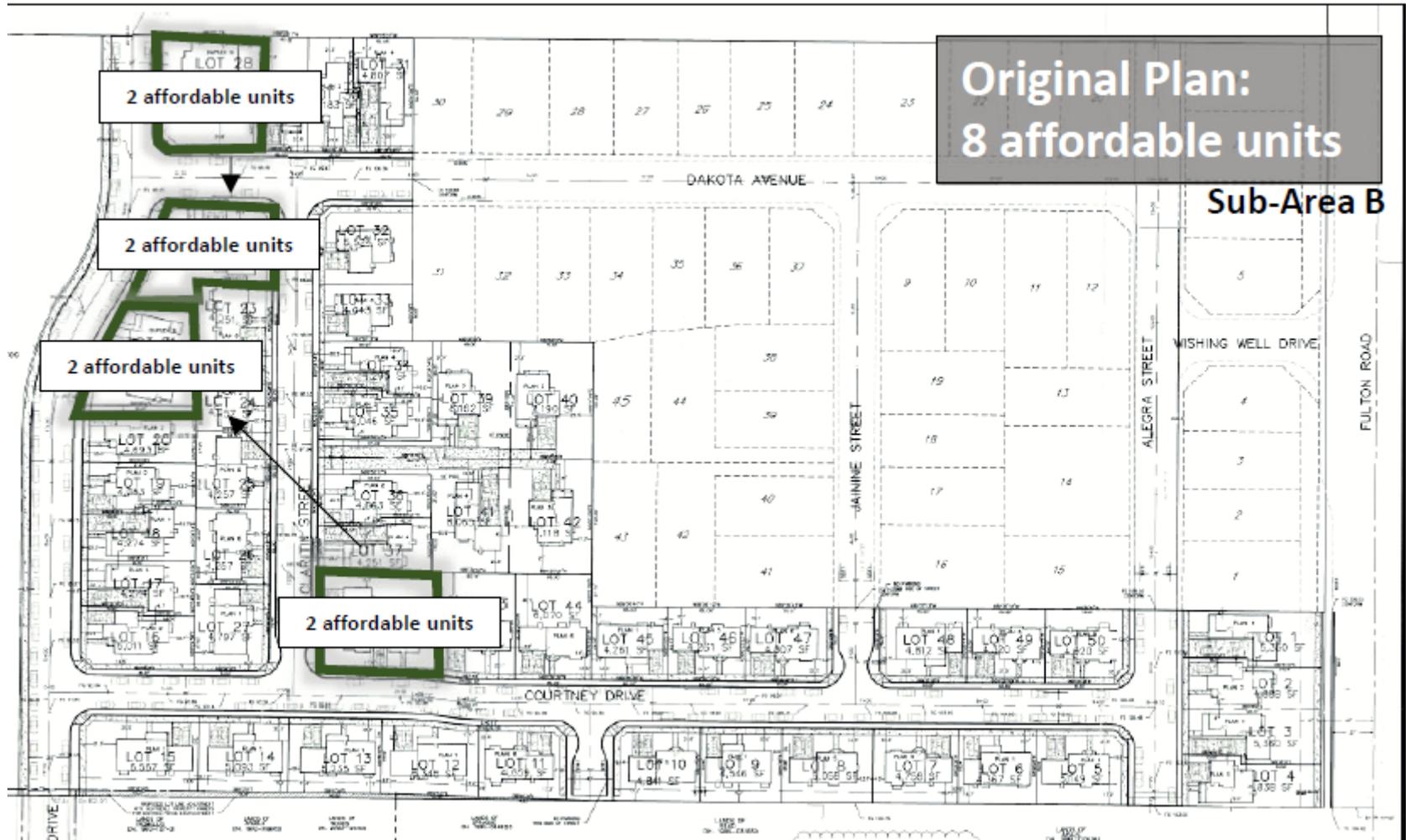


