

## LOT STANDARDS

The following are the standards that we would propose for the lots, which are very similar to the city of Lakeville RS-4 zoning district.

	Standard Lot	Corner Lot
Width (ft)	70	85
Area (sq ft)	8,400	10,000
Front Setback (ft)	25	25
Rear Setback (ft)	30	30
Side Setback (ft)	7	7 (internal), 20 (ROW)

(Lot width is measured at the front setback)

## ARCHITECTURAL CONTROL

It is standard practice in our developments to establish architectural control to ensure that the builders maintain the house size and quality of building materials we feel is necessary to ensure a high quality neighborhood. The following is an overview of the standards we are proposing for Boulder Heights:

- Identical house colors and elevations will not be allowed on adjacent lots or on lots opposite from each other on a street;
- Driveways must be paved in asphalt, concrete or brick pavers at 10% max. grade;
- Lot Survey, floor plans and exterior colors must be submitted to Developer for approval;
- Required Minimum House Size: (all sizes are the main level of the house)
  - Two story 900 Sq Ft
  - Modified Two Story 1000 Sq Ft
  - Split Entry/Multi Level 1100 Sq Ft
  - Rambler 1200 Sq Ft
- Exterior Building Standards:
  - Front elevation must incorporate stone, brick or stucco;
  - Siding must be maintenance free - vinyl, cement board, aluminum, brick, stone or stucco;
  - Roof pitch of at least 6/12 for all sides;
  - Colors and exterior designs to be approved by Developer Architectural Control;
  - 2-Car garage minimum with room for 3<sup>rd</sup> stall to be added in the future, to be located on high side of lot.