

**LEGEND**

- 1 PRIMARY ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 PARK/OPEN SPACES
- 4 AMENITY CENTER
- 5 TRAIL NETWORK
- 6 DETENTION PONDS
- 7 TERTIARY ENTRANCE



**LAND USE SCHEDULE (784 total units)**

- 50' x 120' (624 Units | 74.2%)
- 60' x 120' (217 Units | 25.8%)

**Planned Development (PD) Requirements:**

**Lois Road Estates Overview**

The purpose of this PD is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. Lois Road Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Lois Road Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Lois Road Estates meets the standards of the City of Sanger's Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity and retains Lois Road Estates proposed minimum lot width of 50'.

The proposed 50' lot width creates the opportunity to provide attainable housing for diverse buyers while still providing a minimum 1400 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

**Open Space Dedications:**

- Current City Standards: 1 acre per 50 units = 16.8 acres of open space required.
- Lois Road Estates: Providing 27.7 acres of open space, 164% of the required amount of open space based on the number of lots shown.

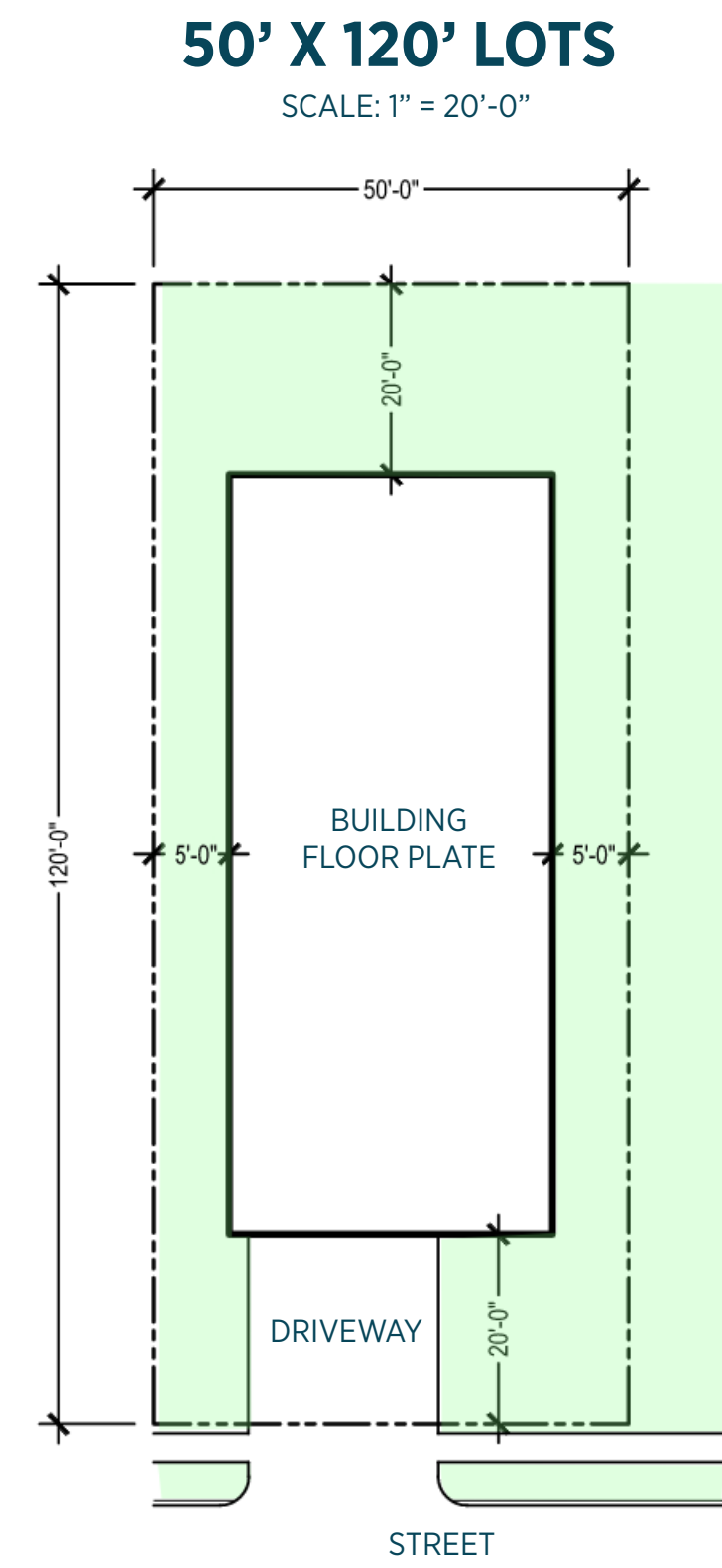
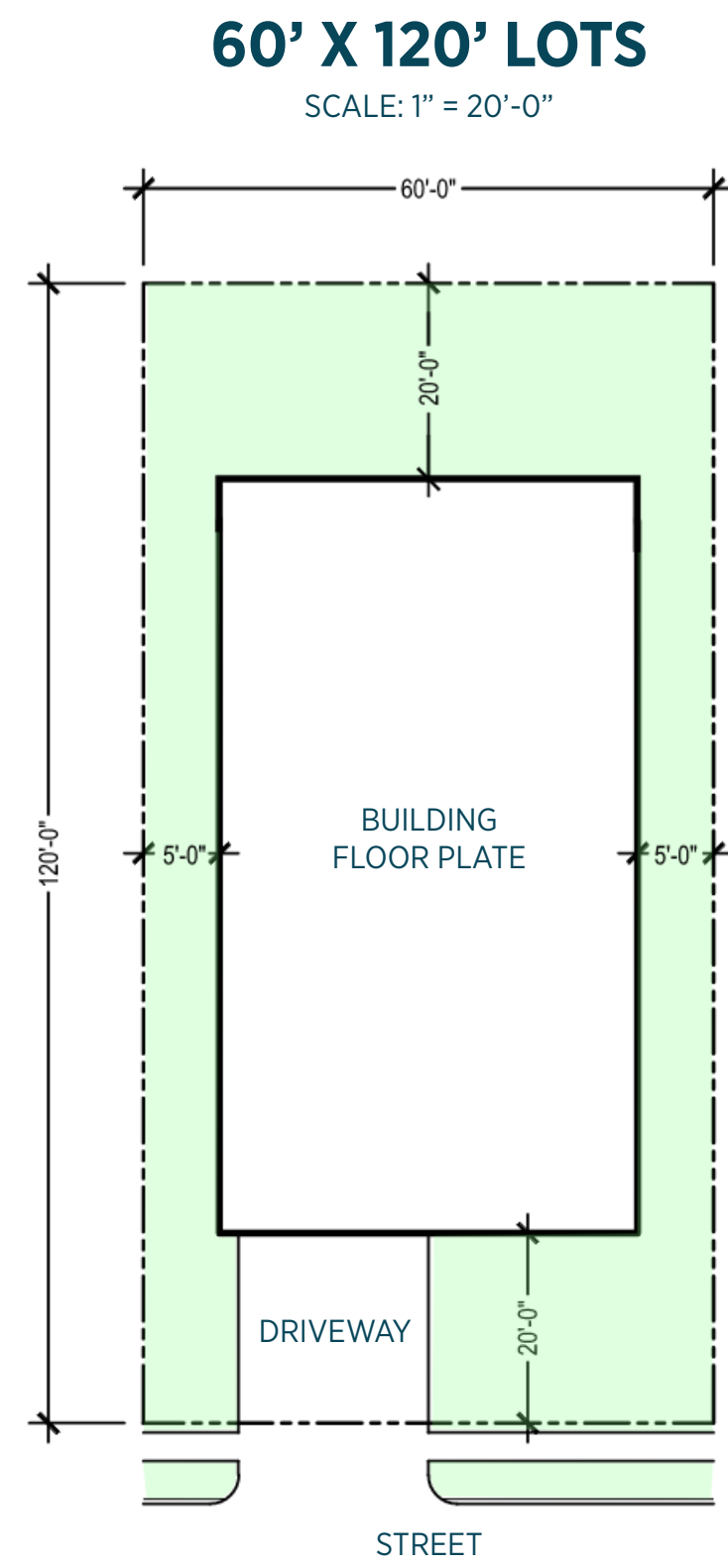
**Legend**

