

Patriot's Ridge - PUD Standards

Connectivity:

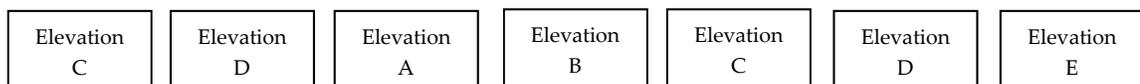
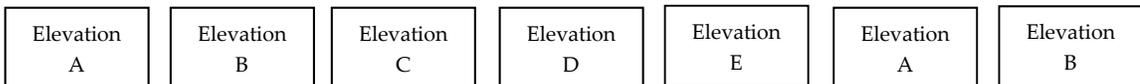
- There shall be a stub-out street that ties into the existing platted street to the east of the PUD (Woodbine Drive) having a sixty (60) foot wide right-of-way.
- There shall be a stub-out street that ties into the undeveloped property to the south (Property ID No. 383234) having a sixty (60) foot wide right-of-way.
- There shall be an Emergency Access Easement provided on the north side of the PUD tying into one of the existing stub-outs to the north (Country Meadows Loop) that is a minimum of twenty (20) feet in width, paved with an all-weather surface to be approved by the City's Fire Marshall, and equipped with a Knox Box.

Landscaping:

- Each residential lot shall have a minimum of two (2) six (6) foot tall canopy trees at least two (2) inch caliper in size. One (1) tree shall be located in the front yard, and one (1) tree shall be located in the backyard of each lot.
- Each residential lot shall have five (5) 5-gallon shrubs, three (3) 3-gallon shrubs.
- Each residential lot shall be fully sodded (front, side, and rear yard).
- All landscaping must be in place upon final inspection unless an extension is granted in writing by the Building Official. Such extension shall not exceed sixty (60) days.

Architectural Design:

- Each residential structure shall have a minimum of 100% masonry on the front elevation and 50% masonry on each side elevation, exclusive of windows, doors, gables, eaves, soffits, walls above roof lines, porches and patios at least four foot by eight foot (4'x8') in size. Masonry shall include brick, stucco, or stone, but shall not include fiber-cement siding.
- The same elevation shall not be repeated within any grouping of five (5) lots on the same side of the street, and shall not be repeated directly across the street, or on a diagonal.



“SF-2” (Single-Family Residential) Lots:

- Rear yard setbacks shall be reduced from twenty (20) feet to fifteen (15) feet.
- Minimum lot depth shall be increased from one hundred (100) feet to one hundred and five (105) feet.
- All other requirements for “SF-2”, as outlined in Chapter 31, will be met unless otherwise noted herein.

“R-2” (Two-Family Residential) Lots:

- No more than forty-five (45) duplex lots shall be provided within the PUD.
- Side yard setbacks shall be reduced from seven (7) feet to five (5) feet.
- All “R-2” lots shall front on a sixty (60) foot wide right-of-way.
- All other requirements for “R-2”, as outlined in Chapter 31, will be met unless otherwise noted herein.

Josh Welch

V.P. of Development

