

Spearhead Wy

Opal Station Dr

W 7th Av

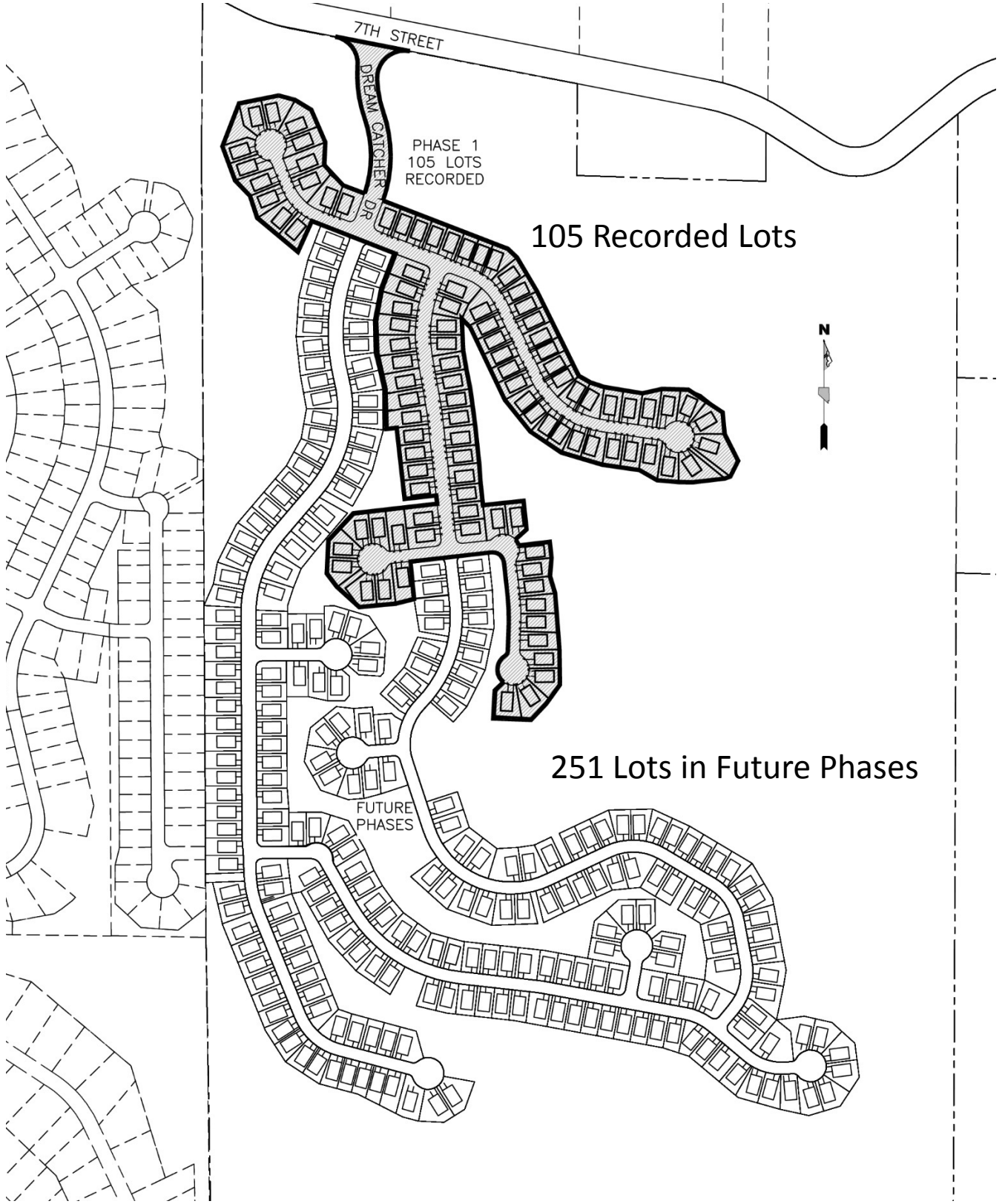
Biller Ln

Jim Denning Wy

Flynn Dr

Dream Catcher Dr

**SITE**



7TH STREET

DREAM CATCHER DR

PHASE 1  
105 LOTS  
RECORDED

105 Recorded Lots



251 Lots in Future Phases

FUTURE  
