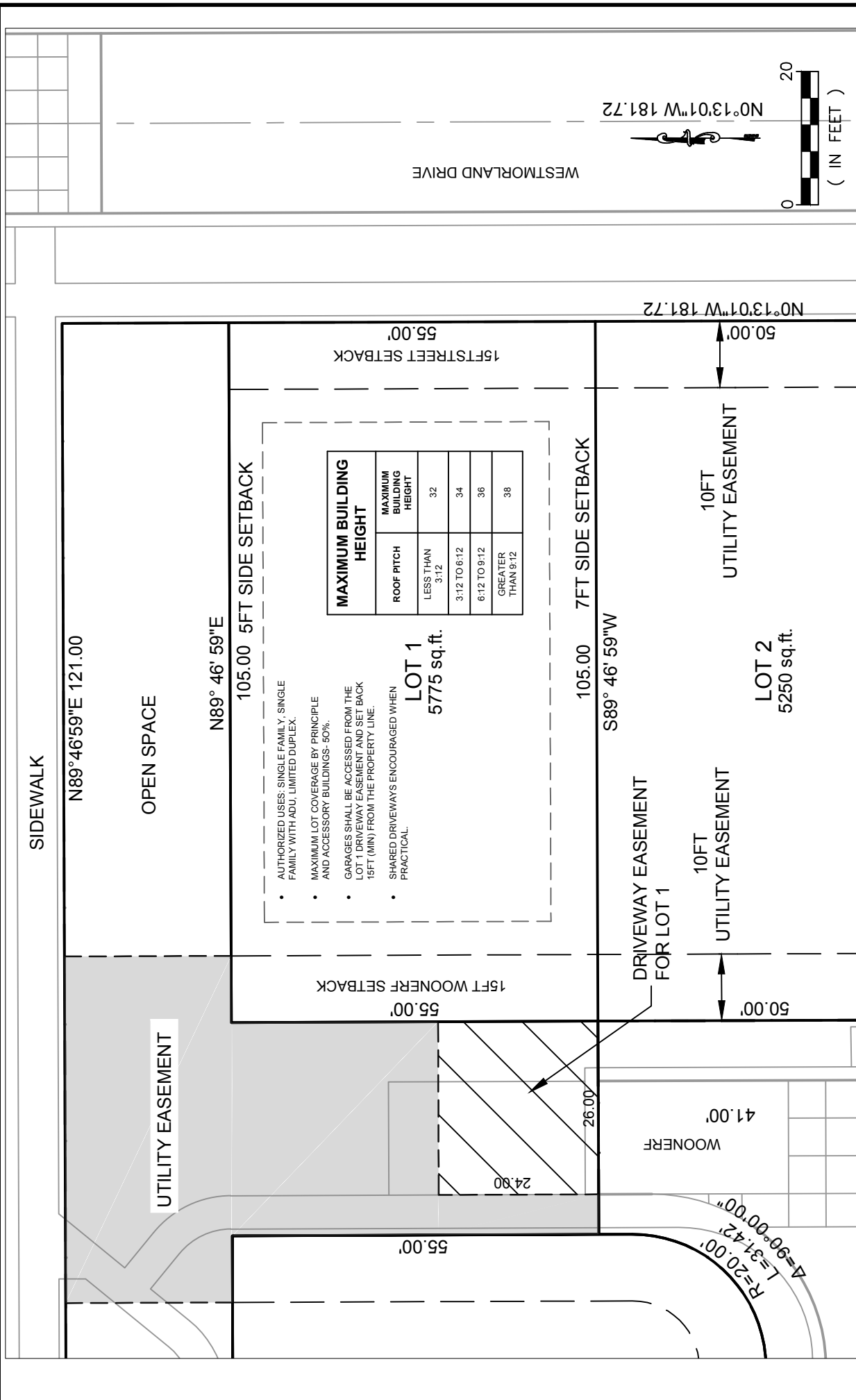


Appendix C1: The Lakes at Valley West, Phases 1 & 2 Building Envelopes

The following lot exhibits describe allowable land uses, lot coverage, lot areas and widths, setbacks and driveway requirements.



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THE LAKES AT VALLEY WEST - PHASE 1

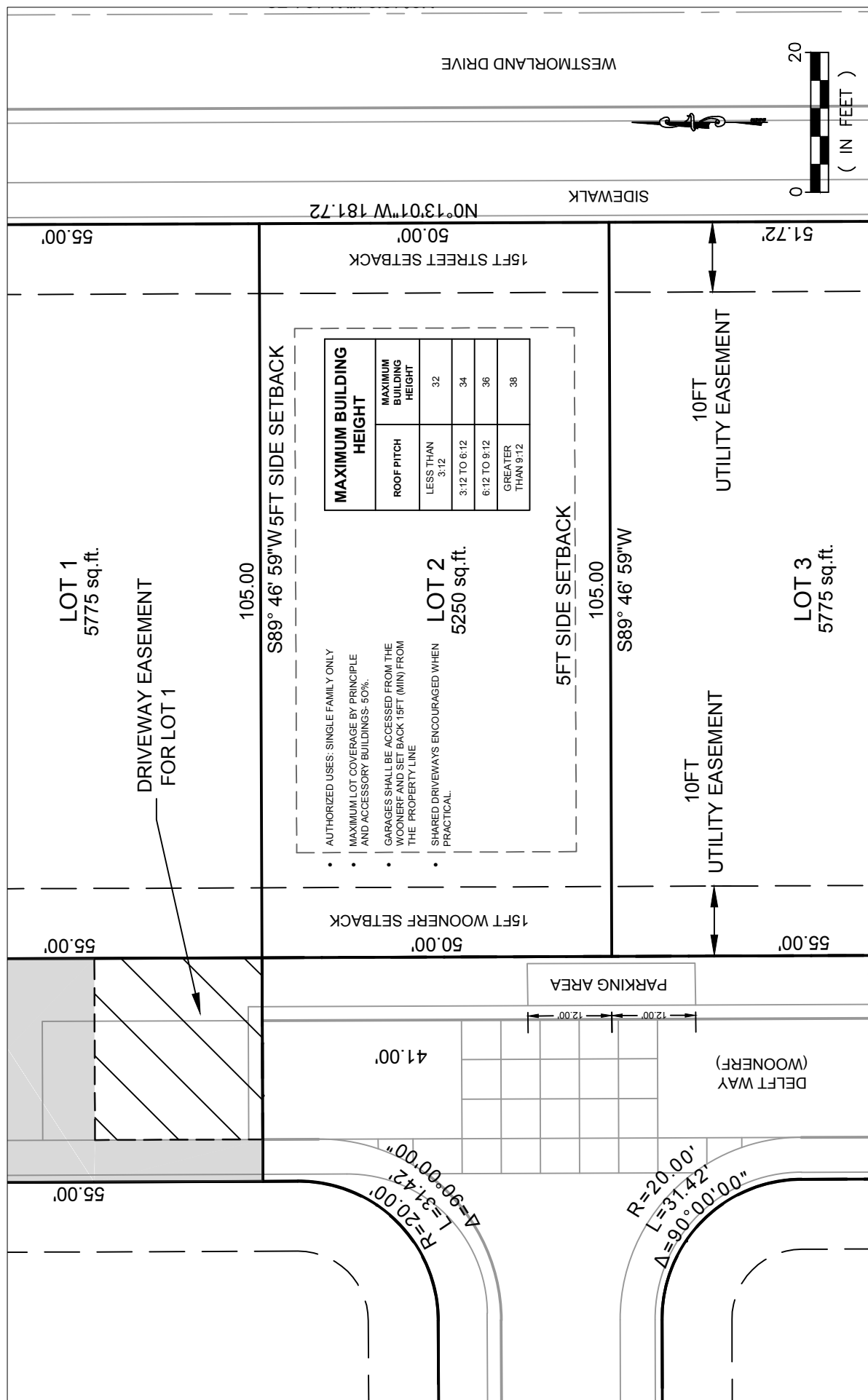
MONTANA

LOT 1

FIGURE NUMBER

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APPR. BY: KDJ
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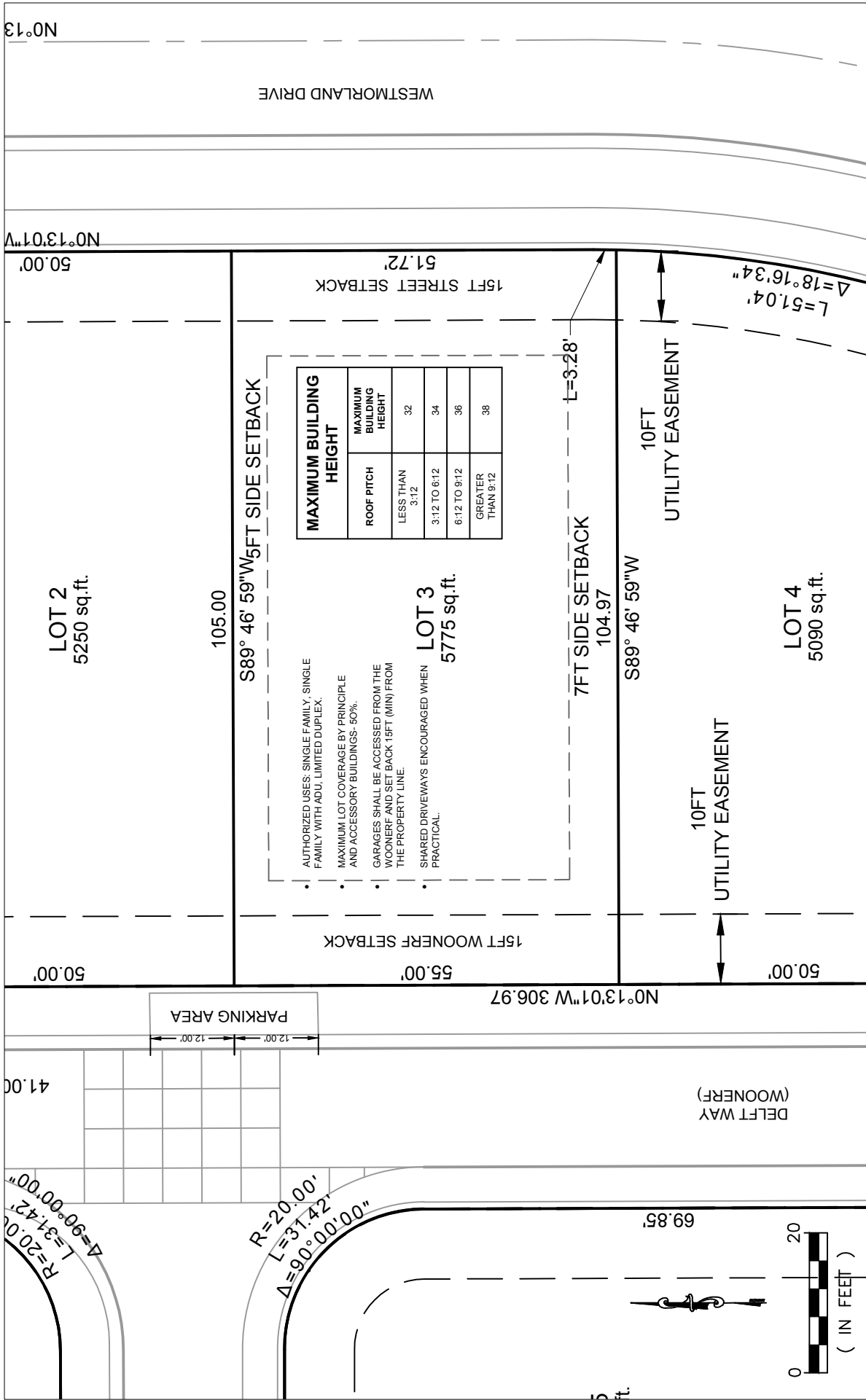
THE LAKES AT VALLEY WEST - PHASE 1

MONTANA

PROJECT NO.
5352.002

FIGURE NUMBER
LOT 2

LOT EXHIBIT



PROJECT NO.
5352.002

FIGURE NUMBER
LOT 3

BOZEMAN

THE LAKES AT VALLEY WEST - PHASE 1

MONTANA

LOT EXHIBIT

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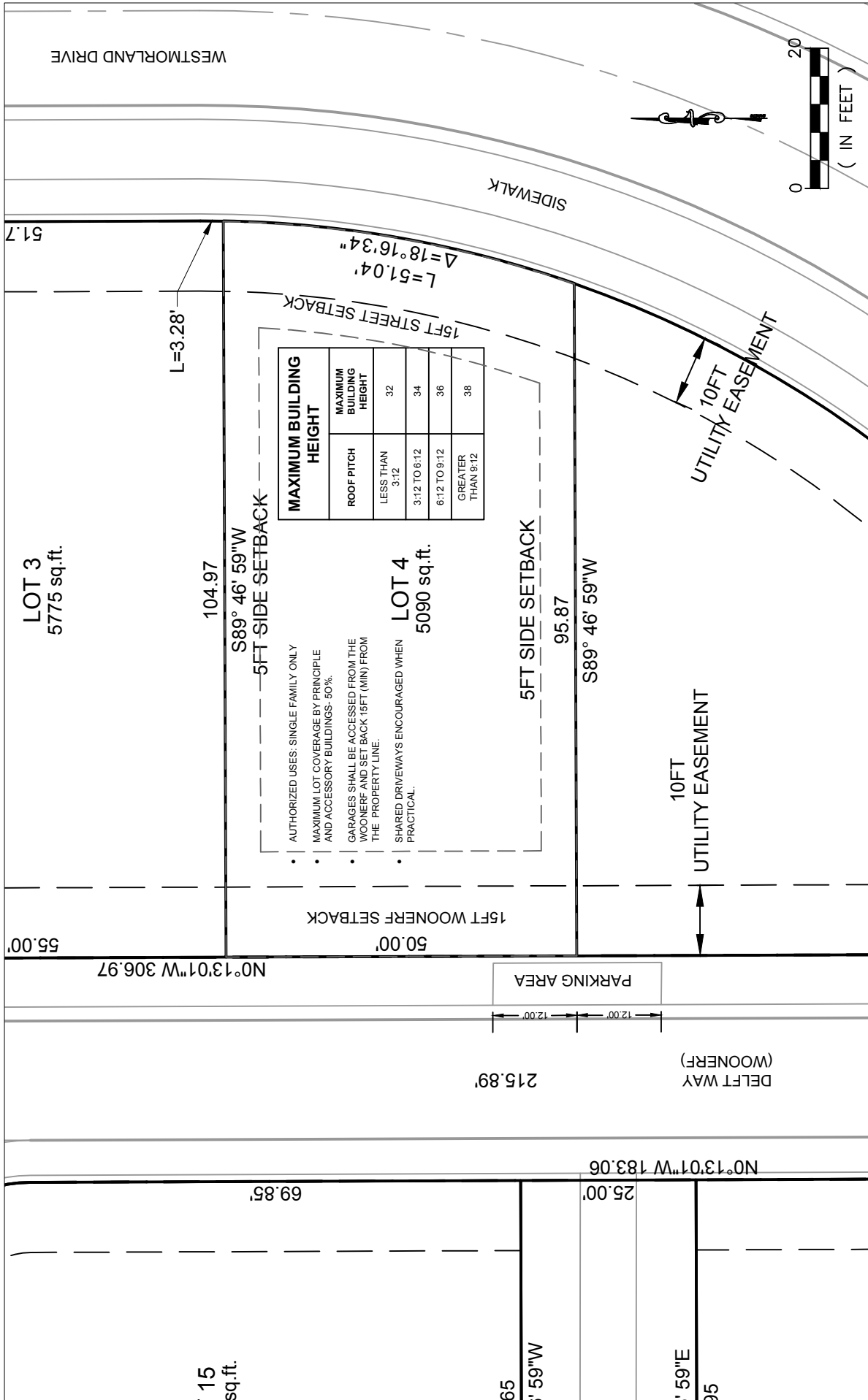
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FIGURE NUMBER
LOT 4

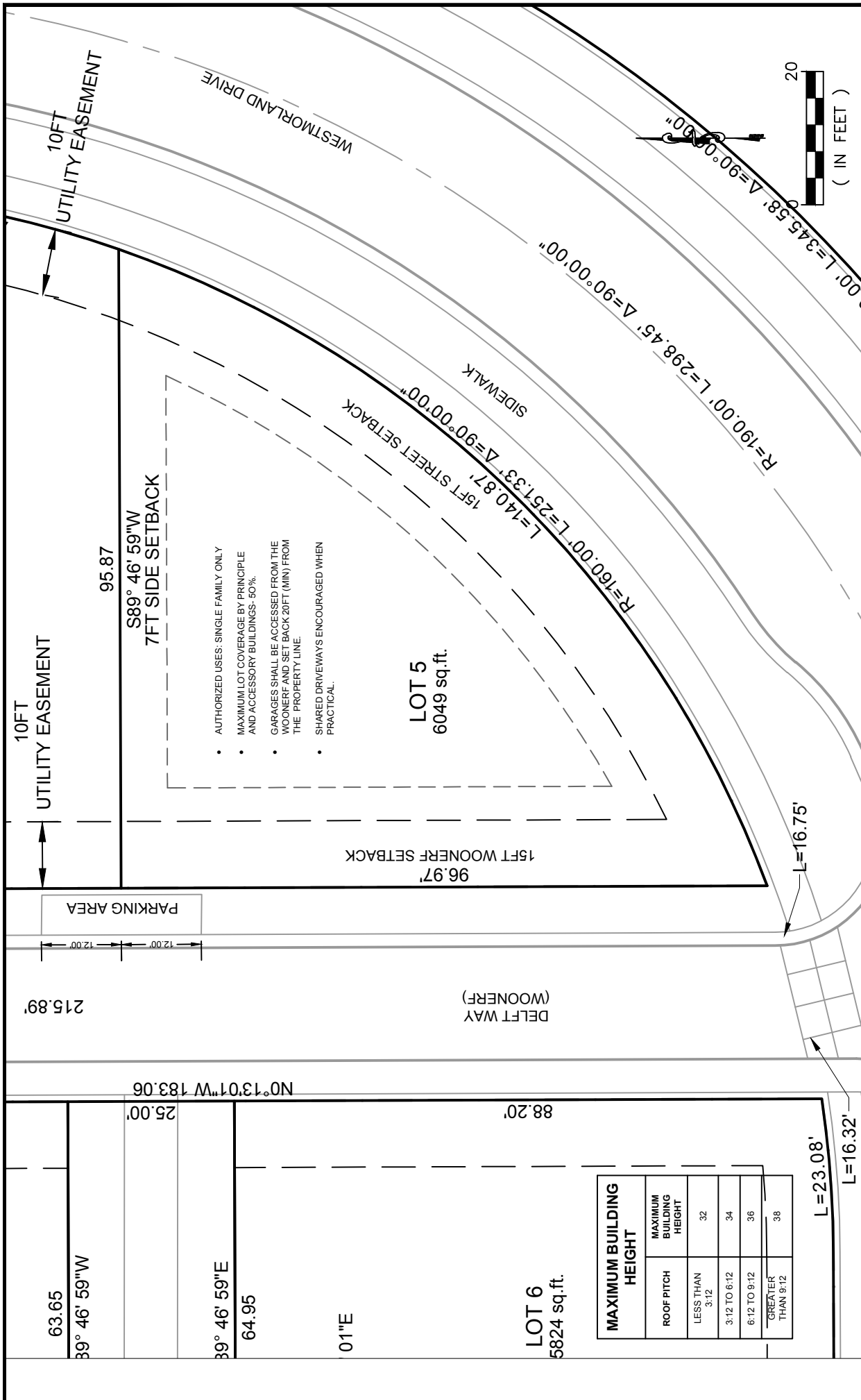
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THE LAKES AT VALLEY WEST - PHASE 1

LOT EXHIBIT

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- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS: 50%
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL

LOT 5
6049 sq. ft.

LOT 6
5824 sq. ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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LOT 5

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THE LAKES AT VALLEY WEST - PHASE 1

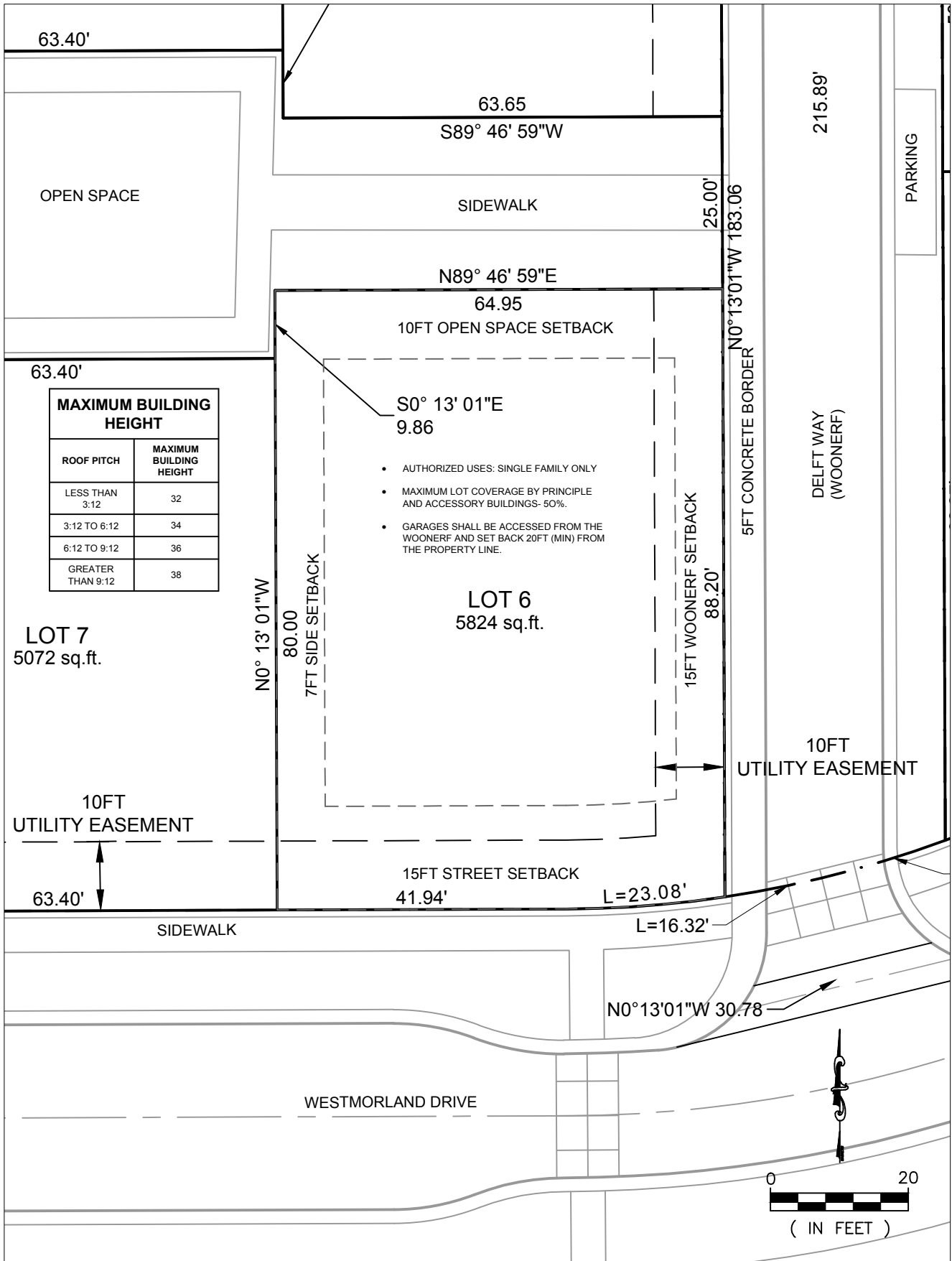
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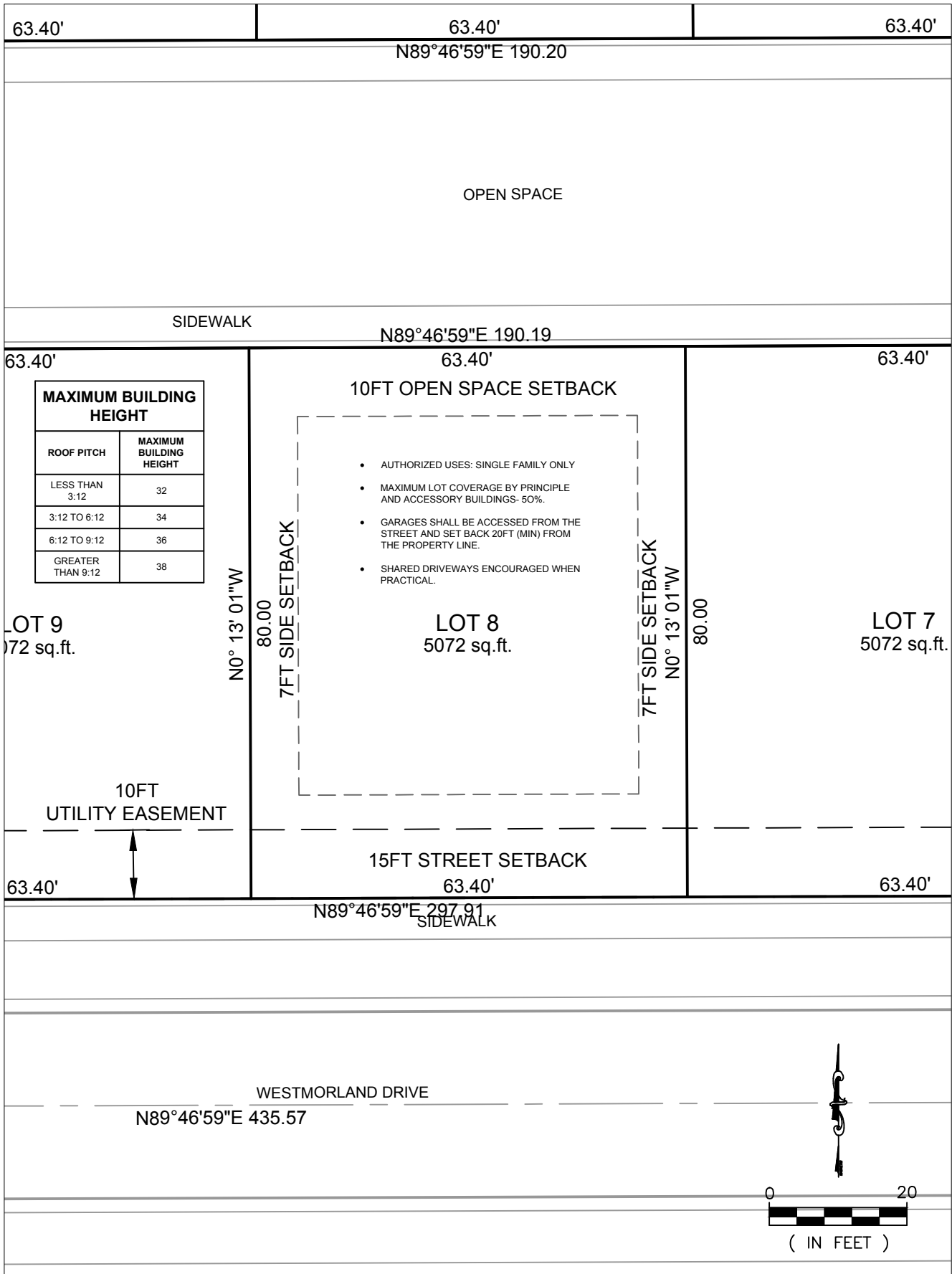
THE LAKES AT VALLEY WEST - PHASE 1
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LOT EXHIBIT

FIGURE NUMBER

LOT 6



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

10FT OPEN SPACE SETBACK

- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 9
72 sq.ft.

LOT 8
5072 sq.ft.

LOT 7
5072 sq.ft.

10FT
UTILITY EASEMENT

15FT STREET SETBACK

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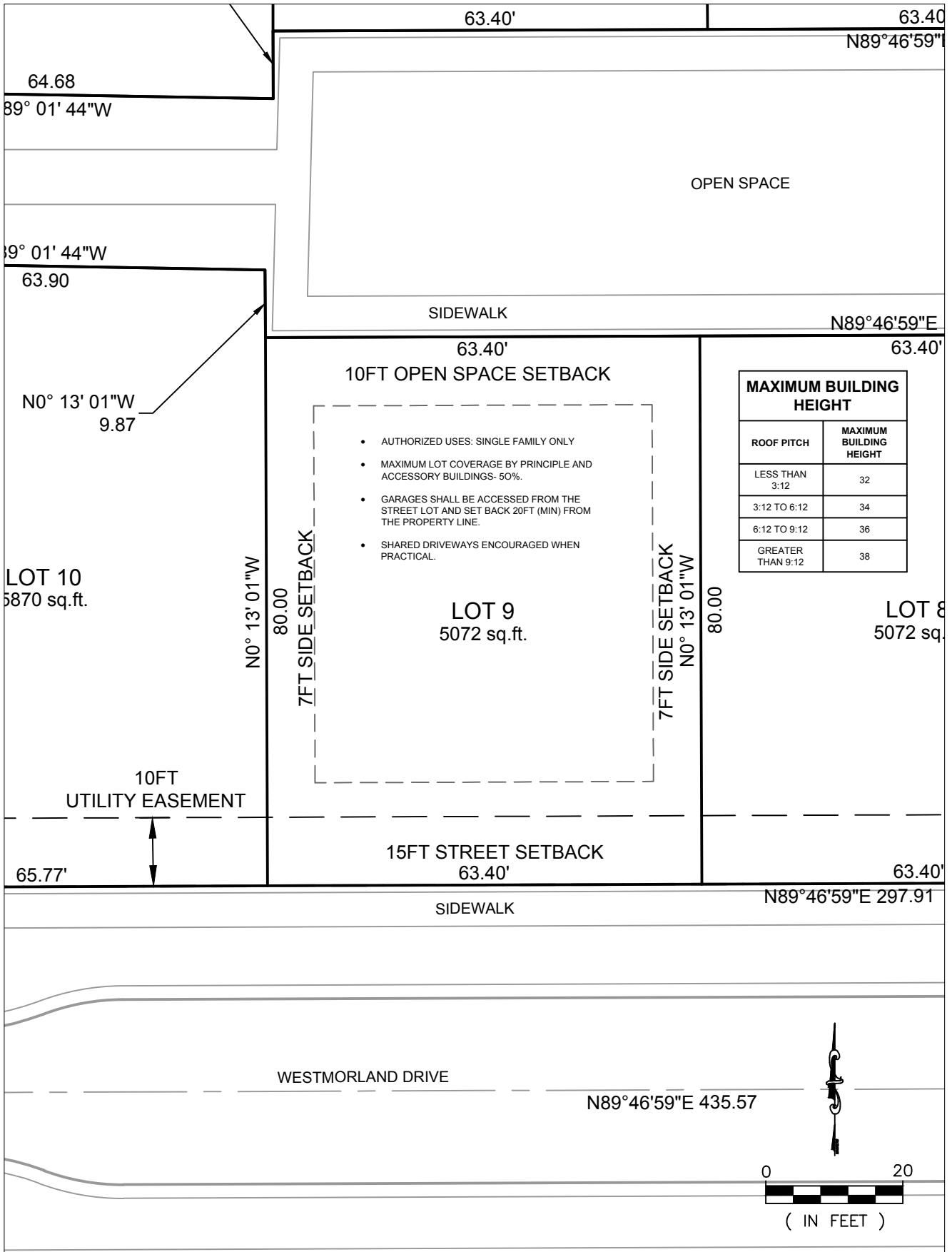
THE LAKES AT VALLEY WEST - PHASE 1
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PROJECT NO.
5352.002

LOT EXHIBIT

FIGURE NUMBER

LOT 8



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET LOT AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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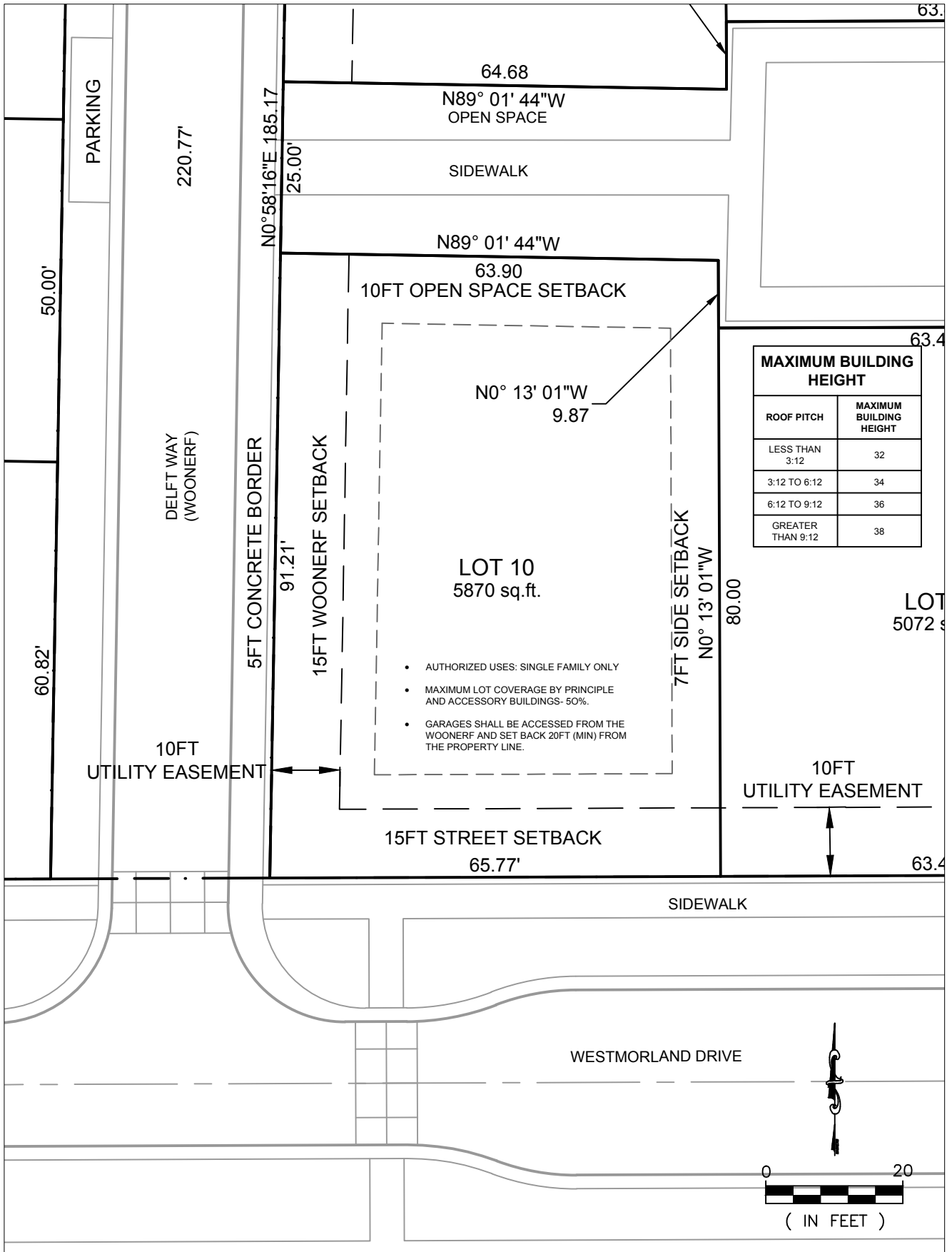
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LOT EXHIBIT

FIGURE NUMBER
LOT 9



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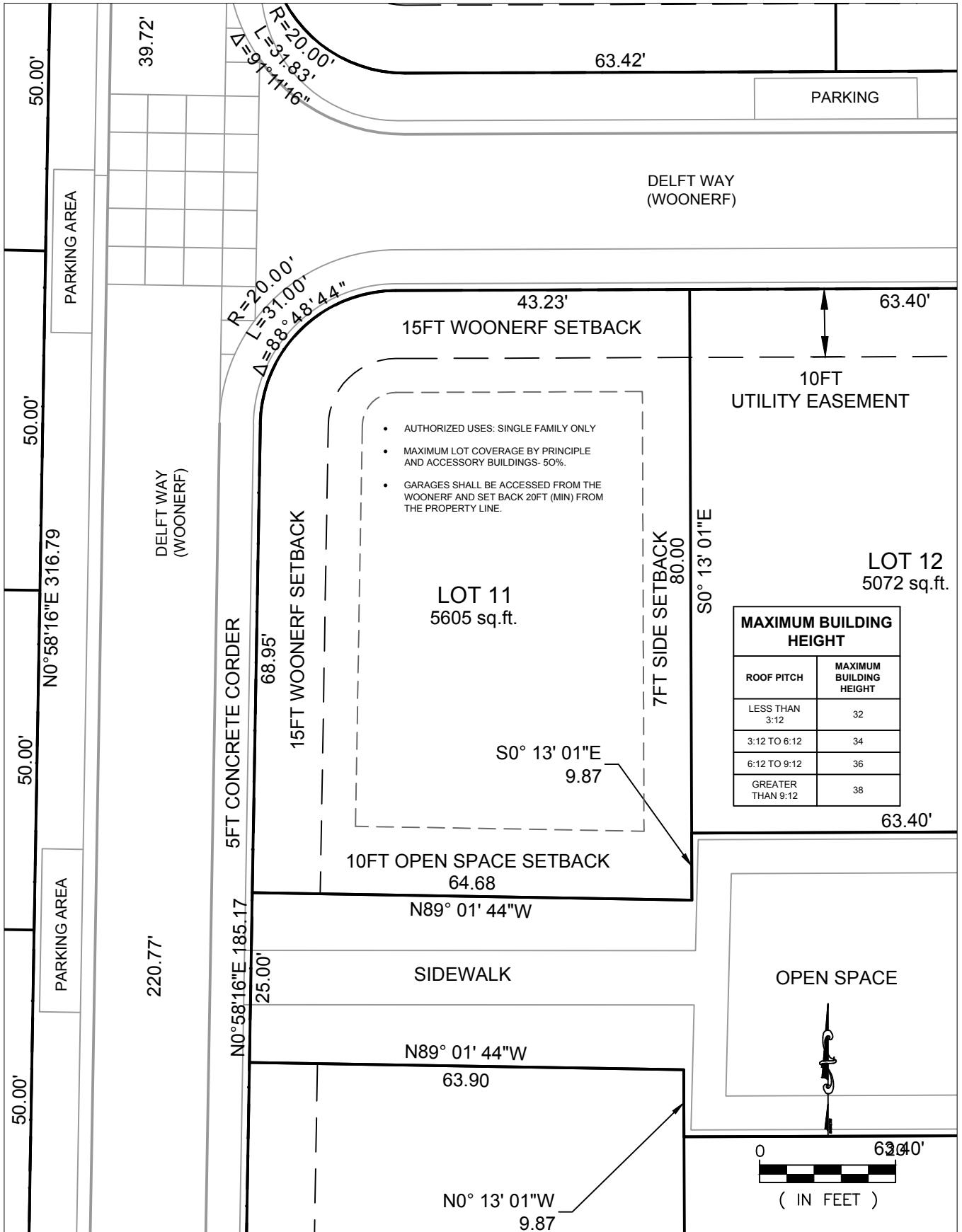
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THE LAKES AT VALLEY WEST - PHASE 1
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FIGURE NUMBER
LOT 10



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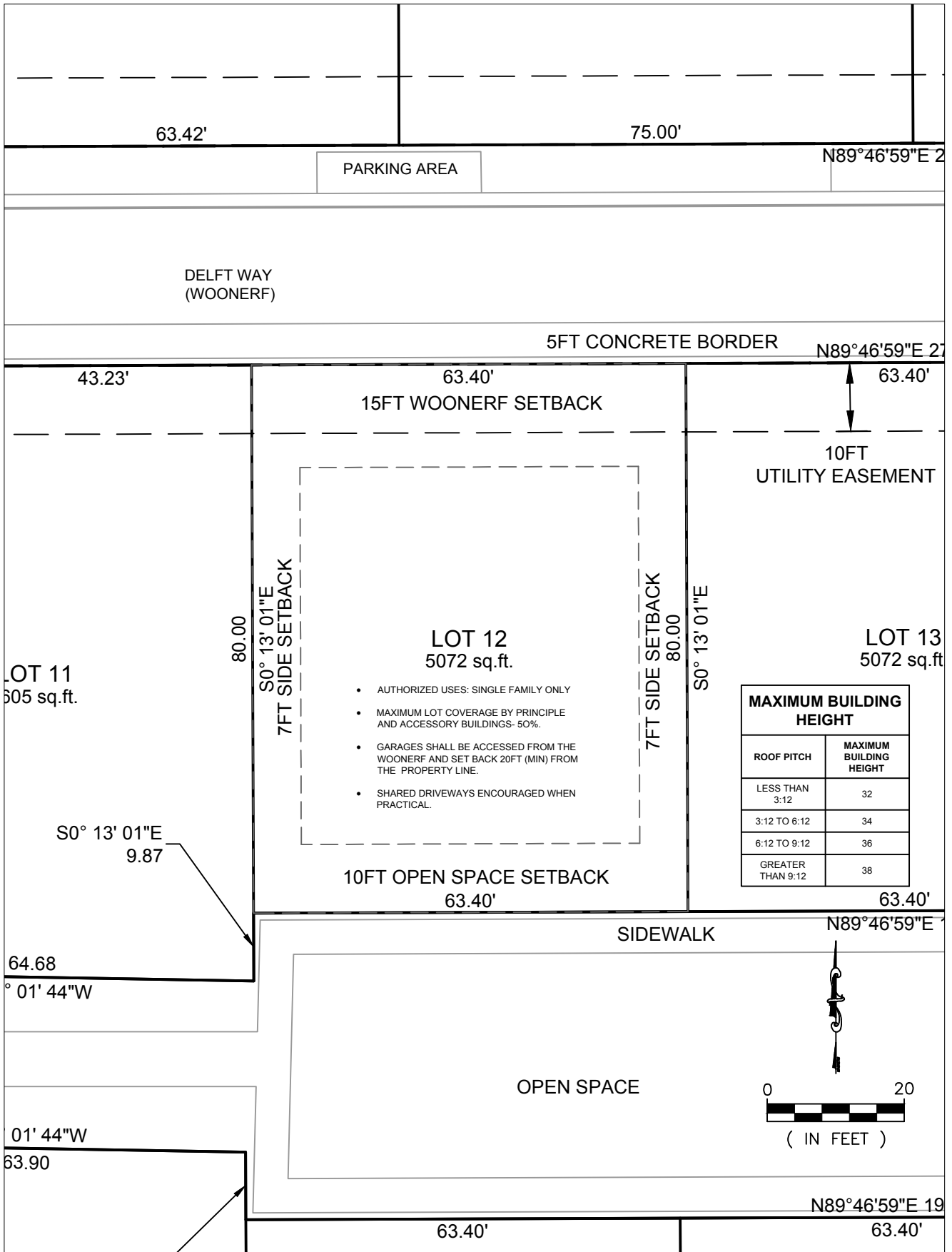
THE LAKES AT VALLEY WEST - PHASE 1
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LOT EXHIBIT

FIGURE NUMBER

LOT 11



PARKING AREA

DELFT WAY
(WOONERF)

5FT CONCRETE BORDER

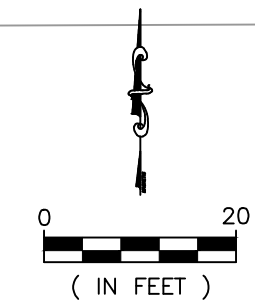
LOT 11
505 sq. ft.

LOT 12
5072 sq. ft.

LOT 13
5072 sq. ft.

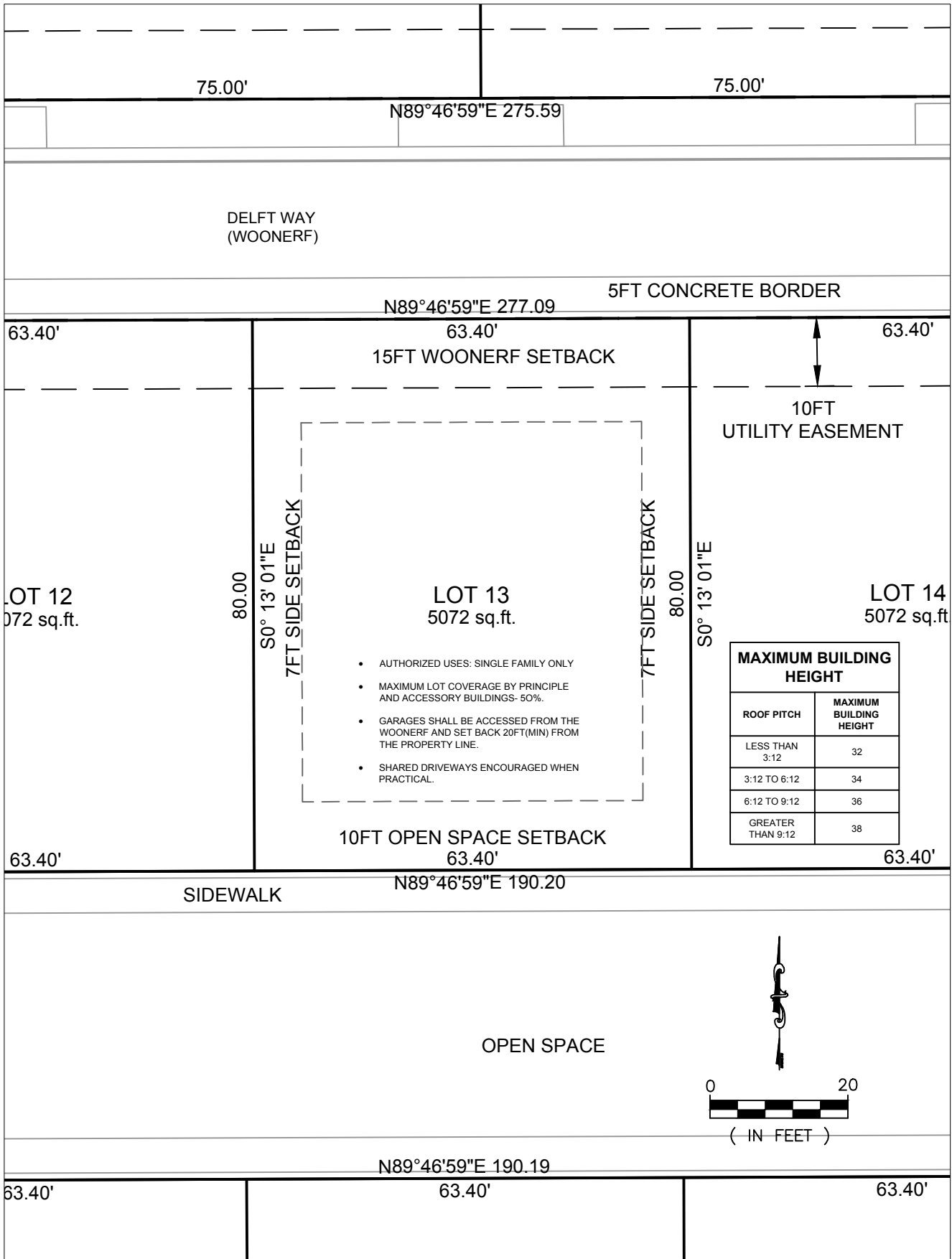
- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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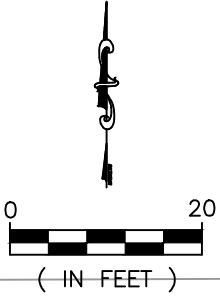
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	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 12</p>	



- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT(MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

OPEN SPACE



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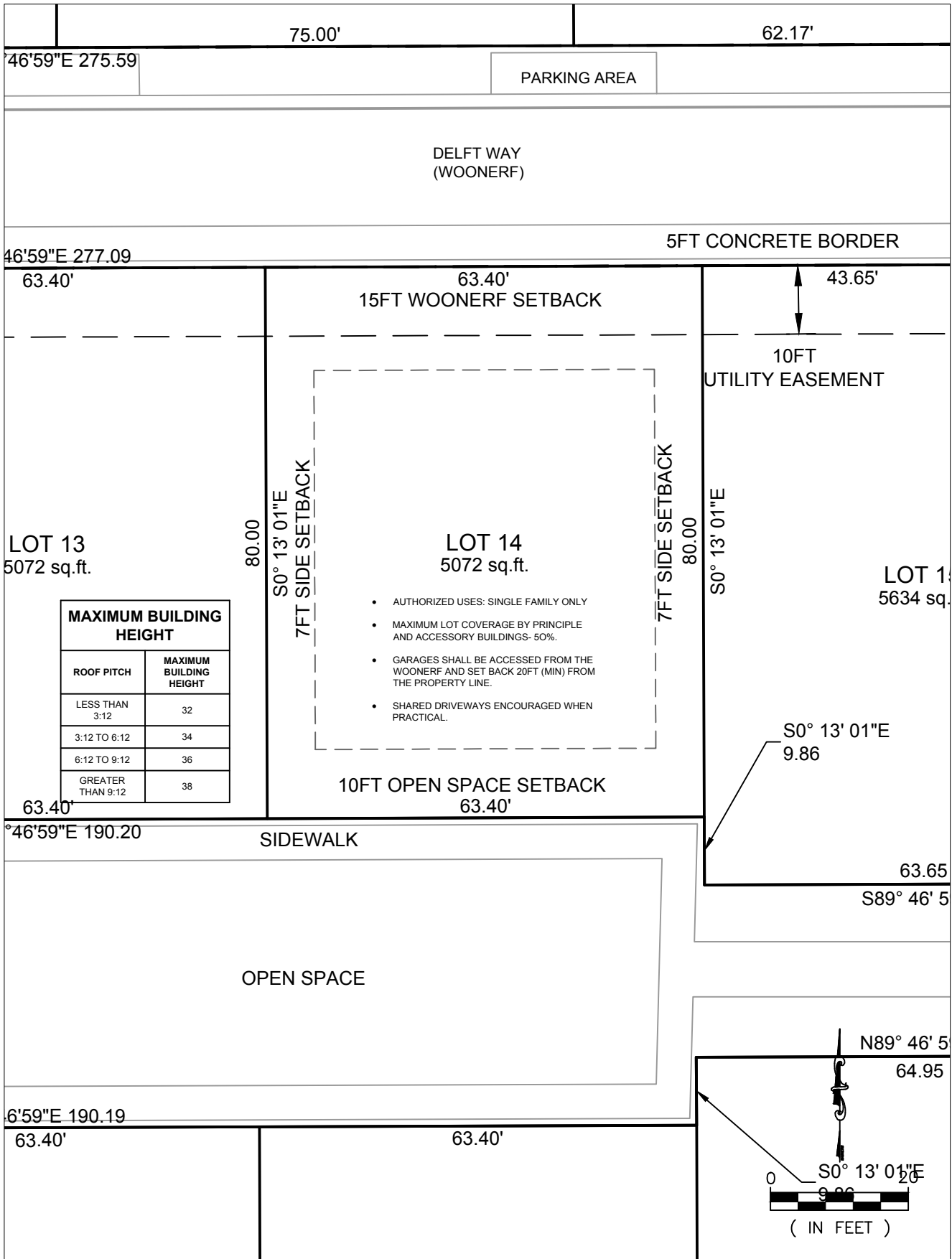
THE LAKES AT VALLEY WEST - PHASE 1
BOZEMAN MONTANA

PROJECT NO.
5352.002

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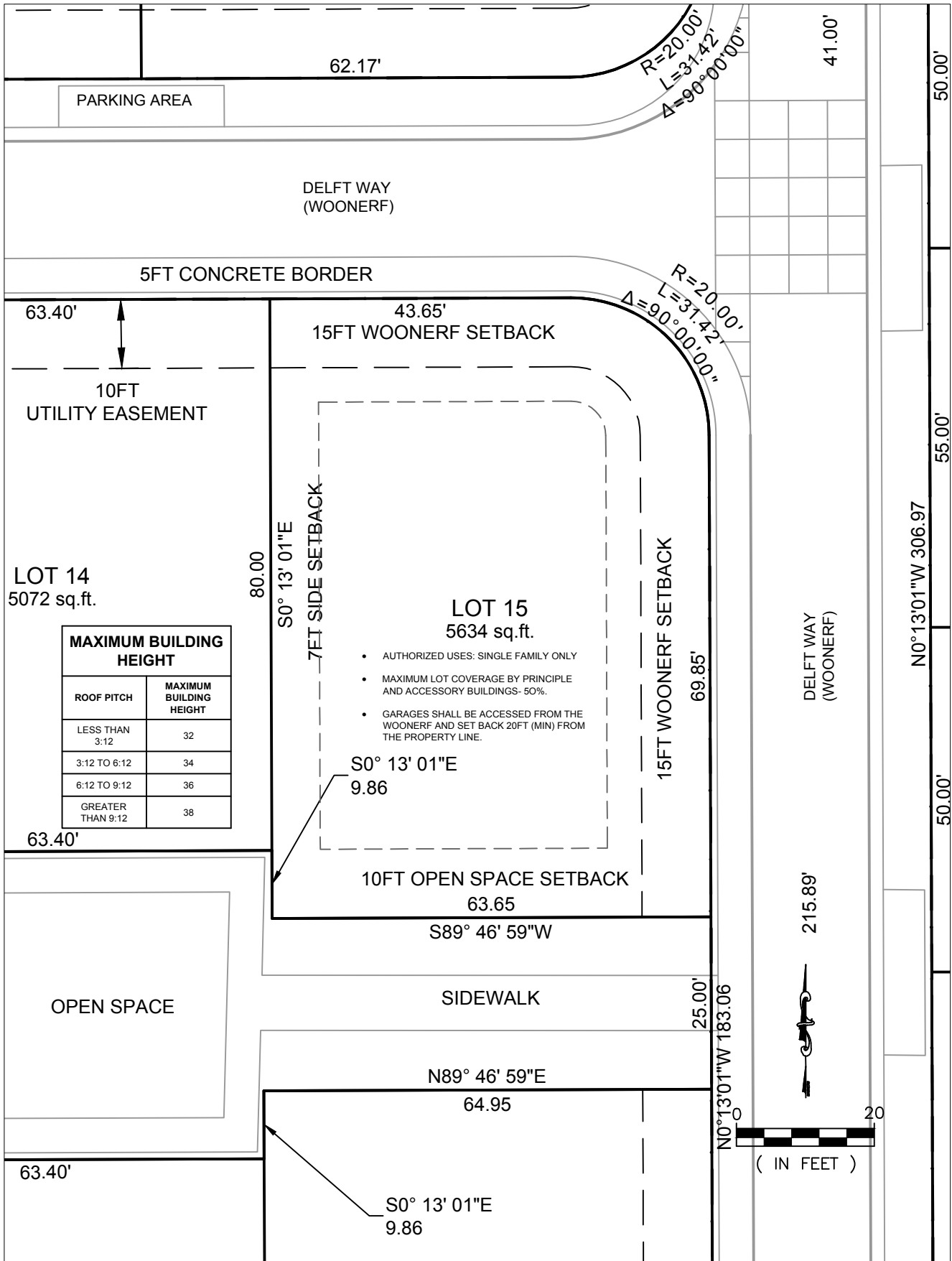
FIGURE NUMBER

LOT 13



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			LOT EXHIBIT	FIGURE NUMBER LOT 14



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.

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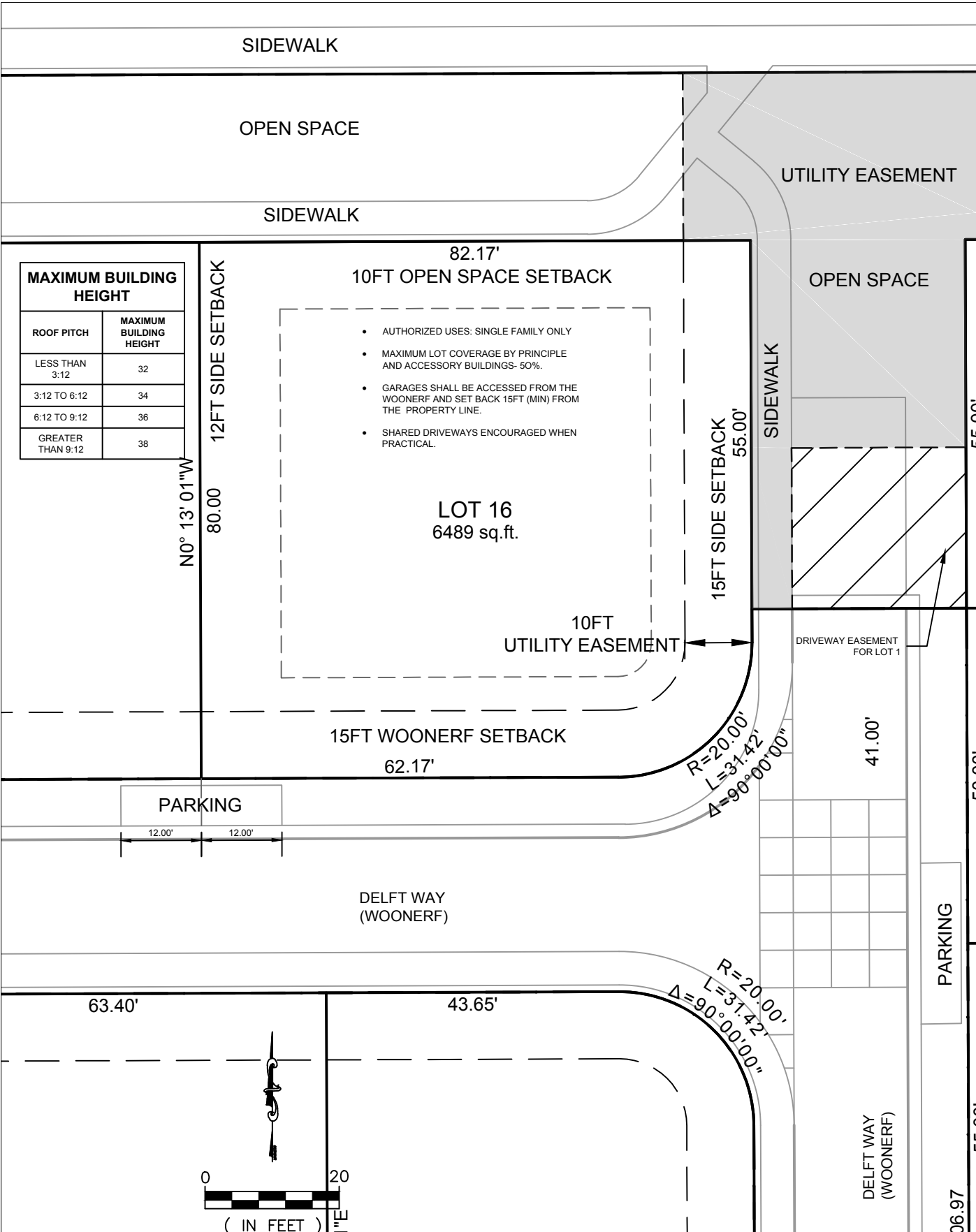
THE LAKES AT VALLEY WEST - PHASE 1
BOZEMAN MONTANA

PROJECT NO.
5352.002

LOT EXHIBIT

FIGURE NUMBER

LOT 15



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 16
6489 sq.ft.

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	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 16</p>	

SIDEWALK

N89°46'59"E 345.84

OPEN SPACE

N89°46'59"E 314.35

SIDEWALK

75.00'
10FT OPEN SPACE SETBACK

- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 17
6000 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

N0° 13' 01"W

80.00

12FT SIDE SETBACK

7FT SIDE SETBACK

N0° 13' 01"W

80.00

10FT
UTILITY EASEMENT

15FT WOONERF SETBACK
75.00'

N89°46'59"E 275.59
PARKING AREA

PARKING AREA

12.00'

12.00'

12.00'

12.00'

DELFT WAY
(WOONERF)

N89°46'59"E 277.09
63.40'

63.40'



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BOZEMAN MONTANA

PROJECT NO.
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LOT EXHIBIT

FIGURE NUMBER
LOT 17

SIDEWALK

N89°46'59"E 345.84

OPEN SPACE

SIDEWALK

N89°46'59"E 314.35

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

75.00'
10FT OPEN SPACE SETBACK

- AUTHORIZED USES: SINGLE FAMILY ONLY
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 18
6000 sq.ft.

N0° 13' 01"W

80.00

7FT SIDE SETBACK

12FT SIDE SETBACK

N0° 13' 01"W

80.00

10FT
UTILITY EASEMENT

15FT WOONERF SETBACK
75.00'

3.42'

PARKING AREA

N89°46'59"E 275.59

12.00'

12.00'

DELFT WAY
(WOONERF)

N89°46'59"E 277.09

63.40'

63.40'



(IN FEET)

0 01"E

0 01"E

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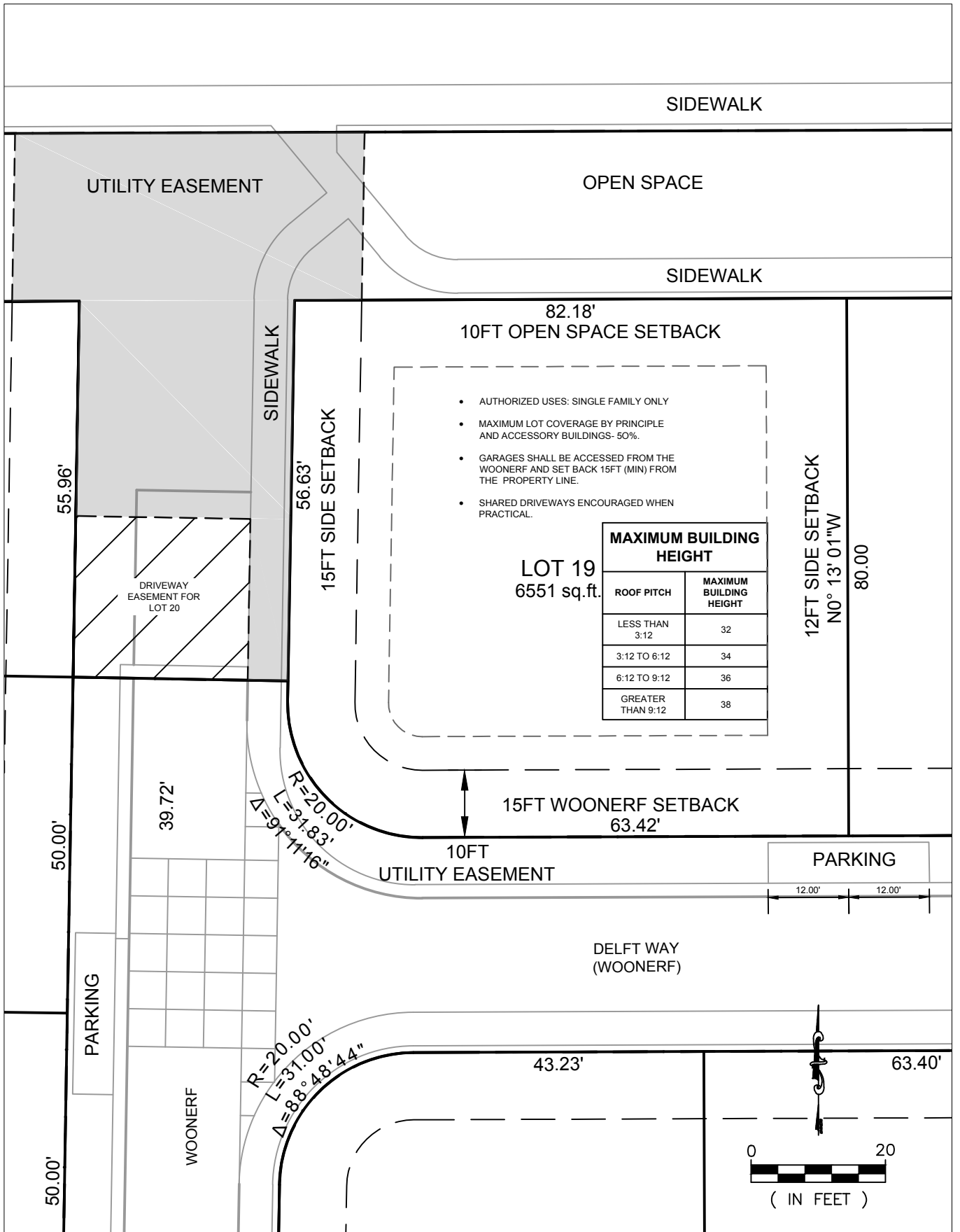
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FIGURE NUMBER
LOT 18



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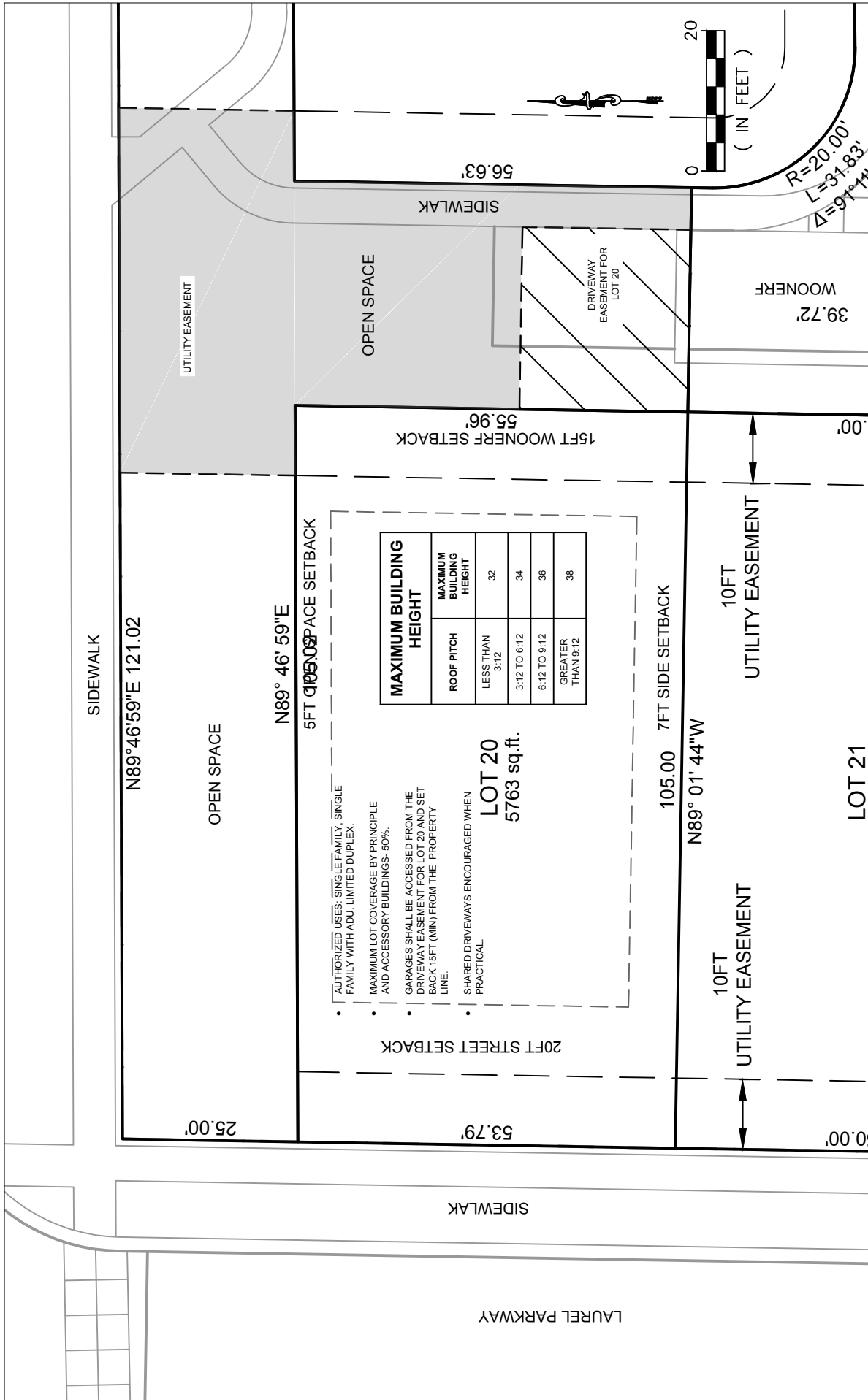
THE LAKES AT VALLEY WEST - PHASE 1
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LOT EXHIBIT

FIGURE NUMBER

LOT 19



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE DRIVEWAY EASEMENT FOR LOT 20 AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 20
5763 sq. ft.

