

PROPOSED REVISION TO CONDITIONS – H2204

16. Minimum Lot Widths and Sizes by Pod:

Pod	Lot Widths Permitted/ Location within Pod	Lot Sizes Permitted
A	60'	7,200 square feet
B	60' where adjacent to existing residential	7,200 square feet
	50' eastern interior lots	6,000 square feet
	40' western interior lots	4,800 square feet
C	40' interior	4,800 square feet
	50' exterior	6,000 square feet
	60' along southern cul-de-sac	7,200 square feet
D	80' <u>60'</u>	9,600 <u>7,200</u> square feet
E	80' <u>60'</u> along eastern perimeter where adjacent to existing residential	9,600 <u>7,200</u> square feet
	50' interior lots	6,000 square feet
F	60' where adjacent to existing residential	7,200 square feet
	50' remaining exterior lots and eastern interior lots	6,000 square feet
	40' western interior lots	4,800 square feet

*If Pod A is used as a sales center, it can have a mix of 40' and 50' lots against the drainage retention area.

17. Minimum Buffers are as follows:

- North: 10'
- South: 10'
- East: 50' (along Pods D, E and F)
- East: 30' (remaining eastern property line)
- West: 20'

These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to to 80% opacity within 3 years of planting. The buffers shall also include a black chain length fence on the Caldera side of the property.

18. Perimeter setbacks (inclusive of the vegetative buffer):

- North: 35'
- South: 35'
- East: ~~75'~~ 65' (along Pods D, E and F)
- East: 45' (remaining eastern property line)

West: 45'

19. The neighborhood park acreage shall be split into **two** separate pods, at a minimum of **3.75** acres per each pod, **as depicted on the master plan**. **These** pods should be placed in the following approximate locations, with specific locations to be defined at the time of conditional plat:

- Park Pod 1: Between residential pods **A** and **B**
- Park Pod **2**: Southern end of development, between pods E and F

Additionally, specific amenities as identified in the Public Information Workshop (i.e., dog park, amenity center, etc.) shall be identified at the time of conditional plat.