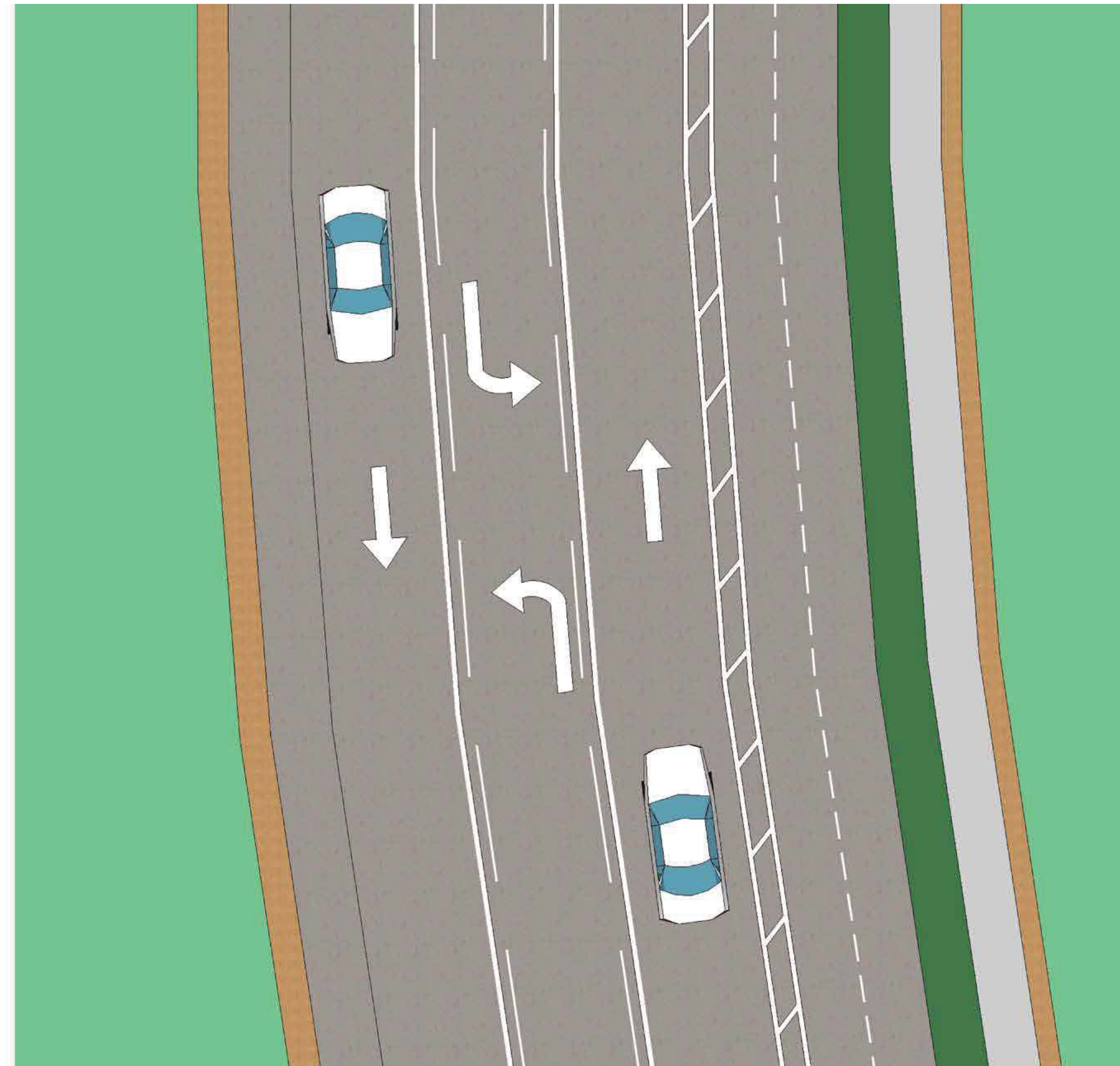
BUCKLEY ROAD SECTION: 4



