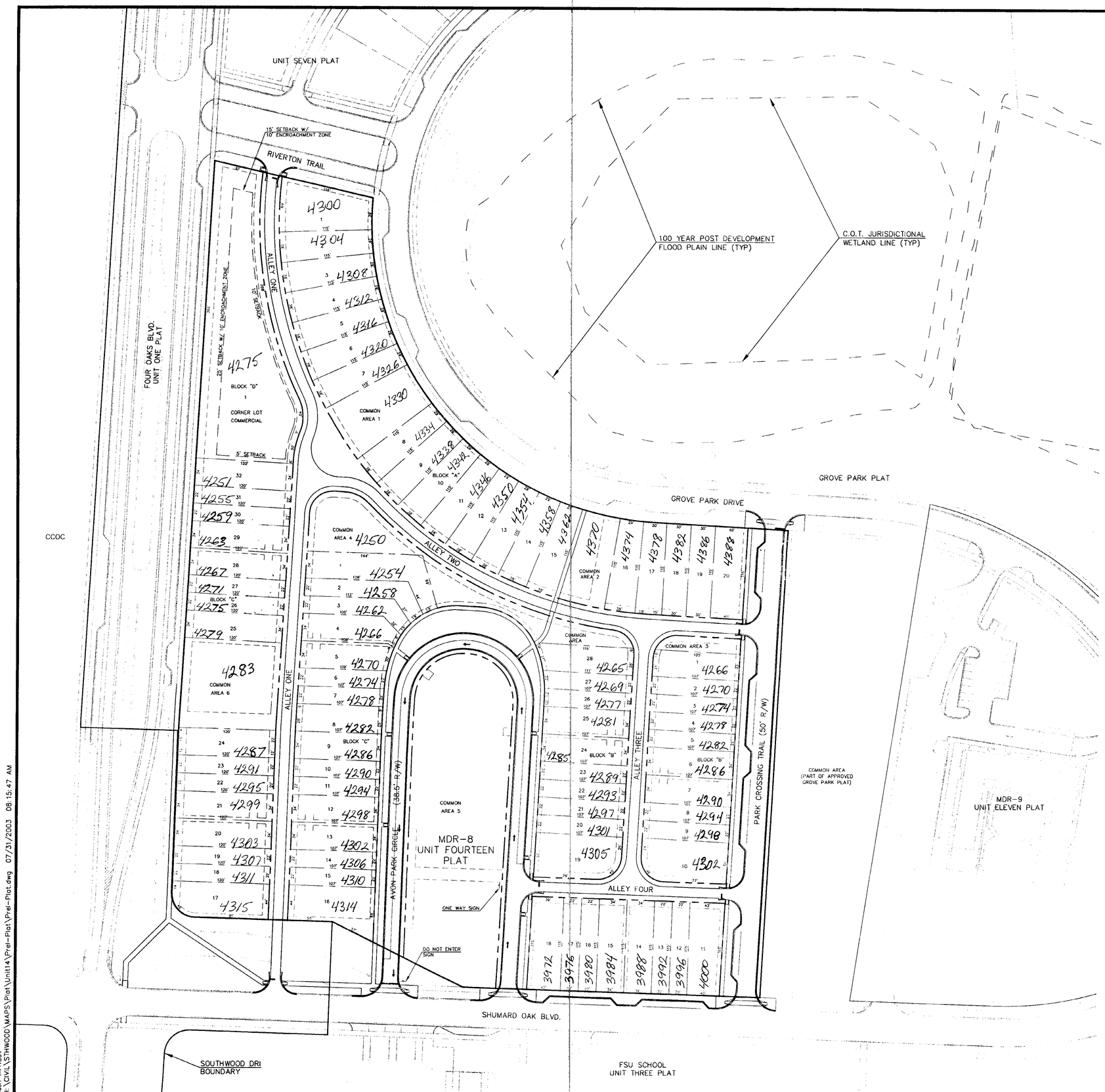
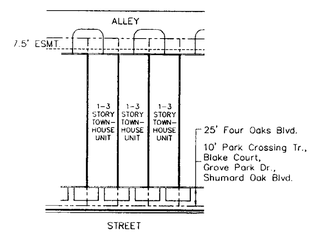


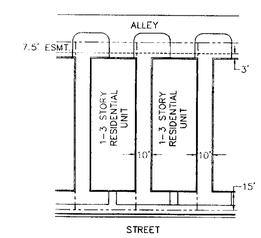
SCALE: 1"=60'

NOTES:

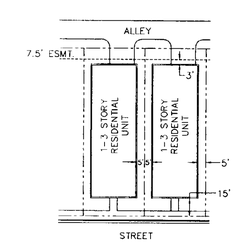
1. COMMON AREAS AND ALLEYS WILL BE OWNED AND MAINTAINED BY THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT.
2. DRIVEWAY ACCESS TO ALL RESIDENTIAL LOTS AND THE CORNER COMMERCIAL LOT WILL BE RESTRICTED TO THE ALLEY ONLY.
3. ALL ALLEY TURNING RADII ARE A MINIMUM OF 35'.
4. IN ORDER TO SATISFY THE REQUIRED 2.5 PARKING SPACES PER ATTACHED SINGLE FAMILY UNIT, EACH UNIT WILL HAVE A 2 CAR GARAGE AND AVAILABLE ON STREET PARKING TO SATISFY THE 0.5 PARKING SPACE REQUIREMENT.
5. IN ORDER TO SATISFY THE REQUIRED 3 PARKING SPACES PER DETACHED SINGLE FAMILY UNIT, EACH UNIT WILL HAVE THE ABILITY FOR 2 CAR PARKING AND AVAILABLE ON STREET PARKING TO SATISFY THE 1 PARKING SPACE REQUIREMENT.



ATTACHED



DETACHED-ZERO LOTLINE



DETACHED

NOTE:
BUILDING ENVELOPES SHOWN REPRESENT MAXIMUM LOT COVERAGE.

JOB NO. 03-422.10
DRAWN WD
DESIGNED WKJ
CHECKED WKJ
QC WKJ
SHEET 5

Signature NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK — Date

ORIGINAL FEBRUARY 2003
REVISIONS:
1 07/31/03 REV. LOT NUMBERS
2
3
4
5

TASK
PRELIMINARY PLAT

PROJECT
SOUTHWOOD UNIT FOURTEEN PRELIMINARY PLAT

CLIENT
ARVIDA
a STJOE company

PBSJ
1901 Commonwealth Lane
Tallahassee, Florida 32303
(850) 575-1800
LB -0000024

User: mr11554
H:\CIVIL\STHWOOD\MAPS\Plat\Unit14\Prel-Plat\Prel-Plat.dwg 07/31/2003 08:15:47 AM