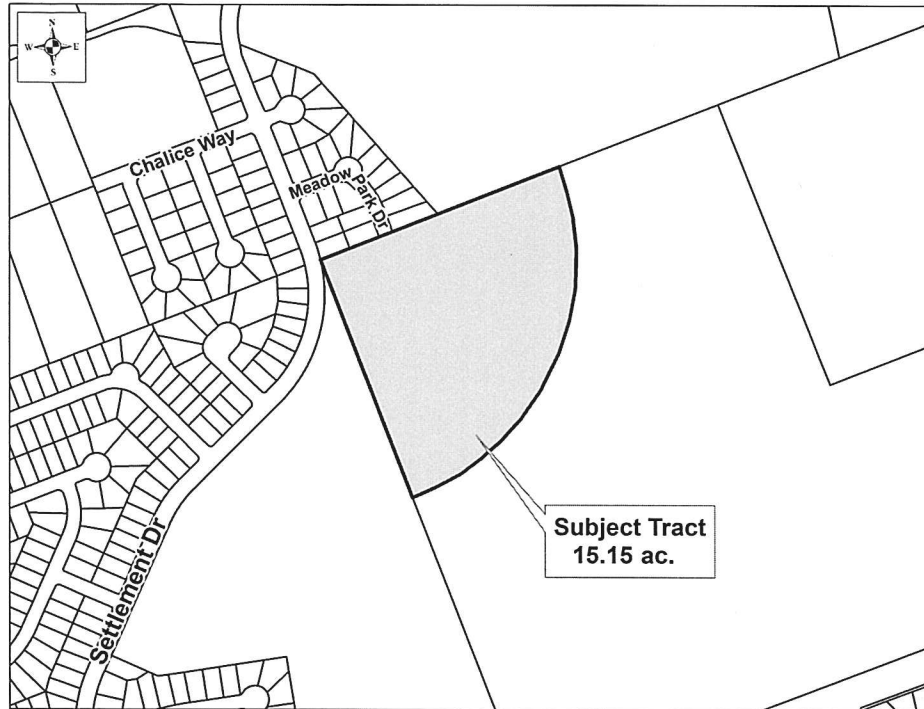


Cottages at Meadow Lake
ZONING ZON1608-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the PUD zoning to allow for single family common lot detached units

ZONING AT TIME OF APPLICATION: ETJ

DESCRIPTION: 15.15 acres out of the George W. Glasscock Survey, Abstract No. 267

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: open space

ADJACENT LAND USE:

North: SF-2 (Single Family - Standard Lot) - single family

South: Meadow Lake - Upper Brushy Creek Water Control Improvement District reservoir

East: Meadow Lake - Upper Brushy Creek Water Control Improvement District reservoir

West: Meadow Lake Park - City of Round Rock

PROPOSED LAND USE: single family common lot detached homes

TOTAL ACREAGE: 15.15

Owner:

Quick Lake Properties, LLC
Larry B. Quick and Edward D. Quick
1000 N. IH-35, Suite A
Round Rock, TX 78681

Agent

Whittington Real Estate Group, LLC
Londa Whittington
1801 S. Mopac Expressway, Ste.
100

Cottages at Meadow Lake
ZONING ZON1608-001

HISTORY: An approximately 9.81 acre portion of the property is located within an inundation easement for the Upper Brushy Creek Water Control Improvement District. The property is currently within the extraterritorial jurisdiction (ETJ) and the owner has requested annexation.

DATE OF REVIEW: October 5, 2016

LOCATION: Northeast of the intersection of Old Settlers Blvd. and Settlement Dr., on the east side of Settlement Dr.

STAFF REVIEW AND ANALYSIS:

The PUD proposes a maximum of 33 single family detached units on approximately 5.34 acres. The homes are to be arranged on a common lot, with access provided by a private drive aisle. The site fronts on the City owned Meadow Lake Park and on a flood control reservoir. The development plan includes the dedication and construction of a City hike and bike trail along the edge of the reservoir. This public trail will connect two sections of Meadow Lake Park.

The homes will be built according to specified front elevations using masonry and cementitious product styled as horizontal lap siding, board and batten siding and shake siding, to achieve a 'cottage' style. Architectural features include decorative brackets and masonry wainscoting. Faux wood garage doors with decorative hardware will also be used. The development will include an covered pavilion amenity center with a swimming pool. An internal sidewalk system will connect the homes to the amenity center and to the public hike and bike trail. The site's perimeter will be fenced with a masonry wall, wood fencing and decorative metal fencing where there are views of the City park and reservoir.

General Plan and Zoning: The general plan indicates the property as open space.

Traffic, Access and Roads: Access from the site will be from Settlement Drive, a collector street, with a secondary gated emergency access from Meadow Park Drive, a local street. No extension of public streets is proposed, as the homes will be served by private drive aisles. The development is not large enough to have required a traffic impact analysis.

Additional Considerations: The primary entrance to the site will cross a portion of the adjacent City park property, which is pie shaped at that location and narrows from about 90 feet at its southern end to about two feet at the northern end. A separate agreement between the developer and the City will be required in order to provide for this entrance. The City will have approval authority over any improvements made on the park land and the homeowner's association will be required to maintain these improvements.

RECOMMENDED MOTION:

Staff recommends approval of the PUD zoning to allow for single family detached units on a common lot.

II.
COTTAGES AT MEADOW LAKE
DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 15.152 acres of land, more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** zoning district, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the code, as applicable and as amended, shall apply to the property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development on a common lot. Private drive aisles will provide access to the units.

5.2. Concept Plan

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Section 36-39 of the Code.

5.3. Land Use

- (1) The residential housing types shall be single family detached units on a common lot, with each dwelling unit having a private entrance, private parking and a private yard area.
- (2) Access shall be provided via private drive aisles, as described in Section 6.7 below.
- (3) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property code.
- (4) A maximum of 33 units shall be permitted.

5.4. Access from Settlement Drive

- (1) The primary entrance to the property shall be from Settlement Drive, a public street, crossing City owned park property, as identified in **Exhibit “A-1”**. The general location of the access point is indicated on **Exhibit “B”**.
- (2) A separate agreement with the City will be required in order to cross the City owned park property. Prior to obtaining the agreement, the Owner shall prepare a site plan for approval by the City indicating all improvements to be located on the City property, including the drive aisle, sign(s), and landscaping.
- (3) All improvements located on the City property shall be maintained by the homeowner’s association.

5.5. Access from Meadow Park Drive

- (1) The emergency access to the property shall be from Meadow Park Drive, a public street, indicated on **Exhibit “B”**.
- (2) Access shall be gated and locked according to the City’s standards for emergency vehicle access, including a “Knox” lock.

6. DEVELOPMENT STANDARDS

6.1. Exterior Finish Materials & Front Elevations

- (1) The front elevations of all units shall substantially conform to the elevations in **Exhibit "F"**.
- (2) The exterior finish of all units shall include cementitious siding; masonry, defined as: stone, simulated stone, brick or a minimum of 2-step hard coat stucco; and a variety of architectural projections, as depicted in **Exhibit F**.
- (3) Adjacent units and units located directly across the private drive aisle from one another will vary with respect to color scheme, masonry type and cementitious siding style and patterns.

6.2. Garage Door Treatment

An upgraded garage door, in accordance with **Exhibit "F"**, shall be required.

