

CANYON CREEK FILING 11

TOWN COUNCIL

OCTOBER 28, 2025



TEAM

DEVELOPER

TRI POINTE HOMES

ALEX GINTER

ENGINEER

LJA ENGINEERING

DAVID THEISEN

PLANNER / LANDSCAPE ARCHITECT

TERRACINA DESIGN

ANTHONY FILES

TRAFFIC

GALLOWAY

BRAIN HORAN

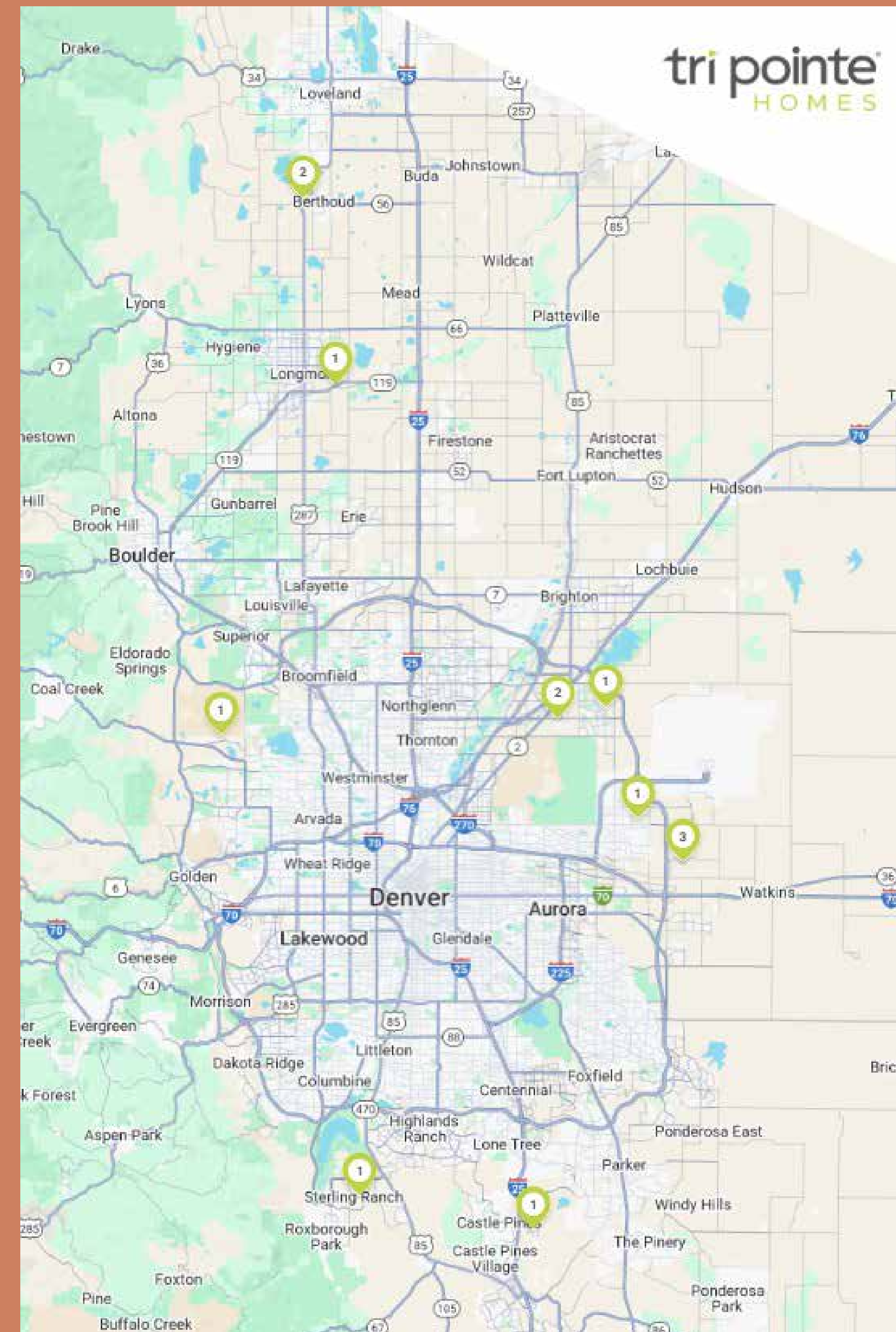
OIL & GAS

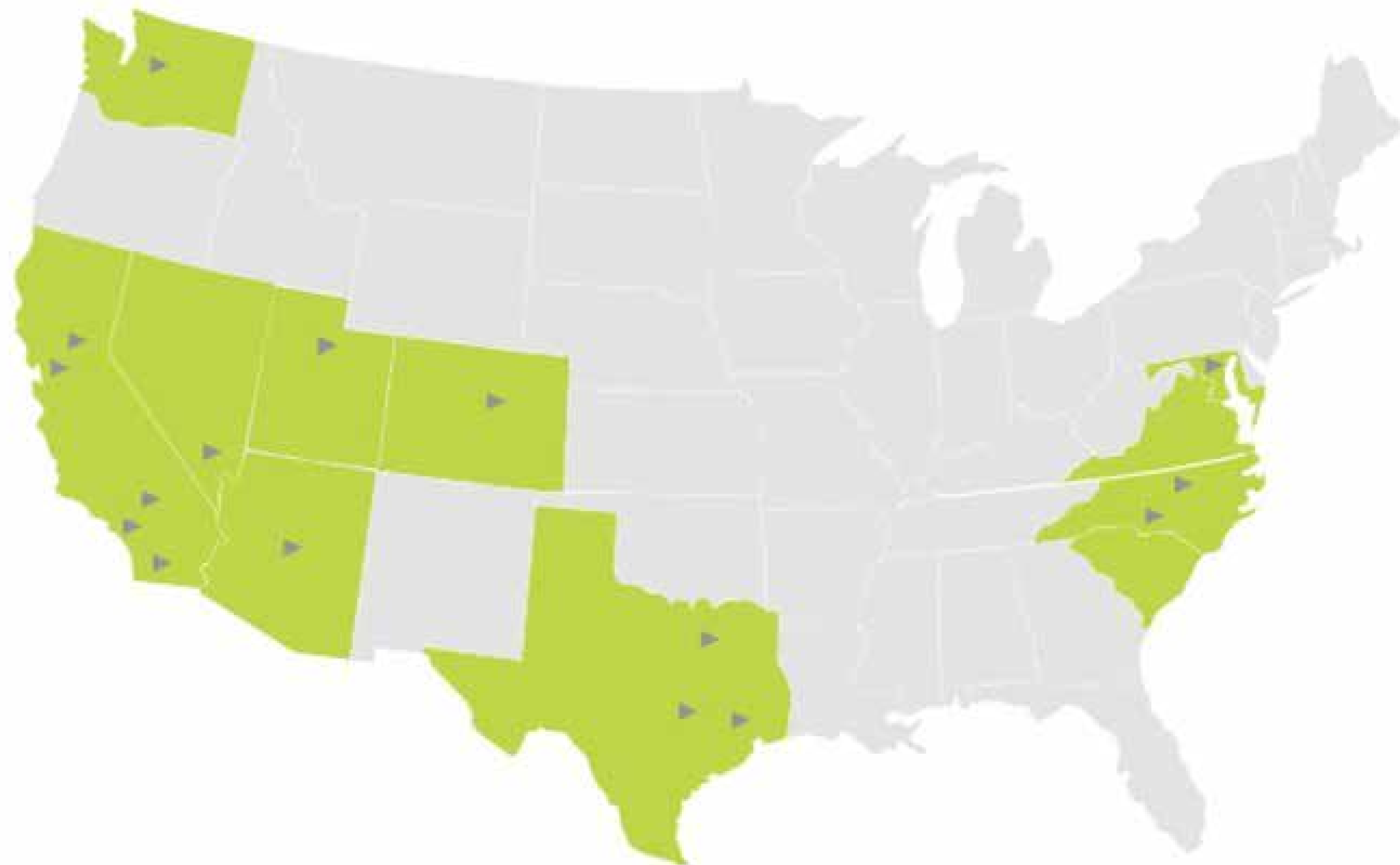
BLACK DIAMOND OIL & GAS

TRAVIS BOOK

ABOUT TRI POINTE HOMES

- We're a leading new home builder, known for setting trends and paving new paths forward. One of the nation's largest homebuilders, we create homes and neighborhoods that make a premium lifestyle possible for our customers—whatever their price point or life stage.
- Founded in **2009** in Southern California, Tri Pointe Homes has delivered nearly **80,000** homes to delighted homeowners since inception.
- Over the past 15+ years Tri Pointe has grown to 18 divisions, building homes in 12 states and the District of Columbia.
- Since 2012, Tri Pointe has delivered over 2,000 homes in Colorado, primarily in the Denver Metro Area.