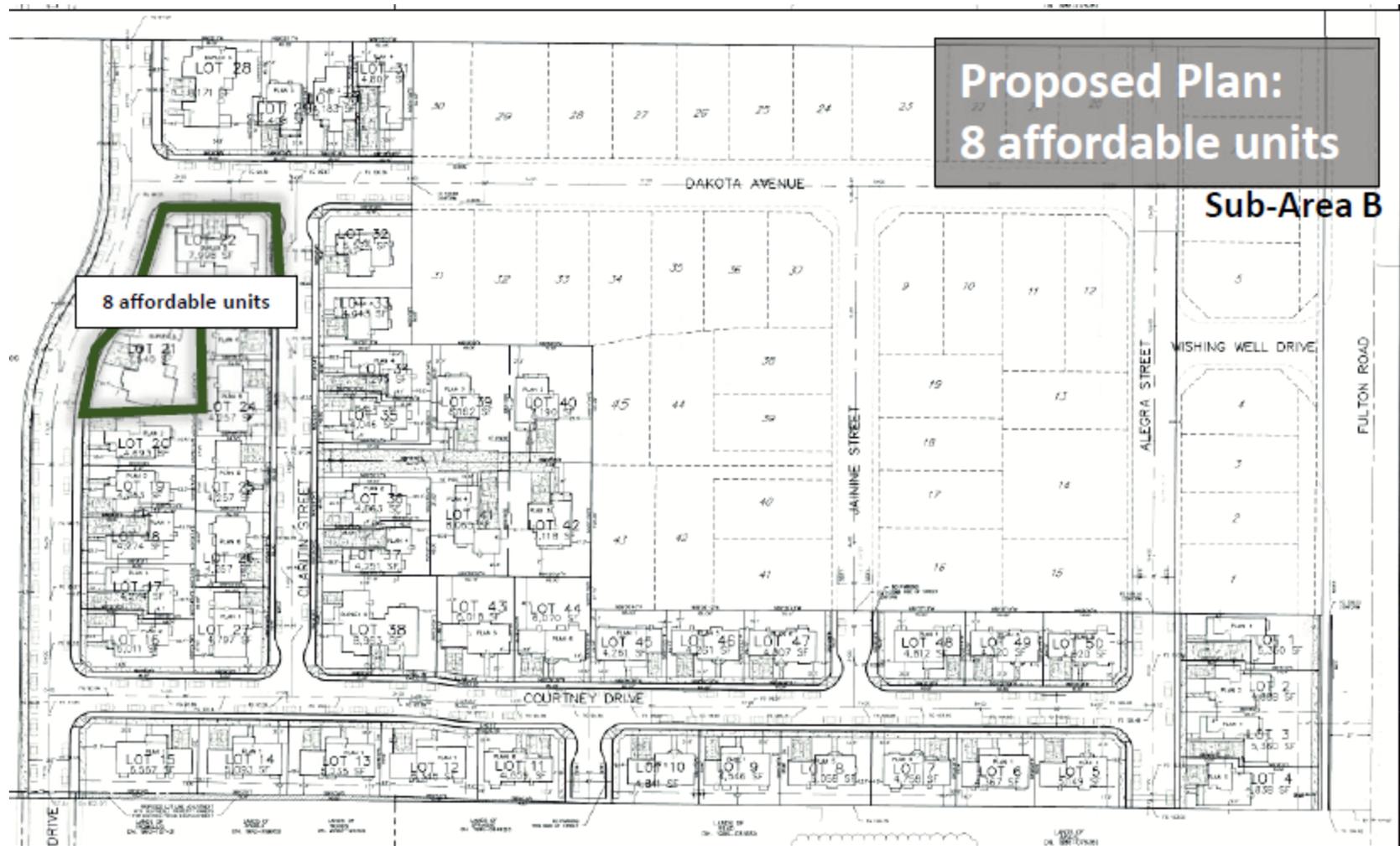
Courtney Estates – Lot 21 & 22 Revisions