6.3. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.4. Perimeter Fencing

- (1) The location and types of the required perimeter fencing associated with the single family units along the perimeter, excluding private open space and detention areas, are indicated on **Exhibit "C"**. The types of perimeter fencing are:
 - (a) 6-foot masonry - in compliance with Section 36-116 of the Code.
 - (b) 6-foot decorative metal, with masonry columns at every 100 linear feet on center.
 - (c) 4-foot decorative metal, with masonry columns at every 100 linear feet on center.
 - (d) 6-foot wood: Cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts; the finished side shall face the abutting properties.

6.5. Building Setbacks & Height Limits

- (1) The setbacks for any lot on which multiple residential units are located shall be:
 - (a) 10' from public open space
 - (b) 15' from the SF-2 (Single Family – Standard Lot) zoned parcel to the north.
- (2) Any unit which abuts the SF-2 zoned parcel to the north, without an intervening private drive aisle, shall be one story.

6.6. Parking

- (1) A total of 4 parking spaces per unit are required:
 - (a) 2 garage enclosed parking spaces;
 - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18';
- (2) Guest parking shall be provided at the rate of 1 guest space for every 3 units. A guest parking space shall be located within 300' of each residential unit.

6.7. Private Drive Aisles & Sidewalks

- (1) A minimum width of 27' from 'face of curb to face of curb' - parallel parking is to be prohibited on both sides in order to provide for emergency access.
 - (a) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design
 - (b) A private home owners association will be established for the maintenance of the private drive aisles.
- (2) An internal walkway, consisting of a four-foot (4') wide sidewalk shall be included, as depicted on **Exhibit "D"**.

6.8. Amenity Center

- (1) An amenity center will be provided at the general location depicted on **Exhibit "D"**. The amenity center shall include the following:
 - (a) Covered pavilion of 500 sq. ft., built with stone and cementitious siding and a composite shingle or metal roof, in substantial compliance with the schematic in **Exhibit "D-1"**.
 - (b) Picnic benches and a barbecue grill

- (c) Mail kiosk, integrated into the building design
- (d) Swimming pool
- (e) Decorative landscaping

6.9. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas*, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, and common open spaces.

7. PARKLAND DEDICATION

The parkland requirement of Chapter 36, Article III of the Code shall be met by the dedication of hike and bike trail easement and the construction of a hike and bike trail, as indicated on **Exhibit "E"**. The hike and bike trail shall be subject to the City's design and construction standards and acceptance of the facility shall be subject to the approval of the City.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A"	Survey Field Notes - Property
Exhibit "A-1"	Survey Field Notes - Access Easement
Exhibit "B"	Concept Plan
Exhibit "C"	Perimeter Fencing
Exhibit "D"	Internal Sidewalk
Exhibit "D-1"	Amenity Center Building
Exhibit "E"	Hike & Bike Trail Public Easement
Exhibit "F"	Front Elevations

EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 1 of 2

April 7, 2016

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

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FIELDNOTE DESCRIPTION of a 15.152 acre tract out of the George W. Glasscock Survey, Abstract No. 267 Williamson County, Texas, being a portion of that certain Tract II (75 acres), conveyed to Marjorie B. Quick and Edward D. Quick, Trustee of the Eugene O. Quick Family Trust, by deed recorded in Document No. 2005092614 of the Official Public Records of Williamson County Texas; the said 15.152 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, at the northwest corner of the said Tract II, being on the easterly right-of-way line of the Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the plat records of Williamson County Texas, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records and the most northerly corner of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the said Plat Records;

THENCE, N68°41'17"E, leaving the easterly right-of-way line of Settlement Drive, with the southerly line of said Meadow Lake, Section Six and northerly line of said Tract II, passing at 114.37 feet a 1/2" iron rod, found 0.12 feet north of the southeasterly corner of said Lot 7 and the southwesterly corner of Lot 5, Block V of said Meadow Lake, Section Six, passing at 224.90 feet a 1/2" iron rod, found 0.63 feet north of the southeasterly corner of said Lot 5 and the southwesterly corner of Meadow Park Drive (50' right-of-way), dedicated in said Meadow Lake, Section Six, passing at 274.37 feet, a 1/2" iron rod, with plastic cap (no marking), found for the southeasterly corner of Meadow Park Drive and the southwesterly corner of Lot 18, Block I, of said Meadow Lake, Section Six, passing at 449.70 feet a 1/2" iron rod found for the southeasterly corner of said Lot 18 and the southwesterly corner of that certain 43.524 acre tract conveyed to the City of Round Rock by deed, recorded in Document No. 1997030900, of the Official Public Records of Williamson County, Texas, for a total distance of 916.03 feet, to the calculated point of curvature (under water) of a non-tangent curve to the right, for the northeasterly corner;

THENCE, leaving the southerly line of said 43.524 acre tract, across said Tract II, being also across the inundated area of Floodwater Retarding Structure No. 14 in Upper Brushy Creek Watershed, as recorded in Cabinet A, Slide 321 of the said Plat Records, with the said non-tangent curve to the right, having a central angle of 90°08'05", a radius of 916.03 feet, a chord distance of 1296.98 feet (chord bears S23°45'19"W), for an arc distance of 1441.05 feet to the calculated point of non-tangency, being on the common westerly line of the said Tract II and easterly line of aforesaid Lot 2;

EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 2 of 2

April 7, 2016

THENCE, N21°10'38"W, with the common westerly line of said Tract II and easterly line of said Lot 2, passing at 406.03 feet a 1/2" inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for a point of reference, for a total distance of 916.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.152 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of April, 2016.



Blaine J. Miller

Blaine J. Miller

Registered Professional Land Surveyor

No. 5121 State of Texas

10d) Recorded: Volume 1582, Page 197, Official Public Records, Williamson County, Texas.
To: Texas Power & Light Company
Purpose: electric supply line
(Does Not Affect - See Note 3)

EXHIBIT A-1

0.0034 Acres

George W. Glasscock Survey, Abstract No. 267

16507.70

Page 1 of 2

August 17, 2016

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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FIELDNOTE DESCRIPTION, to accompany sketch, of a 0.0034 (148 square feet) acre tract out of the George W. Glasscock Survey, Abstract No. 267, Williamson County, Texas, being a portion of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the Plat Records of Williamson County Texas; the said 0.0034 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, for the most northerly corner of said Lot 2, Block E, The Settlement, Section Three subdivision, being the northwest corner of the that certain 75 acre tract, described as Tract II, conveyed to Marjorie B. Quick and Edward D. Quick, Trustees of the Eugene O. Quick Family Trust, recorded in Document No. 2005092614 of the Official Public Records of Williamson County, Texas, a point on the easterly right-of-way line of Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the said Plat Records, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records;

THENCE, S21°10'38"E, leaving the easterly right-of-way line of Settlement Drive, with the common easterly line of said Lot 2, Block E and westerly line of said Tract II, for a total distance of 44.00 feet, to the calculated the southeasterly corner herein described tract, from which a 1/2" iron rod found for the southwest corner of said Tract II bears S21°10'38"E, 2013.69 feet;

THENCE, S68°41'14"W, leaving the westerly line of said Tract II, across said Lot 2, Block E for a distance of 7.35 feet to the point of curvature of a non-tangent curve to the left on the common westerly line of the said Lot 2, Block E and easterly right-of-way line of aforesaid Settlement Drive;

THENCE, along the common west line of said Lot 2, Block E and easterly right-of-way line of Settlement Drive, with the said non-tangent curve to the left, having a central angle of 04°53'11", a radius of 523.44 feet, a chord distance of 44.63 feet (chord bears N11°41'46"W), for an arc distance of 44.64 feet to POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0034 acres (148 square feet) of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of August, 2016.



