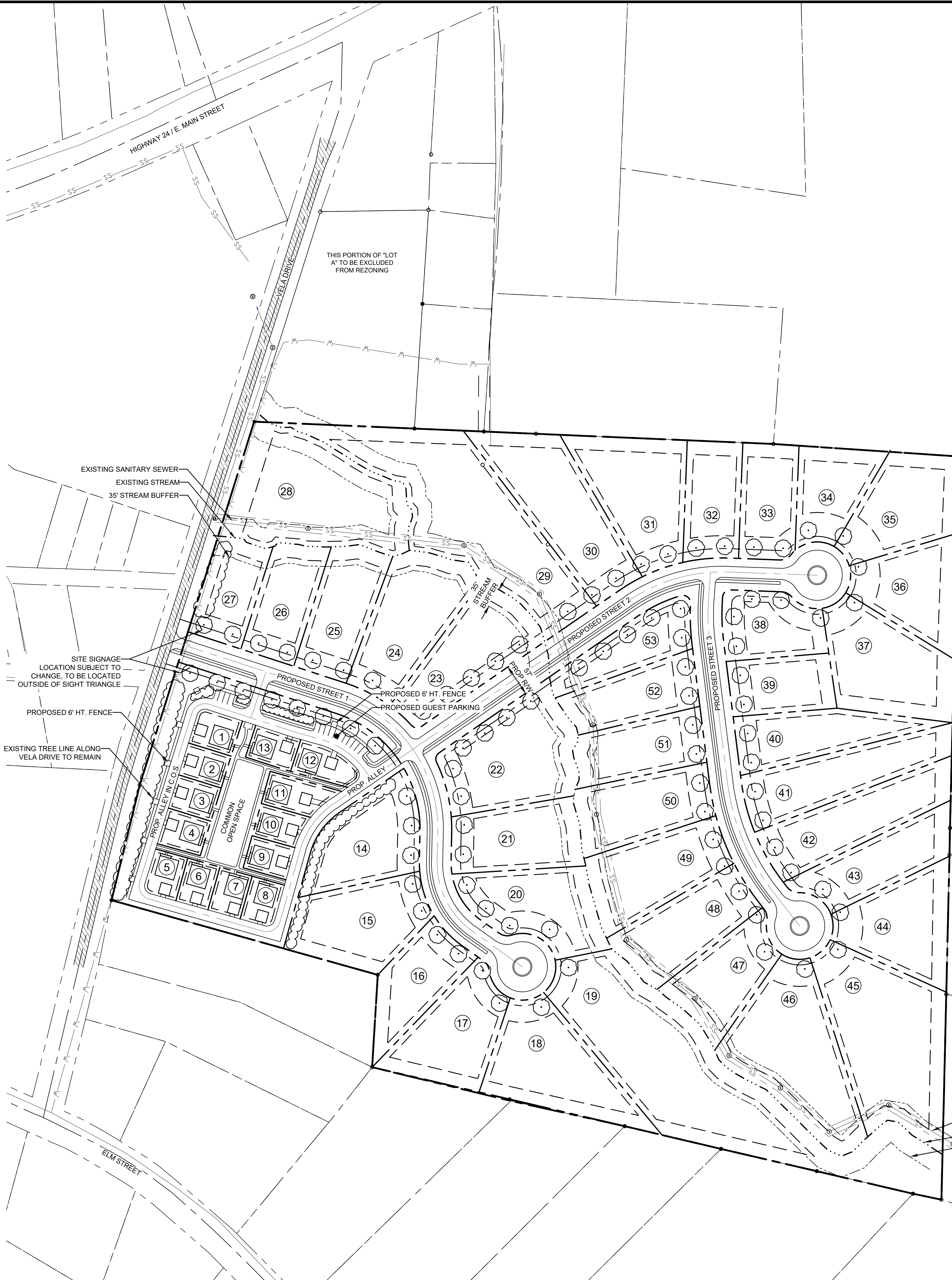
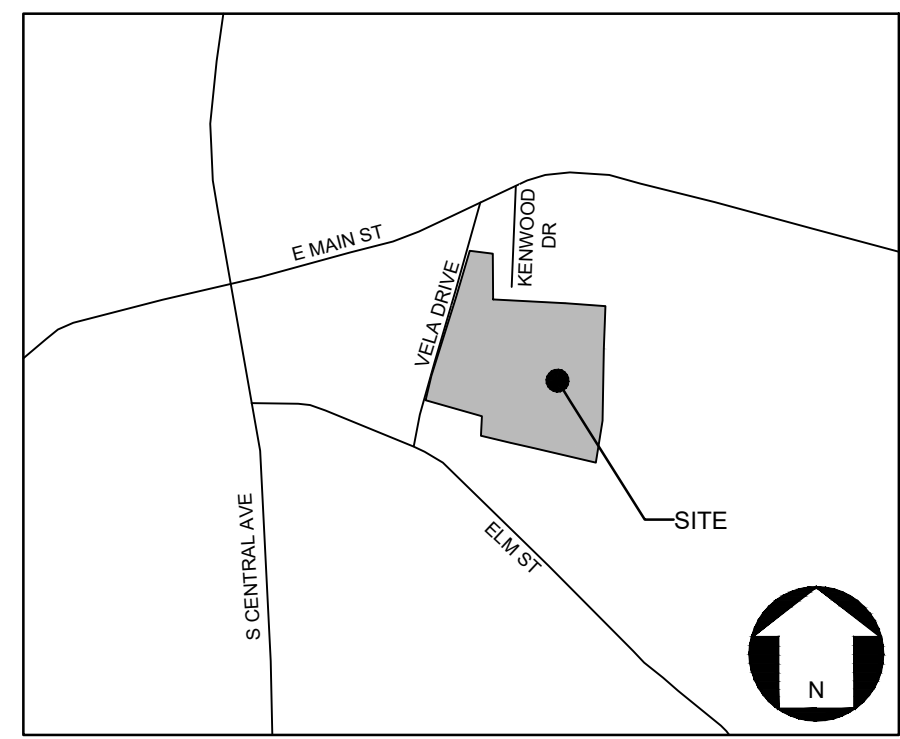