WEST

- BAY AREA
- INLAND EMPIRE
- ORANGE COUNTY-
LOS ANGELES
- SACRAMENTO
- SAN DIEGO
- ARIZONA
- LAS VEGAS
- WASHINGTON
- SALT LAKE

CENTRAL

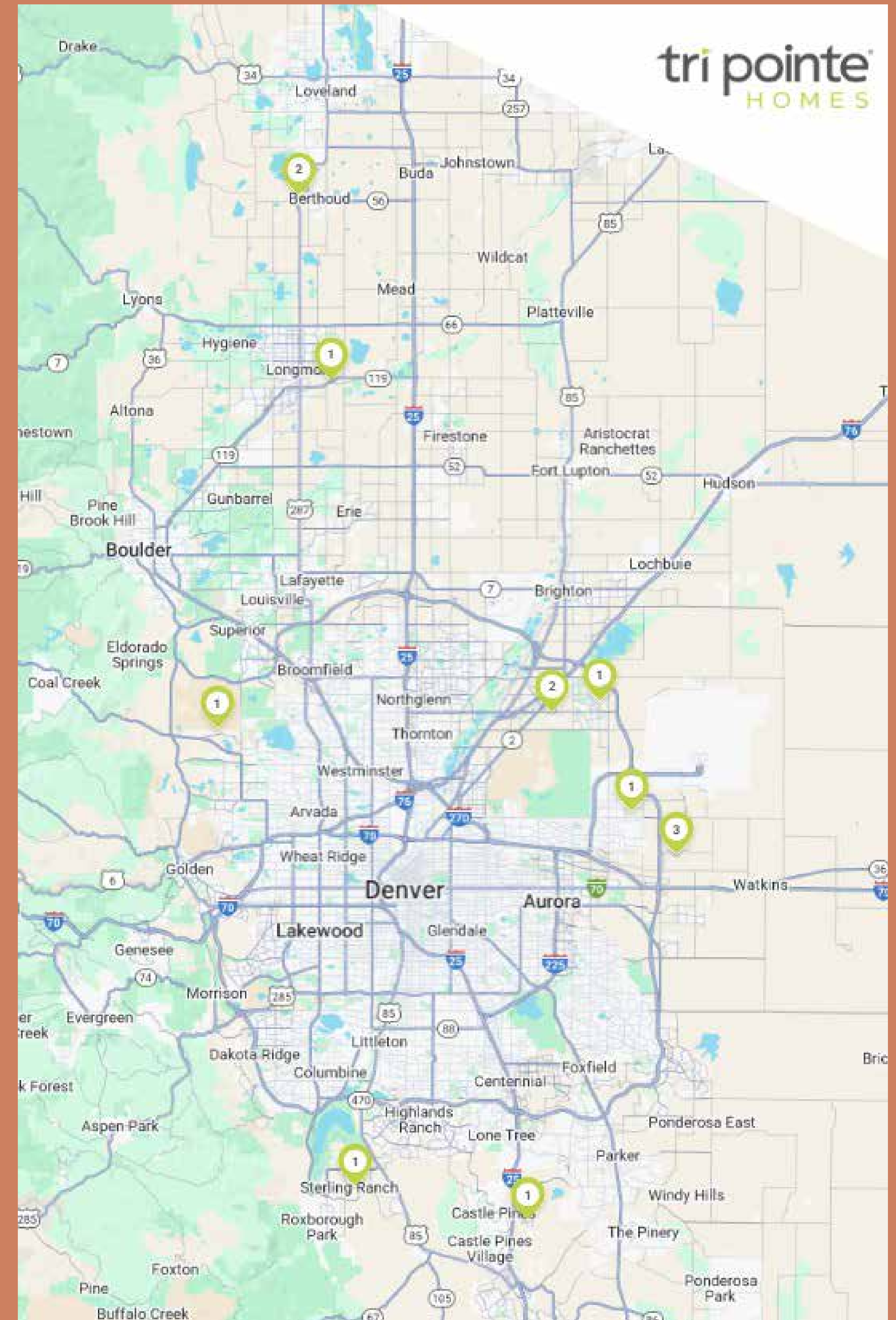
- AUSTIN
- DALLAS-
FORT WORTH
- HOUSTON
- COLORADO

EAST

- DC METRO
- CHARLOTTE
- RALEIGH

COLORADO DEVELOPMENTS

- Arvada
- Aurora
- Berthoud
- Castle Pines
- Commerce City
- Firestone
- Littleton
- Longmont