Blaine J. Miller

Blaine J. Miller
Registered Professional Land Surveyor
No. 5121 State of Texas

EXHIBIT A-1

**SKETCH OF A 0.0034 (148 sq. ft.)
ACRE TRACT TO ACCOMPANY A
DESCRIPTION OUT OF THE
GEORGE W. GLASSCOCK SURVEY,
ABSTRACT No. 267
WILLIAMSON COUNTY, TEXAS**

N.B. ANDERSON
SURVEY
ABST. NO. 29

APPROX. LOCATION SURVEY LINE

GEORGE W. GLASSCOCK
SURVEY
ABST. NO. 267

0.0034 ACRES
(148 sq. ft.)

THE SETTLEMENT,
SECTION THREE
CAB. H, SLIDE 320
W.C.P.R.

SETTLEMENT DR.
(CAB. H, SLD. 320)

$\Delta = 04^{\circ}53'11''$
 $R = 523.44'$
 $A = 44.64'$
 $Cb = N11^{\circ}41'46''W$
 $C = 44.63'$

$\Delta = 58^{\circ}30'49''$
 $R = 523.44'$
 $A = 534.57'$
 $Cb = S15^{\circ}07'03''W$
 $C = 511.64'$
 $(\Delta = 58^{\circ}32'49'')$
 $(R = 523.44')$
 $(A = 534.87')$
 $(Cb = S17^{\circ}11'36''W)$
 $(C = 511.90')$

LOT 7

MEADOW LAKE,
SECTION SIX
CAB. I, SLIDE 166
W.C.P.R.

BLOCK "V"

$N68^{\circ}41'17''E$ 1542.00'
($N71^{\circ}E$ 1542' (555 varas))

TRACT II

(75 ACRES)

MARJORIE B. QUICK AND
EDWARD D. QUICK, TRUSTEES,
OF THE EUGENE O. QUICK
FAMILY TRUST
DOC. NO. 2005092614
O.P.R.W.C.

$S21^{\circ}10'38''E$ 44.00'

$S68^{\circ}41'17''N$ 7.35'

($N19^{\circ}W$ 2115' (781.5 varas))
 $S21^{\circ}10'38''E$ 2057.69'

LOT 2
BLOCK E

PARK AND
DRAINAGE AREA
(30.902 AC.)

LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
●	1/2" IRON ROD FOUND
⊗	COTTON GIN SPINDLE FOUND IN CONCRETE
▲	CALCULATED POINT
~	BREAK IN SCALE

I, Blaine J. Miller a Registered Professional
Land Surveyor do hereby certify that the above
map or plat is true and correct to the best of
my knowledge and that the property shown hereon
was determined by a survey made on the ground
under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin,
Travis County, Texas this the 17th day of
August, 2016, A.D.

Blaine J. Miller
BLAINE J. MILLER
Registered Professional Land Surveyor
No. 5121 - State of Texas



BEARING BASIS: Texas State Plane Coordinate
System: Central Zone, NAD83 (Grid).

Dwg. # 16507EX1 CRD #

SHEET 2 OF 2

ESCI

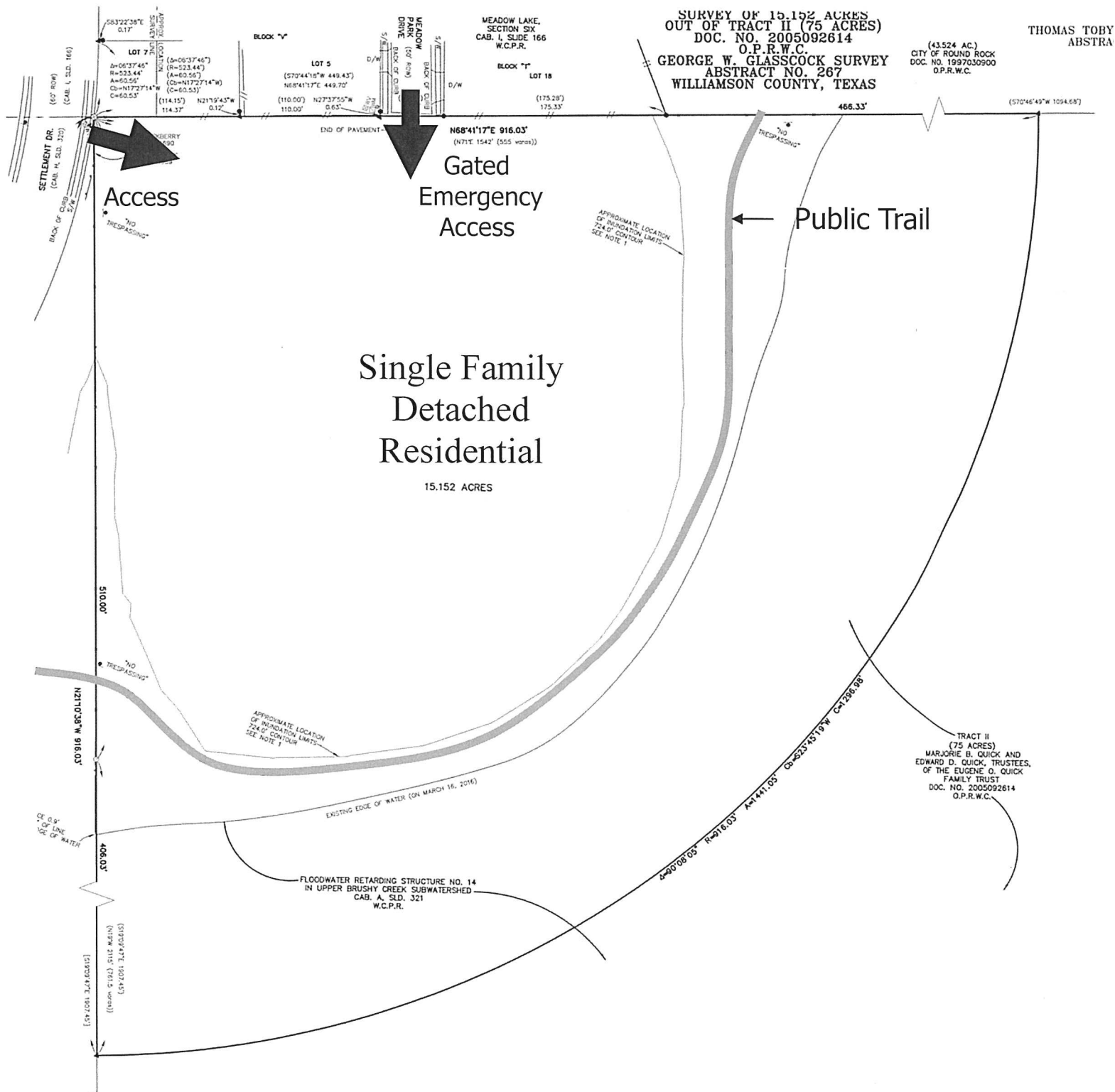
**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101267-0