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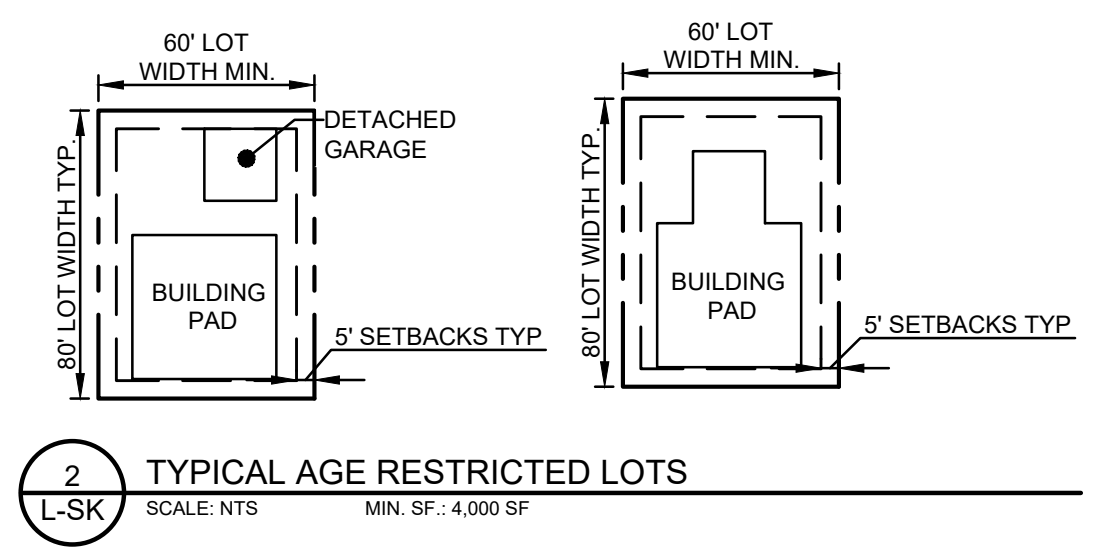