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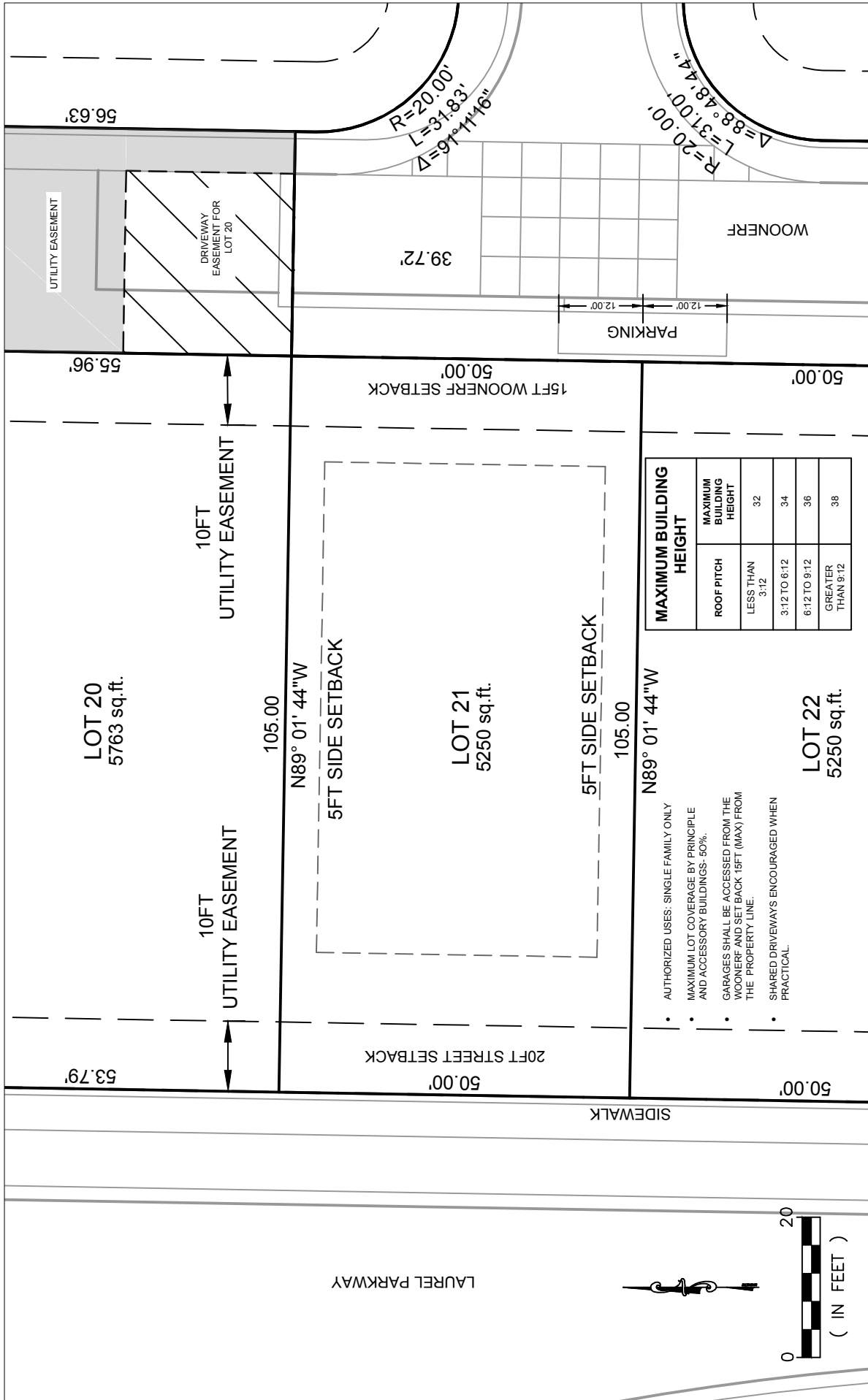
BOZEMAN THE LAKES AT VALLEY WEST - PHASE 1

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FIGURE NUMBER **LOT 20**

LOT EXHIBIT

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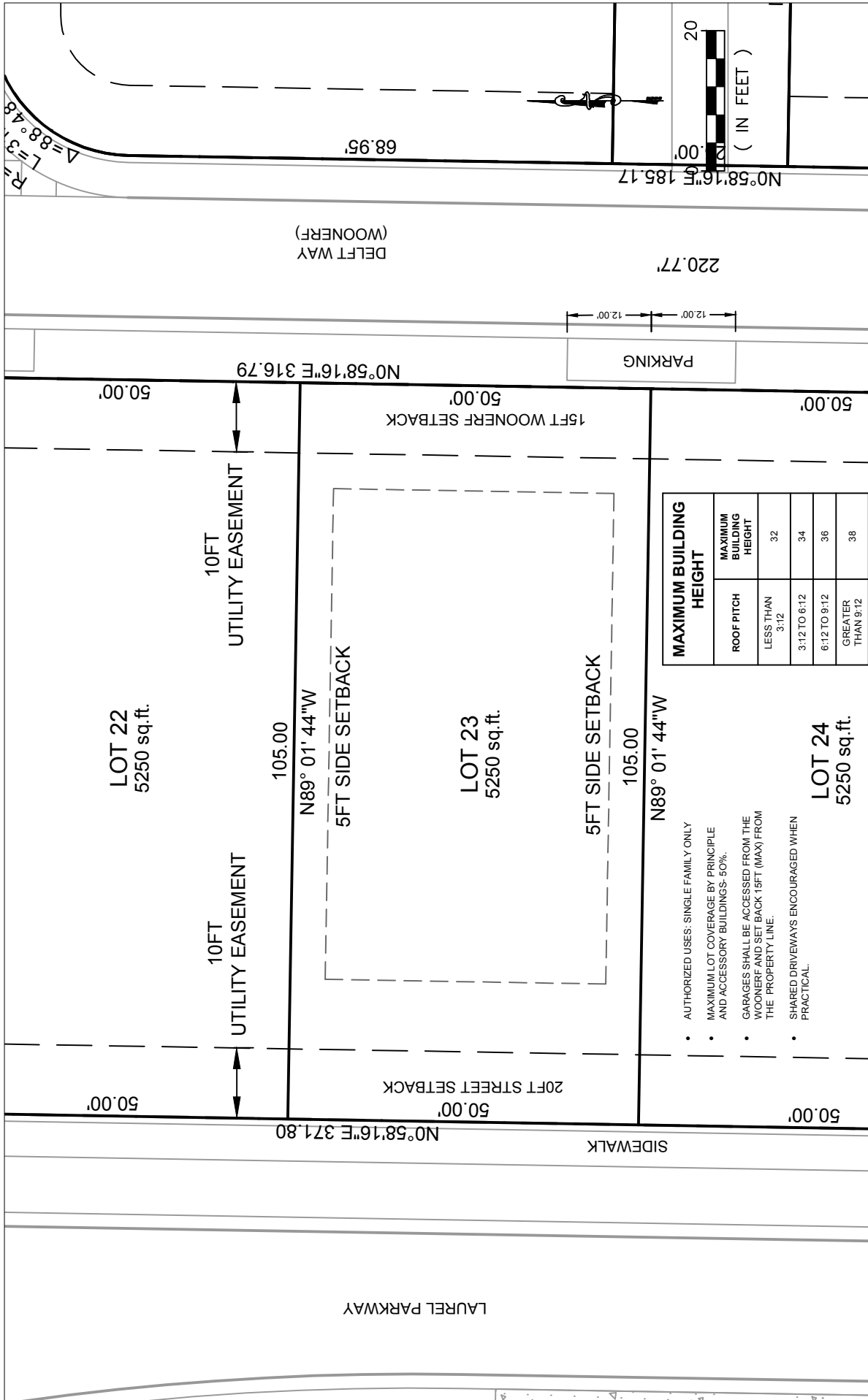
THE LAKES AT VALLEY WEST - PHASE 1

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PROJECT NO.
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FIGURE NUMBER
LOT 21

LOT EXHIBIT



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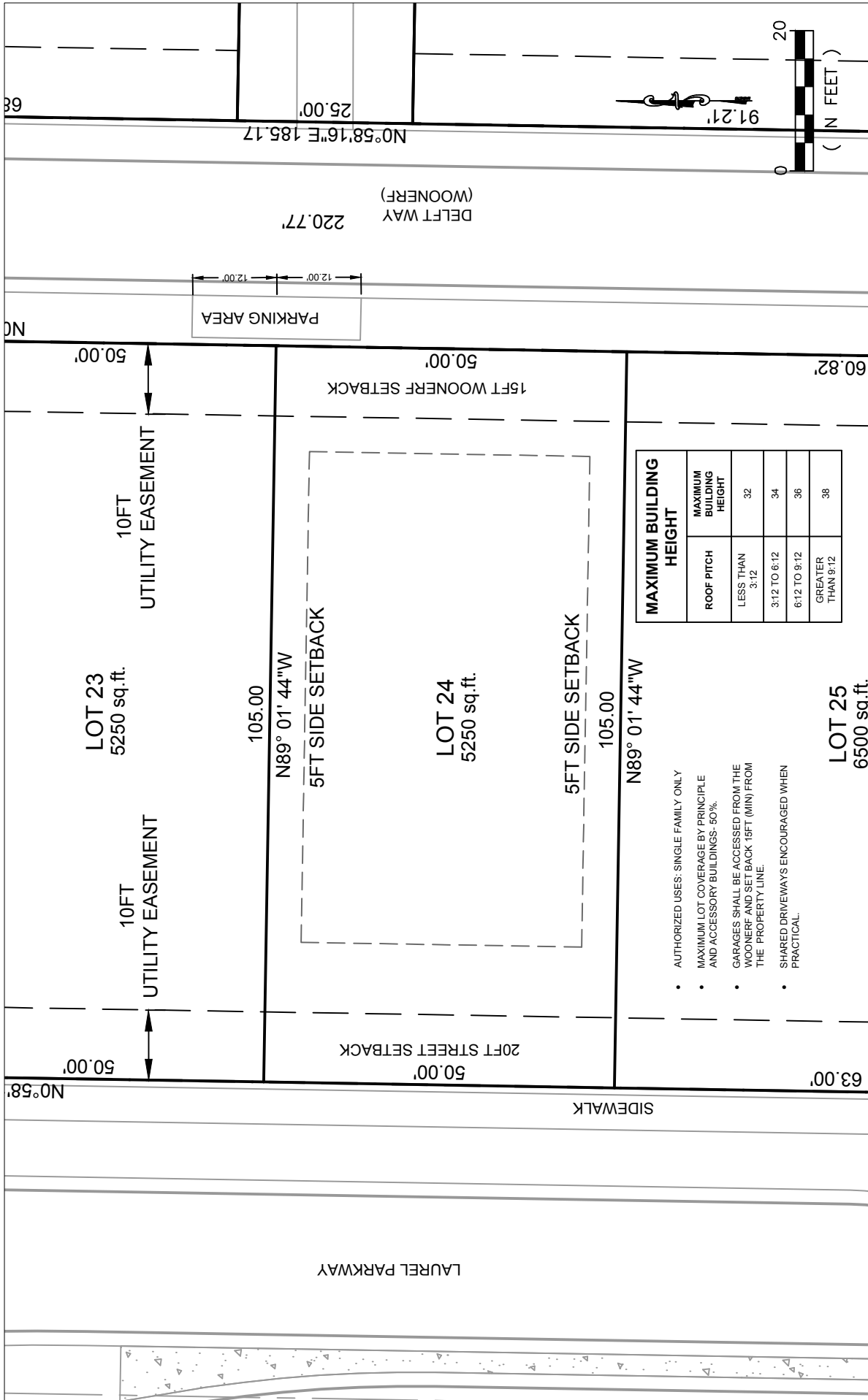
THE LAKES AT VALLEY WEST - PHASE 1

MONTANA

PROJECT NO.
5352.002

FIGURE NUMBER
LOT 23

LOT EXHIBIT



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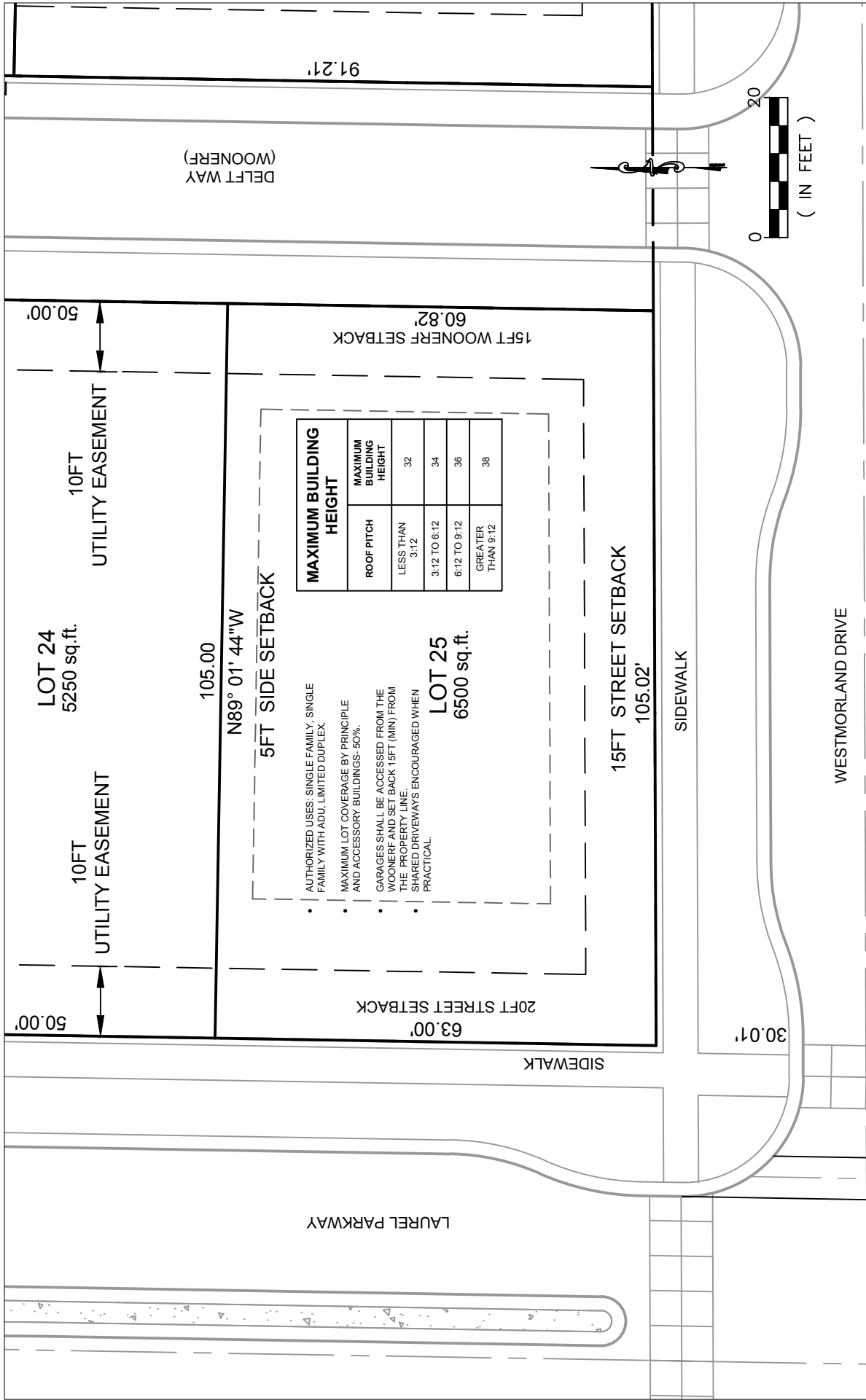
THE LAKES AT VALLEY WEST - PHASE 1

PROJECT NO.
5352.002

MONTANA

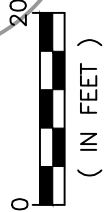
FIGURE NUMBER
LOT 24

LOT EXHIBIT



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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FIGURE NUMBER
LOT 25

BOZEMAN

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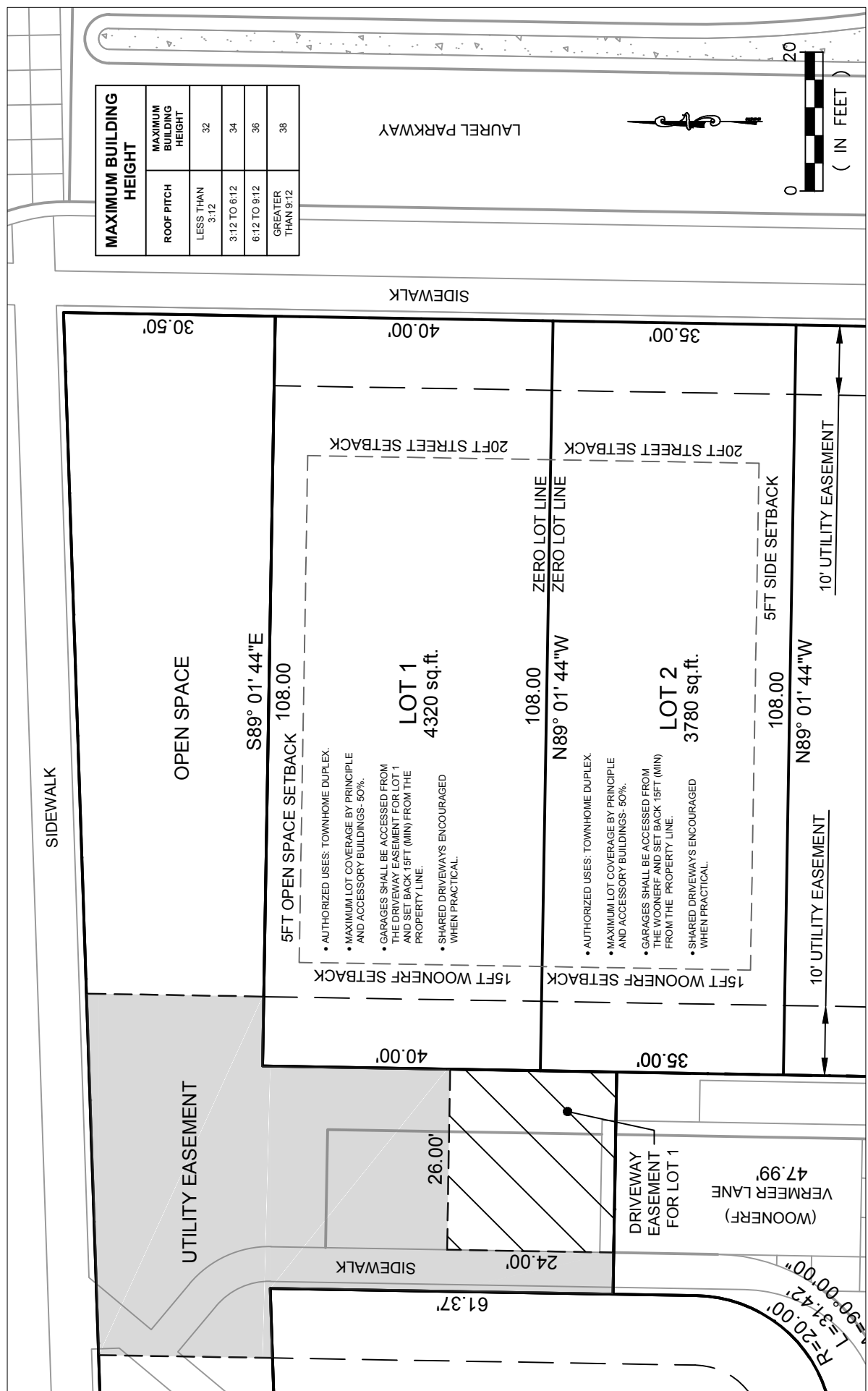
THE LAKES AT VALLEY WEST - PHASE 1

LOT EXHIBIT

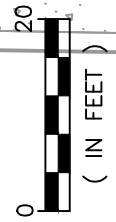
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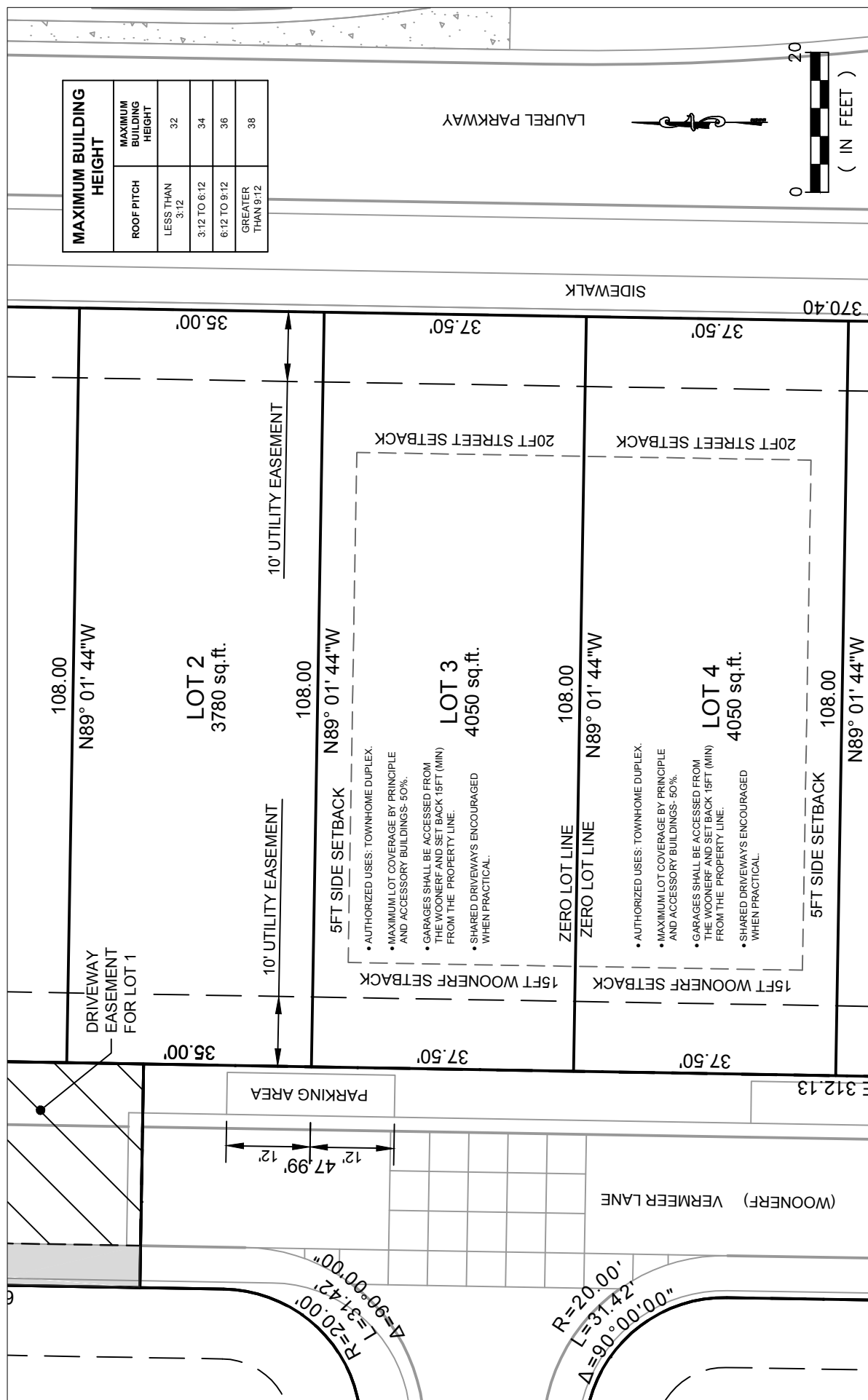
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



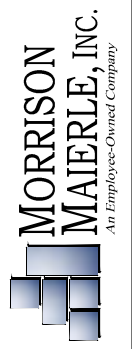
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	<p>DATE: 07/2015</p>	<p>THE LAKES AT VALLEY WEST - PHASE 2</p>	<p>LOT 1-2</p>

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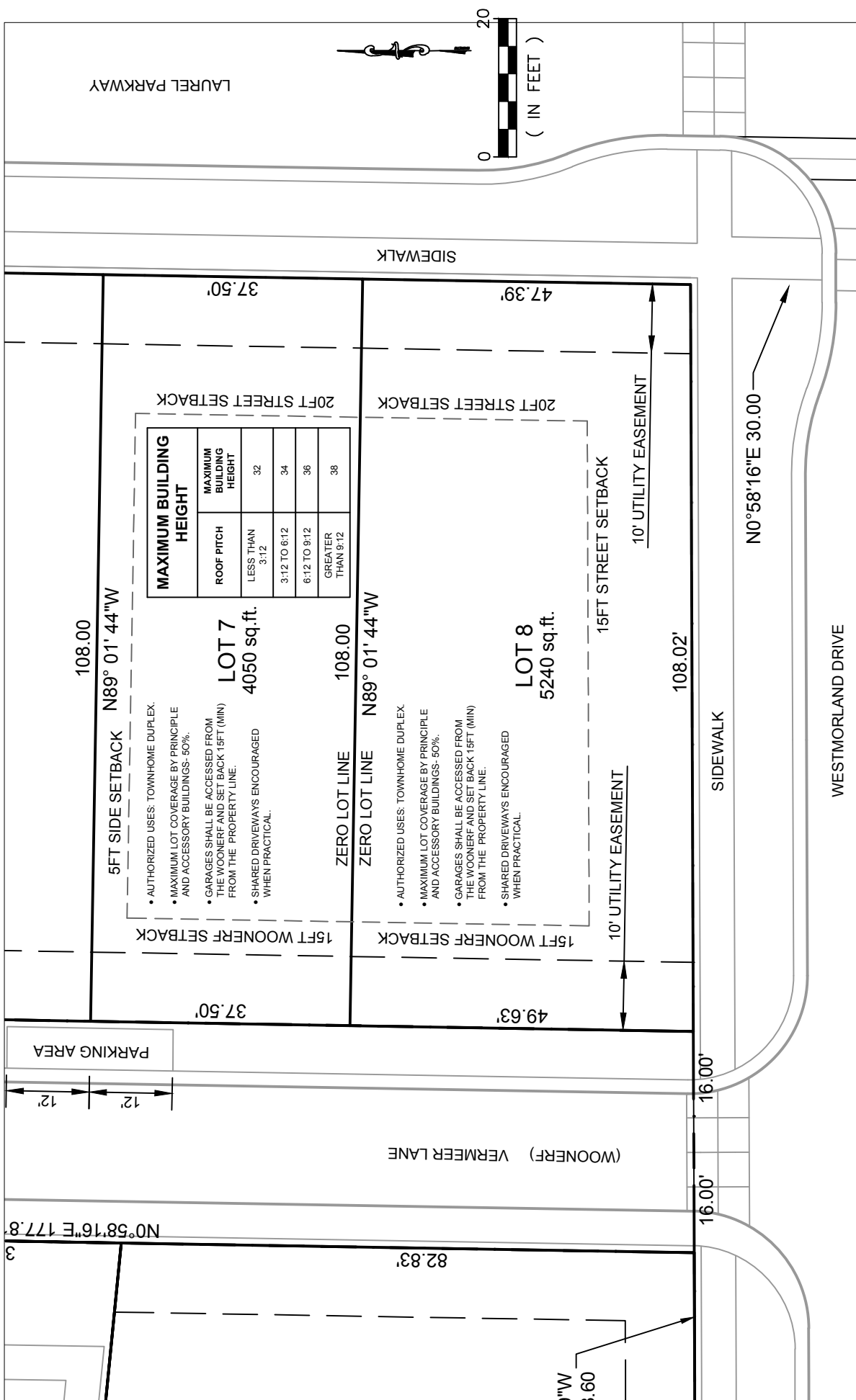
BOZEMAN THE LAKES AT VALLEY WEST - PHASE 2

MONTANA

PROJECT NO.
5552.002

FIGURE NUMBER
LOT 3-4

LOT EXHIBIT



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 7
4050 sq.ft.

LOT 8
5240 sq.ft.

- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SETBACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SETBACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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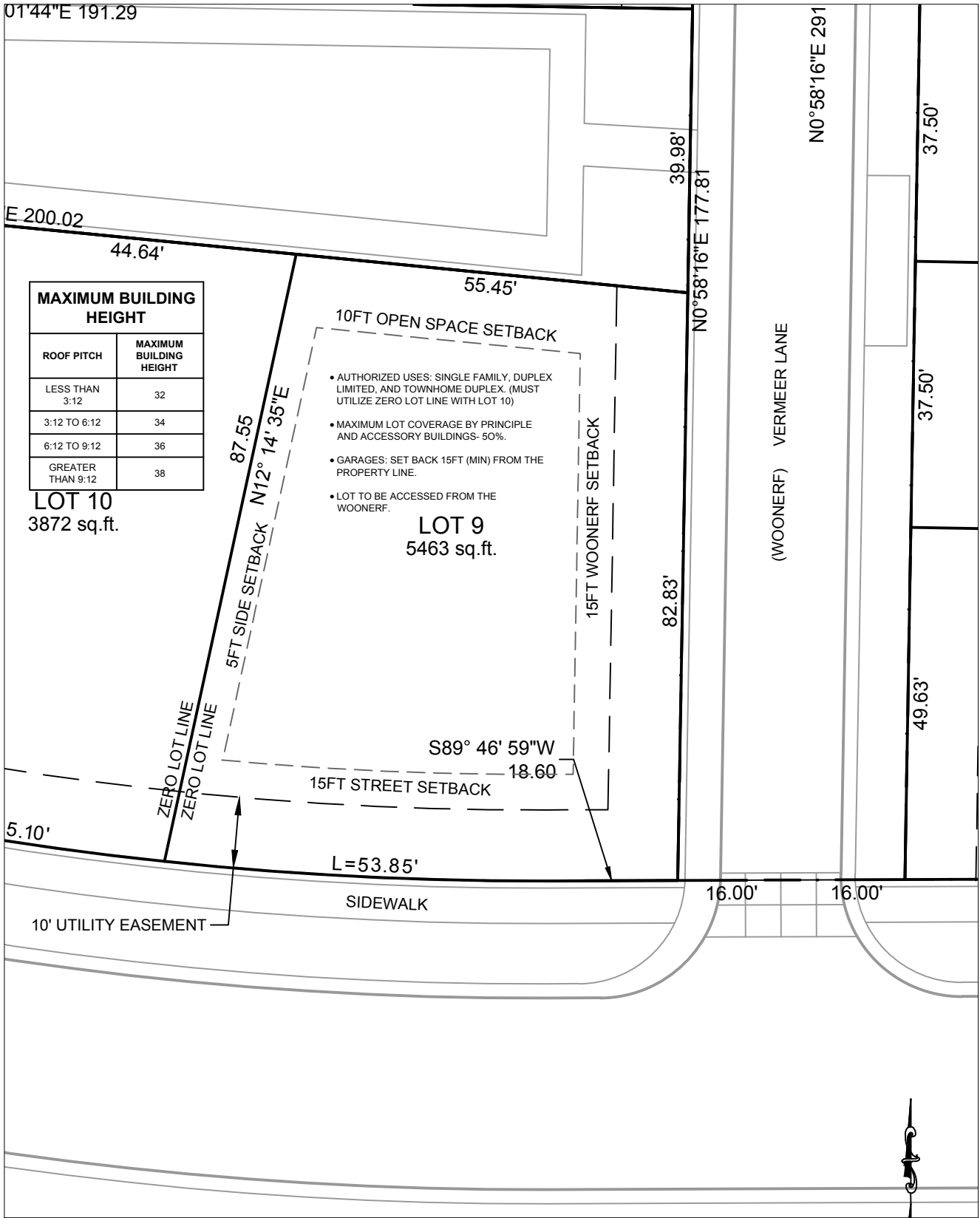
PROJECT NO. 5352.002

FIGURE NUMBER **LOT 7-8**

BOZEMAN MONTANA

THE LAKES AT VALLEY WEST - PHASE 2

LOT EXHIBIT



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 10
3872 sq. ft.

LOT 9
5463 sq. ft.

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 10)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES: SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- LOT TO BE ACCESSED FROM THE WOONERF.



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THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

PROJECT NO.
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LOT EXHIBIT

FIGURE NUMBER
LOT 9

MAXIMUM BUILDING HEIGHT

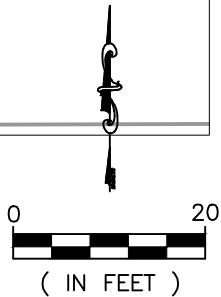
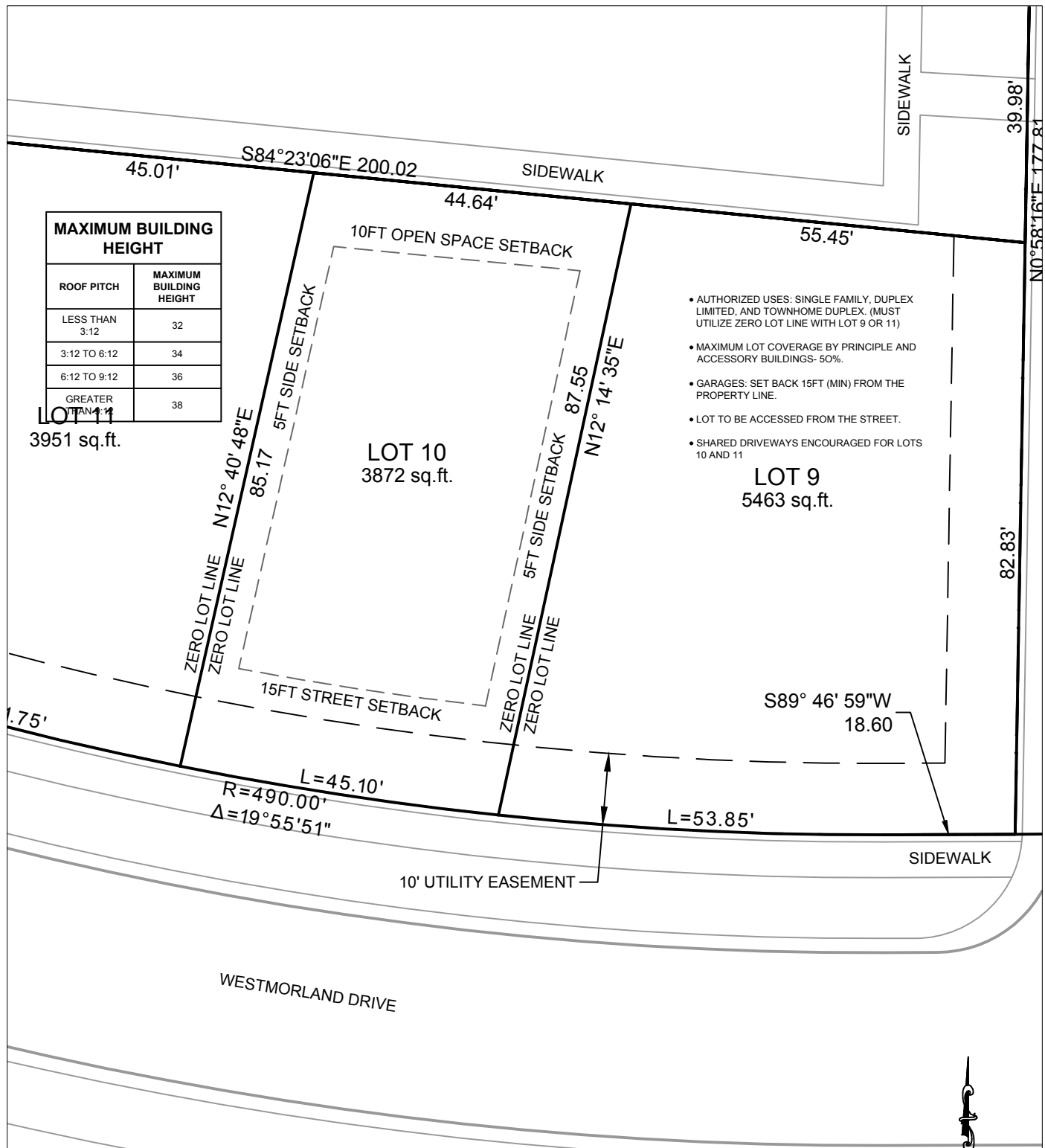
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 11
3951 sq.ft.

LOT 10
3872 sq.ft.

LOT 9
5463 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 9 OR 11)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES: SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- LOT TO BE ACCESSED FROM THE STREET.
- SHARED DRIVEWAYS ENCOURAGED FOR LOTS 10 AND 11



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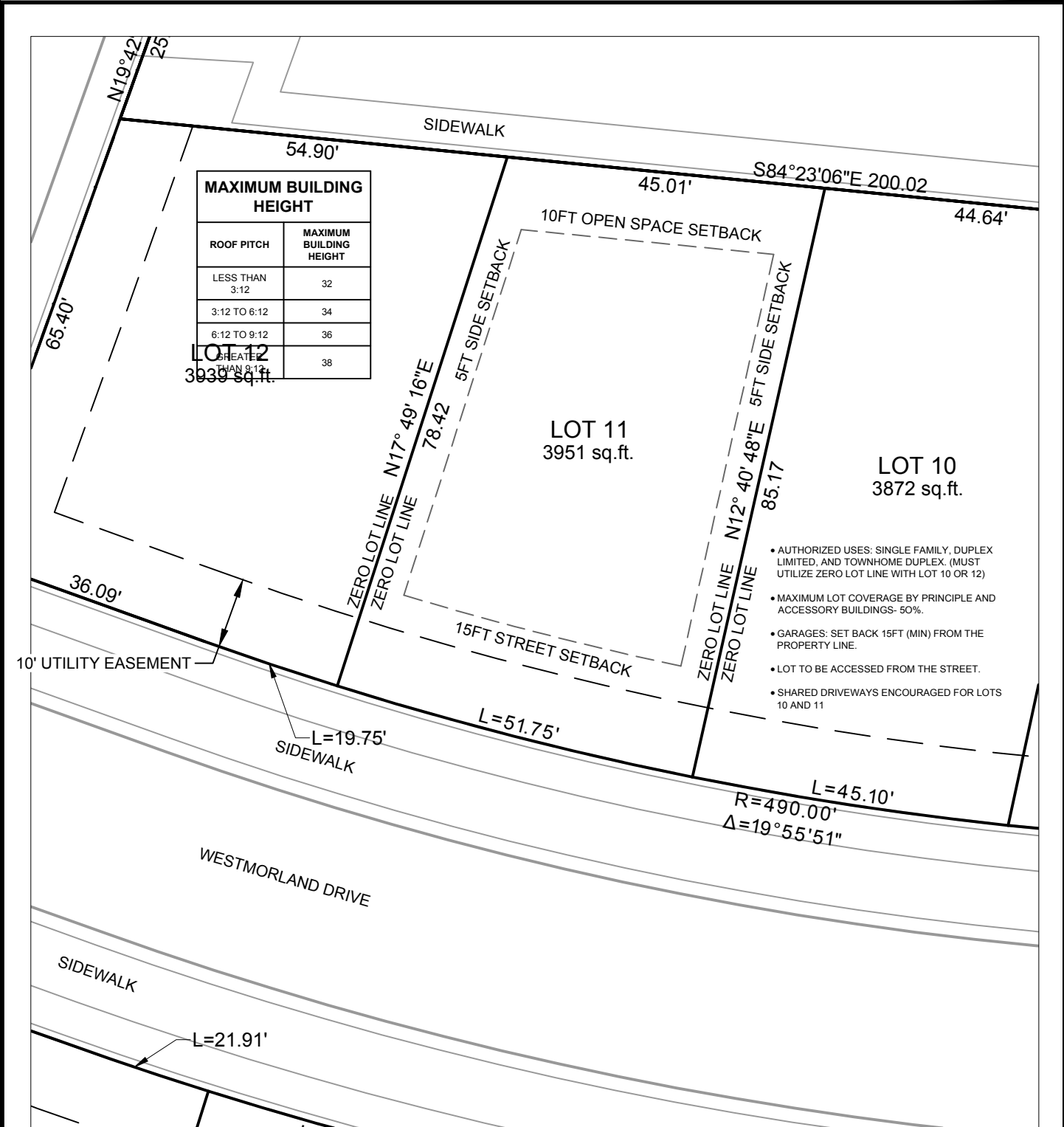
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THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

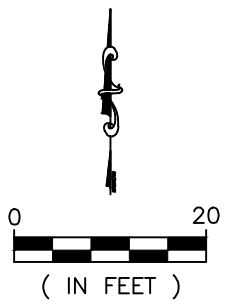
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LOT EXHIBIT


FIGURE NUMBER
LOT 10



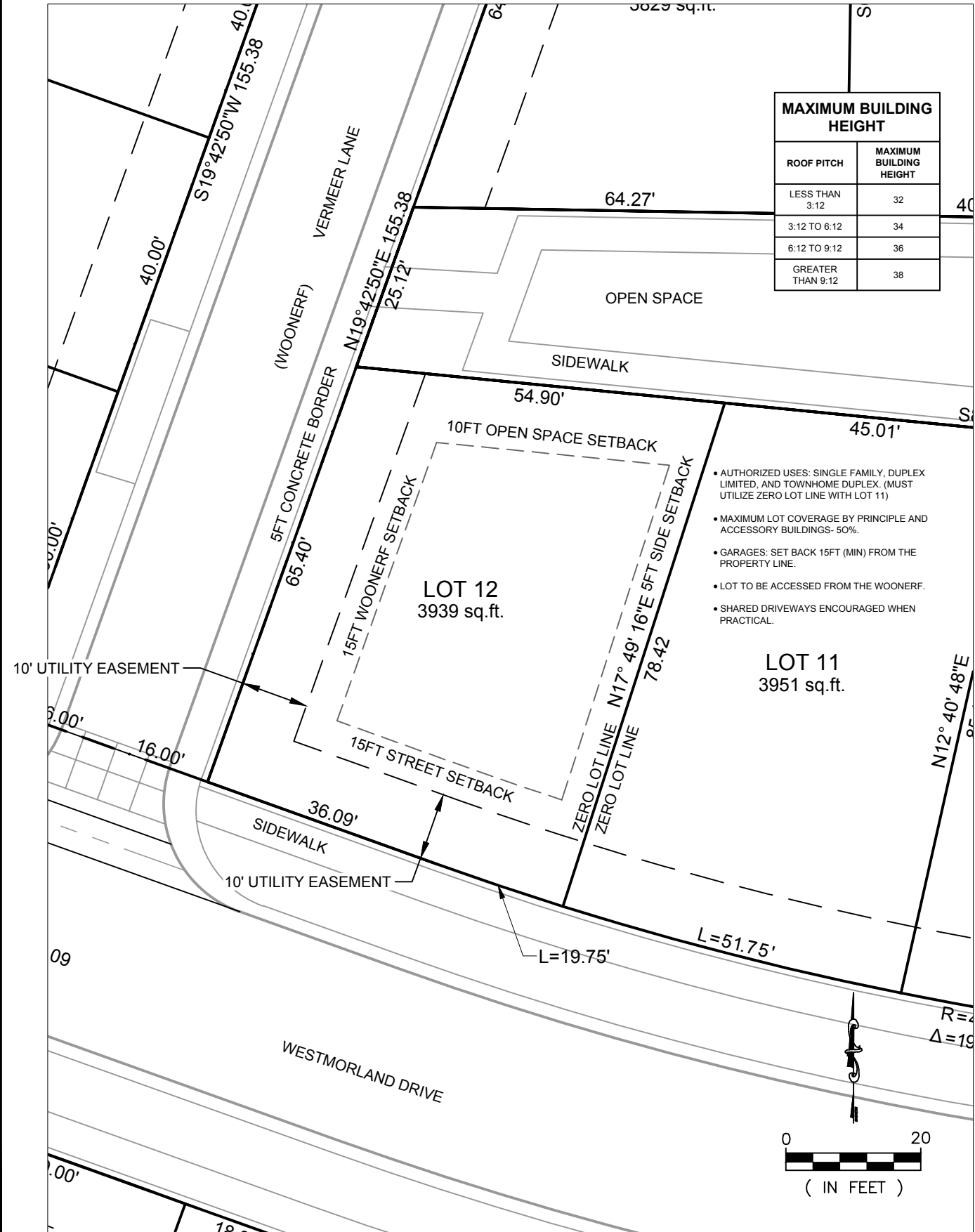
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 10 OR 12)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES: SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- LOT TO BE ACCESSED FROM THE STREET.
- SHARED DRIVEWAYS ENCOURAGED FOR LOTS 10 AND 11



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			CHK'D. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>		FIGURE NUMBER LOT 11

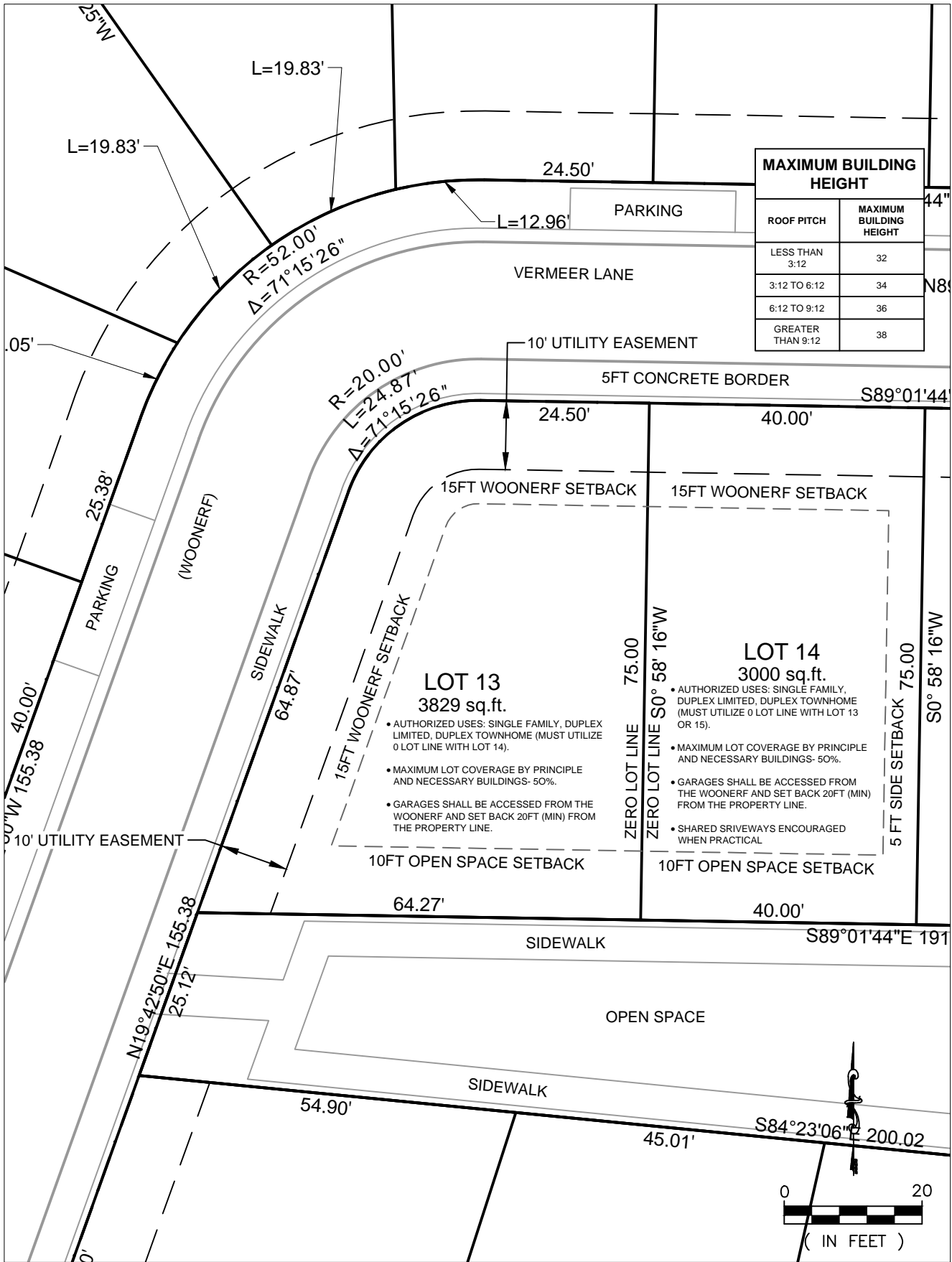
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 11)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES: SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- LOT TO BE ACCESSED FROM THE WOONERF.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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	LOT EXHIBIT	FIGURE NUMBER LOT 12	



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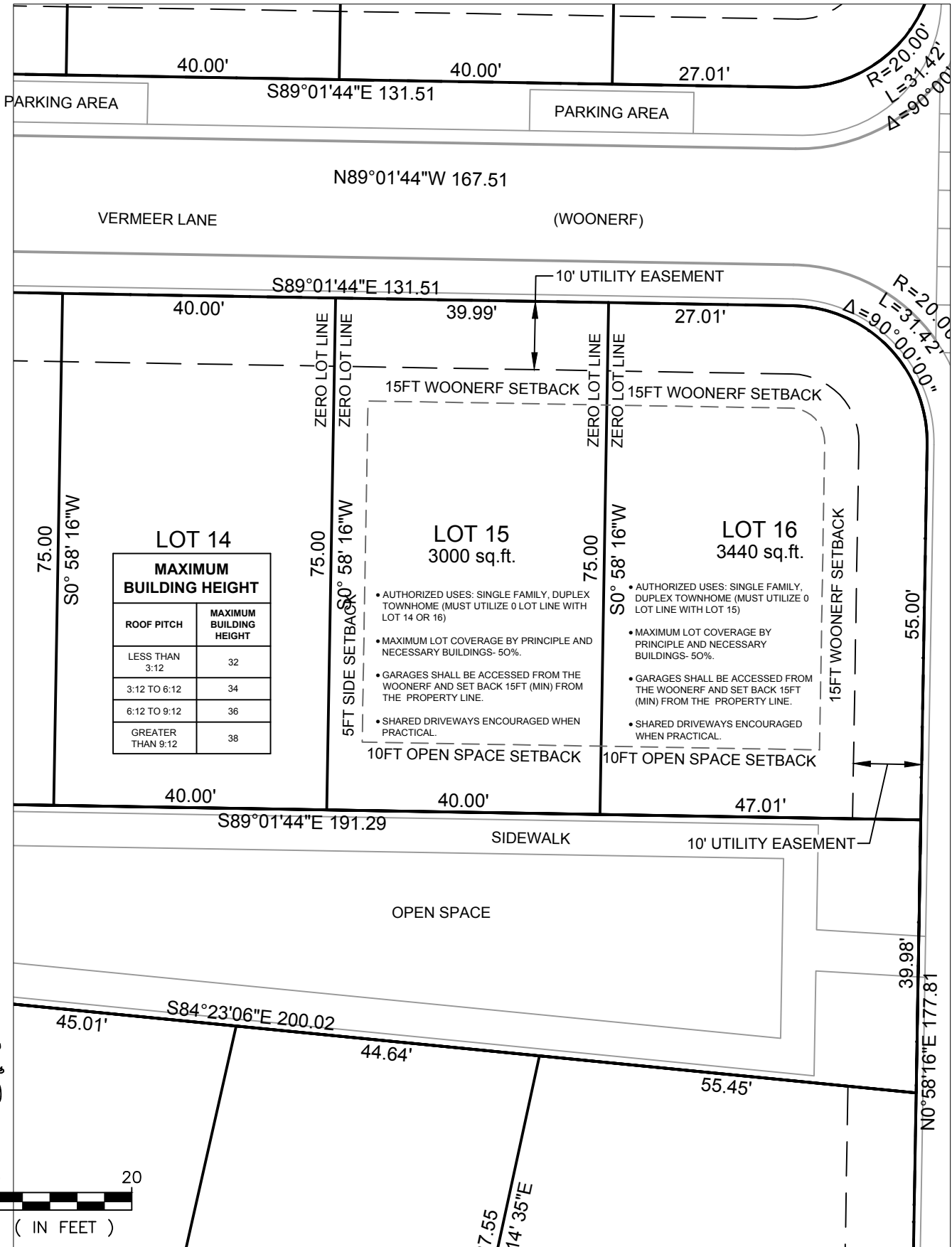
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THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

PROJECT NO.
5352.002

LOT EXHIBIT

FIGURE NUMBER
LOT 13-14



LOT 14

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- LOT 15**
3000 sq.ft.
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 14 OR 16)
 - MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
 - GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
 - SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- LOT 16**
3440 sq.ft.
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 15)
 - MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
 - GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
 - SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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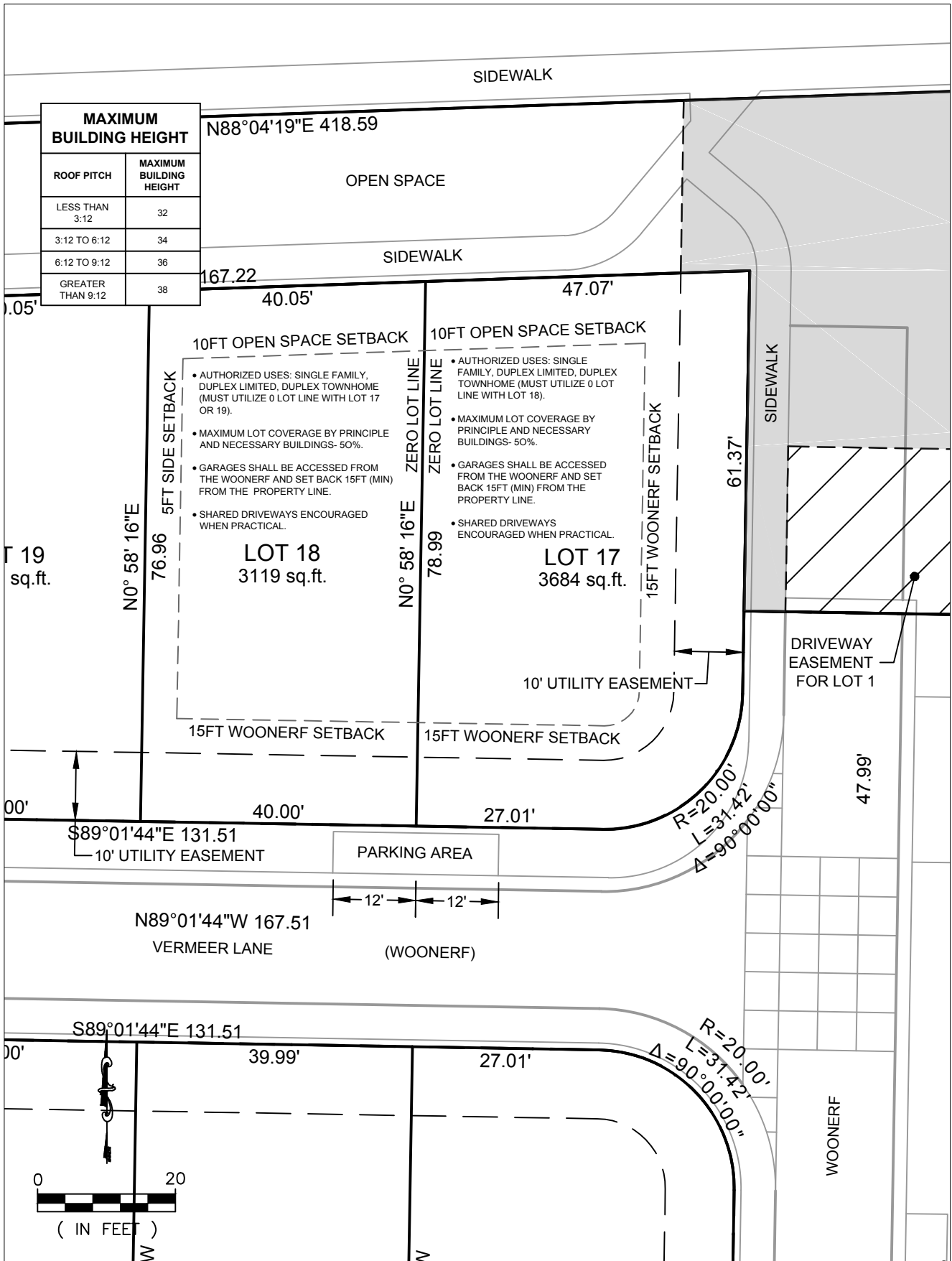
THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

PROJECT NO.
5352.002

LOT EXHIBIT

FIGURE NUMBER
LOT 15-16

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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THE LAKES AT VALLEY WEST - PHASE 2
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PROJECT NO.
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LOT EXHIBIT

FIGURE NUMBER
LOT 17-18

N88°04'19"E 418

OPEN SPACE

SIDEWALK

N88°04'19"E 167.22

40.05'

40.05'

40.05'

10FT OPEN SPACE SETBACK

10FT OPEN SPACE SETBACK

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 19 OR 21).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 18 OR 20).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 21
3513 sq.ft.

LOT 20
2868 sq.ft.

LOT 19
3038 sq.ft.

LOT 18
3119 sq.ft.

ZERO LOT LINE
S1° 05' 17"E
74.56

ZERO LOT LINE
S0° 58' 16"W
74.94

ZERO LOT LINE
N0° 58' 16"E
76.96

L=19.83'

15FT WOONERF SETBACK

15FT WOONERF SETBACK

24.50'

40.00'

40.00'

PARKING AREA

S89°01'44"E 131.51
10' UTILITY EASEMENT

L=12.96'



N89°01'44"W 167.51

VERMEER LANE

(WOONERF)

S89°01'44"E 131.51

24.50'

40.00'

39.99'

R=20.00'
L=24.87'
Δ=71°15'26"

ZERO LOT LINE
S0° 58' 16"W
75.00

ZERO LOT LINE
S0° 58' 16"W
75.00

LOT 14
3000 sq.ft.

LOT 15
3000 sq.ft.

LOT 13
3829 sq.ft.