EXHIBIT B

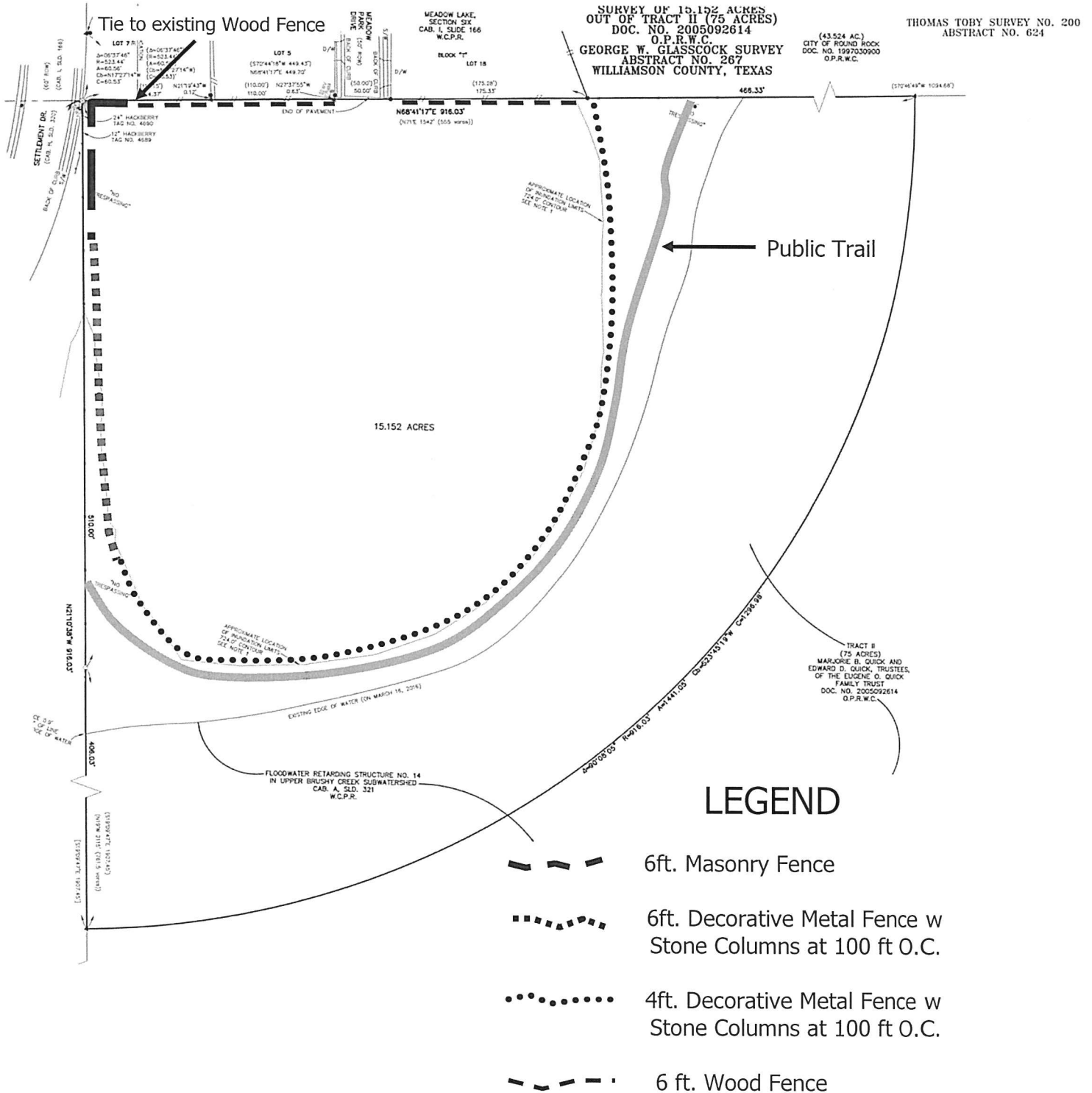
Concept Plan



Not to scale

EXHIBIT C

Perimeter Fencing



SURVEY OF 15.152 ACRES
OUT OF TRACT II (75 ACRES)
DOC. NO. 2005092614
O.P.R.W.C.
GEORGE W. GLASSCOCK SURVEY
ABSTRACT NO. 267
WILLIAMSON COUNTY, TEXAS

(43.524 AC.)
CITY OF ROUND ROCK
DOC. NO. 1997030900
O.P.R.W.C.

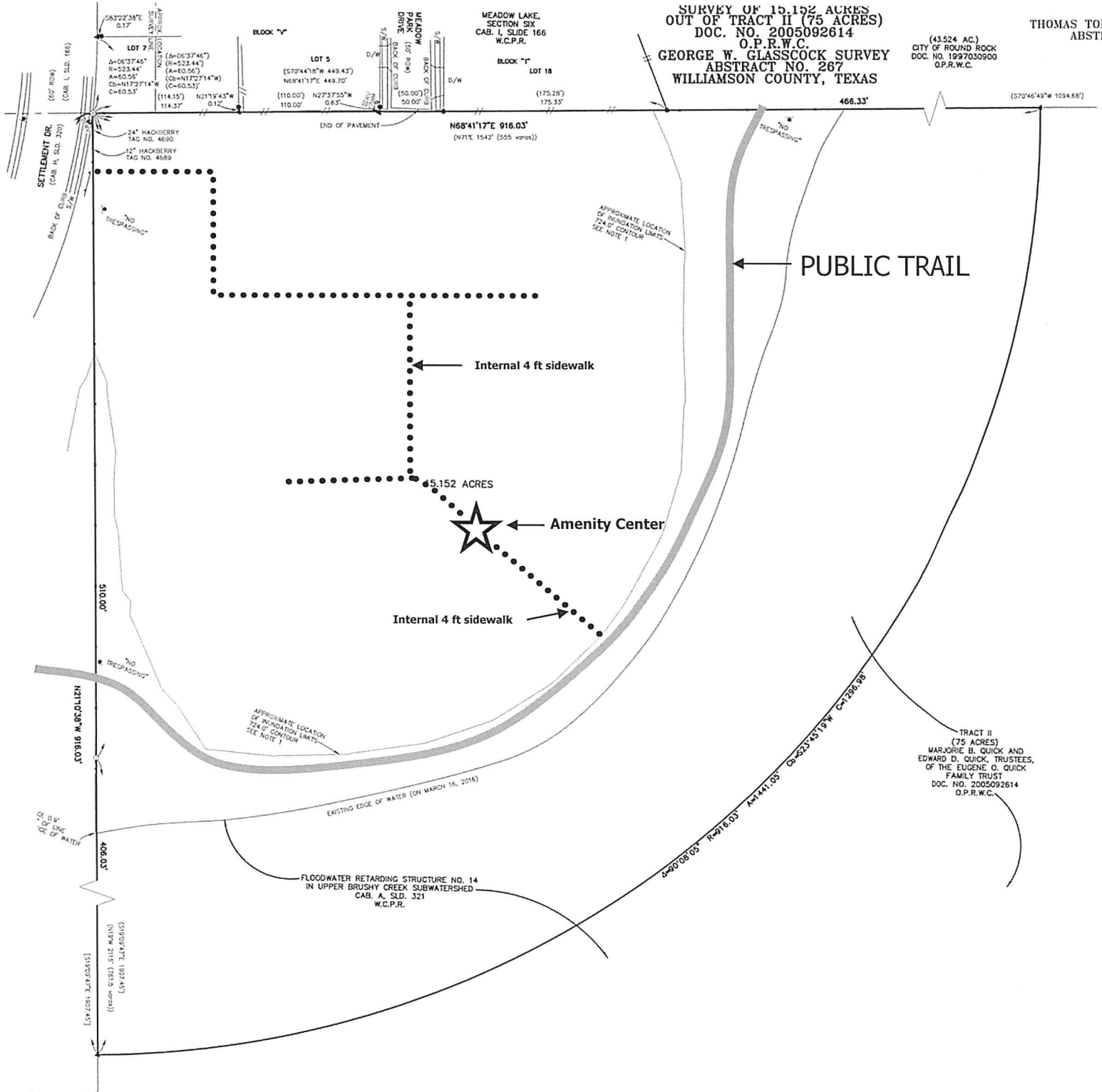
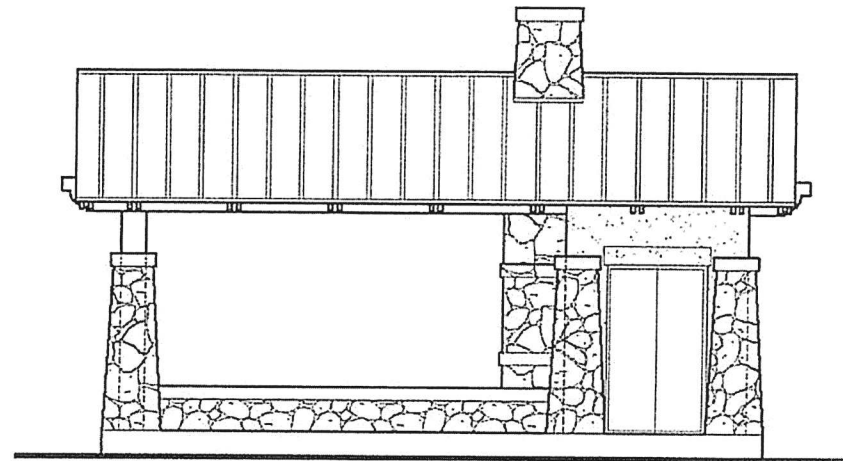
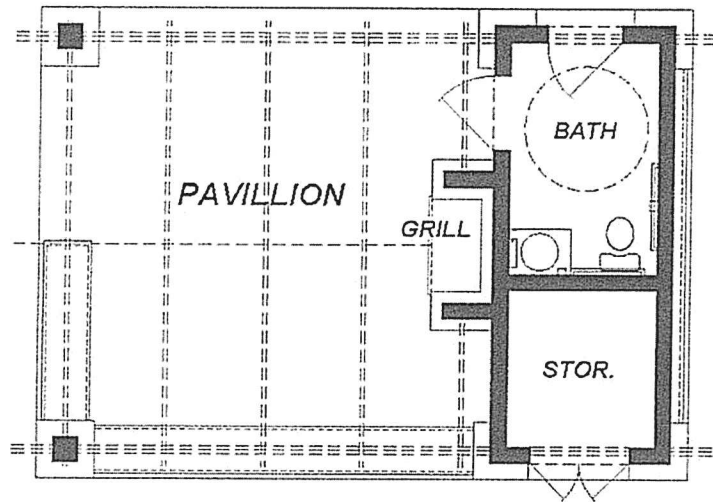
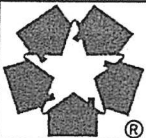


