

PRELIMINARY DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT
FOR
PROPOSED COMMUNITY OF

RIVER BIRCH ESTATES

Proposal Submitted by Leon and Betty Corn, Owners / Developers

605.72

1.0 Design Statement

a. The title of the PUD is River Birch Estates.

b. Character of the PUD.

b.1 Homes shall be situated on a single entrance off of Mustang Road, forming a single winding residential street with cul de sac turn around at the end.

b.2. Proposed community shall be a gated community of Garden Homes with a code entrance for residents and a crash gate or special code access for emergency and city vehicles.

b.3 Development shall include 40 homes, a single clubhouse, pool, guest parking, common areas adjacent to the clubhouse, and three landscaped islands placed within the street area.

b.4 The street design and landscaping shall preserve as many existing mature trees as possible, as well as accommodate new plantings to create interest and a pleasing, tranquil atmosphere.

b.5. The community shall consist of single family detached homes situated on a zero lot line on one property line, and a minimum 10' lot line on the opposite side. A 3' maintenance easement shall exist on the zero property line, to allow for painting or other maintenance to the neighboring house.

b.6. The homes will be consistent with the philosophy of minimal homeowner maintenance including small front yards designed from a 15' setback and 12' easement on the street side, with a 4' sidewalk adjacent to the curb.

c. Acreage breakdown of land use and densities.

c.1 The maximum number of dwelling units within the PUD shall be 4.25 per acre.

c.2. The common area footage for the clubhouse lot, parking areas, and landscaping islands shall be approx. 15,850 square feet.

d. Gross area, lot area, and open space calculated to the nearest square foot.

d.1. Gross area of the PUD is 435,600 square feet

d.2. Lot areas consist of approximately 297,000 square feet, with an average lot area of 7,500 square feet

d.3 Each lot shall consist of approximately 1485 square feet of open space from the curb to the building lot line.