

DEVELOPMENT STANDARDS

Utilities:	All New Utilities will be underground.
Amenities:	Open Space, Parks, Trails, Playscape
Perimeter Sidewalk:	Approximately: 470 LF along SH 46, 400 LF along Prairie View Rd. (Total 870 LF)
Internal Sidewalk:	Approximately 15,472 LF.
Connectivity:	There are 2 proposed street connections. The first tying into SH 46 and the second tying into Prairie View Rd. There is one proposed stub out to the adjacent property, along the northern property line of this tract.
Minimum Living Area (per house):	1,100 Sq. Ft.
Minimum Garage Size:	2 Cars
Exterior Masonry Requirements:	All houses will be constructed with front and side elevations, and 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, 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, and optional upgraded xeriscape landscape package will be offered.
Land Use:	Single-Family Residential
Base Zoning:	R-1A-6.6
Maximum Total Number of Acres:	52.05 acres
Open Space/Drainage Acreage:	Approximately 13.04 acres
Park Acreage:	Approximately 0.68 acres
Residential Acreage:	Approximately 28.99 acres
R.O.W. Dedication Acreage:	Approximately 0.32 acres
Maximum Total Lots per Acre	4.21
Maximum Number of Total Lots:	219
Minimum Lot Width at Front Setback Line:	≥45 Feet = 190 Lots, ≥50 Feet = 29 Lots
Minimum Lot Depth:	115 Feet

Minimum Lot Area:	5,175 Sq. Ft. interior. 5,750 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 coincide 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)