



PASSIVE OPEN SPACE

EXISTING PAVEMENT

BIORETENTION TREES AND SHRUBS PER MWS LID VOL 5

PROPOSED TREE CANOPY, TYP.

DELTA AVENUE (50' RIGHT-OF-WAY)

PROPOSED 3-STORY TOWNHOMES

PROPOSED DUMPSTER

PARKING LOT PERIMETER SCREENING PLANTING, TYP.

PERVIOUS PAVERS

TRAL ST (25' ROW)
JENKINS ST (30' ROW)
DELTA AVENUE (50' ROW)
N62°01'00"E
S27°59'27"E 47.12'
S27°59'27"E 40.20'
N47°20'30"W 50.00'
N47°20'30"W 50.00'

16 2BR FFE: 469.0
17 2BR FFE: 468.0
18 2BR FFE: 467.0

9 3BR FFE: 465.0
10 3BR FFE: 465.0
11 3BR FFE: 465.0
12 3BR FFE: 465.0
13 3BR FFE: 465.0
14 3BR FFE: 465.0
15 3BR FFE: 465.0

1 3BR FFE: 478.0
2 3BR FFE: 477.0
3 3BR FFE: 476.0
4 3BR FFE: 475.0
5 3BR FFE: 474.0
6 3BR FFE: 473.0
7 3BR FFE: 472.0
8 3BR FFE: 471.0

EXISTING 25' R.O.W.
APPROX 14'
37' PROPOSED ROW
233.02'
5' BLDG SETBACK
12.0' ROW DEDICATION

5' BLDG SETBACK
APPROX 12'
EXISTING 30' R.O.W.

5' BLDG SETBACK
PROPOSED 3-STORY TOWNHOMES

5' SIDEWALK
4' GRASS STRIP

4' GRASS STRIP
5' SIDEWALK
APPROX 31'

50' R.O.W.

11 24.0'
10 18.0'

24.0'
42.0'

16.5'
43.0'

45.0'

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