## AMENDED AREA

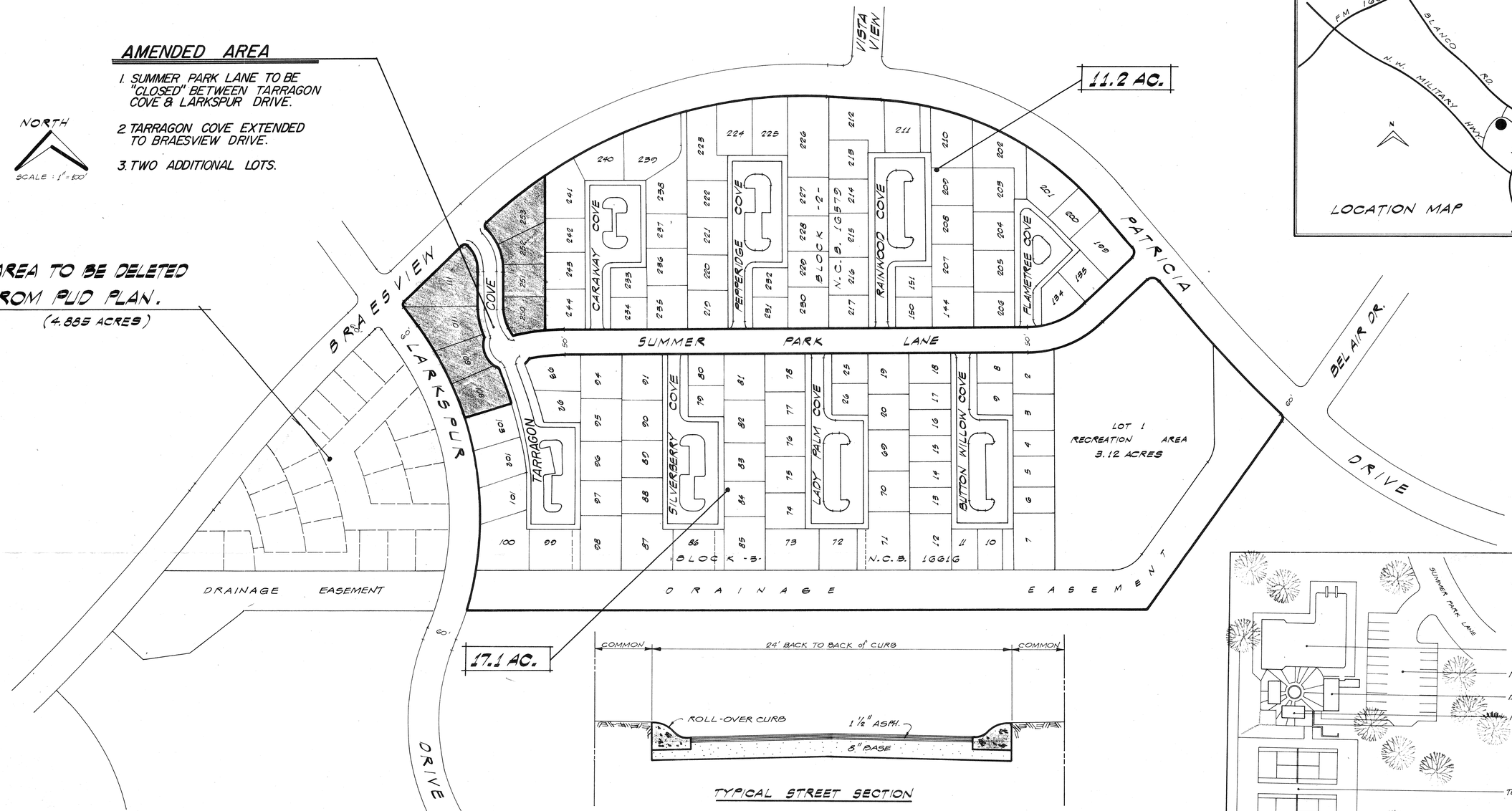
1. SUMMER PARK LANE TO BE "CLOSED" BETWEEN TARRAGON COVE & LARKSPUR DRIVE.
2. TARRAGON COVE EXTENDED TO BRAESVIEW DRIVE.
3. TWO ADDITIONAL LOTS.