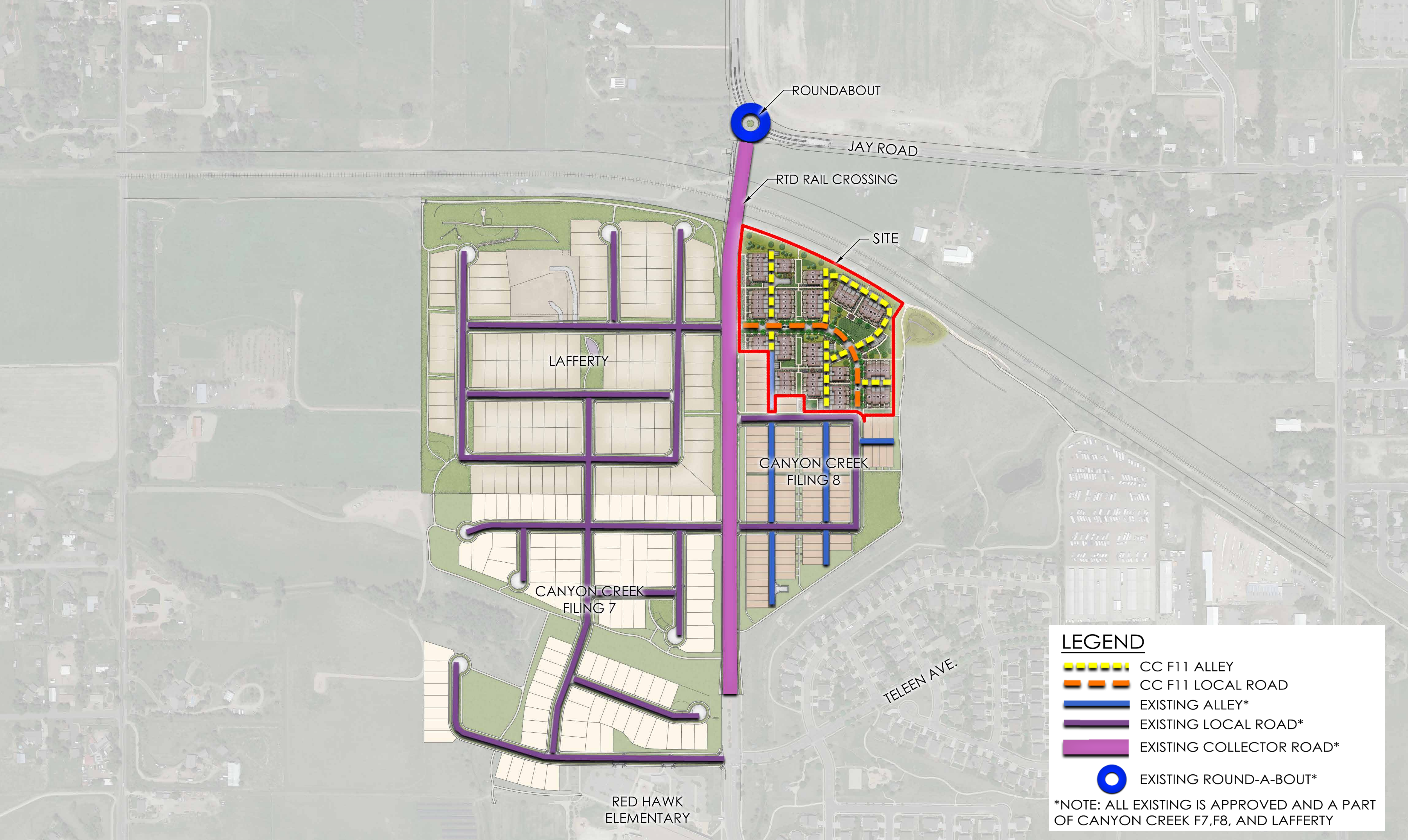


Canyon Creek Filing 11 Pocket Park Requirements

Park Type	Acres Required per 1,000 residents*	Required Acres	Provided Acres
Pocket Parks	0.5	0.24	0.96
Total		0.24	0.96

*Note: Canyon Creek Filing 8 & 11 pocket park requirements base on 169 units.





E:\JOB FOLDERS\1071-0007\PROD\DRAINAGE\OVERALL PR DRNG MAP PRINTED ON: 3/20/2025 2:04 PM



LEGEND

- Property Line
- Right of Way Line
- Centerline
- Swale Line
- Storm Sewer Line
- Ex. Storm Sewer Line
- OSP Basin Line
- Major Basin Line
- Minor Basin Line
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Flow Direction Arrow
- Emergency Overflow Arrow

Drainage Basin ID

OSP Drainage Basin ID

Canyon Creek F7 Drainage Basin ID

Historic Summary Runoff Table

Drainage Basin	Tributary Area (ac)	Composite Imperv. %	Runoff (cfs) 100-yr
481 (OSP)	64	33.4	149.88
478 (OSP)	83	31.2	160.14
OS-3b (CCF7)	29.26	14.6	68.34

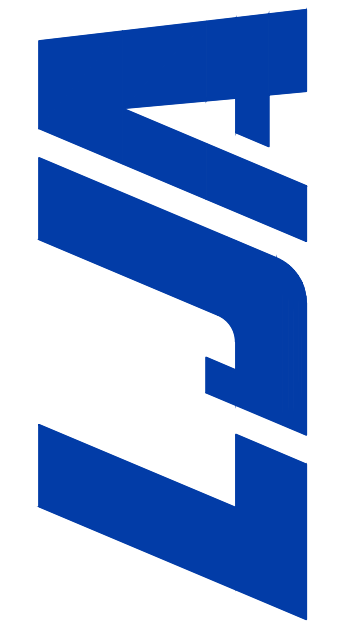
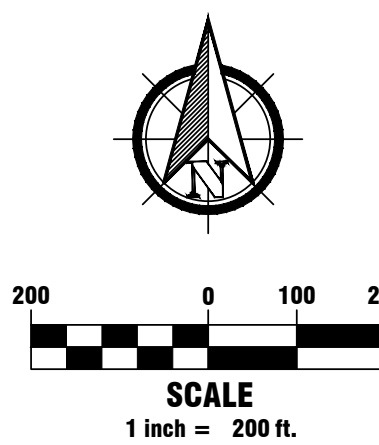
OSP Basin Flow Comparison

Basin	OSP (cfs)	CCF7 (cfs)	CCF11 (cfs)
481	149.88	148.89	168.57
478	160.14	153.70	153.74

Changes in Pond Volume Required

Basin	OSP 100-yr Volume (ac-ft)	Proposed 100-yr Volume (ac-ft)	Total (ac-ft)
478	5.652	4.971	0.681
481	4.828	5.592	-0.764
WQ Pond*	0	2.34	2.34
Total Increase in Provided Volume			2.257

PROJECT BENCHMARK:
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) FROM GPS OBSERVATIONS OF NGS BENCHMARK LL1423, DESIGNATION "JR 53 5026", MONUMENTED BY A 4" BRASS CAP IN 6"x6" CONCRETE BASE, STAMPED "U.S. GEOLOGICAL SURVEY BENCHMARK, FOR MORE INFORMATION WRITE THE DIRECTOR WASHINGTON D.C., JR 53, ELEVATION, ABOVE SEA Δ, 5026 FEET, 1948". PUBLISHED HEIGHT = 5028.0



1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:		Revision:		Date:	
No.	Rev. Date:	No.	Rev. Date:	No.	Rev. Date:
1		2		3	
4		5		6	

Job No.: 1071-0007
Scale Horiz: 1" = 200'
Scale Vert: N/A

Designed: XWL
Prepared: ARV
Approved: XWL

Sheet: 2 of 5
Date: March 20, 2025

Proj. Name: Canyon Creek Subdivision Filing No. 11
Location: Erie, Colorado
Plan Set: Phase II Drainage Report
Sheet Name: Overall Drainage Map



Know what's below.
Call before you dig.

No. 2

CANYON CREEK FILING 11

REGIONAL DETENTION/DRAINAGE EXHIBIT

SUMMARY

- 5 Mine Subsidence Reports completed for this area
- Country Meadows PUD (1987)
- Creeksider Subdivision (2000)
- Lost Creek Farm (2016)
- Canyon Creek Subdivision Filings 7 & 8 (2020)
- Mine Subsidence Evaluation, Canyon Creek Filing 11 Memo (November 27 , 2023)

