

ZONING CONDITIONS

- Site plan and elevations proffered
- Density limited to no more than 30 homes
- Enhanced landscaping along Maybeury Drive, Patterson Avenue and adjacent to school, along with decorative picket-style fence on Patterson Avenue
- Homes to be of brick, stone or Hardiplank - no vinyl or aluminum siding
- Entrance feature on Maybeury Drive
- Homes to have crawl spaces or basements
- Decorative street lights and street trees provided
- Sidewalks within community; pedestrian access to YMCA; paved pedestrian path on Patterson Avenue
- Hours for exterior construction limited
- Front and side yards sodded
- Right turn lane constructed on Maybeury Drive; sidewalk on Maybeury Drive; providing off-site road and access improvements benefiting the school
- All homes shall have a minimum of a one-car garage
- Construction vehicles of a gross weight of 20,000 pounds or greater may not provide services to the site during construction except between the hours of 9:00 a.m. and 2:00 p.m. Monday through Friday when school is in session
- Mud wash for vehicle tires to be provided at the construction entrance on Maybeury Drive
- The burning of debris on the Property during construction is prohibited
- Any front porch shall have a minimum depth of six feet
- Provided that the clearing of healthy trees measuring six or more inches in diameter on any lot shall be limited to areas required to accommodate the dwellings, garages, driveways, sidewalks, open yard areas, utility lines and any other areas typically required for the construction of a dwelling