EXHIBIT D-1



THE *enterprise* COLLECTION



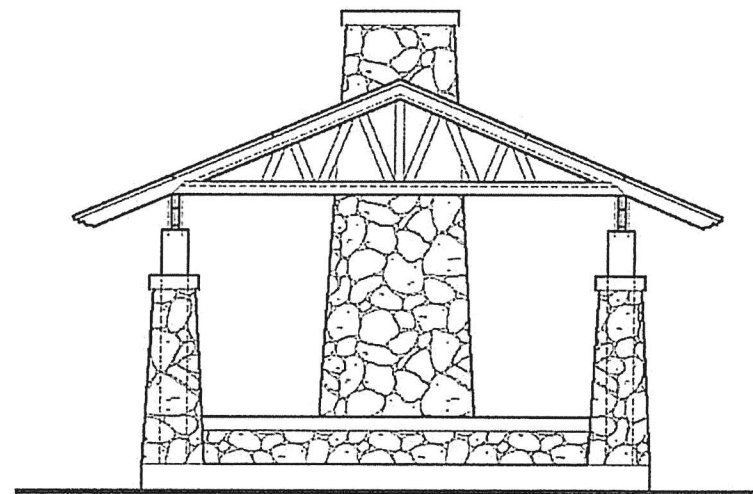
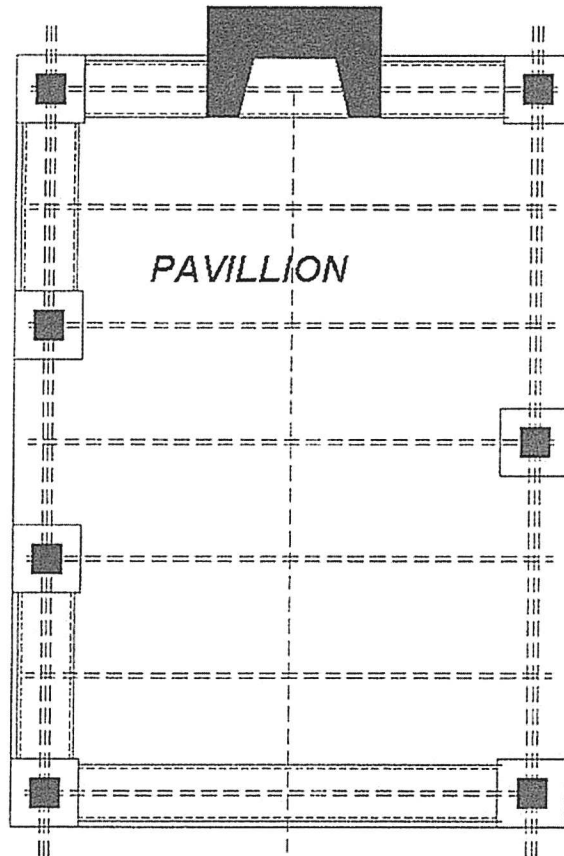
KIPP ★ FLORES ARCHITECTS
 11776 Jollyville Road • Suite 100 • Austin, TX 78759
 phone 512.335.5477 • fax 512.335.5852
www.kippflores.com

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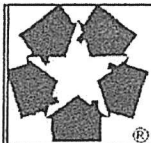
Sketch #500
 26'-4" x 19'-0"
 500sq.ft.

					AUS
					ACI
					10/06

EXHIBIT D-1



THE *enterprise* COLLECTION



KIPP FLORES ARCHITECTS
 11776 Jollyville Road ★ Suite 100 ★ Austin, TX 78759
 phone 512.335.5477 ★ fax 512.335.5852
www.kippflores.com

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Sketch #512
 28'-0" x 19'-0"
 512sq.ft.