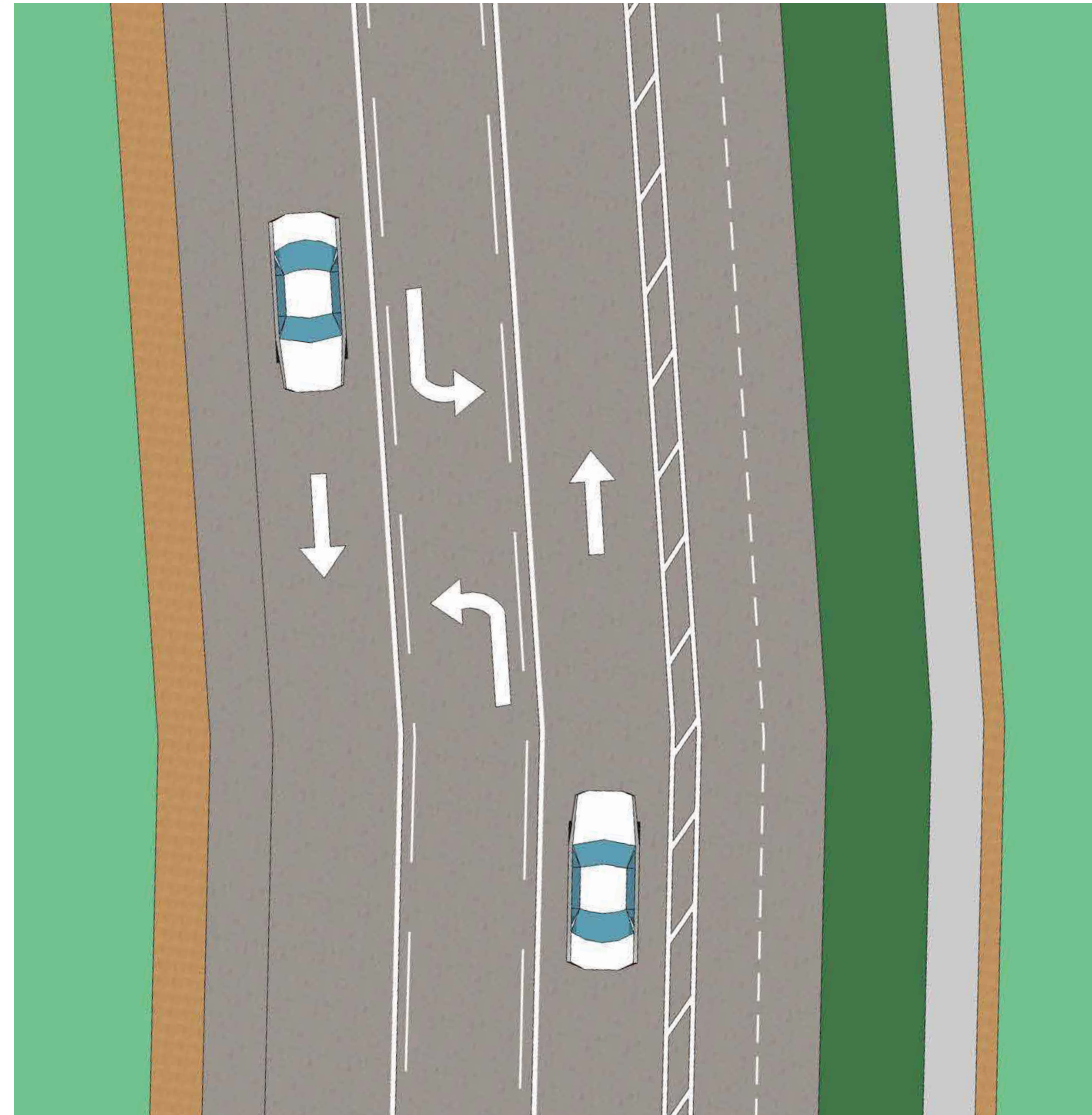
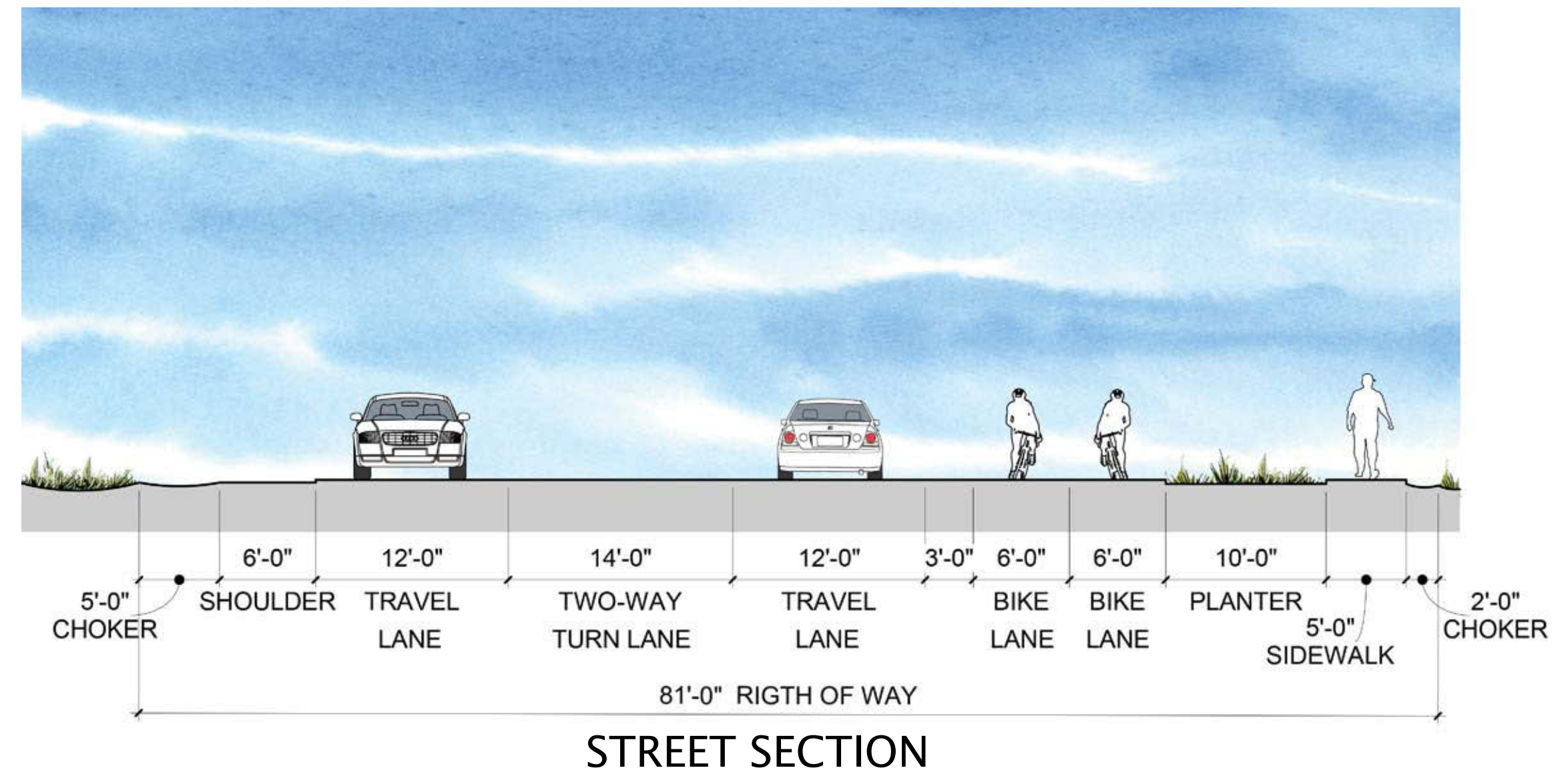
BUCKLEY ROAD SECTION: 5



