

CITY APARTMENTS – Garageports Site Plan Approval & Amendment to P.U.D.

10.24.2019 Revised



Rochester Rd & Tienken Rd



Area of Approved Development

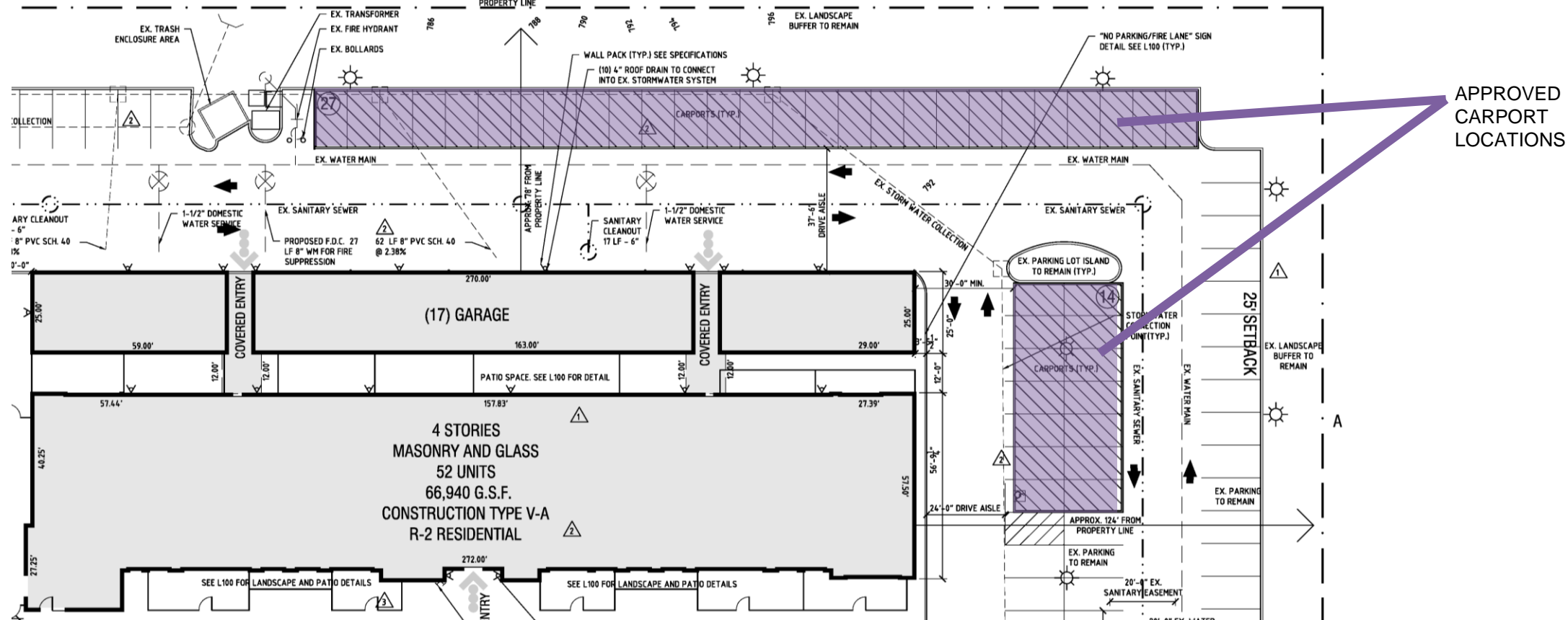
TIENKEN RD

ROCHESTER RD

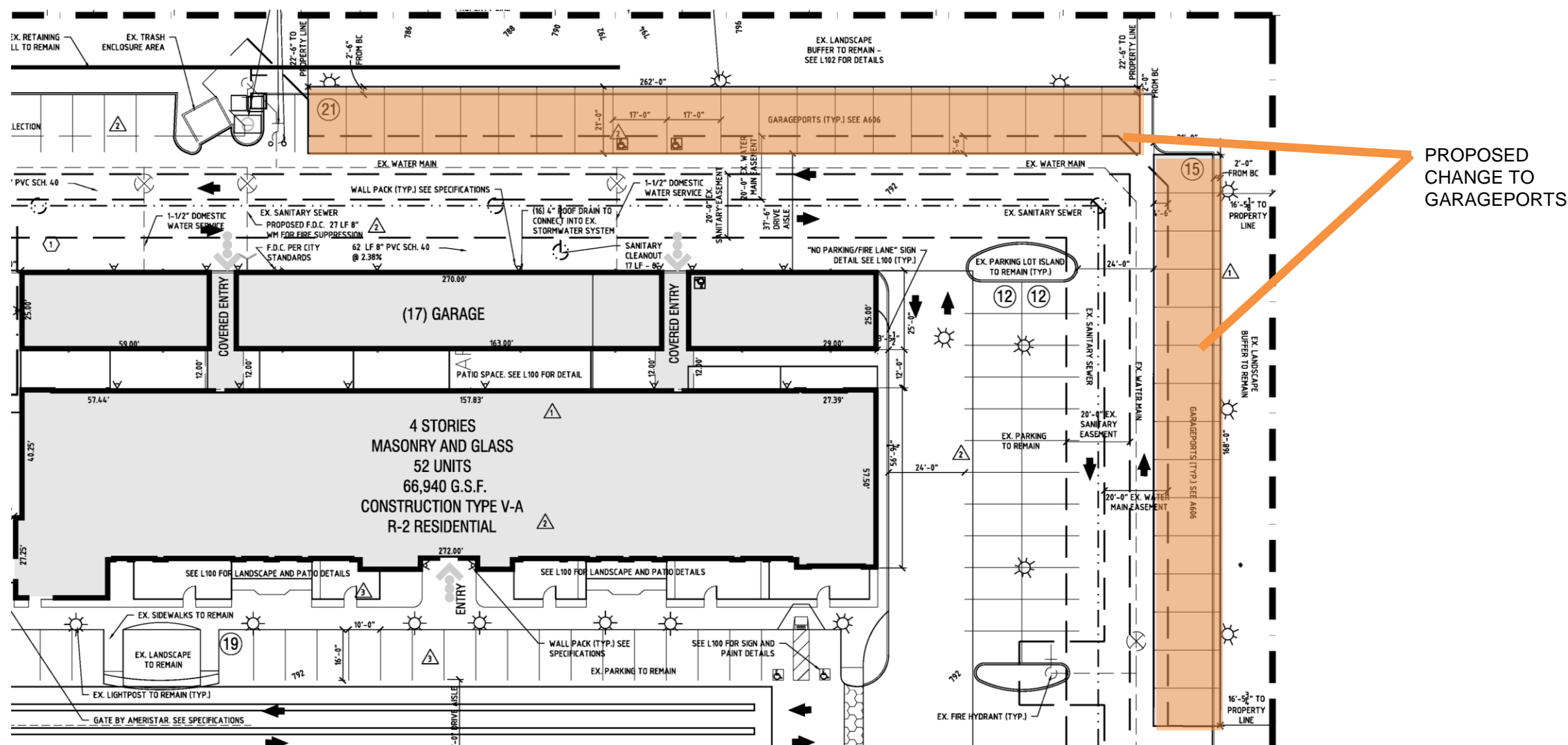


Area of Requested Amendment

