Dear Mr. Ingram:

Thank you for the opportunity to submit this request for flexible design standards for the McKee Glen Townhomes project in Town of Northwood.

We are proposing to develop a low-density neighborhood as approximately 75% of the housing located within 1 mile of a shopping center, public transportation, and other services. The neighborhood includes walking trails, playgrounds, and other amenities.

Condominiums are designed with a maximum of 18 units, all with common outdoor space and a minimum of 25% open space. The buildings are single-story, with a maximum of 25% of the floor area as floor space. The garages are underground, with a minimum of 1 garage space per unit.

The main entrance is of Type II, and the driveway is 50’ Public Street Typical Section B-B. The parking is typical section A-A with a 10’ method with curb and standard curb.

We appreciate your consideration of this request and are looking forward to working with you.

Sincerely,

[Signature]

[Name]

[Title]
Building Material Commitments:
- HardiePanel Boards
- HardieShingle Siding
- HardiePlank Color Plus
- Triangle Oversized Brick
- Standing Seam Metal Roof
- Architectural Shingles

Note: Porches to be a minimum of 6' deep

Color Palettes:

[Images of color samples]
• Private Alleys have been Reduced
• Majority of Homes Facing Public Streets
• Needed to gain additional open space for PCO compliance

PREVIOUS PLAN

• Wet Pond replaced by Sand Filter
• Smaller Area impacted
• Grass Cover improves safety and green space

NEW PROPOSED PLAN

• Two Townhome Buildings Reoriented
• Creates more Open Space

• Proposed: 50’ Row with 8’ Landscape Strips
• Shortened Road to meet County Fire Standards