- ✱ Neighborhood community amenities (programming to be determined)
- ✱ Playground, seating, and landscape

**Notes:**

1. All requirements not addressed in the PD will follow the SF-8 zoning requirements.
2. All buildings shall comply with the Exterior Facade Design Criteria Manual.
3. All development shall comply with the landscape ordinance.
4. All parks and open space shall be maintained by the HOA.
5. Park equipment will be of commercial grade and approved by the Director of Parks or his designee.
6. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.

# TYPICAL PD LOT DIAGRAMS



## PD Requirements

1. Minimum lot area 7,200 SF
2. Maximum building floor plate 3,300 SF
3. Minimum estate unit size 2,000 SF

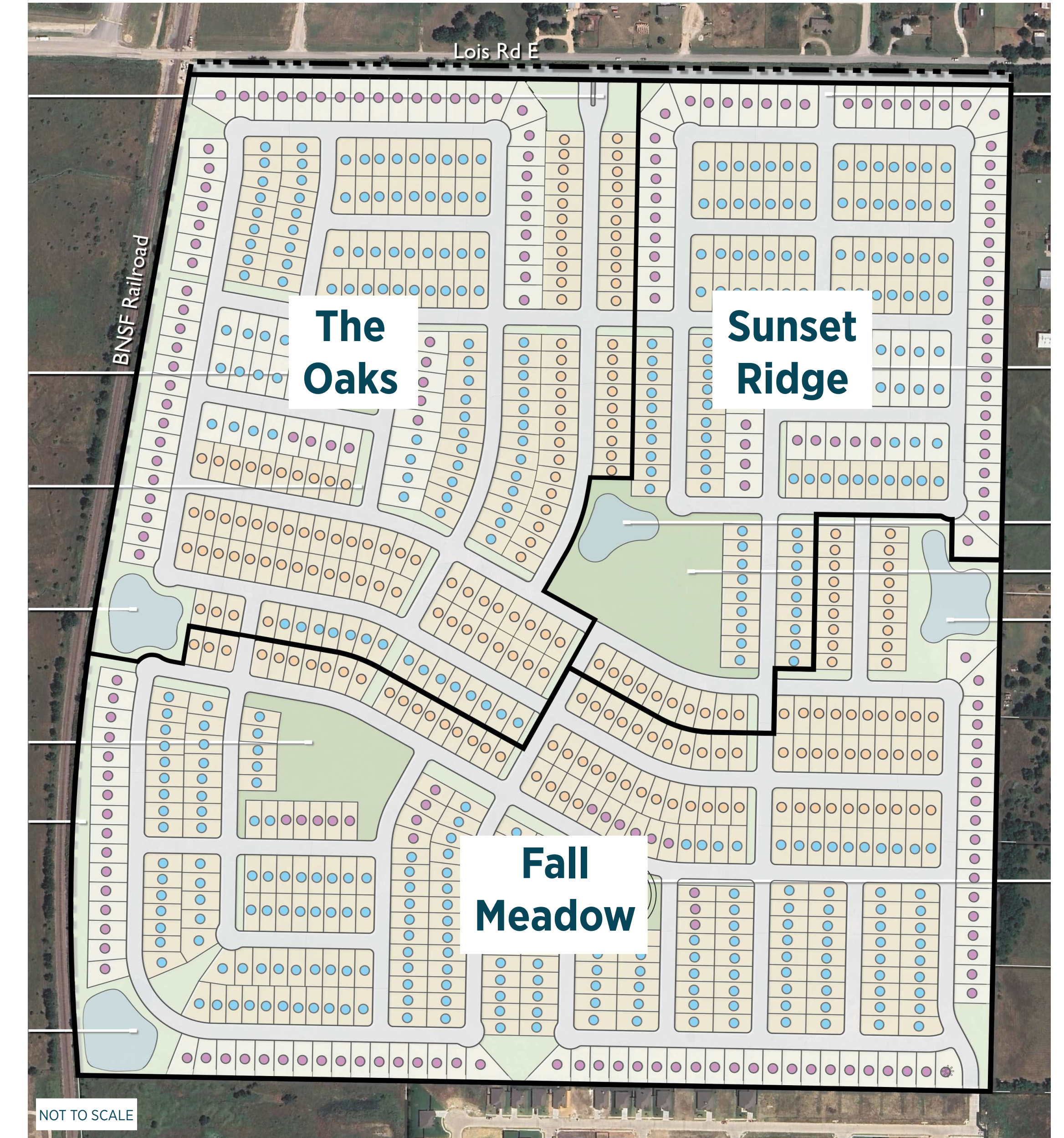
All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category. Corner lots to have a 15' side yard setback.

## PD Requirements

1. Minimum lot area 6,000 SF
2. Maximum building floor plate 2,550 SF
3. Minimum garden unit size 1,000 - 1,499 SF
4. Minimum homestead unit size 1,500 - 1,999 SF
5. Rear yard setback 20 FT
6. Minimum lot width 50 FT

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category, except for impervious cover ratio due to 50' wide lot. Corner lots to have a 15' side yard setback.

# NEIGHBORHOOD PLAN



NEIGHBORHOODS		
ZONE	PRODUCT TYPE	UNIT COUNT
SUNSET RIDGE	50' X 120'	165 (70%)
	60' X 120'	72 (30%)
		235 (100%)
THE OAKS	50' X 120'	149 (67%)
	60' X 120'	74 (33%)
		223 (100%)
FALL MEADOW	50' X 120'	312 (81%)
	60' X 120'	71 (19%)
		383 (100%)
<b>TOTAL</b>		<b>841</b>

PRODUCT SCHEDULE			
ZONE	PRODUCT TYPE	UNIT COUNT	MINIMUM HOME SIZE
SUNSET RIDGE	GARDEN	59 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	117 (50%)	1,500 SF - 1,999 SF
	ESTATE	59 (25%)	2,000 SF +
		235 (100%)	
THE OAKS	GARDEN	55 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	112 (50%)	1,500 SF - 1,999 SF
	ESTATE	56 (25%)	2,000 SF +
		223 (100%)	
FALL MEADOW	GARDEN	95 (25%)	1,000 SF - 1,499 SF
	HOMESTEAD	192 (50%)	1,500 SF - 1,999 SF
	ESTATE	96 (25%)	2,000 SF +
		383 (100%)	
<b>TOTAL</b>		<b>841</b>	

## Unit Size Standards:

- Proposing 25% of the units to be 1,000 - 1,499 SF minimum home sizes
- Proposing 50% of the units to be 1,500 - 1,999 SF minimum home sizes
- Proposing 25% of the units to be 2,000 SF or above minimum home sizes
- All Units to exceed the SF-8's 1,000 SF minimum unit size