

## Mapleridge PUD Narrative Statement

Langston Residential Development is requesting a change of zoning from AGSF-1 to the Mapleridge PUD to allow for the creation of the Mapleridge single-family residential development. The PUD Zoning is being requested in order to allow for flexibility in design in order to maximize the natural features of the ground. Mapleridge is proposed to consist of a maximum of 71 home sites, a variety of common areas and scenic ponds.

Mapleridge has been designed to be substantially similar to our existing Brookside Community. Lot sizes will generally be 100' wide by 150' deep and the architectural requirements for the homes will be nearly identical to those of Brookside. As part of the zoning we will be making the following commitments:

1. Maximum of 71 Dwellings.
2. Minimum of 16% Open Space
3. Minimum Dwellings sizes of:
  - a. Single Story: 2,500 square feet
  - b. Two Story: 2,800 square feet, 1,400 square feet on first floor
4. Home Architectural Requirements to be substantially similar to those of the Brookside Community and be of the quality of the homes shown on the Character Exhibit C attached to the zoning request.
5. All Dwellings to have a minimum of a 3 car attached garage with at least 50% of the bays being side load.
6. Aluminum and vinyl siding shall be prohibited.
7. The roofs of all Dwellings shall be covered with dimensional shingles, or decorative wood or slate shake styled shingles.
8. All Dwellings shall have a minimum of 15 shrubs.