2558 Dakota Ave

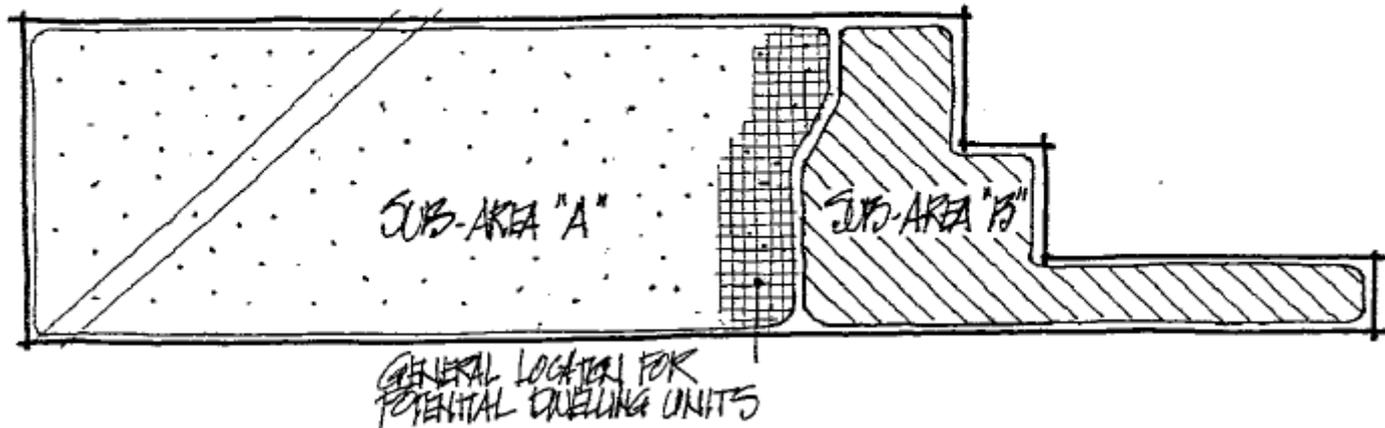
August 5, 2021

Kristinae Toomians, Senior Planner
Planning and Economic Development





2558 Dakota Ave



B. Sub-Area "A":

1. Maximum Total Dwelling Units: 6
2. Maximum Lot Coverage: to be determined by Use Permit
3. Development Requirements: to be determined by Use Permit
4. Parking Required: to be determined by Use Permit.

C. Sub-Area "B":

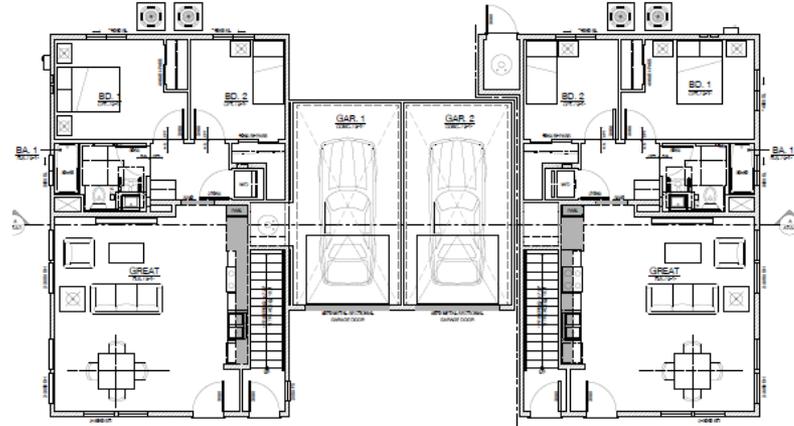
1. Total Housing Units: = 54
 - Single Family Detached ownership residences = 46
 - Duplex rental residences (4 duplexes x 2 d.u./duplex) = 8
2. Lot Coverage: 50%; walkways, driveways, and unenclosed patios and decks not included in coverage calculation.
3. Development Requirements:
 - (a) Minimum Lot Size: 4,043± sq. ft. (5,243± sq. ft. average)

