

COMMON AREA MANAGEMENT:
ROADS, LANDSCAPE ENTRY, SECURITY FEATURES &
COMMON AREAS MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION. TRAIL SYSTEM MAINTAINED BY THE
PROPERTY OWNER.

PRELIMINARY UTILITIES:
EACH LOT SERVED BY WELL & SEPTIC. ELECTRICITY &
TELEPHONE PROVIDED IN THE R/W. STORMWATER
MANAGEMENT OF THE ROADS PROVIDED FOR IN THE
ROADSIDE SWALES AND IN THE COMMONS/RETENTION
AREA.

LIMITED AGRICULTURAL ACCESSORY USES:
LIMITED AGRICULTURAL USES WILL BE PERMITTED
NOT TO EXCEED THE FOLLOWING STANDARDS:
10 CHICKENS OR POULTRY PER ACRE
HORSES FOR PERSONAL USE
2 COWS OR OTHER CATTLE PER ACRE
6 GOATS OR SHEEP PER ACRE
HOGS OR SWINE NOT PERMITTED
THE RAISING OF CROPS, FRUITS, BERRIES,
AGRICULTURAL & HORTICULTURAL SPECIALTIES
ON SITE SALE OF ACCESSORY AGRICULTURAL
PRODUCTS IS NOT PERMITTED
THE RAISING OF POULTRY & LIVESTOCK SHALL
BE DONE IN SUCH A MANNER AS TO PREVENT
OBNOXIOUS ODORS, THE BREEDING OF RODENTS,
FLIES OR INSECTS, SO AS NOT TO CREATE A
NUISANCE OF ANY KIND.

PROPOSED LAND USES:
ALL LAND IS TO BE RESIDENTIAL WITH THE
EXCEPTION OF THE ROAD R/W, LANDSCAPE ENTRY &
COMMON AREAS. MOBILE HOMES NOT PERMITTED.
(FOR ACCESSORY USES SEE BELOW)

PROPOSED LOT SIZES:
MINIMUM LOT SIZE 1 ACRE

BUILDING SETBACKS:
PRINCIPAL BUILDING
FRONT YARD 40'
INTERIOR YARD 10'
STREET SIDE YARD 25'
REAR YARD 40'
ACCESSORY BUILDING
FRONT YARD 40'
REAR YARD 25'
INTERIOR YARD 25'
STREET SIDE YARD 25'

MAXIMUM BUILDING HEIGHT 35'

OPEN SPACES:
DEVELOPED RECREATION (TRAIL SYSTEM) 6.4 AC
COMMON OPEN SPACE (COMMONS) 2.0 AC
NATURAL AREA 0.0 AC
TOTAL OPEN SPACE 8.4 AC

