



## DEVELOPMENT STANDARDS

Utilities:	All New Utilities will be underground.
Amenities:	Open Space, Parks, Trails, Playscape.
Sidewalk along Klein Road:	Approximately 234 Linear Feet
Internal Sidewalk:	Approximately 8,097 Linear Feet A 4' wide crushed granite trail for recreational use will be installed within the larger park/open space designated on this plan. The Developer also plans to extend this trail to provide pedestrian access to the sidewalk along Benelli drive.
Connectivity:	The Entrance will be off Klein Road. A stub out street will be provided to undeveloped property to the East. This stub out could provide future connectivity to the Walnut Road extension.
Minimum Living Area (per house):	1100 Square Feet
Minimum Garage Size:	2 Cars
Exterior Masonry Requirements:	All houses will be constructed with front and side elevations 100% masonry on the first floor. Masonry products shall include hard fired brick, stone, decorative concrete block, concrete pre-cast or tilt wall panel, three step hard coat stucco, fiber cement, glass blocks, or tiles.
House Elevations (exterior façade):	Homebuyers will have their choice of multi-dimensional exterior elevations that offer architectural styling, varied roof lines, and attention to detail. The home designs were designed to appeal to the residents in this area and what they expect in a new home. This neighborhood will feel like a community.
Elevation Conflict:	Each home must have a different elevation from the home on either side of it and directly across the street.
Minimum Landscaping Requirements:	Planting of two – 1.5" Caliper Trees, 100% coverage with sod, mulch or crushed granite, plant and shrub package installation all front yards, optional upgraded xeriscape landscape package will be offered.
Land Use:	Single-Family Residential Lots abutting the existing White Wing Subdivision (Phases 1 & 2), will have 60' min. front lot widths.
Base Zoning:	R-1A-6.6

Maximum Total Number of Acres:	25.91 Acres
Open Space/Drainage Acreage:	Approximately 3.22 acres
Park Acreage:	Approximately 1.55 acres
Residential Acreage:	Approximately 21.00 acres
R.O.W. Dedication Acreage:	Approximately 0.14 acres
Maximum Total Lots per Acre	4.2
Maximum Number of Total Lots:	109 (35 w/ 60' min. Fronts) (74 w/ 50' min. Fronts)
Minimum Lot Width At Front Setback Line:	50 Feet
Minimum Lot Depth:	105 Feet
Minimum Lot Area:	5,250 Sq. Ft. interior. 5,775 Sq. Ft corner
Front Setback Minimum:	20 Feet
Rear Setback Minimum:	15 Feet
Side Setback Minimum:	<p><u>Internal Lots</u> – 5 Feet</p> <p><u>Corner Lots</u> – The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincides with the rear lot of the adjacent lot is 10 feet. The minimum side setback adjacent to the street for corner lots where the rear line of the corner lot coincides with the side lot of the adjacent lot is 20 feet. Otherwise, the internal side setback for the corner lots is 5 feet.</p> <p><u>Garage Setbacks</u> – Where a driveway is located in front of the garage, the garage shall have a setback 20 feet from the right-of-way or the driveway shall be at least 20 feet long.</p>
Maximum Building Height:	35 Feet (2-Story)