(b) Setbacks:

1. Single Family Lots

	Main Bldg.	Accessory Bldg.
Garage Face:	19'	-
Front (that portion of the lot on which the front door/front porch faces):	10'*	-
Front Porch:	5'	-

Proposed Floor Plans

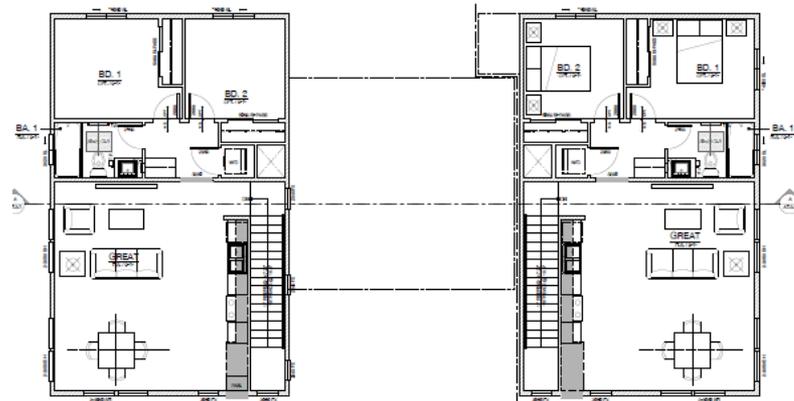


MAIN FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 1A
DATE: 08/14/2018 11:58 AM
 DRAWN BY: J. B. BROWN

MAIN FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 2A
DATE: 08/14/2018 11:58 AM
 DRAWN BY: J. B. BROWN



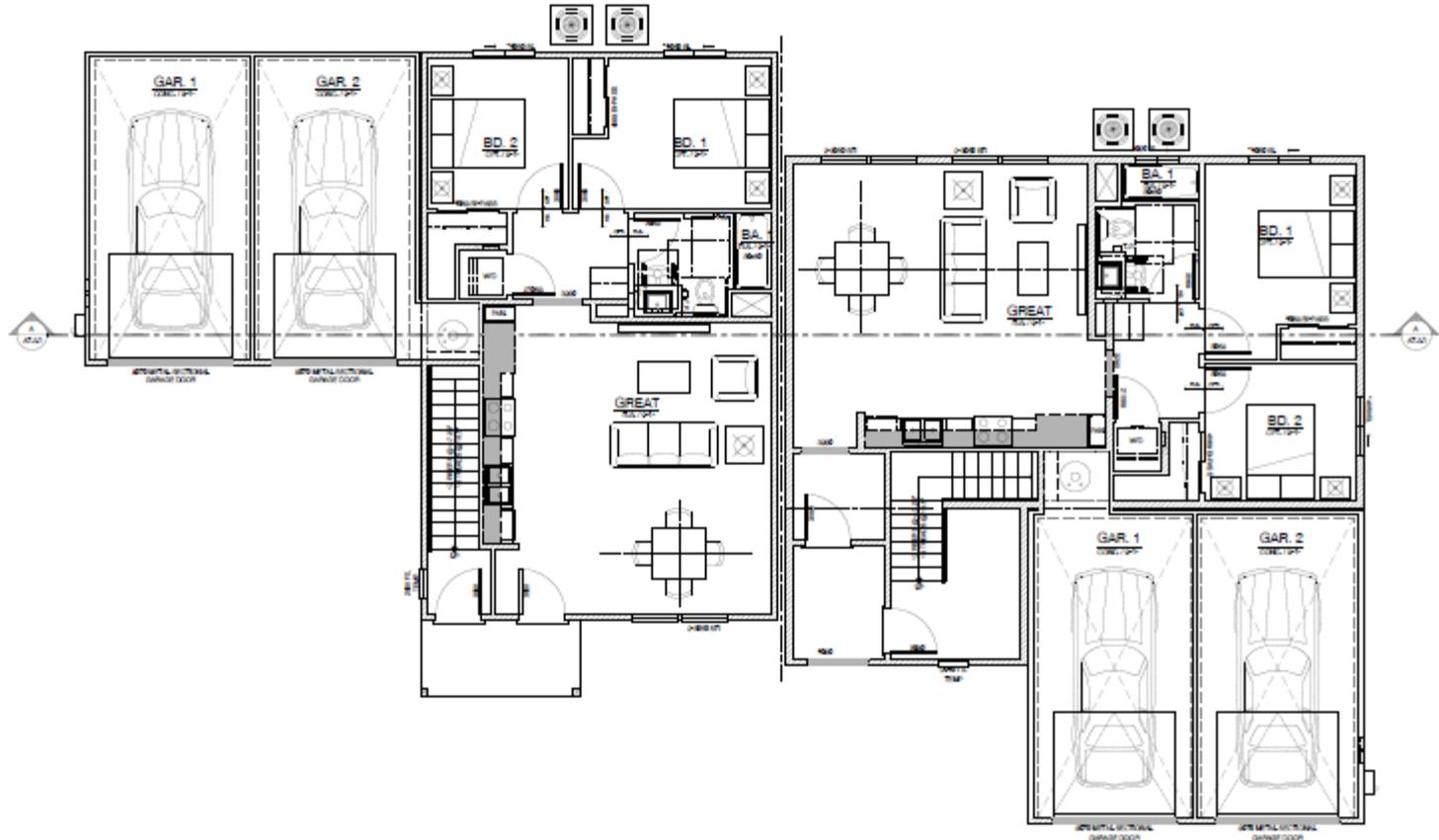
UPPER FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 1B
DATE: 08/14/2018 11:58 AM
 DRAWN BY: J. B. BROWN

