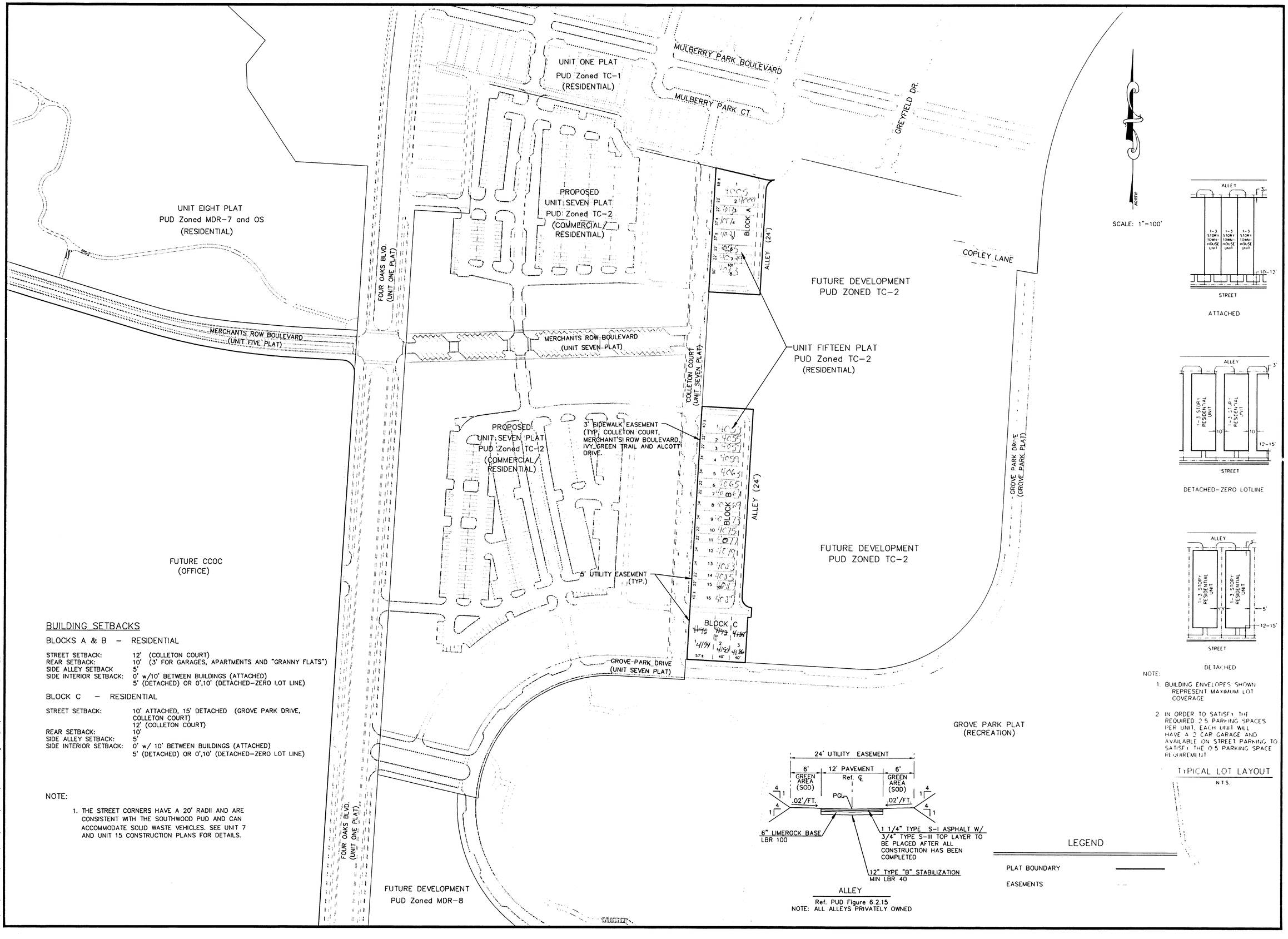

BUILDING SETBACKS

BLOCKS A & B – RESIDENTIAL

STREET SETBACK:	12' (COLLETON COURT)
REAR SETBACK:	10' (3' FOR GARAGES, APARTMENTS AND "GRANNY FLATS")
SIDE ALLEY SETBACK	5'
SIDE INTERIOR SETBACK:	0' w/10' BETWEEN BUILDINGS (ATTACHED) 5' (DETACHED) OR 0',10' (DETACHED-ZERO LOT LINE)

BLOCK C – RESIDENTIAL

STREET SETBACK:	10' ATTACHED, 15' DETACHED (GROVE PARK DRIVE, COLLETON COURT) 12' (COLLETON COURT)
REAR SETBACK:	10'
SIDE ALLEY SETBACK:	5'
SIDE INTERIOR SETBACK:	0' w/ 10' BETWEEN BUILDINGS (ATTACHED) 5' (DETACHED) OR 0',10' (DETACHED-ZERO LOT LINE)

NOTE:

1. THE STREET CORNERS HAVE A 20' RADII AND ARE CONSISTENT WITH THE SOUTHWOOD PUD AND CAN ACCOMMODATE SOLID WASTE VEHICLES. SEE UNIT 7 AND UNIT 15 CONSTRUCTION PLANS FOR DETAILS.

NOTE:

1. BUILDING ENVELOPES SHOWN REPRESENT MAXIMUM LOT COVERAGE
2. IN ORDER TO SATISFY THE REQUIRED 2.5 PARKING SPACES PER UNIT, EACH UNIT WILL HAVE A 2 CAR GARAGE AND AVAILABLE ON STREET PARKING TO SATISFY THE 0.5 PARKING SPACE REQUIREMENT

TYPICAL LOT LAYOUT

N.T.S.

JOB NO. 090397.10
DRAWN WD/MR/TG
DESIGNED BEB
CHECKED
QC
SHEET 5

Signature Date
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

ORIGINAL OCTOBER 2001
REVISIONS:
1
2
3
4
5

TASK
PRELIMINARY PLAT

PROJECT
SOUTHWOOD
UNIT FIFTEEN
PRELIMINARY PLAT

CLIENT
ARVIDA
a ST JOE company

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

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