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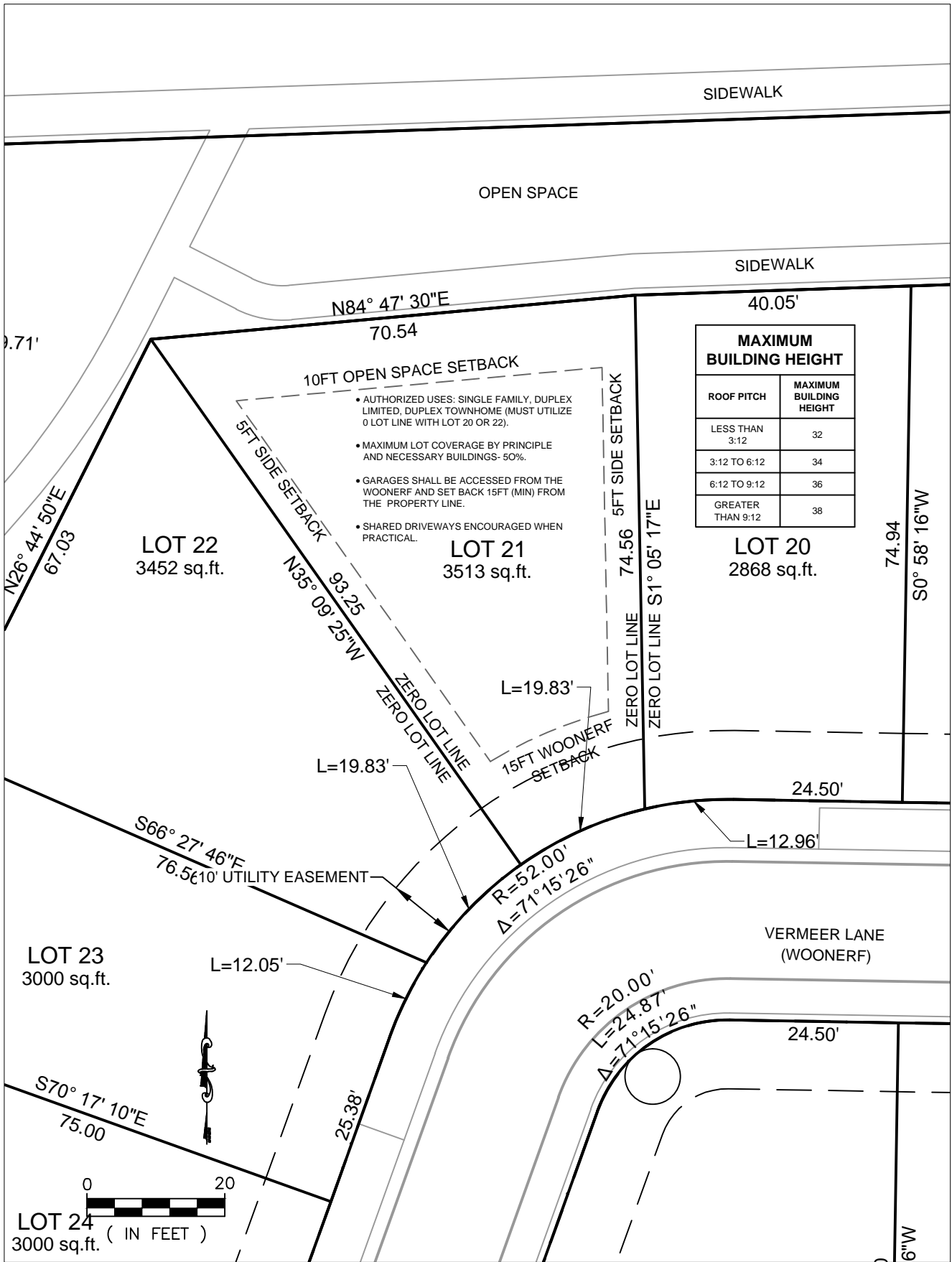
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THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

PROJECT NO.
5352.002

LOT EXHIBIT

FIGURE NUMBER
LOT 19-20



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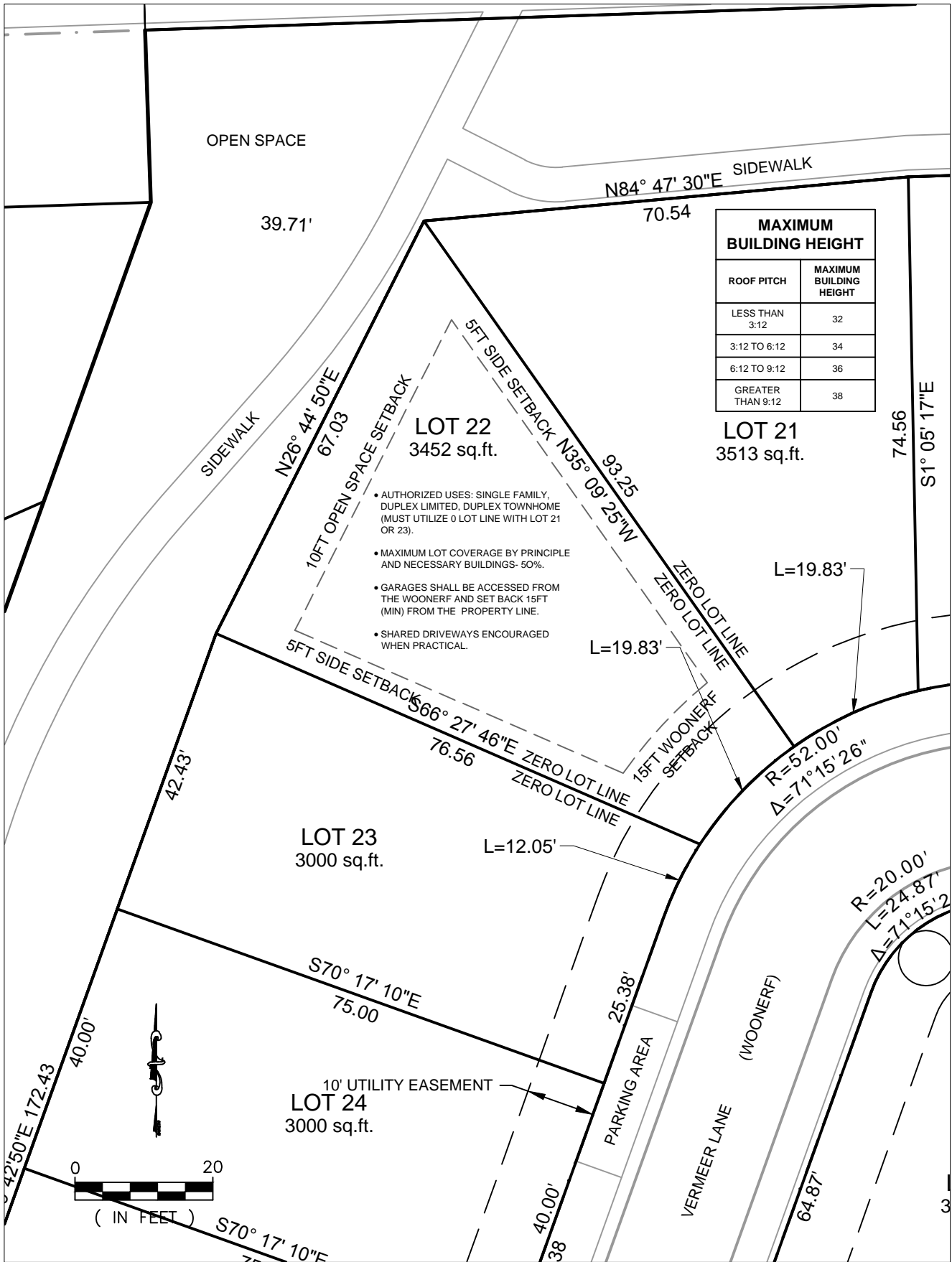
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THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

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LOT EXHIBIT

FIGURE NUMBER
LOT 21



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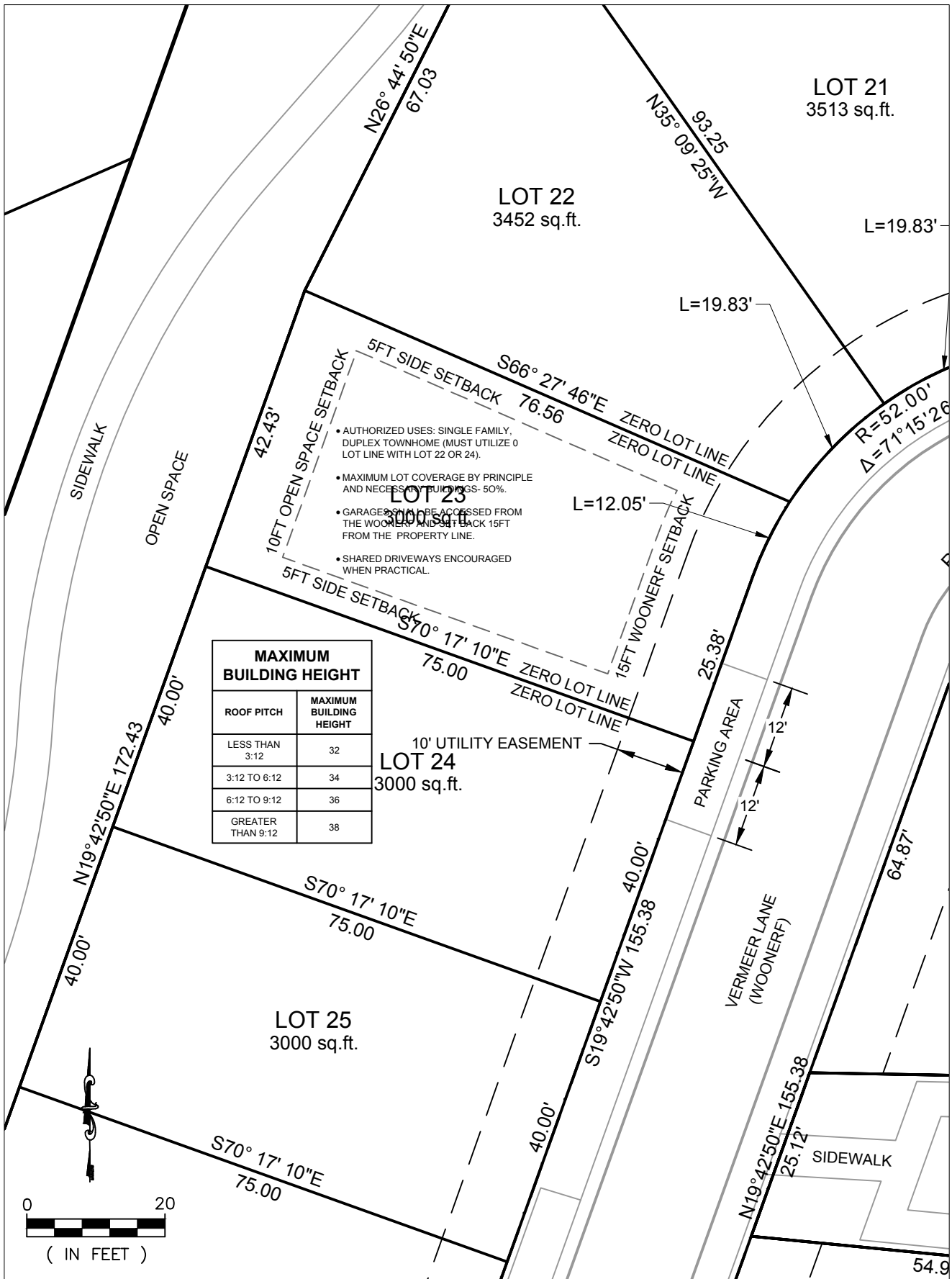
THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

PROJECT NO.
5352.002

LOT EXHIBIT

FIGURE NUMBER

LOT 22



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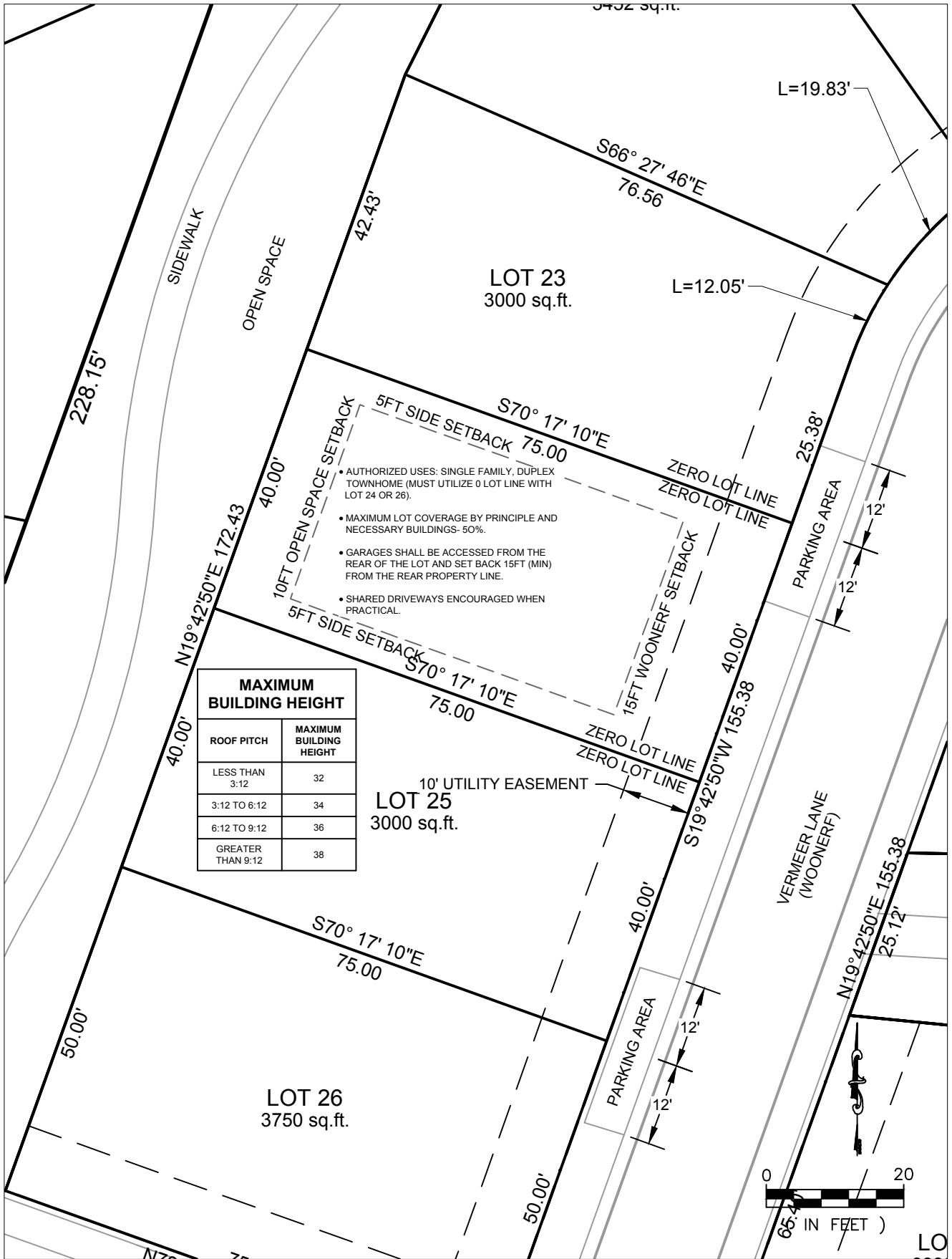
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FIGURE NUMBER
LOT 23



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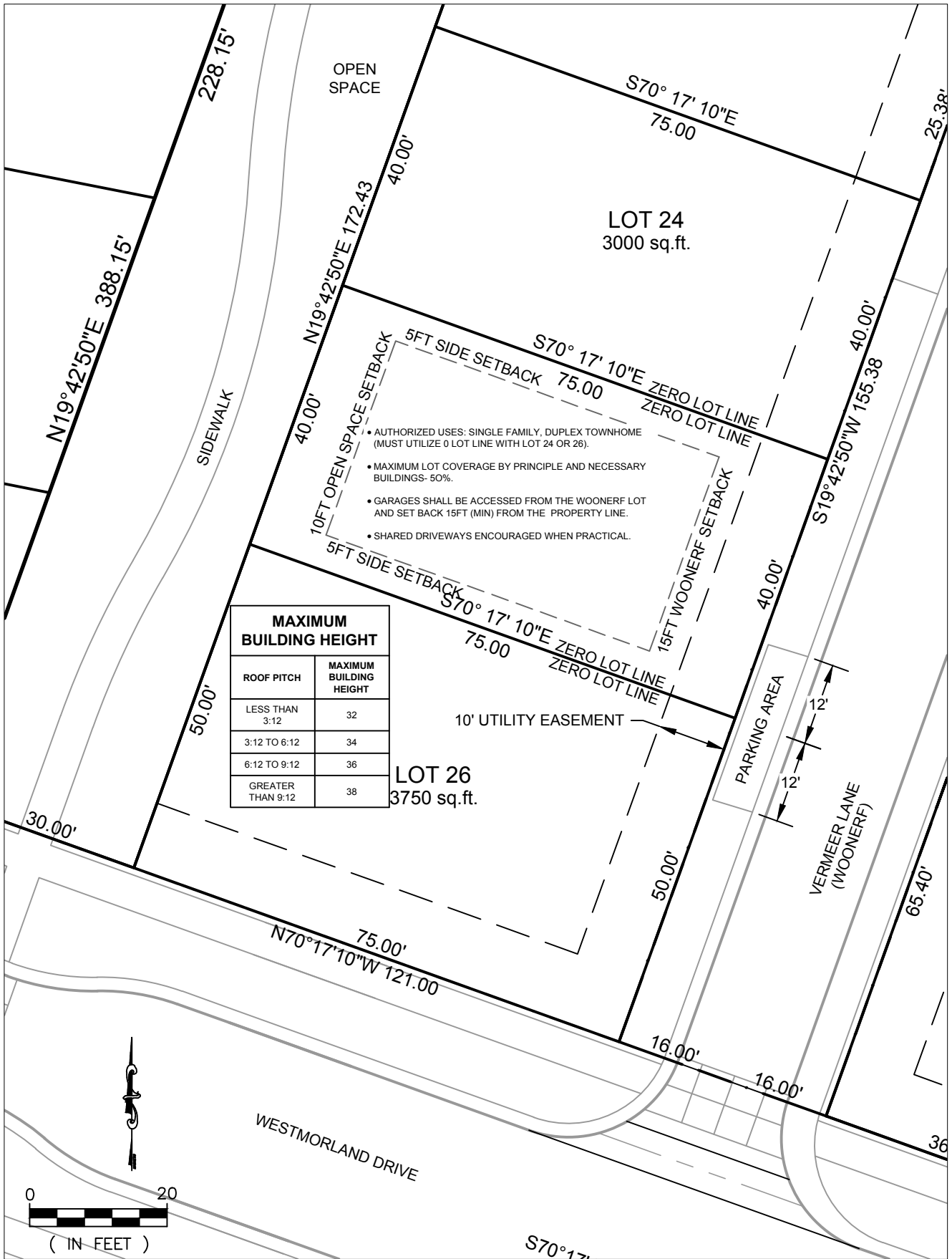
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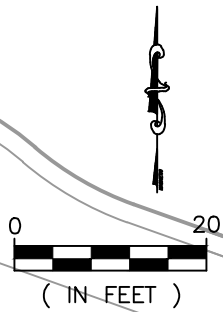
FIGURE NUMBER

LOT 24



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

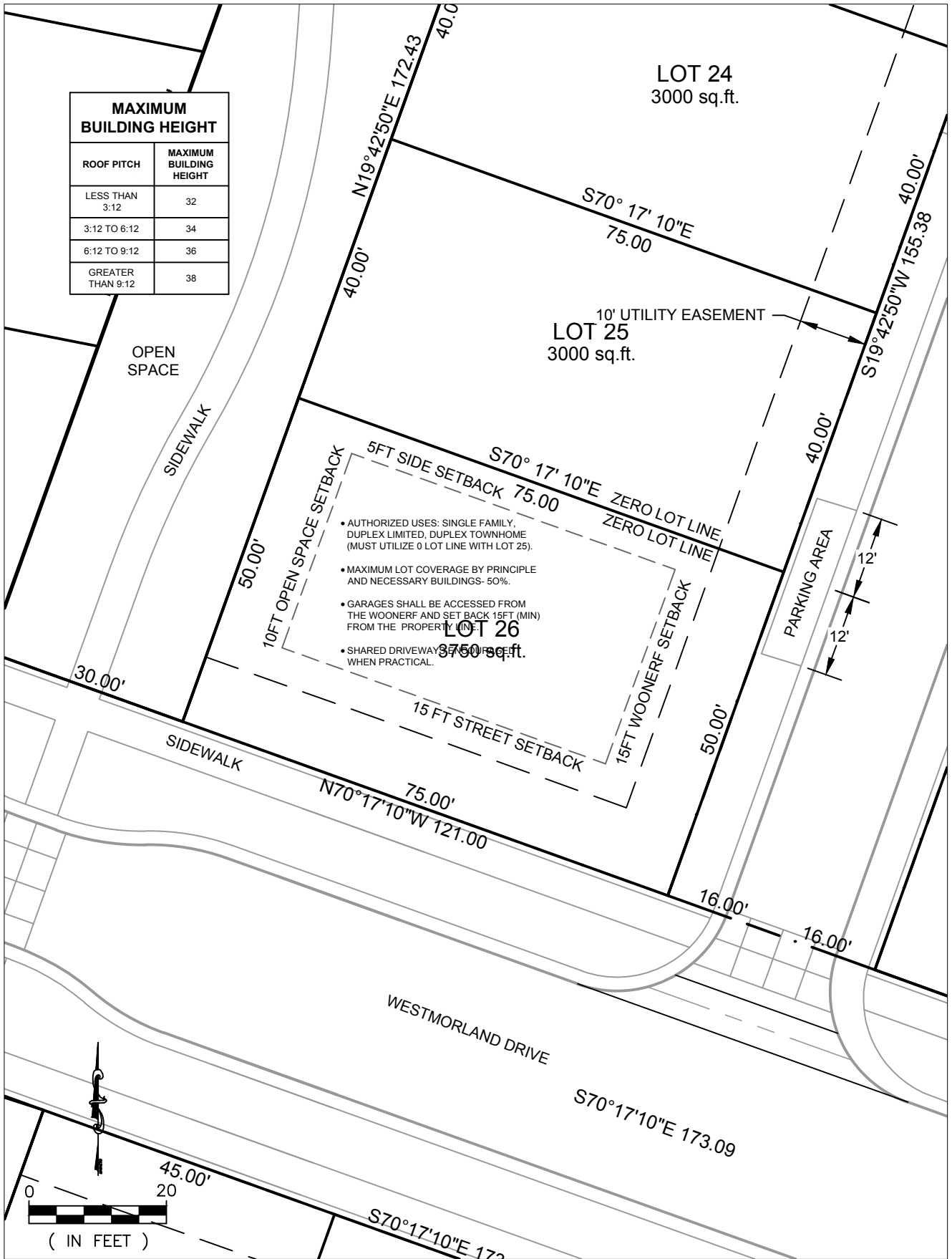
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 24 OR 26).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF LOT AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



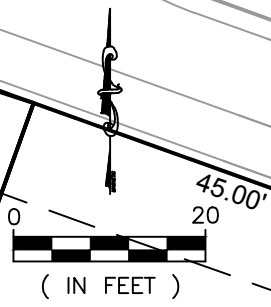
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			LOT EXHIBIT	FIGURE NUMBER LOT 25

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



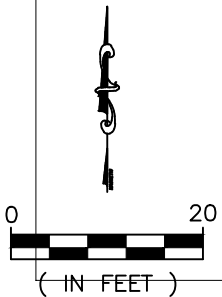
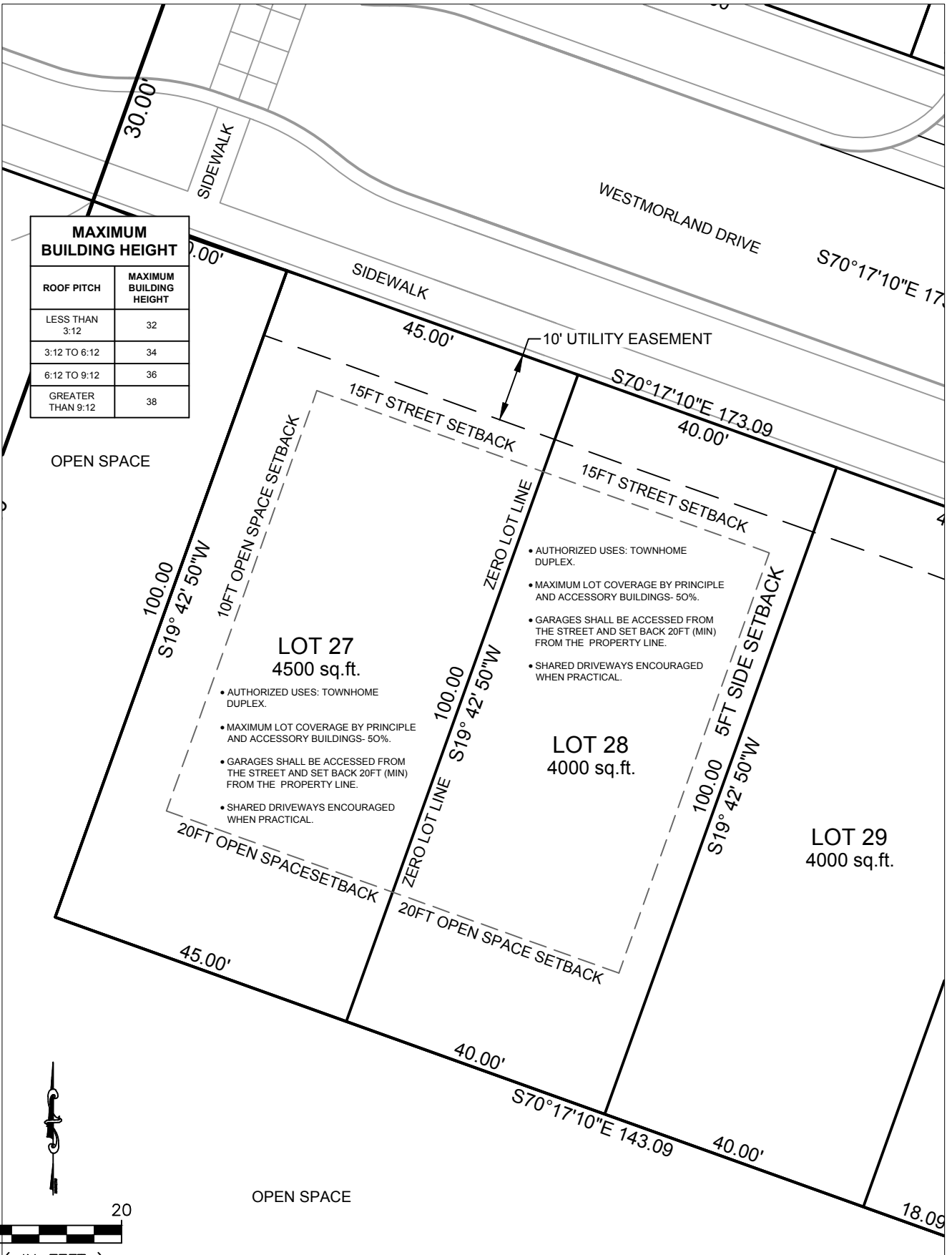
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 25).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS SHALL BE SET WHEN PRACTICAL.



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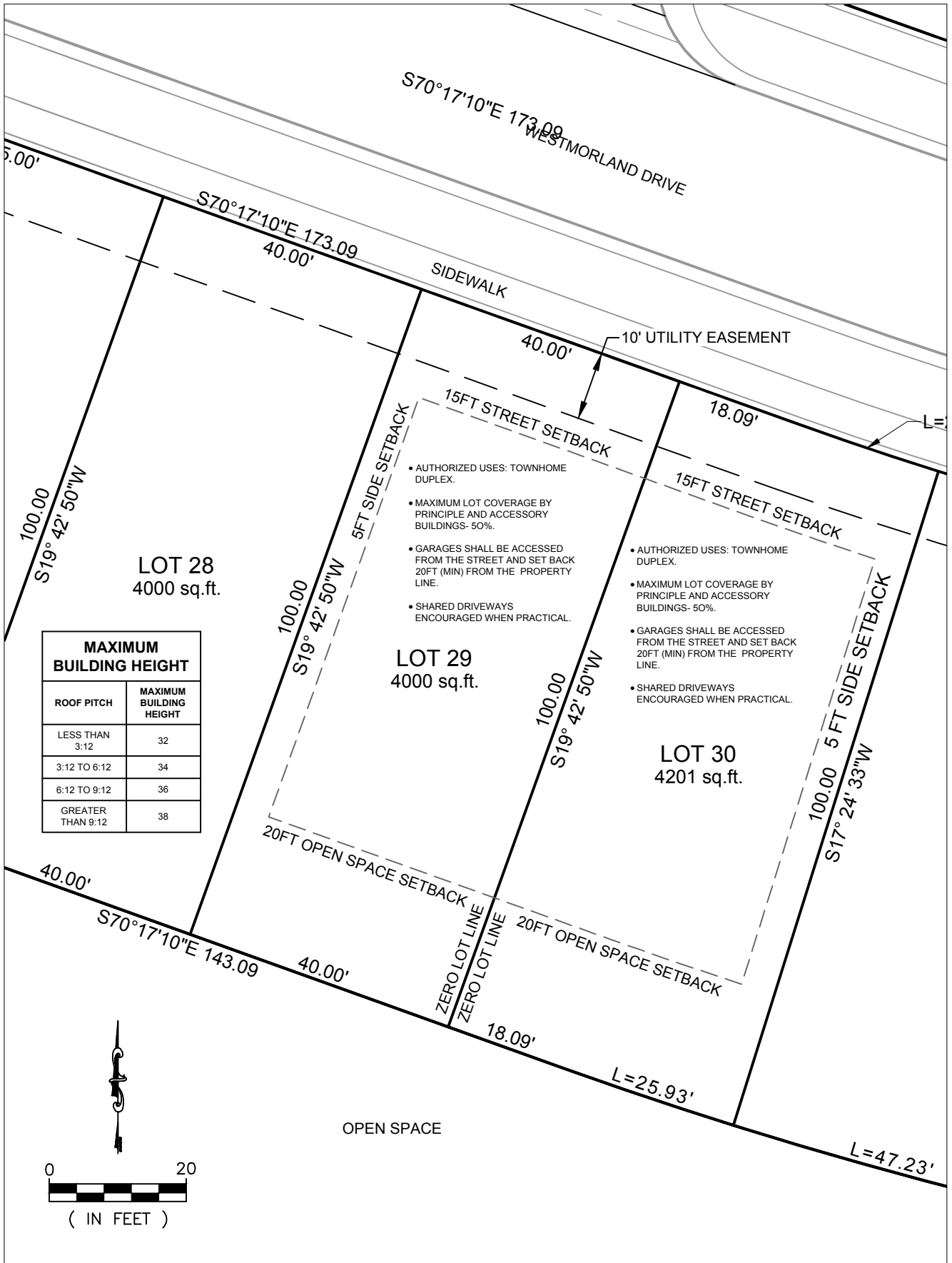
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				LOT EXHIBIT	FIGURE NUMBER LOT 26

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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		<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER LOT 27-28</p>



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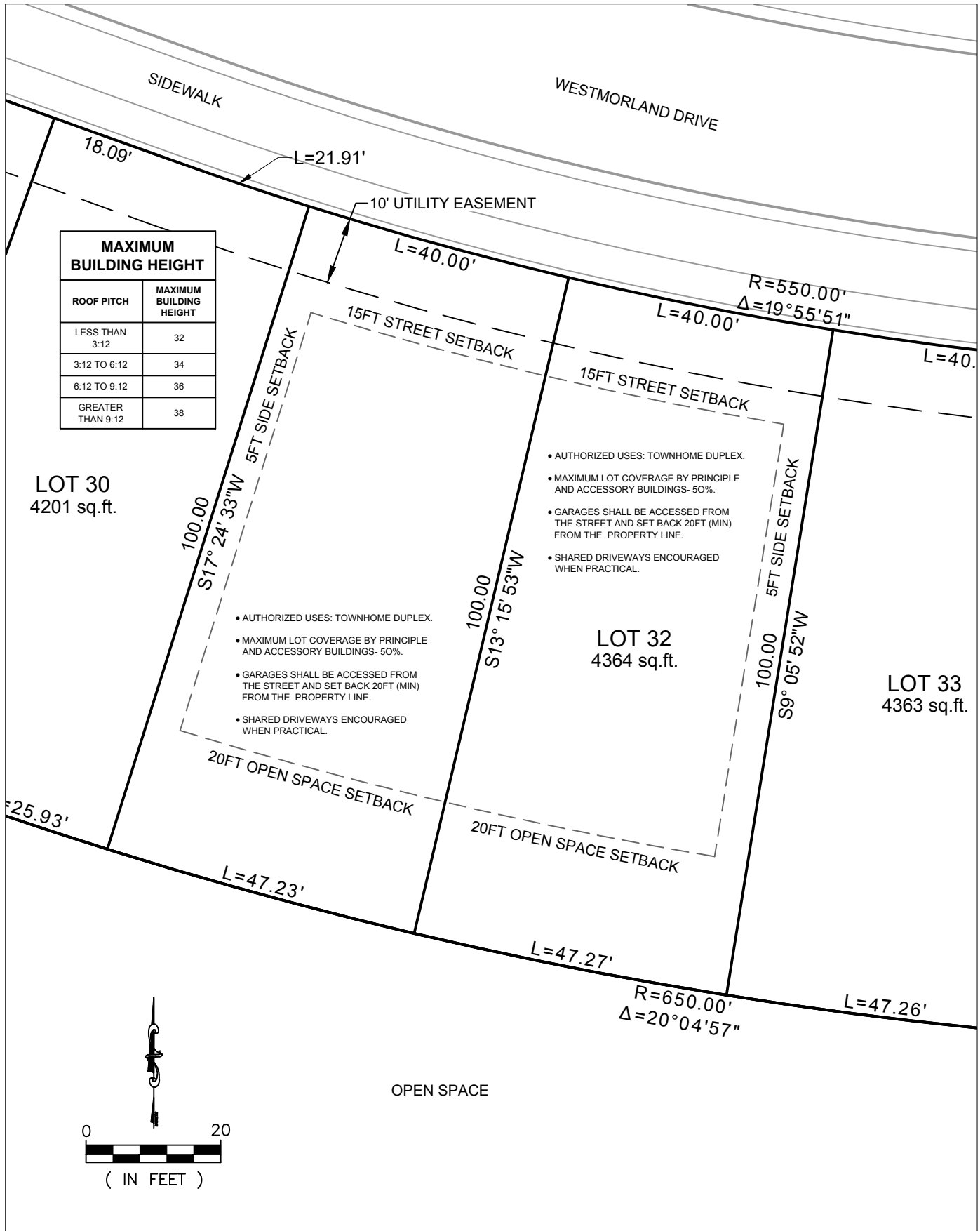
DRAWN BY: CPK
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DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 2
BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.
5352.002

FIGURE NUMBER
LOT 29-30



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

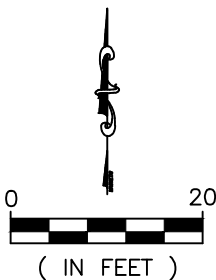
LOT 30
4201 sq.ft.

LOT 32
4364 sq.ft.

LOT 33
4363 sq.ft.

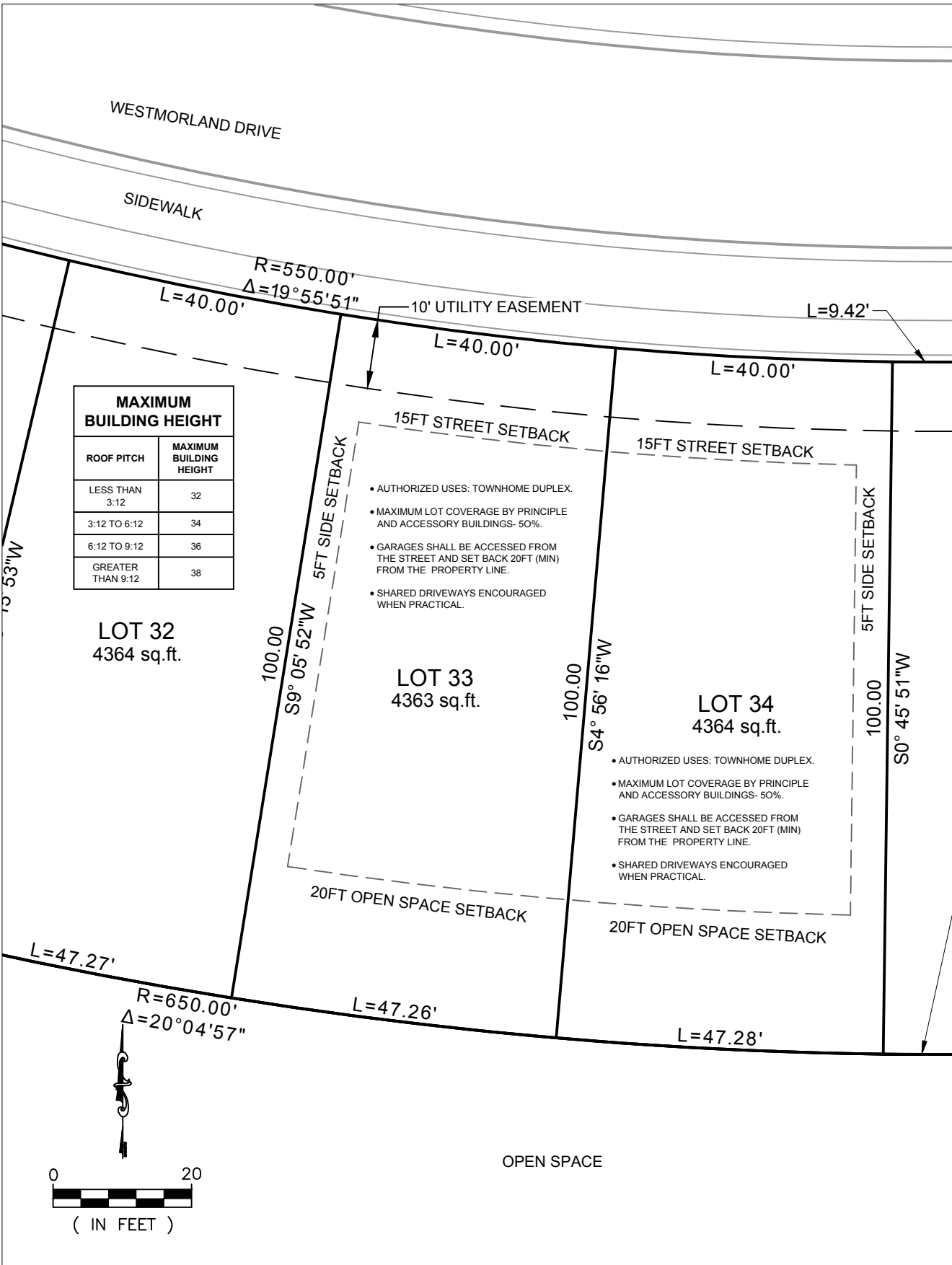
- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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		<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 31-32</p>



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

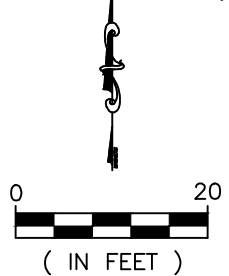
LOT 32
4364 sq.ft.

LOT 33
4363 sq.ft.

LOT 34
4364 sq.ft.

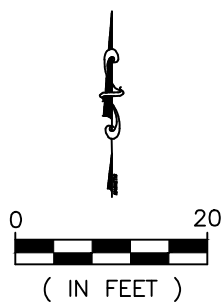
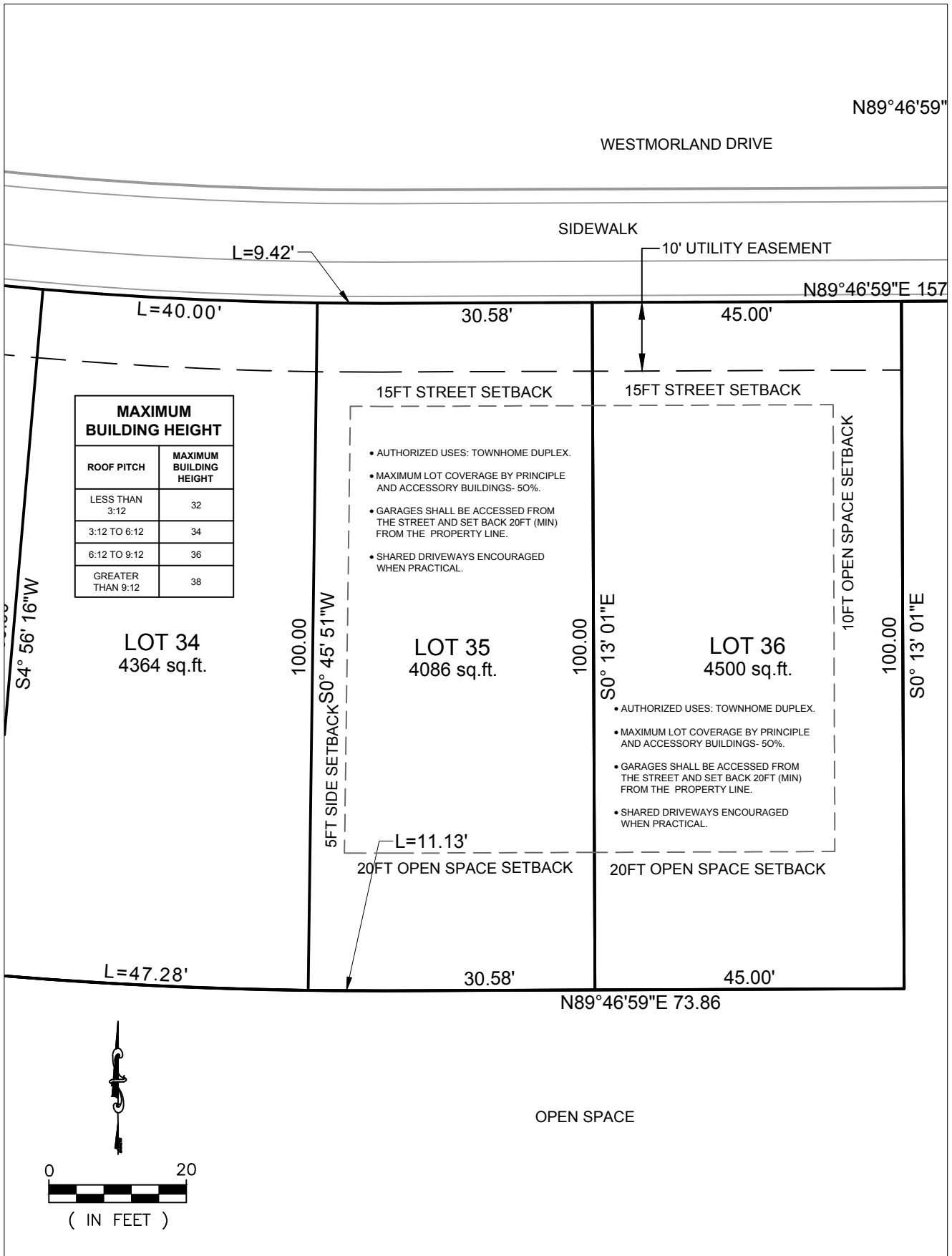
- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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	LOT EXHIBIT	FIGURE NUMBER LOT 33-34	



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			<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 35-36</p>

Appendix C2: The Lakes at Valley West, Phase 3 Building Envelopes

The following lot exhibits describe allowable land uses, lot coverage, lot areas and widths, setbacks and driveway requirements.



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BOZEMAN

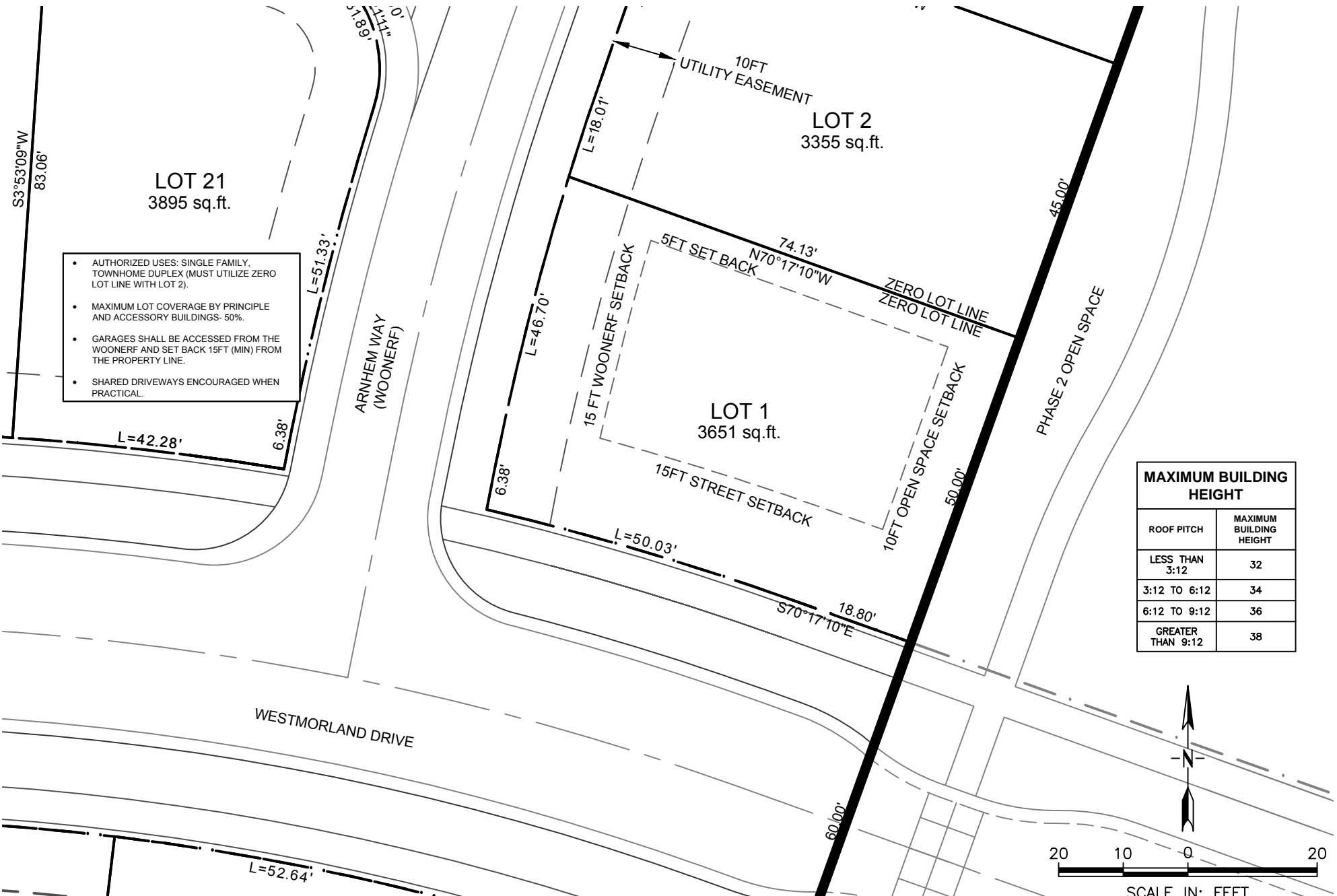
THE LAKES AT VALLEY WEST: PHASE 3

MONTANA

PROJECT NO.
5352.007

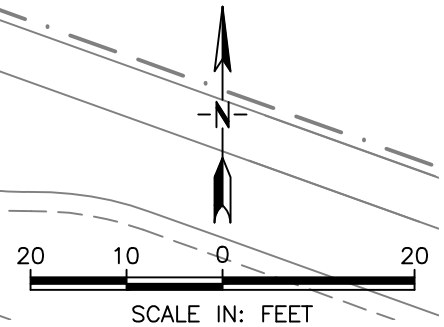
LOT LAYOUT OVERVIEW

FIGURE NUMBER
LOT 1-50




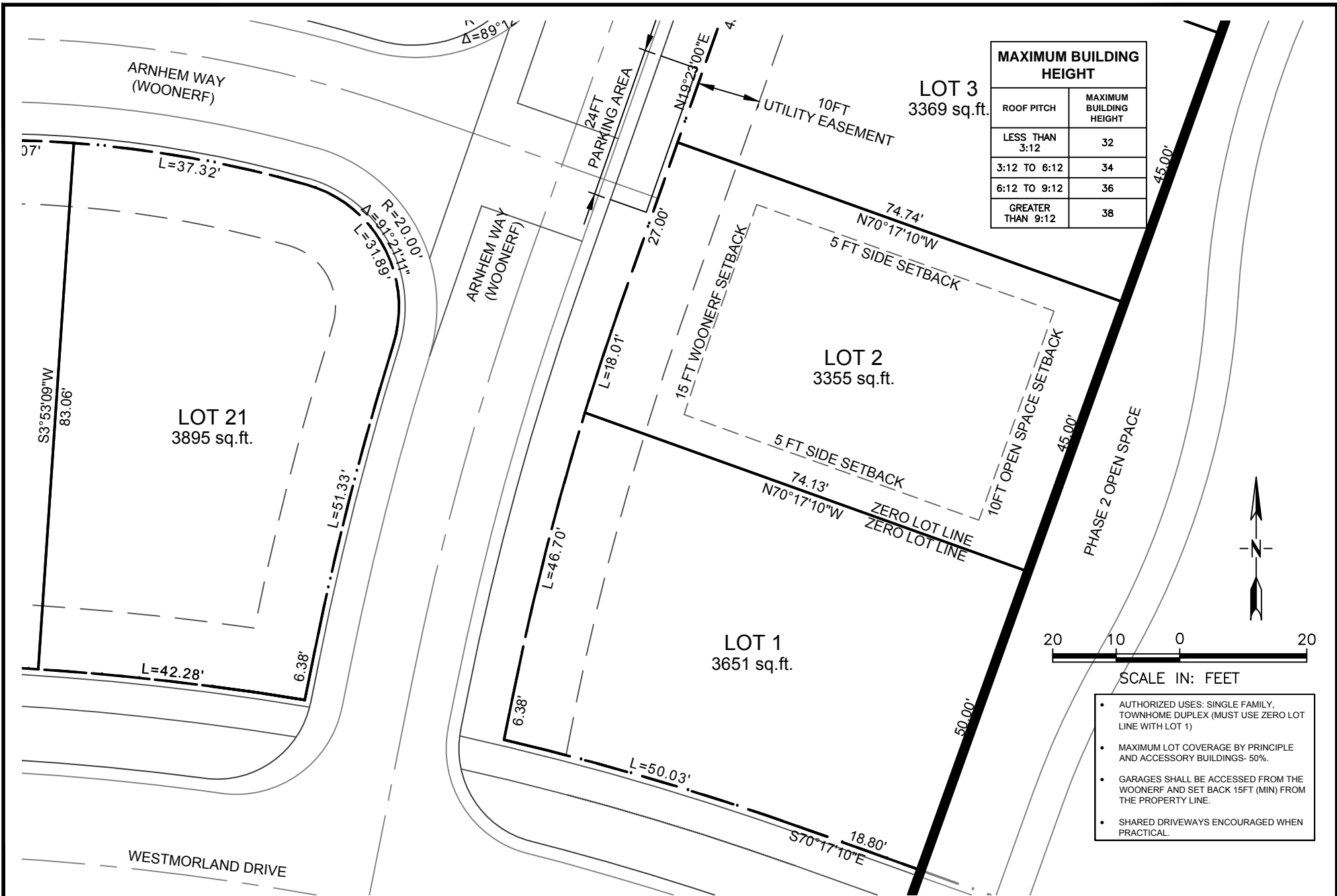
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 2).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 1</p>	



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THE LAKES AT VALLEY WEST: PHASE 3

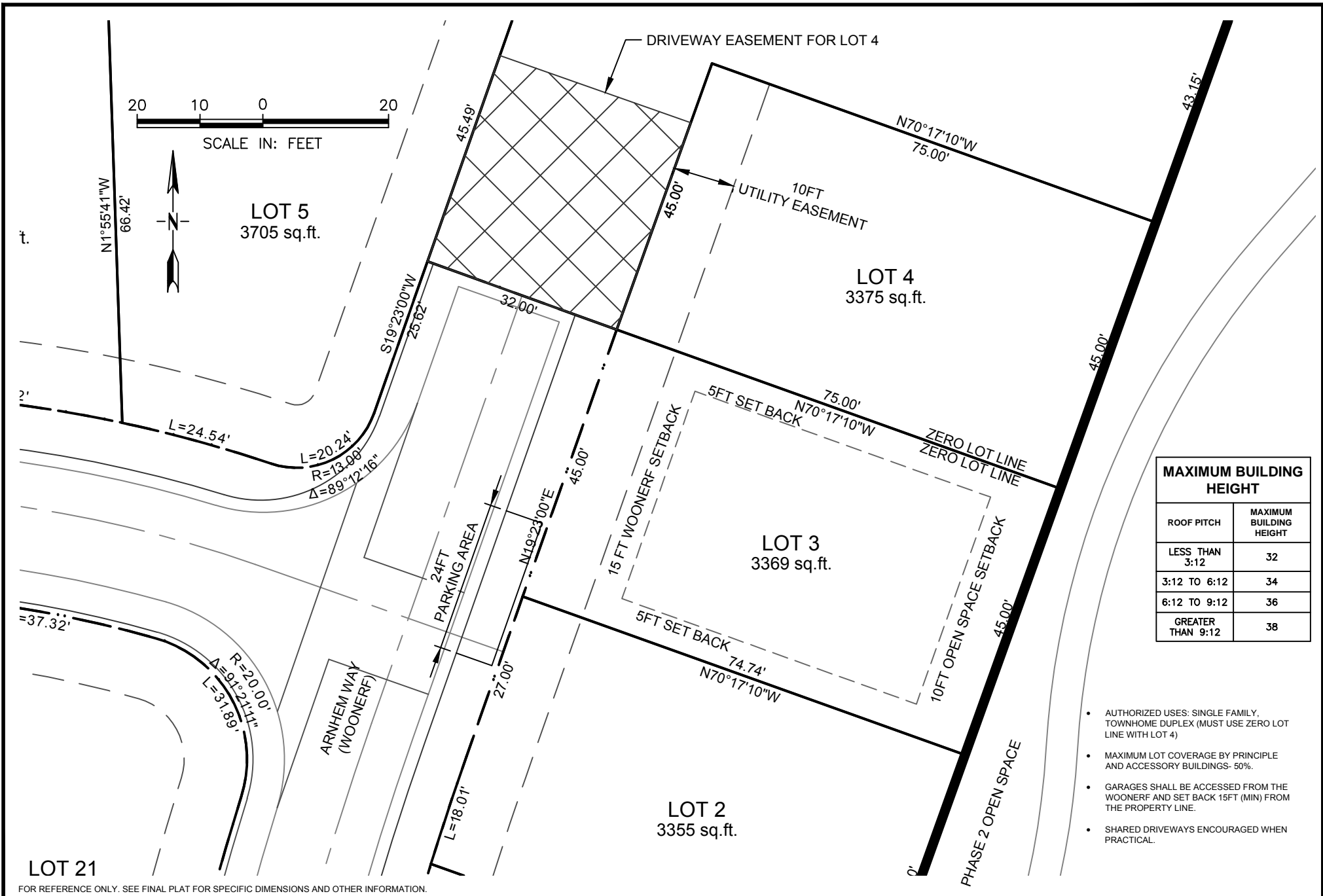
PROJECT NO.
5352.007

MONTANA

LOT EXHIBIT

FIGURE NUMBER

LOT 2



MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST USE ZERO LOT LINE WITH LOT 4)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 21

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THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

PROJECT NO.
5352.007

FIGURE NUMBER

LOT EXHIBIT

LOT 3

DURSTON SIDEWALK

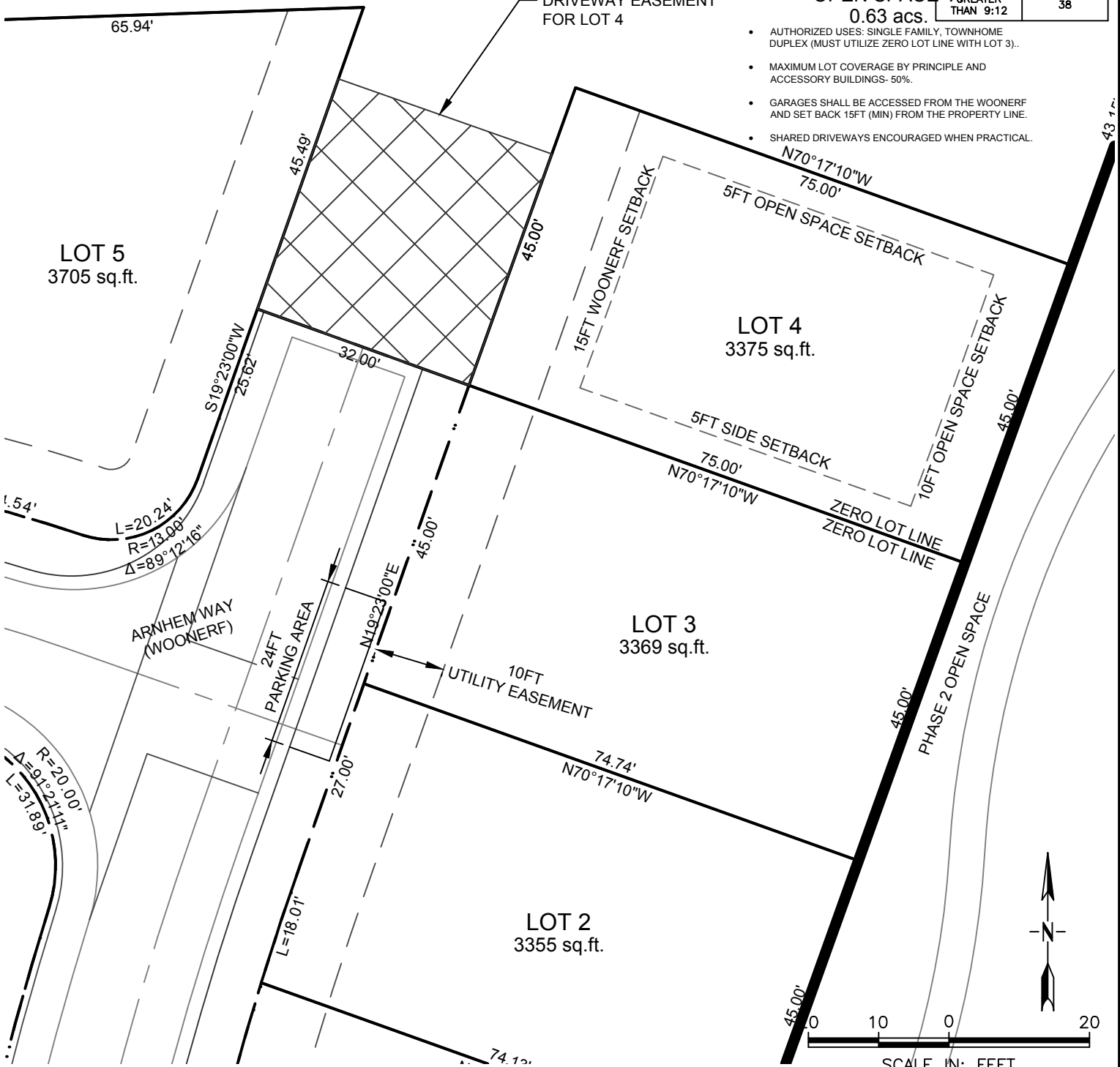
MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

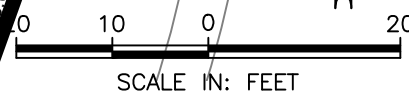
OPEN SPACE

OPEN SPACE
0.63 acs.

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 3)..
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER
LOT 4

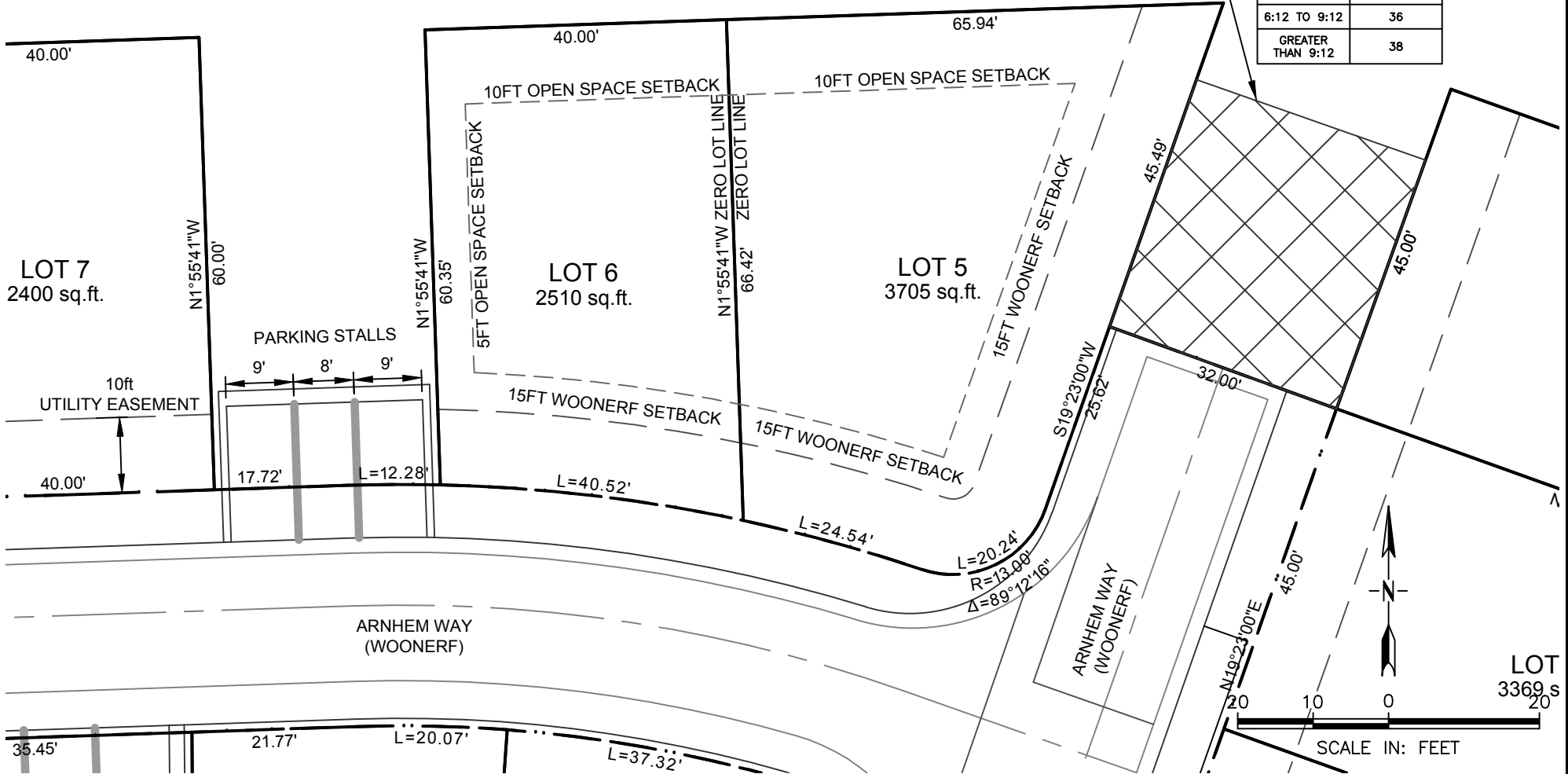
DURSTON SIDEWALK

- AUTHORIZED USES: TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 55%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES FRONTING DURSTON MAY ENCR OACH 5FT INTO THE 10FT OPEN SPACE SETBACK.


MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

OPEN SPACE

DRIVEWAY EASEMENT FOR LOT 4



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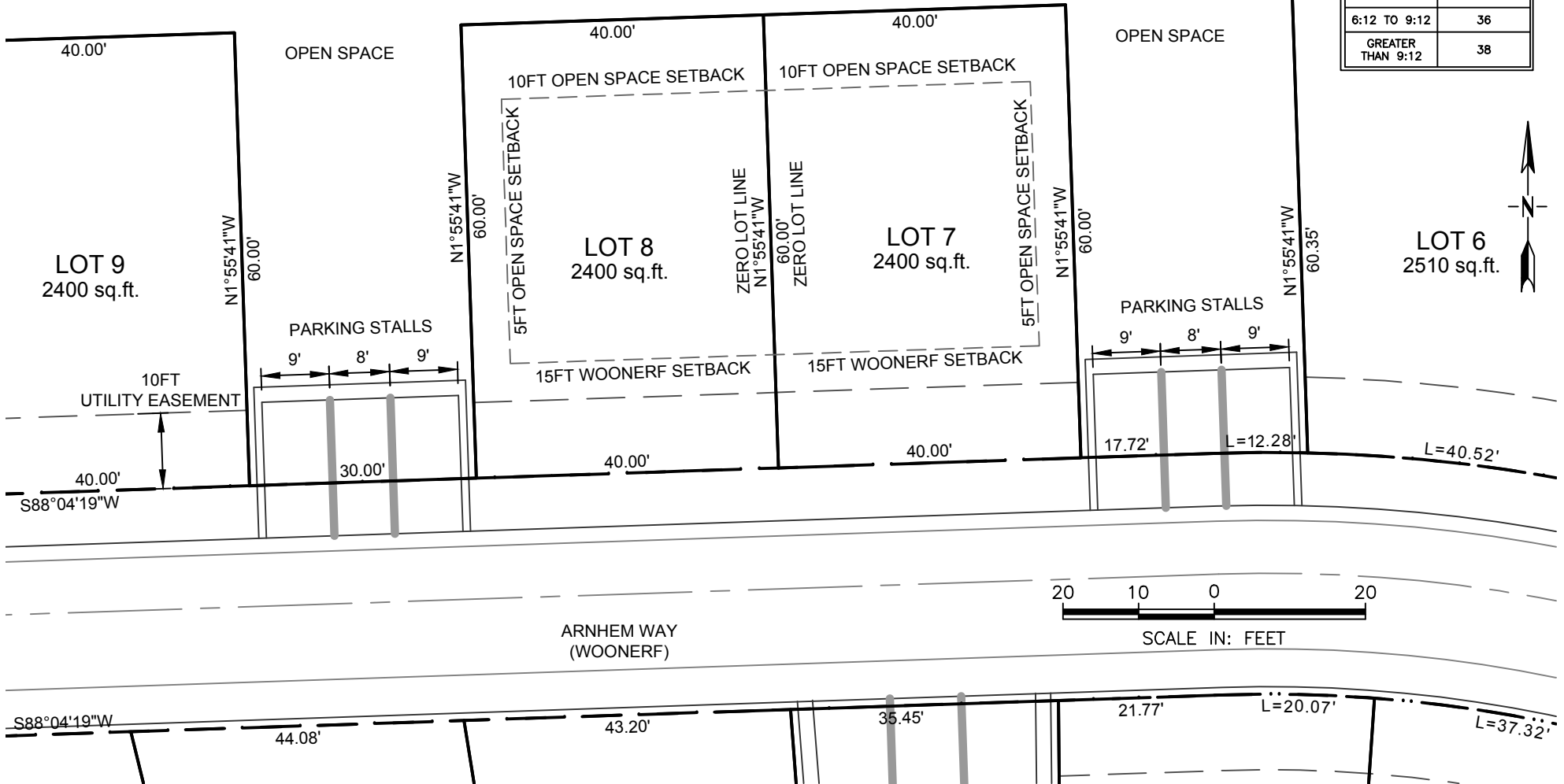
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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 5,6</p>	

DURSTON SIDEWALK

S88°04'19"W 675.56'

- AUTHORIZED USES: TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 55%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES FRONTING DURSTON MAY ENCR OACH 5FT INTO THE 10FT OPEN SPACE SETBACK.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.007

FIGURE NUMBER
LOT 7,8

DURSTON SIDEWALK

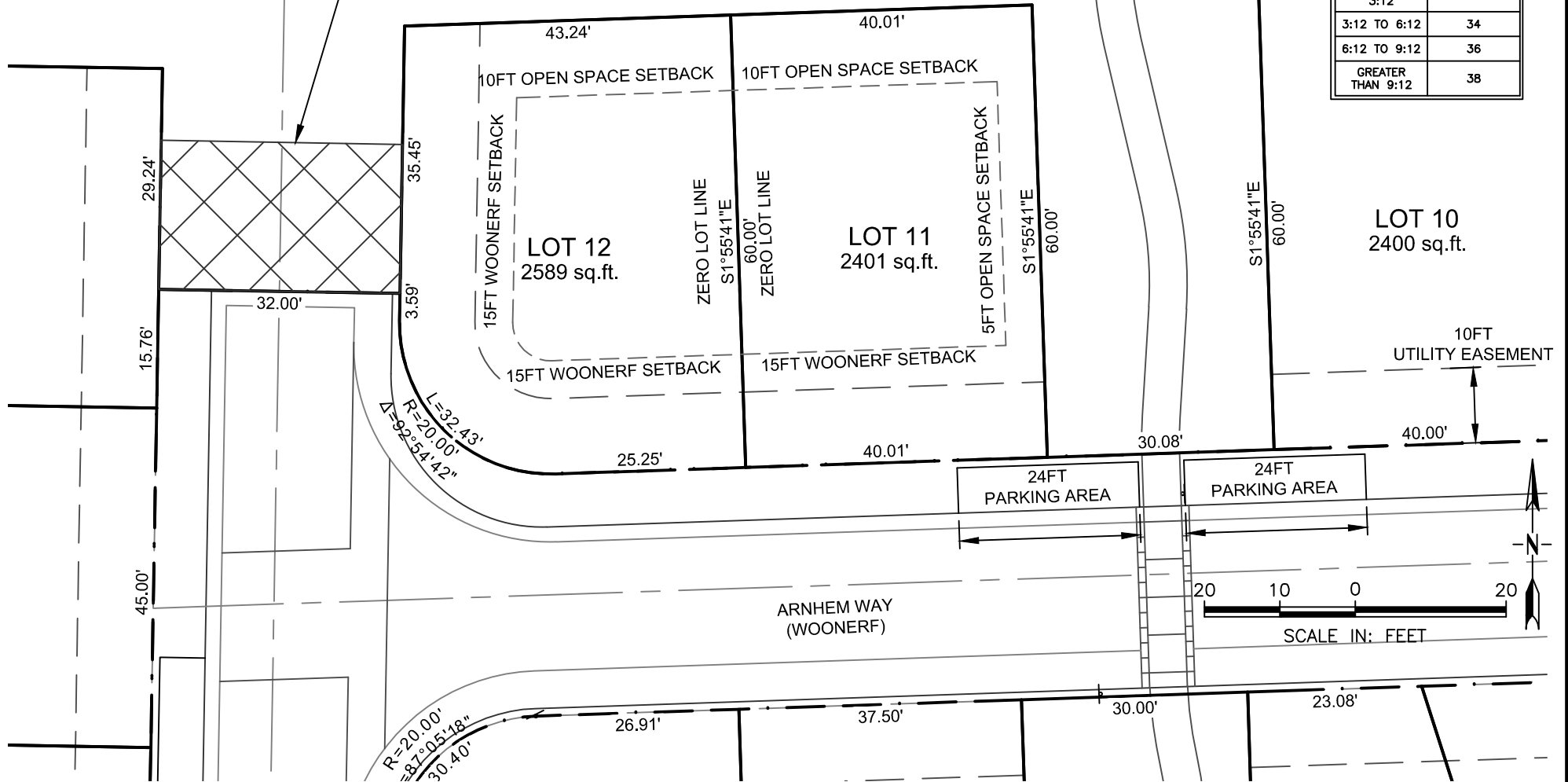
S88°04'19"W

OPEN SPACE

DRIVEWAY EASEMENT FOR LOT 38

- AUTHORIZED USES: TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 55%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES FRONTING DURSTON MAY ENCROACH 5FT INTO THE 10FT OPEN SPACE SETBACK.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

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LOT EXHIBIT

FIGURE NUMBER

LOT 11,12

DURSTON SIDEWALK

N88°04'19"E 873.66'

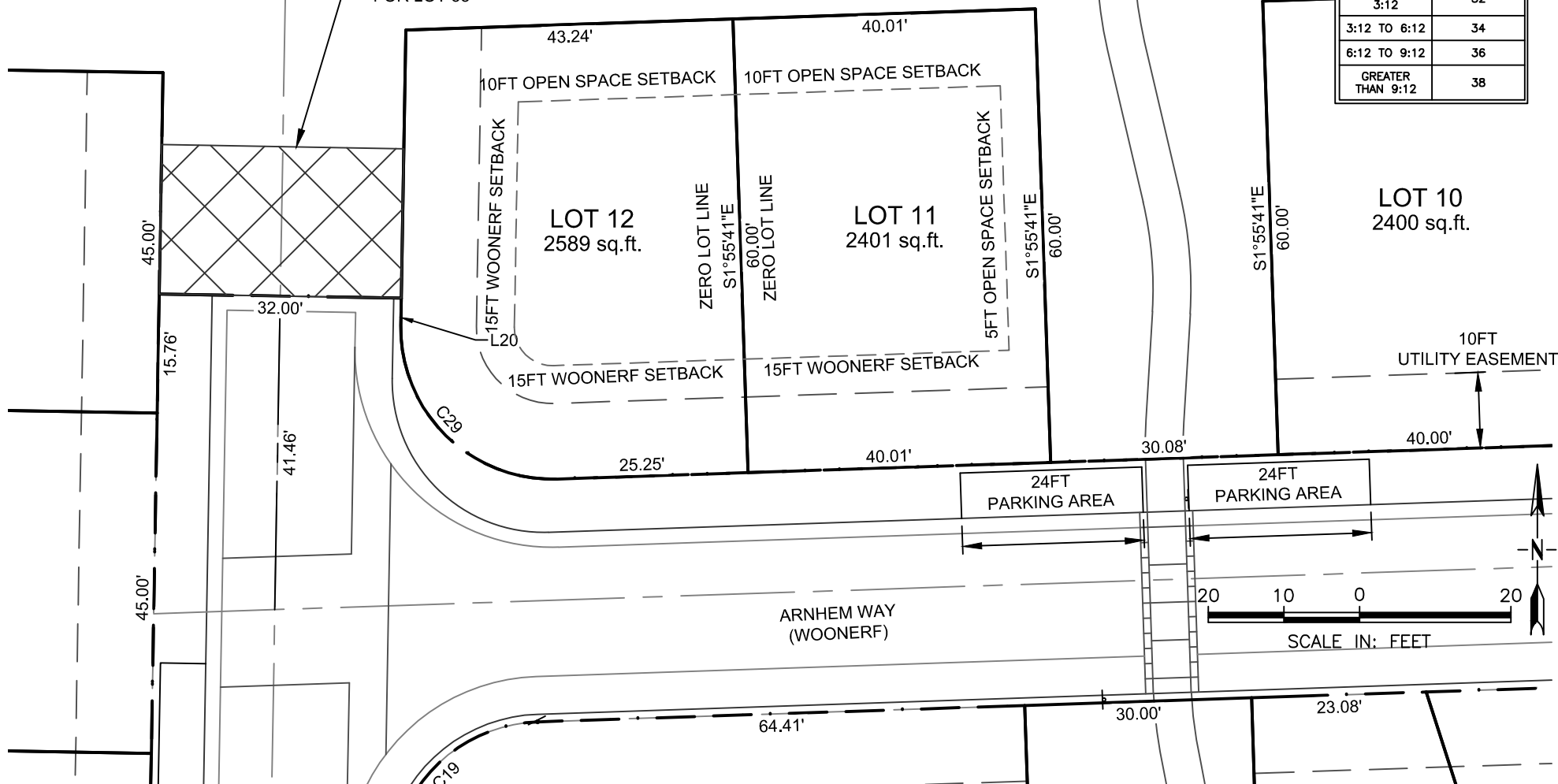
OPEN SPACE

DRIVEWAY EASEMENT FOR LOT 38

- AUTHORIZED USES: TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 55%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES FRONTING DURSTON MAY ENCROACH 5FT INTO THE 10FT OPEN SPACE SETBACK.

OPEN SPACE A

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

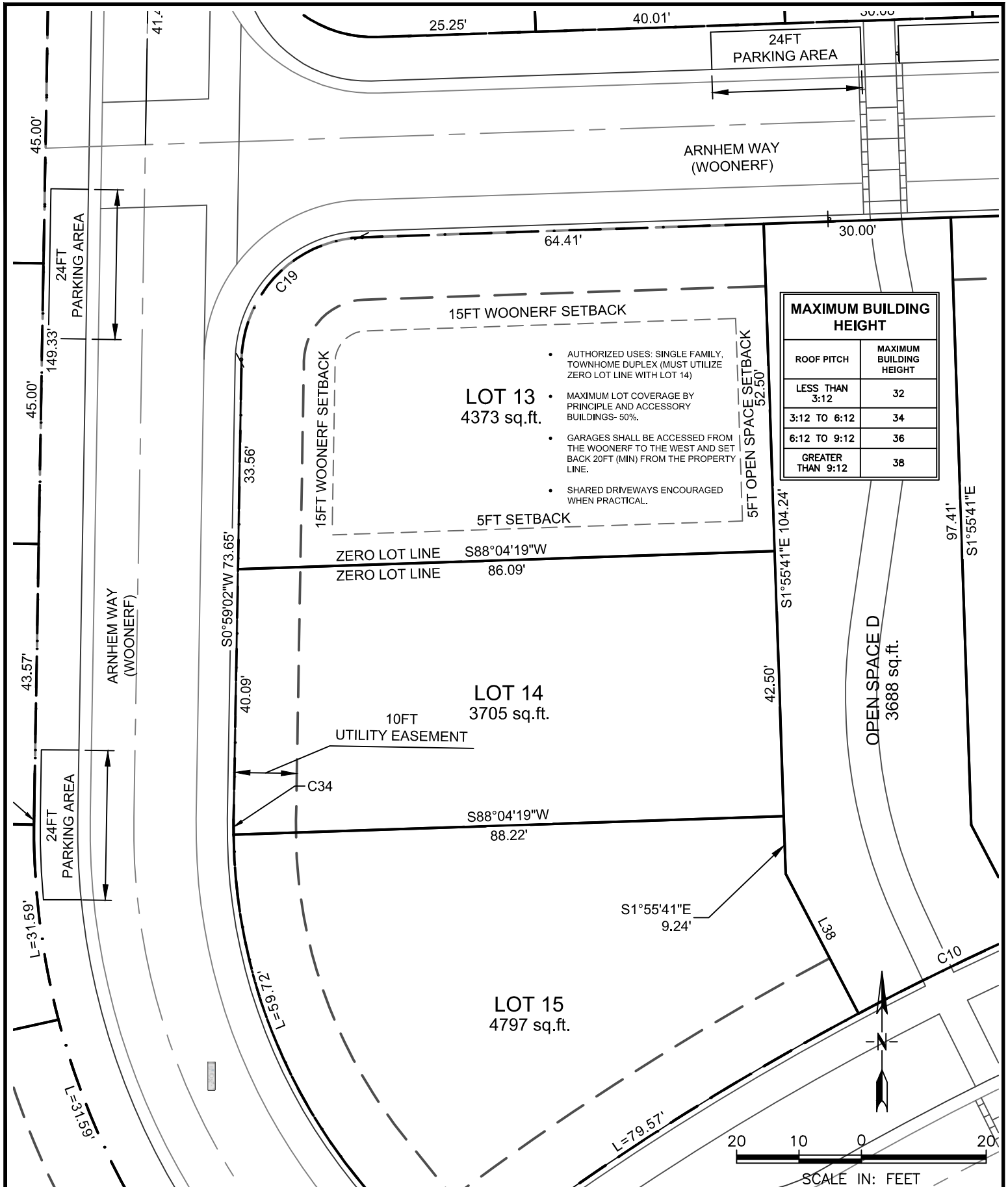
MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER

LOT 11,12



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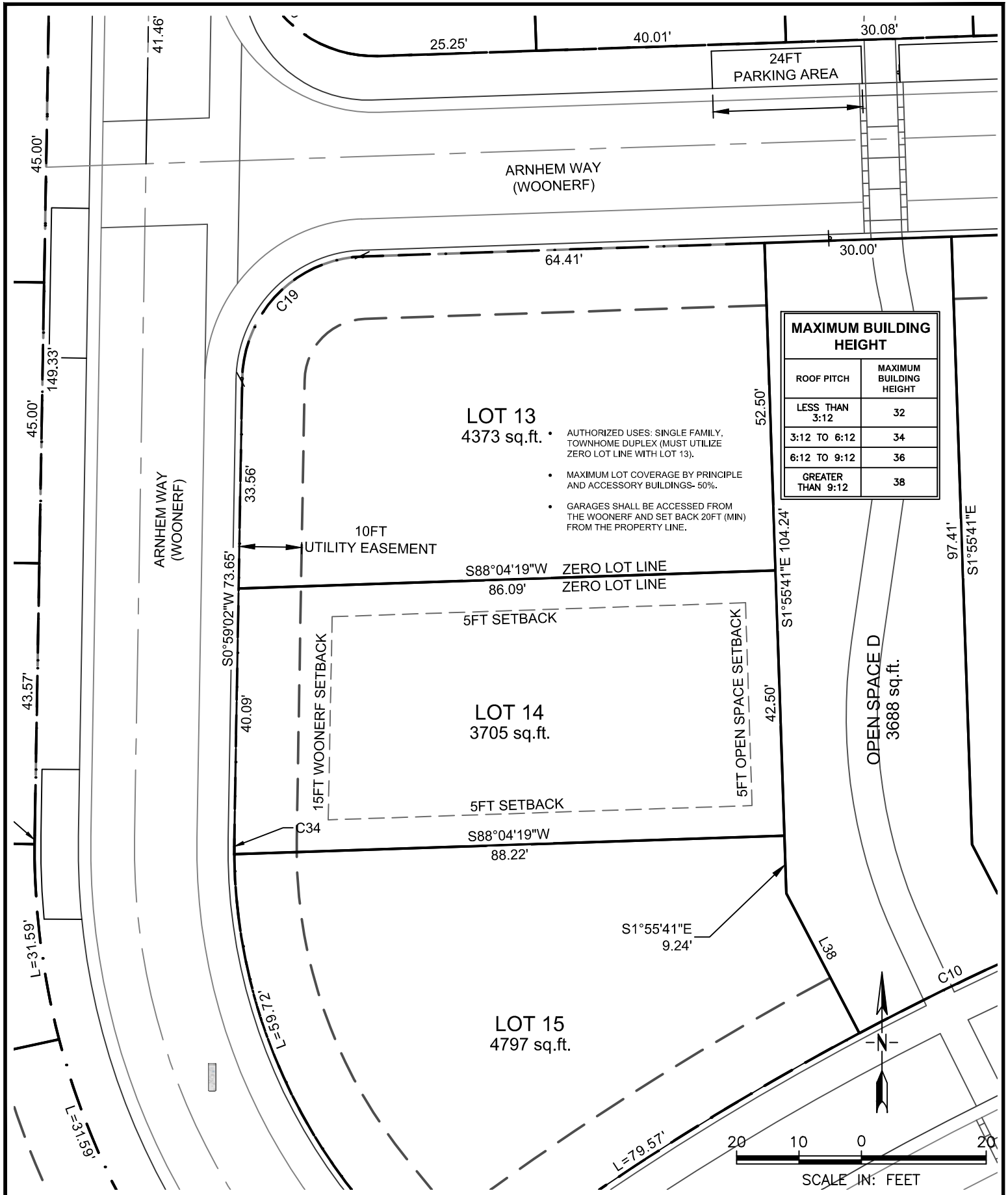
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DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
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LOT EXHIBIT

FIGURE NUMBER
LOT 13



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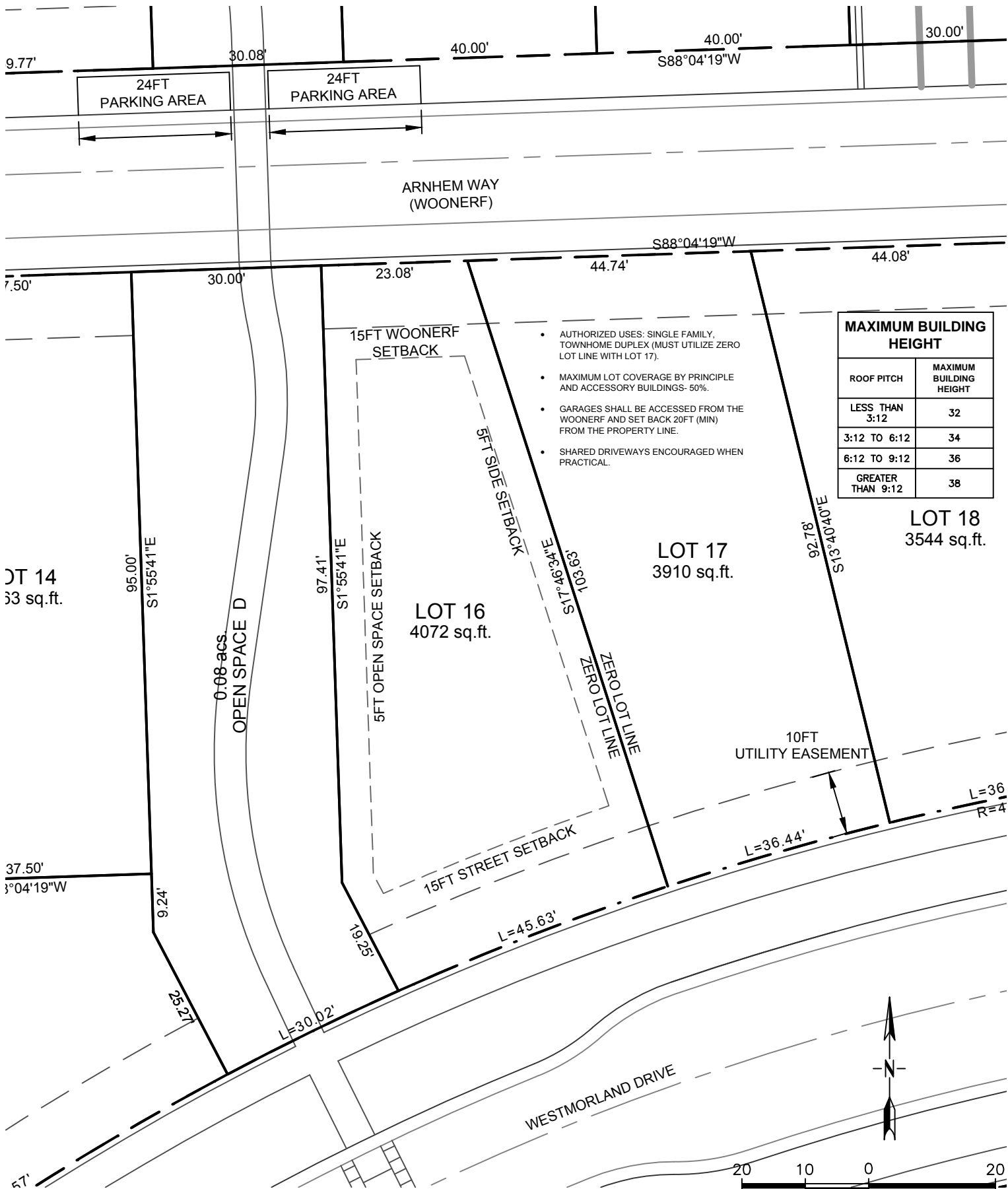
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007
FIGURE NUMBER

LOT EXHIBIT

LOT 14



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 17).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 18
3544 sq.ft.

LOT 17
3910 sq.ft.

LOT 16
4072 sq.ft.

LOT 14
33 sq.ft.

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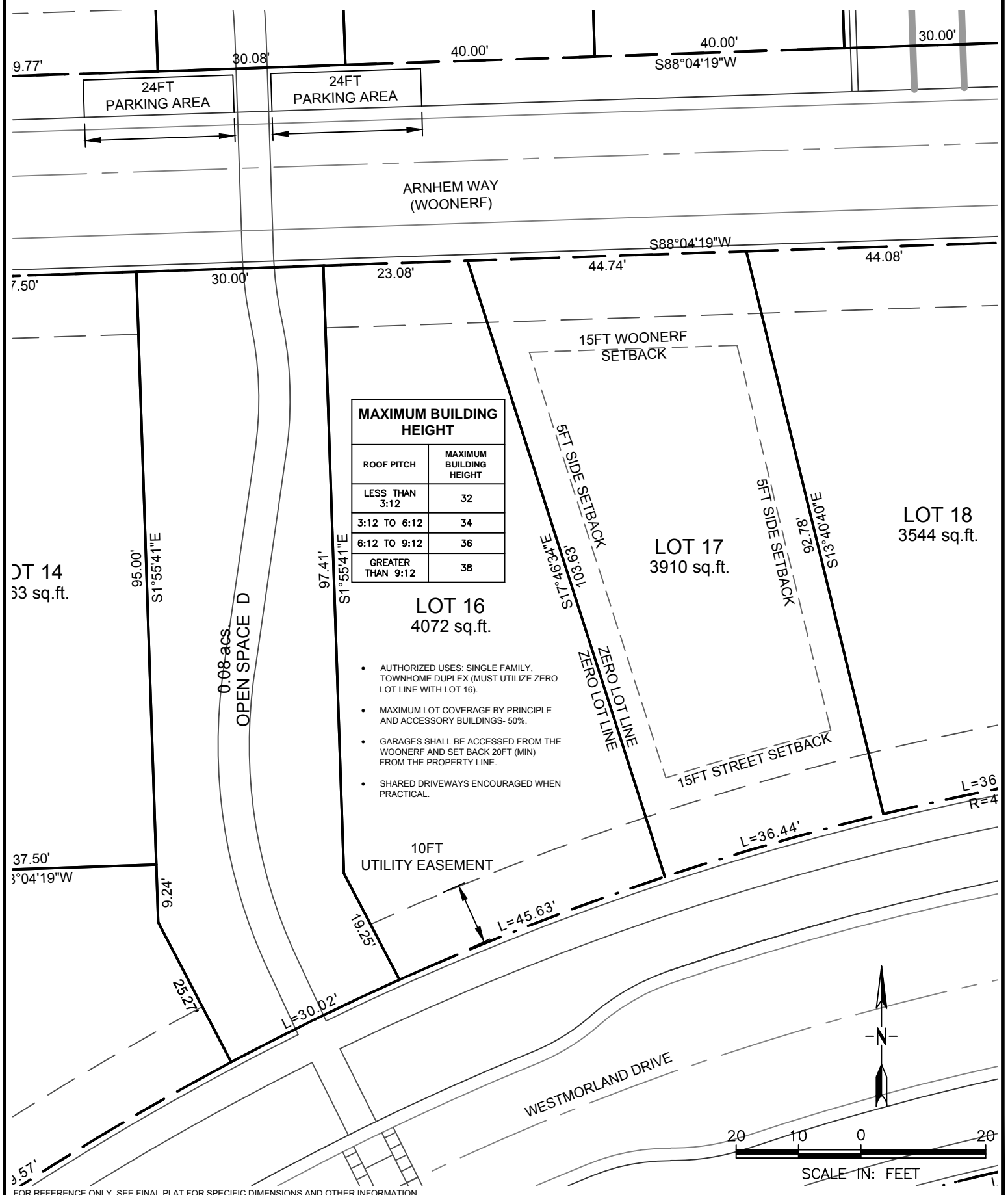
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THE LAKES AT VALLEY WEST: PHASE 3 BOZEMAN MONTANA	PROJECT NO. 5352.007
LOT EXHIBIT	FIGURE NUMBER LOT 16



MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 16
4072 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 16).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

10FT UTILITY EASEMENT

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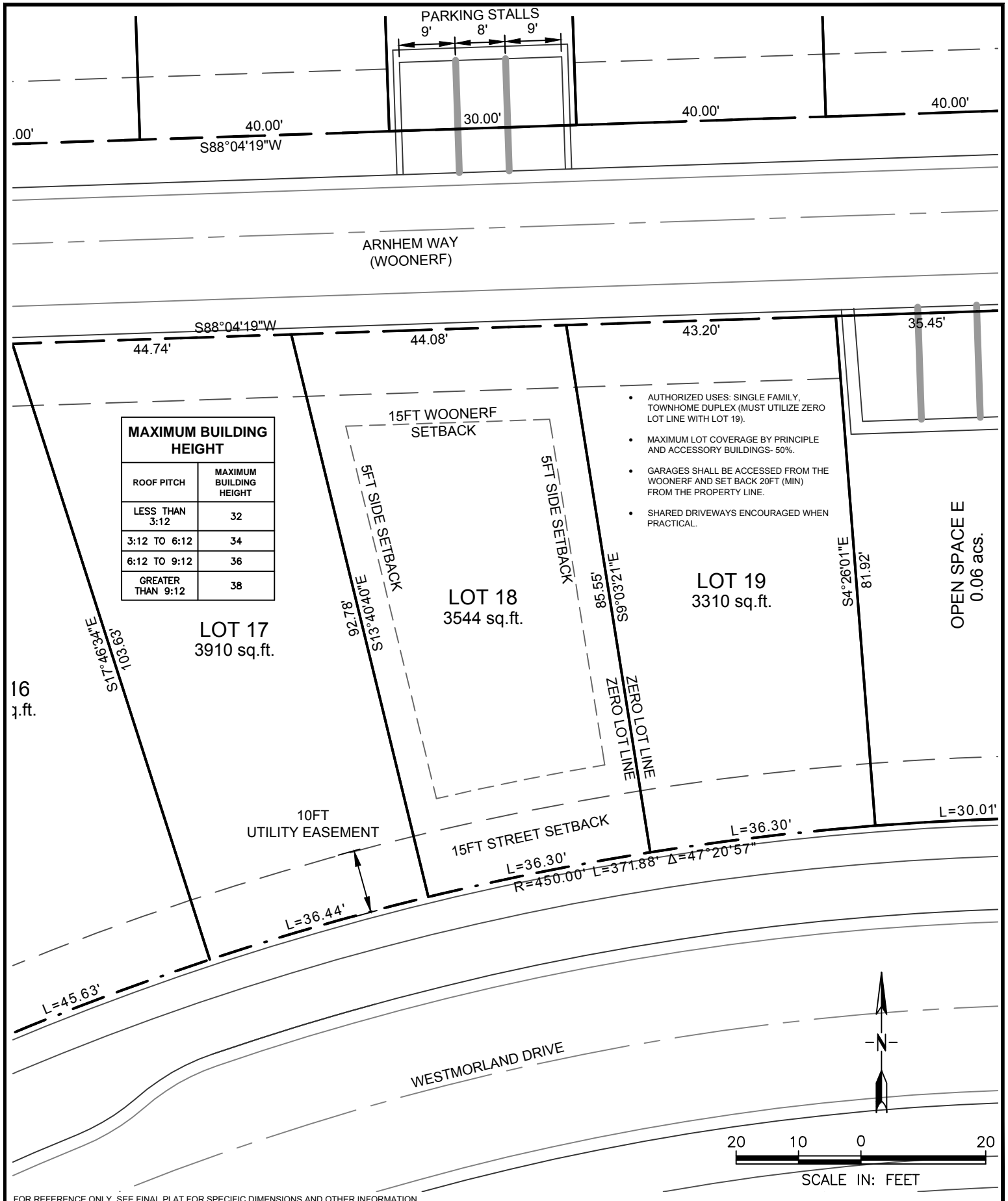
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

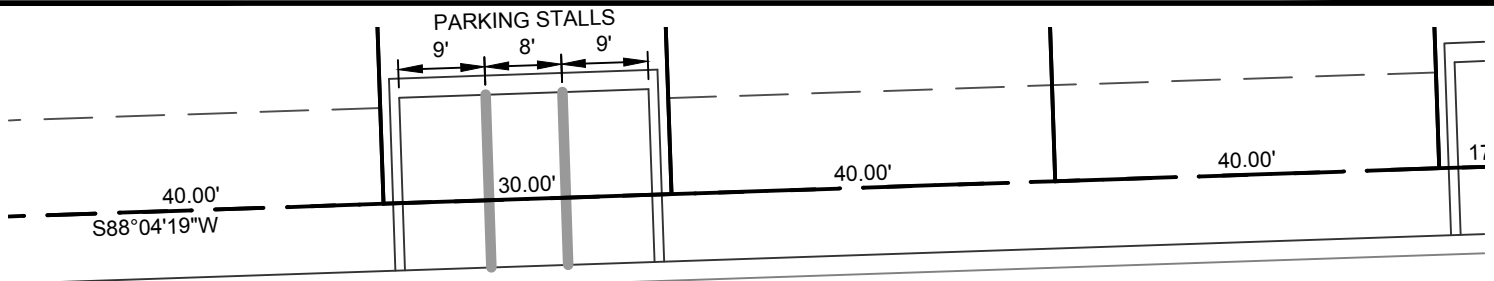
FIGURE NUMBER
LOT 17



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	<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER LOT 18</p>

N:\5352\007\ACAD\Exhibits\Ph 3 Lot Exhibits-1 thru 25.dwg Plotted by cooper krause on Jul/14/2016



ARNHEM WAY
(WOONERF)



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 18
3544 sq. ft.

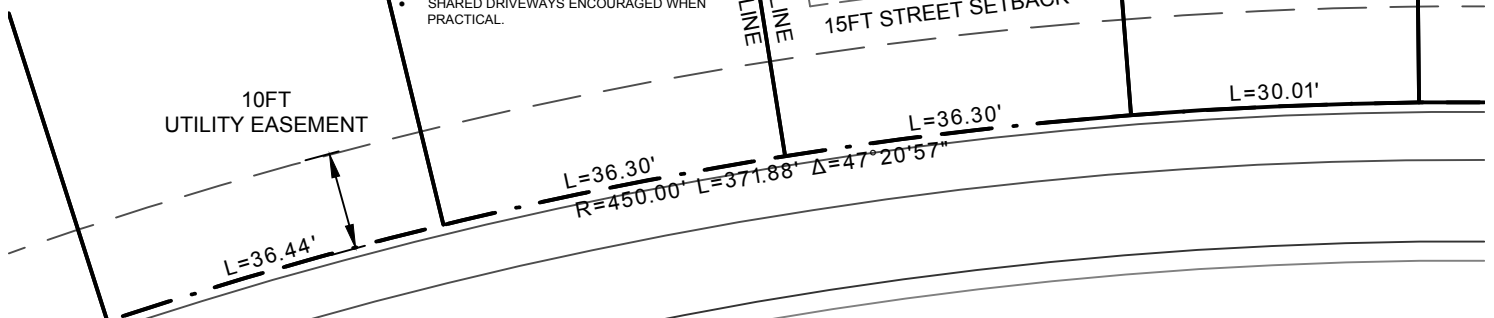
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 18).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 19
3310 sq. ft.

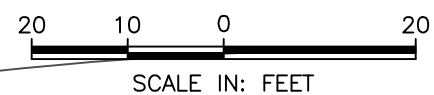
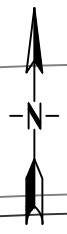
PARKING STALLS

OPEN SPACE E
0.06 acs.

10FT
UTILITY EASEMENT



WESTMORLAND DRIVE



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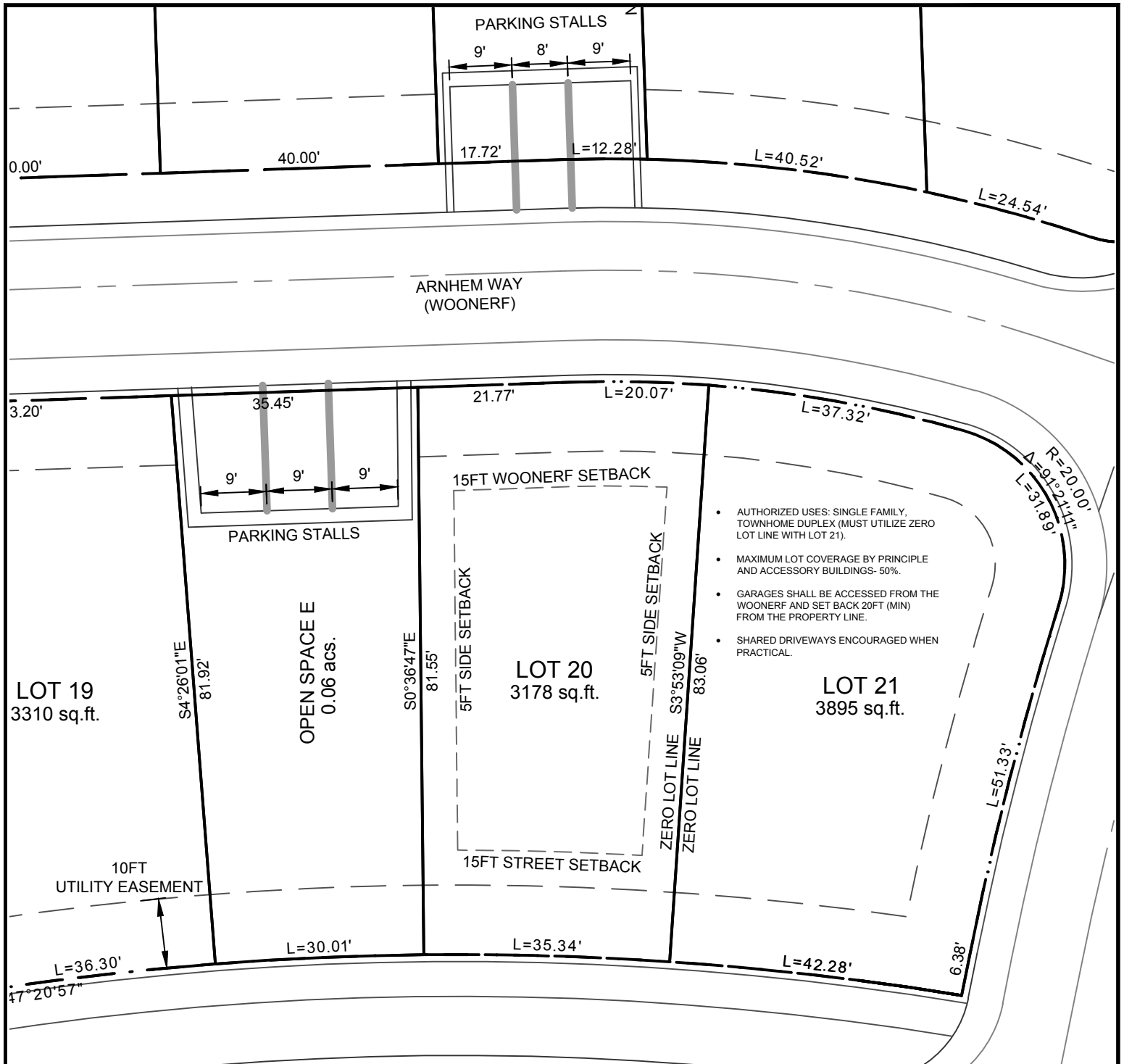
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

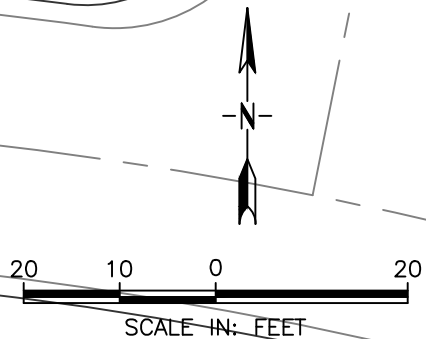
LOT EXHIBIT

FIGURE NUMBER
LOT 19




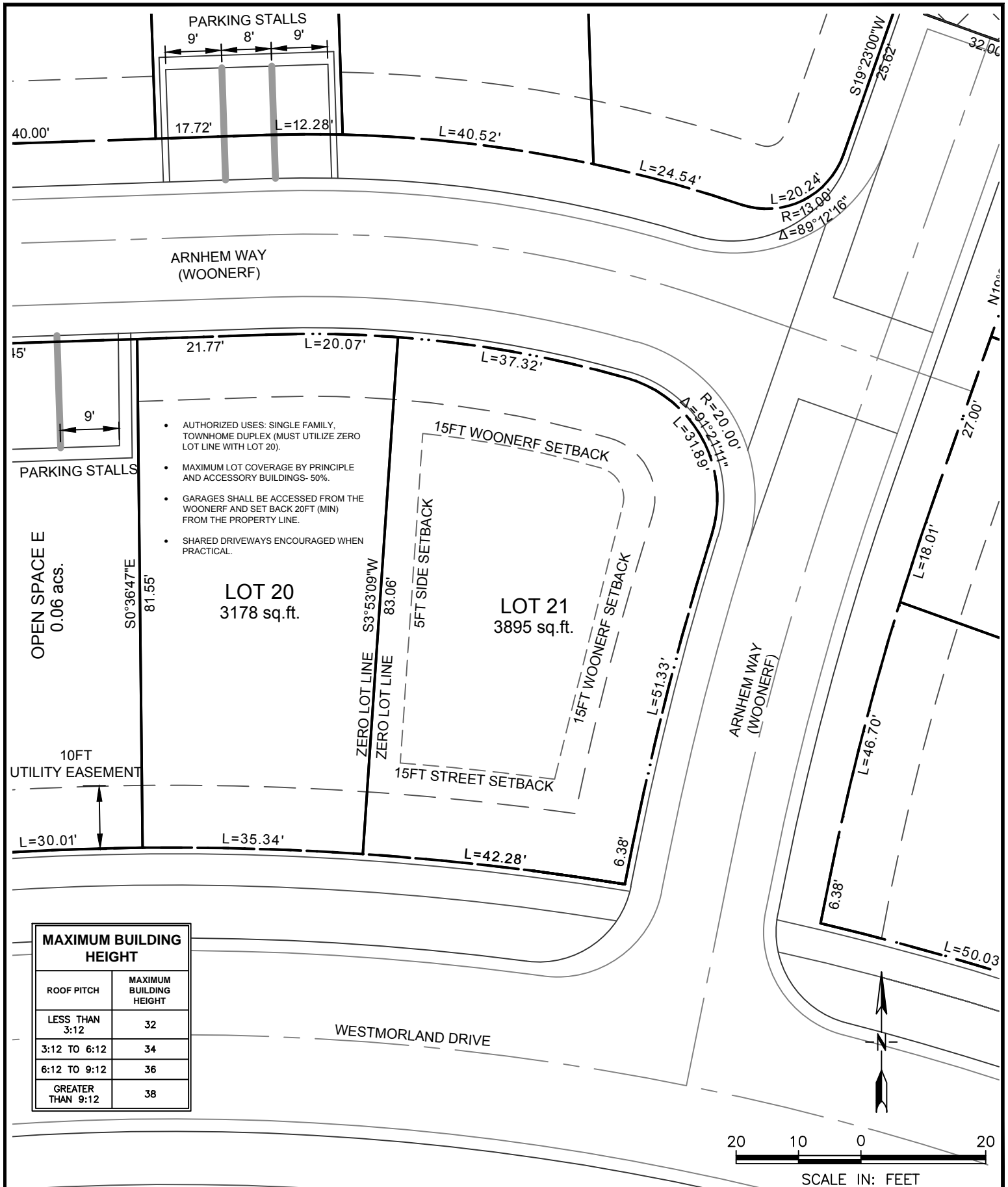
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 21).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



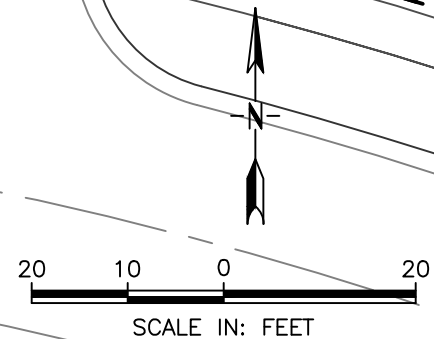
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		<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER LOT 20</p>



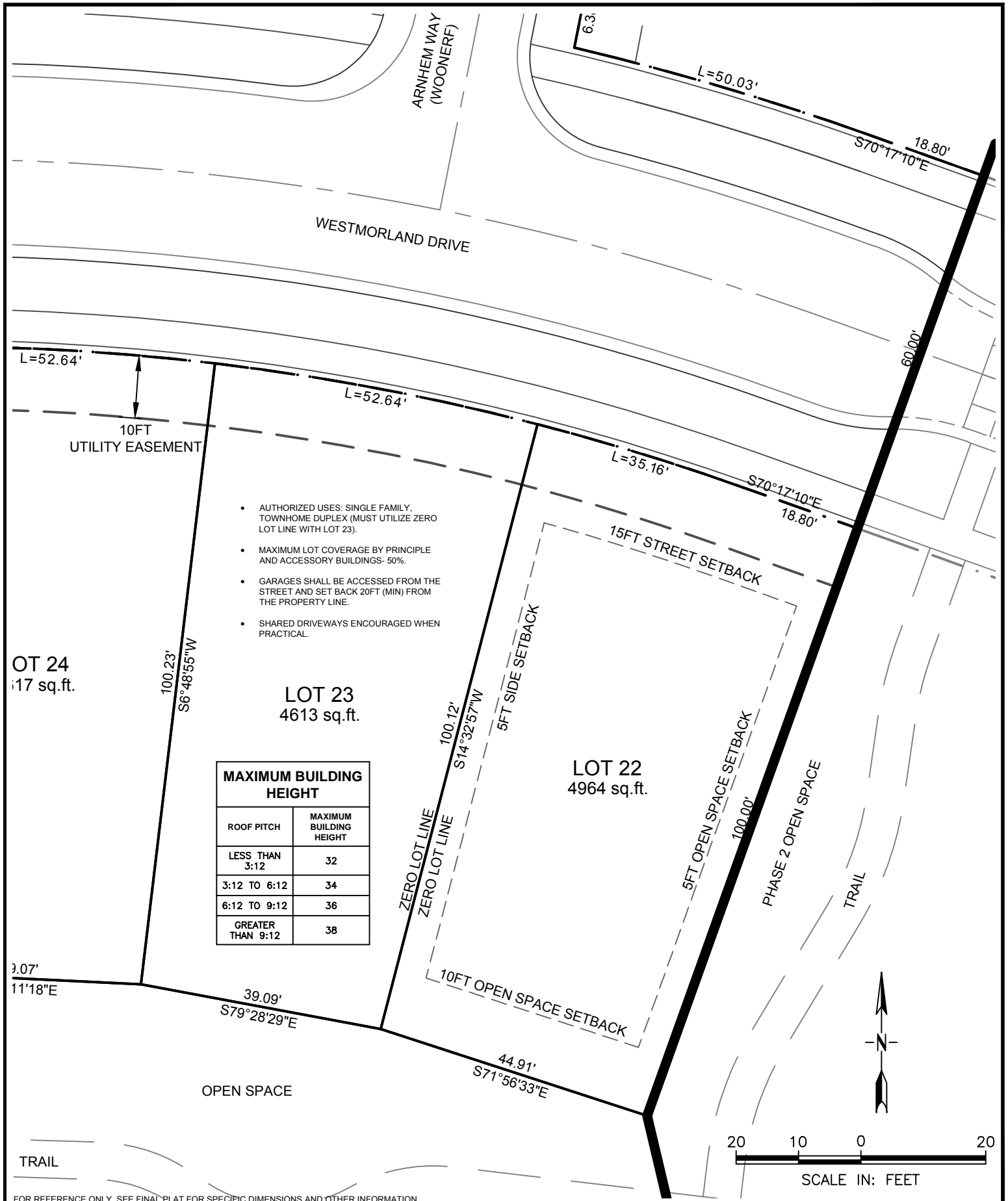
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 20).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER LOT 21</p>



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 23).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

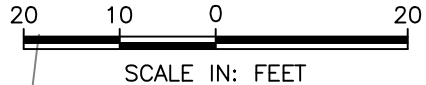
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

OT 24
17 sq.ft.

LOT 23
4613 sq.ft.

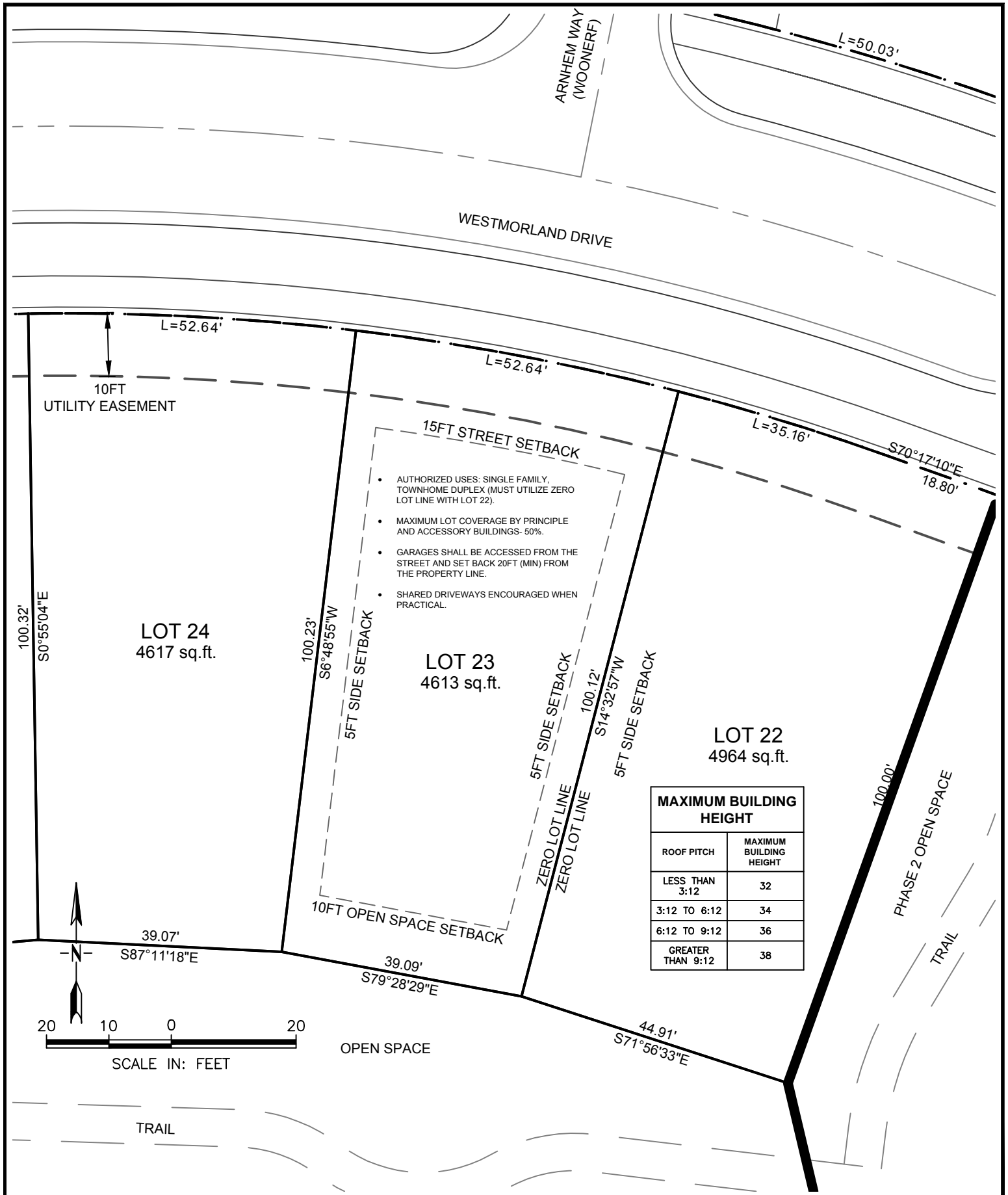
LOT 22
4964 sq.ft.

OPEN SPACE



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			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER LOT 22</p>



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 22).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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		<p>BOZEMAN MONTANA</p>		<p>FIGURE NUMBER LOT 23</p>

WESTMORLAND DRIVE

$R=390.00'$ $L=400.00'$ $\Delta=58^{\circ}45'51''$
 $L=52.64'$ $L=52.65'$ $L=52.64'$

10FT
UTILITY EASEMENT

15FT STREET SETBACK

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 25).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 26
4624 sq.ft.

LOT 25
4622 sq.ft.

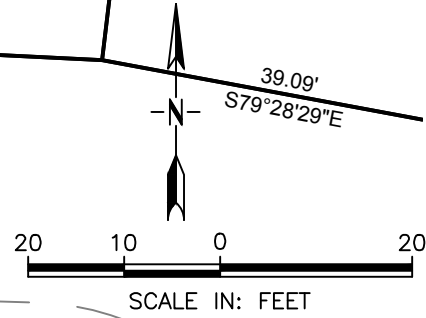
LOT 24
4617 sq.ft.

LOT 23
4613 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

100.32'
S0°55'04"E
ZERO LOT LINE
ZERO LOT LINE
5FT SIDE SETBACK
5FT SIDE SETBACK
100.23'
S6°48'55"W
10FT OPEN SPACE SETBACK

39.05'
N77°20'43"E
39.07'
N85°05'54"E
39.07'
S87°11'18"E
39.09'
S79°28'29"E
4"E
OPEN SPACE
TRAIL



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THE LAKES AT VALLEY WEST: PHASE 3
 BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER
LOT 24

WESTMORLAND DRIVE

$R=390.00'$ $L=400.00'$ $\Delta=58^{\circ}45'51''$
 $L=52.64'$ $L=52.65'$ $L=52.64'$

15FT STREET SETBACK

10FT UTILITY EASEMENT

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 24).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 26
4624 sq.ft.

LOT 25
4622 sq.ft.

LOT 24
4617 sq.ft.

LOT 23
4613 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

100.40'
S8°39'10"E
5FT SIDE SETBACK

5FT SIDE SETBACK

100.32'
S0°55'04"E
ZERO LOT LINE

100.23'
S6°48'55"W

39.05'
N77°20'43"E

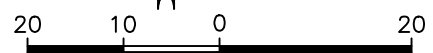
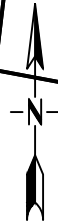
39.07'
N85°05'54"E

39.07'
S87°11'18"E

39.09'
S79°28'29"E

OPEN SPACE

10FT OPEN SPACE SETBACK



SCALE IN: FEET

TRAIL

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PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER
LOT 25

WESTMORLAND DRIVE

$R=390.00'$ $L=400.00'$ $\Delta=58^{\circ}45'51''$

$L=52.65'$

$L=52.64'$

$L=52.04'$

10FT
UTILITY EASEMENT

15FT STREET SETBACK

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 27).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 27
4169 sq.ft.

LOT 26
4624 sq.ft.

LOT 25
4622 sq.ft.

$N24^{\circ}01'53''W$
46.86'

$S11^{\circ}32'19''E$
101.67'

5FT SIDE SETBACK
100.40'
 $S8^{\circ}39'10''E$

$N39^{\circ}03'01''W$
60.69'

$N39^{\circ}03'01''W$
55.67'

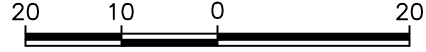
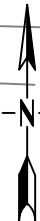
10FT OPEN SPACE SETBACK
39.05'
 $N77^{\circ}20'43''E$

39.07'
 $N85^{\circ}05'54''E$

24.21'
 $N71^{\circ}46'04''E$

OPEN SPACE

TRAIL



SCALE IN: FEET

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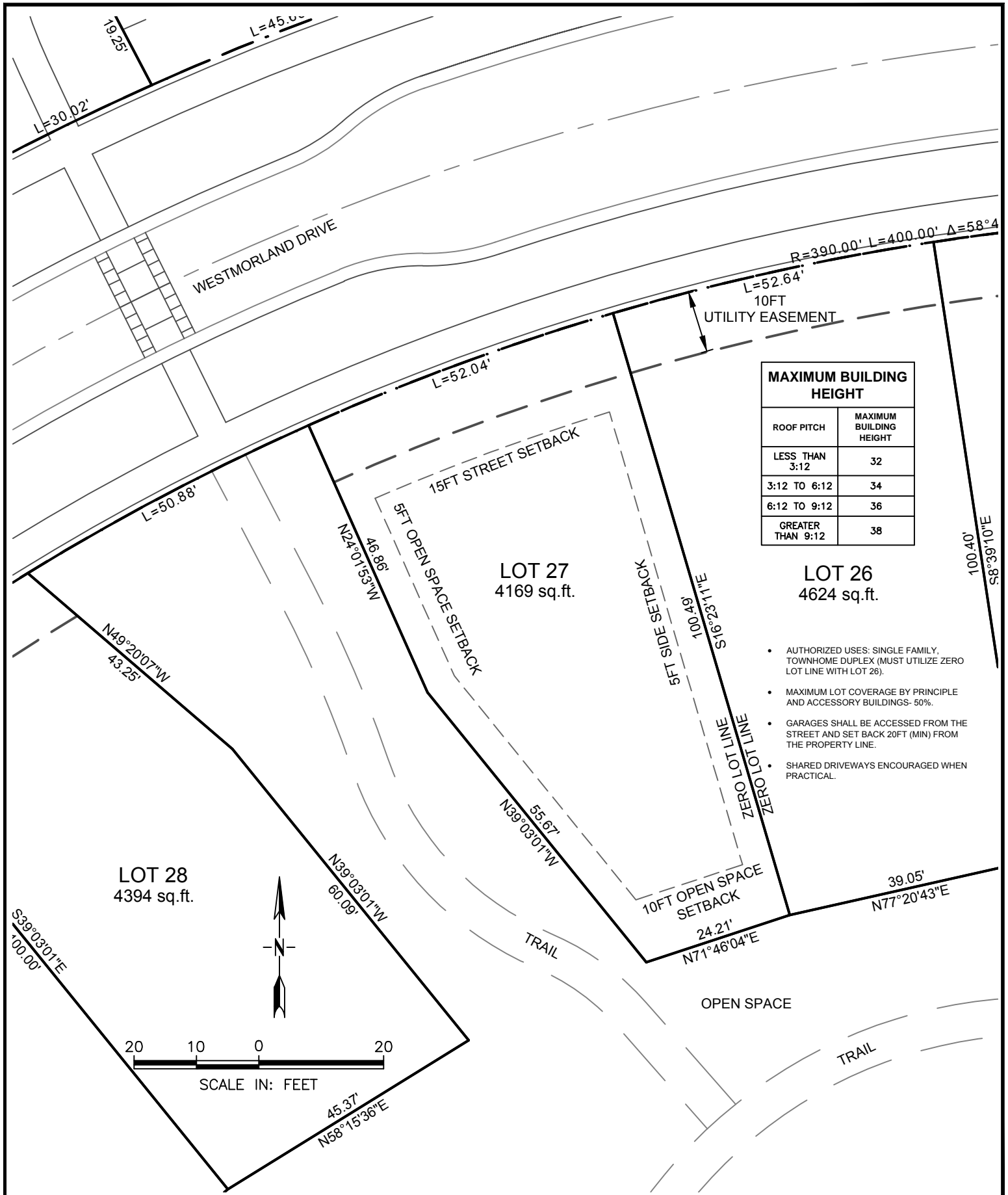
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

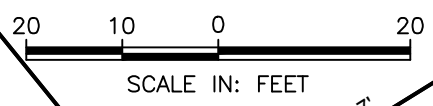
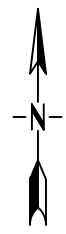
FIGURE NUMBER
LOT 26



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

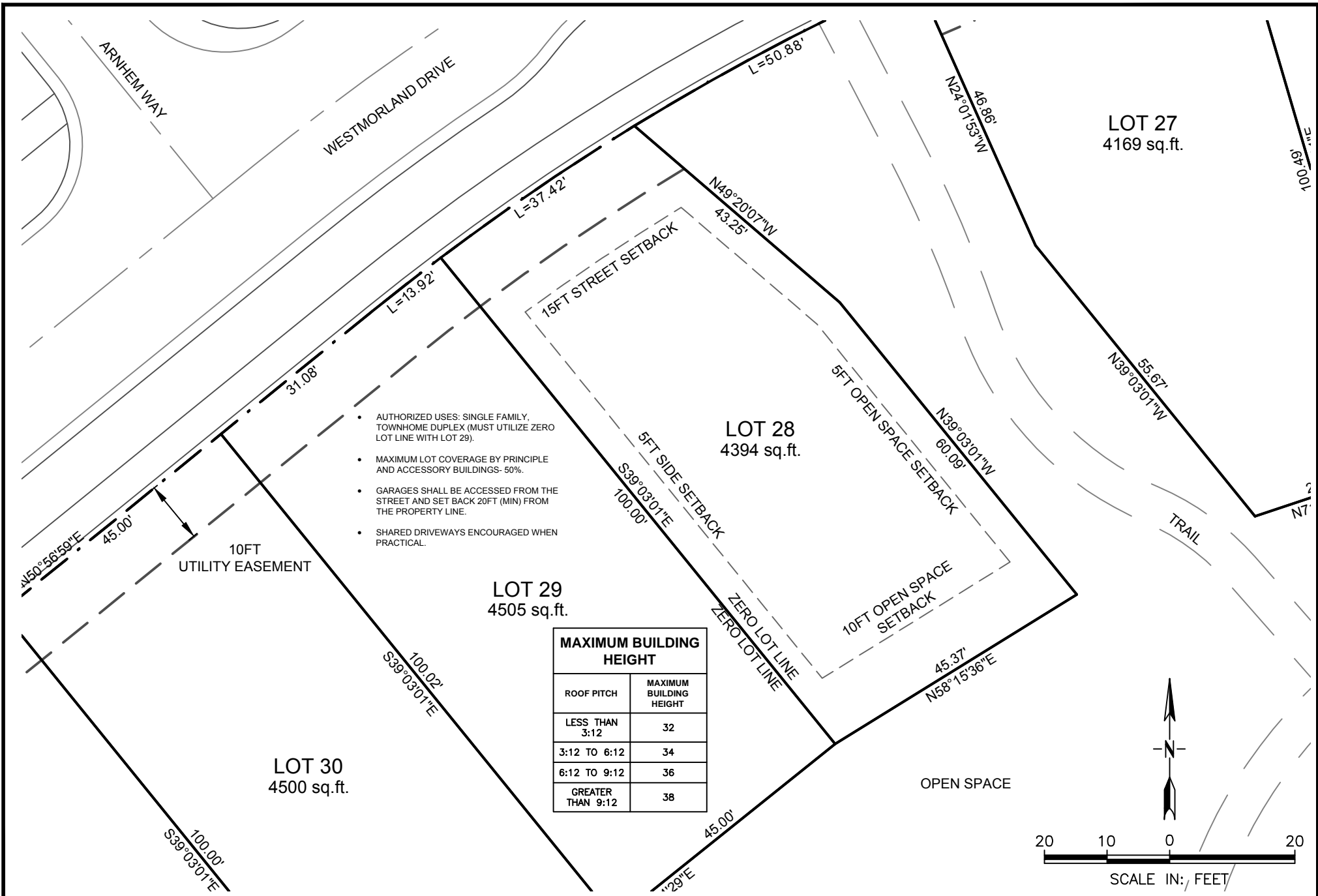
- LOT 26**
4624 sq.ft.
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 26).
 - MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
 - GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
 - SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 28
4394 sq.ft.