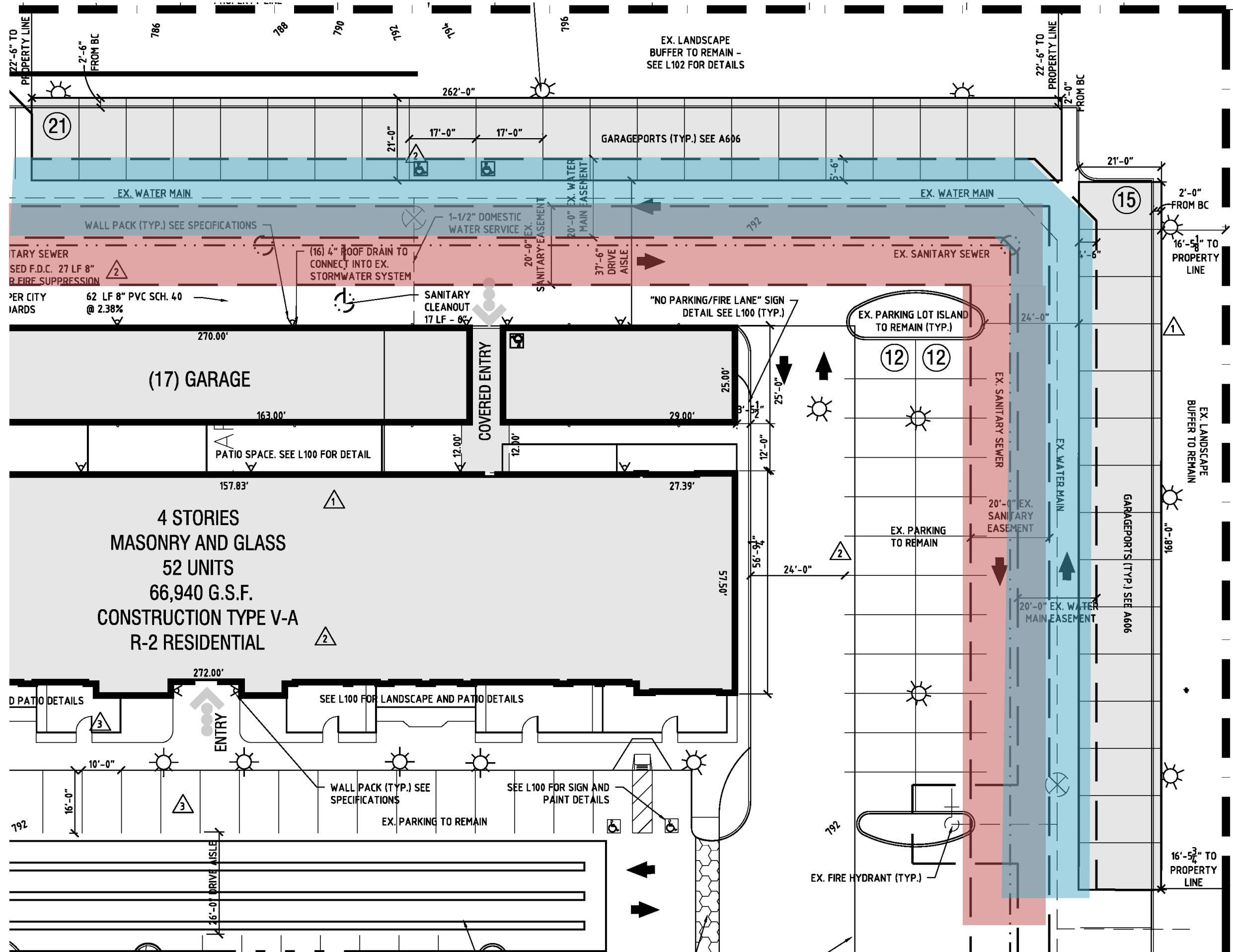




Approved November 2015 Site Plan

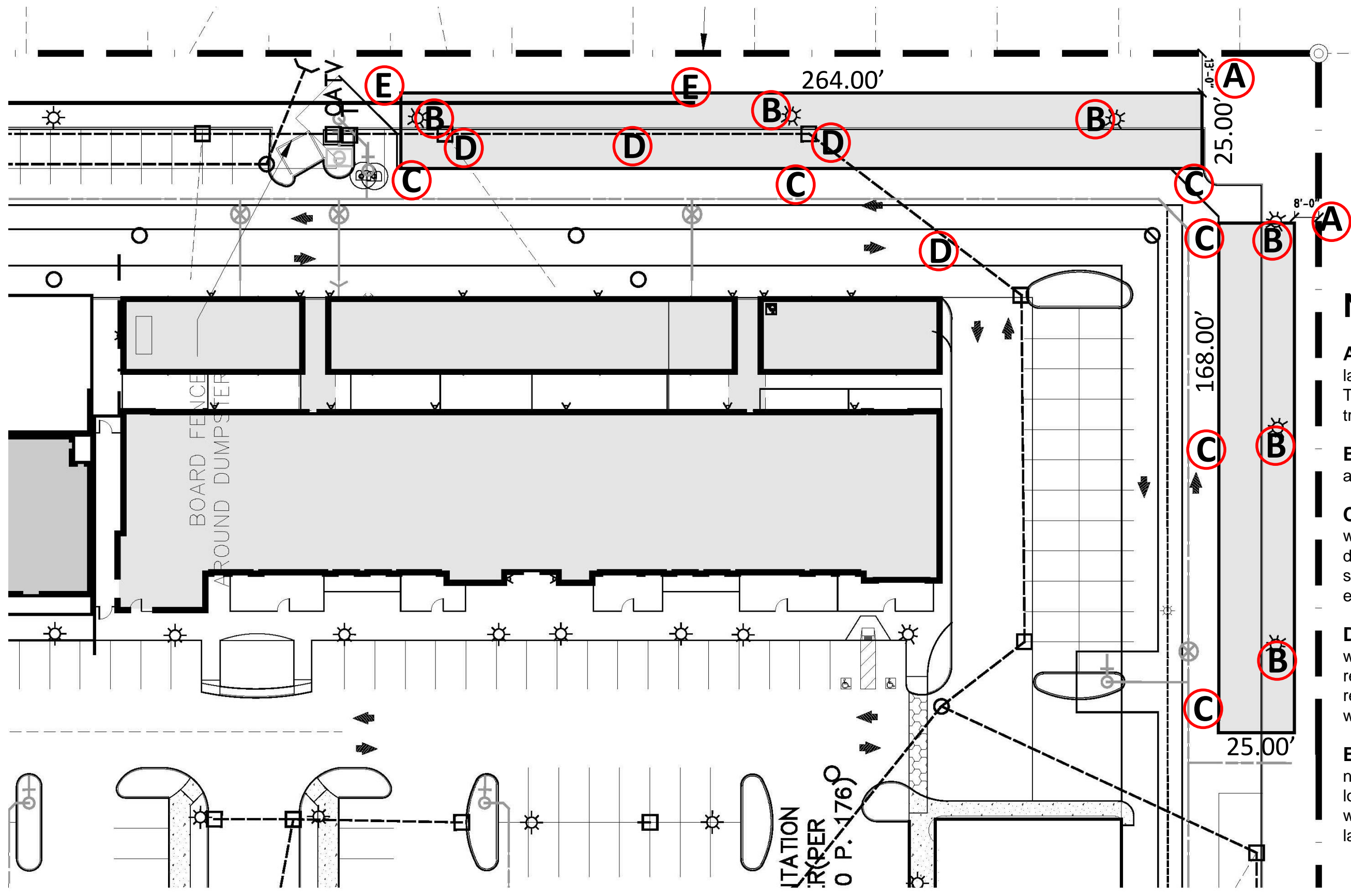


Proposed Amendment 10.1.19 Site Plan



WATER MAIN EASEMENT
 SANITARY LINE EASEMENT

Existing Easements



Notes:

- A.** A drastic reduction in existing landscape buffers would be required. This would cause the removal of mature trees and shrubs.
- B.** Removal of all light poles in these areas would be required.
- C.** Placement of the masonry structure would be at the edge of the easement, due to footing requirements, they would still be located within the water main easement.
- D.** The storm water system in this area would be required to be completely reworked. This would include remove/relocation of catch basins as well as pipes.
- E.** The existing retaining wall would need to be removed and replaced in a location closer to the property line. This would in turn disturb more mature landscape plantings.