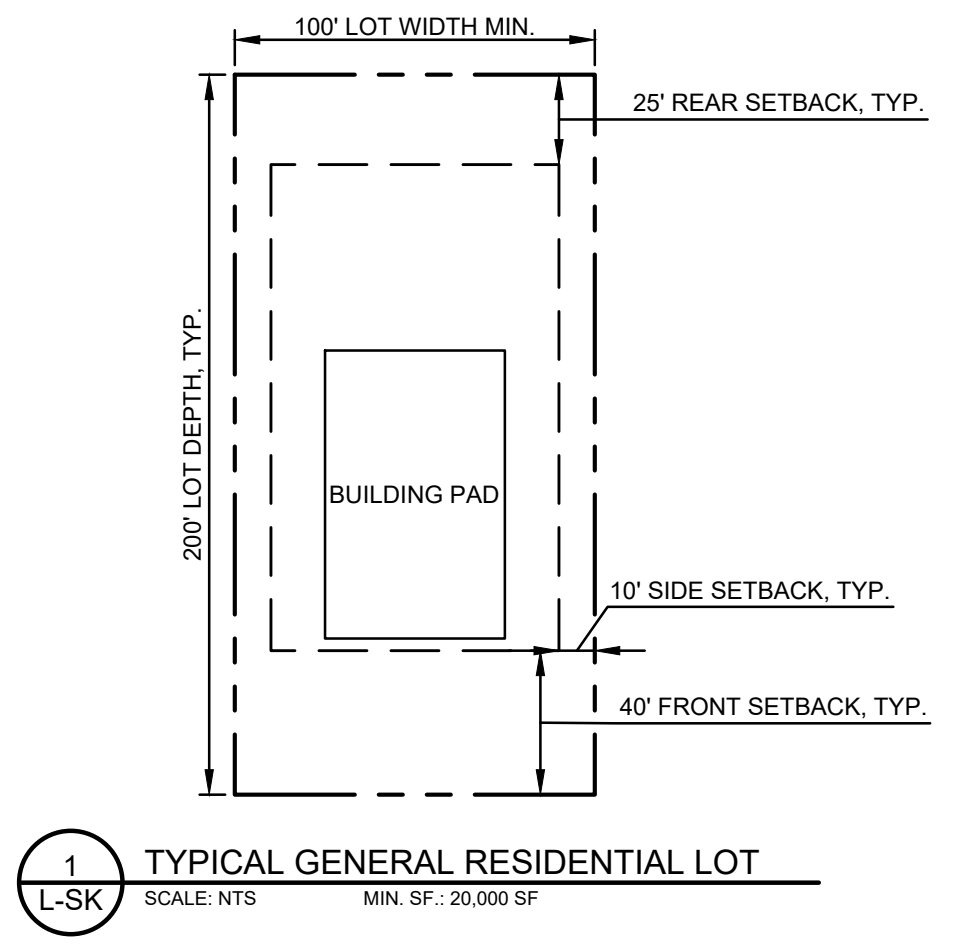
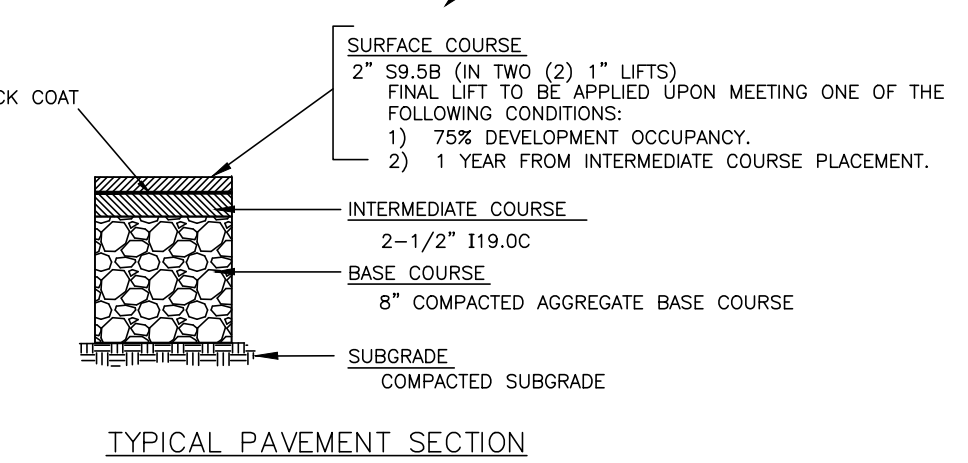
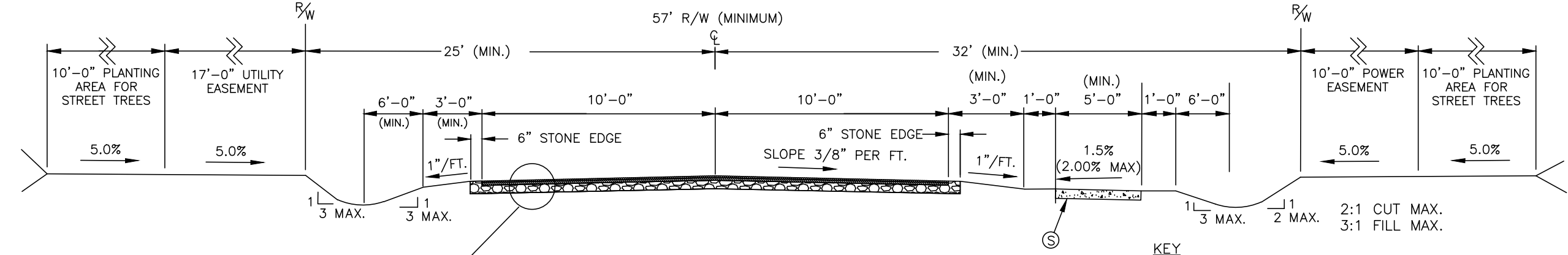