UPPER FLOOR PLAN

LOT 22 - PLAN 7 - UNIT 2B
DATE: 08/14/2018 11:58 AM
 DRAWN BY: J. B. BROWN

Proposed Floor Plans



MAIN FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 1A

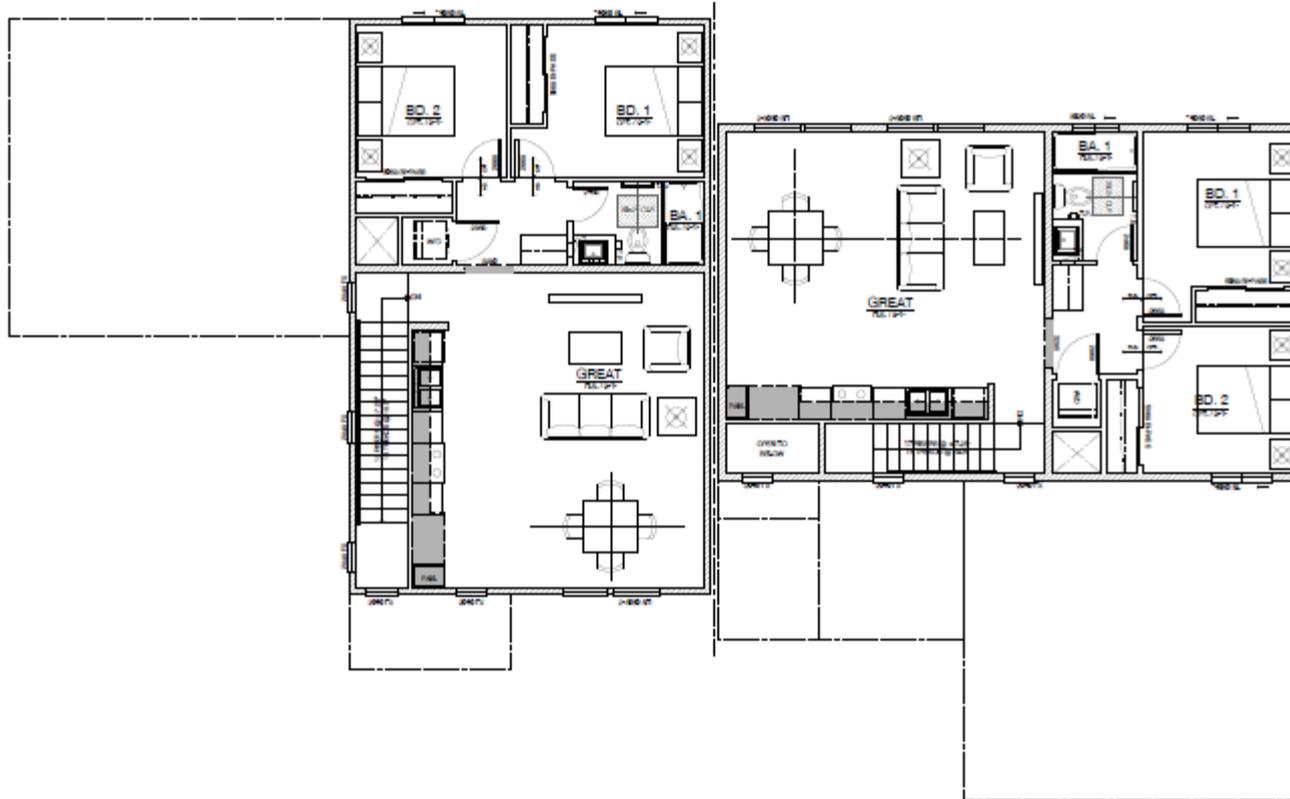
DATE: 08/14/2014
 DRAWN BY: JLD/PL
 CHECKED BY: NLS/PL