					AUS
					ACI
					10/06

EXHIBIT E

Public Trail

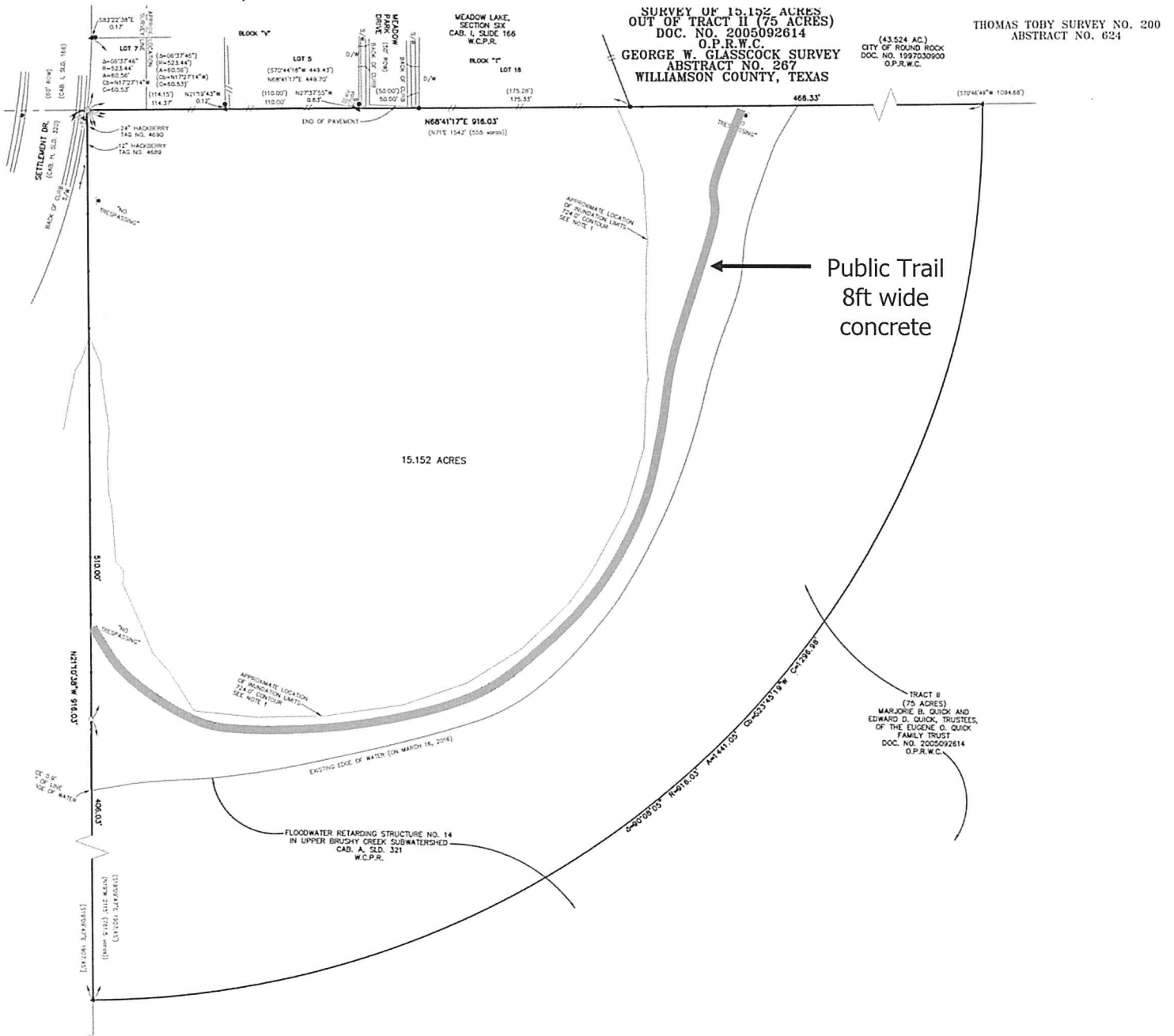
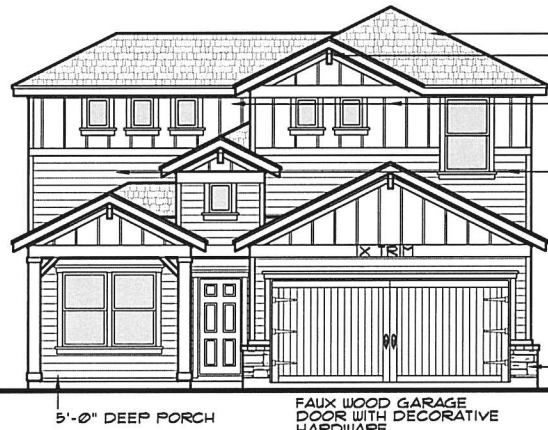
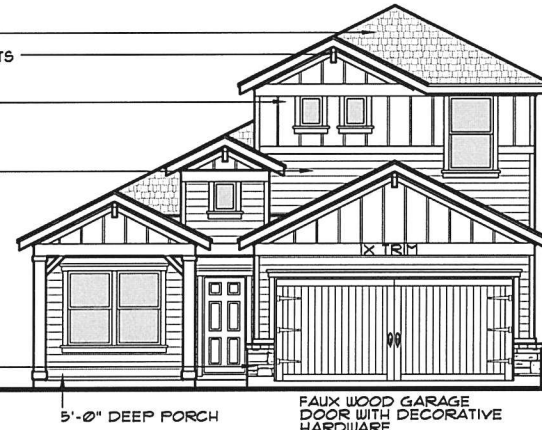


EXHIBIT F



COMP. SHINGLE ROOF
DECORATIVE BRACKETS
BOARD AND BATTEN
CEMENTITIOUS SIDING
HORIZONTAL LAP
CEMENTITIOUS SIDING
MASONRY WAINSCOT

(Opt. 2nd Floor With Bedroom)



5'-0" DEEP PORCH
FAUX WOOD GARAGE
DOOR WITH DECORATIVE
HARDWARE

(Opt. 2nd Floor)

Sketch 1420
'A' Elevation

COMP. SHINGLE ROOF
DECORATIVE BRACKETS
HORIZONTAL LAP
CEMENTITIOUS SIDING
BOARD AND BATTEN
CEMENTITIOUS SIDING
MASONRY WAINSCOT



5'-0" DEEP PORCH
FAUX WOOD GARAGE
DOOR WITH DECORATIVE
HARDWARE

CARY KIPP
3/21/2016
NOT FOR
REGULATORY
APPROVAL
PERMITTING
OR CONSTRUCTION

Exhibit F
PLAN 1420 RFA

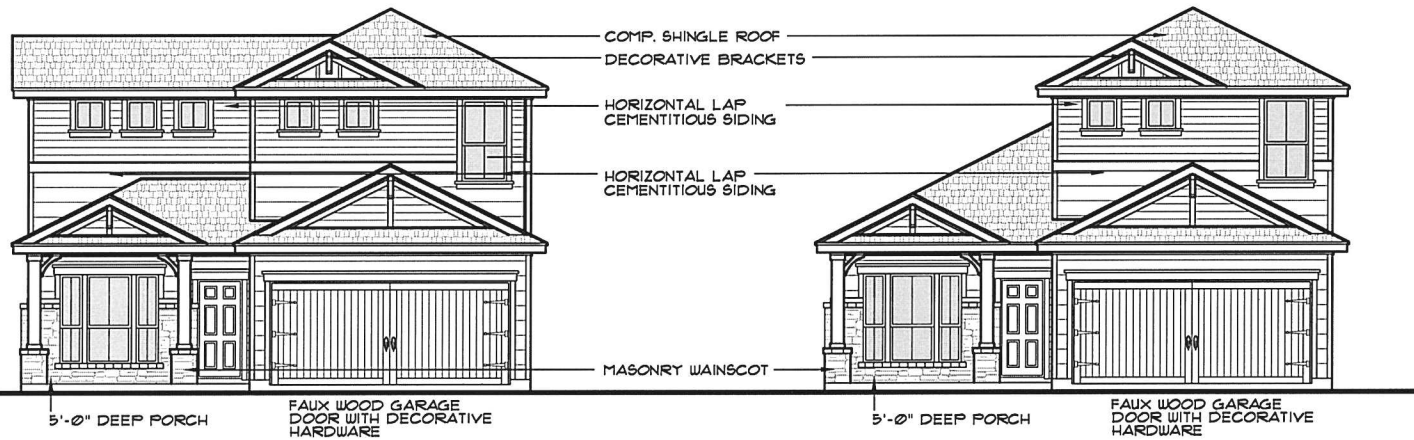
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SKETCH 1420 ELEVATION 'A' DATE 03/21/16
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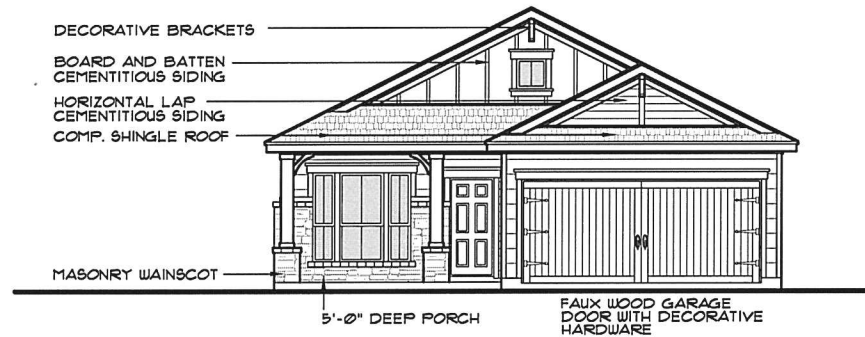
EXHIBIT F



