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**Fox Meadow: Modification of Final Map Project Description**

July 6, 2021

Fox Meadow (formerly known as Courtney Estates) is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B. The final map for the Courtney Estates subdivision was recorded in July 2007. The general purpose of the proposed map amendment is to adjust the lot layouts to maximize the architectural designs, reconfigure easements and their locations to conform to the new lot layouts, and change the lot layouts to accommodate stormwater requirements. More specifically, the map amendment proposes the following changes:

- The maximum lot size changes from 8,985 sq. ft. to 8,064 sq. ft.;
- The minimum lot size changes from 4,046 sq. ft. to 4,043 sq. ft.;
- The average lot size changes from 5,228 sq. ft. to 5,042 sq. ft.;
- The number of lots (50) remains unchanged;
- Parcel A (9,049 sq. ft.) and Parcel B (4,181 sq. ft.) are incorporated as stormwater treatment areas to be owned and maintained by the homeowners' association;
- The public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 ft), the south side of Alegria Street (re-sized to 4.5-ft), and the western portion of Courtney Manor Drive (PUE unchanged at 10 ft);
- The units per acre across the planned development (PD 05-002) remained unchanged at two dwelling units per acre, in keeping with the PD.