PHASES

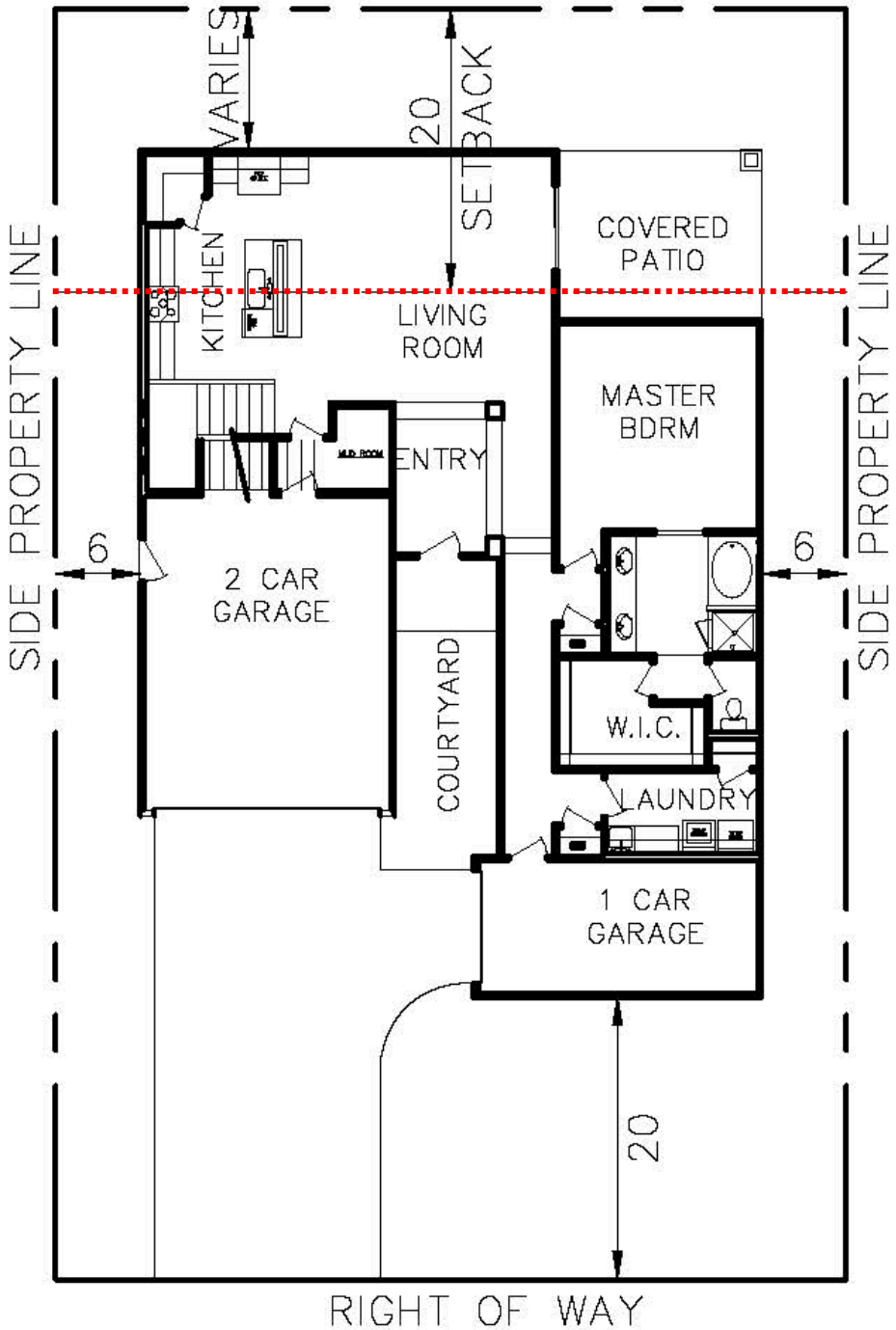
Proposed 2,600 sq ft elevation



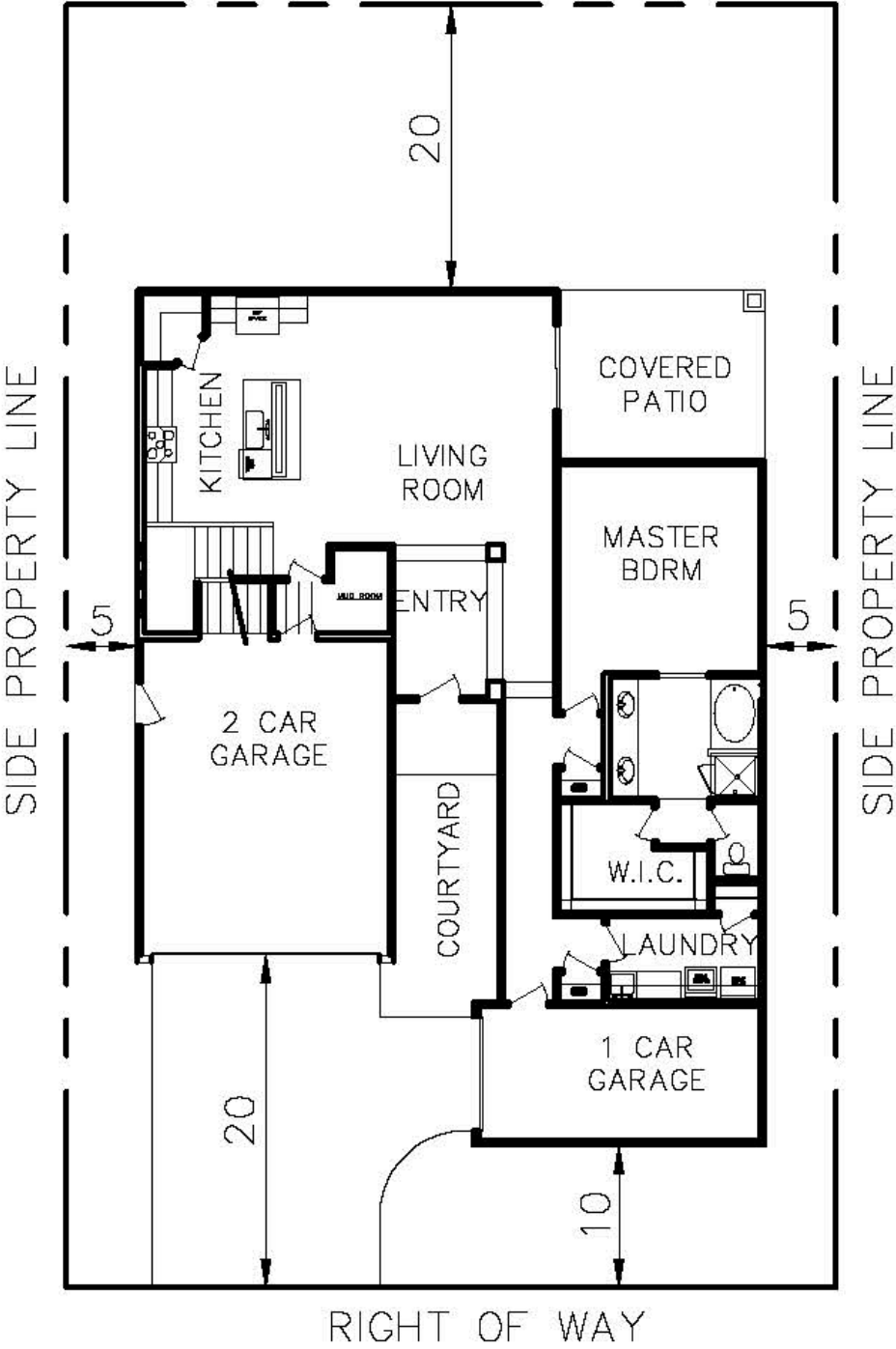
2600 PLAN TYPICAL ELEVATION CONCEPT

SCALE: NTS

With Existing Setbacks



Proposed Setbacks





Conventional 6,000 sf Single Family lot



Streetscene Perspective

VARIES 57'-70' (CORNER)

VARIES 52'-65'

VARIES 52'-65'

VARIES 52'-65'



## **What Not to do!**

- **Garage Forward**
- **Uniform Garage Setback**
- **Same Roof Lines**
- **Same Elevations**





# Pedestrian Circulation Exhibit

## Ladera Ranch

