

INNOVATE!

Engineering & Surveying

General Overview:

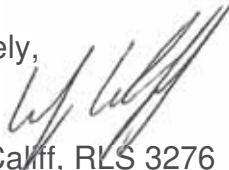
This Planned Development has the following general standards and characteristics that define a few development standards compared to what would normally be allowed in the R-15 base zoning district:

- 88 lots proposed (87 single-family residential lots and 1 HOA lot)
- Developer will maintain unified control over the project during construction and the land development process. After construction is complete, the project will be governed by the HOA with restrictive covenants
- Project will be developed in phases that will be determined based on market trends and needs
- Residential lots vary in size based on the style of single-family home proposed. Minimum lot size will be 45'x104' with a 10' front yard setback and 5' side and rear setbacks.
- Any detached building will comply with the R-15 zoning standards
- Dwelling unit floor areas will vary in size with the minimum being 2,100 sq.ft. and will consist of no more than 2 floors
- Number of bedrooms vary from 2-bedroom units to 4-bedroom units.
- Professional landscaping service will be maintained by the HOA contractor
- Perimeter landscaping and buffering will consist of a 6' vegetative fence along abutting residential lots; as well as berms and other screening methods along the exterior roadways
- The development will be a decoratively landscaped gated community with private roads that will be constructed to City of Valdosta standards and specifications
- Decorative streetlights will be installed
- Shared outdoor spaces on the HOA property include small pavilions for passive recreation, existing lake with added perimeter trails, golf cart paths for internal access, community clubhouse and fenced pool, and mail kiosk.

In addition to the above, the development will include several different architectural styles. To help paint the picture of this development, an architectural narrative has been attached.

Please review and approve the request.

Sincerely,


Cody Caff, RLS 3276