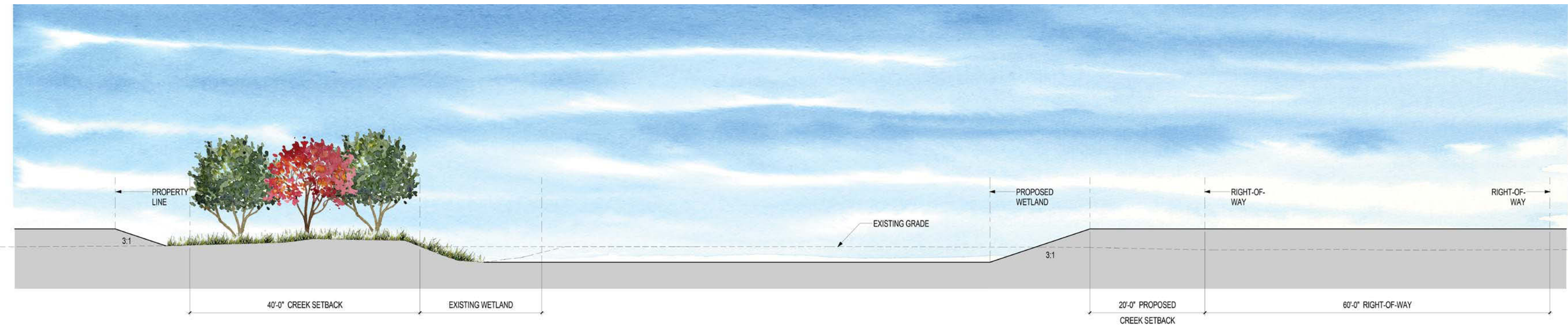
STREET SECTION



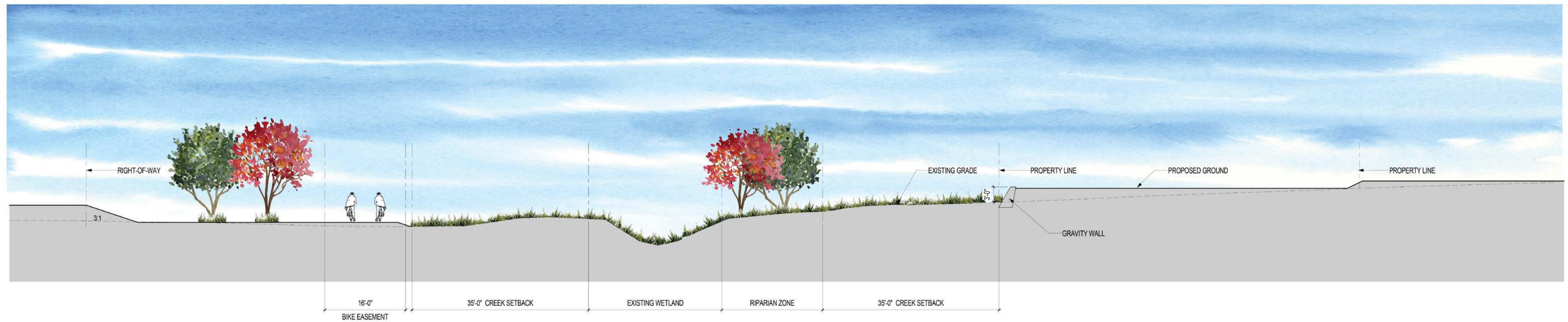
SITE PLAN



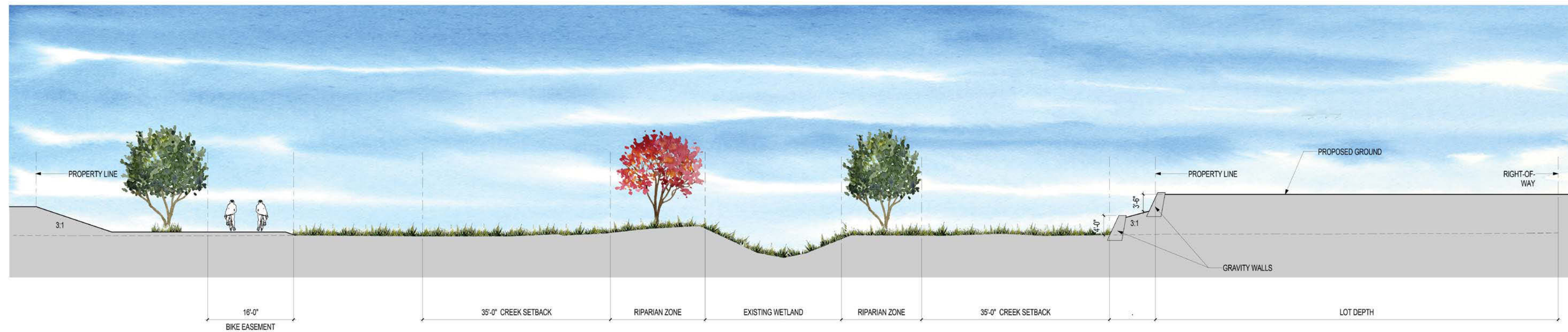