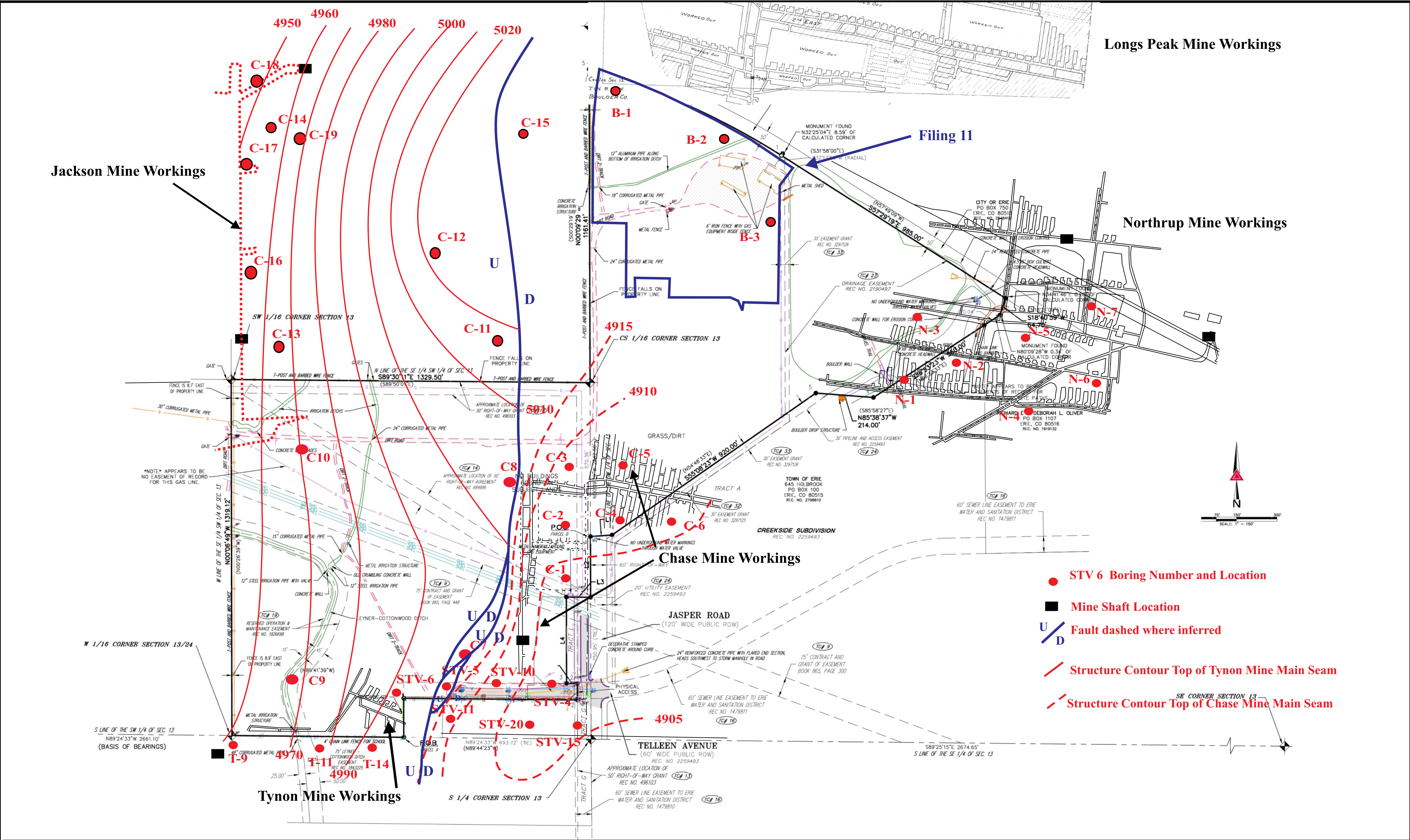
• Canyon Creek Filing 7 & 8 Mine Subsidence was submitted with application, our project is a replated area of the Filing 8 Plat and was included in the study.

• CGS determined that no boring were done in this area in the previous reports so requested we do an additional study for Filing 11.

• Additional bores and memo were conducted by Western Environment and Ecology, Inc. in response to Colorado Geological Survey (CGS) request. to Evaluates potential mine subsidence hazards for Canyon Creek Filing 11. Included in 3rd Submittal (November 27 , 2023)

• Mine Subsidence Evaluation, Canyon Creek Filing 11 Memo (November 27 , 2023)

- Summary:
- Three borings drilled (125–130 feet deep).
 - No mine workings were encountered in any of the three borings on Filing 11.
 - Despite historical mapping discrepancies, borings confirm no subsidence risk directly beneath Filing 11.
 - Western Environment concludes that no mine workings are present beneath Canyon Creek Filing 11.

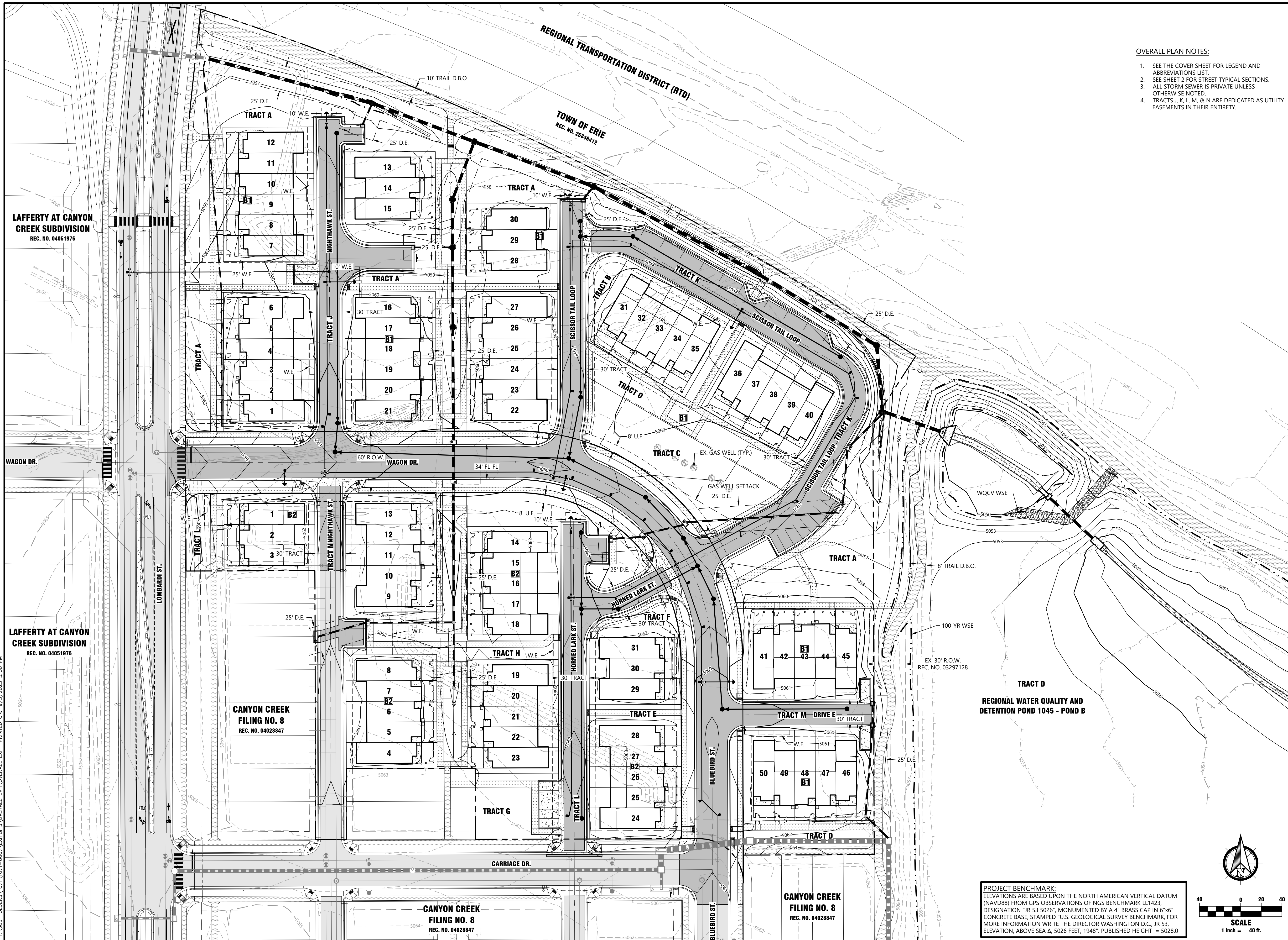


W E S T E R N E N V I R O N M E N T
A N D E C O L O G Y I N C.
2217 West Powers Avenue
Littleton, Colorado 80120

Figure 2 - Site Map of Hole Locations and Structure
Contours of the Top of the Chase Jackson and Tynon
Mine Main Seams
Section 13 Township 1 North Range 69 West

QUESTIONS?





- OVERALL PLAN NOTES:
1. SEE THE COVER SHEET FOR LEGEND AND ABBREVIATIONS LIST.
 2. SEE SHEET 2 FOR STREET TYPICAL SECTIONS.
 3. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
 4. TRACTS J, K, L, M, & N ARE DEDICATED AS UTILITY EASEMENTS IN THEIR ENTIRETY.