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		<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER LOT 27</p>



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 29).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

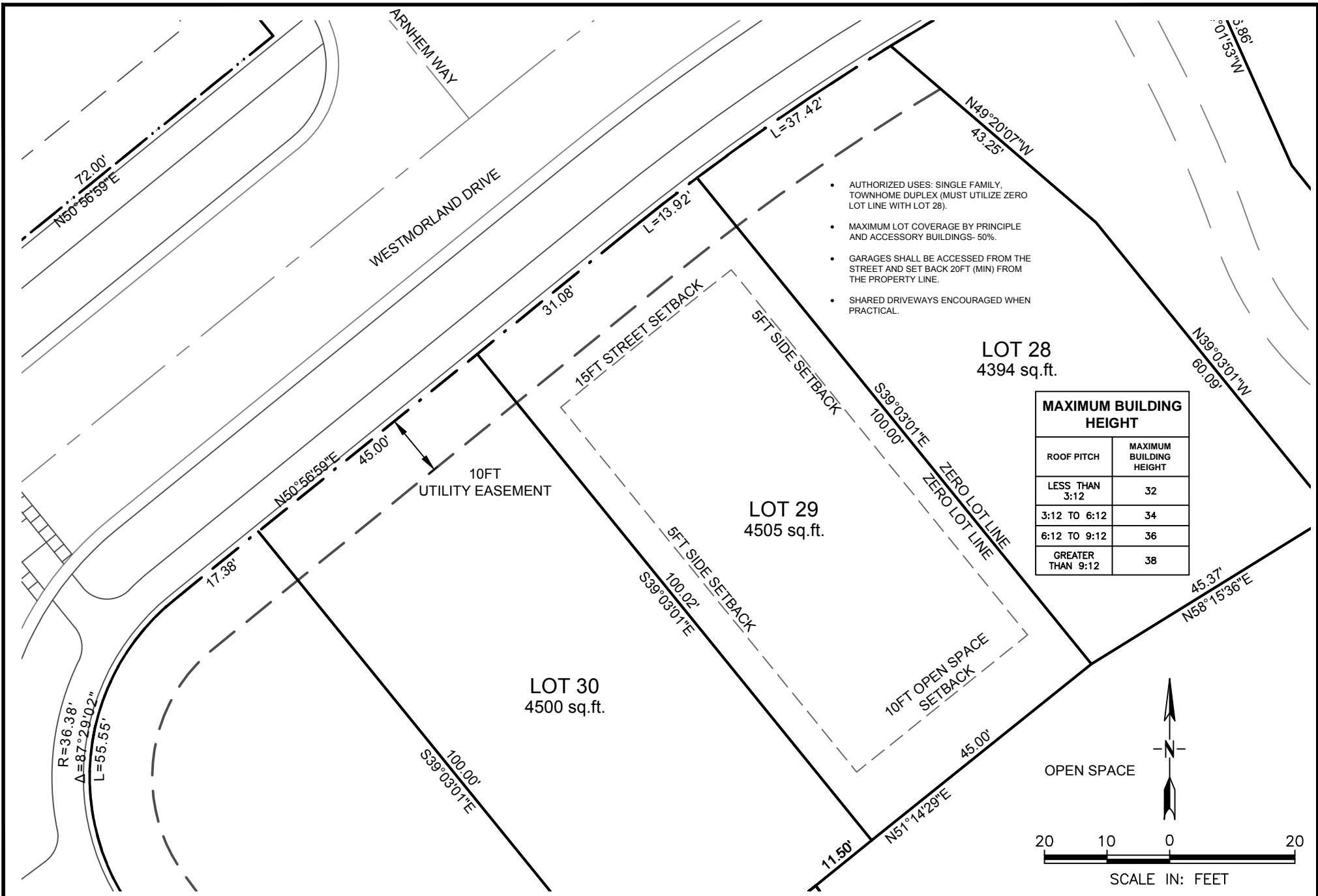
MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER

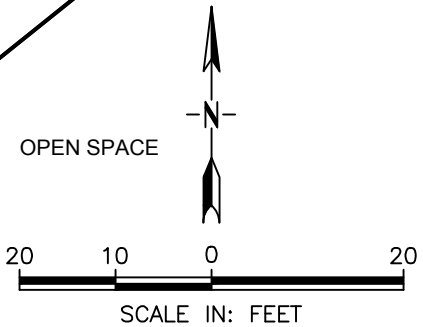
LOT 28




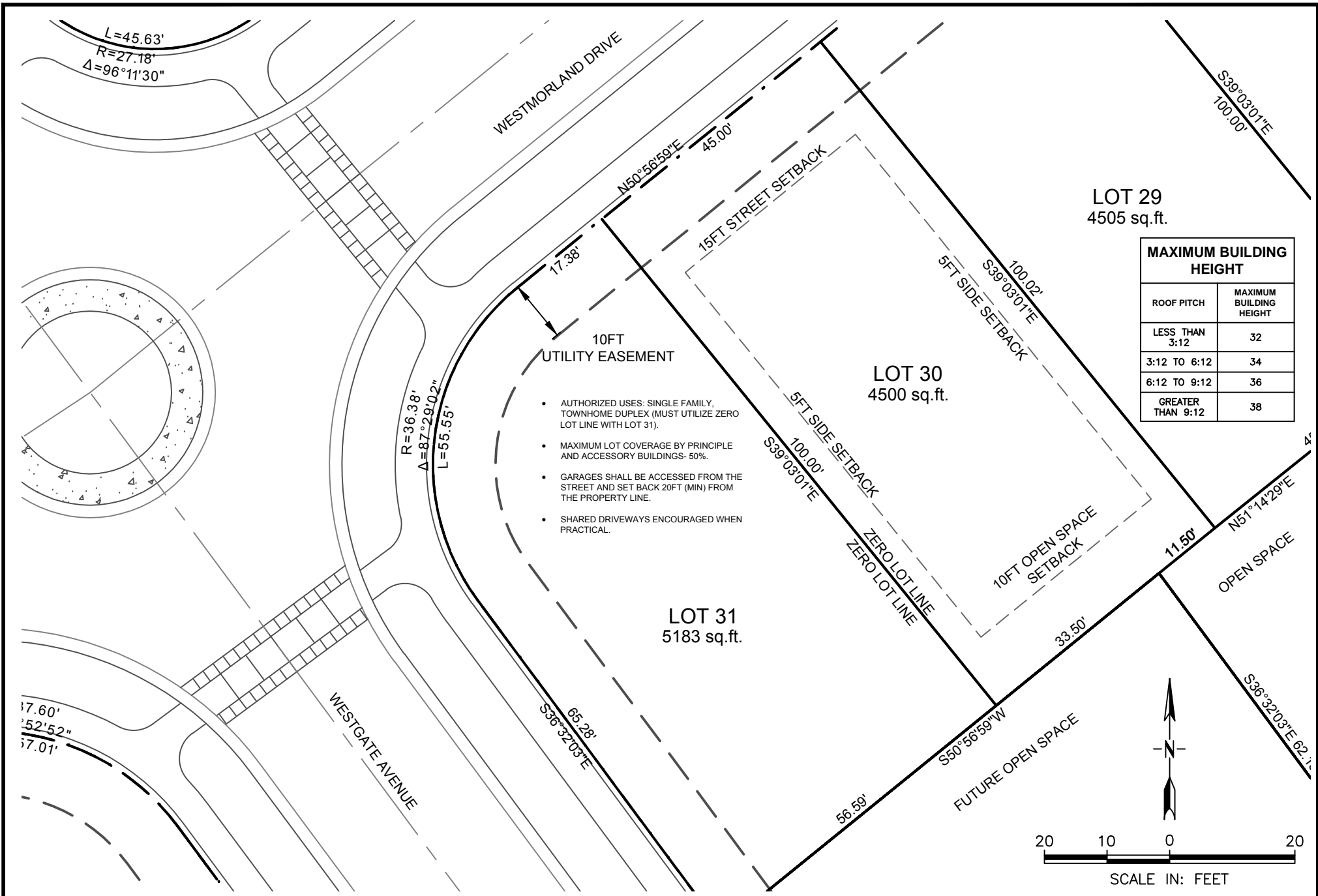
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 28).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 28
4394 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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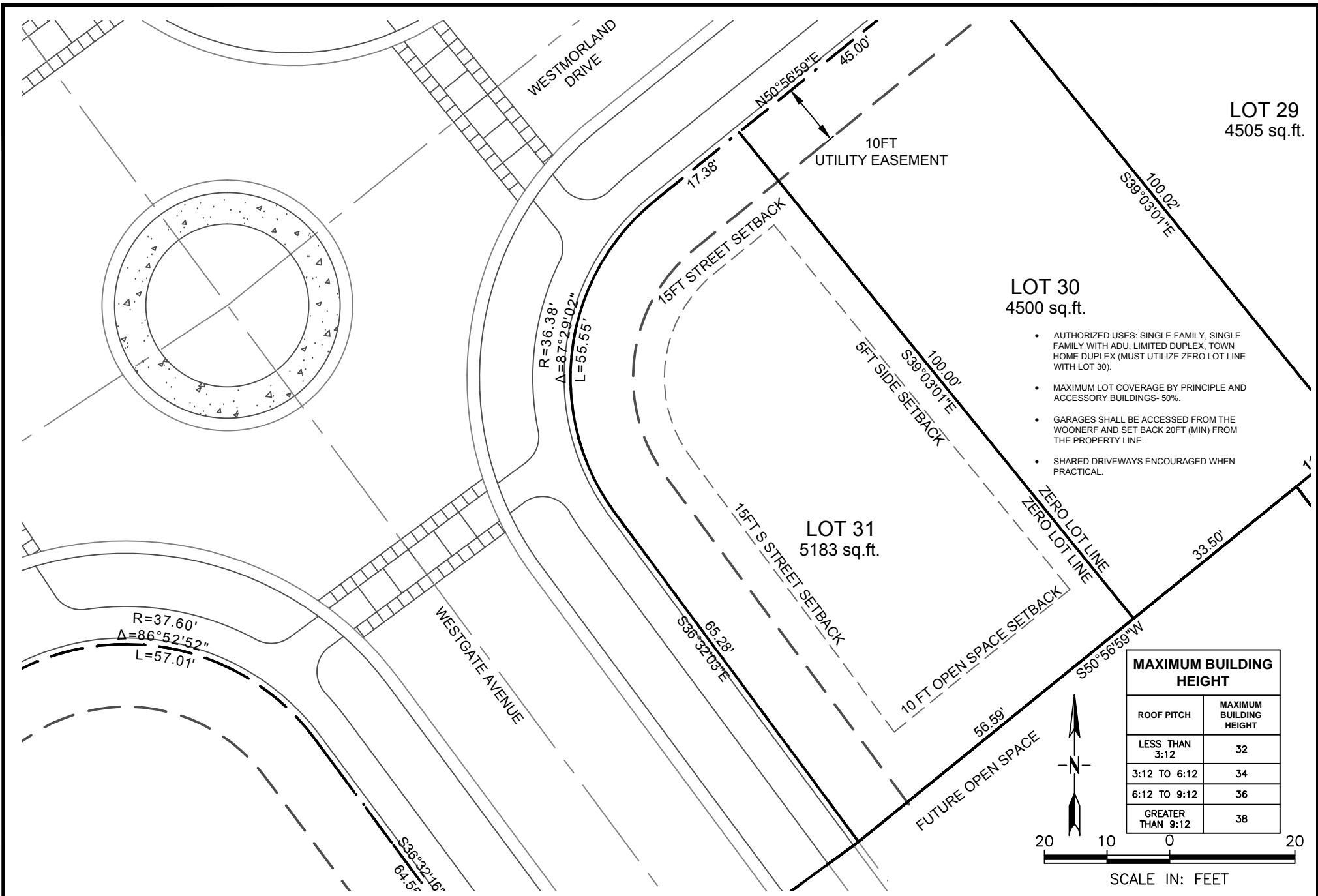
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.
5352.007

FIGURE NUMBER
LOT 30



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THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER

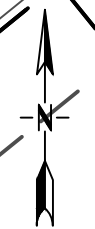
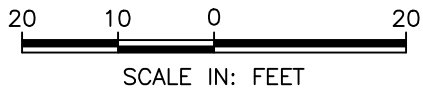
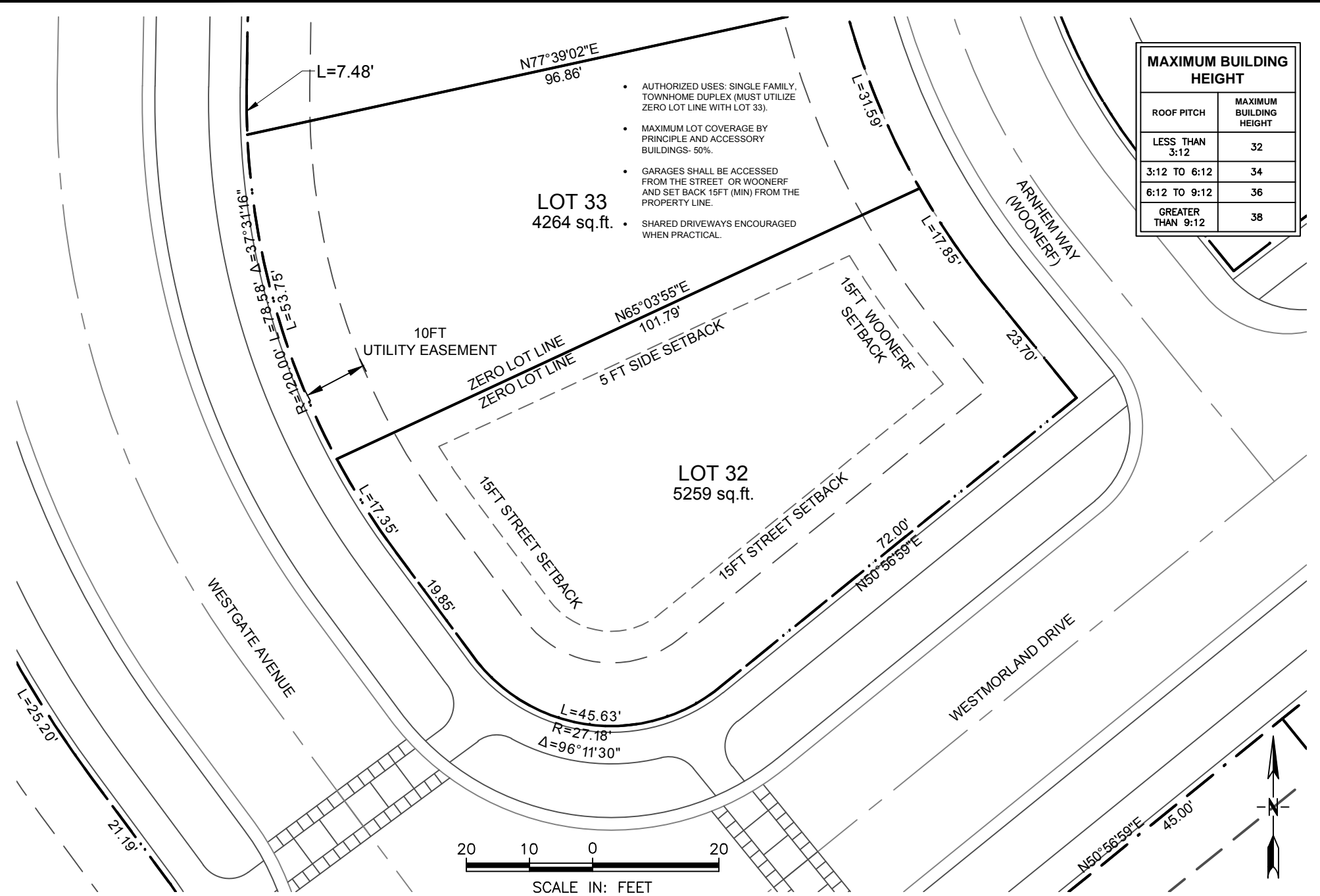
LOT 31

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 33).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET OR WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 33
4264 sq.ft.

LOT 32
5259 sq.ft.



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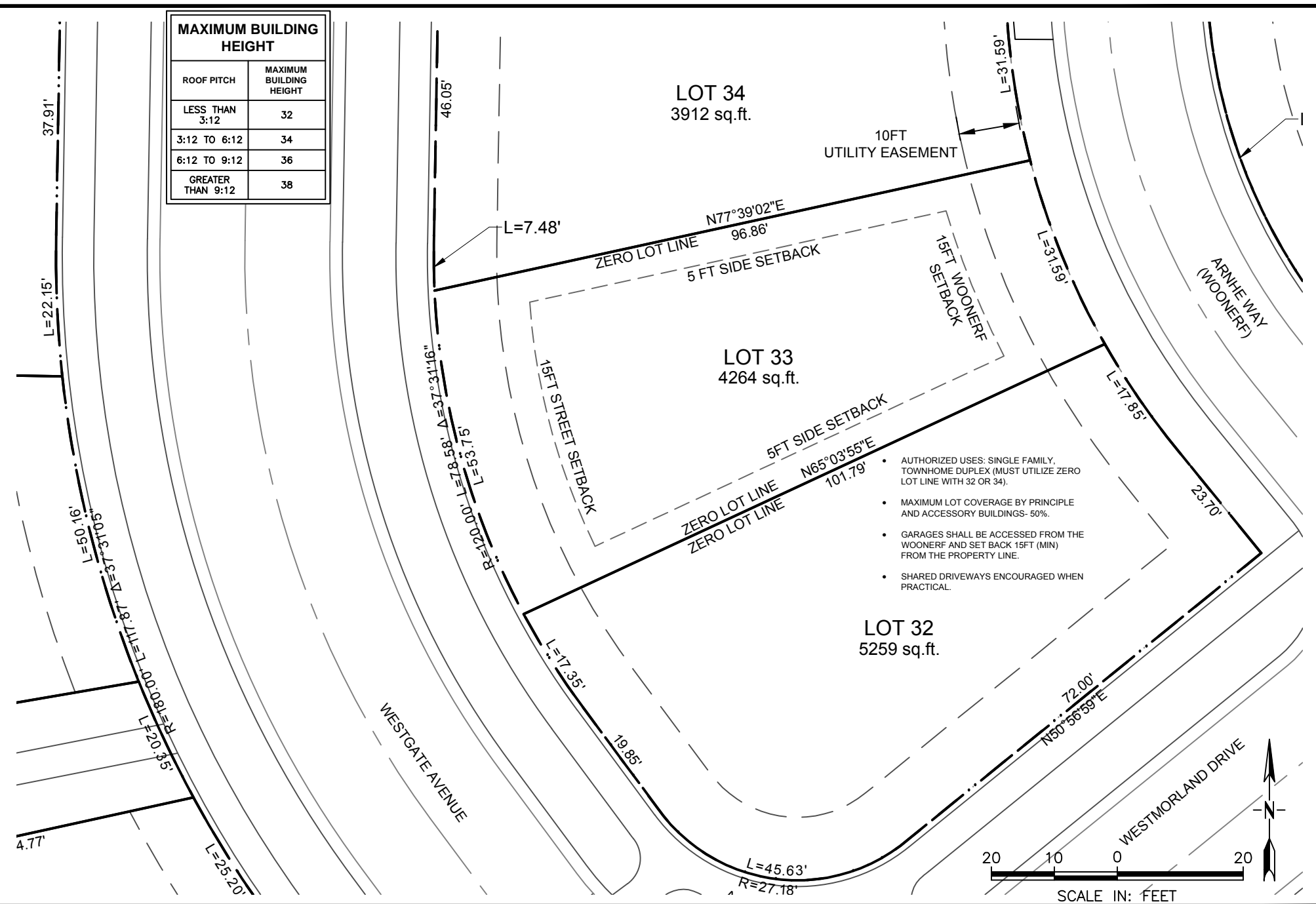
THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

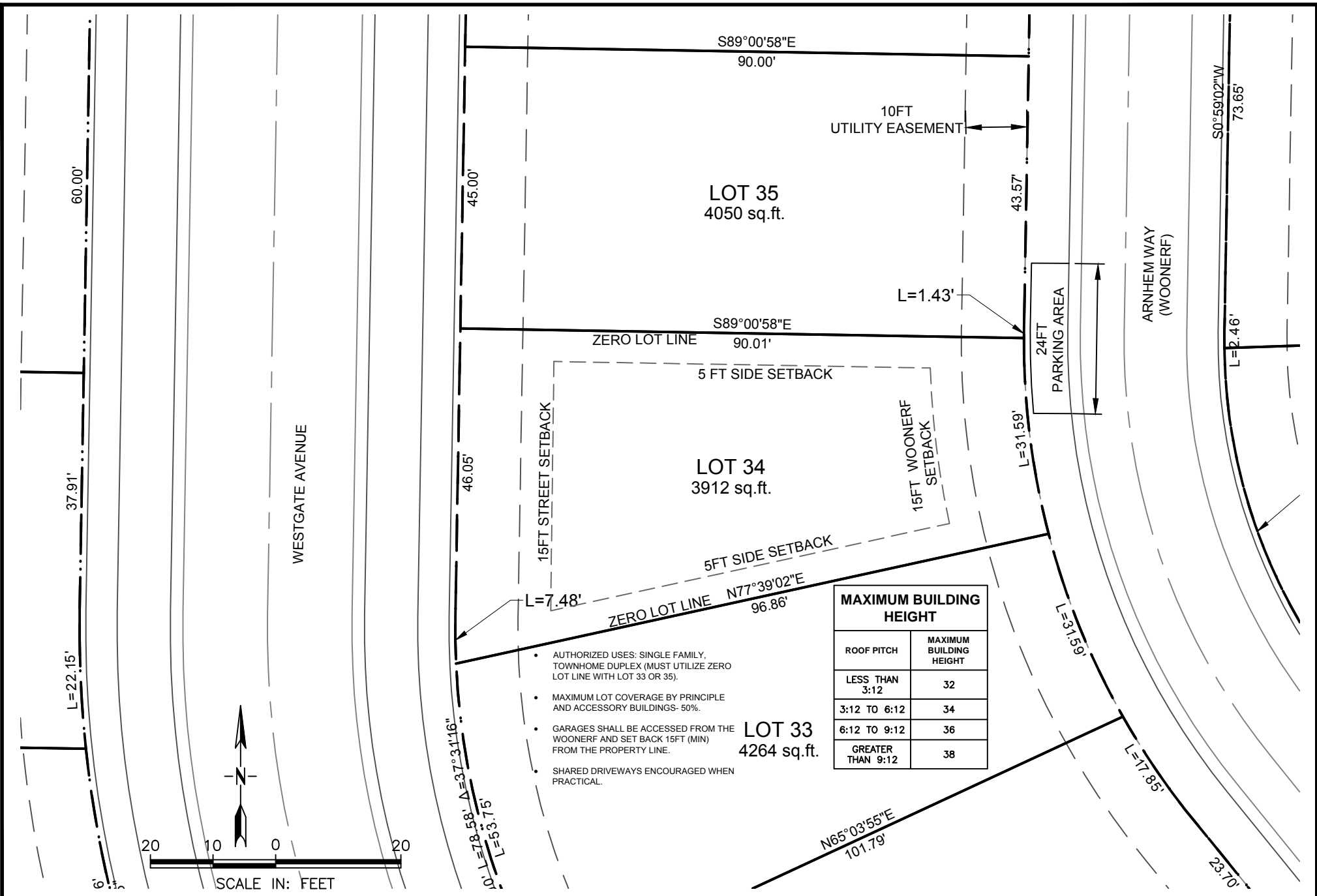
FIGURE NUMBER
LOT 32

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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			<p>BOZEMAN</p>	<p>MONTANA</p>	<p>FIGURE NUMBER LOT 33</p>

N:\5352\007\ACAD\Exhibits\Lot Exhibits\Ph 3 Lot Exhibits- 26 THRU 50.dwg Plotted by cooper krause on Jul/25/2016



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 33 OR 35).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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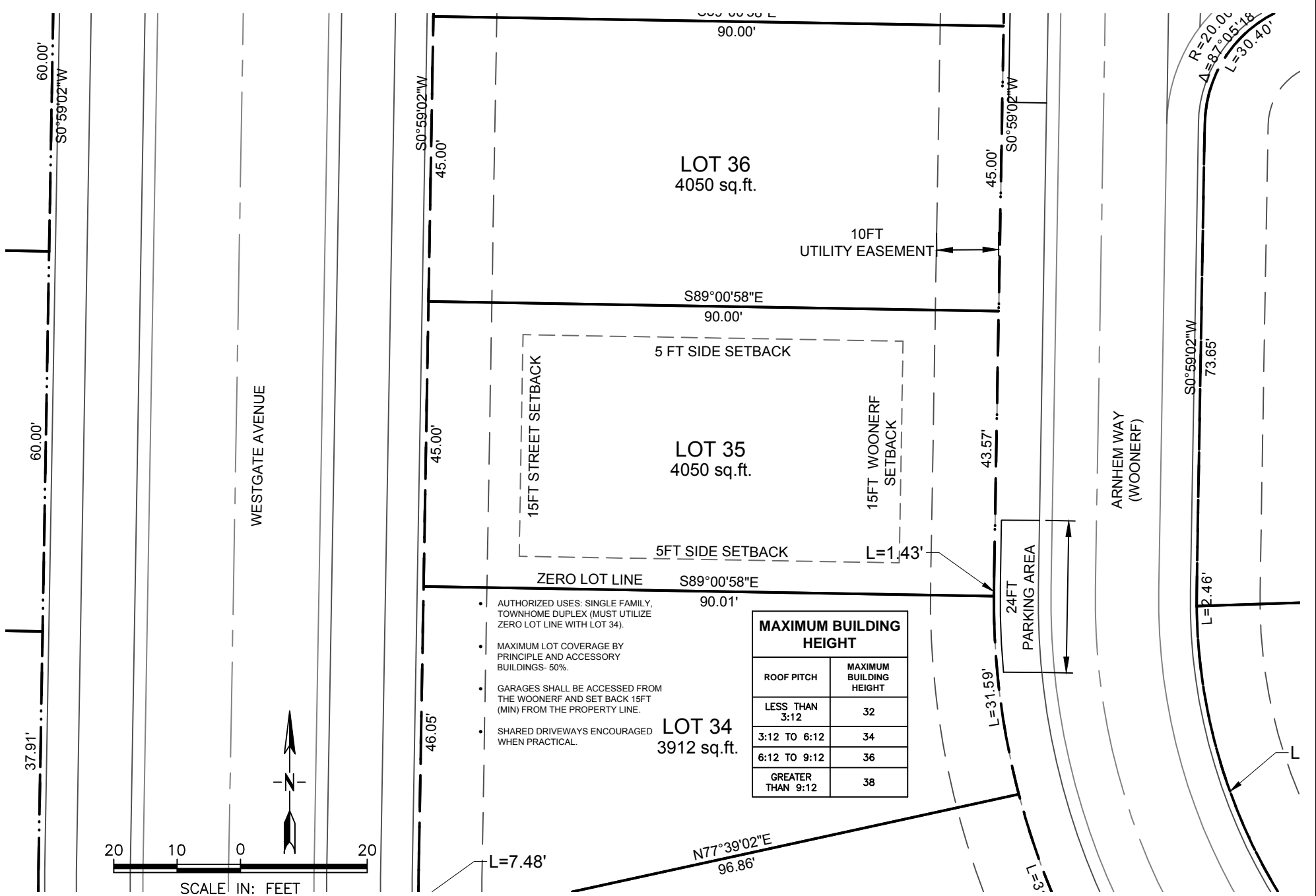
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THE LAKES AT VALLEY WEST: PHASE 3
 BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.
5352.007

FIGURE NUMBER
LOT 34



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 34).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

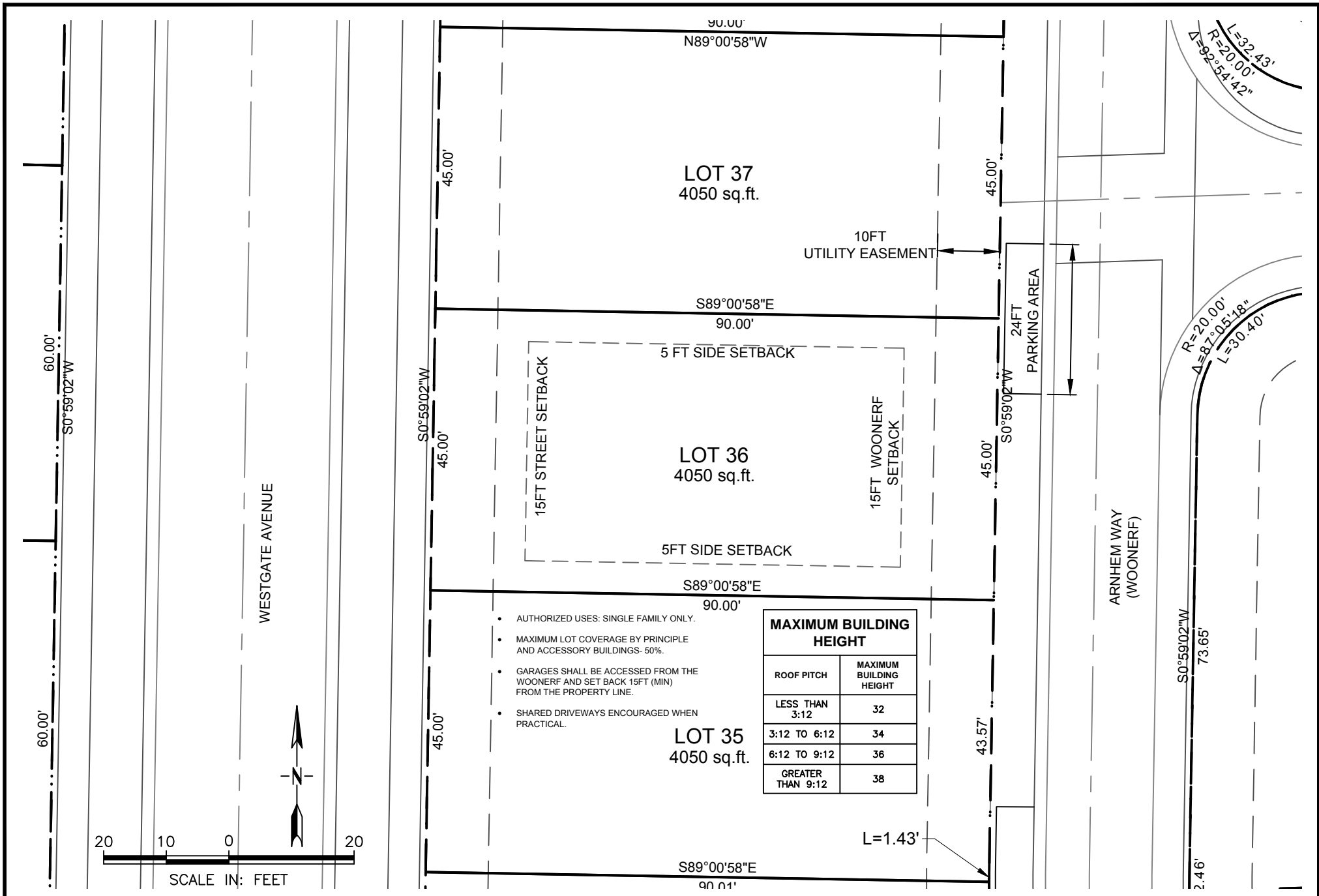
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38


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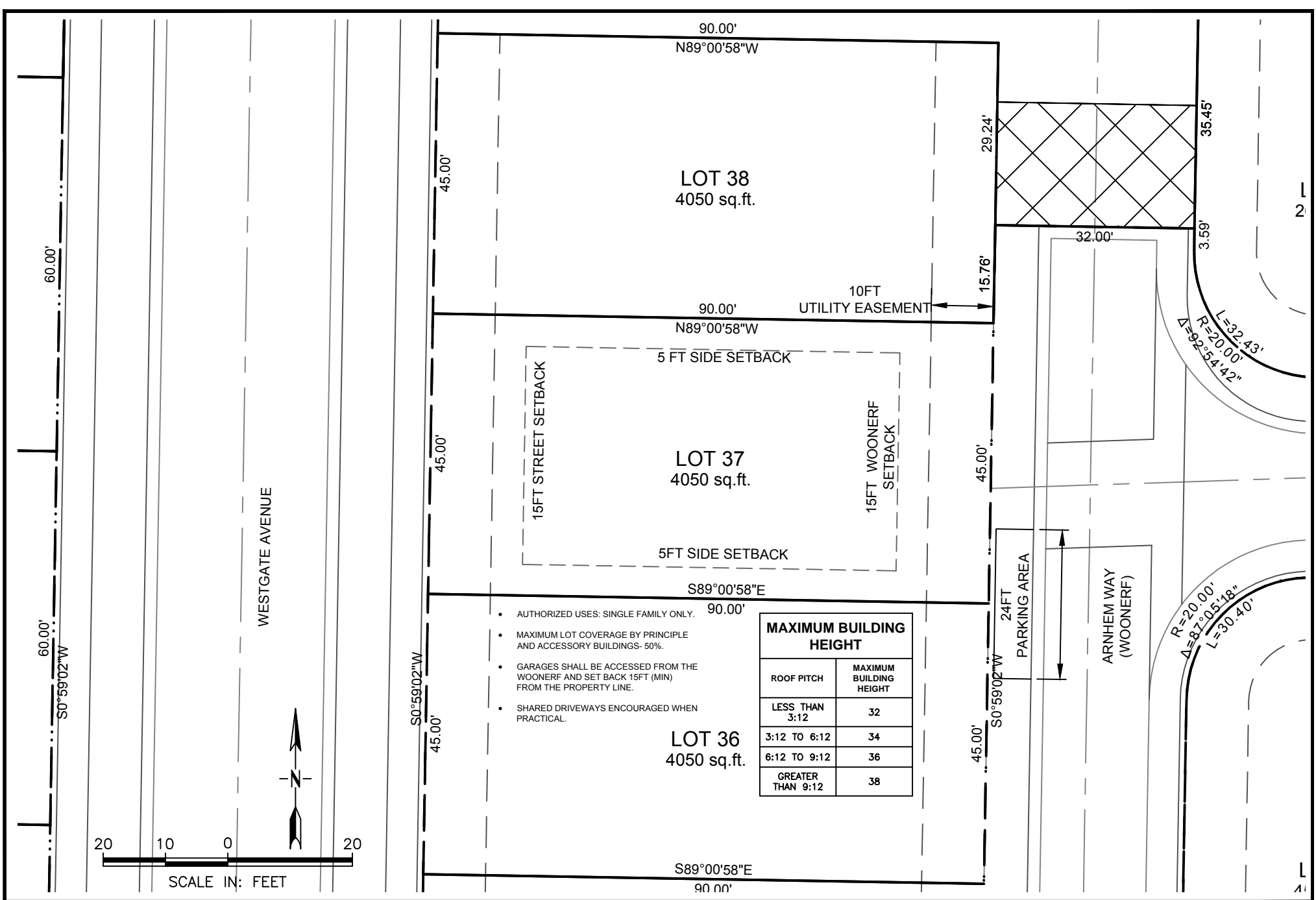
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THE LAKES AT VALLEY WEST: PHASE 3
 BOZEMAN MONTANA
 LOT EXHIBIT

PROJECT NO.
 5352.007
 FIGURE NUMBER
LOT 35

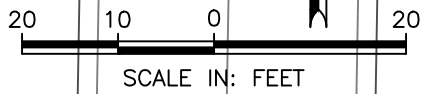
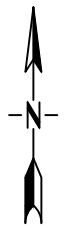


N:\5352\007\ACAD\Exhibits\Lot Exhibits\Ph 3 Lot Exhibits- 26 THRU 50.dwg Plotted by cooper krause on Jul/25/2016



60.00'
S0°59'02"W

WESTGATE AVENUE



- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

L
2

L
1

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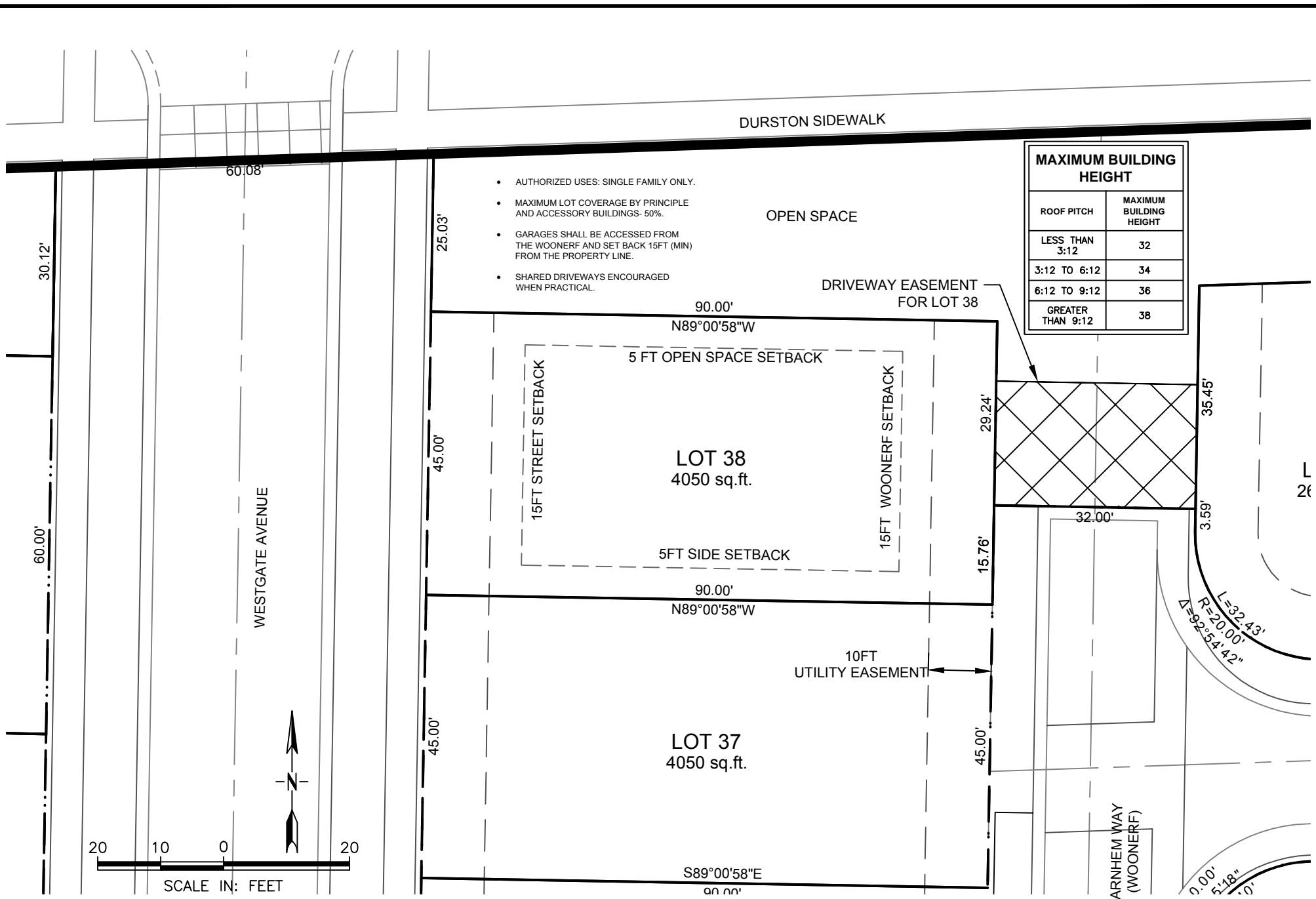
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

LOT EXHIBIT

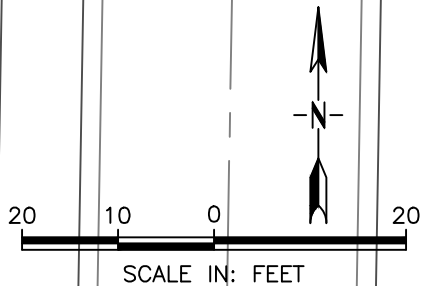
PROJECT NO.
5352.007


FIGURE NUMBER
LOT 37



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 38</p>	

DURSTON SIDEWALK

138.02'

60.08'

OPEN SPACE

30.12'

S89°01'04"E

100.00'

5 FT OPEN SPACE SETBACK

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 39
6000 sq.ft.

15FT OPEN SPACE SETBACK

15FT STREET SETBACK

10FT SIDE SETBACK

60.00'

S89°00'58"E

100.00'

10FT UTILITY EASEMENT

60.00'

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

25.03'

45.00'

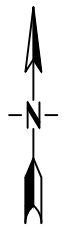
45.00'

WESTGATE AVENUE

TRAIL

60.00'

OPEN SPACE



LOT 40
6000 sq ft



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THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER

LOT 39

TRAIL

OPEN SPACE

LOT 39
6000 sq.ft.

S89°00'58"E
100.00'

5 FT SIDE SETBACK

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 40
6000 sq.ft.

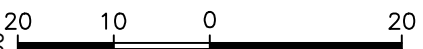
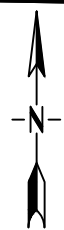
15FT OPEN SPACE SETBACK

15FT STREET SETBACK

10FT SIDE SETBACK

S89°00'58"E
100.00'

10FT
UTILITY EASEMENT



SCALE IN: FEET

LOT 41
6000 sq ft

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

WESTGATE AVENUE

S0°59'02"W

45.00'

45.00'

45.0'

45.0'

45.00'

45.00'

45.00'

45.00'

45.00'



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THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

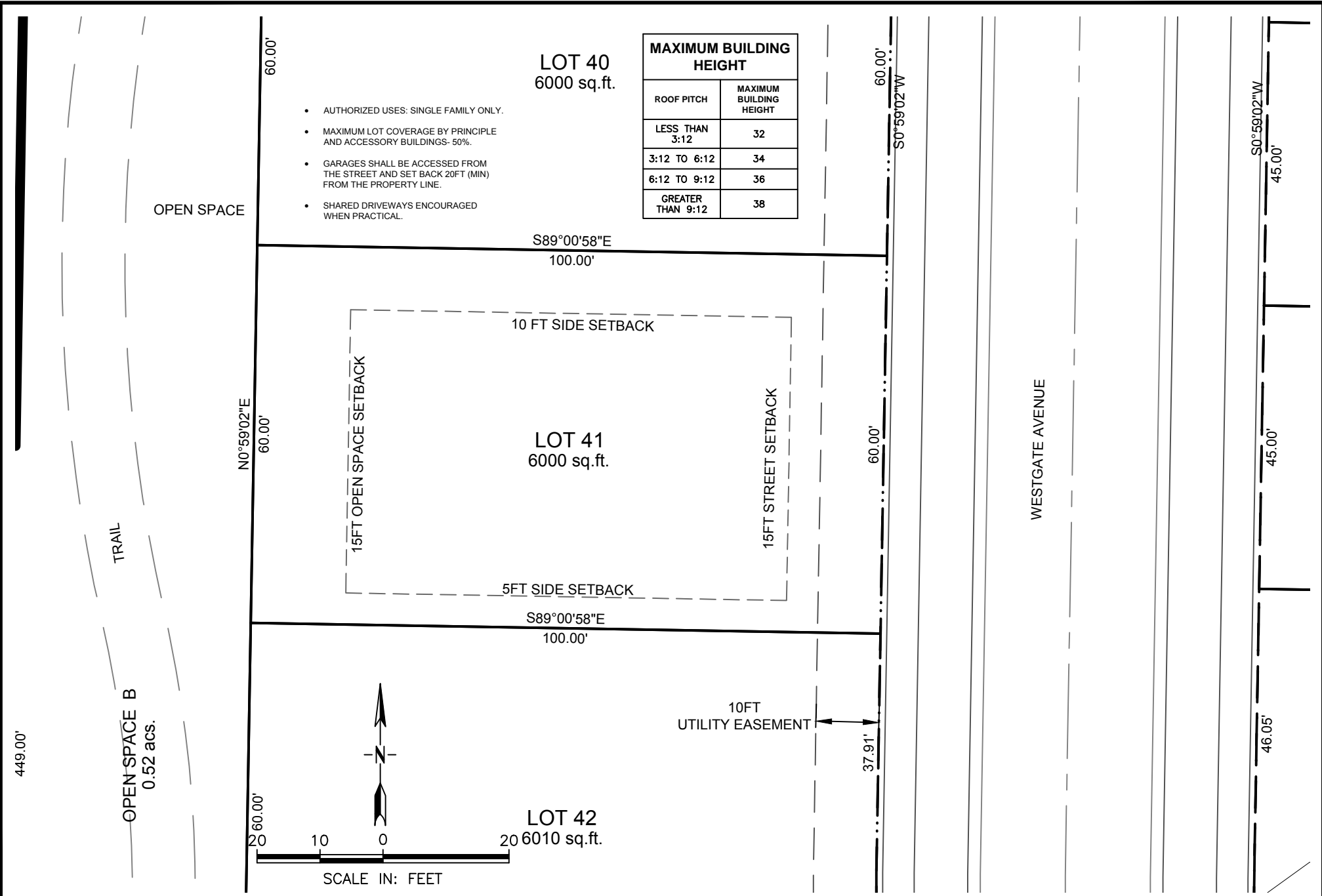
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FIGURE NUMBER

LOT 40

LOT EXHIBIT



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THE LAKES AT VALLEY WEST: PHASE 3

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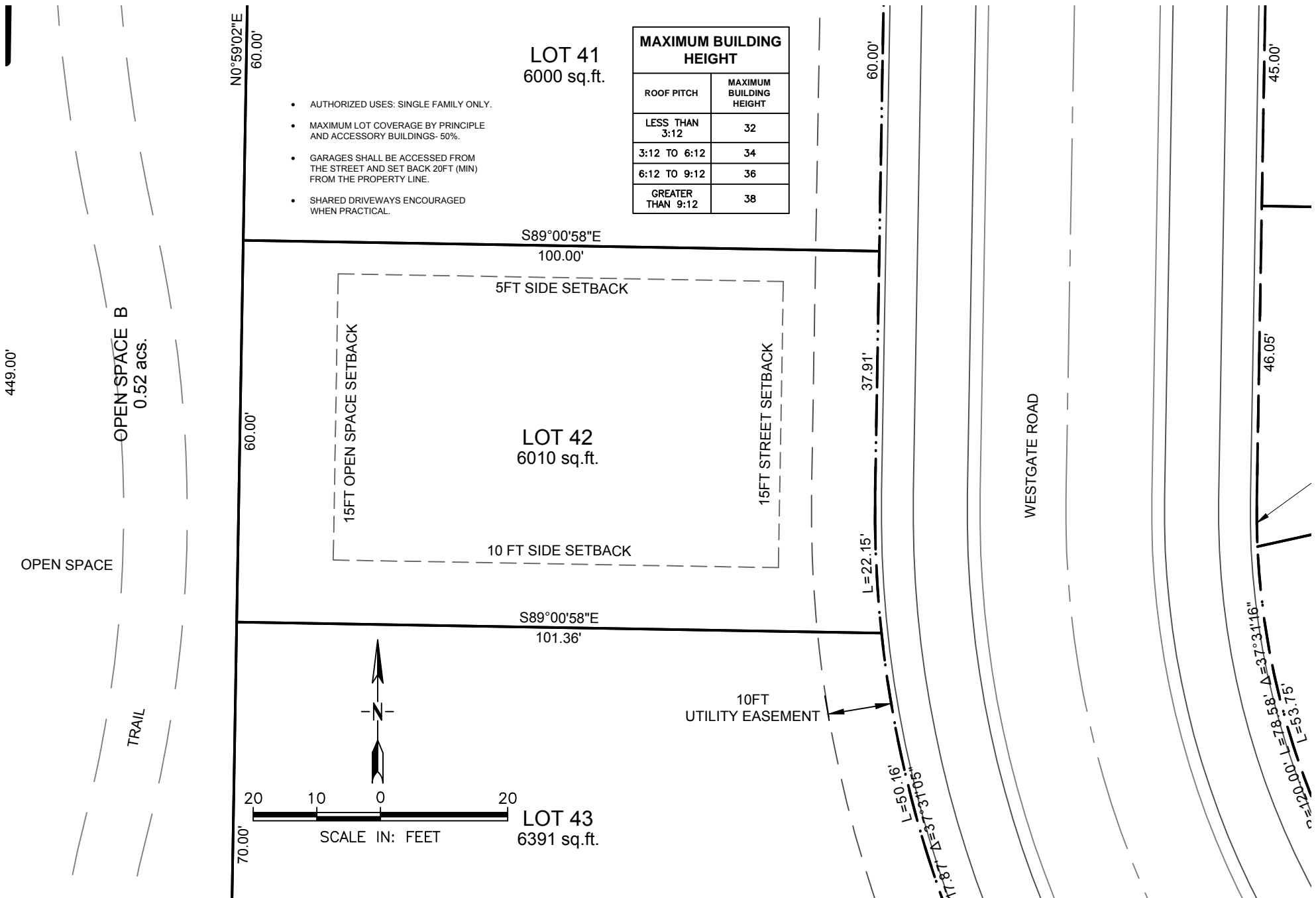
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LOT EXHIBIT

FIGURE NUMBER

LOT 41



LOT 41
6000 sq. ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

S89°00'58"E
100.00'

5FT SIDE SETBACK

LOT 42
6010 sq. ft.

15FT OPEN SPACE SETBACK

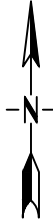
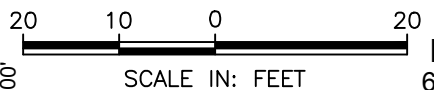
15FT STREET SETBACK

10 FT SIDE SETBACK

S89°00'58"E
101.36'

10FT UTILITY EASEMENT

LOT 43
6391 sq. ft.



WESTGATE ROAD

OPEN SPACE B
0.52 acs.

OPEN SPACE

TRAIL

449.00'

N0°59'02"E
60.00'

60.00'

70.00'

60.00'

37.91'

L=22.15'

L=50.16'

Δ=37°31'05"

45.00'

46.05'

Δ=37°31'16"

L=53.75'

L=120.00'



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BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.007

FIGURE NUMBER
LOT 42

OPEN TRAIL

60.00'
70.00'

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 42
6010 sq.ft.

10FT UTILITY EASEMENT

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

S89°00'58"E
101.36'

5FT SIDE SETBACK

LOT 43
6391 sq.ft.

15FT OPEN SPACE SETBACK

15FT STREET SETBACK

15 FT OPEN SPACE SETBACK

116.37'
N80°13'54"E

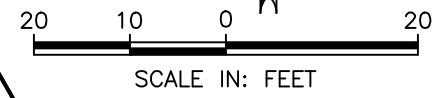
OPEN SPACE SIDEWALK

N77°36'18"E
34.00'

38.00'

54.77'

L=25.20'



WESTGATE AVENUE

L=22.15'

L=50.16'

L=1.00:08.15"E

L=20.35'

L=25.20'

21.19'

L=18.58' Δ=37°31'16"



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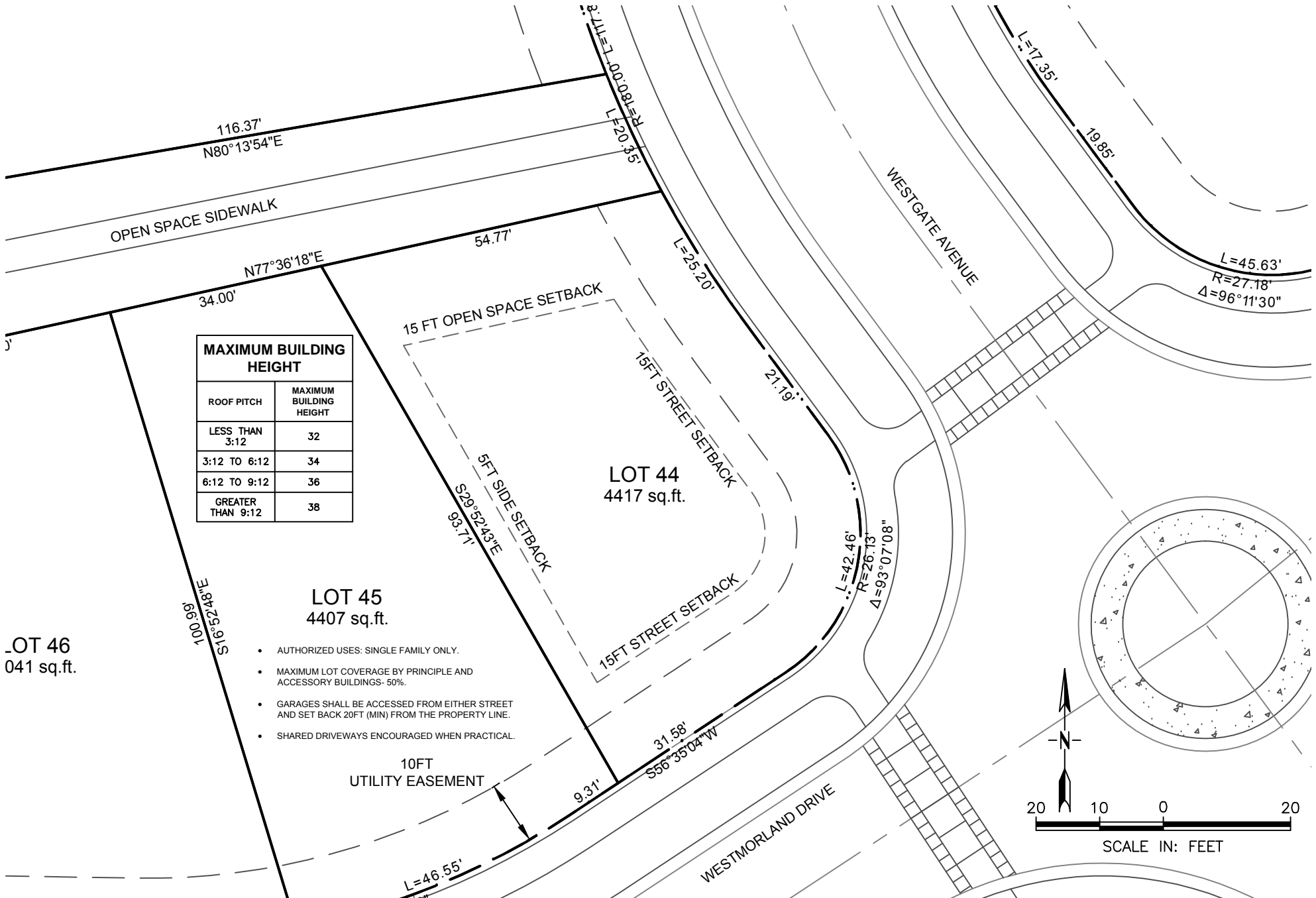
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FIGURE NUMBER
LOT 43



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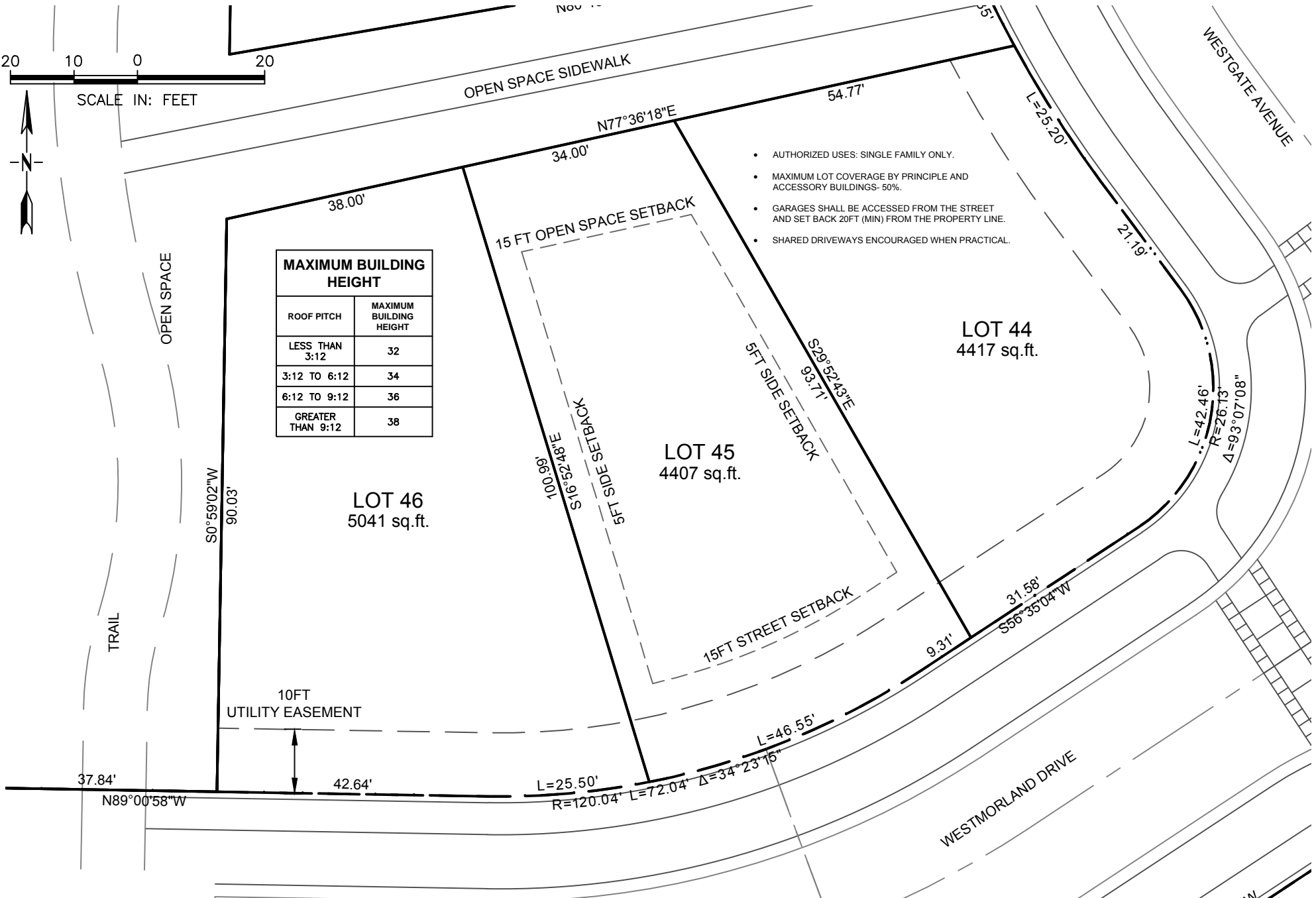
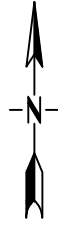
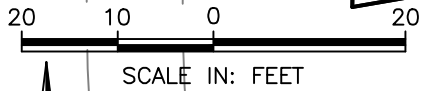
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LOT EXHIBIT

FIGURE NUMBER

LOT 44



- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 46
5041 sq.ft.

LOT 45
4407 sq.ft.

LOT 44
4417 sq.ft.



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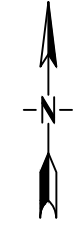
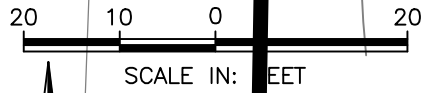
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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER
LOT 45



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 44
4417 sq.ft.

LOT 45
4407 sq.ft.

LOT 46
5041 sq.ft.

OPEN SPACE

TRAIL

OPEN SPACE SIDEWALK

15 FT OPEN SPACE SETBACK

5 FT OPEN SPACE SETBACK

5 FT SIDE SETBACK

15 FT STREET SETBACK

10 FT
UTILITY EASEMENT

WESTMORLAND DRIVE



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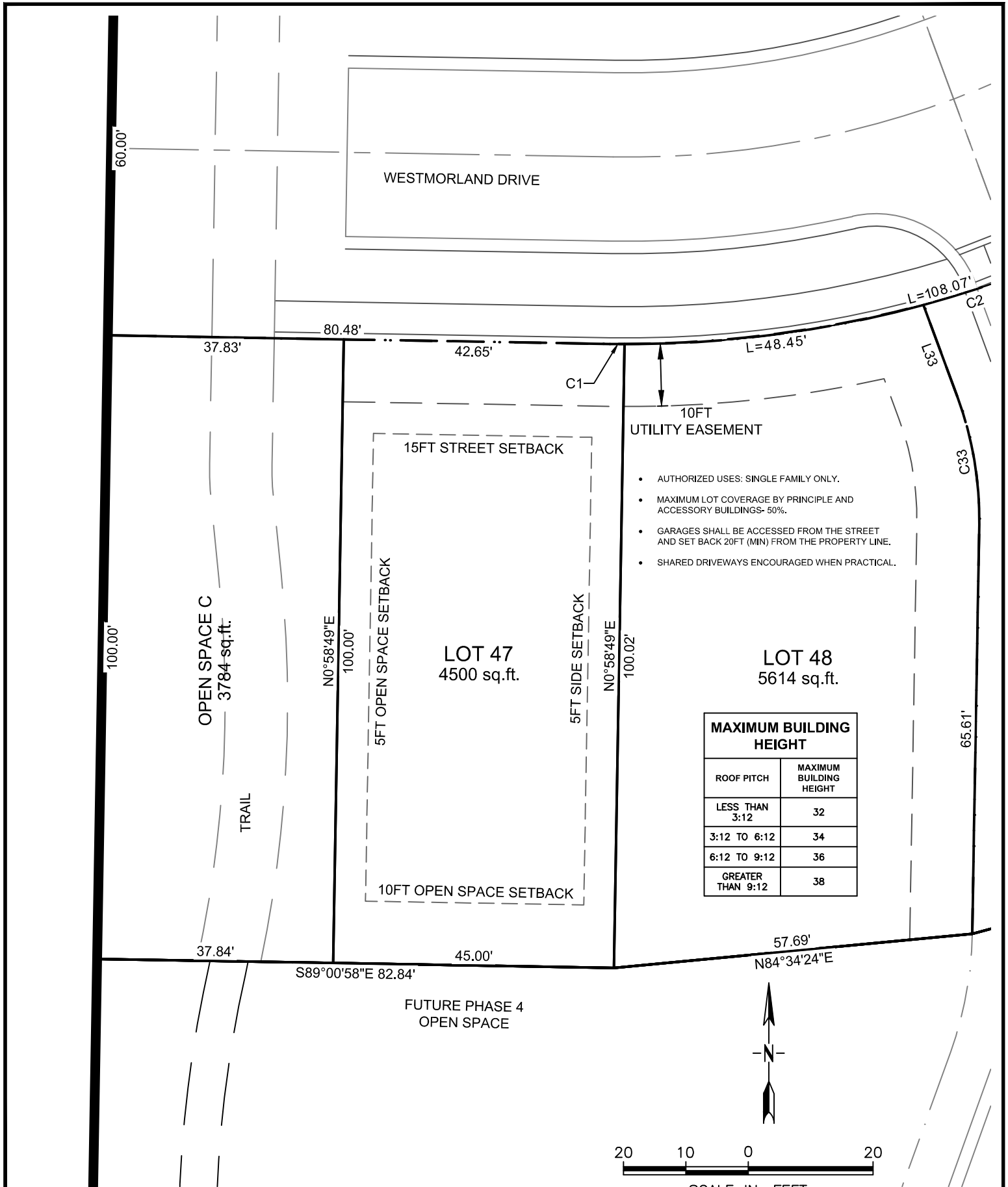
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LOT EXHIBIT

FIGURE NUMBER

LOT 46



FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.



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THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

FIGURE NUMBER
LOT 47

WESTMORLAND DRIVE

10FT
UTILITY EASEMENT

R=180.89'
Δ=15°20'45"
L=48.45'

R=180.00'
Δ=8°01'49"
L=25.23'

15.84'

R=88.00'
Δ=21°16'10"

45.00'

15.84'

R=56.00'
Δ=21°16'10"

OPEN SPACE
N0°58'49"E
100.00'

LOT 47
4500 sq.ft.

100.00'
N0°58'49"E

15FT STREET SETBACK

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 48
5610 sq.ft.