SITE PLAN



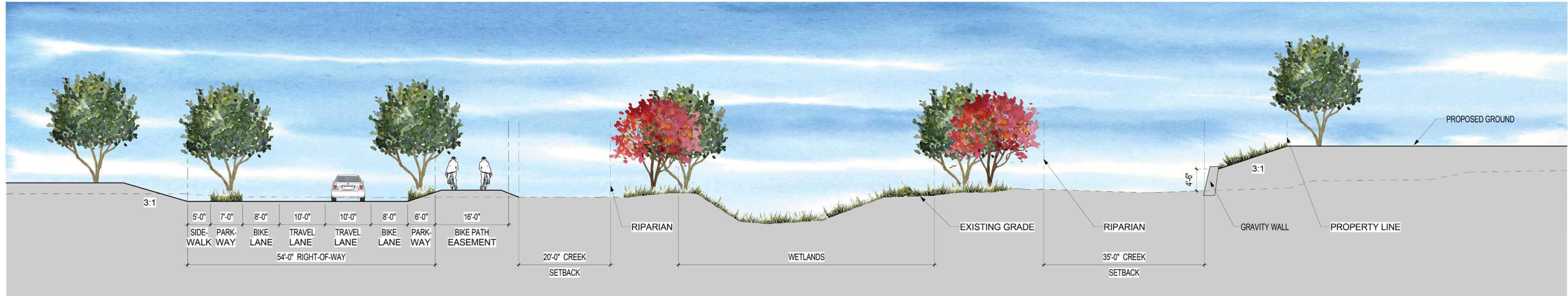
PROJECT CREEK: A



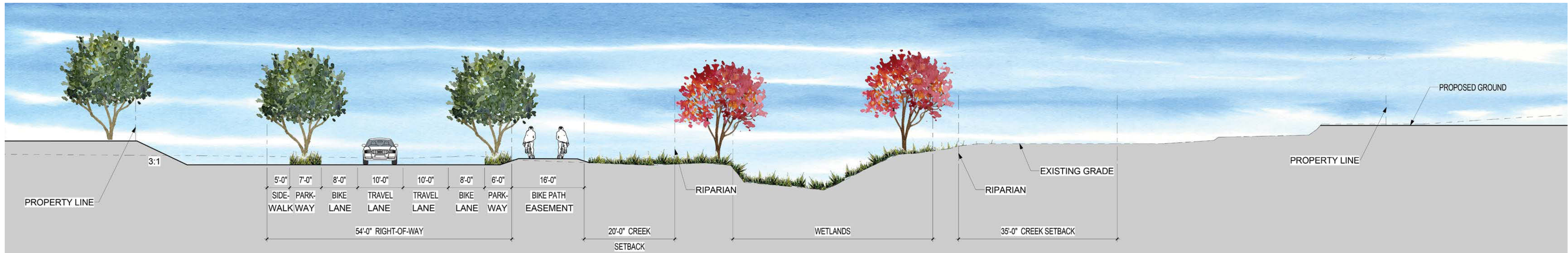