1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Rev.	Date:	Revision Type:
1			
2			
3			
4			
5			
6			

Designed:	XWL	Job No.:	1071-0007	Sheet:	1 of 1
Prepared:	WCK	Scale Horiz.:	1" = 40'	Date:	September 3, 2025
Approved:	XWL	Scale Vert.:	N/A		

Canyon Creek Filing No. 11
Town of Erie, Colorado
Overall Exhibit

Proj. Name:
Location:
Plan Set:
Sheet Name:

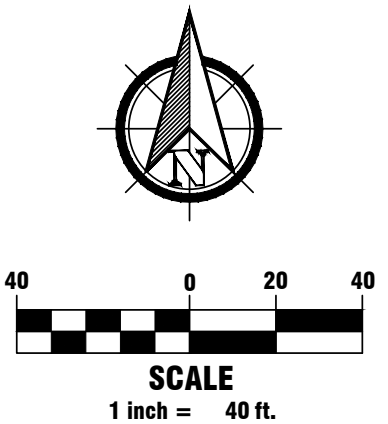
NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

No. 1

PROJECT BENCHMARK:
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) FROM GPS OBSERVATIONS OF NGS BENCHMARK LL1423, DESIGNATION "IR 53 5026", MONUMENTED BY A 4" BRASS CAP IN 6"x6" CONCRETE BASE, STAMPED "U.S. GEOLOGICAL SURVEY BENCHMARK, FOR MORE INFORMATION WRITE THE DIRECTOR WASHINGTON D.C., IR 53, ELEVATION, ABOVE SEA Δ, 5026 FEET, 1948", PUBLISHED HEIGHT = 5028.0



Canyon Creek PD Amendment No.10

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-001155-2020

General Provisions

Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Statement of Commitments

1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
	L	0.31AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
Filing No. 2	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
Filing No. 3	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
Filing No. 4	C	0.37 AC	Park
	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
Filing No. 5	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Medium Density Residential / Day Care
	F	0.50 AC	Park
Filing No. 6	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
	C	3.99 AC	Open Space; Drainage; Tot Lot
	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
	G	4.06 AC	Open Space; Pedestrian Access
Filing No. 7	NA	NA	NA
Filing No. 8	NA	NA	NA
Filing No. 9			
	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

8. PD Amendment No. 2

The amendment makes the following changes:

- Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
- All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.* As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
- Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing6.
- Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.*

9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

10. PD Amendment No. 4

Filing No. 6: - Add Religious Assembly as a Permitted Land Use to Tract D
- Add CBR district as a Permitted Land Use to Tract F.
- Modifications to Table II on Sheet 2
- Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
- A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
- A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

11. Amendment #5

Filing No. 8:
-Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

-Remove maximum lot coverage for MDR.

Filing No. 9:
-Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

12. Amendment #6

Filing No. 5 - TRACT B:
-Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Duplex;
- Town Home;
- Stacked Tri-plex / Quad-plex;
- Manor Home

13. Amendment #7

Filing No. 5 - Tract B

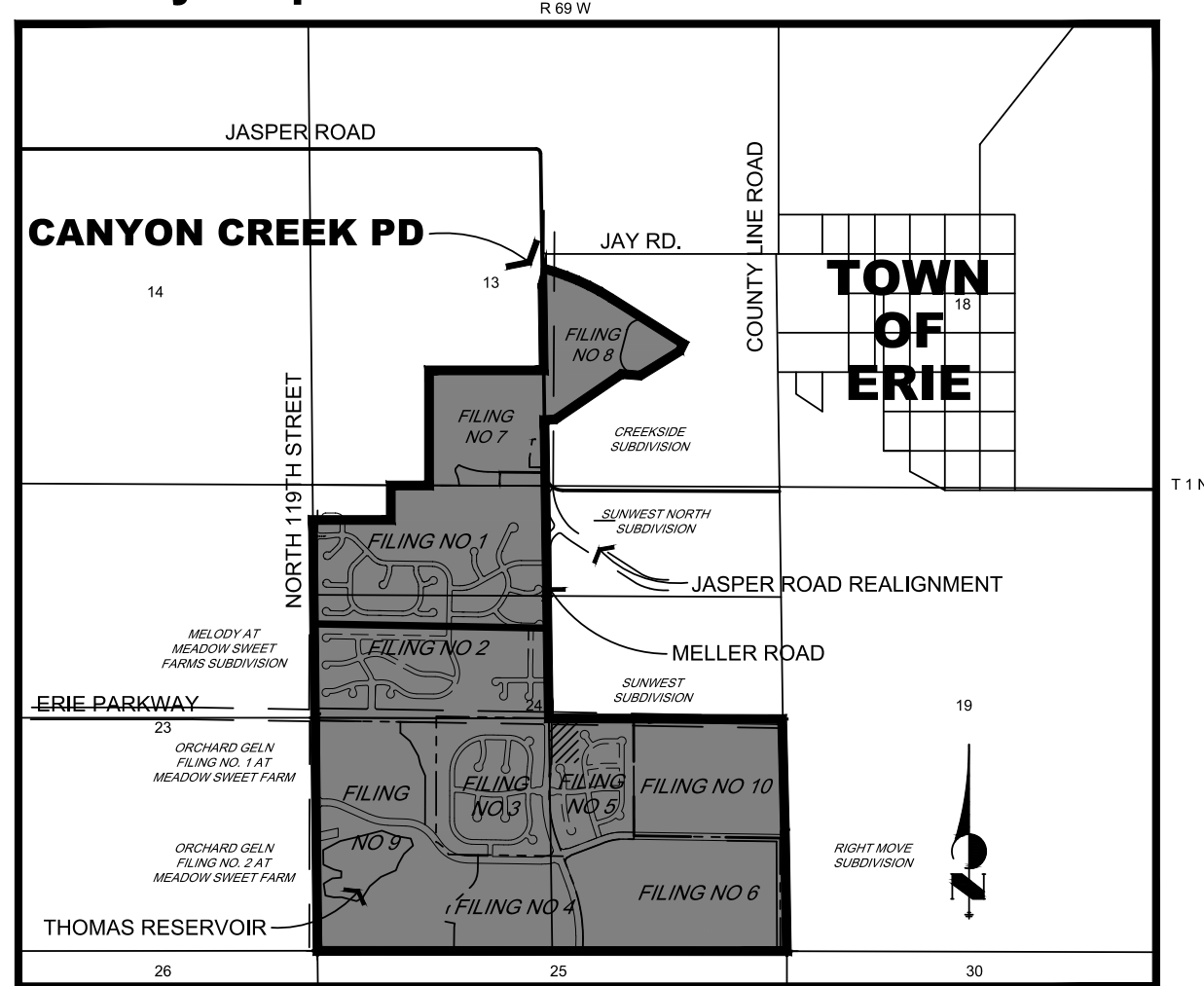
Establish Setbacks

14. Amendment #8

Filing No. 9

- Changed land use categories and realigned planning area boundaries
- Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
- Added pocket parks as a use in the SFD-P and TH Categories
- Added minimum lot sizes
- Added setbacks
- Added permitted encroachments into building setbacks
- Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
- Removed maximum lot coverage
- Added Sheet 3 of 7 addressing Architectural Standards

Vicinity Map



Scale: 1" = 2000'

Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director

on this ____ day of _____, 20__.

Planning and Development Director

Clerk & Recorder's Certificate

State of Colorado)
County of Boulder) ss.

I hereby certify that this PD Amendment Plan was filed in my office on

this __ day of _____, 20__ and was recorded at Reception Number _____.

