

Redwood Franklin Rezoning Commitments

1. Maximum number of units shall be 156.
2. All units shall be single story with a maximum height of 24' at the tallest gable.
3. Minimum living area per dwelling shall be 1200 square feet.
4. All units shall be 2 bedroom, 2 full baths, with an attached 2 car garage
5. All units shall have a minimum of a two car driveway that is a minimum of 22 feet in length (measured from the façade to the house side of the sidewalk)
6. Interior street section details are provided in attached detail on Illustrative Concept Plan
7. Maximum of 2 entrances that shall align with existing drives on opposite side of the street
 - a. Upper Shelbyville Rd – Founders Pointe
 - b. Hurricane Rd – Specialty Storage Solutions
8. Building & architectural requirements
 - a. Exterior materials shall include:
 - i. Stone Veneer – Accent areas on front elevations
 - ii. Roof – Dimensional 30 year asphalt shingles – Weathered wood
 - iii. High quality vinyl siding (of at least .42 mills in thickness) and trim in the following profiles:
 1. Horizontal lap siding
 2. High quality vinyl molded to replicate wood shakes
 3. Vinyl corner trim
 4. Vinyl decorative louvers
 - iv. Front elevations of all principal structures shall incorporate a mix of vinyl siding and stone veneer
 - v. Side and Rear elevations of all principal structures shall incorporate vinyl siding
 - vi. Garage doors shall be raised panel pan steel doors with and without windows
 - vii. Elevations will also include variations in the siding color palate