(Opt. 2nd Floor With Bedroom)

(Opt. 2nd Floor)

Sketch 1420 'B' Elevation



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Exhibit F
PLAN 1420 RF

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COMP. SHINGLE ROOF —
DECORATIVE BRACKETS
SHAKE PATTERN —
CEMENTITIOUS SIDING

MASONRY WAINSCOT —



Exhibit F
PLAN 1507 RF

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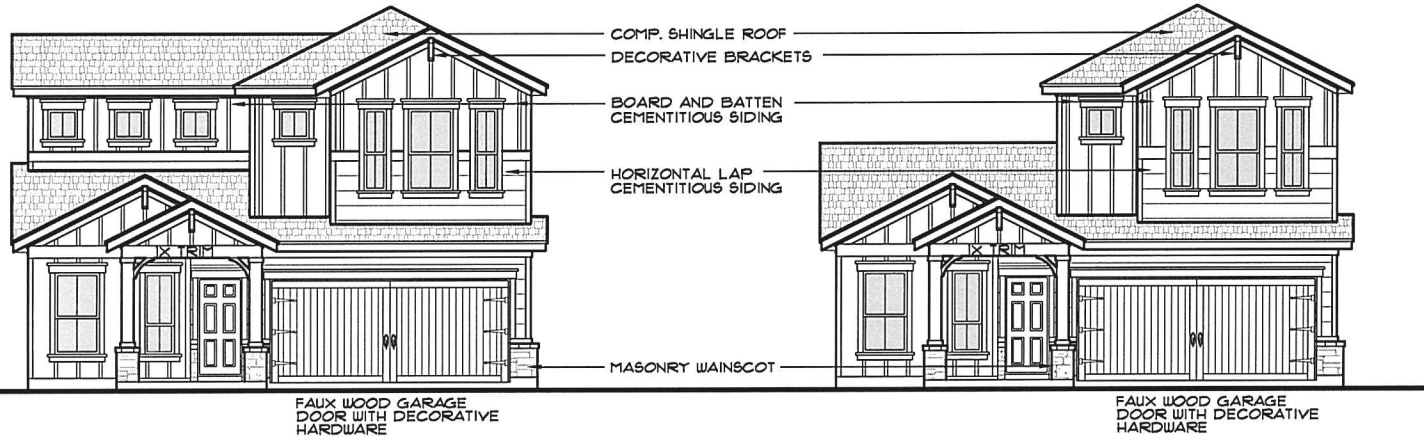
Sketch 1507 ELEVATION A.DWG 09/28/16

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EXHIBIT F



(Opt. 2nd Floor With Bedroom)

(Opt. 2nd Floor)

Sketch 1507

'B' Elevation



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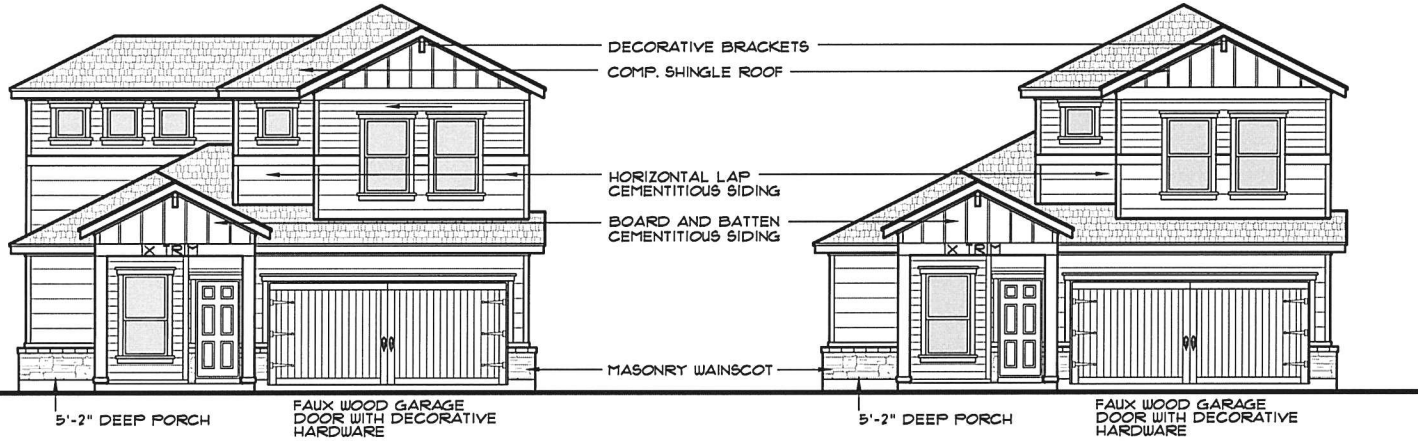
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Sketch 1507 ELEVATION 'B' DATE 09/27/16

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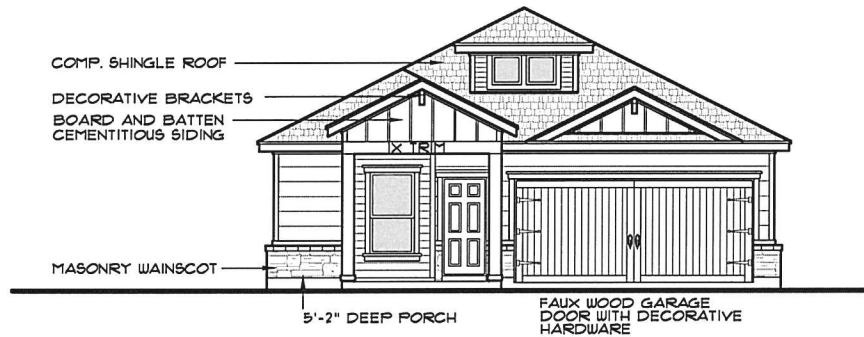


(Opt. 2nd Floor With Bedroom)

(Opt. 2nd Floor)