Diagram of Masonry Garages In Lieu of Garageports



Google

Image capture: Jul 2015 © 2019 Google



1

Street View - Jul 2015



Google

Image capture: Jul 2015 © 2019 Google



2

Street View - Jul 2015



Key



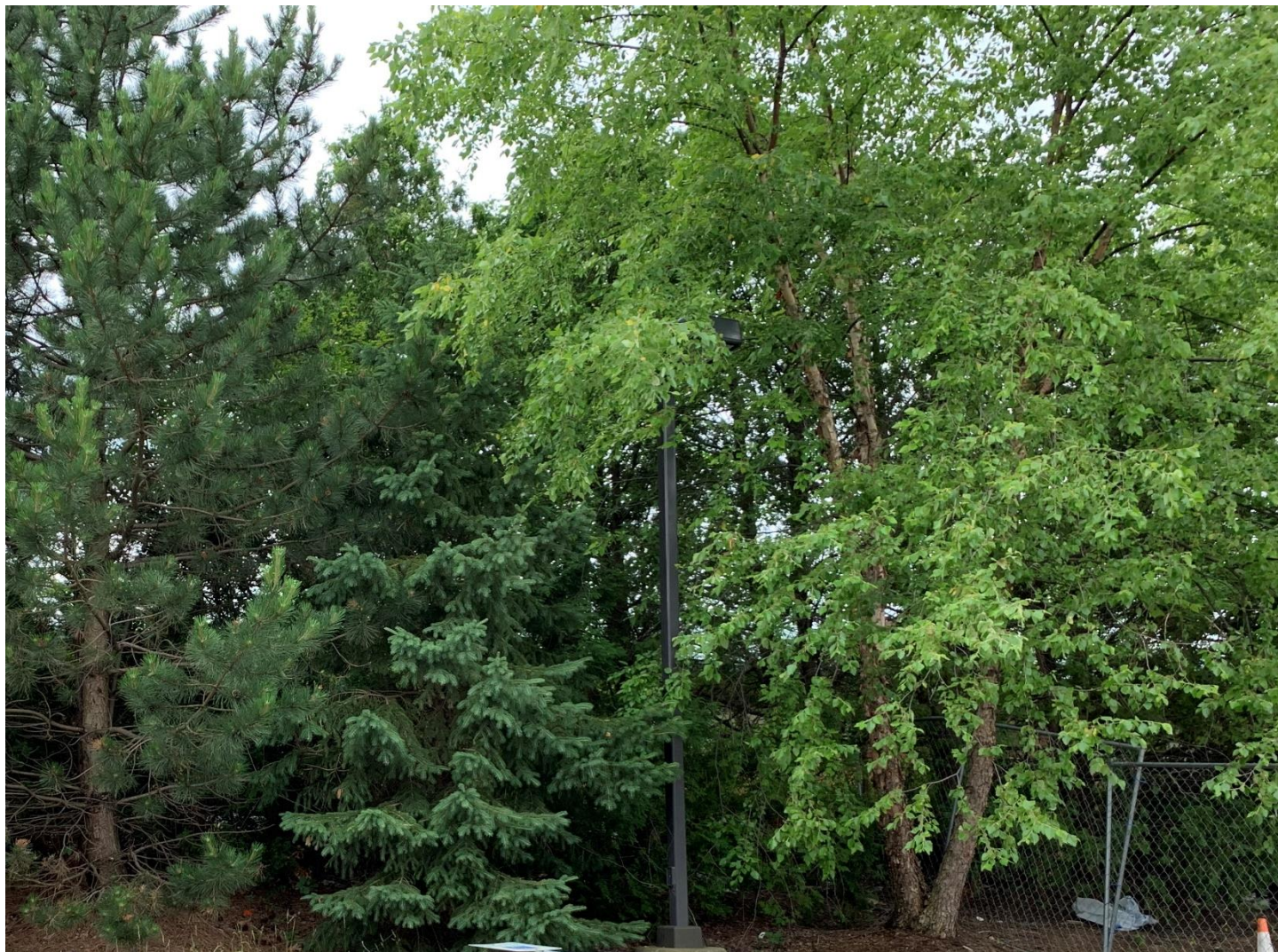


3 East Property Line



4 East Property Line





5 South Property Line



6 Southeast Property Line

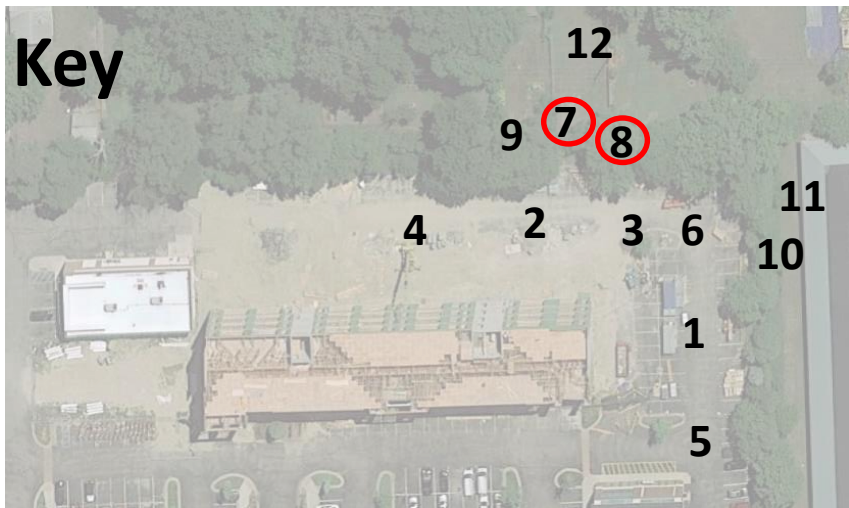




7 Adjacent Property View



8 Adjacent Property View





9 Adjacent Property View



10 Adjacent Property View



Existing Landscape Buffers – Adjacent Property View (East Property Line)





11 Adjacent Property View



12 Adjacent Property View







Adjacent Property View with Proposed Garageports



Generated Image to Show Location of Garageports Beyond Buffer