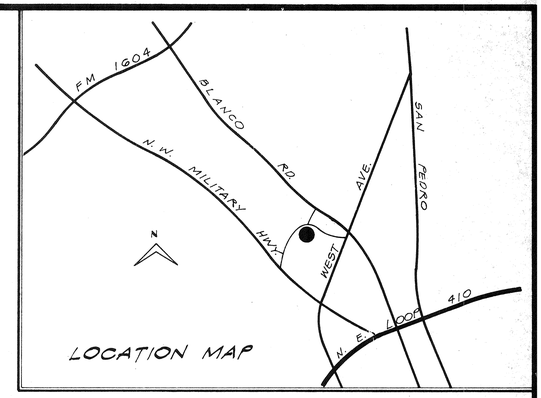
NORTH

SCALE : 1" = 100'

AREA TO BE DELETED FROM PUD PLAN.

(4.885 ACRES)

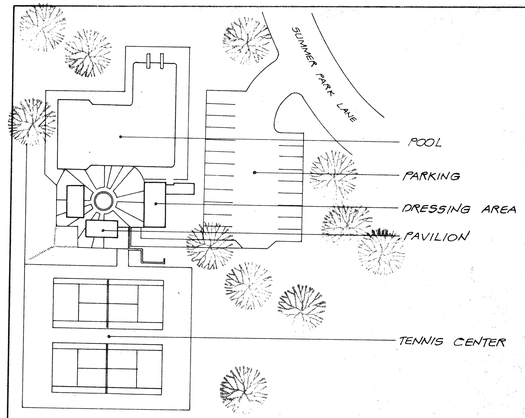



LOCATION MAP




TYPICAL STREET SECTION




RECREATION CENTER

## GENERAL NOTES

**NOTES**

- SUMMERHILL PUD 28.3 AC. PUD-1 (R-3).
- VISION CLEARANCE AS REQUIRED BY CITY ORDINANCE AT ALL INTERSECTIONS.
- ALL ADJACENT AREAS ZONED R-3.

**UNIT SIZE**

- AVERAGE SIZE 1900 S.F.
- ENCLOSED 2 CAR GARAGES.
- AVERAGE LOT SIZE 5000 S.F.
- 2, 3, 4 BEDROOMS, 2-3 BATHS

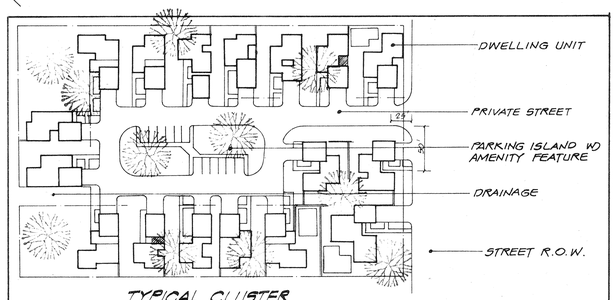
**AREA BREAKDOWN**

| | |
|---|---|
| - LOT AREA | 16.28 AC |
| - LOTS | 112 |
| - DEDICATED STREET R.O.W. | 1.63 AC. |
| - PRIVATE STREET R.O.W. | 5.68 AC. |
| - COMMON AREA (1) | 3.12 AC. |
| - DRAINAGE EASEMENT | 3.22 AC. |

**LAND USE INTENSITY**

| | |
|---|---|
| - DWELLING UNITS | 112 |
| - GROSS DENSITY | 4.0 DU/AC |
| - MAXIMUM ALLOWABLE DENSITY | 33.0 DU/AC |
| - FLOOR AREA | 212,800 S.F. |
| - FLOOR AREA RATIO | 0.28 |
| - MAX. ALLOWABLE FAR | 0.65 |
| - LIVABILITY SPACE | 18.07 AC. |
| - LIVABILITY SPACE RATIO | 2.7 |
| - MIN. ALLOWABLE LSR | 0.61 |
| - OPEN SPACE (2) | 20.78 AC. |
| - OPEN SPACE RATIO | 4.3 |
| - MIN. ALLOWABLE OSR | 1.1 |

(1) NOT INCLUDING COMMON AREA IN SAFETY LANES.
(2) NOT INCLUDING 1/2 BRAESVIEW + PATRICIA DR.




TYPICAL CLUSTER

# SUMMERHILL

## PRELIMINARY

## PUD DEVELOPMENT PLAN AMENDED

JULY 1984

#79-203