Boulder County
Clerk & Recorder

15. Amendment #9

Filing No. 10

- Changed zoning and associated land use categories and realigned planning area boundaries
- Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
- Added minimum lot sizes
- Added setbacks
- Added Sheet 4 of 8 addressing Architectural Standards

16. Amendment #10

Filing No. 10

Revised rear yard setbacks for alley loaded homes in Filing No. 8

SUBMITTED 3-1-2021
DEVELOPMENT PLAN
SHEET 1 OF 8
CANYON CREEK PD

Planner:
Henry Design Group
1501 Wazee St. Unit 1-C
Denver, CO 80202
303.446.2368

Applicant:
Status Canyon Creek LLC
1842 Montlane Drive East
Golden, CO 80401

REVISION DATE: 3-1-2021
AMENDMENT DATE:
ISSUE DATE: 3-15-2020

553.43 ACRES
PDA-001155-2020

PLANNING AREAS (Filing No's)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1)	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 2)	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) School Elementary	ELE
Filing No. 3)	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 4)	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 5)	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Day Care Facility	DC
	4) Medium Density Residential	MDR
Filing No. 6	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Commercial / Business / Retail	CBR
	4) Religious Assembly	RA
Filing No. 7	1) Single Family Detached	SFD
Filing No. 8	1) Medium Density Residential	MDR
	2) Open Space, Parks & Recreation	OS
Filing No. 9	1) Single Family Detached	SFD
	2) Town Homes	TH
	3) Open Space, Parks & Recreation	OS
	4) Single Family Detached - Patio Homes	SFD-P
Filing No. 10	1) Medium Density Residential	MDR
	2) High Density Residential	HR
	3) Community Commercial	CC

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
<i>RESIDENTIAL ZONES / USES</i>	--	--	--
Single Family Detached	SFD	SFD	Y
Elementary School	ELE	ELE	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Single Family Detached - Patio	SFD-P	SFD-P	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Medium Density Residential	MDR	MDR	Y
Duplex			Y
Townhouse			Y
Stacked Tri-plex / Quad-plex			Y
Manor Home			Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Town Homes	TH	TH	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Medium-Density Residential**,**	MR	MR	Y
Single Family Detached-Patio			Y
Detention/Drainage Facility			Y
High-Density Residential*	HR	HR	Y
Single Family Detached-Patio			Y
Duplex			Y
Detention/Drainage Facility			Y
<i>NON-RESIDENTIAL ZONES / USES</i>	--	--	--
Open Space, Park, Recreational Facilities	OS	OS	Y
Detention/Drainage Facility	DET	DET	Y
Regional Park	R-PK	R-PK	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Mining and Mineral Extraction	MINE	MINE	SR
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Community Commercial*	CC	CC	Y
Parking Structure			Y
Farm Market			Y
Detention/Drainage Facility			Y
Commercial / Business / Retail*	CBR	CBR	Y
Animal Clinic/Hospital, Small Animals			N
Automotive Repair, Major			N
Bingo Parlor			N
Building Material Sales			SR
Cemetery			N
Crematorium			N
Funeral Home			N
General Outdoor Recreation, Commercial Velodrome			SR
Golf Course			N
Golf Driving Range			N
Helistop			N
Industrial, Light			N
Mortuary			N
Nursing Home			SR
Pet Cemetery			N
Stadium			SR
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y

+ Permitted Uses shall be those permitted in the Town of Erie Municipal Code Table 3-1: Table of Permitted Uses for the comparable zone district. Those uses listed above that differ from the Municipal Code shall apply to this PD.

++ Land Uses Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)
Filing No.1		5,000	50'	60'
Filing No.2		5,000	50'	60'
Filing No.3		5,000	50'	60'
Filing No.4		5,000	50'	60'
Filing No.5		5,000	50'	60'
Filing No.6		5,000	50'	60'
Filing No.7		5,000	50'	60'
Filing No.8		N/A	N/A	N/A
Filing No.9 SFD		9,500	80'	90'
Filing No.9 SFD-P		5,500	35'	40'
Filing No.9 TH		1,450	20'	35'
Filing No.10 MR & HR	SFD - Alley Loaded	3,150	30'	35'
Filing No.10 MR & HR	SFD - Patio Alley Loaded	3,800	30'	35'
Filing No.10 MR & HR	Duplex	2,250 per DU	25'	30'
Filing No.10 MR & HR	Town Home - Alley Loaded	1,450 per DU	NA	NA
Filing No.10 MR & HR	Multifamily	1,250 per DU	NA	NA

All setbacks measured from the Property Line (PL) to the structure as noted.

Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

PLANNING AREA (Filing No.)	FRONT YARD (feet)		SIDE YARD (feet)		REAR YARD (feet)
	To garage	To bldg.	Interior lot	Along street	
Filing No.1 - SFD	20'	20'	5'	15'	15'
Filing No.2 - SFD	20'	20'	5'	15'	15'
Filing No.3 - SFD	20'	20'	5'	15'	15'
Filing No.4 - SFD	20'	20'	5'	15'	15'
Filing No.5 - SFD	20'	20'	5'	15'	15'
-DC	20'	20'	10'	20'	20'
-MDR	20'	10'	5/0'*/****	5'	5'
Filing No.6 - SFD	20'	20'	5'*/	15'*/	15'
-RA	20'	20'	10'	20'	20'
-CBR	N/A	20'	5/0'*/	20'	20'
Filing No.7 - SFD	20'	20'	5'	15'	15'
Filing No.8 - MDR	20'	15'	5/0'*/	10'	15' / 5' Alley Loaded Garage
Filing No.9 - SFD	25'	25'	10'	20'	20'
-TH****		5'	5/0'*/	5'	5'
-SFD-P****	20'	15'*****	5'	10'	10'
Filing No.10 -MR					
* / ****	20'/ 15' *****	10'	5/0'	10'	20' / 5' Alley Loaded Garage
-HR					
* / *****	20'/ 15' *****	10'	10'/0'	10'	20' / 5' Alley Loaded Garage
-CC					
* / *****	NA	20'	10'/0'	20'	20'

*Side Yard setbacks are 0-feet for attached buildings only.

**Eaves and fireplace cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.

*** Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.

****Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side lot lines on the SFD Patio Homes; and five (5) feet from the front and rear lot line on the SFD Patio Homes.

*****Side load garage.

***** Awnings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

All set backs measured from the Property Line (PL) to the structure as noted.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - SFD	30'	5'	20'	5'
- DC	30'	5'	20'	5'
- MDR	30'	5'	20'	5'
Filing No.6 - SFD	30'	5'	20'	5'
- RA	30'	5'	20'	5'
- CBR	30'	5'	20'	5'
Filing No.7 - SFD	30'	5'	20'	5'
Filing No.8 - MDR	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	30'	5'	20'	5'
Filing No.10 - MR	30'	5'	10'	5'
- HR	30'	5'	10'	5'
- CC	30'	5'	20'	5'

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX BLDG. HEIGHT (feet)	
		Principal	Accessory *	Principal	Accessory
Filing No. 1 - SFD	10'	30%	30%	35'	25'
Filing No. 2 - SFD	10'	30%	30%	35'	25'
Filing No. 3 - SFD	10'	30%	30%	35'	25'
Filing No. 4 - SFD	10'	30%	30%	35'	25'
Filing No. 5 - SFD	10'	30%	30%	35'	25'
- DC	10'	30%	30%	35'	25'
- MDR	10'	NA	NA	25'	25'
Filing No. 6 - SFD	10'	NA	NA	35'	25'
- RA	10'	30%	30%	45'***	25'
- CBR	10'	30%	30%	35'	25'
Filing No. 7 - SFD	10'	NA	NA	35'	25'
Filing No. 8 - MDR	10'	NA	NA	35'	25'
Filing No. 9 - SFD	10'	30%	30%	35'	25'
- TH	0'	NA	NA		NOT PERMITTED
- SFD-P	0'	NA	NA	35'	NOT PERMITTED
Filing No. 10 - MR	NA	NA	NA	35'	25'
- HR***	NA	NA	NA	45'	25'
- CC	NA	NA	NA	45'	25'