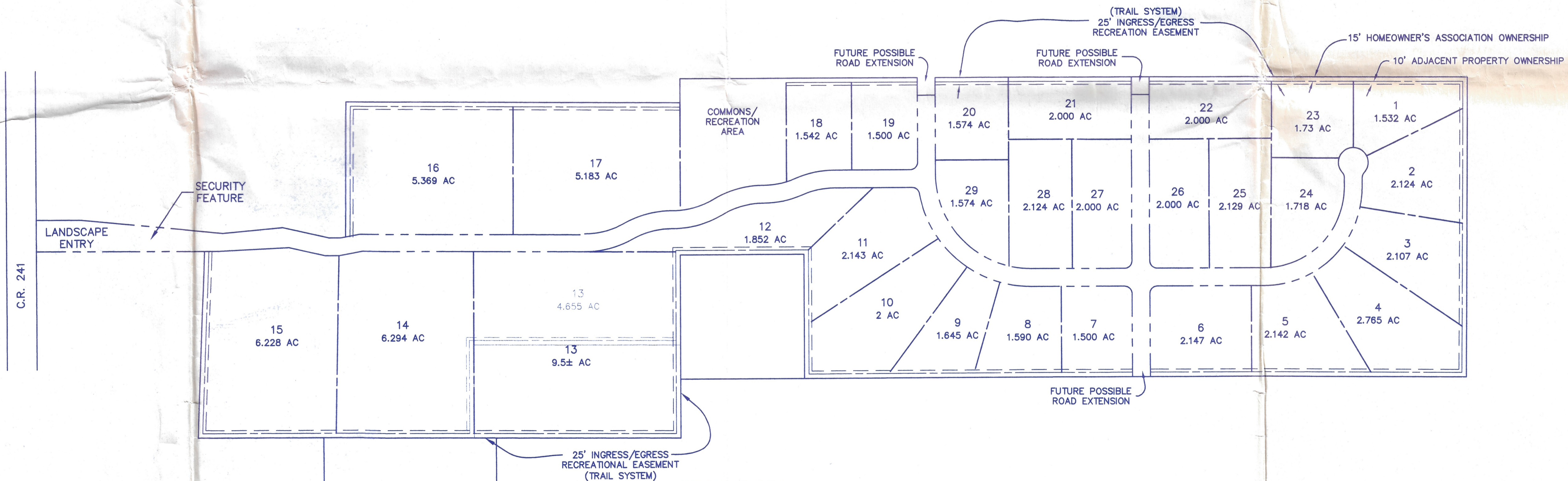
COMMON OUTSIDE STORAGE: NONE

LANDSCAPED AREA: ROAD ENTRY & SECURITY FEATURE

BUFFERING: PROVIDED BY THE 25' EASEMENT ON THE
SITE'S PERIPHERAL PROPERTY LINE.

DEVELOPMENT STATISTICS

	ACRES	DU	% OF SITE
RESIDENTIAL LAND USE	77.9 AC	30 DU	81.7%
ROADS & LANDSCAPE ENTRY	9.0 AC	0 DU	9.4%
DEVELOPED RECREATION (TRAIL SYSTEM)	6.4 AC	0 DU	6.7%
COMMONS/RECREATION AREA OPEN SPACE	2.0 AC	0 DU	2.1%
TOTAL AREA	95.3 AC	30 DU	100.0%
GROSS RESIDENTIAL DENSITY	0.31 DU/AC		
NET RESIDENTIAL DENSITY	0.38 DU/AC		

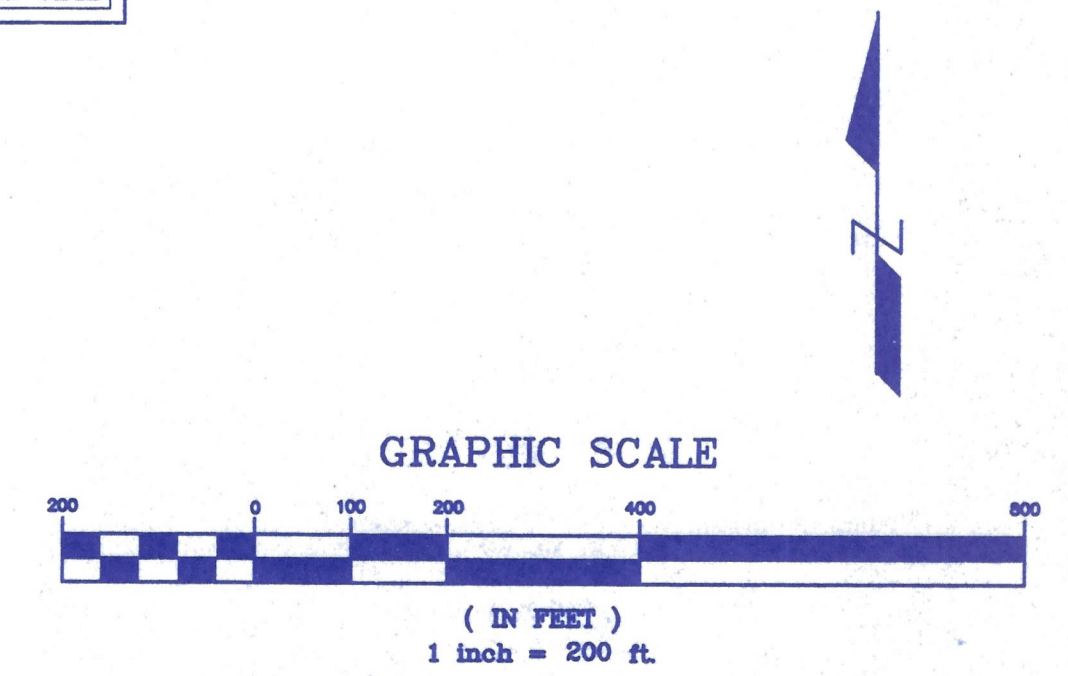


MASTER PLAN

WYNGATE FARMS

AN EXCLUSIVE SINGLE FAMILY COMMUNITY

7/20/06 EB
DRC approve Minor Change to allow
for use of accessory dwelling unit
on Lot 15



ZOM-03-99

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PROJECT NAME: **WYNGATE FARMS SINGLE FAMILY COMMUNITY**

SHEET TITLE: **MASTER PLAN**

SCALE: 1"=200' DESIGN/DRAWN: RJA PROJECT # 98-0
DRAWING # MASTER-PLAN DATE: SEPT. '98 SHEET # 1 OF 3