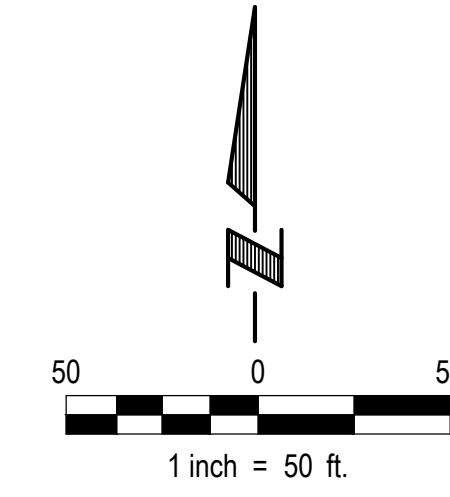


**TYPICAL STREET SECTION A-A**  
NOT TO SCALE

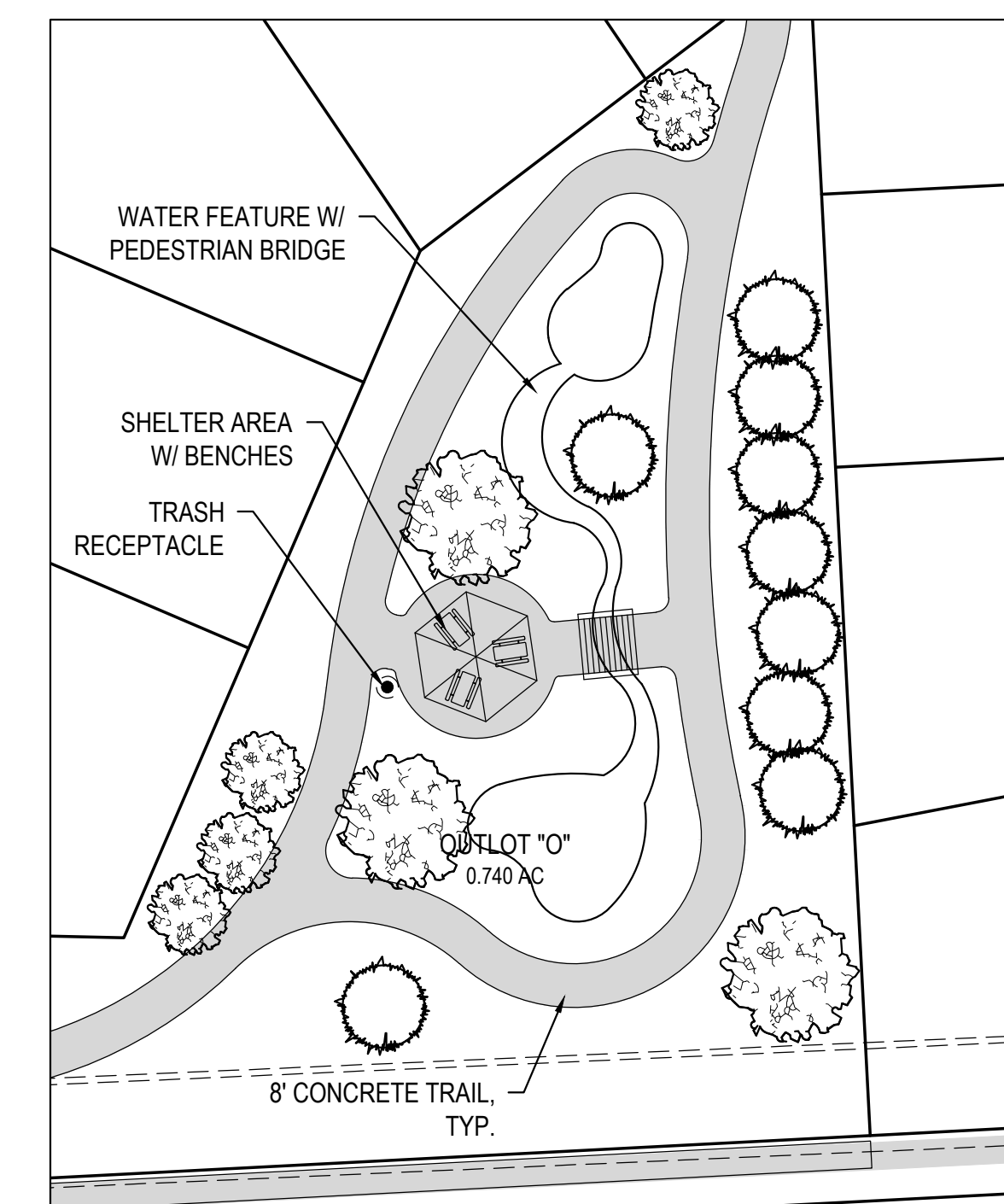


**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT
- - - SETBACK
- ▬ PEDESTRIAN WALK / TRAIL
- BUILDING ENVELOPE

**ZONING:**  
R-4 PUD, LOTS 151 THRU 173 & OUTLOTS "M", "N" & "O"

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET FROM LOTS 158 THRU 160 AND OUTLOTS "M", AND "N". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WHITEWATER DRIVE FROM LOTS 160, 161, 173 AND OUTLOT "O". ACCESS TO OUTLOT "N" SHALL BE LIMITED TO WHITEWATER DRIVE.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
7. OUTLOT "M" IS TO BE USED FOR A PERMANENT PCSMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "M". OUTLOT "M" IS TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT. OUTLOT "M" SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
8. OUTLOT "N" SHALL BE USED FOR A SIGNAGE EASEMENT. OUTLOT "N" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. OUTLOT "O" IS TO BE USED AS AN GREEN SPACE AREA. OUTLOT "O" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
10. ZONING R-4-PUD MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD: 25 FEET  
INTERIOR SIDE YARD: 5 FEET  
STREET SIDE YARD: 15 FEET  
REAR YARD: 15 FEET



**OUTLOT "O" - GREEN SPACE DETAIL**  
SCALE: 1" = 30'

Proj No:	Date:	Designed By:	Drawn By:	Scale:	Sheet:
P2016.020.001	11/25/2019	JMT	NMN	1"=50'	1 of 3