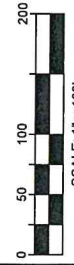


COVENTRY VILLAS

CONCEPTUAL LOT LAYOUT

7-3-2018



- NOTES:**
- LANDSCAPE BUFFER - A MINIMUM 10' LANDSCAPED BUFFER IS REQUIRED WHERE DEPICTED ON THIS SITE PLAN. THE LANDSCAPING SHALL CONSIST OF AT LEAST FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. THE CONSTRUCTION OF THE BUFFER IS ALLOWED TO BE DONE CONCURRENT WITH DEVELOPMENT OF THE PROPERTY. ALL OTHER BUFFER STANDARDS SUCH AS TREE AND SHRUB TYPES, MINIMUM INSTALLATION SPECIFICATIONS, MAINTENANCE REQUIREMENTS, ETC. SHALL BE GOVERNED BY THE LANDSCAPING, BUFFERS, AND TREE PROTECTION SECTIONS OF THE ULDC (4.07.00).
 - RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM 18 FEET WIDE. UNLESS OTHERWISE DEPICTED AND/OR NOTED FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY (R-10) STANDARDS.
 - TWO-FAMILY DWELLINGS (DUPLICES) ARE NOT ALLOWED.
 - NO FENCES SHALL BE BUILT BETWEEN THE SINGLE-FAMILY UNITS WHERE THE DISTANCE BETWEEN UNITS IS LESS THAN 20 FEET.
 - SIDEWALKS DEPICTED SHALL BE 4 FEET WIDE AND MAY BE CONSTRUCTED CONCURRENT WITH THE HOUSE ON EACH LOT BY DEVELOPER OR BUILDER.

- SITE DATA**
- TOTAL AREA: 8.57 ACRES
 - MAP/PARCEL: 145C - 181U & 184
 - EXISTING ZONING: R-A & R-1
 - PROPOSED ZONING: PD-R
 - MINIMUM LOT WIDTH: 50'
 - MINIMUM LOT AREA: 5,000 SQ. FT.
 - SETBACKS:
 - FRONT - 15'
 - SIDE - 8'
 - REAR - 15' (INTERNAL)
 - 30' (EXTERNAL)

- COMMON OPEN SPACE CALCULATIONS**
- OPEN SPACE
 - REQUIRED: 0.86 ACRES (10%)
 - PROPOSED: 1.50 ACRES (17.5%)
 - RECREATIONAL SPACE
 - REQUIRED: 0.43 ACRES (5%)
 - PROPOSED: 0.56 ACRES (6.5%)
 - STORM WATER AREA: 0.40 ACRES
 - (19.4% OF COMMON OPEN SPACE, MAINTAINED BY HOME OWNERS ASSOCIATION)

- COMMON SPACE OWNERSHIP:**
- PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION, AND MAINTENANCE OF COMMON OPEN SPACE SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.