MAIN FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 2A

DATE: 08/14/2014
 DRAWN BY: JLD/PL
 CHECKED BY: NLS/PL

Proposed Floor Plans



UPPER FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 1B

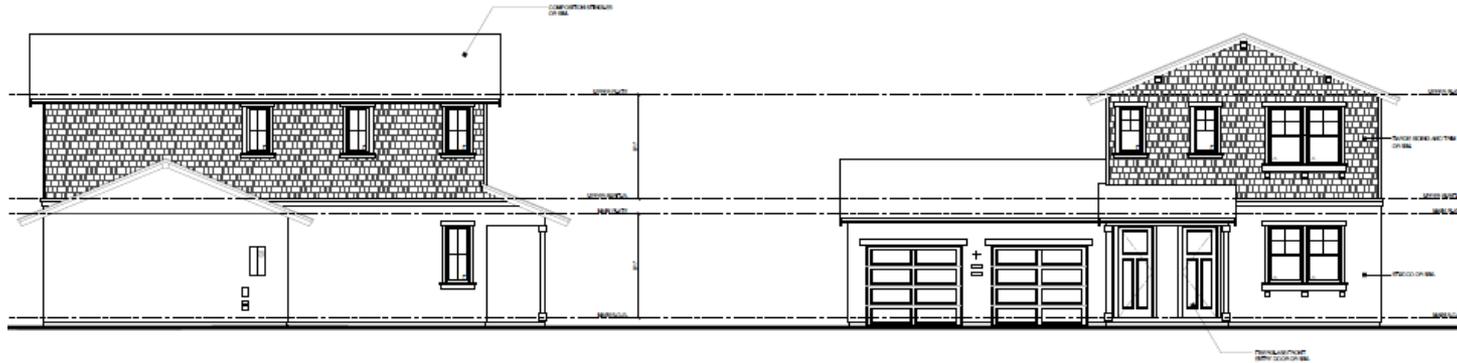
DATE: 08/14/17
DRAWN BY: J. B. B. / J. B. B.