**DEVELOPMENT DATA:**

SITE AREA:	337.27 ACRES
PIN NO.:	557504619674 (PARTIAL), 557504723159
EXISTING ZONING:	NR
PROPOSED ZONING:	GR(CD)
EXISTING USE:	VACANT
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL, AGE RESTRICTED COMMUNITY
PROPOSED LOT COUNT:	13 LOTS (AGE RESTRICTED) 40 LOTS (GENERAL RESIDENTIAL)
MIN. FRONT SETBACK:	40' (GR) 5' (CONDITIONAL)
MIN. SIDE YARD REQUIRED:	10' (GR) 5' (CONDITIONAL)
MIN. REAR YARD REQUIRED:	25' (GR) 5' (CONDITIONAL)
MAX. BUILDING HEIGHT ALLOWED:	30' TO EAVES (LDO 3.5.5)

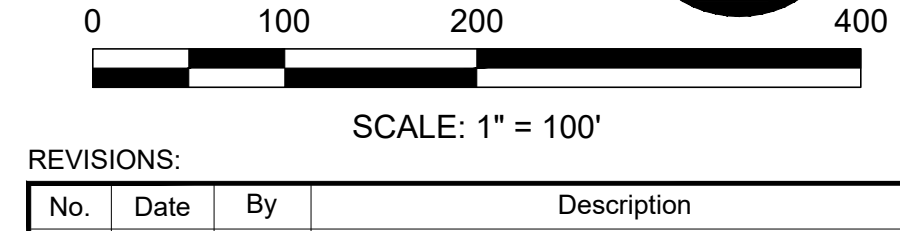


- AGE-RESTRICTED LOT AND BUILDING DESIGN STANDARDS:**
- For proposed age-restricted lots, Developer agrees to condition the lots, both through deed and HOA documents, to limit residents to age 55 or older, in accordance with Fair Housing Act and HOPA guidelines. Final restrictions will be presented to and approved by the Town prior to subdivision approval.
  - Age-restricted lots shall be rear-loaded and alley-fed.
  - Age-restricted lots shall have a minimum lot width of 60' as measured at the setback, and a minimum lot area of 4,000 sf.
  - Minimum setbacks on age-restricted lots shall be as follows:
    - Front: 5'
    - Side: 5'
    - Rear: 5'
  - Age-restricted lots may have rear or side-loaded attached or detached garages, accessed from the alley.
  - Age-restricted lots may front common open space.
  - Age-restricted portion of development shall include 6' HT fencing between proposed alley and Vela Drive, and between proposed alley and proposed street. (See Plan.)
  - Proposed alleys will comply with fire access requirements. 20' width minimum.
  - Preferred Exterior Building Materials:
    - All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), vinyl and/or other materials approved by the Planning Director.
  - Prohibited Exterior Building Materials:
    - Concrete masonry units not architecturally finished.
    - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
    - Usable porches or stoops shall form a predominant feature of the building design for units fronting common open space and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
  - For all units, Developer shall provide blank wall provisions that limit the maximum blank wall expansion to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.



**LEGEND:**

---	PROPERTY BOUNDARY	---	PROPOSED CURBING
---	EXISTING CONTOUR LINES	---	ROAD CENTERLINE
---	EXISTING STREAM / WATER BODY	---	PROPOSED BUILDING
---	EXISTING LOT LINE	---	PROPOSED ASPHALT
---	RIGHT-OF-WAY LINE	---	PROPOSED CONCRETE
---	SETBACK LINE	---	PROPOSED OPEN SPACE
---	EXISTING PAVEMENT	---	PROPOSED TREE
---	EXISTING CURBING		



**REVISIONS:**

No.	Date	By	Description

This Plan Is A Preliminary Design. NOT Released For Construction.