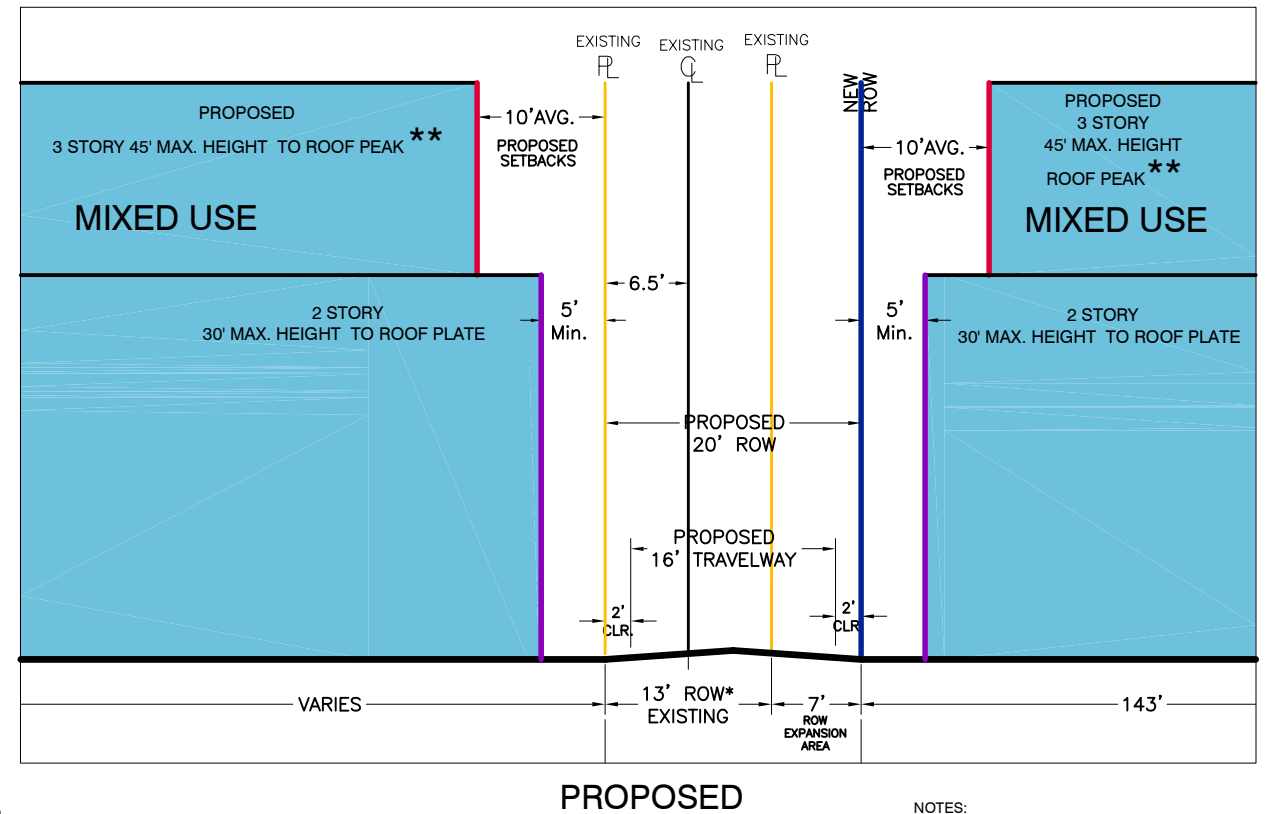
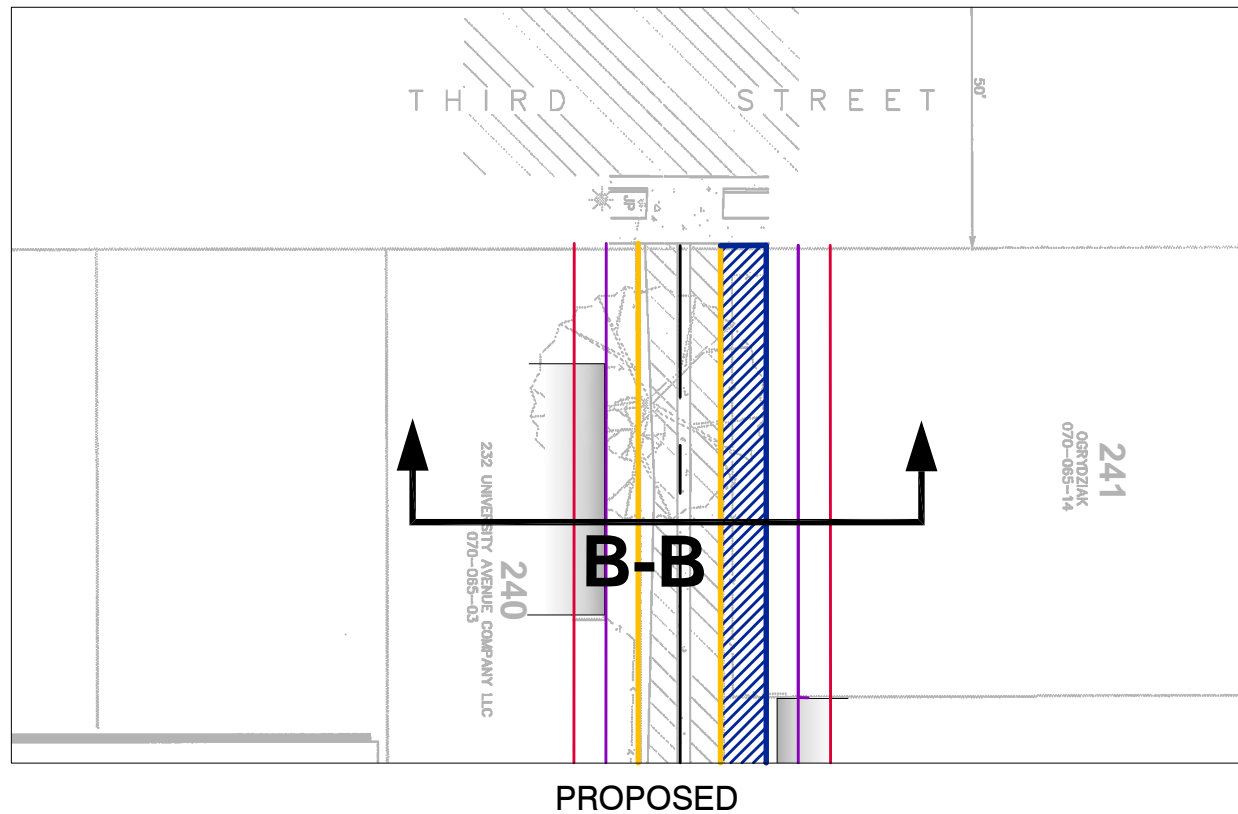
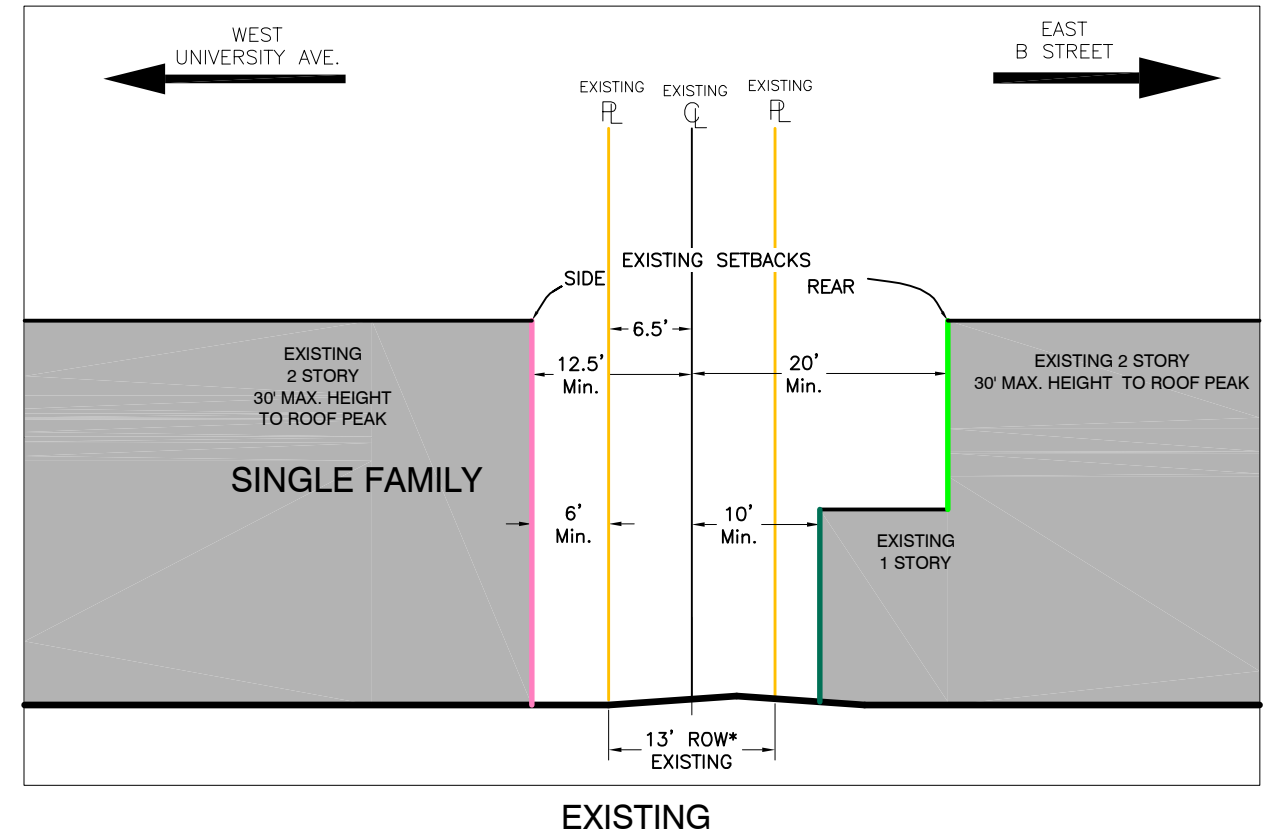
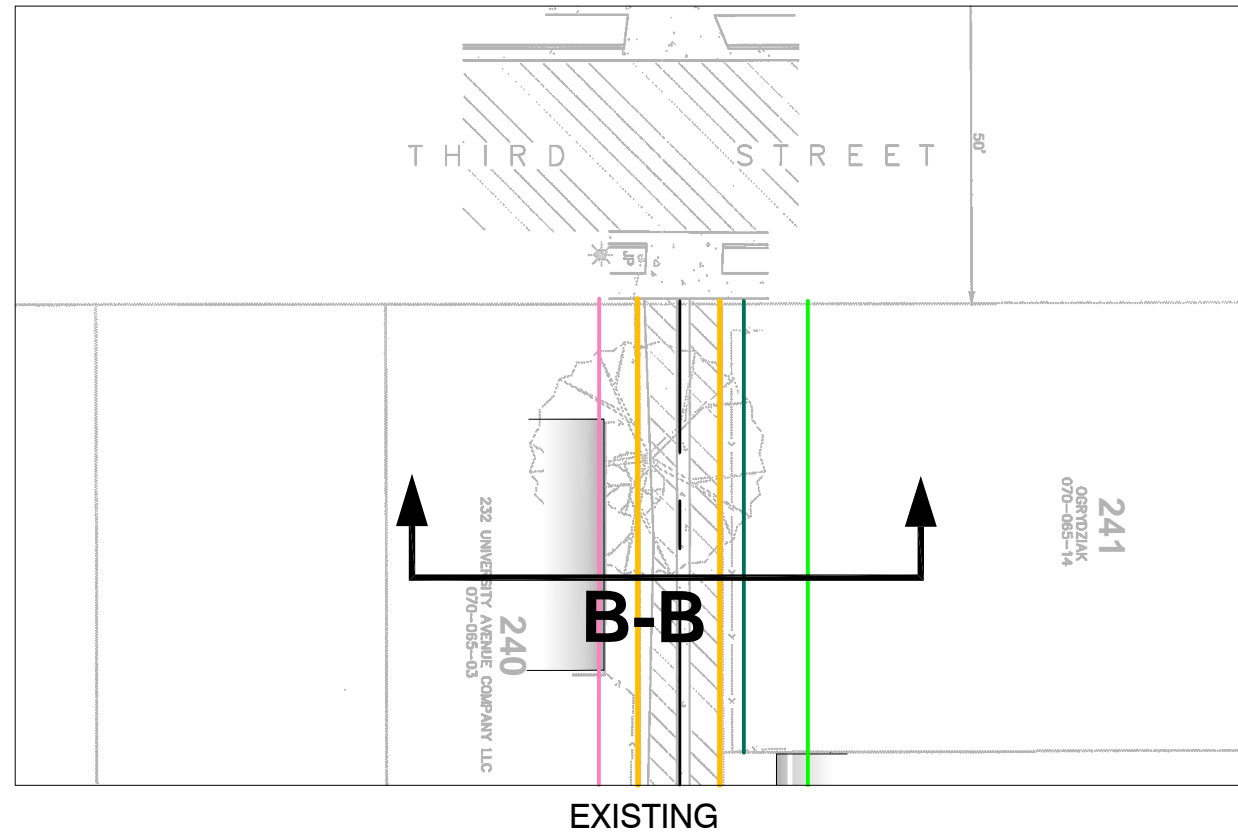


APPENDIX D.1.c EXAMPLE ALLEY SETBACKS BETWEEN SECOND ST AND THIRD ST - MIXED USE



LEGEND

	EXISTING 13' ROW		PROPOSED 20' ROW
	EXISTING CENTER LINE		PROPOSED 5' MIN. 1ST AND 2ND STORY SETBACK
	EXISTING 10' 1ST STORY SETBACK		PROPOSED 10' AVG. 3RD STORY SETBACK
	EXISTING 20' 1ST STORY SETBACK		PROPOSED ROW EXPANSION
	EXISTING 6' SIDE YARD SETBACK		

NOTES:
 SIDE SETBACK FOR SECOND AND THIRD STREET PARCELS IS MEASURED FROM EXISTING RIGHT-OF-WAY
 PROPOSED REAR SETBACK FOR B STREET PARCELS IS MEASURED FROM EDGE OF NEW ALLEY RIGHT-OF-WAY
 EXISTING HEIGHTS MEASURED TO ROOF PEAK
 PROPOSED 1ST AND 2ND STORY HEIGHTS MEASURED TO ROOF PLATE
 ** POSSIBLE LIMITED 4TH STORY TO 56' MAX AS BONUS FOR PROVISION OF PUBLIC BENEFIT