5FT SIDE SETBACK

15FT WOONERF SETBACK

N0°59'02"E
65.61'

WOONERF

56.61'
S0°59'02"W

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

10FT OPEN SPACE SETBACK

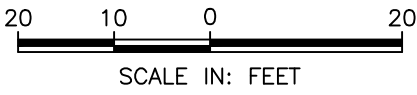
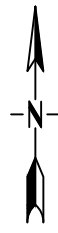
57.69'
N84°34'24"E

33.24'
N75°16'23"E

S89°00'54"E

45.00'

FUTURE PHASE 4
OPEN SPACE



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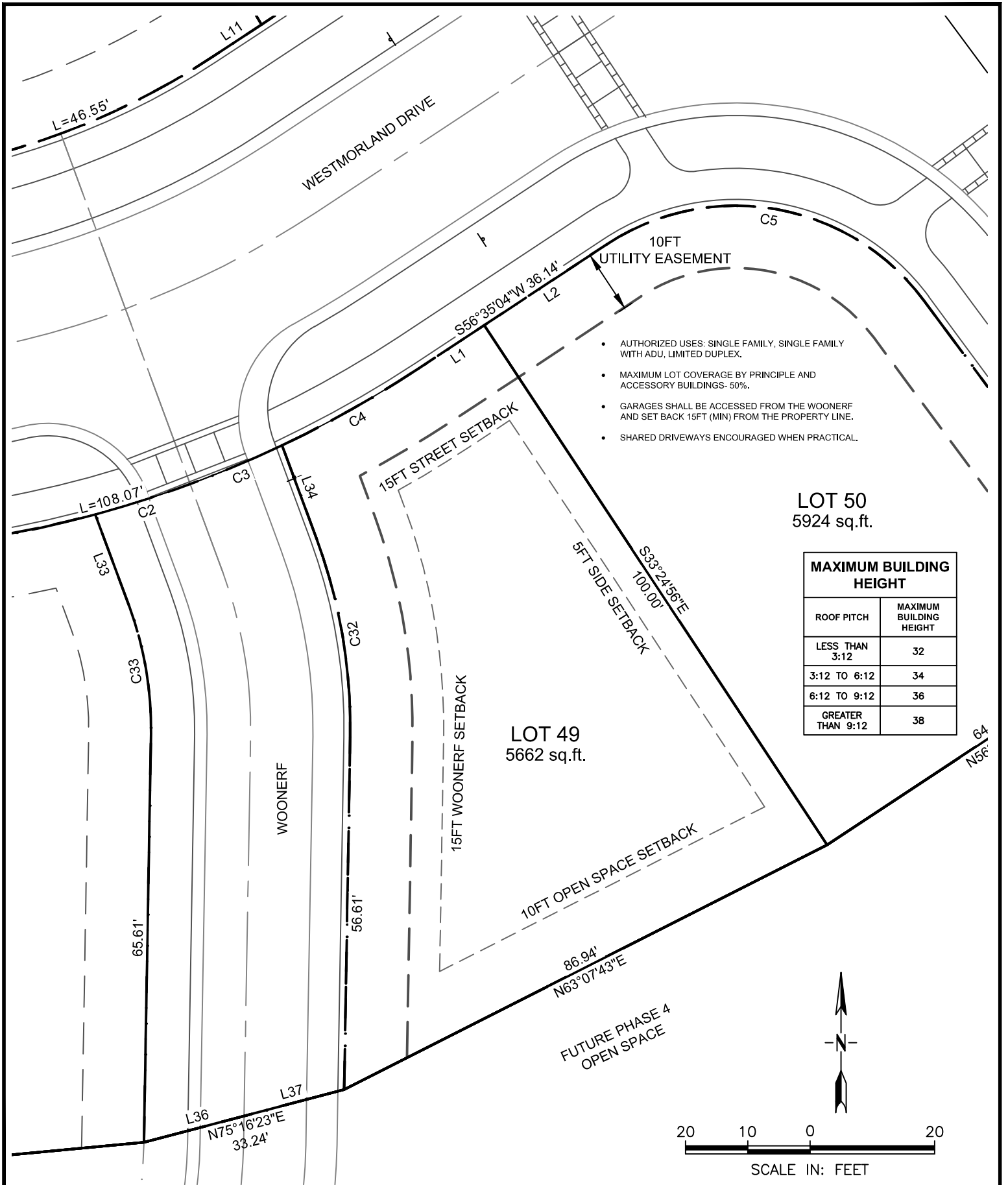
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APPR. BY: JRN
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3
BOZEMAN MONTANA

PROJECT NO.
5352.007

LOT EXHIBIT

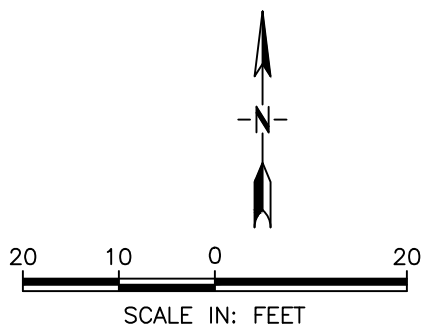
FIGURE NUMBER
LOT 48




- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

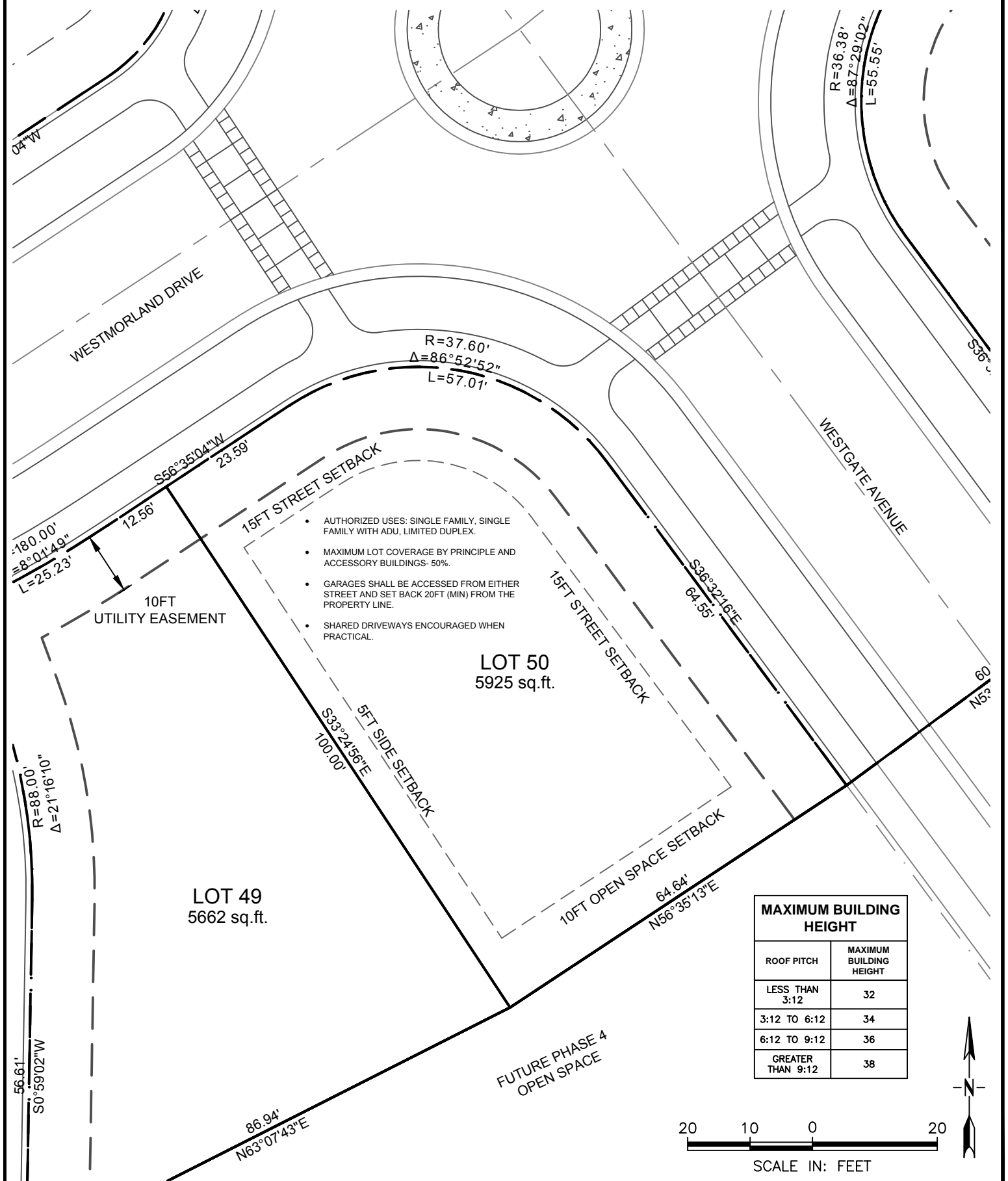
LOT 50
5924 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



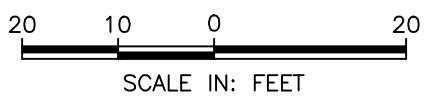
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			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER LOT 49</p>




- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM EITHER STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

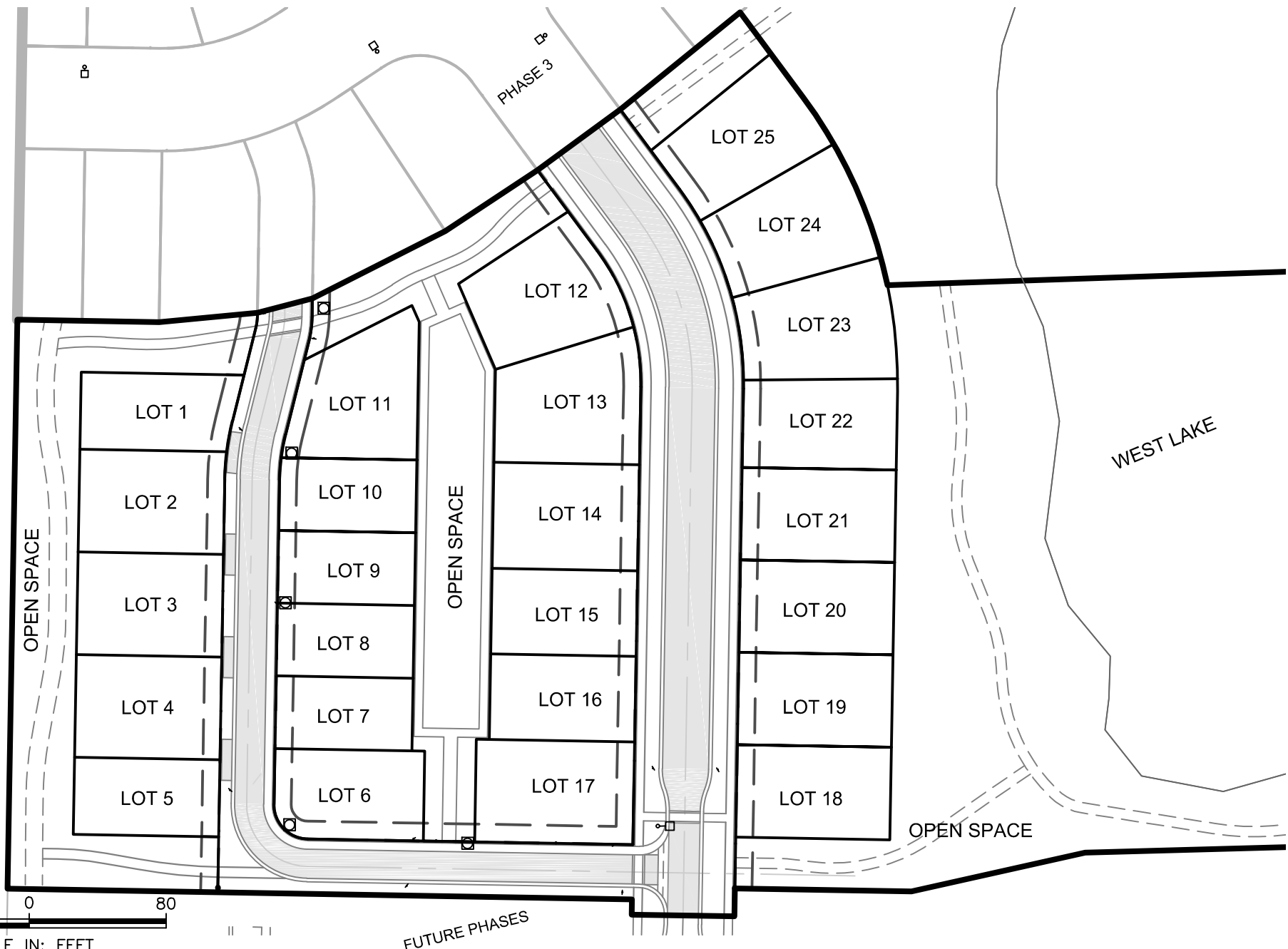


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			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER LOT 50</p>

Appendix C3: The Lakes at Valley West, Phase 4 Building Envelopes

The following lot exhibits describe allowable land uses, lot coverage, lot areas and widths, setbacks and driveway requirements.



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BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 4

PROJECT NO.
5352.008

PHASE 4 OVERVIEW

FIGURE NUMBER
PH 4

N:\15352\008\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 4.dwg Plotted by cooper krause on Nov/8/2017

EXISTING PHASE 3

SIDEWALK

OPEN SPACE

ASPHALT TRAIL

5FT OPEN SPACE SETBACK

LOT 1
4054 sq.ft.

10FT OPEN SPACE SETBACK

5FT SETBACK

15 FT WOONERF SETBACK

HERSTAL WAY (WOONERF)

LOT 11
5356 sq.ft.

APPROXIMATE
STREET LIGHT
LOCATION (TYP.)

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

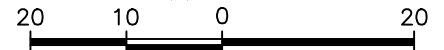
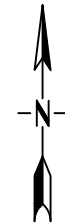
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 2
5105 sq.ft.

24'
PARKING AREA

10FT
UTILITY EASEMENT

LOT 10
3397 sq.ft.



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

FIGURE NUMBER

LOT EXHIBIT

LOT 1

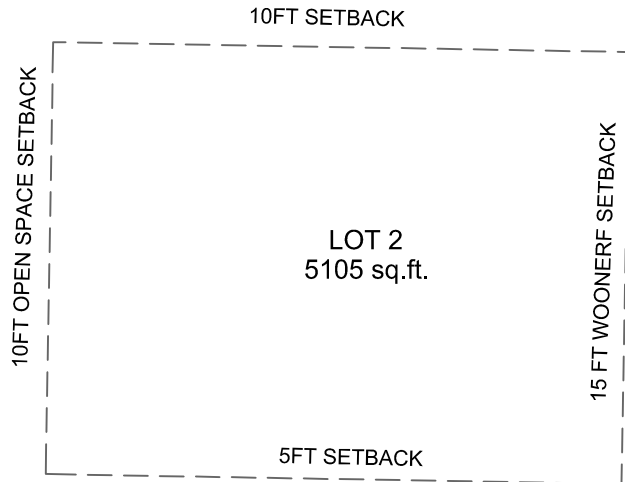
LOT 11
5356 sq.ft.

LOT 1
4054 sq.ft.

APPROXIMATE
STREET LIGHT
LOCATION (TYP.)

LOT 10
3397 sq.ft.

LOT 9
3400 sq.ft.



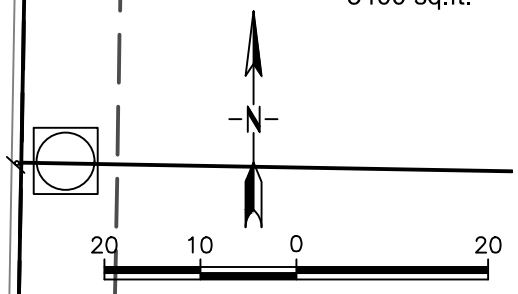
HERSTAL WAY (WOONERF)

24'
PARKING AREA

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 3
5100 sq.ft. 10FT
UTILITY EASEMENT



SCALE IN: FEET

OPEN SPACE A
0.42 acs.
18477 sq.ft.

ASPHALT TRAIL

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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER
LOT 2

OPEN SPACE A
0.42 acs.
18477 sq.ft.

ASPHALT TRAIL

LOT 2
5105 sq.ft.

10FT SETBACK

10FT OPEN SPACE SETBACK

LOT 3
5100 sq.ft.

15 FT WOONERF SETBACK

5FT SETBACK

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 4
5100 sq.ft. 10FT
UTILITY EASEMENT

24'
PARKING AREA

HERSTAL WAY (WOONERF)

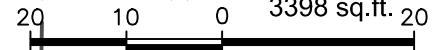
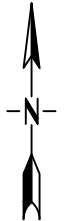
24'
PARKING AREA

LOT 10
3397 sq.ft.

LOT 9
3400 sq.ft.

APPROXIMATE STREET LIGHT LOCATION (TYP.)

LOT 8
3400 sq.ft.



SCALE IN: FEET

LOT 7
3398 sq.ft.

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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

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PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 3

OPEN SPAC
0.42 acs.
18477 sq.1

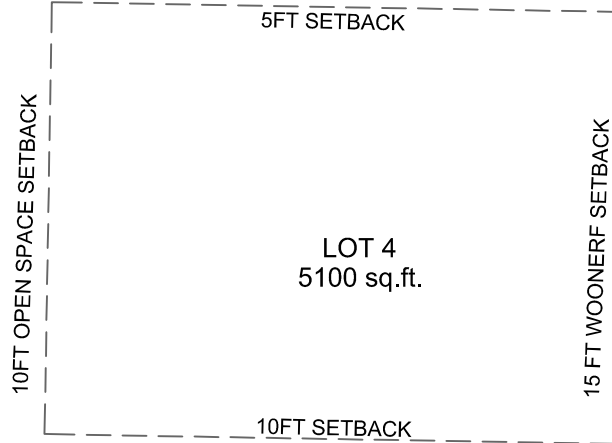
ASPHALT TRAIL

OPEN SPACE

LOT 3
5100 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 4
5100 sq.ft.



LOT 5
3825 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

10FT UTILITY EASEMENT

24' PARKING AREA

24' PARKING AREA

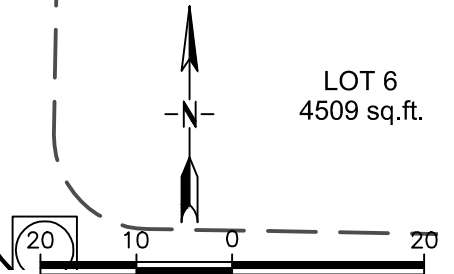
HERSTAL WAY (WOONERF)

APPROXIMATE STREET LIGHT LOCATION (TYP.)

LOT 8
3400 sq.ft.

LOT 7
3398 sq.ft.

LOT 6
4509 sq.ft.



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

FIGURE NUMBER

LOT EXHIBIT

LOT 4

LOT 4
5100 sq.ft.

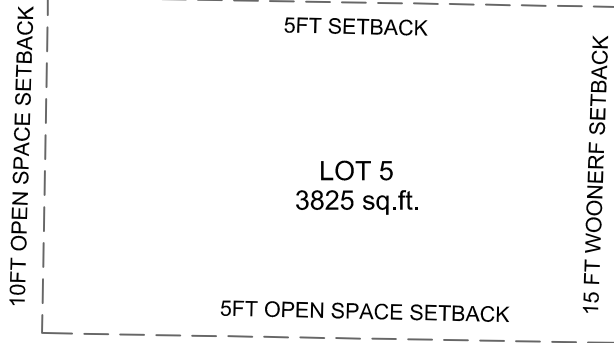
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

10FT
UTILITY EASEMENT

LOT 7
3398 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 6
4509 sq.ft.



LOT 5
3825 sq.ft.

24'
PARKING AREA

HERSTAL WAY (WOONERF)

APPROXIMATE STREET LIGHT LOCATION (TYP.)

ASPHALT TRAIL

OPEN SPACE

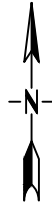
OPEN SPACE

SIDEWALK

FUTURE PHASE



SCALE IN: FEET



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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

FIGURE NUMBER

LOT EXHIBIT

LOT 5

LOT 4
5100 sq.ft.

LOT 7
3398 sq.ft.

LOT 5
3825 sq.ft.

LOT 6
4509 sq.ft.

HERSTAL WAY (WOONERF)

10FT
UTILITY EASEMENT

5FT SET BACK

15 FT WOONERF SETBACK

10FT OPEN SPACE SETBACK

OPEN SPACE

SIDEWALK

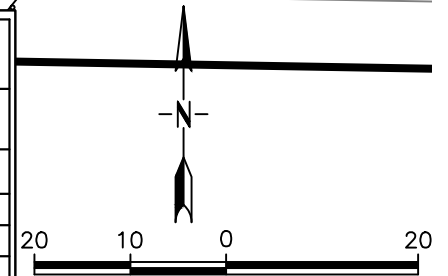
15 FT WOONERF SETBACK

APPROXIMATE
STREET LIGHT
LOCATION (TYP.)

HERSTAL WAY (WOONERF)

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



SCALE IN: FEET

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BOZEMAN

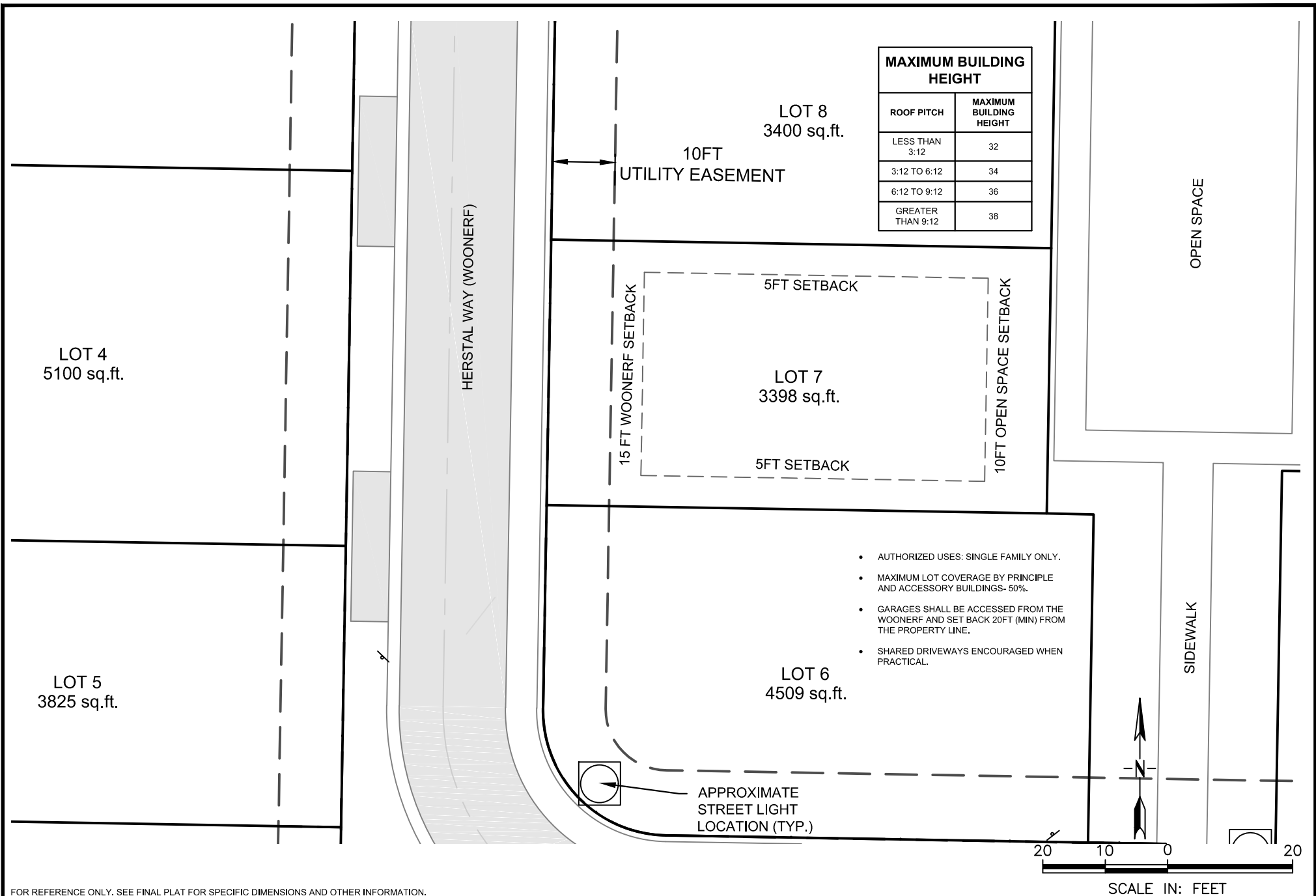
MONTANA

PROJECT NO.
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LOT EXHIBIT

FIGURE NUMBER

LOT 6



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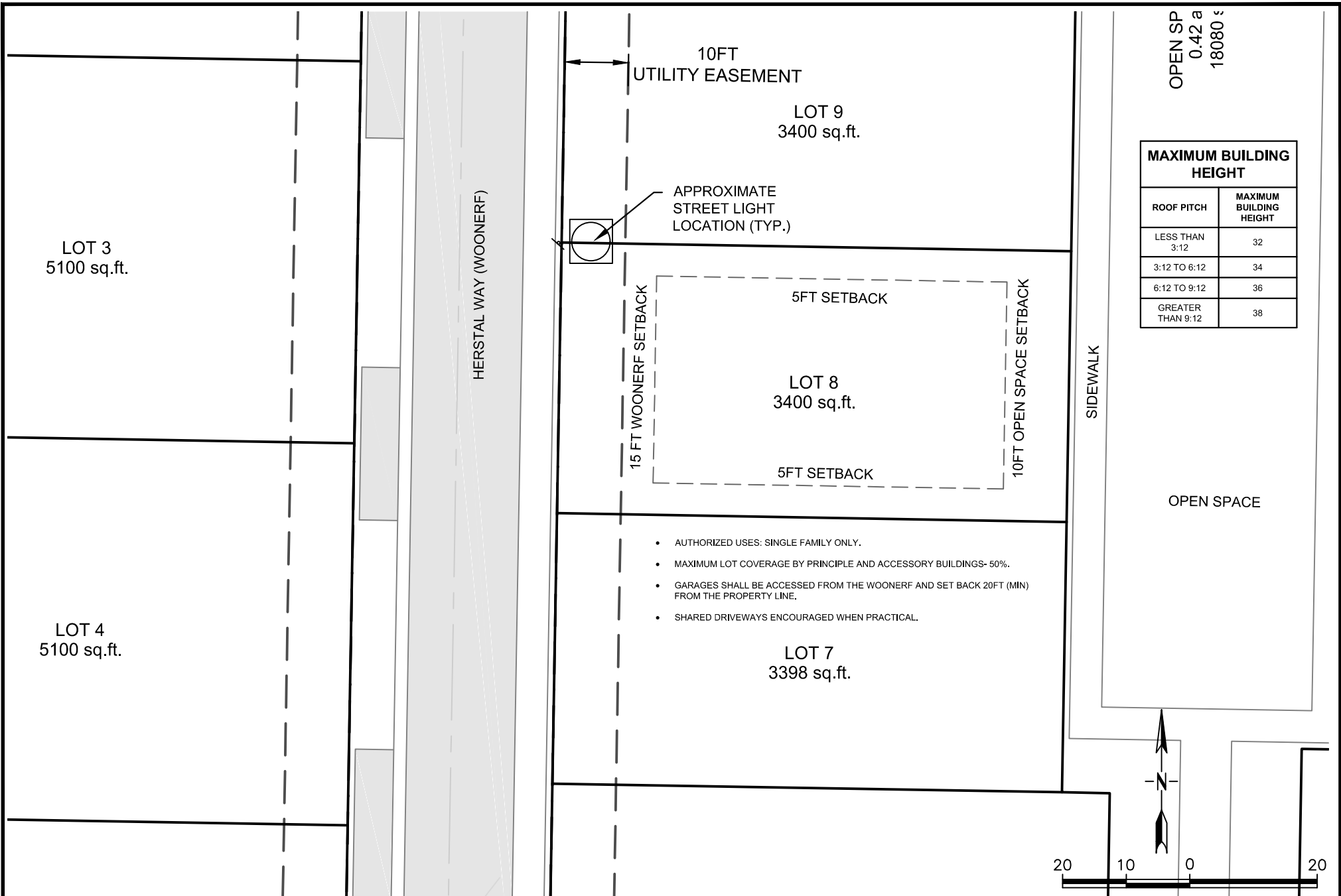
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THE LAKES AT VALLEY WEST: PHASE 4
BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.008
FIGURE NUMBER
LOT 7



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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.
5352.008

FIGURE NUMBER
LOT 8

LOT 2
5105 sq.ft.

LOT 10
3397 sq.ft.

10FT
UTILITY EASEMENT

HERSTAL WAY (WOONERF)

OPEN SPACE B
0.42 acs.
18080 sq.ft.

15 FT WOONERF SETBACK

5FT SETBACK

LOT 9
3400 sq.ft.

10FT OPEN SPACE SETBACK

5FT SETBACK

LOT 3
5100 sq.ft.



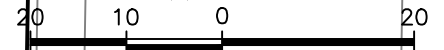
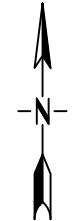
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

APPROXIMATE
STREET LIGHT
LOCATION (TYP.)

LOT 8
3400 sq.ft.

SIDEWALK

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER
LOT 9

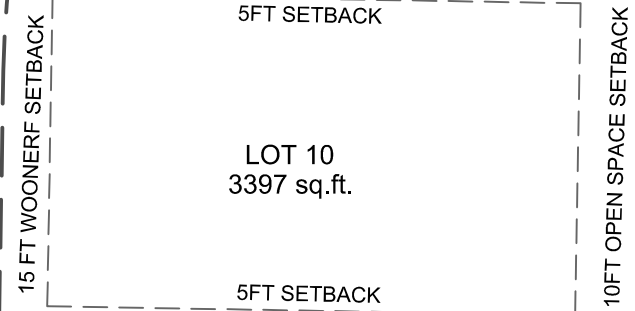
LOT 1
4054 sq.ft.

LOT 11
5356 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 2
5105 sq.ft.

LOT 10
3397 sq.ft.



HERSTAL WAY (WOONERF)

10FT
UTILITY EASEMENT

LOT 9
3400 sq.ft.

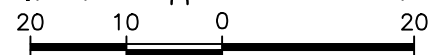
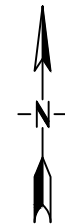
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

APPROXIMATE STREET LIGHT LOCATION (TYP.)

LOT 3
5100 sq.ft.

SIDEWALK

OPEN SPACE B
0.42 acs.
18080 sq.ft.



SCALE IN: FEET

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BOZEMAN

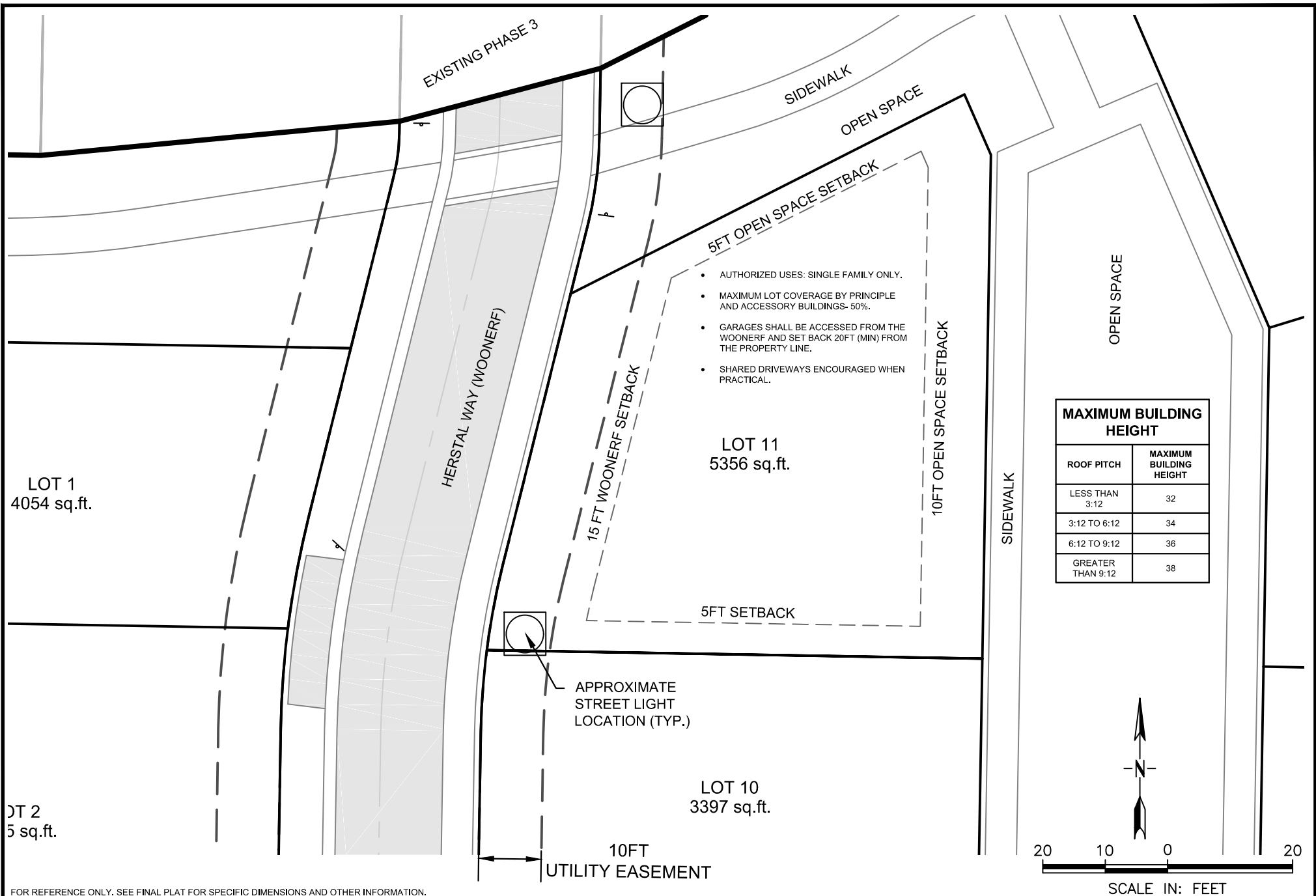
MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 10



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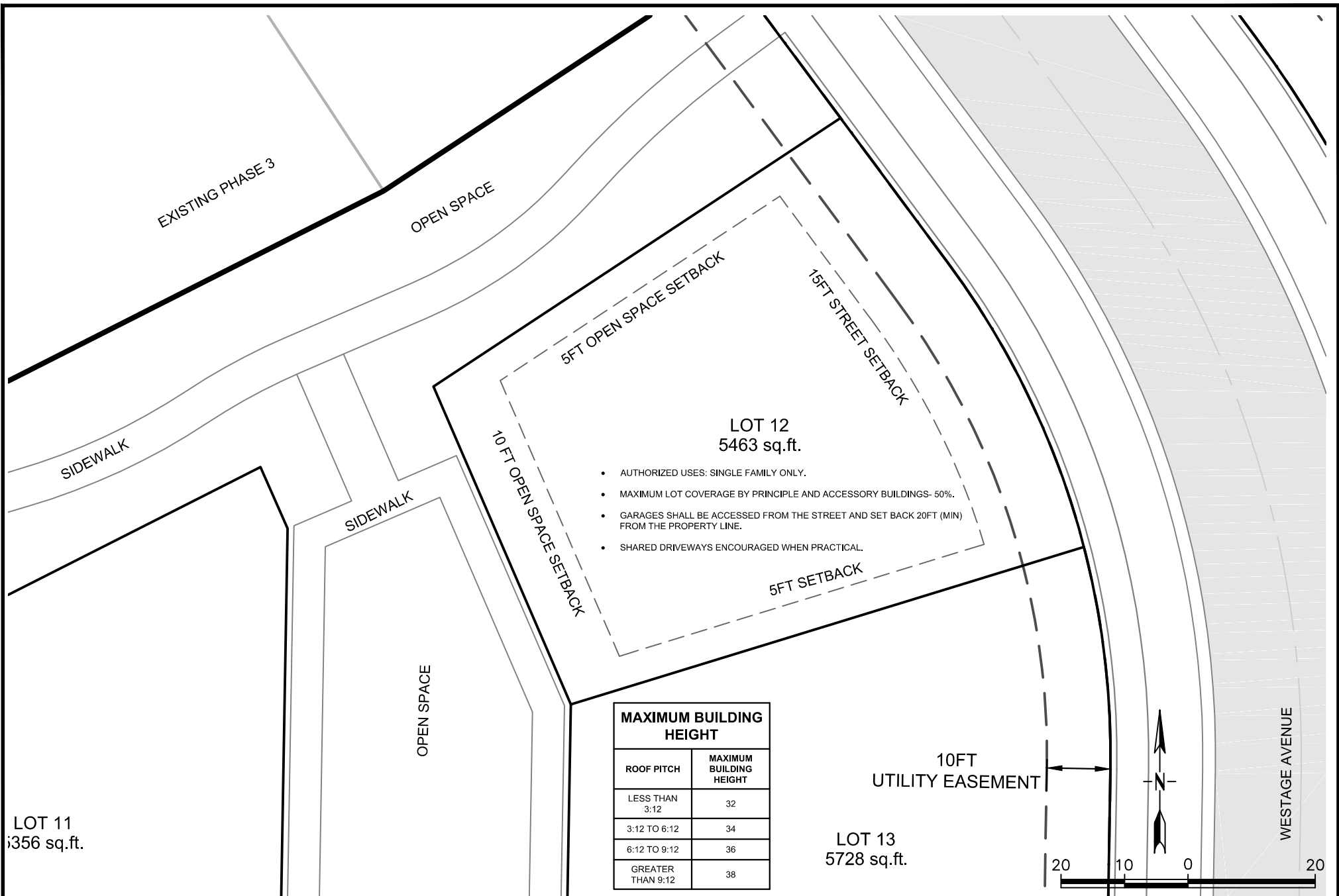
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THE LAKES AT VALLEY WEST: PHASE 4
BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.008
FIGURE NUMBER
LOT 11



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BOZEMAN MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER
LOT 12

LOT 12
5463 sq.ft.

OPEN SPACE

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

SIDEWALK

5FT SETBACK

10 FT OPEN SPACE SETBACK

LOT 13
5728 sq.ft.

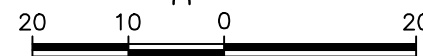
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

5FT SETBACK

15FT STREET SETBACK

10FT UTILITY EASEMENT

WESTAGE AVENUE



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 4

MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

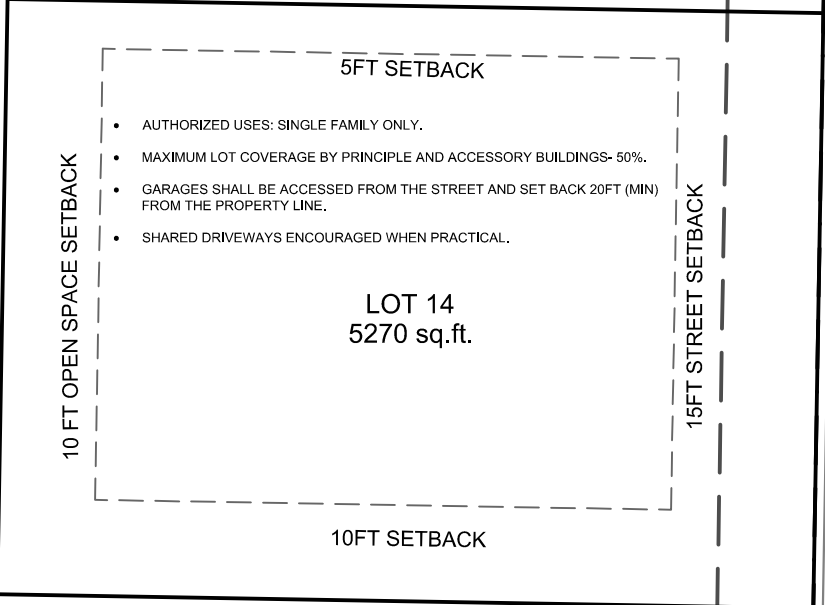
FIGURE NUMBER
LOT 13

LOT 13
5728 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

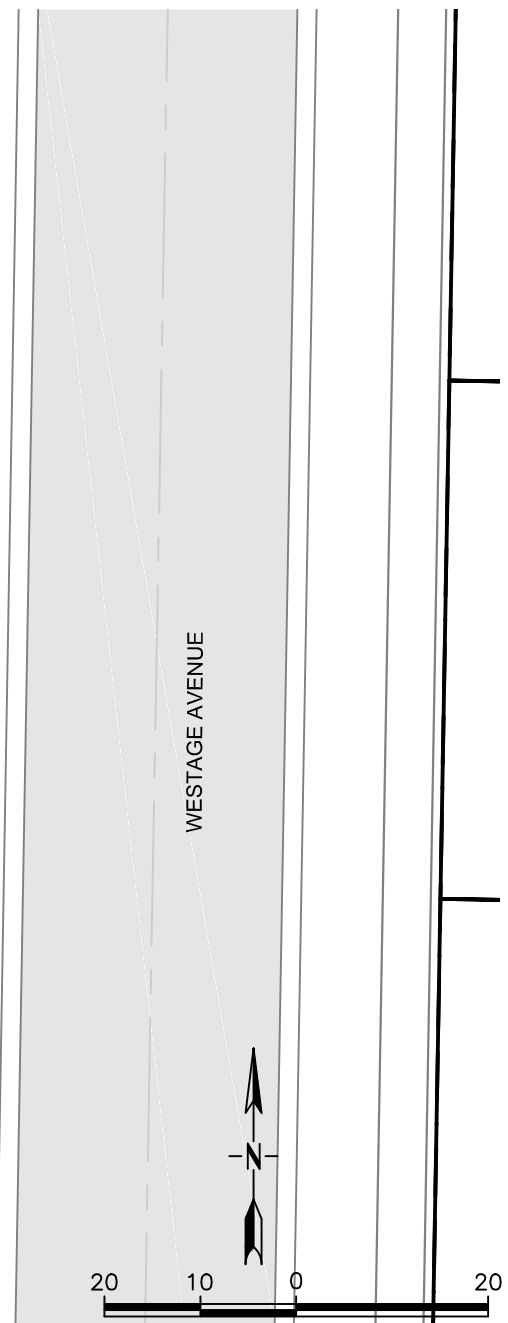
OPEN SPACE B
0.42 acs.
18080 sq.ft.

SIDEWALK



LOT 15
4250 sq.ft.

10FT
UTILITY EASEMENT



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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

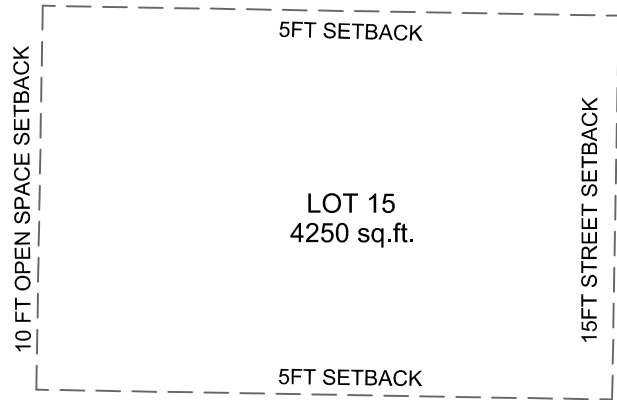
FIGURE NUMBER
LOT 14

OPEN SPACE B
0.42 acs.
18080 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

SIDEWALK

LOT 14
5270 sq.ft.



LOT 15
4250 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 16
4250 sq.ft.

10FT
UTILITY EASEMENT

WESTAGE AVENUE



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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 15

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

SIDEWALK

LOT 15
4250 sq.ft.

5FT SETBACK

LOT 16
4250 sq.ft.

10 FT OPEN SPACE SETBACK

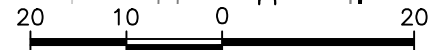
15FT STREET SETBACK

5FT SETBACK

10FT
UTILITY EASEMENT

LOT 17
5550 sq.ft.

WESTAGE AVENUE



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BOZEMAN

MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER
LOT 16

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 16
4250 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

10FT
UTILITY EASEMENT

5FT SETBACK

LOT 17
5550 sq.ft.

10 FT OPEN SPACE SETBACK

15FT STREET SETBACK

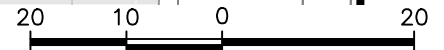
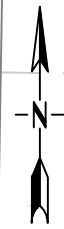
15FT WOONERF SETBACK

APPROXIMATE
STREET LIGHT
LOCATION (TYP.)

SIDEWALK

WESTAGE AVENUE

HERSTAL WAY (WOONERF)



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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

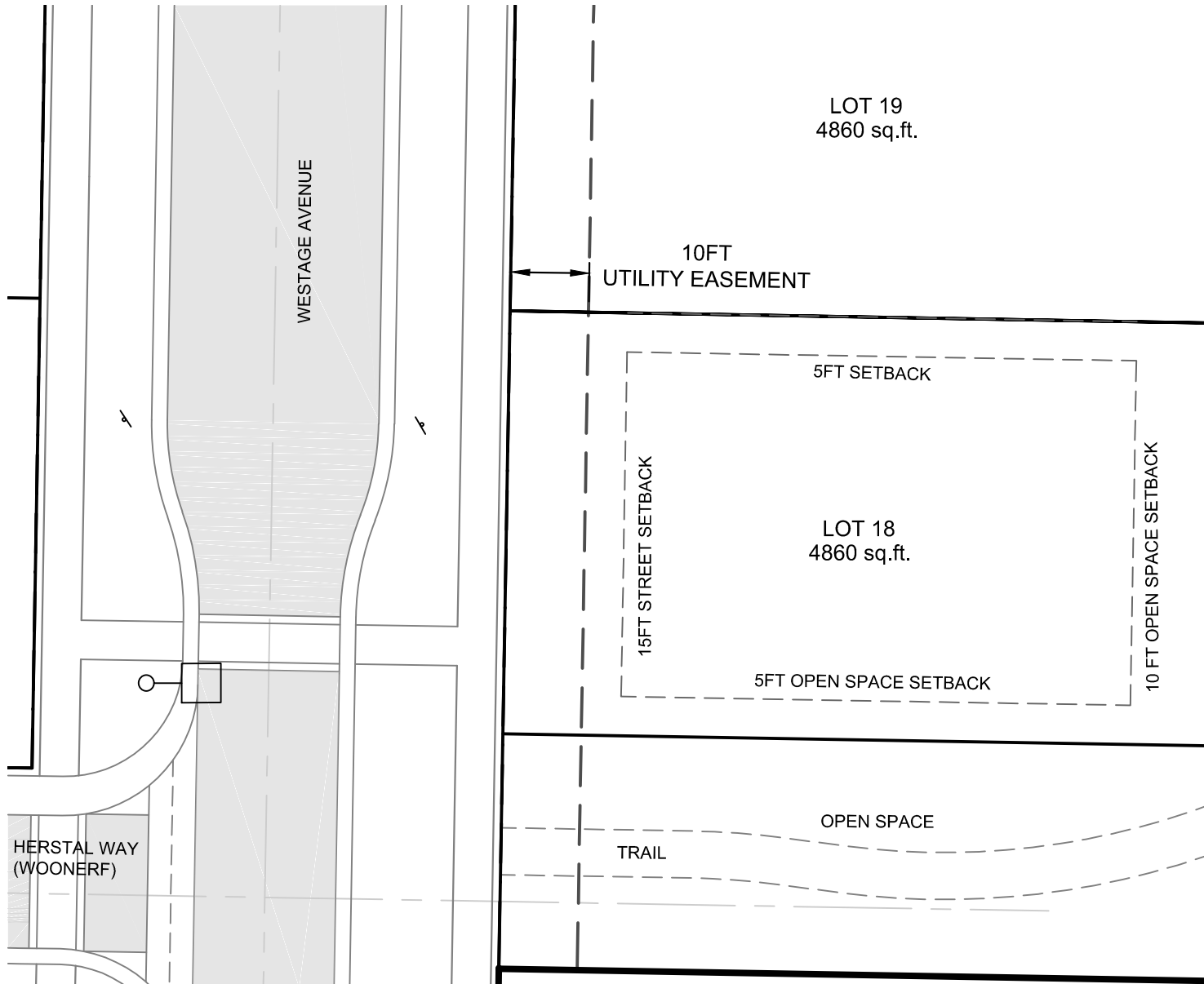
MONTANA

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5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 17



OPEN SPACE

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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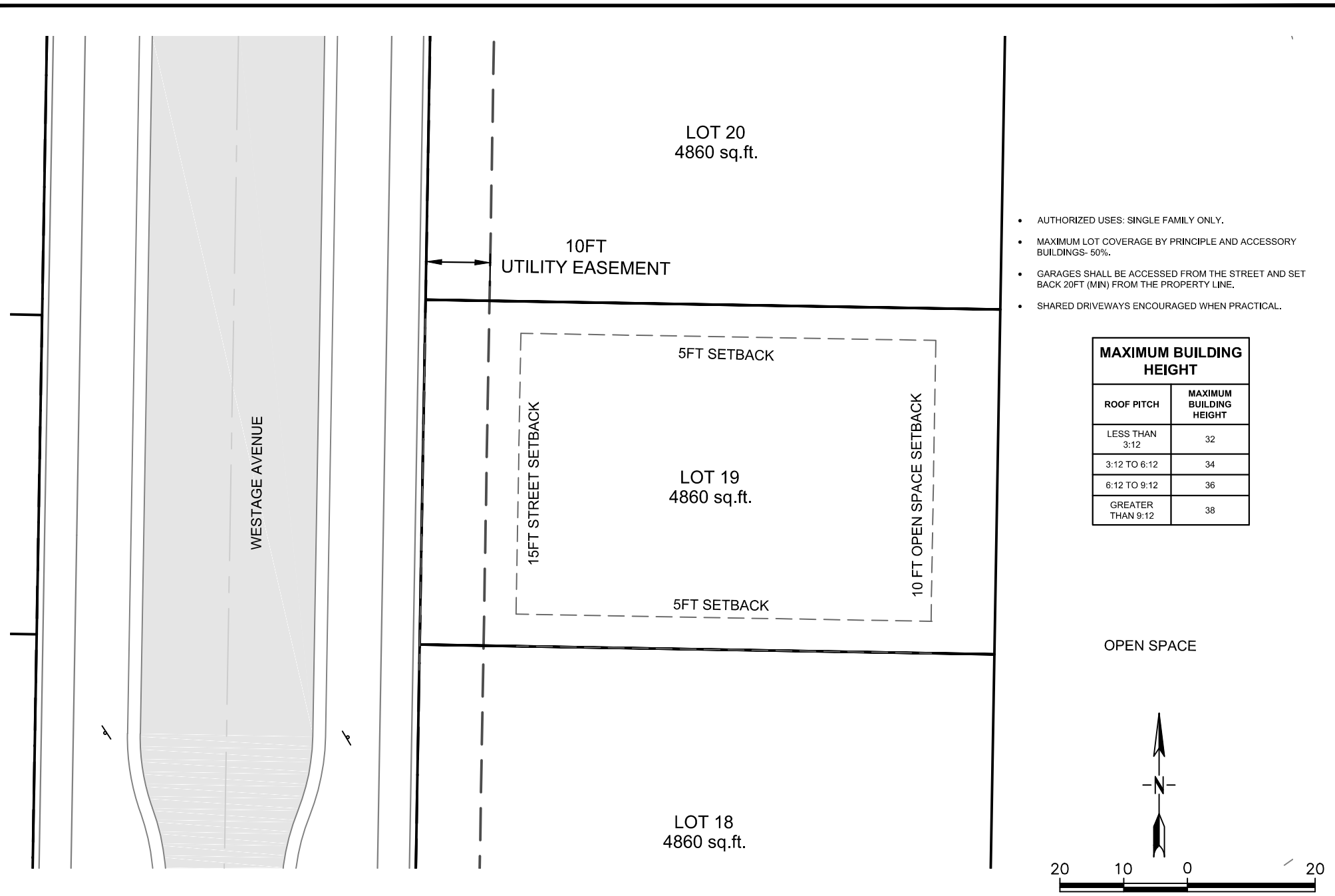
BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 4

PROJECT NO.
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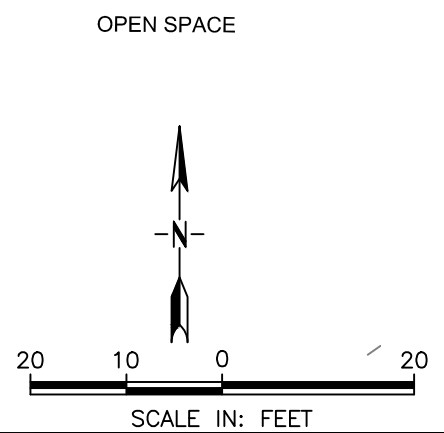
LOT EXHIBIT

FIGURE NUMBER
LOT 18



- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

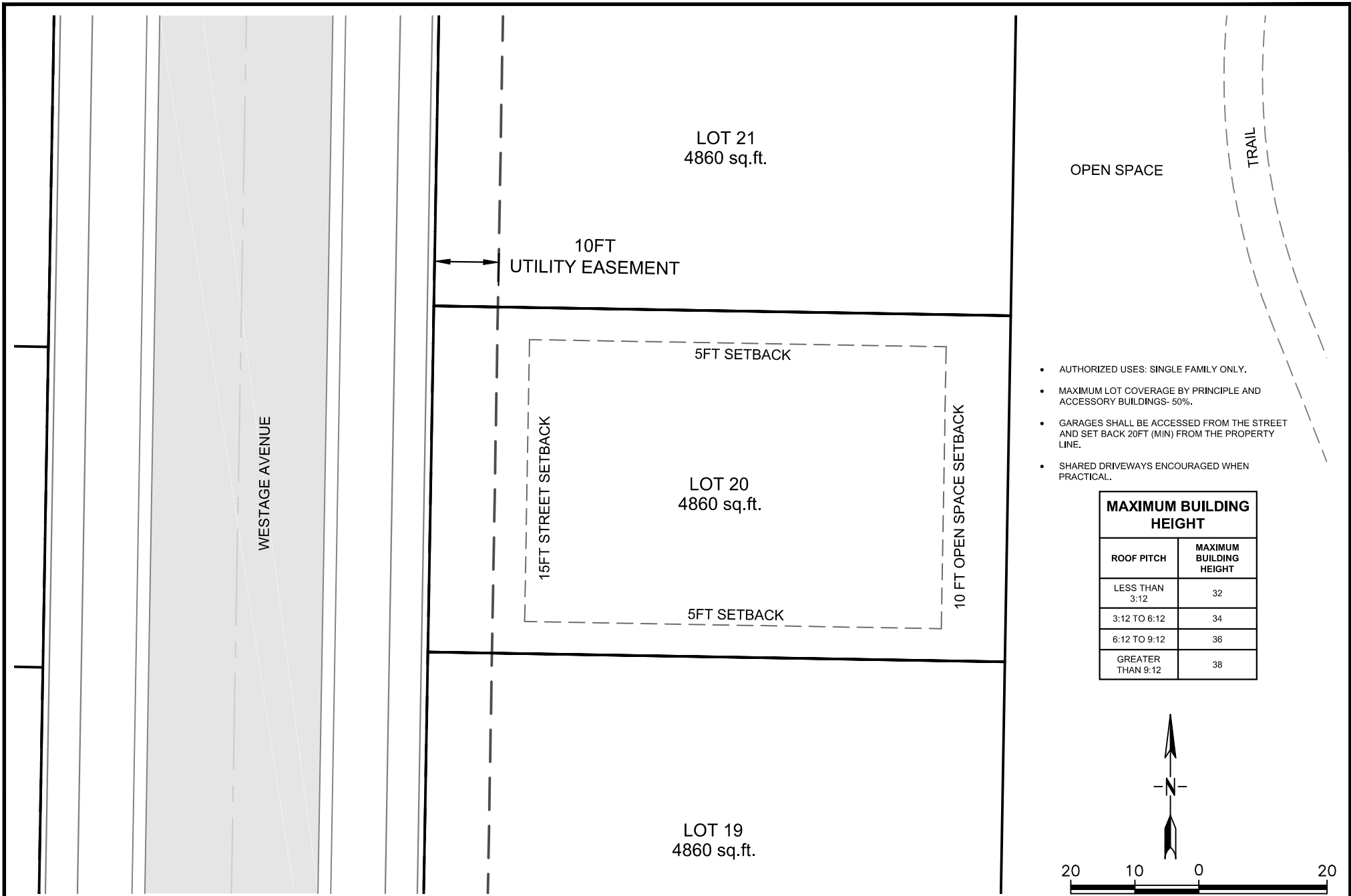
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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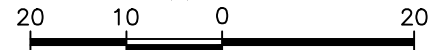
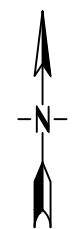
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		<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER LOT 19</p>	

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- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

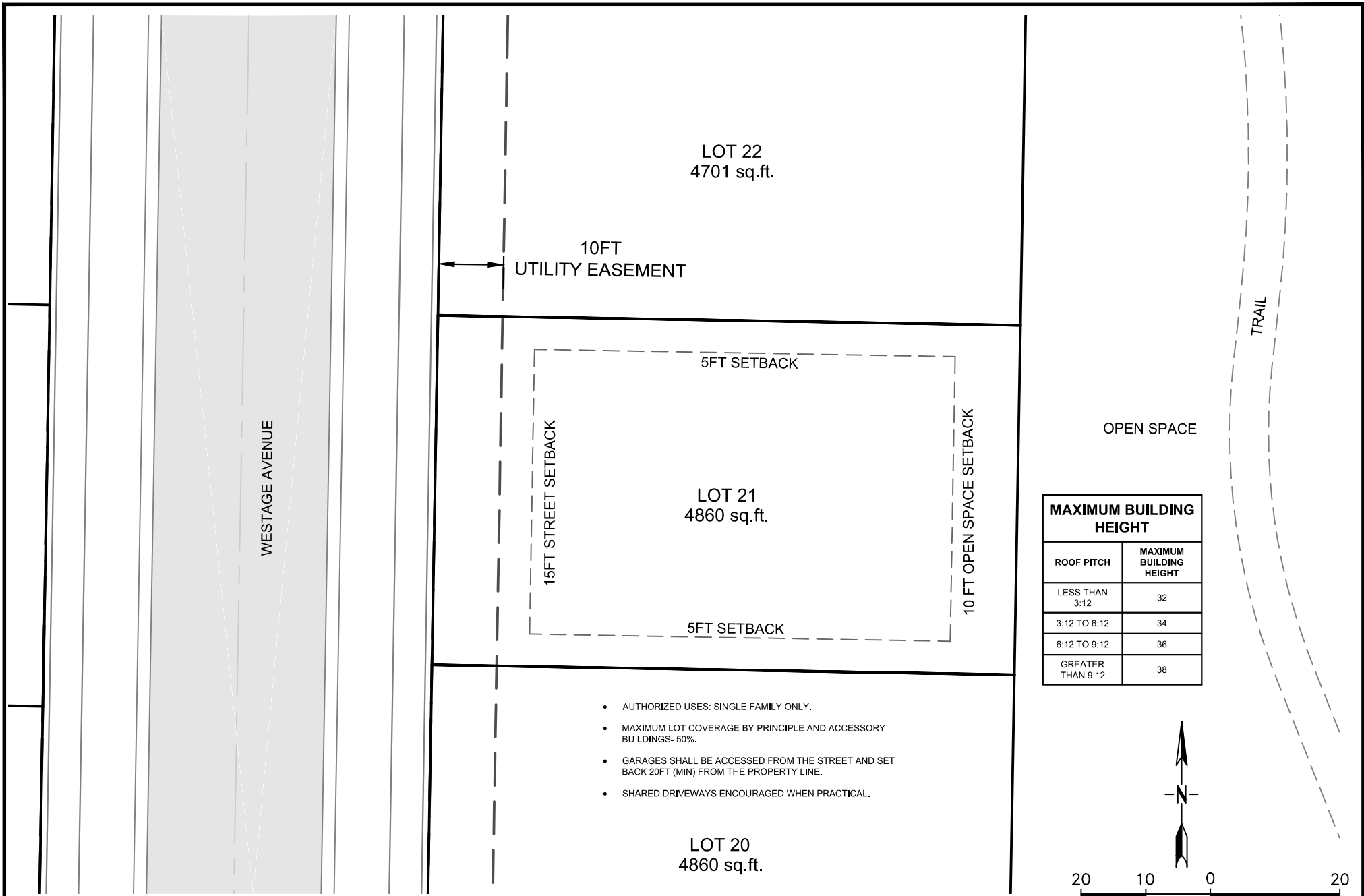


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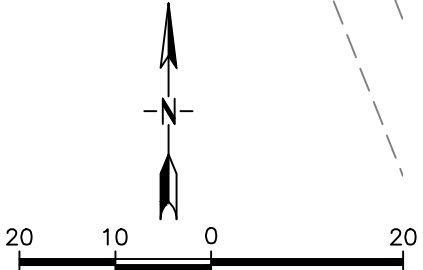
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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 20</p>	

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MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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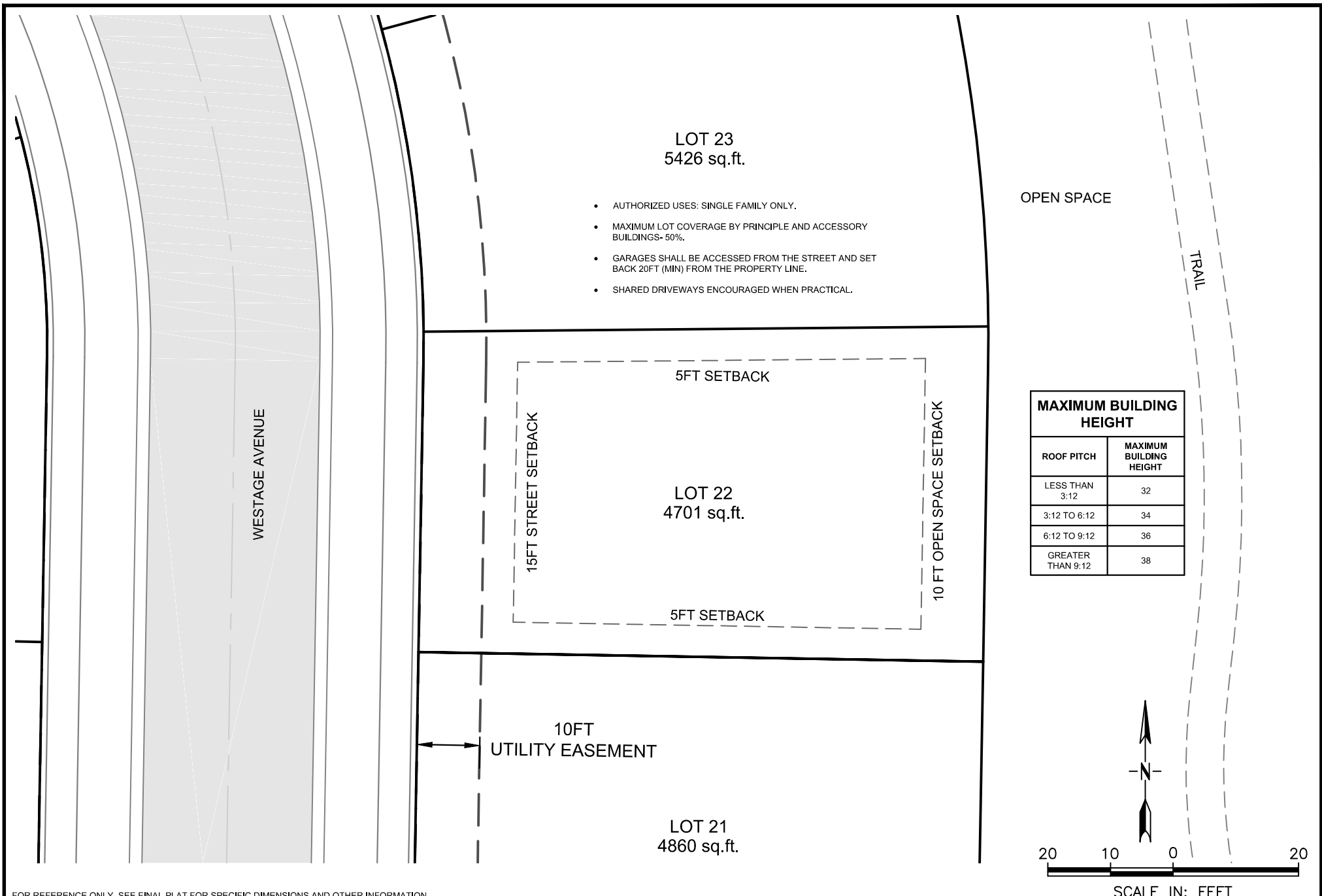
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LOT EXHIBIT

FIGURE NUMBER
LOT 21



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THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN MONTANA

PROJECT NO.
5352.008

LOT EXHIBIT

FIGURE NUMBER
LOT 22

LOT 24
5426 sq.ft.

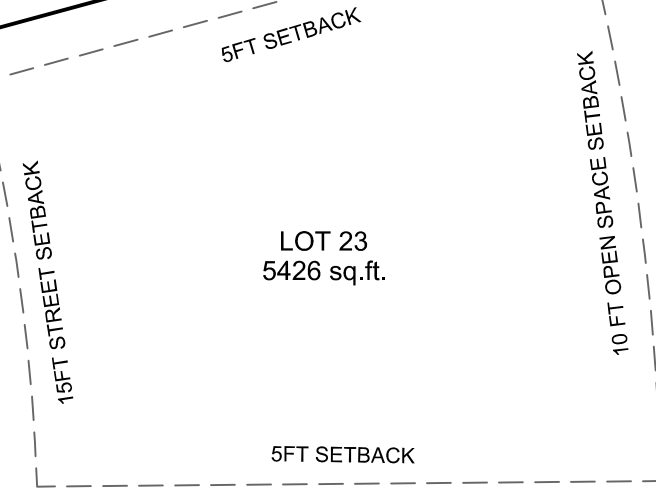
LOT 23
5426 sq.ft.

LOT 22
4701 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

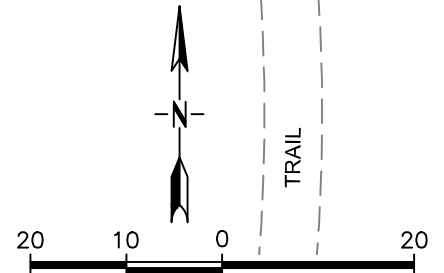
OPEN SPACE

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



10FT UTILITY EASEMENT

TRAIL



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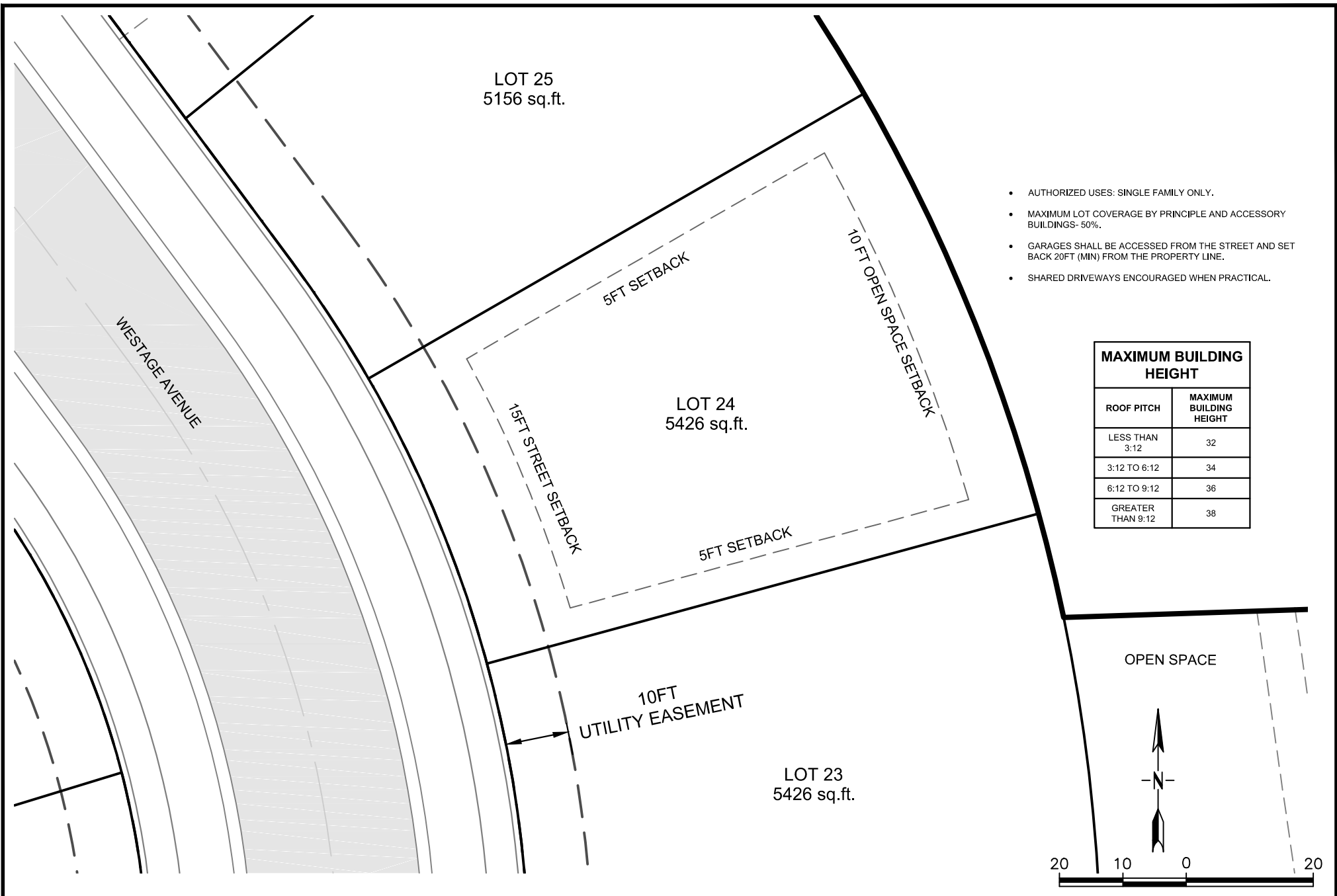
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DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4
BOZEMAN MONTANA

PROJECT NO.
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LOT EXHIBIT

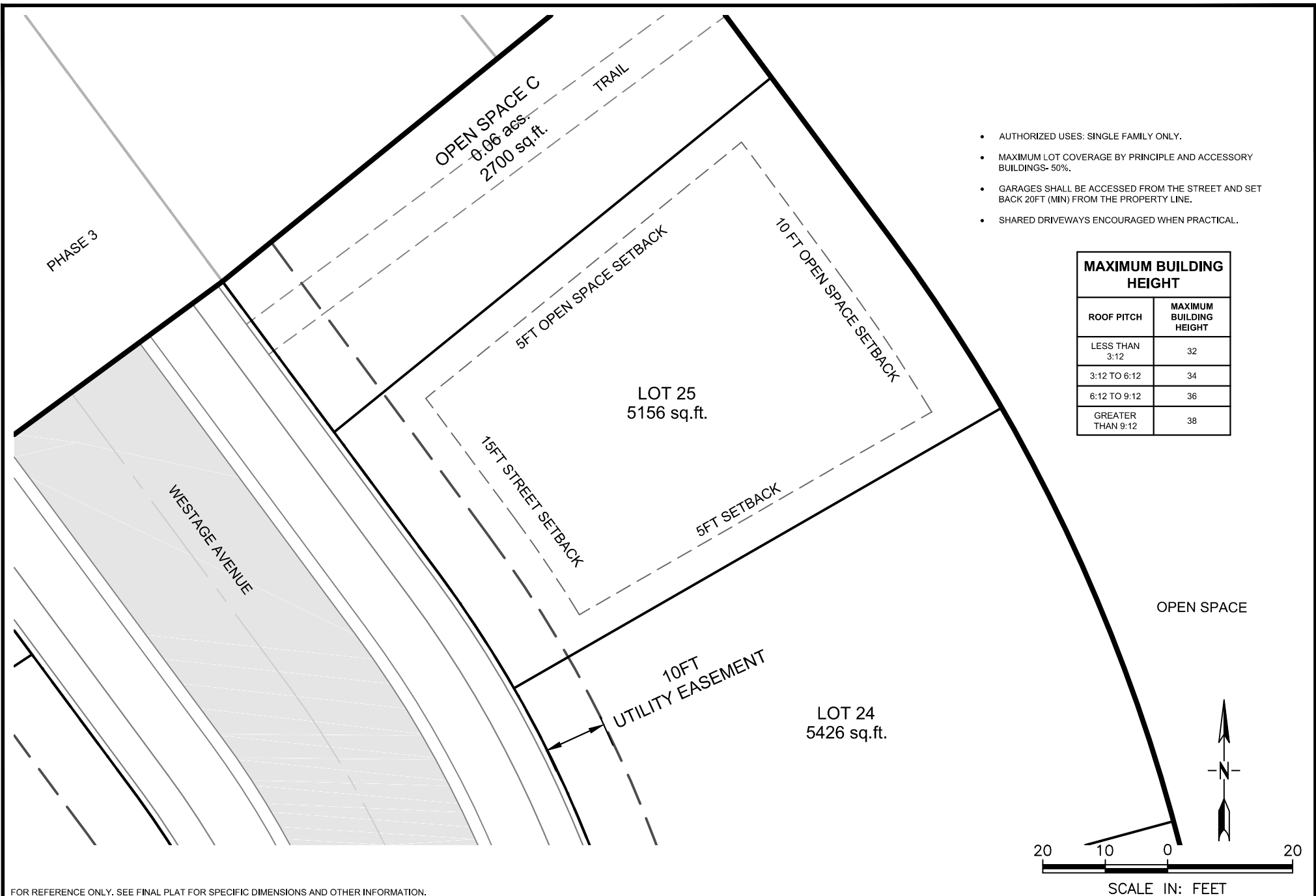
FIGURE NUMBER
LOT 23



- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.


