

**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- FENCELINE
- PEDESTRIAN WALK / TRAIL

**ZONING:**

EXISTING AG  
 PROPOSED MU, LOTS 167 THRU 234, 284 THRU 307, AND 344 THRU 346 16.773 AC  
 MU, OUTLOTS "I" & "M" 1.033 AC

**NOTES:**

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 120TH STREET FROM LOT 167. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 124TH STREET FROM LOT 307. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 126TH STREET FROM LOTS 238 AND 239, 344 AND 345. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GOLD COAST ROAD FROM LOTS 239 THRU 249. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 189, 190, 199 AND 200.
2. ACCESS FROM S 123RD AVENUE TO SCHRAM ROAD SHALL BE A PERMANENT RIGHT-IN/RIGHT-OUT ACCESS.
3. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
5. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
7. OUTLOT "I" IS INTENDED TO BE RESERVED FOR REDEVELOPMENT AND BE INCORPORATED WITH LOT 1, SAMSON ADDITION AT SUCH TIME THAT SAID LOT 1 IS PLATTED AND OWNED BY THE DEVELOPER. OUTLOT "I" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
8. OUTLOT "M" IS TO BE USED AS A PERMANENT PC/SMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "M". OUTLOT "M" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
9. LOTS 235 THRU 249 DRIVEWAYS SHALL ONLY HAVE ACCESS TO HORIZON STREET & HORIZON CIRCLE.
10. LOT 307 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 125TH STREET.

**MU ZONING SETBACK TABLE  
 (LOT 166 & LOTS 344 THRU 346)**

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

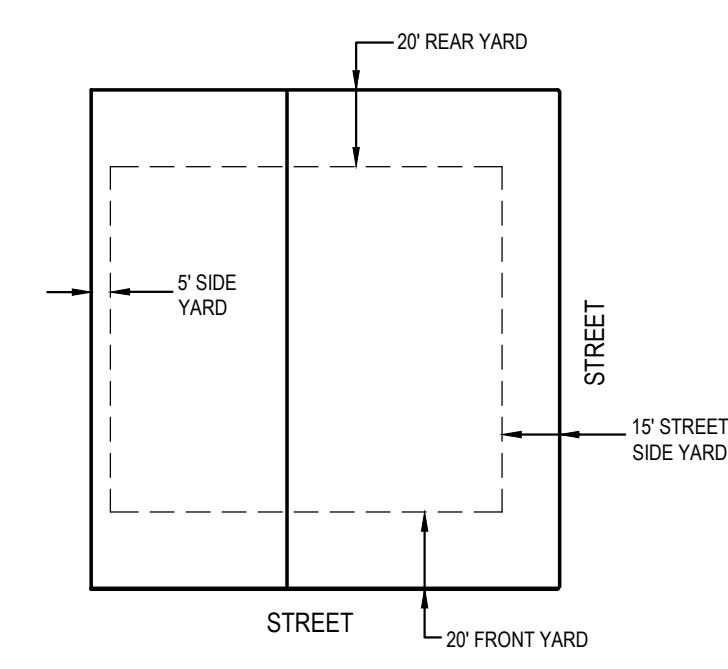
**MU ZONING SETBACK TABLE  
 (LOTS 185 THRU 204)**

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	15'
REAR YARD	15'

**MU ZONING SETBACK TABLE  
 (LOTS 167 THRU 184 & 205 THRU 234 & 284 THRU 307)**

FRONT YARD	20'
INTERIOR SIDE YARD	0/7.5'
STREET SIDE YARD	15'
REAR YARD	20'

\*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.



**SETBACK DETAIL DUPLEX LOTS  
 LOTS 167 THRU 184 & 205 THRU 234 & 284 THRU 307**