UPPER FLOOR PLAN

LOT 21 - PLAN 7 - UNIT 2B

DATE: 08/14/17
DRAWN BY: J. B. B. / J. B. B.

Proposed elevations – Lot 21



LEFT ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B

FRONT ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B



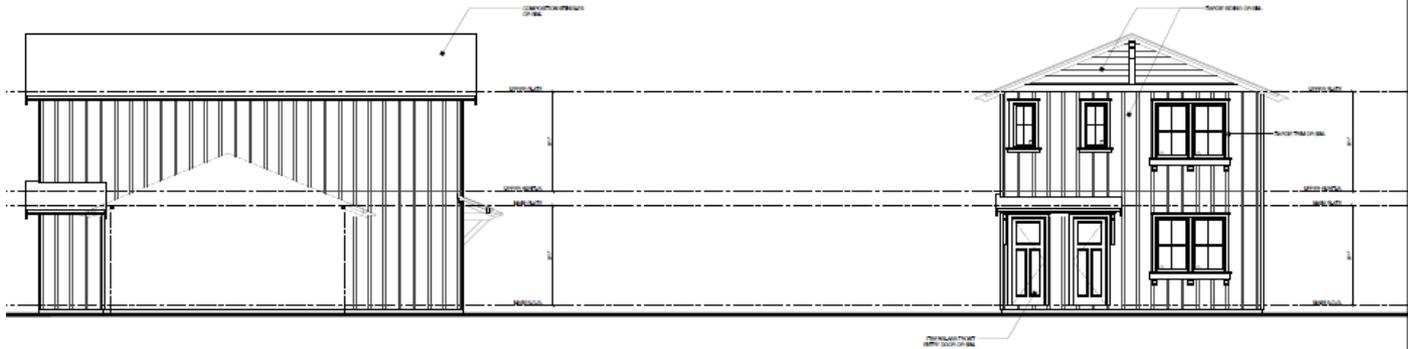
RIGHT ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B

REAR ELEVATION

LOT 21 - PLAN 7A - UNIT 1A / 1B

Proposed elevations – Lot 22

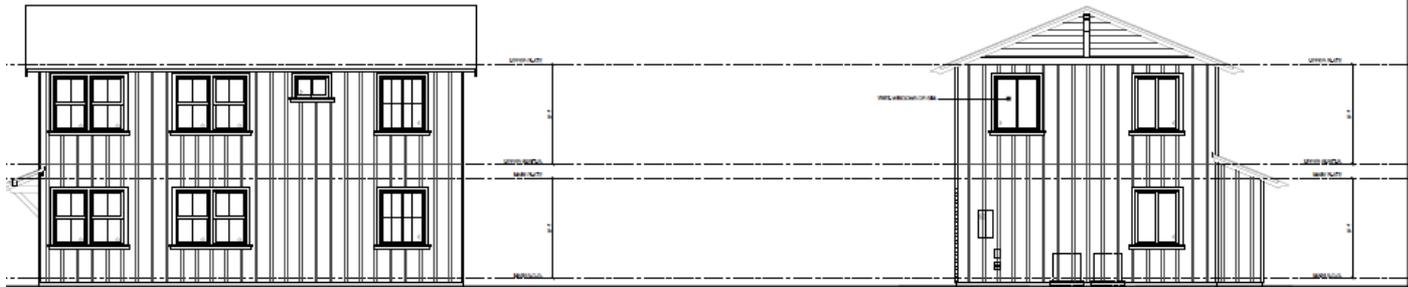


LEFT ELEVATION

LOT 22 - PLAN 70 - UNIT 2A & 2B

FRONT ELEVATION

LOT 22 - PLAN 70 - UNIT 2A & 2B



RIGHT ELEVATION

LOT 22 - PLAN 70 - UNIT 2A & 2B

REAR ELEVATION

LOT 22 - PLAN 70 - UNIT 2A & 2B