PROJECT CREEK/BIKE PATH SECTION: B



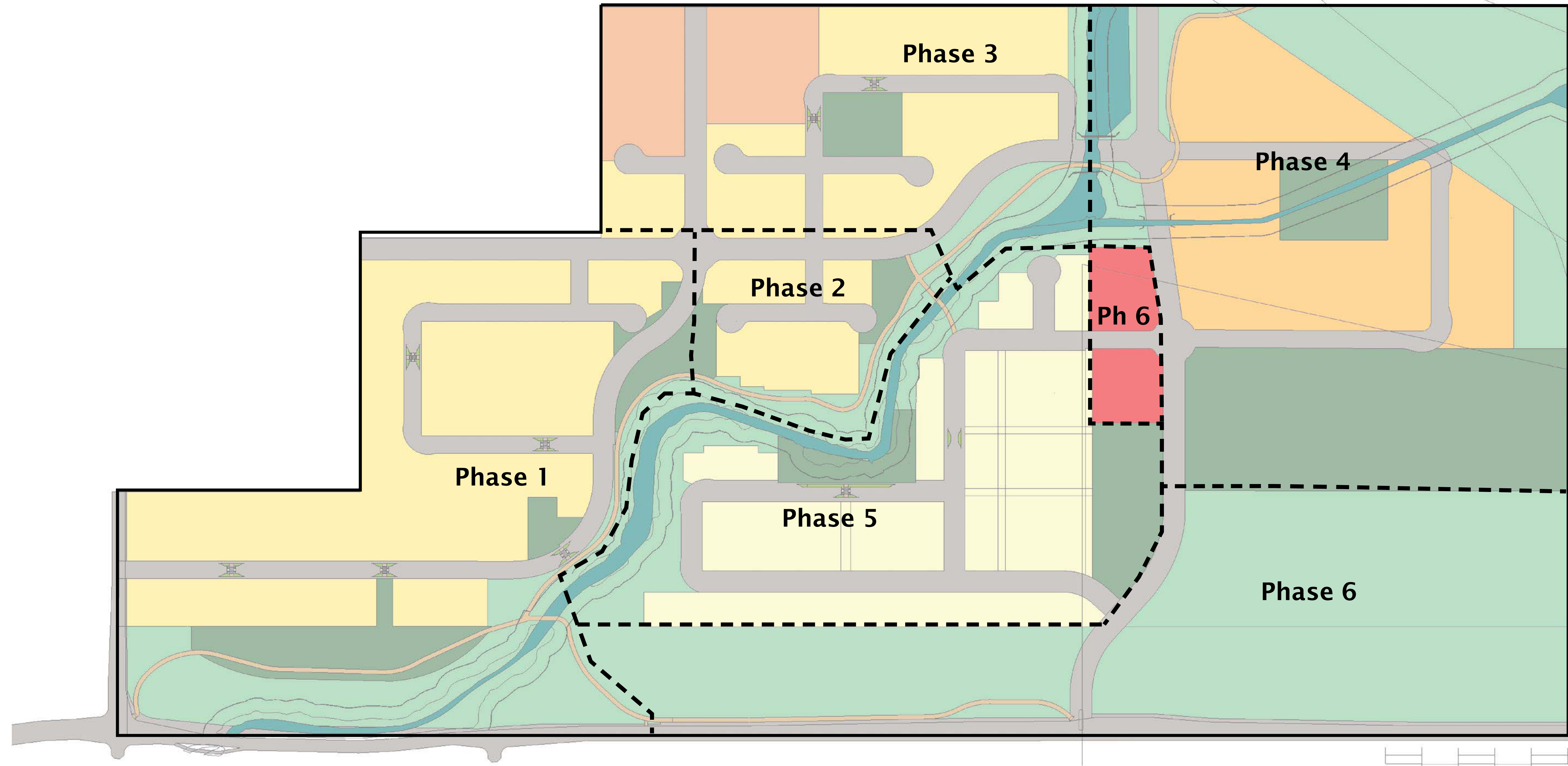
PROJECT CREEK/BIKE PATH SECTION: C

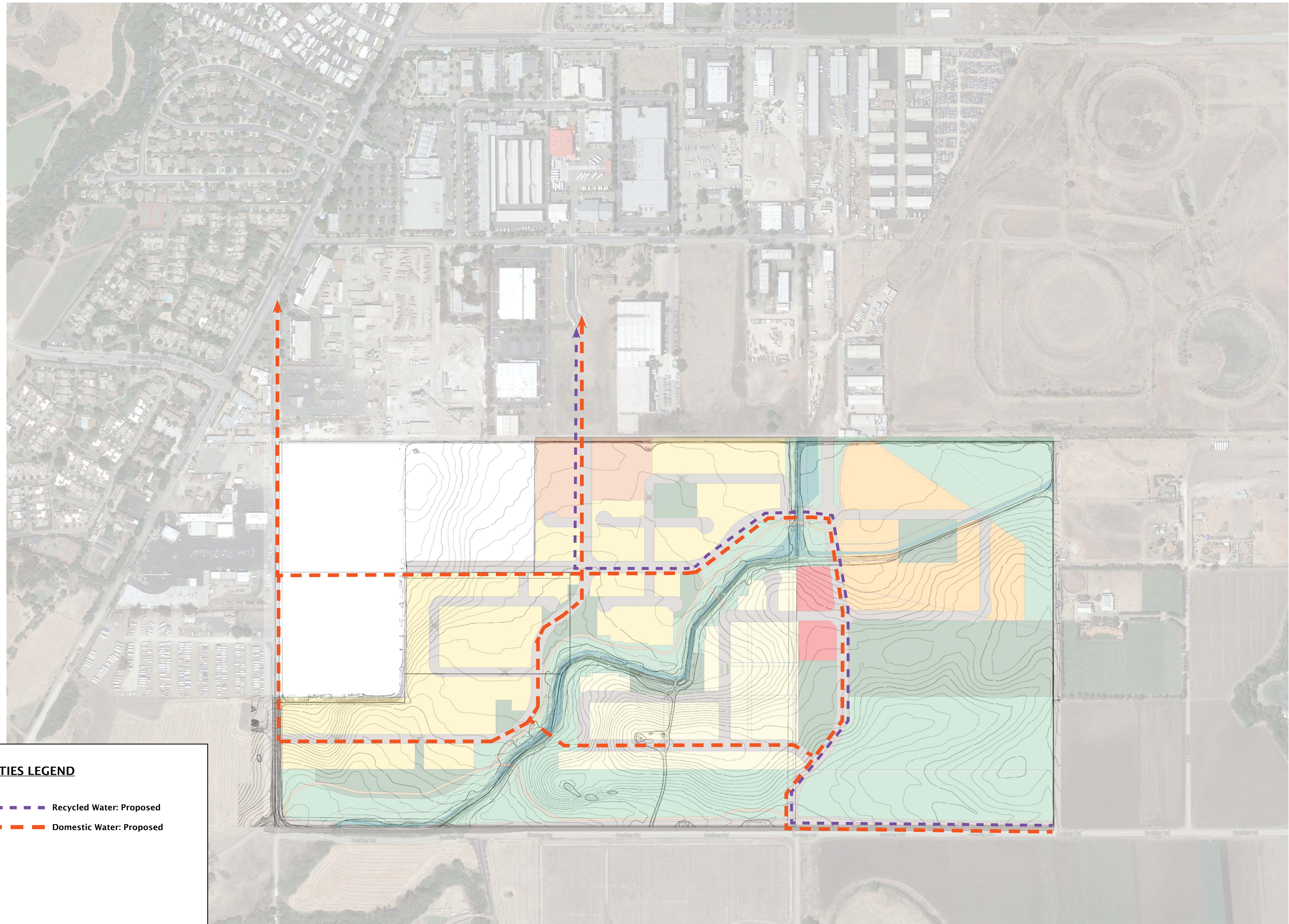