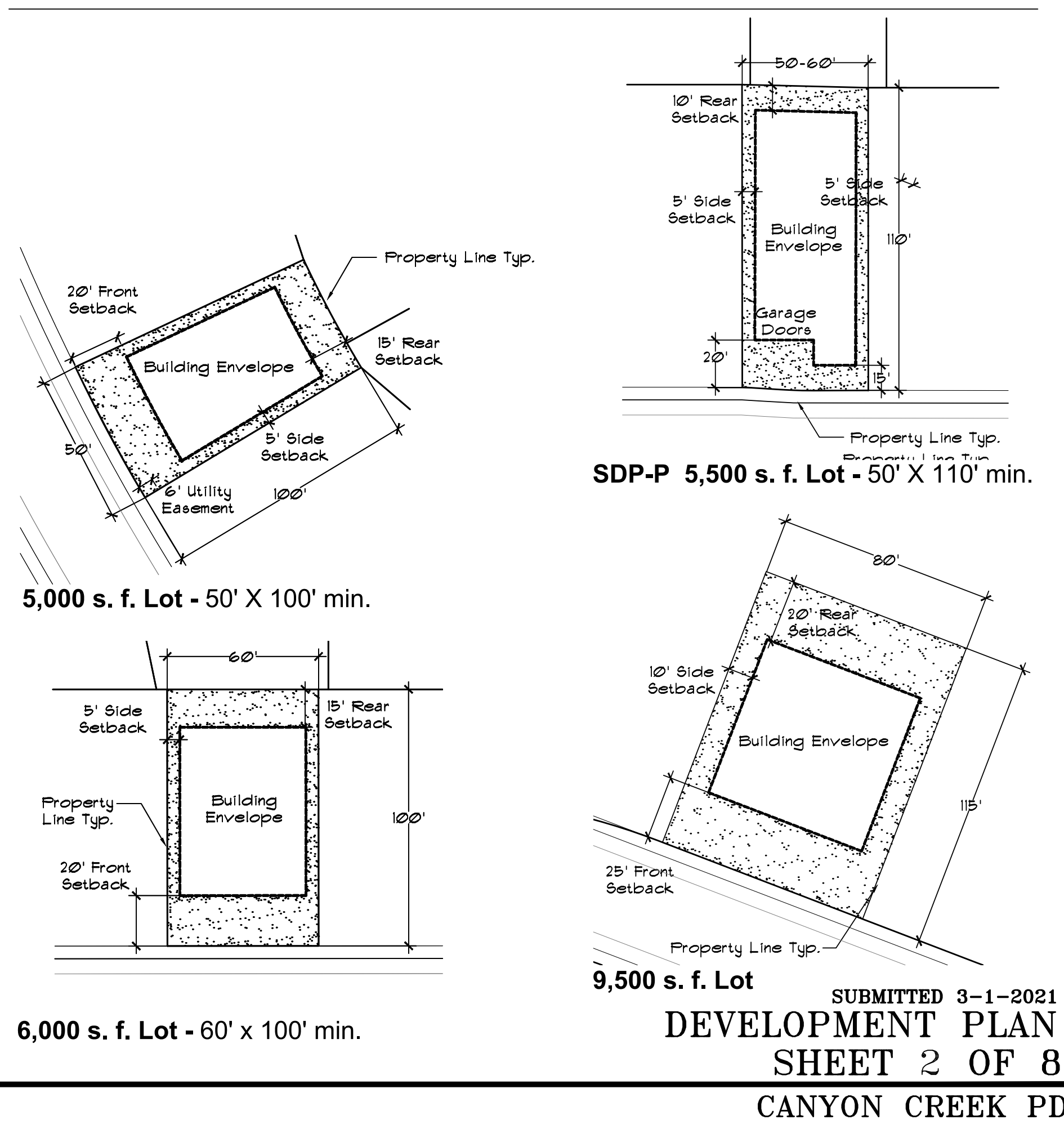
* Maximum coverage of required yard

**** - 55' permitted for the domed portion of the church structure only.**

- A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60

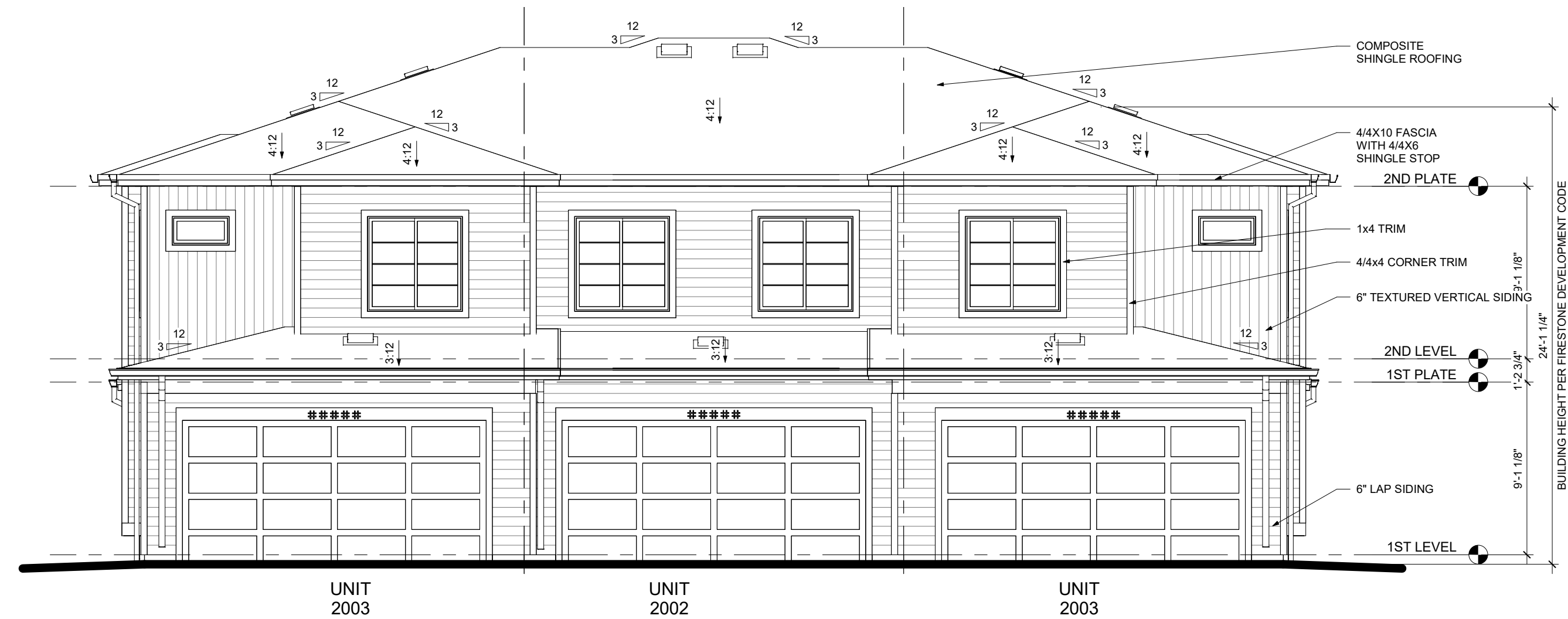
- A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

*** A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.









4 3-PLEX - REAR ELEVATION - PRAIRIE
3/16" = 1'-0"