Sketch 1738

'A' Elevation



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Exhibit F
PLAN 1738 RF

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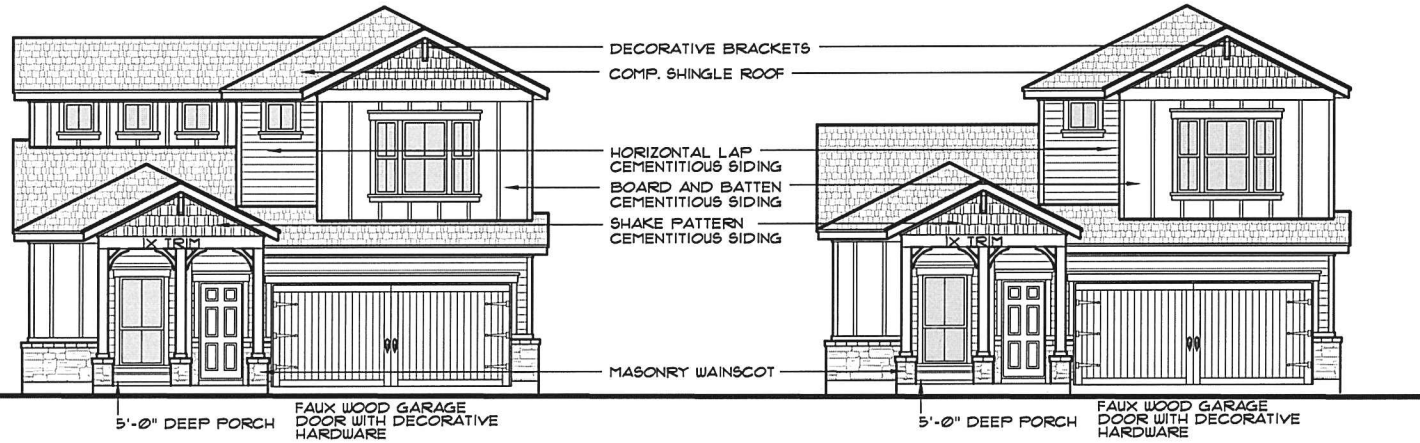
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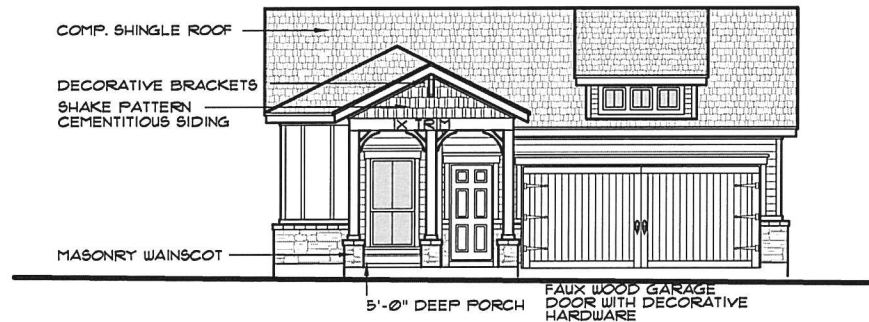


(Opt. 2nd Floor With Bedroom)

(Opt. 2nd Floor)

Sketch 1738

'B' Elevation



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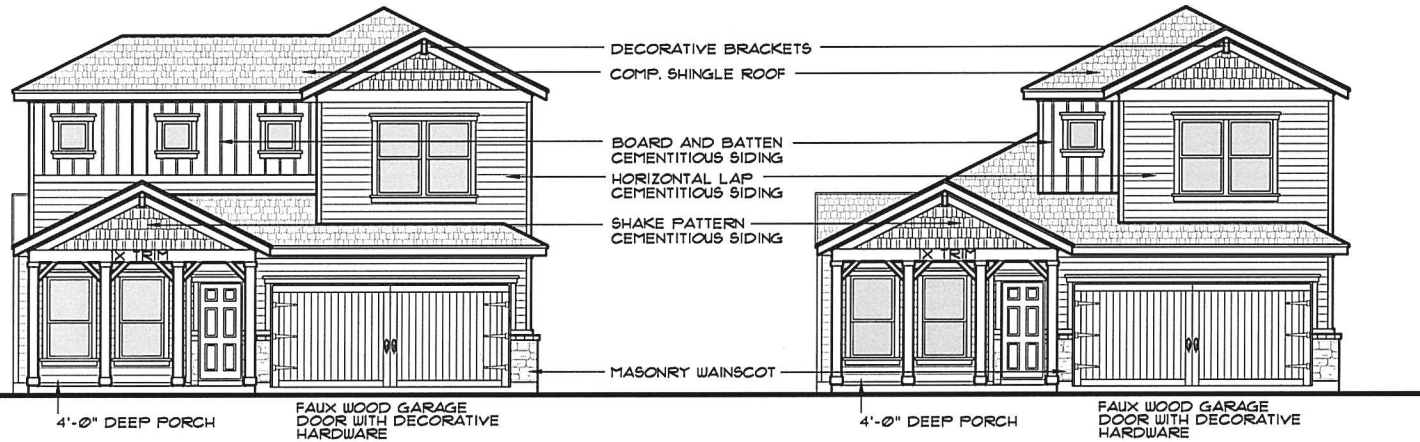
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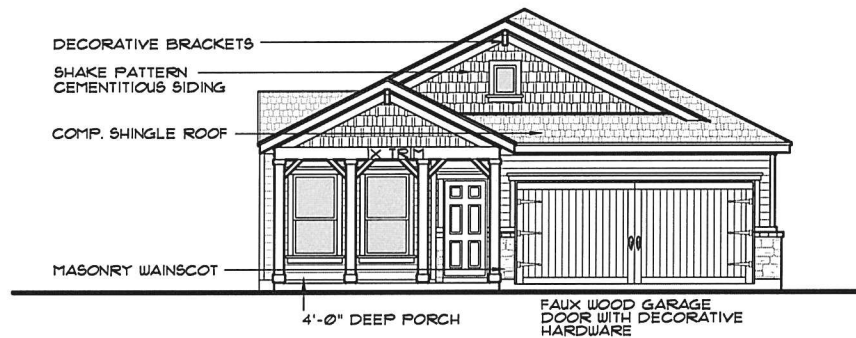


(Opt. 2nd Floor With Bedroom)

(Opt. 2nd Floor)

Sketch 1759

'A' Elevation



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3/28/2016
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Exhibit F
PLAN 1759 RF

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8-8-16
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EXHIBIT F



DECORATIVE BRACKETS

BOARD AND BATTEN
CEMENTITIOUS SIDING

HORIZONTAL LAP
CEMENTITIOUS SIDING

COMP. SHINGLE ROOF

MASONRY WAINGSCOT

4'-0" DEEP PORCH

FAUX WOOD GARAGE
DOOR WITH DECORATIVE
HARDWARE

(Opt. 2nd Floor With Bedroom)



4'-0" DEEP PORCH

FAUX WOOD GARAGE
DOOR WITH DECORATIVE
HARDWARE

(Opt. 2nd Floor)

Sketch 1759

'B' Elevation

COMP. SHINGLE ROOF

DECORATIVE BRACKETS

BOARD AND BATTEN
CEMENTITIOUS SIDING

MASONRY WAINGSCOT

4'-0" DEEP PORCH

FAUX WOOD GARAGE
DOOR WITH DECORATIVE
HARDWARE

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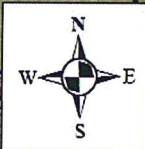
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Chalice Way

Meadow Park Dr

Settlement Dr

**Subject Tract
15.15 ac.**