PROJECT CREEK/BIKE PATH SECTION: D



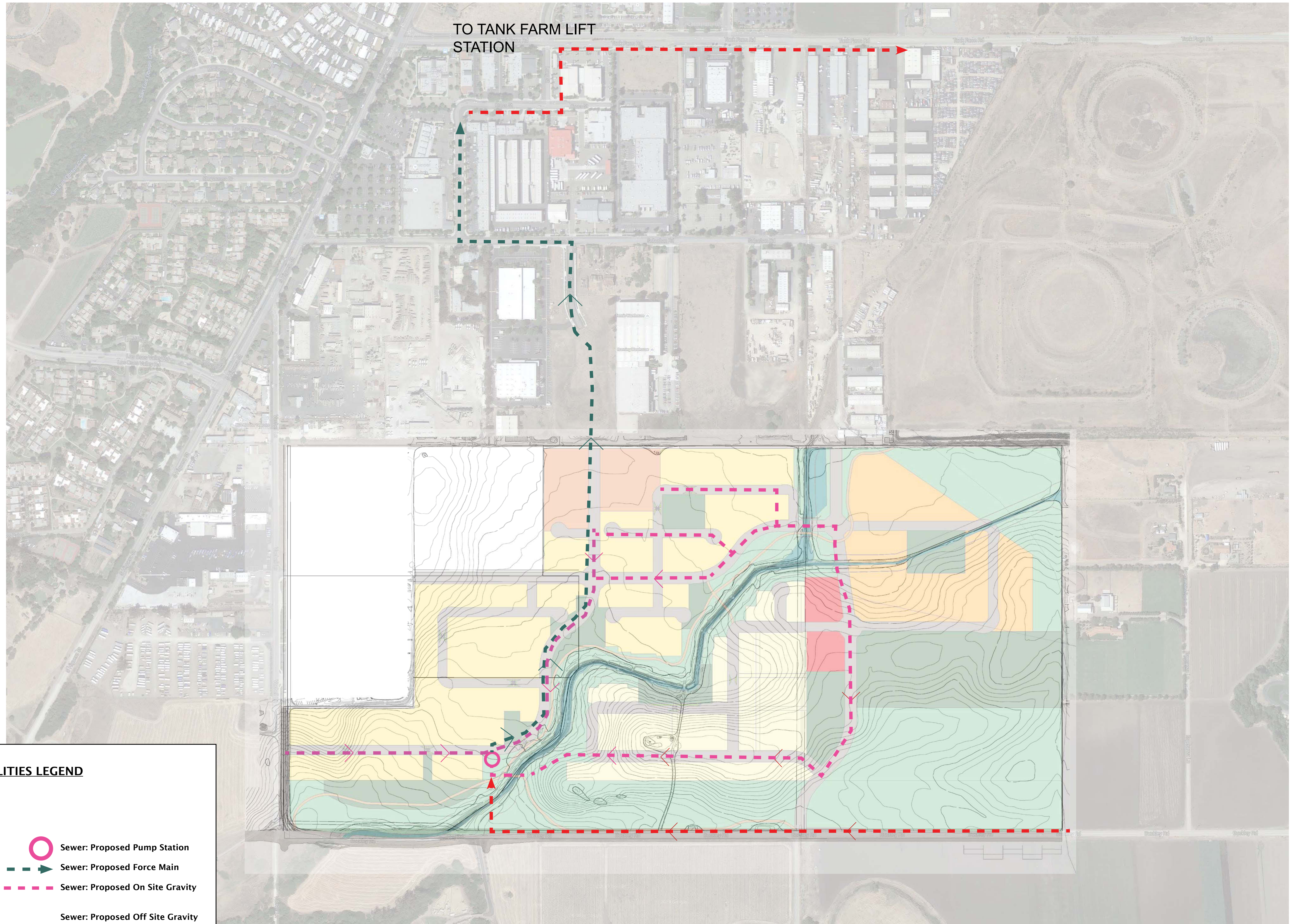
PROJECT CREEK/BIKE PATH SECTION: E