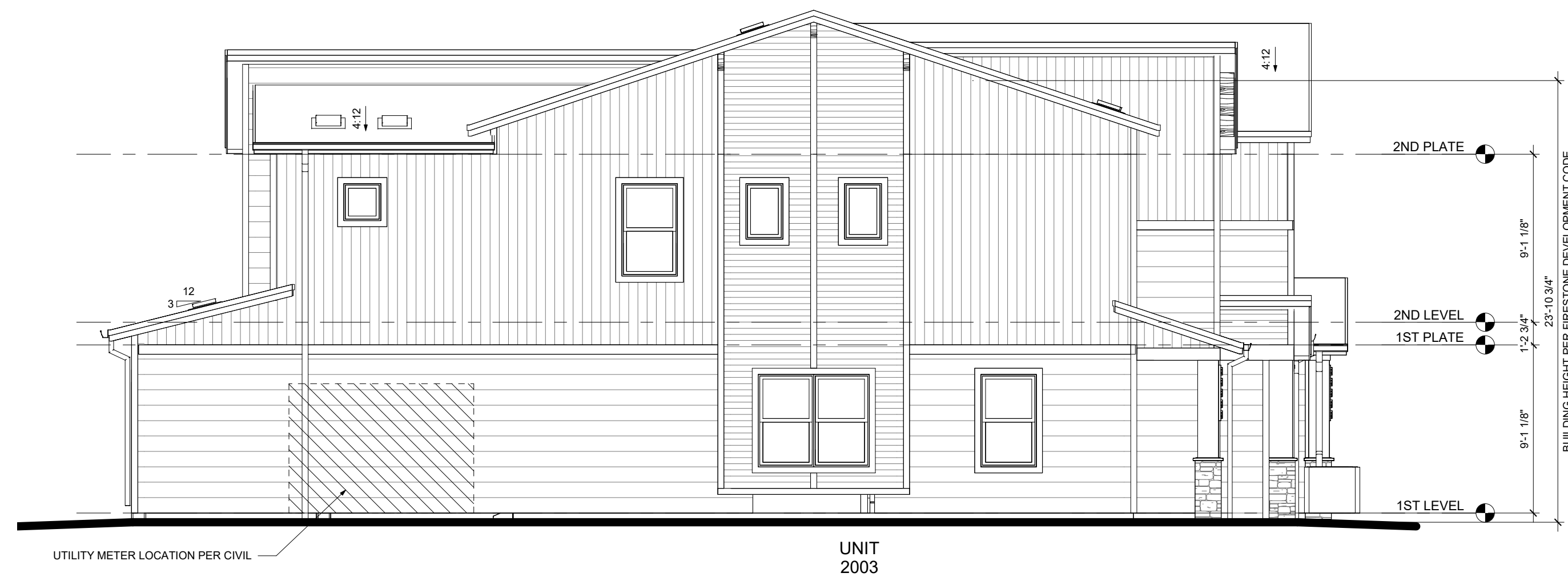
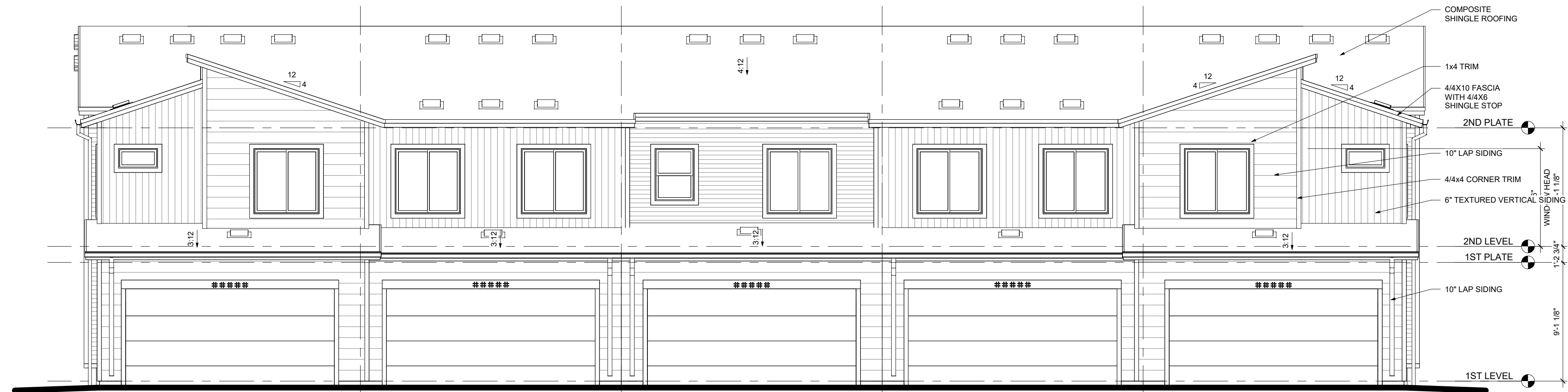
3 3-PLEX - LEFT ELEVATION - PRAIRIE
3/16" = 1'-0"



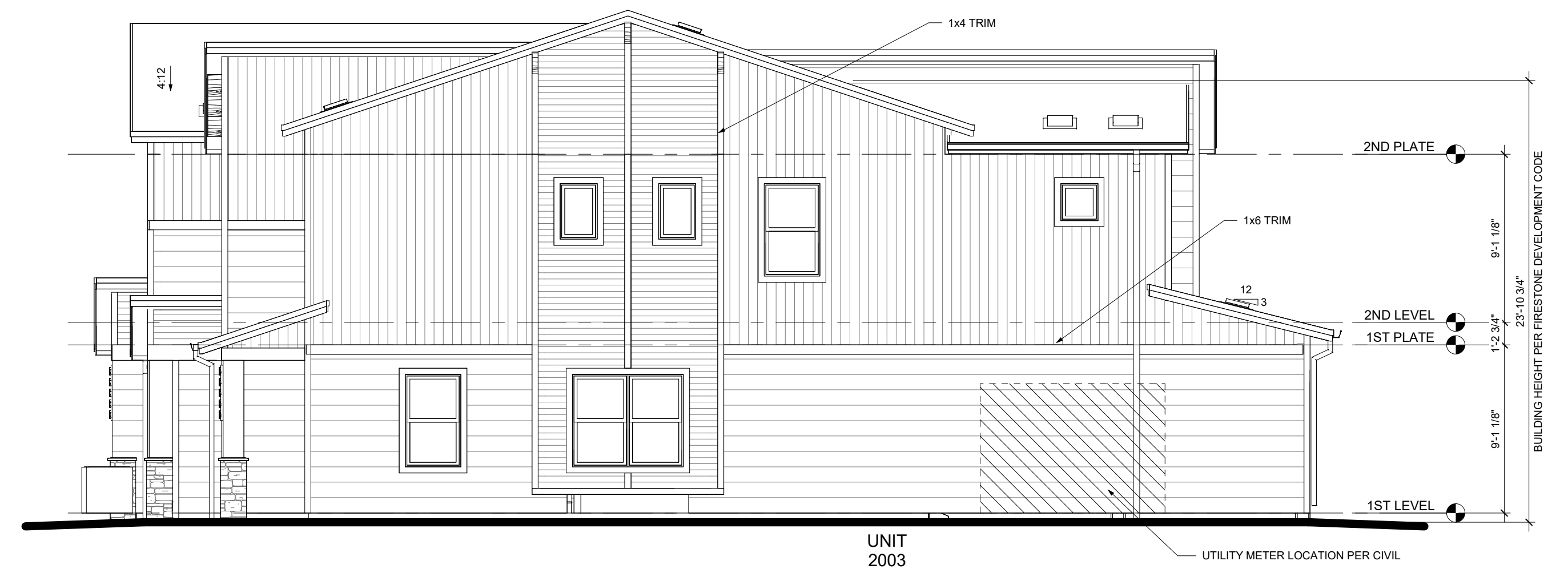
2 3-PLEX - RIGHT ELEVATION - PRAIRIE
3/16" = 1'-0"



1 3-PLEX - FRONT ELEVATION - PRAIRIE
3/16" = 1'-0"



3 5-PLEX - LEFT ELEVATION - MID-CENTURY MODERN
3/16" = 1'-0"



2 5-PLEX - RIGHT ELEVATION - MID-CENTURY MODERN
3/16" = 1'-0"



1 5-PLEX - FRONT ELEVATION - MID-CENTURY MODERN
3/16" = 1'-0"



3 6-PLEX - LEFT ELEVATION - FARMHOUSE
3/16" = 1'-0"



2 6-PLEX - RIGHT ELEVATION - FARMHOUSE
3/16" = 1'-0"



1 6-PLEX - FRONT ELEVATION - FARMHOUSE
3/16" = 1'-0"