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		<p>BOZEMAN</p>	<p>MONTANA</p>	<p>FIGURE NUMBER LOT 24</p>



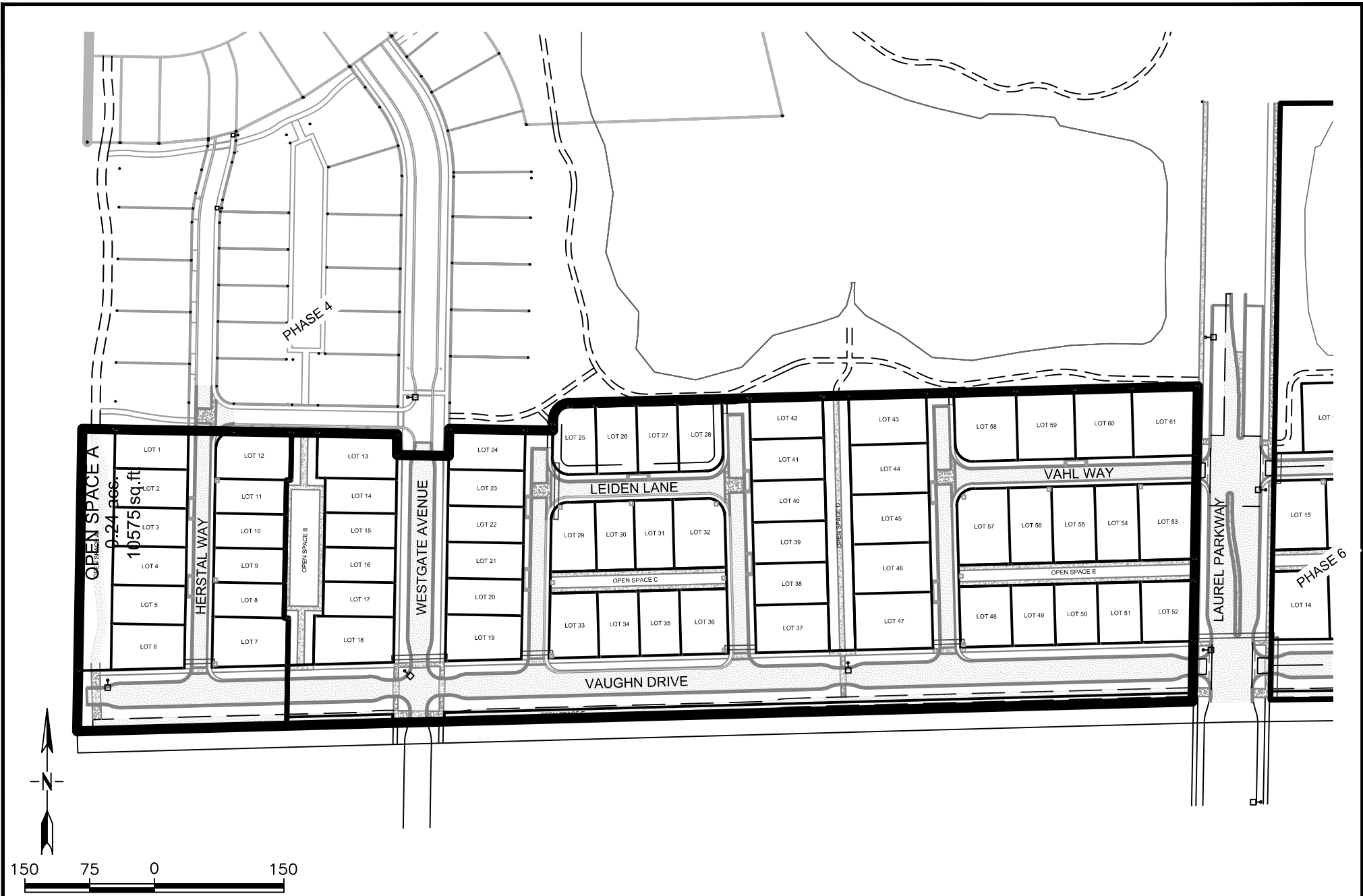
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 25</p>	

Appendix C4: The Lakes at Valley West, Phase 5 & 6 Building Envelopes

The following lot exhibits describe allowable land uses, lot coverage, lot areas and widths, setbacks and driveway requirements.



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BOZEMAN MONTANA

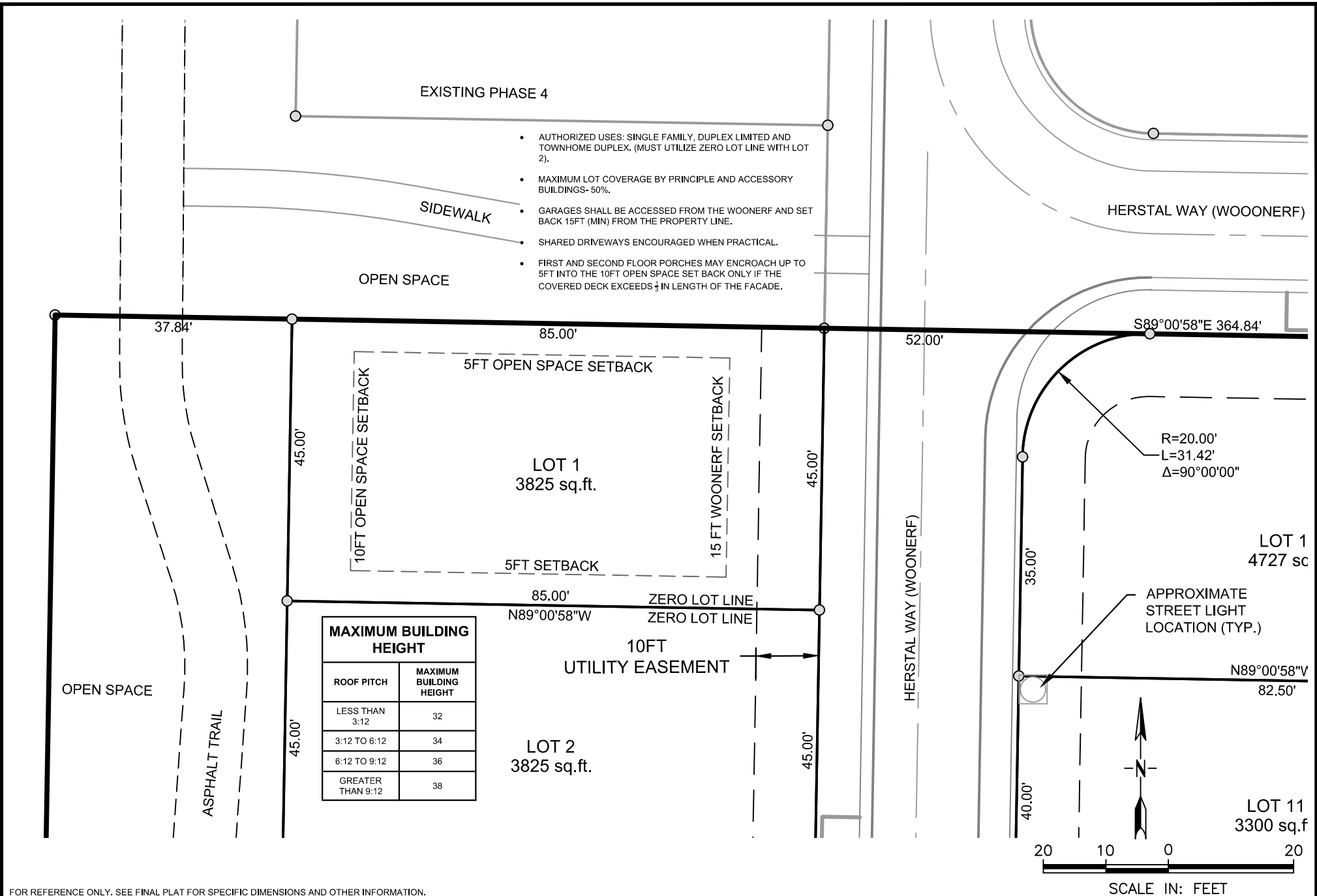
THE LAKES AT VALLEY WEST: PHASE 5

PROJECT NO.
5352.008

PHASE 5 OVERVIEW

FIGURE NUMBER

PH 5



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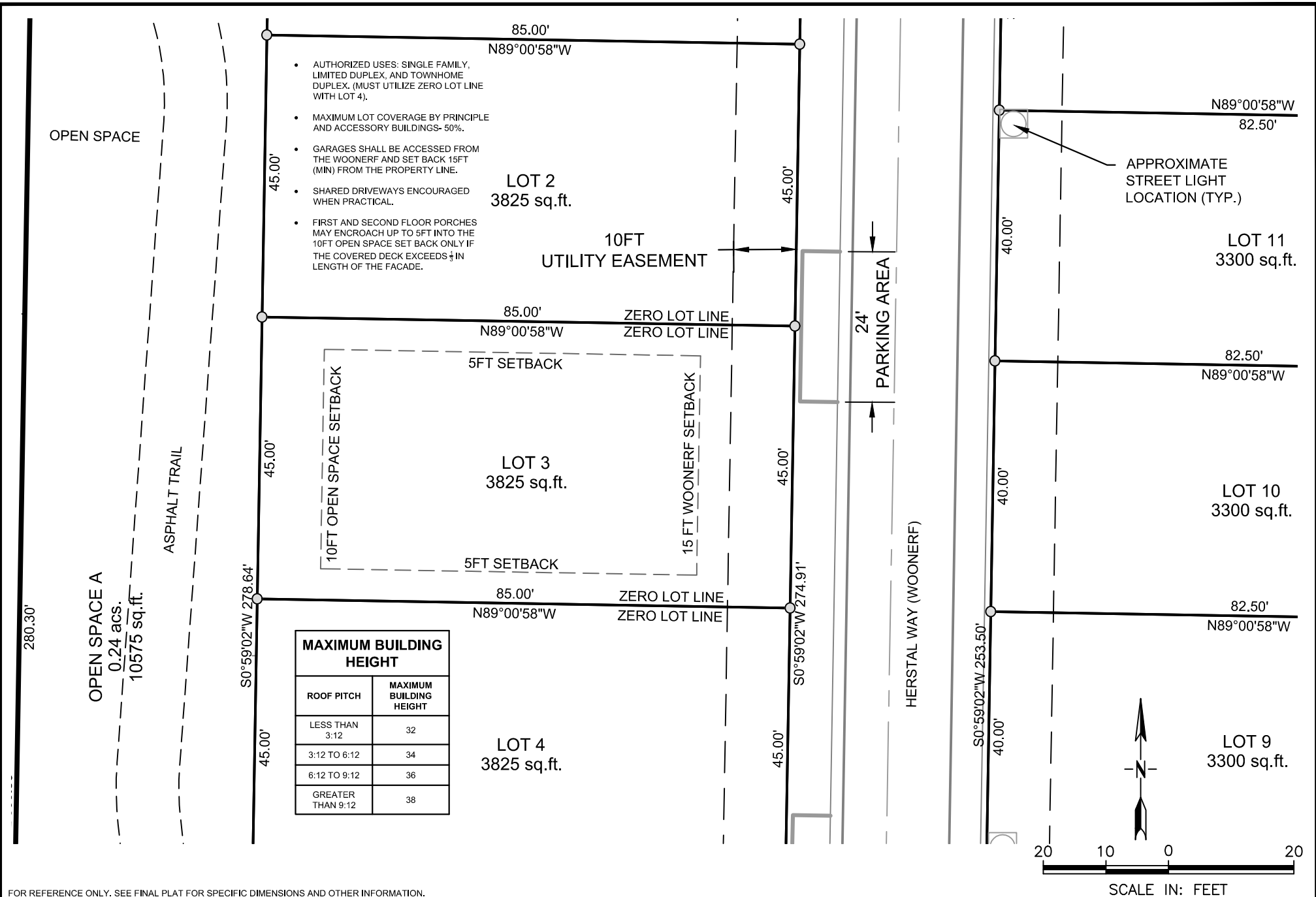


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BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 1



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BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

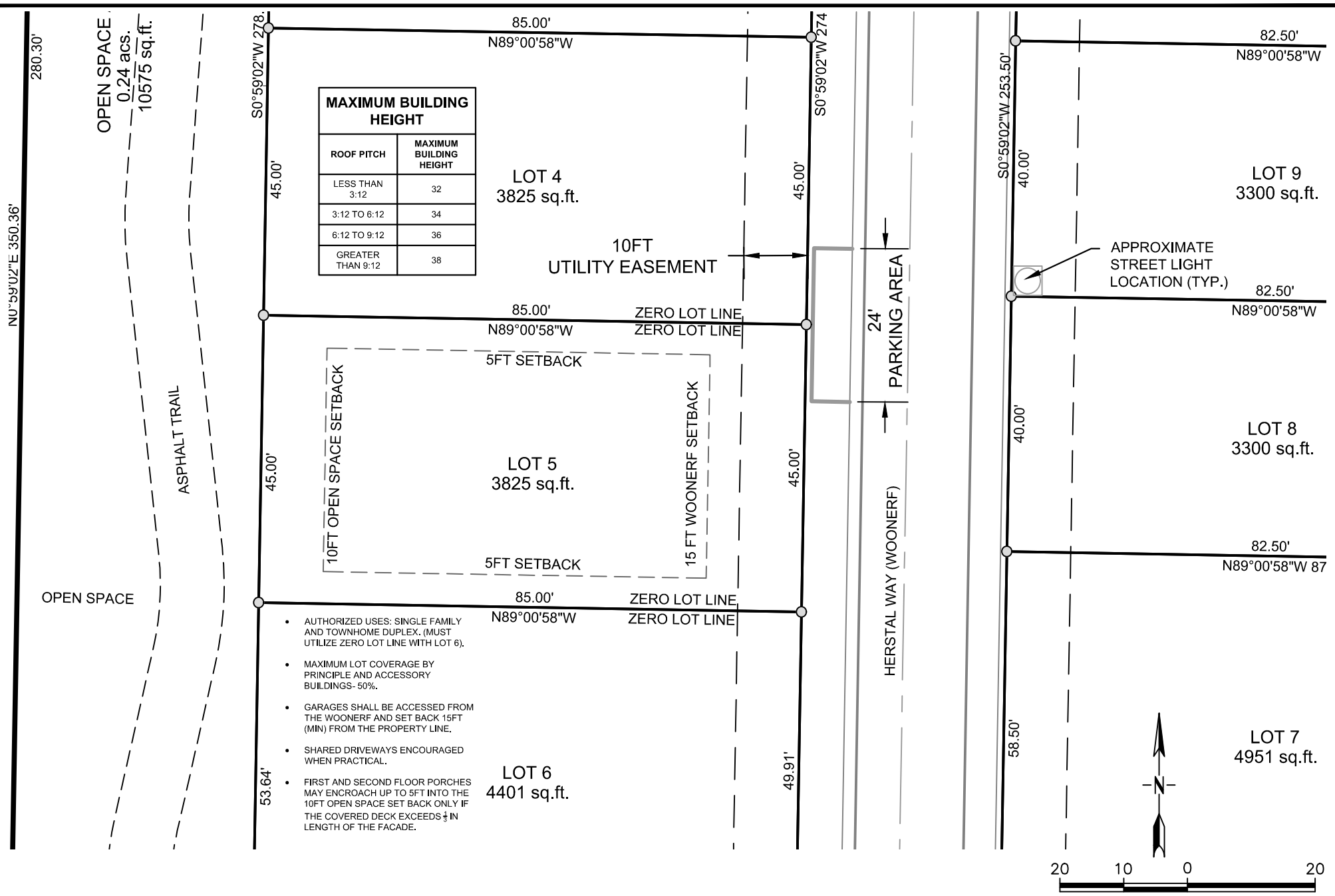
LOT EXHIBIT

MONTANA

PROJECT NO.
5352.009

FIGURE NUMBER

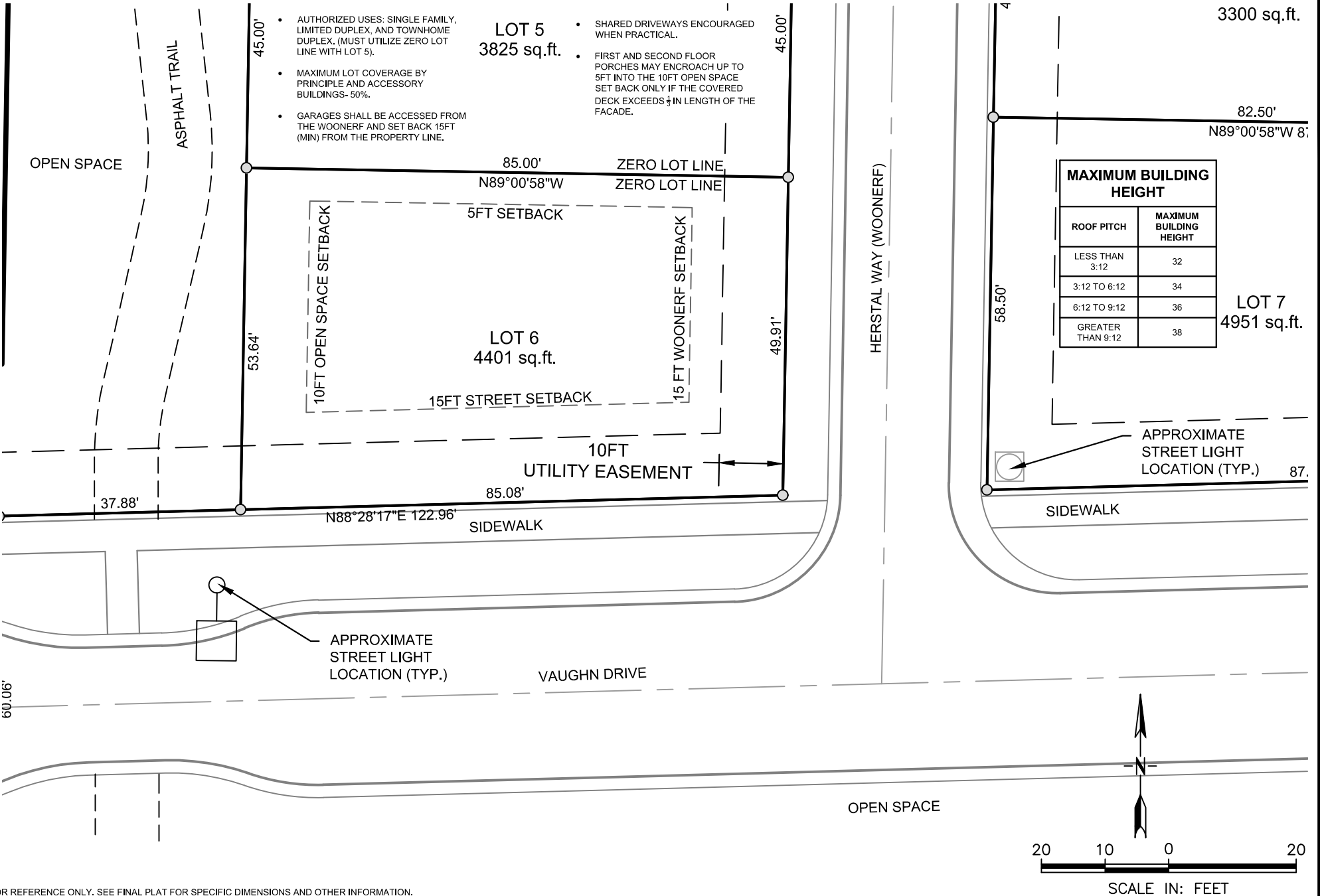
LOT 3



- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 6).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS 1/2 IN LENGTH OF THE FACADE.

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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 5</p>	



- AUTHORIZED USES: SINGLE FAMILY, LIMITED DUPLEX, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 5).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.

- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS 1/3 IN LENGTH OF THE FACADE.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 7
4951 sq.ft.

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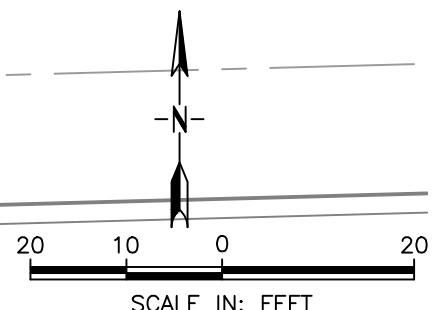
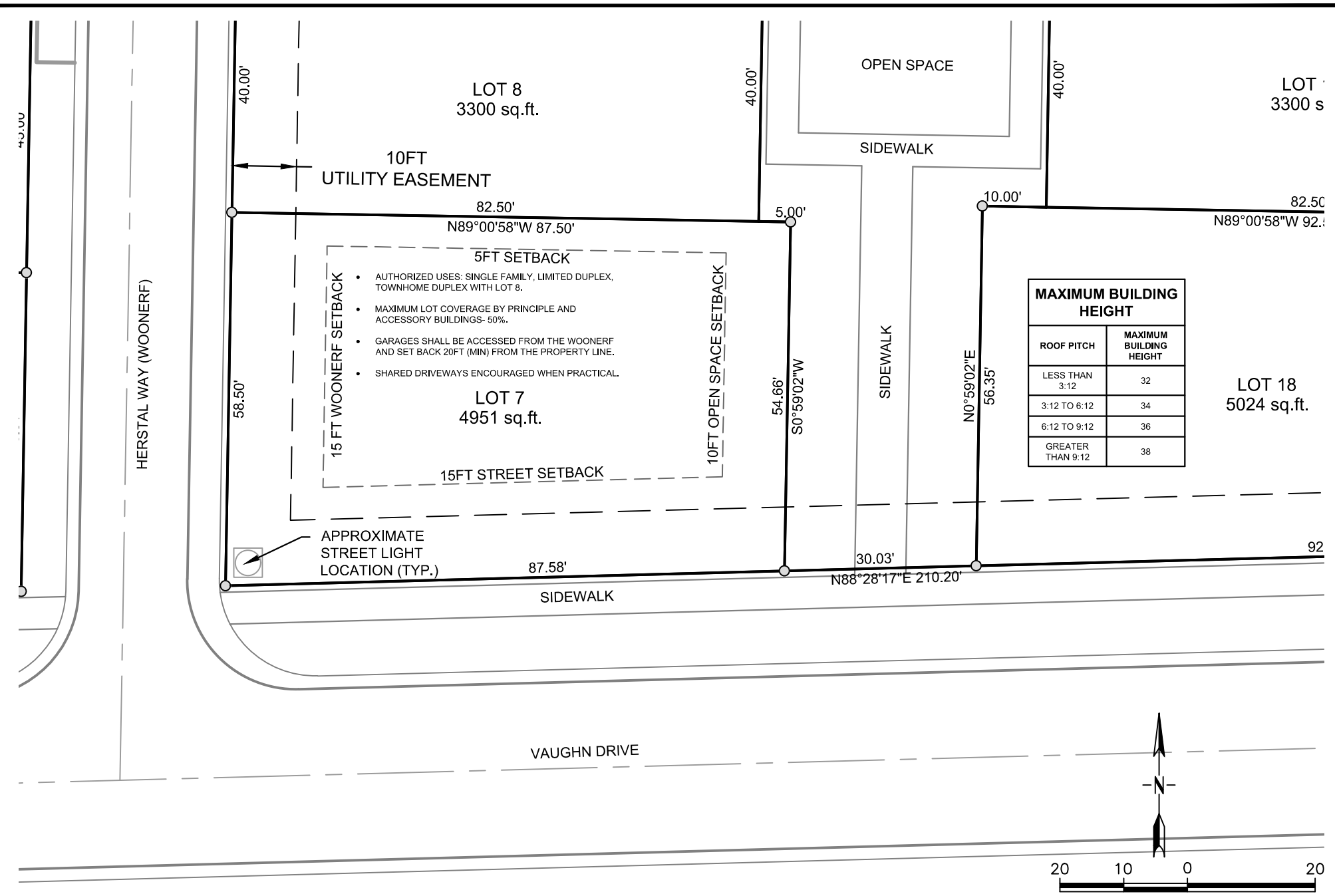
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DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA

PROJECT NO.
5352.009

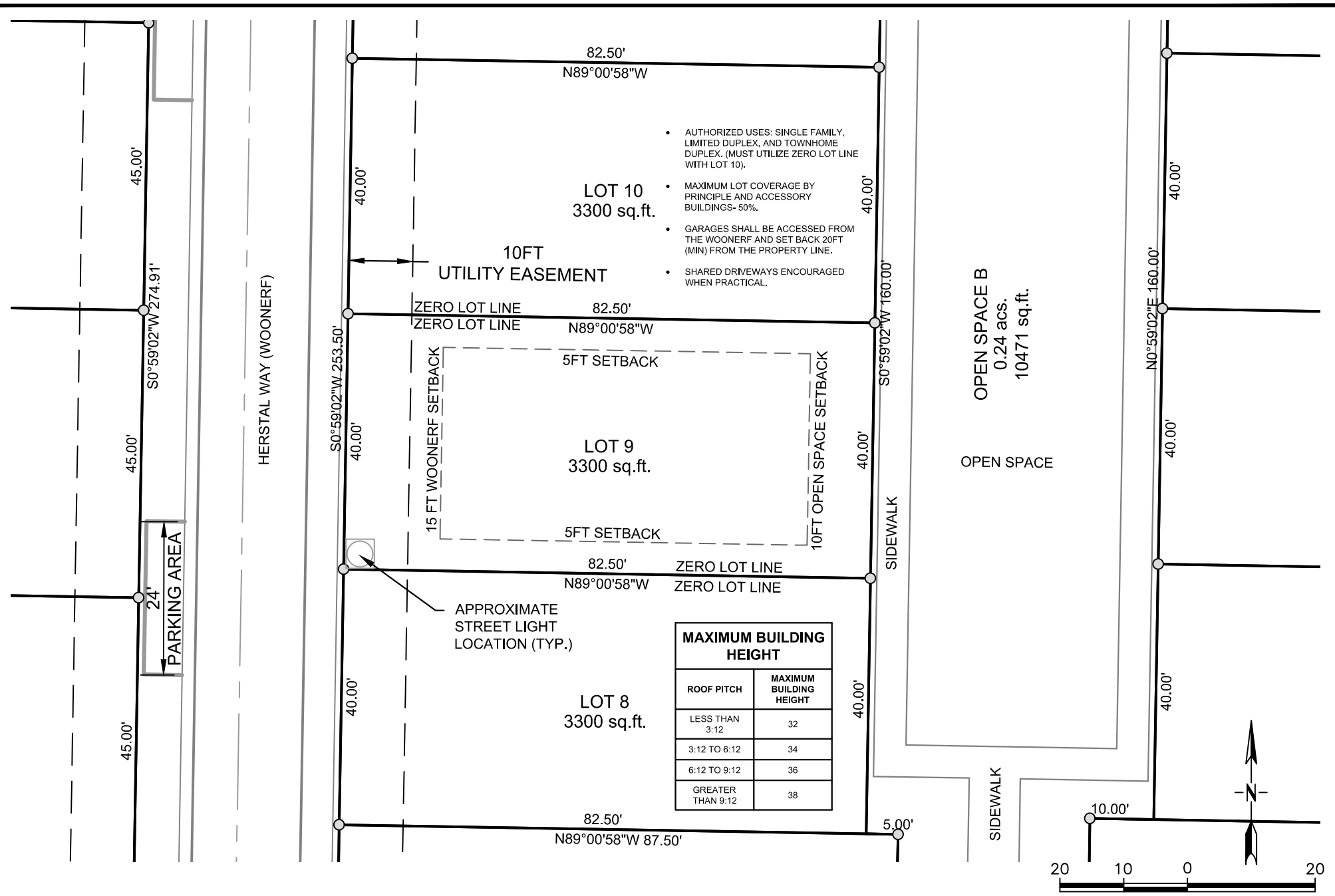
LOT EXHIBIT

FIGURE NUMBER
LOT 6



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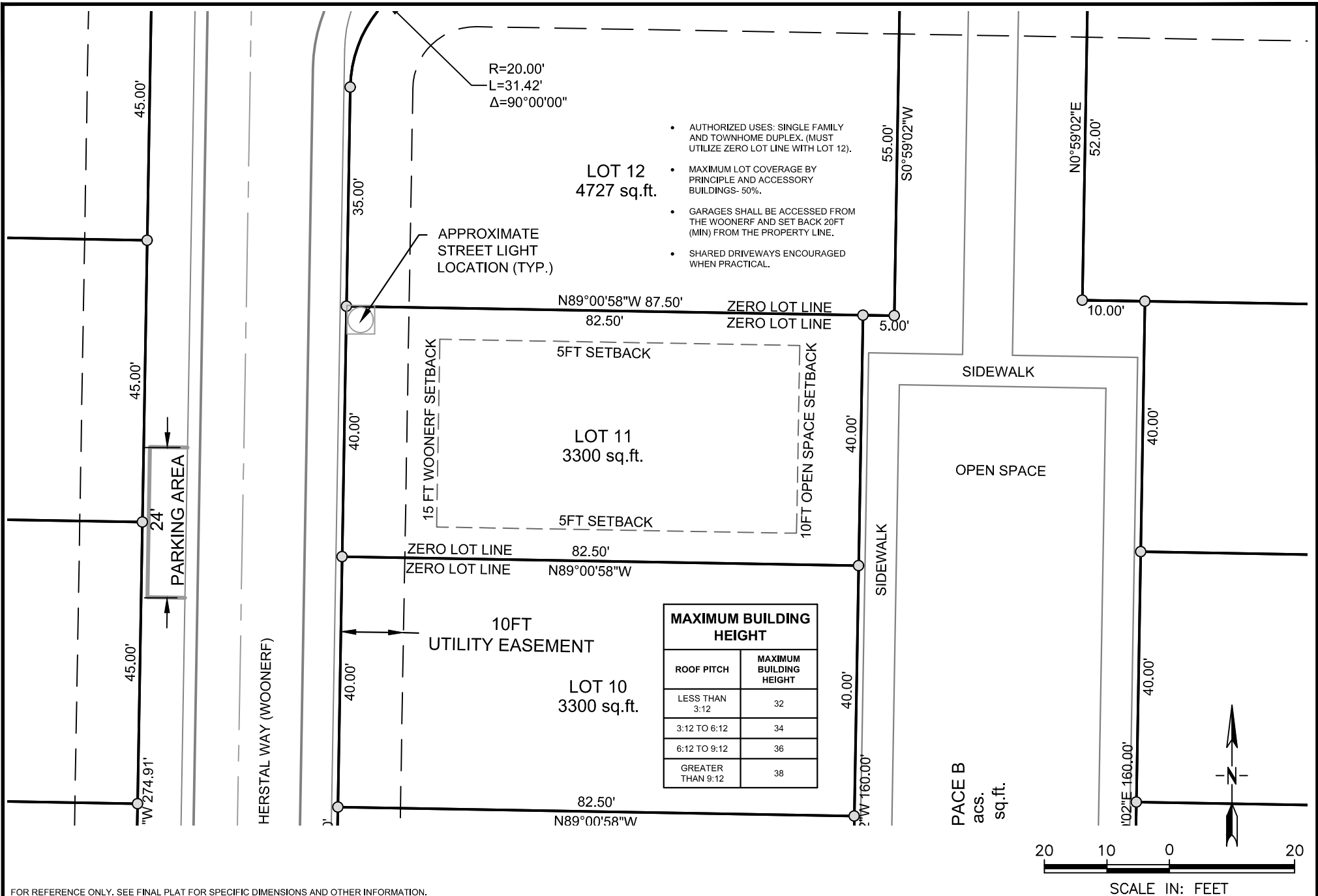


- AUTHORIZED USES: SINGLE FAMILY, LIMITED DUPLEX, AND TOWNHOME DUPLEX, (MUST UTILIZE ZERO LOT LINE WITH LOT 10).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 9</p>	



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BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

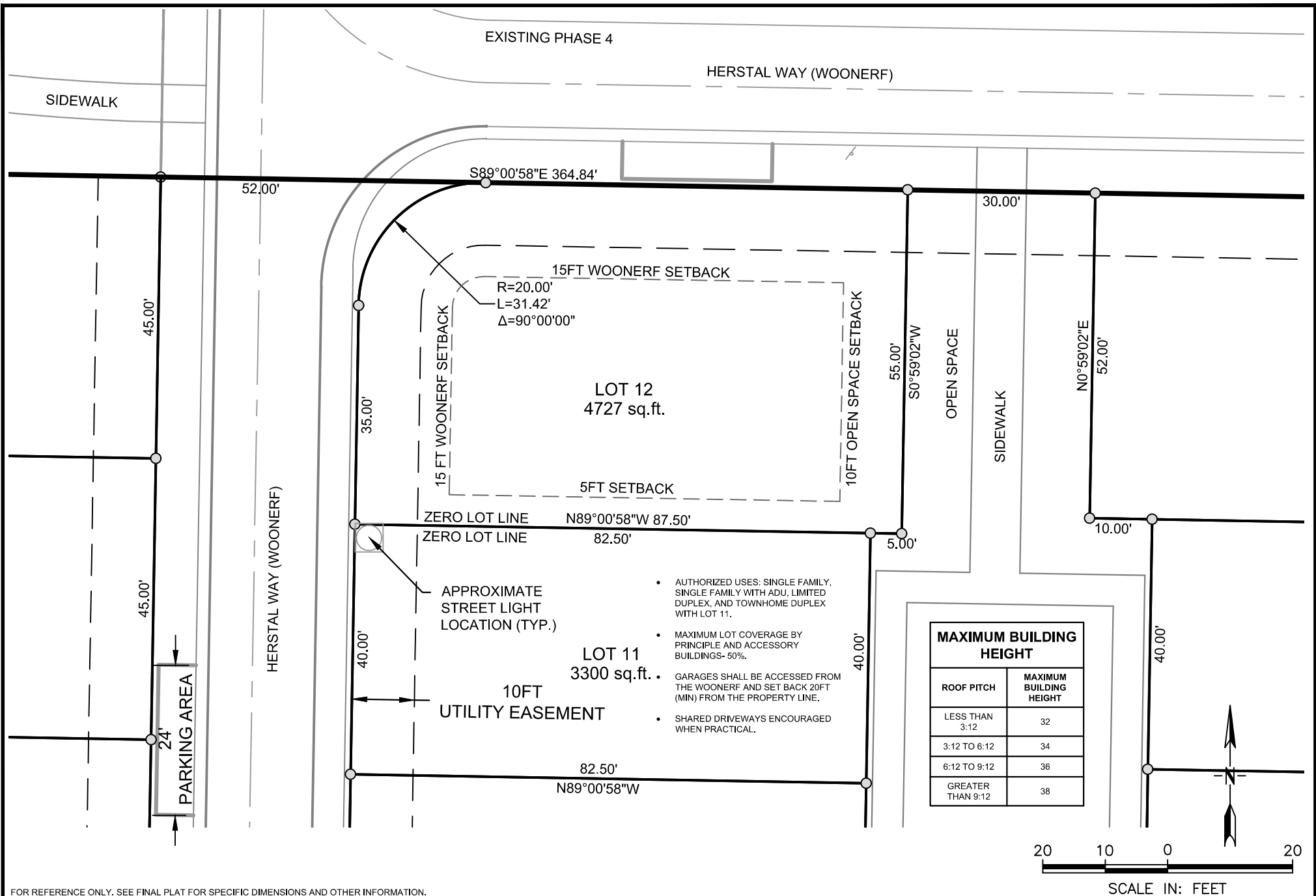
PROJECT NO.
5352.009

MONTANA

FIGURE NUMBER

LOT EXHIBIT

LOT 11



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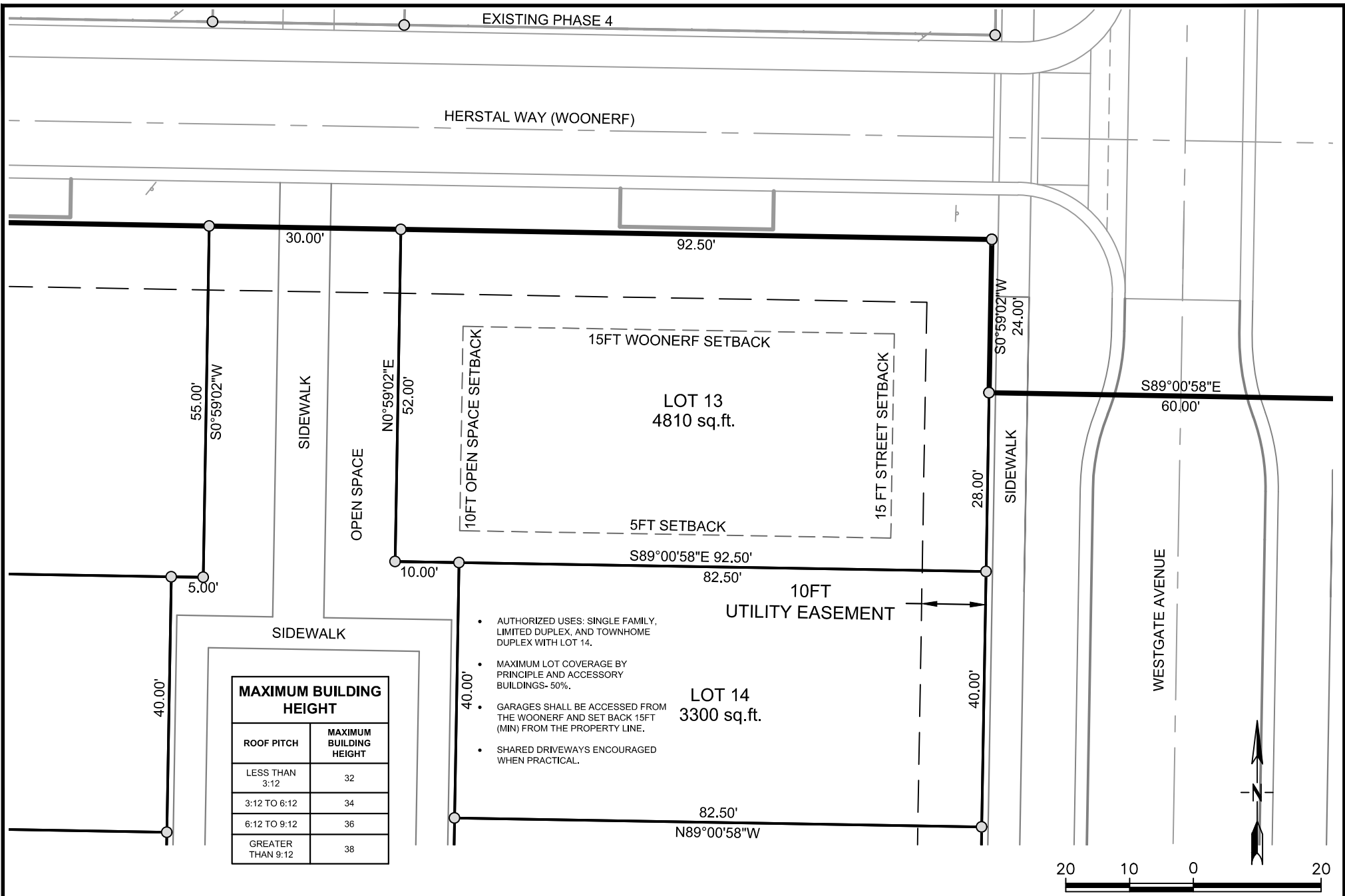
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THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA
LOT EXHIBIT


PROJECT NO.
5352.009
FIGURE NUMBER
LOT 12



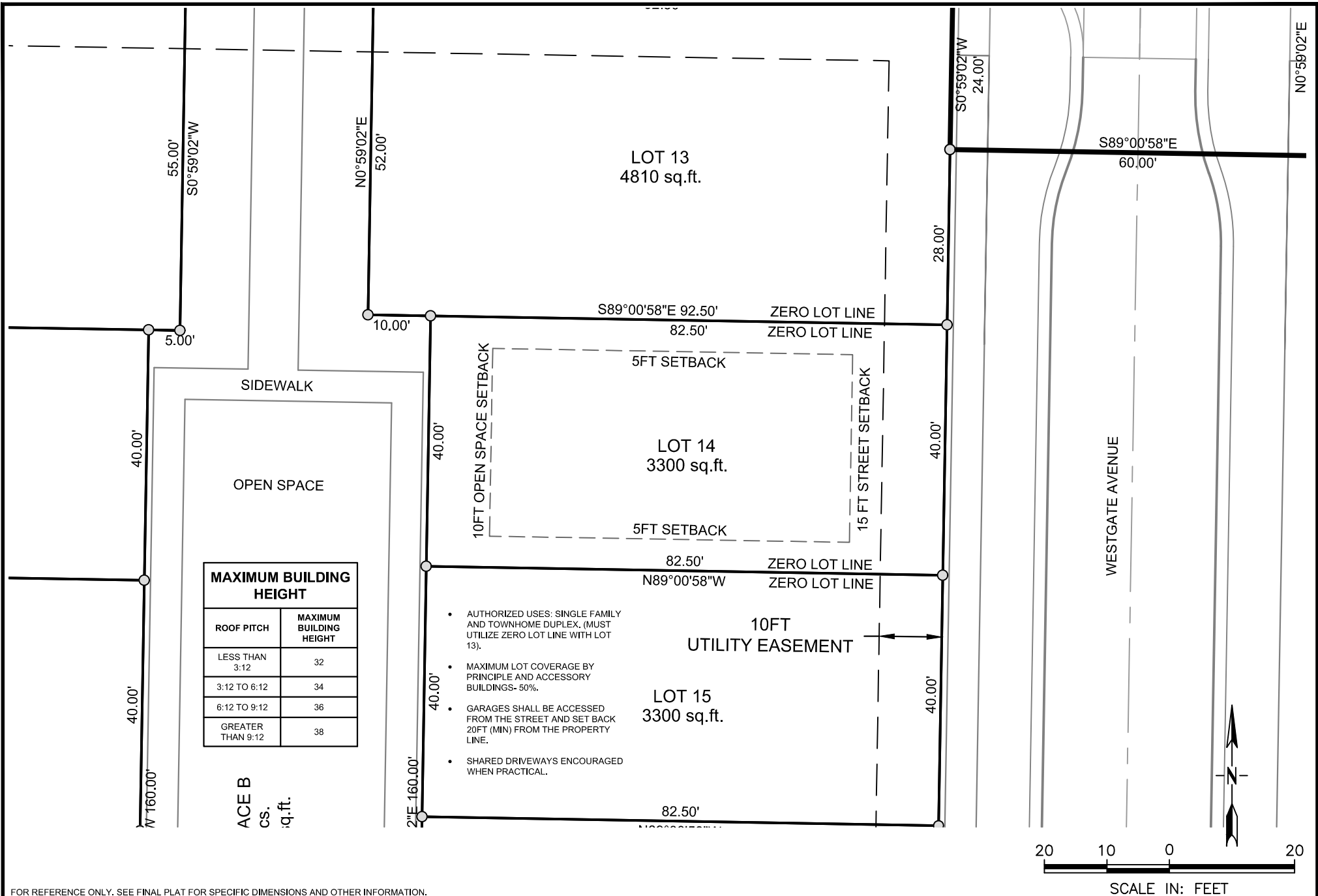
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, LIMITED DUPLEX, AND TOWNHOME DUPLEX WITH LOT 14.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 13</p>	

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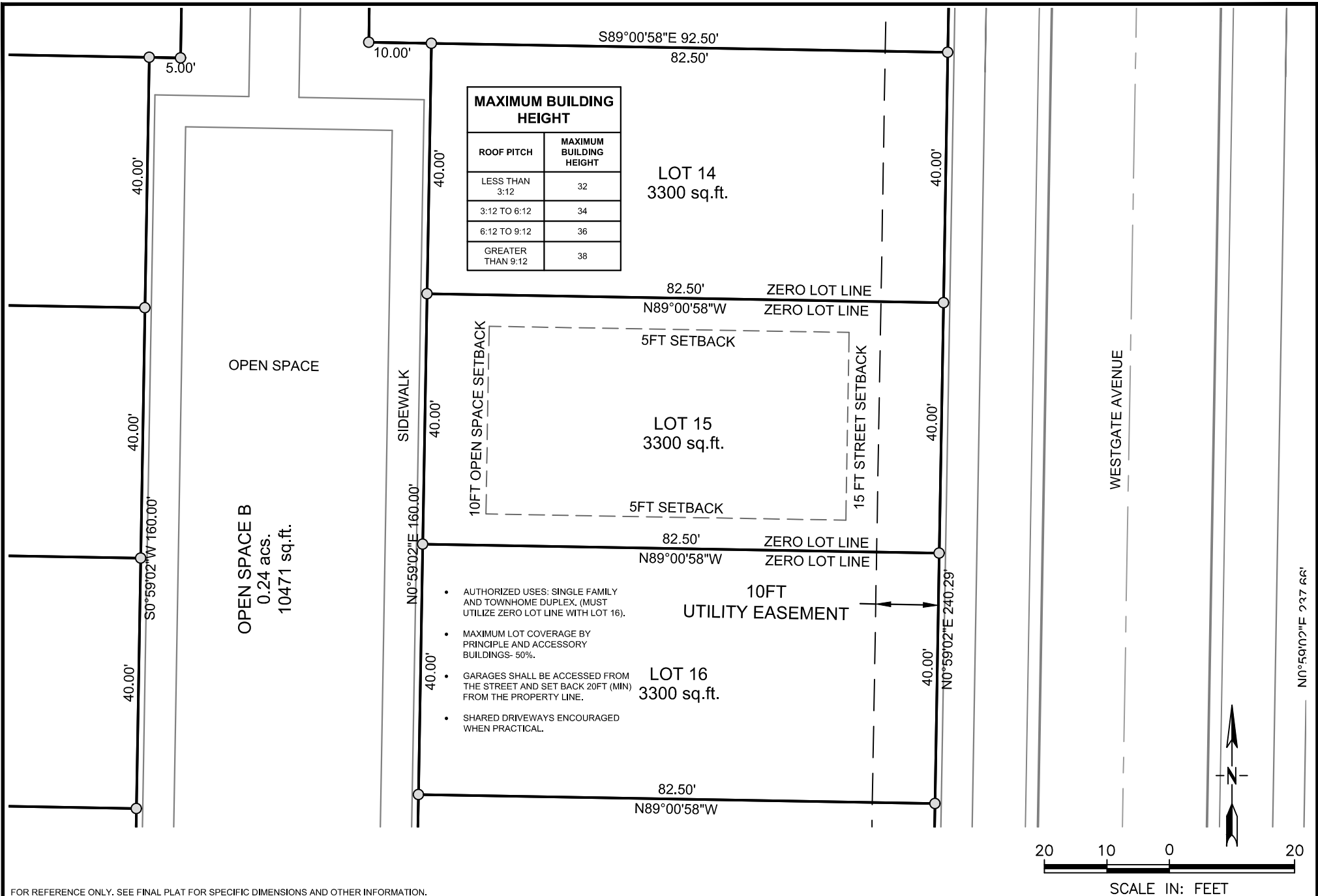
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BOZEMAN		MONTANA
LOT EXHIBIT		FIGURE NUMBER LOT 14



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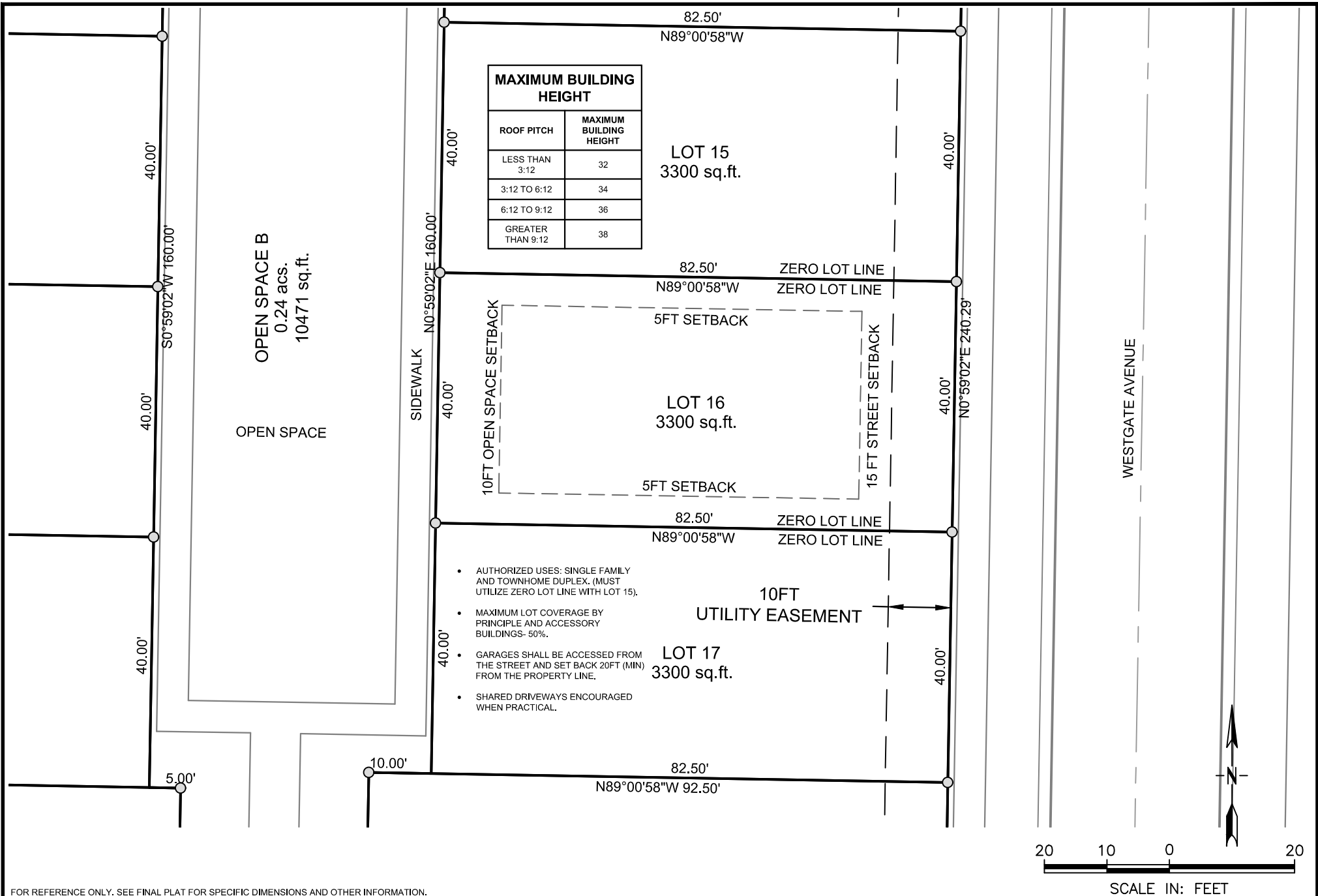


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THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN		MONTANA
LOT EXHIBIT		FIGURE NUMBER LOT 15



MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 15
3300 sq.ft.

LOT 16
3300 sq.ft.

LOT 17
3300 sq.ft.

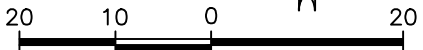
OPEN SPACE B
0.24 acs.
10471 sq.ft.

OPEN SPACE

- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 15).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

10FT
UTILITY EASEMENT

WESTGATE AVENUE



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

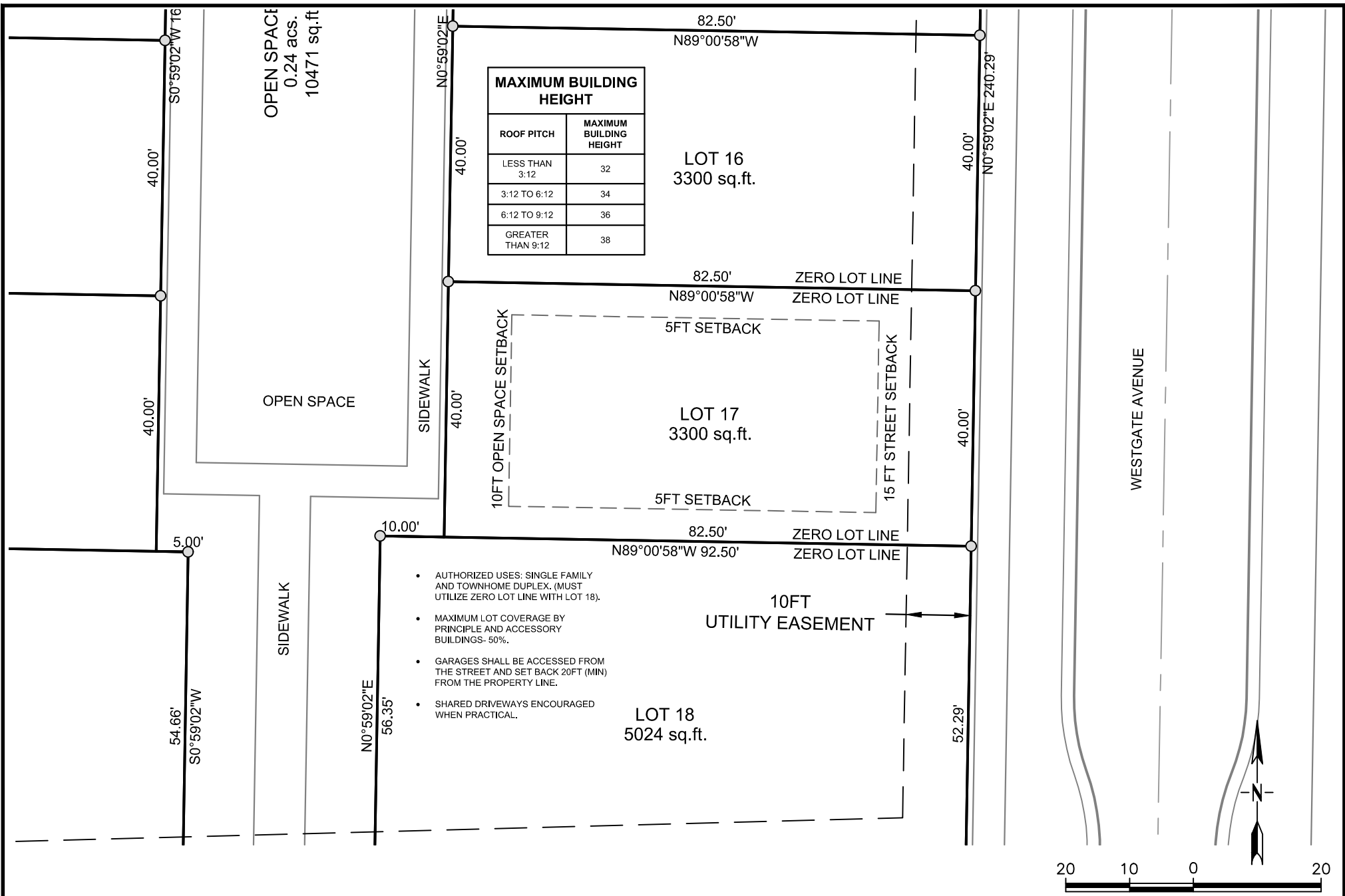
MONTANA

PROJECT NO.
5352.009

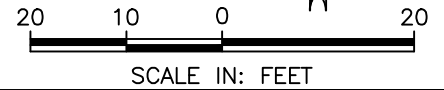
FIGURE NUMBER

LOT 16

LOT EXHIBIT

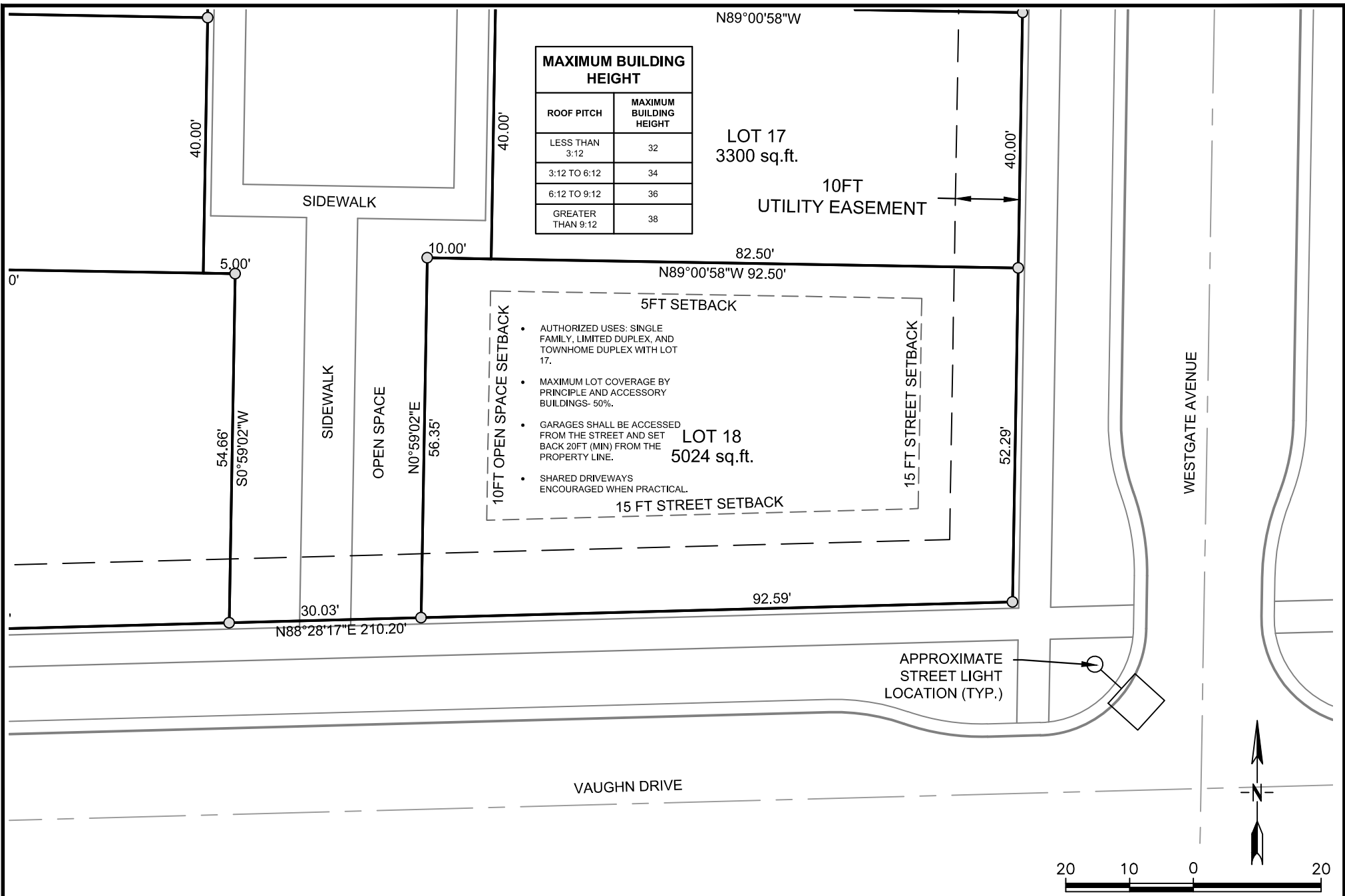


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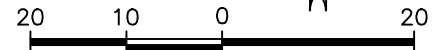


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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 17</p>	

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		<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER LOT 18</p>	

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MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

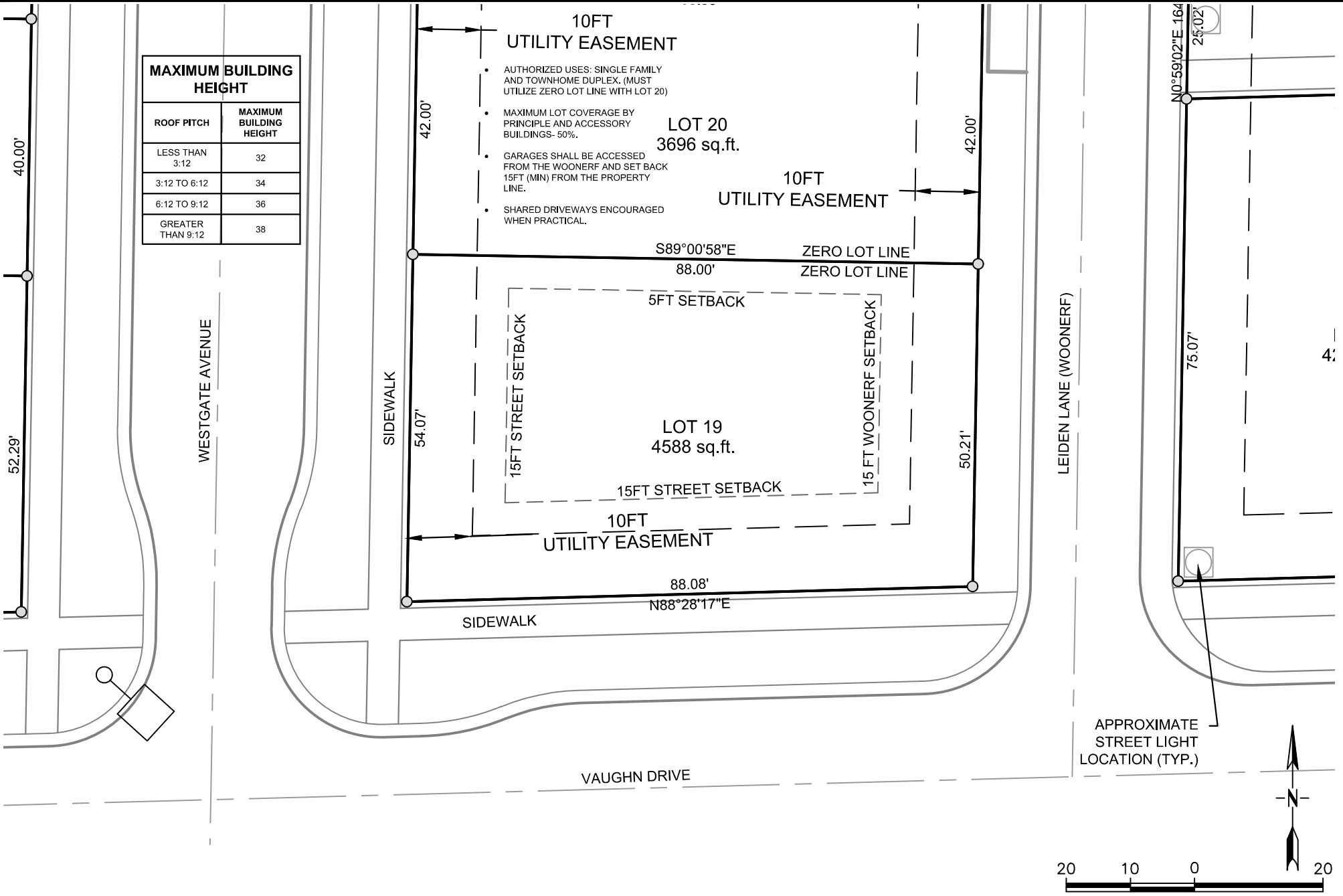
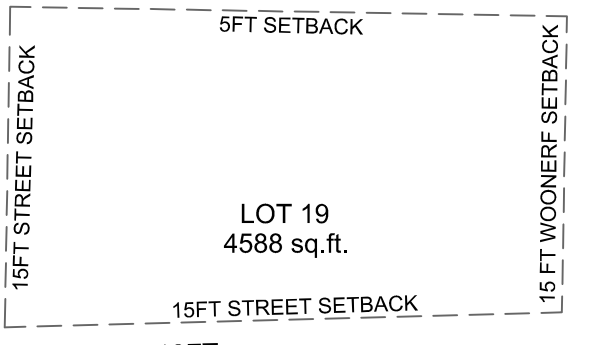
10FT UTILITY EASEMENT

- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 20)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

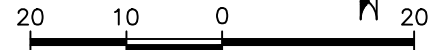
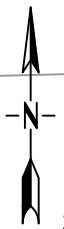
LOT 20
3696 sq.ft.