UTILITIES LEGEND

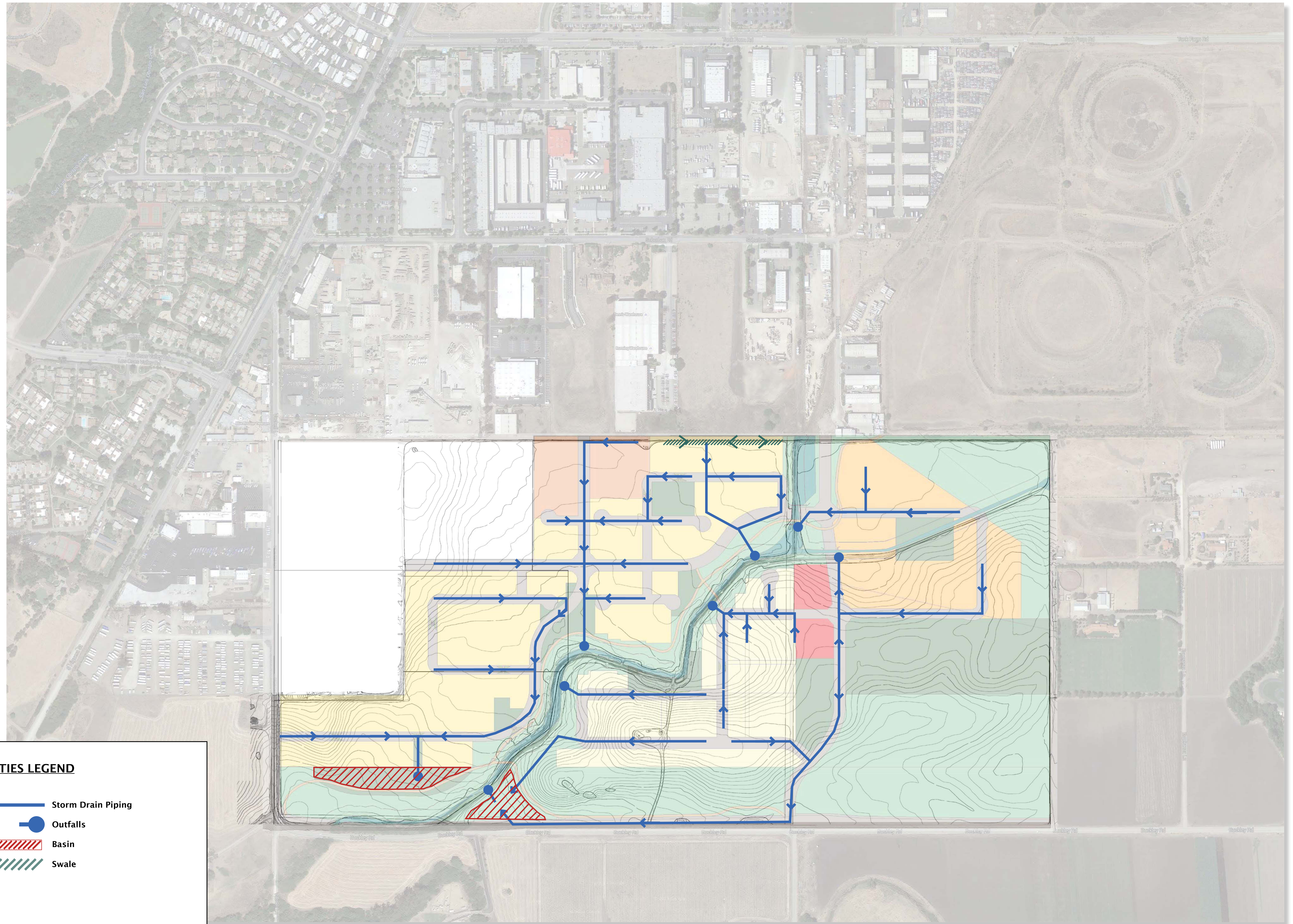
- - - Recycled Water: Proposed
- - - Domestic Water: Proposed







