

183 – 205 E PALM STREET

Single Family Residences

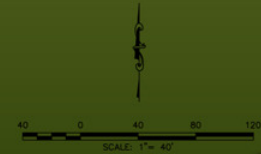


WELCOME

- COMMUNITY INTERESTS
- PRESERVING TREES**
- MAINTAINING ACCESS ROUTES BY NEIGHBORS
- WIDENING RAYMOND AVENUE
- MAINTAIN THE NEIGHBORHOOD CHARACTERISTICS

PROJECT AREAS:

TOTAL SITE:	144,424.80 S.F.
"A" STREET:	27,642.05 S.F.
30' EASEMENT:	5,393.72 S.F.
RAYMOND DEDICATION:	4,547.40 S.F.
PLAYGROUND/3.8.0 LOT:	5,728.85 S.F.
NET LOT AREA:	101,112.78 S.F.



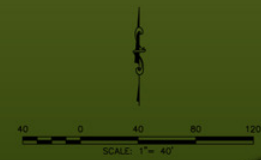


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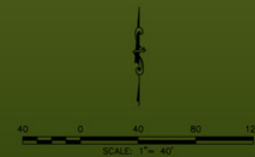
PROPOSED DESIGN

- ZONED: RESIDENTIAL R7500
- DESIRED USE: RESIDENTIAL
SINGLE FAMILY DETTACHED
- PRIOR PROPOSAL: 23 HOMES
- OUR** PROPOSAL: 18 HOMES
- CRAFTSMAN ELEVATIONS
- MAINTAIN OPEN COMMUNITY
FEEL. NOT GATED



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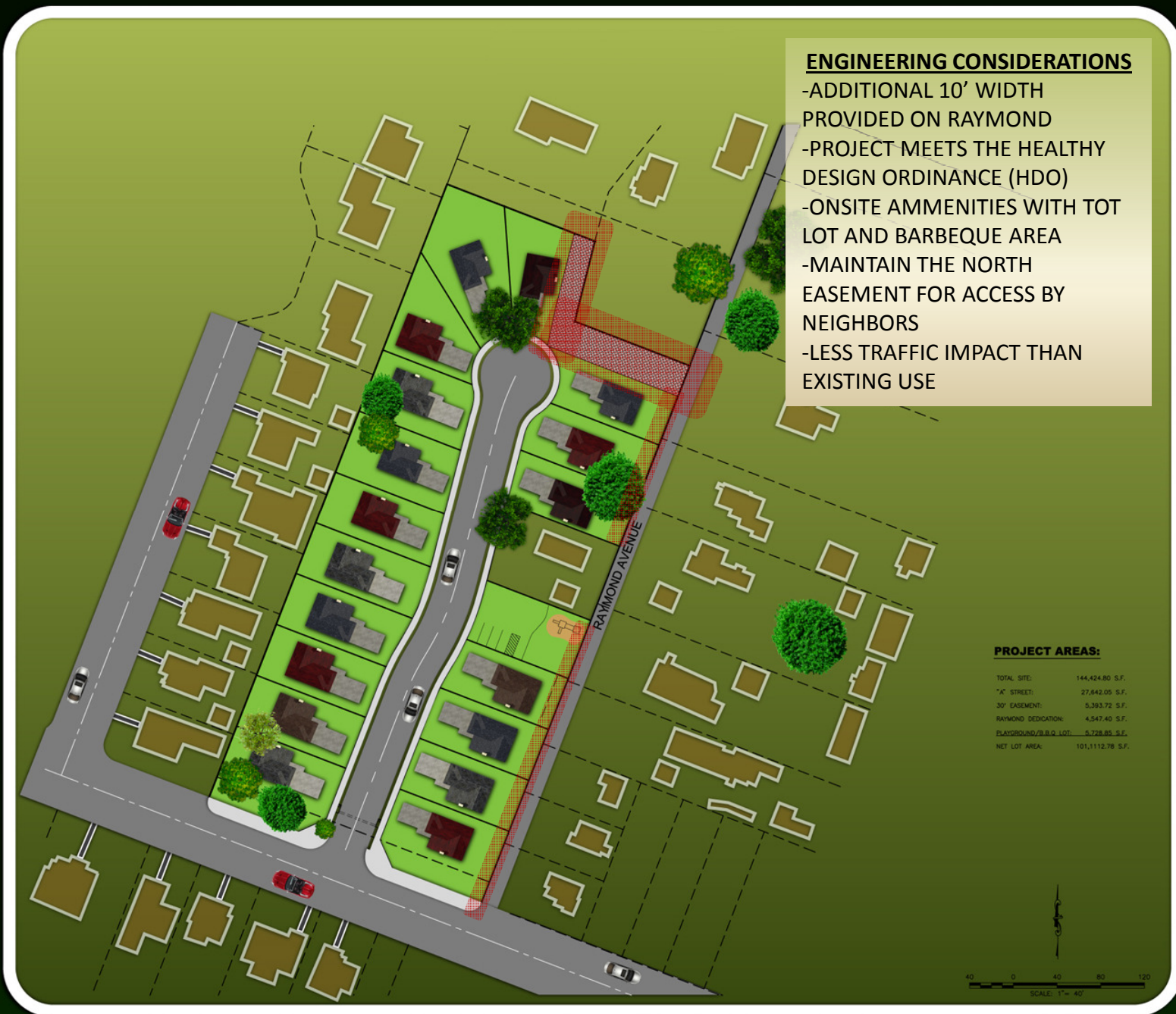




CRAFTSMAN ELEVATIONS

2200 SF
3 / 4 BEDROOM
3 BATHROOM



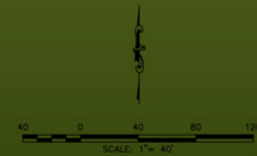


ENGINEERING CONSIDERATIONS

- ADDITIONAL 10' WIDTH PROVIDED ON RAYMOND
- PROJECT MEETS THE HEALTHY DESIGN ORDINANCE (HDO)
- ONSITE AMMENITIES WITH TOT LOT AND BARBEQUE AREA
- MAINTAIN THE NORTH EASEMENT FOR ACCESS BY NEIGHBORS
- LESS TRAFFIC IMPACT THAN EXISTING USE

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COMMUNITY SUPPORT

FEEDBACK



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