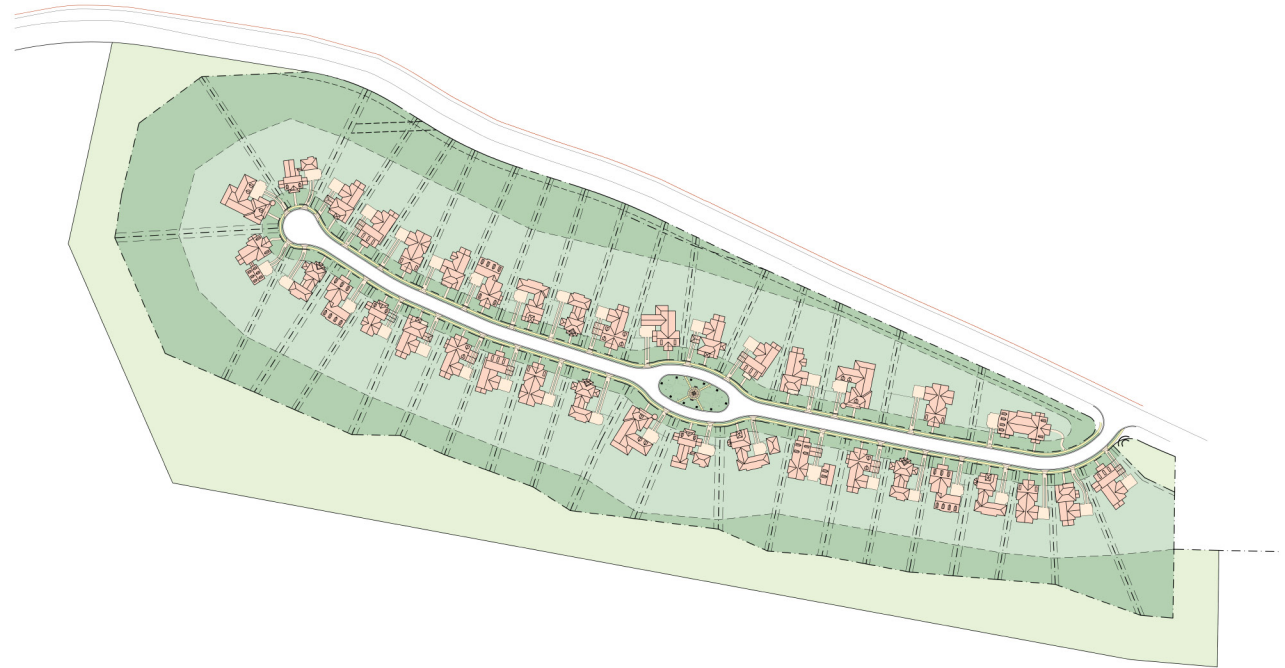




Plan of South Ridge



Partial Illustrative Plan

South Ridge

Southridge is the newest addition to the Ledges Community (2020). This neighborhood sits along the narrow ridge off of Ledges Drive. The front facades shall be aligned tangent to the street and park. All houses within this neighborhood shall have a front entry driveway (with Tire Strips). Therefore, the only garage, parking court, and driveways shall be carefully designed to NOT be an emphasized element. All parking courts shall be screened with a porte cochere, semi solid fencing, or evergreen hedgerow at least 3 feet tall. Driveways should not be adjacent to one another, however if the home requires adjacent driveways, the newest home shall provide 10 feet minimum separation from the adjacent driveway.

There are two lot types within this neighborhood - Veranda Cottage Lots and Parkview Estate Lots (see General Lot Requirements).

There are several lots that will need special attention to maximize and enhance the community. Lot 1 may have porches on three elevations due to its prominence and view opportunities. Lots 6, 17, and 28 should have porches centered on the main house mass due to visual alignment with the park and street.

The front yard set-back for Lots 1-15 and 19-37 shall be 25 feet. The front yard set-back for Lots 16-18 shall be 30 feet.

The lot depth and rear yard set-back line shall be located from the front property line, in most locations.

Lots 1 and 2 shall have a 25 foot rear yard set-back from Ledges Drive.

Lots 3 & 4, 8-14, and 21-37 shall have a 180 foot rear yard set-back from the front property line.

Lots 5-7 shall have a 160 foot rear yard set-back from the front property line.

Lots 15-20 shall have a 200 foot rear yard set-back from the front property line.

The rear yard setback distances are maximum for the pattern book. Because this community falls within the City of Huntsville Slope Development Zone, each lot will have specific density requirements (maximum impervious cover, maximum total building area, and maximum disturbed area) that supersede those listed in this pattern book.

Due to Utility and Drainage Easements, the side yard setback between lots 17&18, 19&20, 21&22, 24&25, 26&27, 28&29, 30&31, 33&34, is 10' from the property line.

Any additional detached structures shall not be built more than 20 feet from the rear facade of the main house.