TO TANK FARM LIFT STATION

UTILITIES LEGEND

-  Sewer: Proposed Pump Station
-  Sewer: Proposed Force Main
-  Sewer: Proposed On Site Gravity
-  Sewer: Proposed Off Site Gravity



UTILITIES LEGEND

-  Storm Drain Piping
-  Outfalls
-  Basin
-  Swale

Low Density Residential Lot and Building Standards (R-1)

EXAMPLES
These sketches show basic lot layouts that would follow from the standards listed in the text, and in this table below. Not all features shown in the sketches are standards (for example, 2-car garages are not required).

STANDARDS (minimums)	STREET ACCESS (Alley Not Available)			ALLEY ACCESS (Parking access from alley only)
	PARKING AT FRONT OF LOT	PARKING AT FRONT OF LOT	PARKING AT REAR OF LOT	
Lot Area	5,000 sf	5,000 sf	5,000 sf	4,500 sf
Lot Width	50 ft	50 ft	50 ft	45 ft
Corner Lot Width	55 ft	55 ft	55 ft	50 ft
Lot Depth	90 ft	90 ft	90 ft	80 ft
Lot Coverage	40% Max.	40% Max.	45% Max.	50% Max.
Front Setback				
House	15 ft	15 ft	15 ft	15 ft
Garage, carport (A)	20 ft	15 ft	Does not Apply	Does not Apply
Front Porch	10 ft	10 ft	10 ft	10 ft
Rear Setback				(from alley)
House	15 ft	15 ft	20 ft	15 ft
Garage, carport	5 ft	5 ft	5 ft	3 ft
Side Setback				
House	5 ft	5 ft	driveway side 12 ft	5 ft
Street (corner lot)	10 ft	10 ft	5 ft	10 ft
Garage, carport	5 ft	5 ft	10 ft	5 ft
			5 ft	5 ft

High Density Residential Lot and Building Standards (R-3/R-4)

EXAMPLES
These sketches shows a site layouts that would follow from the standards. Not all features shown in the sketch are standards.

STANDARDS (minimums)		
Lot Area	1,000 sf	N/A
Lot Width	20 ft	N/A
Lot Depth	40 ft	N/A
Front Setback		
Dwelling	15 ft	15 ft
Front Porch	10 ft	10 ft
Rear Setback		
Dwelling	10 ft	10 ft
Parking	0 ft	0 ft
Side Setback (A) (applies to any structure, including covered parking)		
Street (corner lot)	as provided in R-2 zone	as provided in R-2 zone
	15 ft	15 ft

Medium Density Residential Building Standards (R-2)

EXAMPLES
These sketches show basic lot layouts that would follow from the standards. Not all features are shown in each layout.

STANDARDS (Minimums, unless noted otherwise.)	ALLEY ACCESS			CLUSTER DEVELOPMENT 4 TO 6 LOTS	CLUSTER DEVELOPMENT 4 TO 6 LOTS
	DETACHED - ZERO LOT LINE	ATTACHED OR DETACHED (attached may include pairs of dwellings on adjacent lots)	DETACHED (parking access from alley only)		
Lot Area	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max
Lot Coverage					
1- Street Setback					
Dwelling	15 ft	15 ft	15 ft	15 ft	15 ft
Front Porch	10 ft	10 ft	10 ft	10 ft	10 ft
2- Rear Setback					
Dwelling	20 ft	20 ft	20 ft	5 ft	5 ft
Garage	13 ft	13 ft	13 ft	5 ft	5 ft
3- Side Setback (A)	0 (at lot line) or as provided in Zoning Regulations R-2 Zone	0 (attached) or as provided in Zoning Regulations R-2 Zone	5 ft	5 ft	5 ft
4- Interior Setback				4 ft	4 ft
5- Garage Setback				14' Min.	14' Min.
6- Pedestrian Circ. Setback				10' Min.	10' Min.
7- Side Street Setback	10'	10'	10'	10'	10'

A - Side setback applies to dwelling and covered parking. Where a building wall is located on a lot line, there shall be an easement at least 5 feet wide on the neighboring lot for access to maintain the building wall.
 B - Reciprocal yard easements are allowed as an alternative.
 C - Minimum yard size of 150 sf with Minimum 10' dimension
 D - Second floor setbacks to match Ground floor setbacks