10FT UTILITY EASEMENT

LOT 19
4588 sq.ft.



APPROXIMATE STREET LIGHT LOCATION (TYP.)



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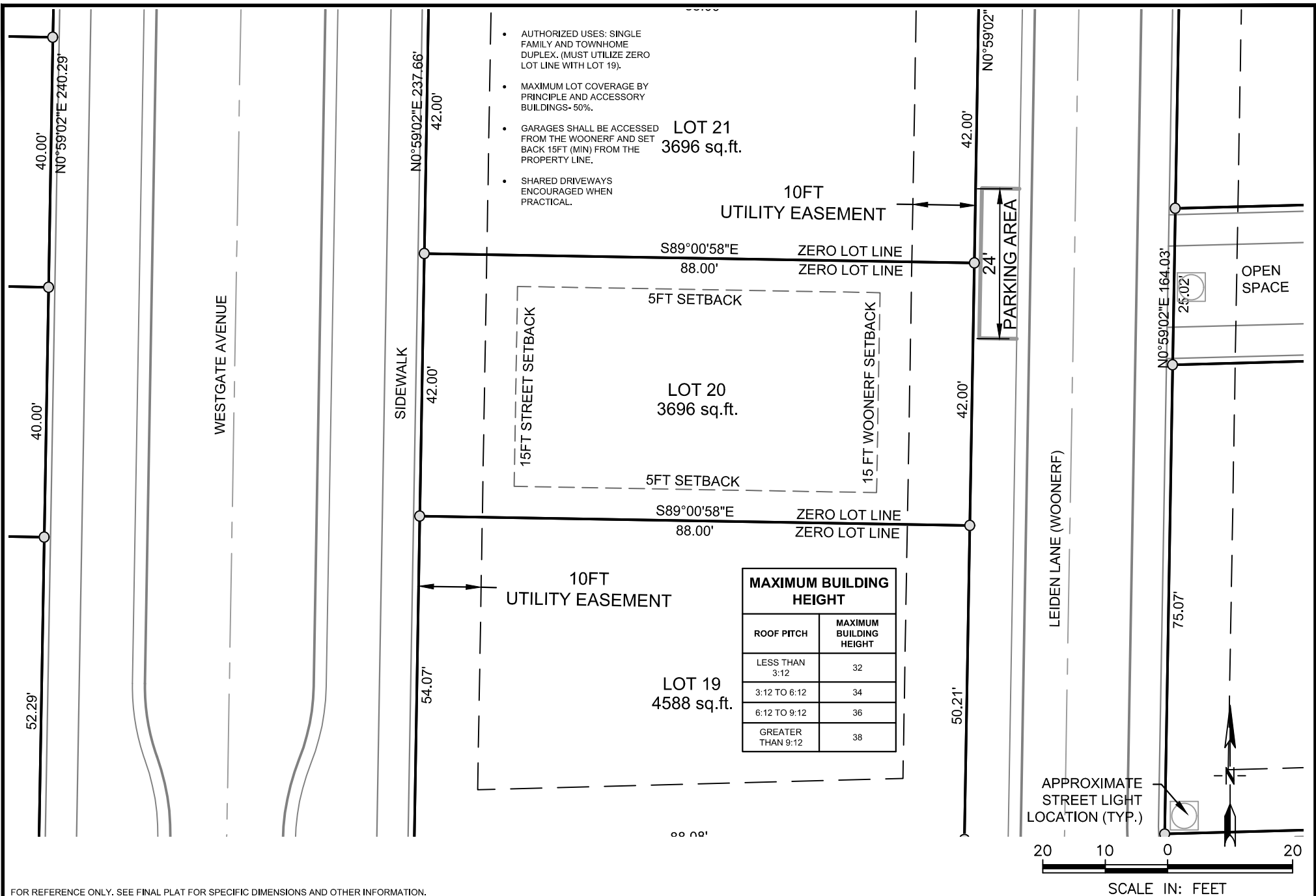
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DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 19



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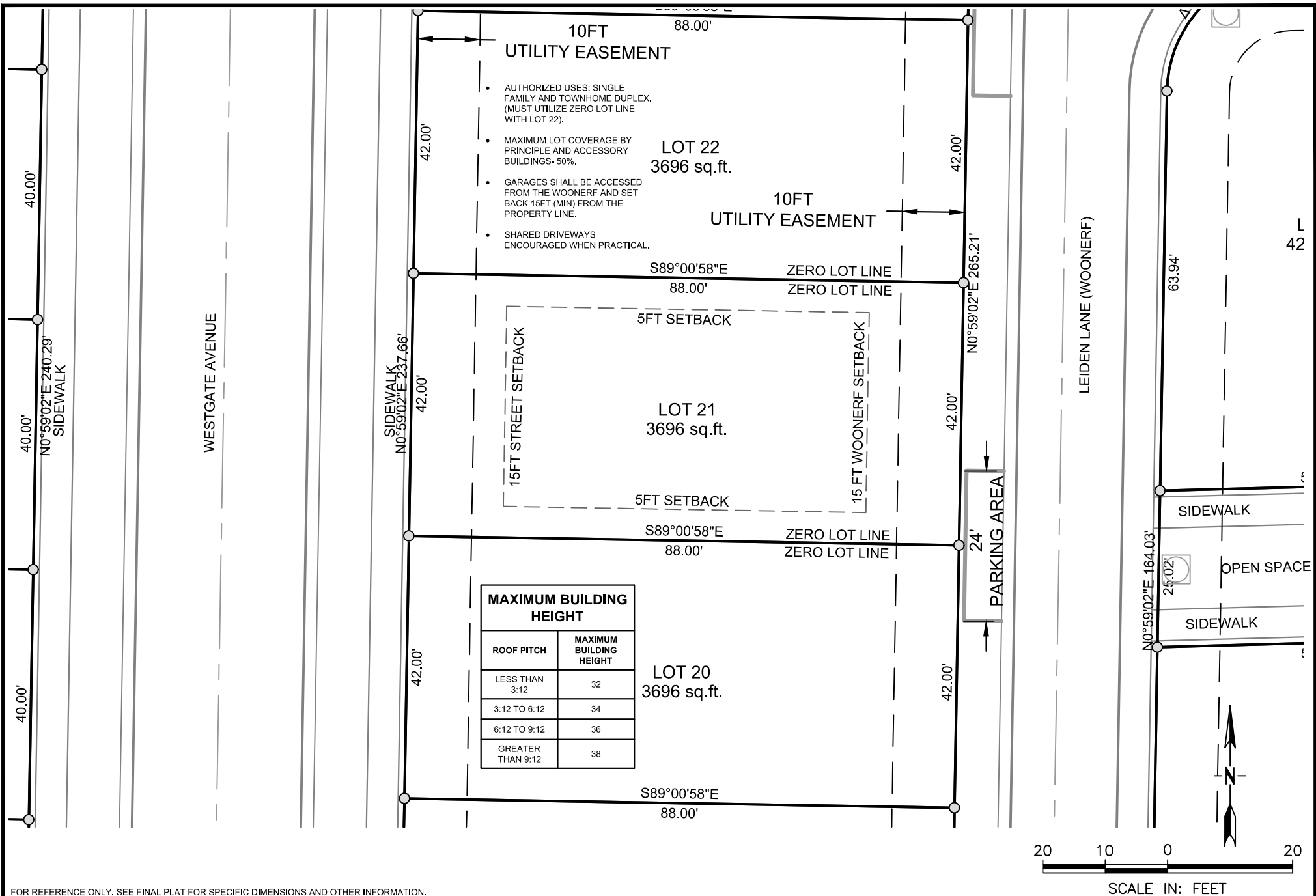


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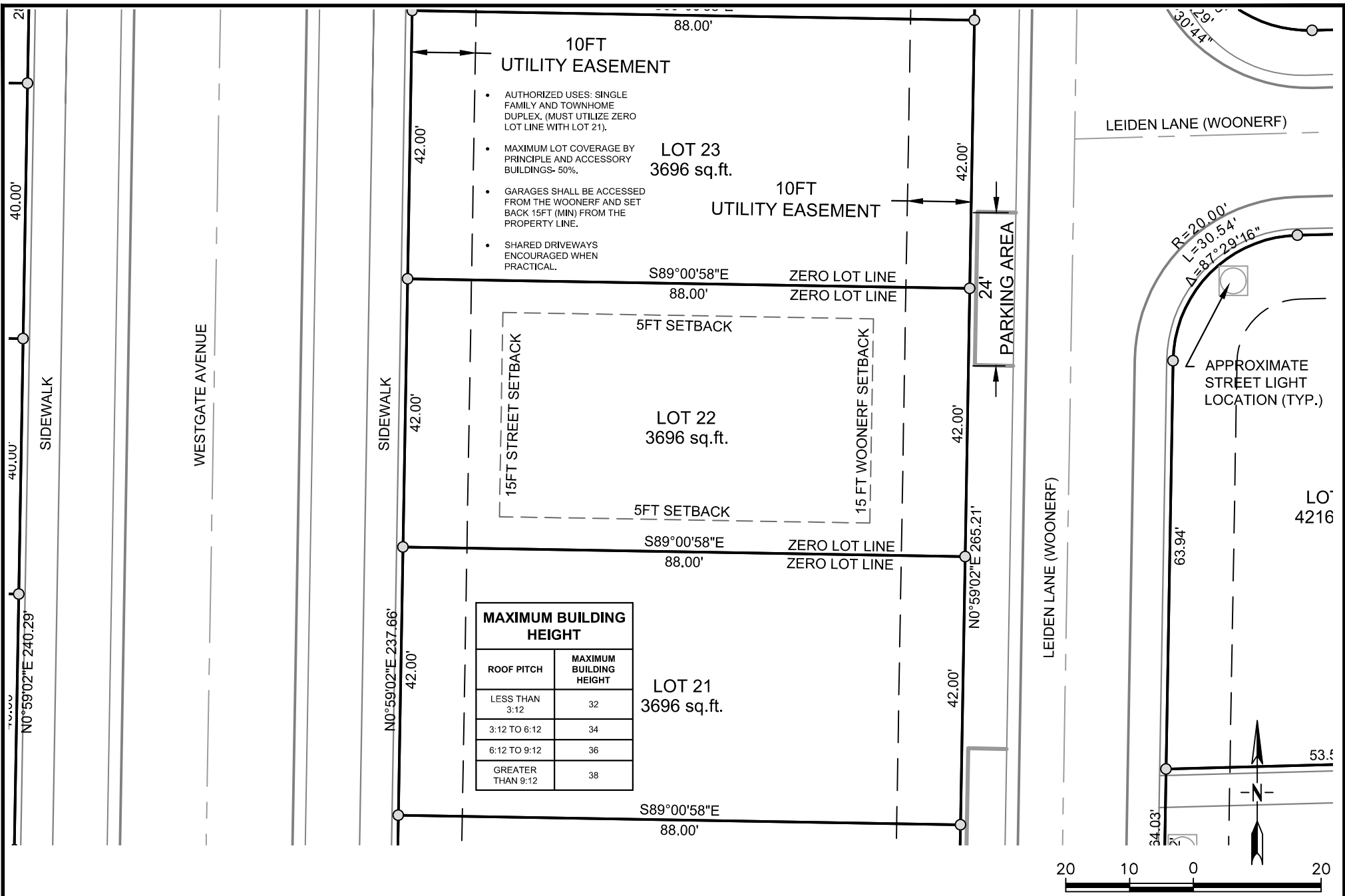
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THE LAKES AT VALLEY WEST: PHASE 5
 BOZEMAN MONTANA
 LOT EXHIBIT

PROJECT NO.
5352.009
 FIGURE NUMBER
LOT 20



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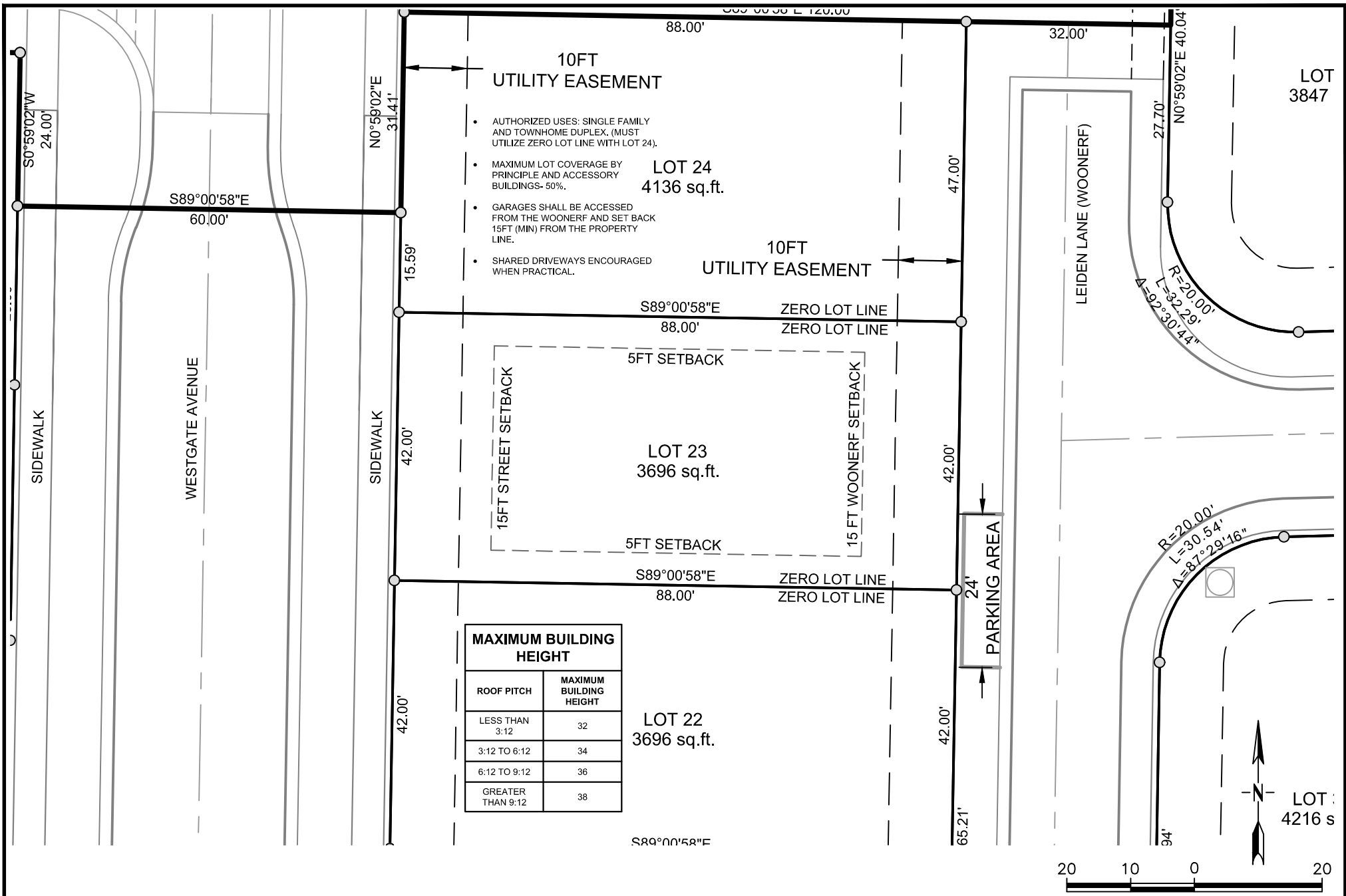
THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN MONTANA

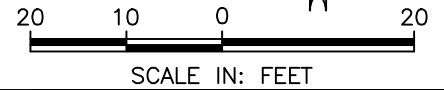
LOT EXHIBIT

PROJECT NO.
5352.009

FIGURE NUMBER
LOT 22

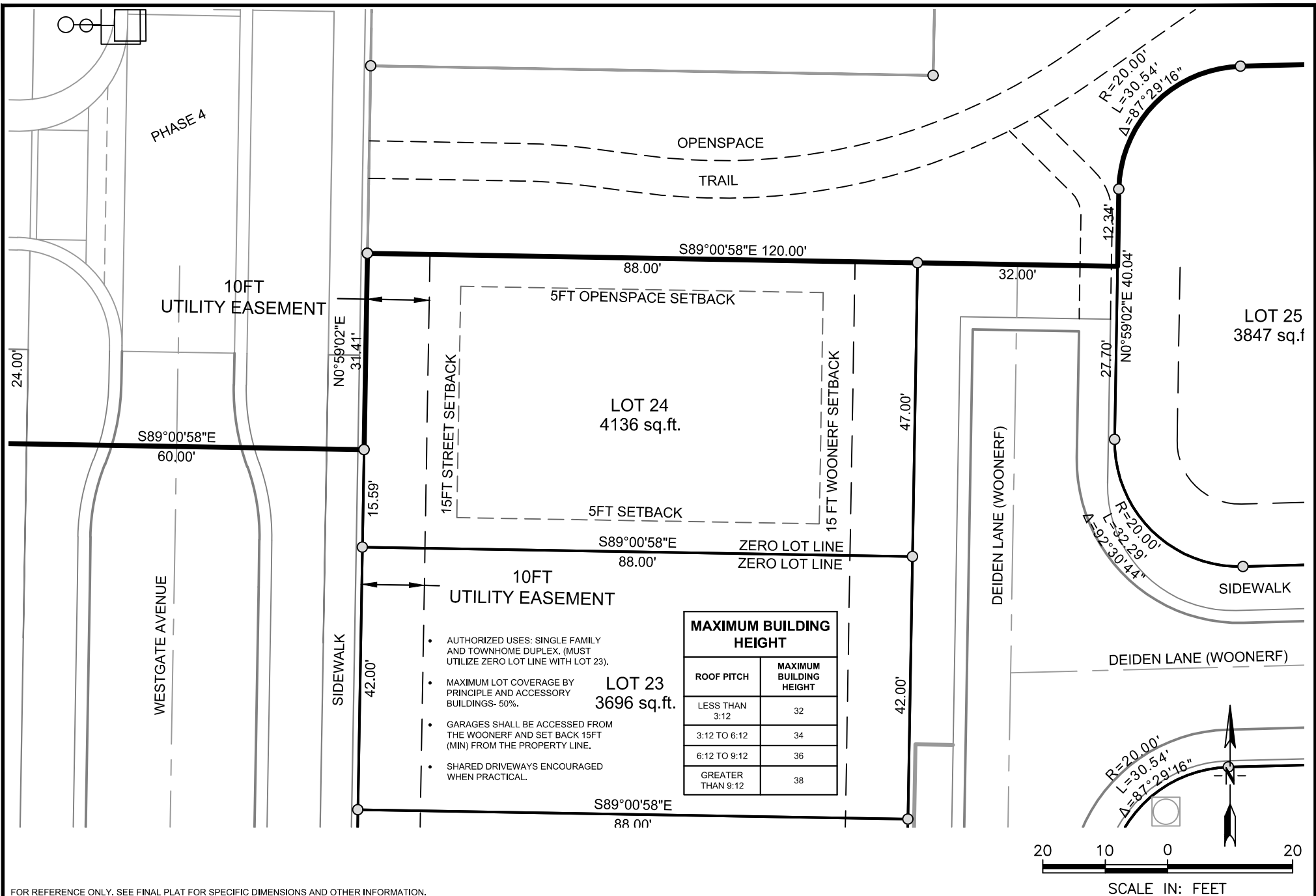


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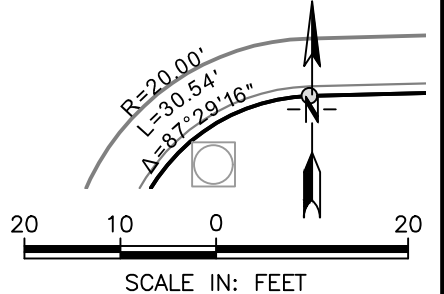
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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 23</p>	

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- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 23).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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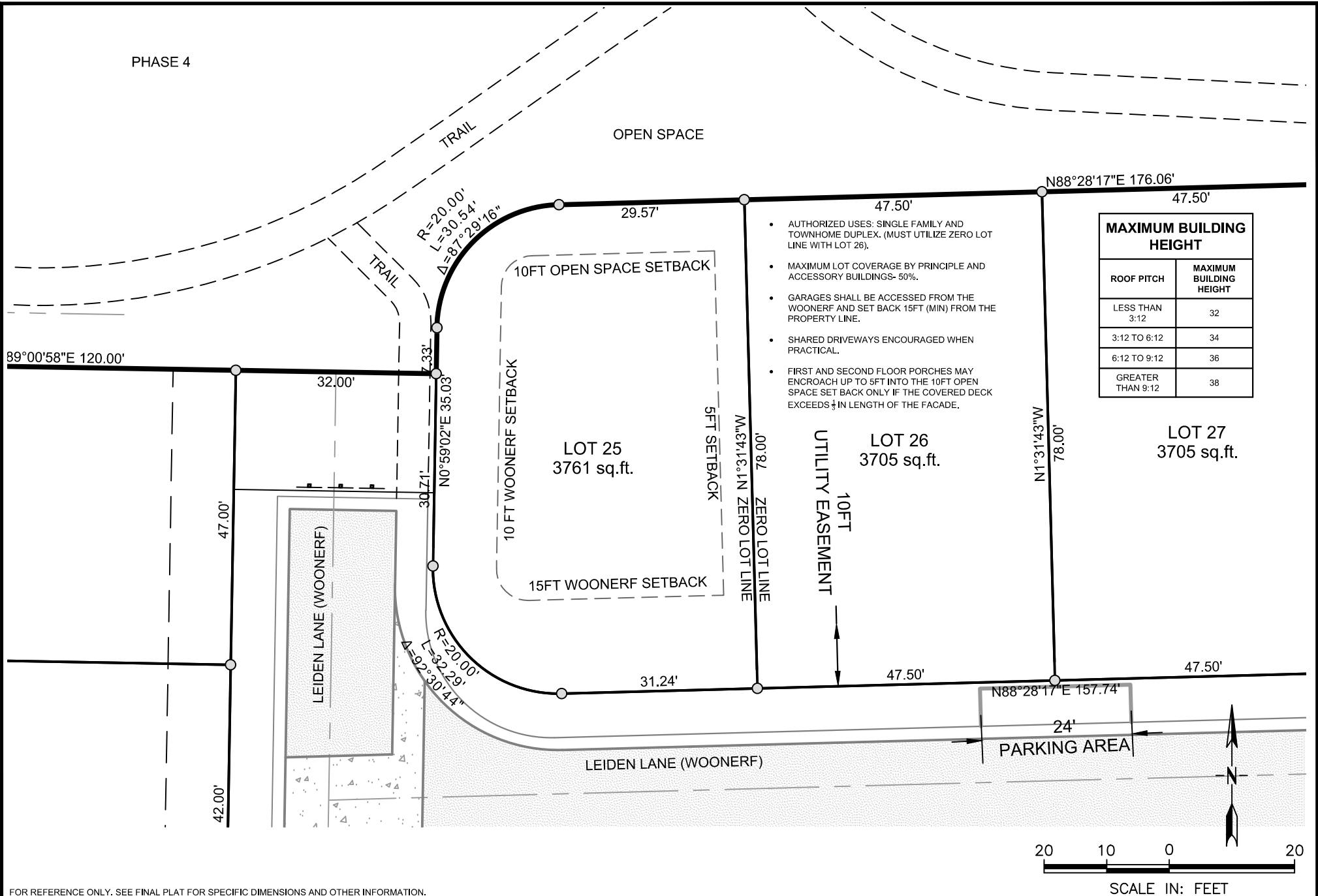
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THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 24

PHASE 4



- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 26).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS ½ IN LENGTH OF THE FACADE.

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 25
3761 sq.ft.

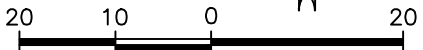
LOT 26
3705 sq.ft.

LOT 27
3705 sq.ft.

LEIDEN LANE (WOONERF)

LEIDEN LANE (WOONERF)

PARKING AREA



SCALE IN: FEET

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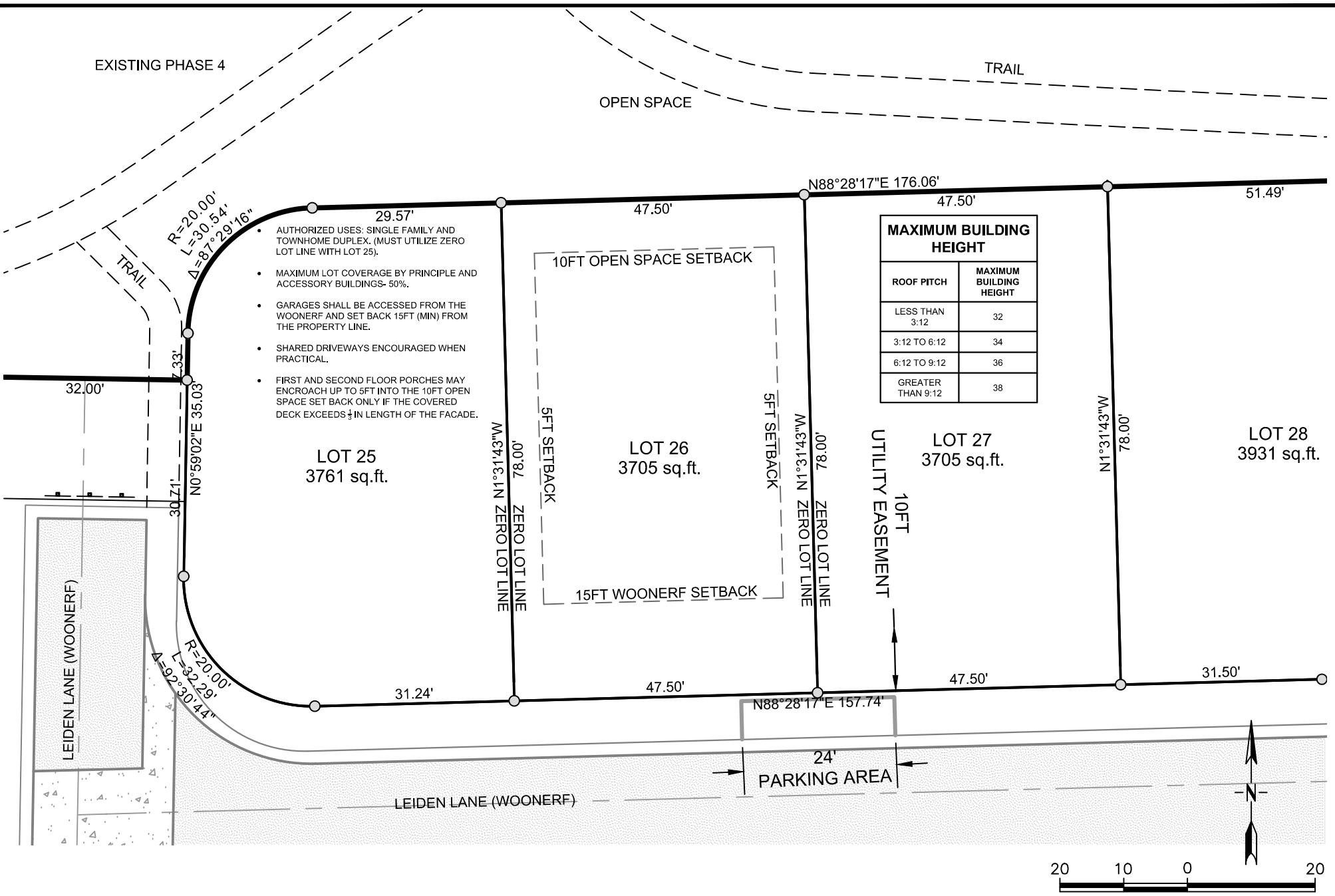
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APPR. BY: JRN
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THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

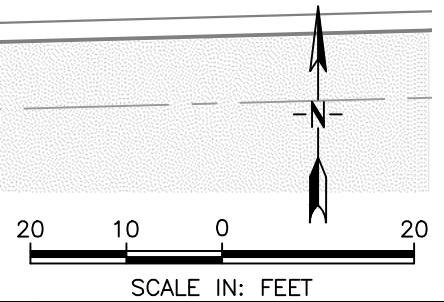
FIGURE NUMBER
LOT 25



- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 25).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCR OACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS 1/4 IN LENGTH OF THE FACADE.

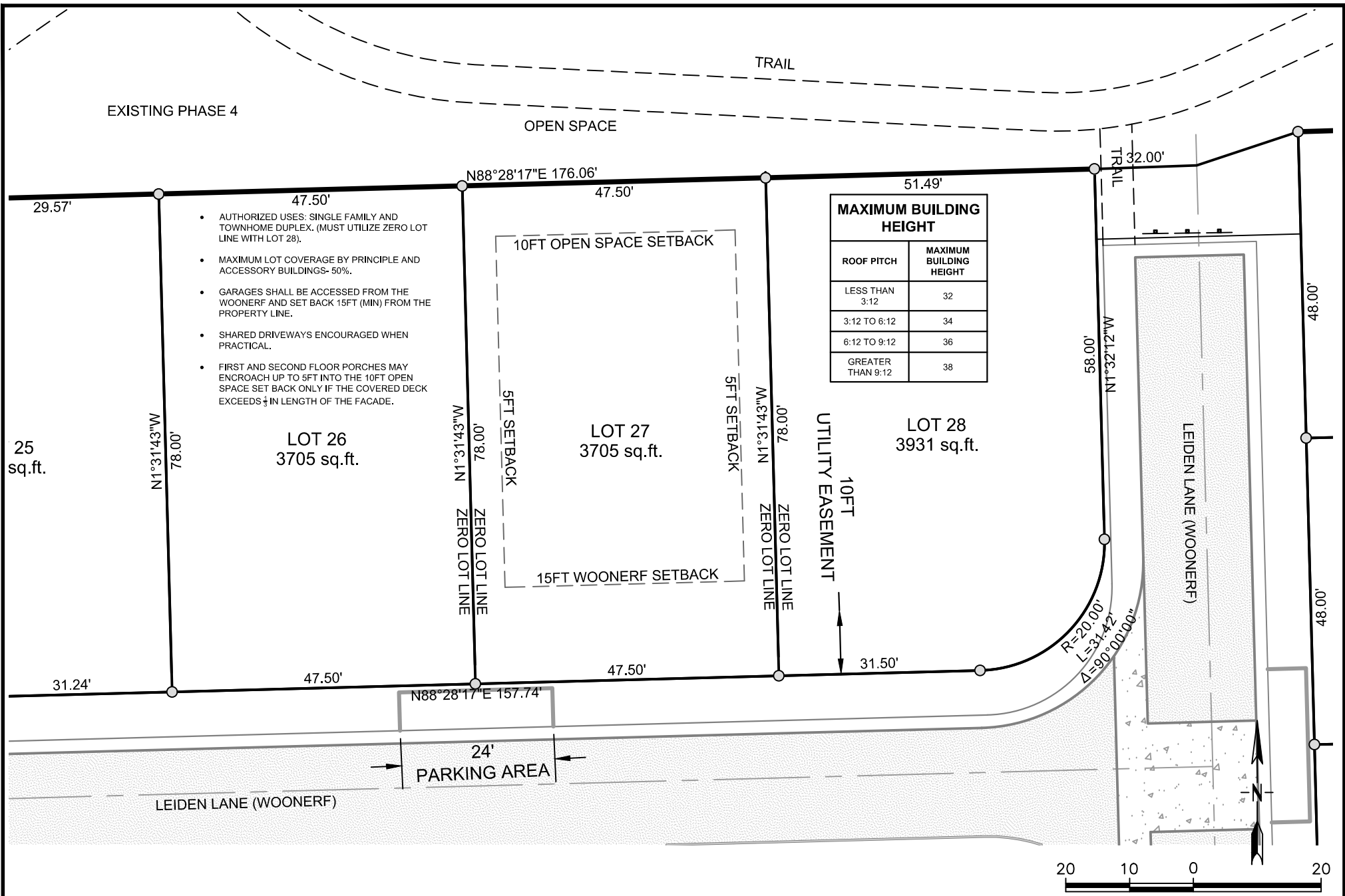
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 26</p>	

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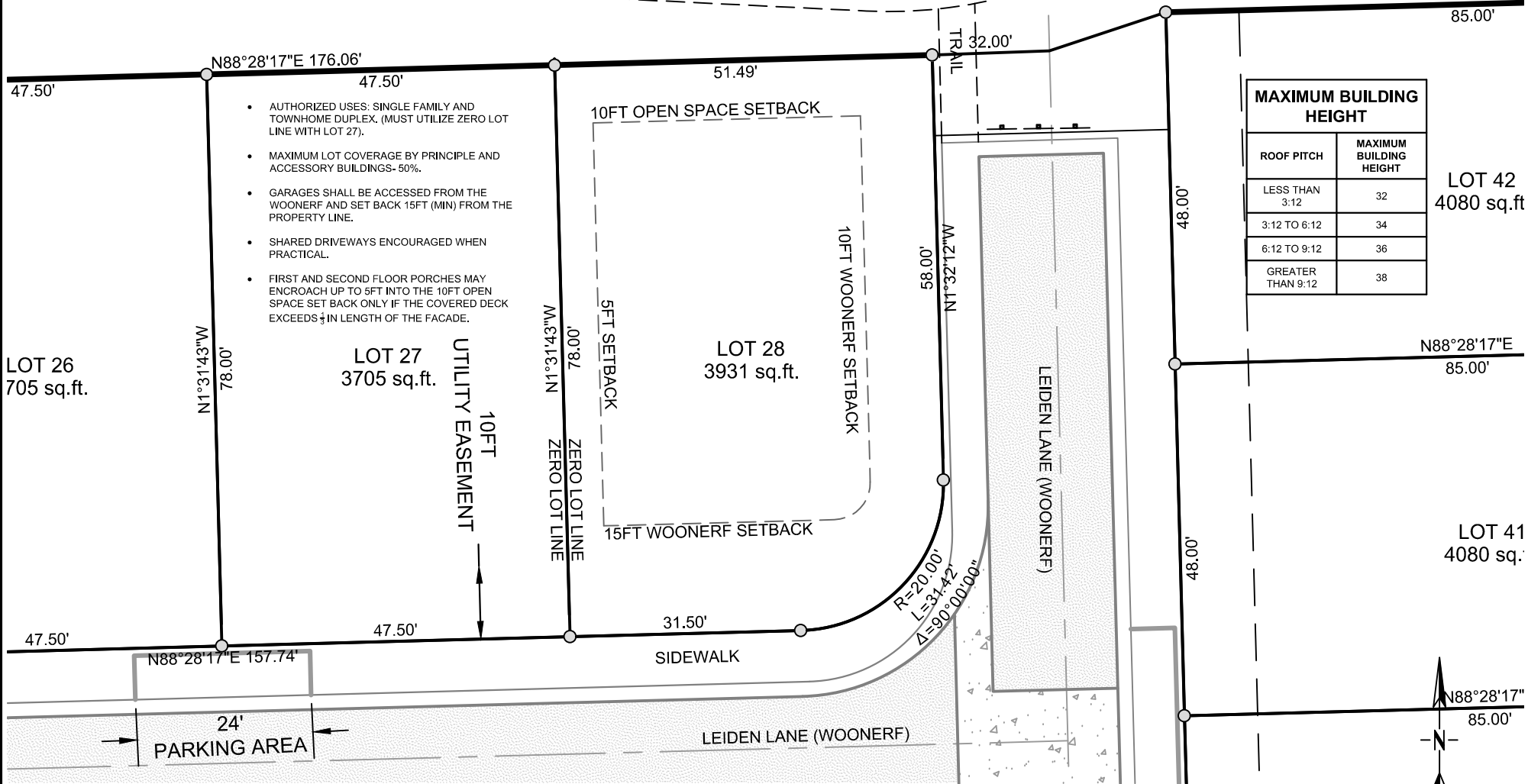
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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 27</p>	

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EXISTING PHASE 4

TRAIL

OPEN SPACE

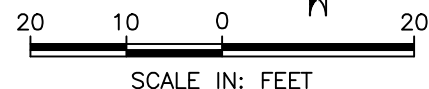


- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 27).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCRoACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS 1/2 IN LENGTH OF THE FACADE.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 42
4080 sq.ft.

LOT 41
4080 sq.



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THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

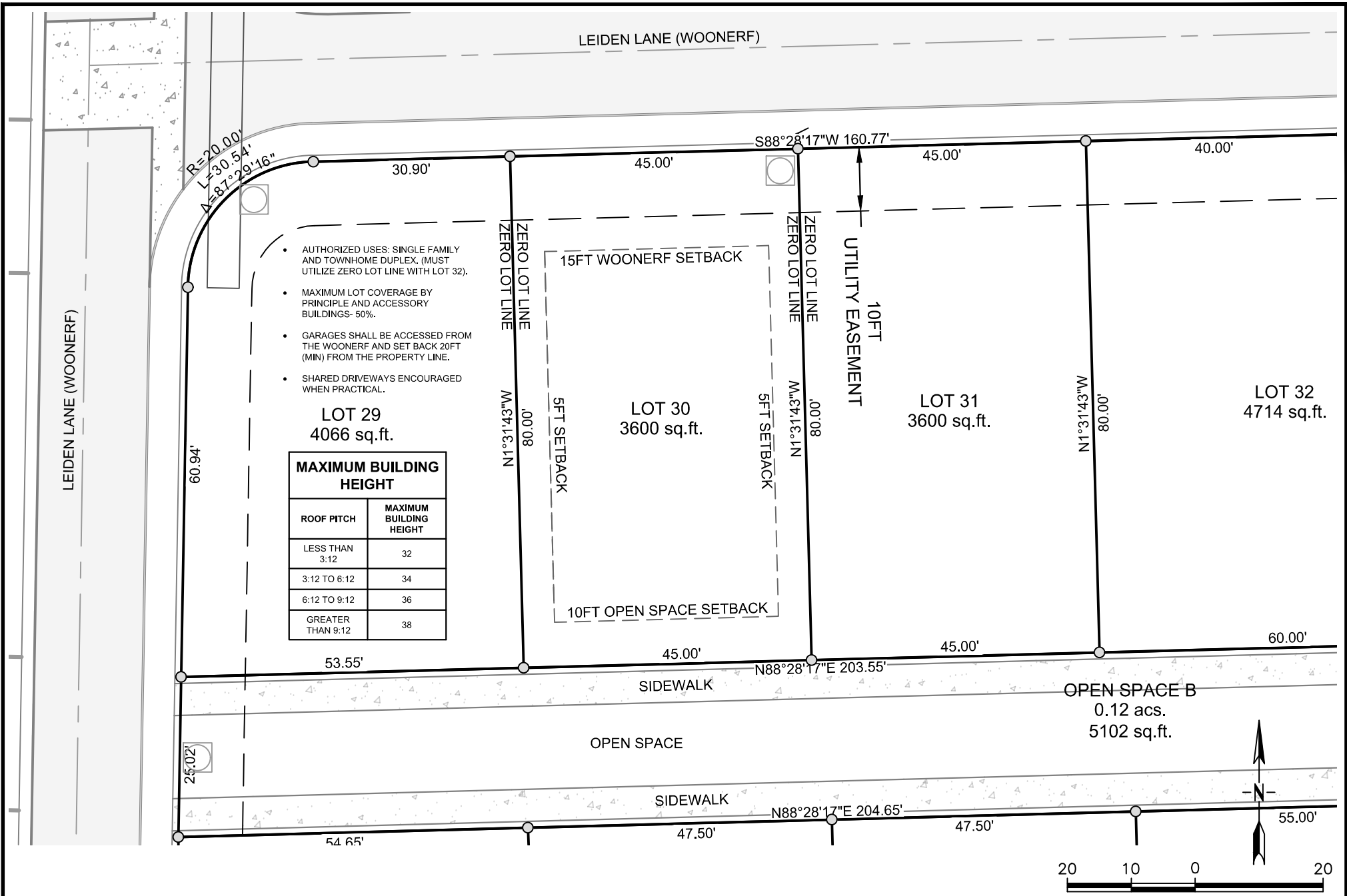
MONTANA

PROJECT NO.
5352.009

FIGURE NUMBER

LOT EXHIBIT

LOT 28



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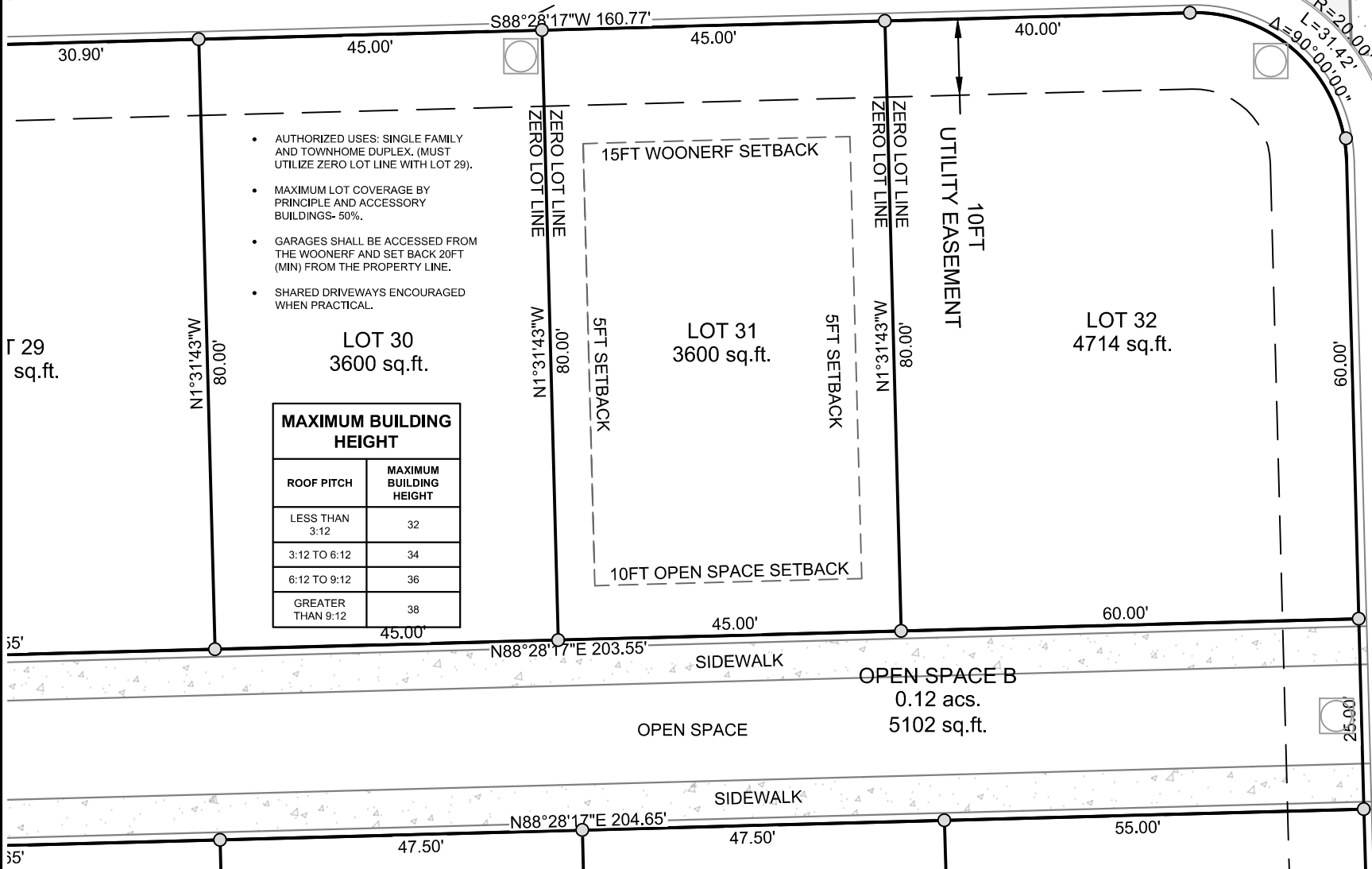
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THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.009
FIGURE NUMBER
LOT 30

LEIDEN LANE (WOONERF)



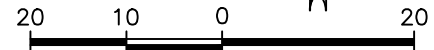
- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 29).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 30
3600 sq. ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 29
sq. ft.

LEIDEN LANE (WOONERF)



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

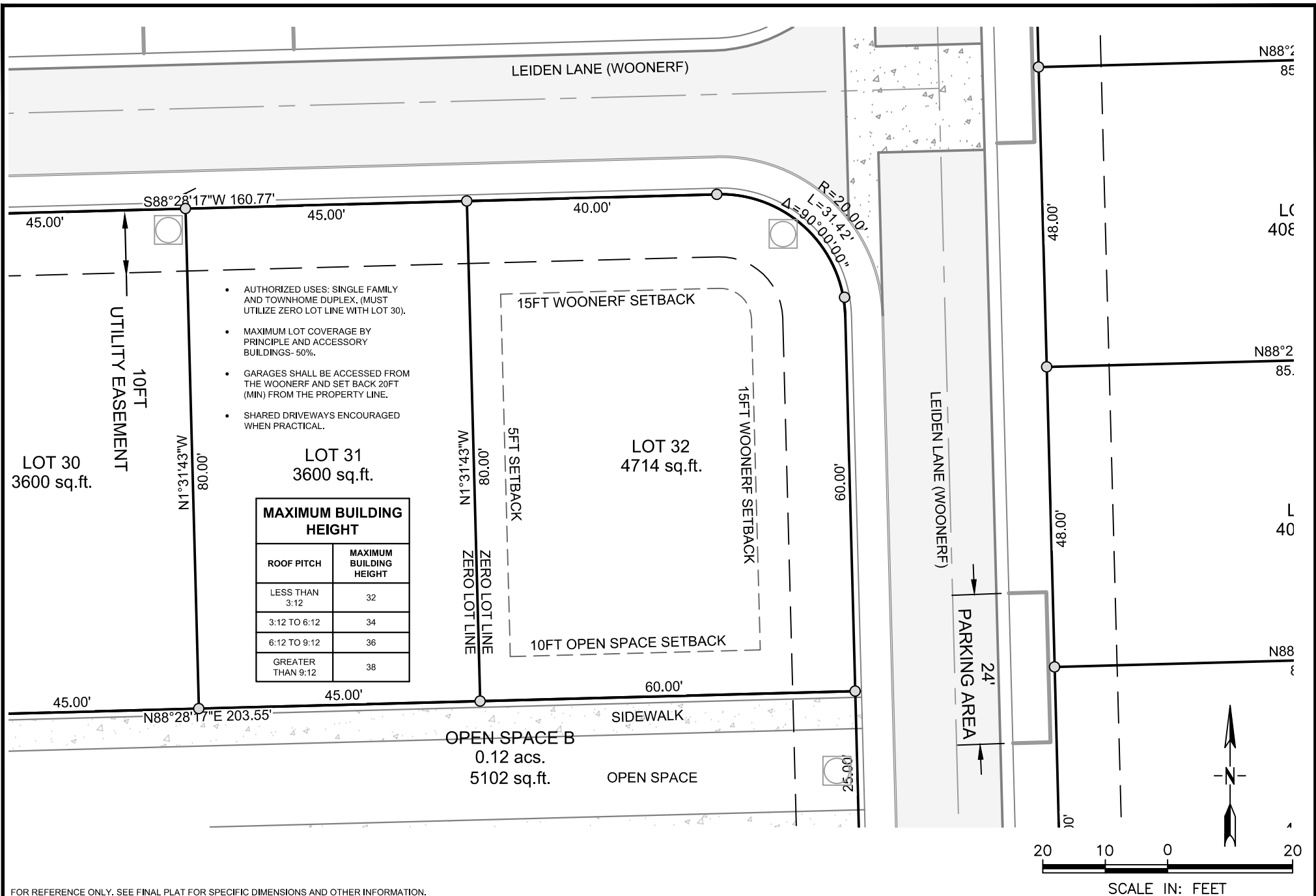
MONTANA

PROJECT NO.
5352.009

FIGURE NUMBER

LOT 31

LOT EXHIBIT



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BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

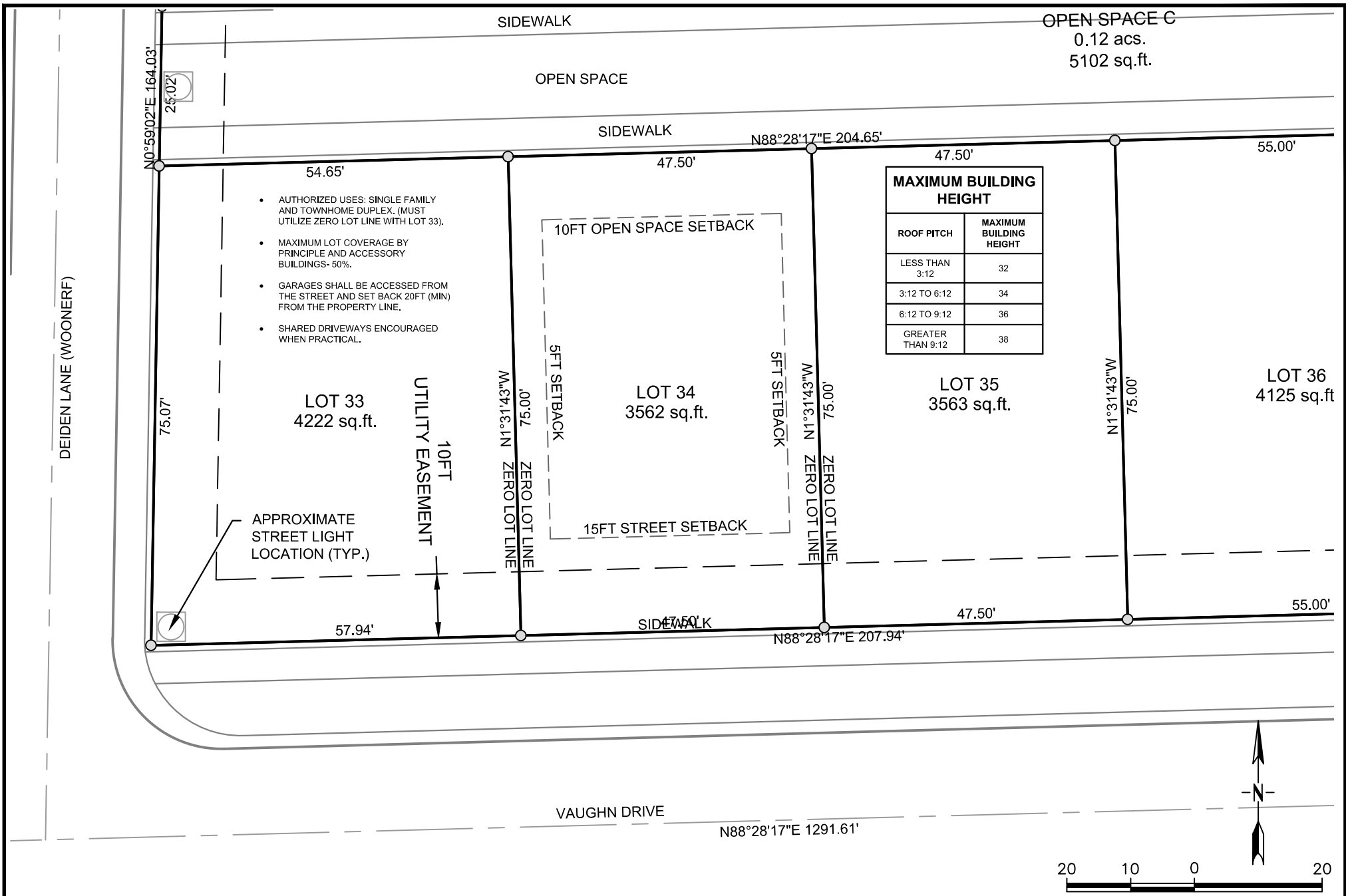
MONTANA

LOT EXHIBIT

PROJECT NO.
5352.009

FIGURE NUMBER

LOT 32



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 34</p>	

OPEN SPACE C

0.12 acs.

OPEN SPACE 5102 sq.ft.

SIDEWALK

N88°28'17"E 204.65'

47.50'

47.50'

55.00'

25.00'

N1°31'43"W 163.00'

48.00'

- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX, (MUST UTILIZE ZERO LOT LINE WITH LOT 36).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 34
3562 sq.ft.

N1°31'43"W
75.00'

UTILITY EASEMENT
10FT

M.6°4'13.1N
75.00'
ZERO LOT LINE

10FT OPEN SPACE SETBACK

5FT SETBACK

5FT SETBACK

LOT 35
3563 sq.ft.

M.6°4'13.1N
75.00'
ZERO LOT LINE

15FT STREET SETBACK

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 36
4125 sq.ft.

75.00'

APPROXIMATE STREET LIGHT LOCATION (TYP.)

47.50'

N88°28'17"E 207.94'

SIDEWALK

47.50'

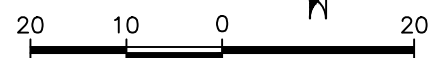
55.00'

VAUGHN DRIVE

N88°28'17"E 1291.61'

LEIDEN LANE (WOONERF)

55.00'



SCALE IN: FEET

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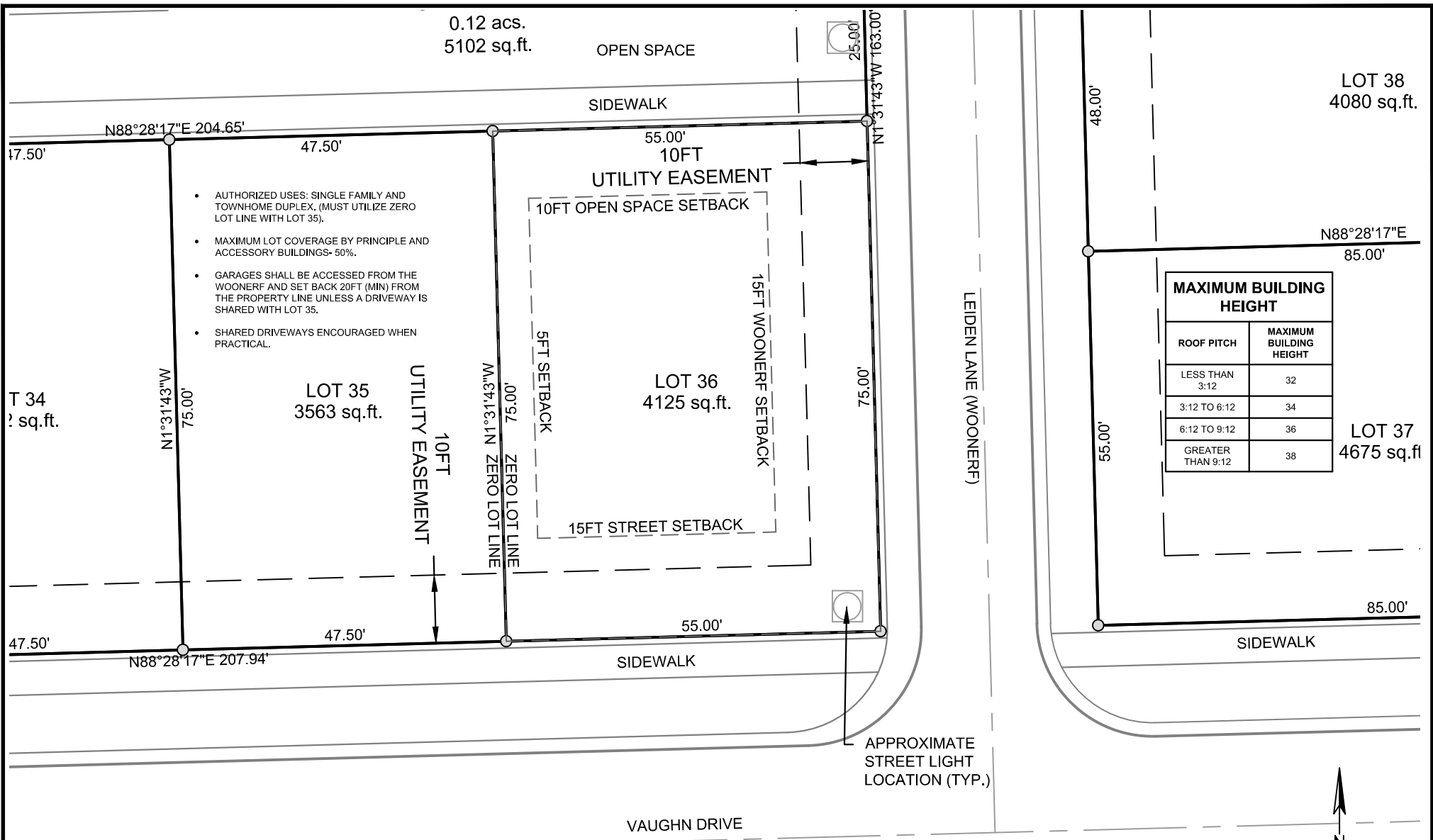
BOZEMAN

MONTANA

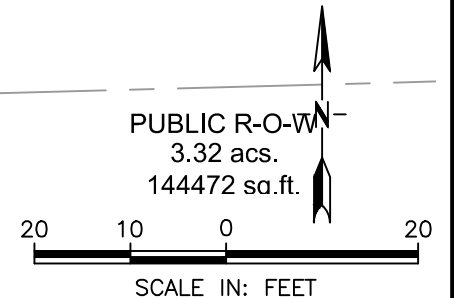
PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 35



N88°28'17"E 1291.61'



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THE LAKES AT VALLEY WEST: PHASE 5

PROJECT NO.
5352.009

MONTANA

LOT EXHIBIT

FIGURE NUMBER

LOT 36

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 36
4125 sq.ft.

LOT 38
4080 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY OR TOWNHOME DUPLEX WITH LOT 38.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

N88°28'17"E
85.00'

10FT
UTILITY EASEMENT

5FT SETBACK

LOT 37
4675 sq.ft.

15FT STREET SETBACK

85.00'

SIDEWALK

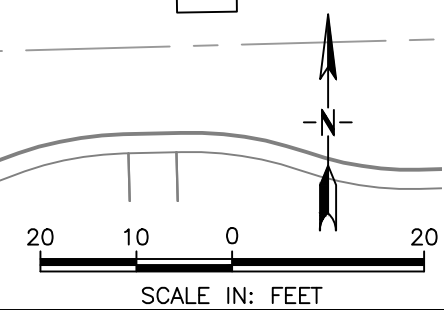
OPEN SPACE

TRAIL

10FT
UTILITY EASEMENT

VAUGHN DRIVE

PUBLIC R-O-W
3.32 acs.
144472 sq.ft.



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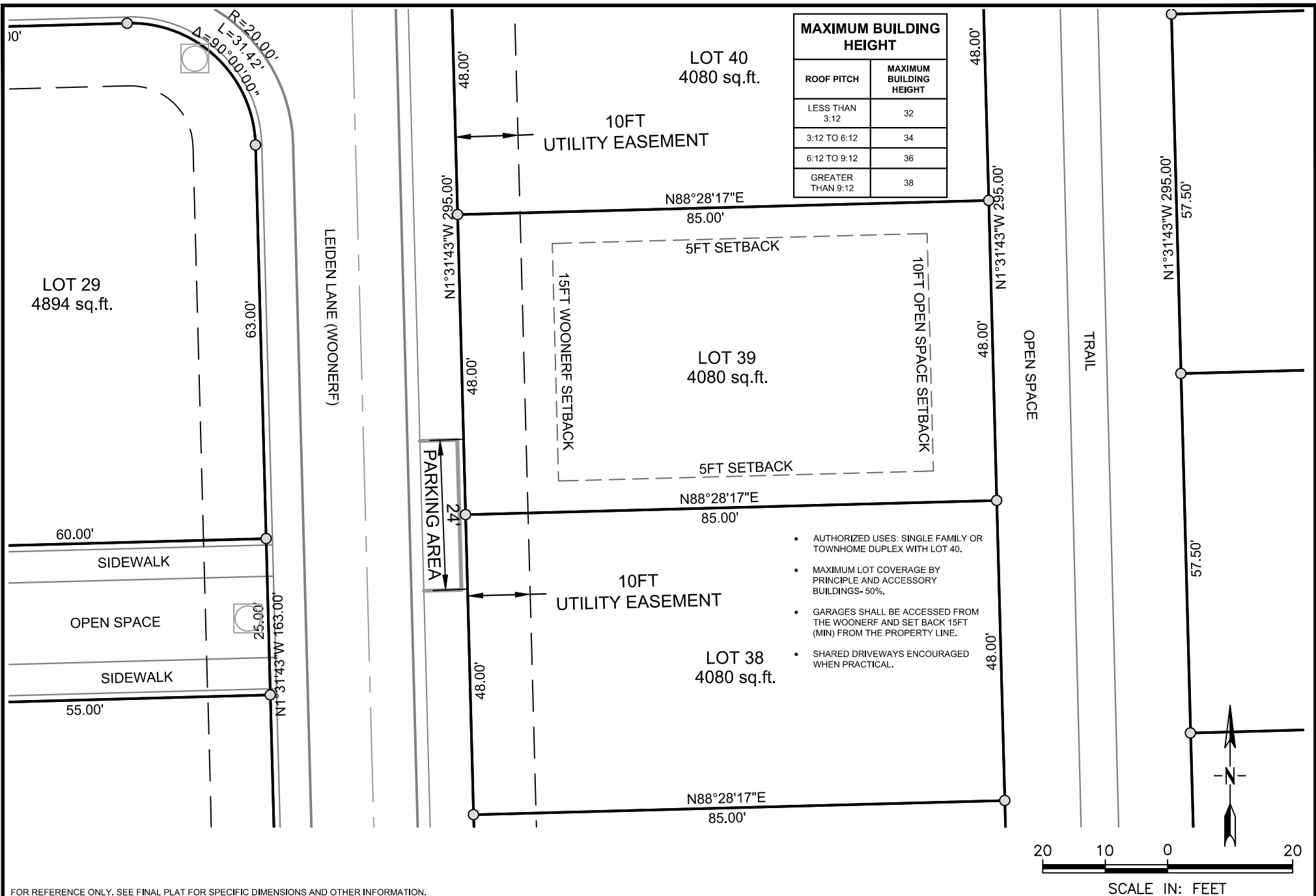


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THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN	MONTANA	
LOT EXHIBIT		FIGURE NUMBER LOT 37



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BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 39

EXISTING PHASE 4

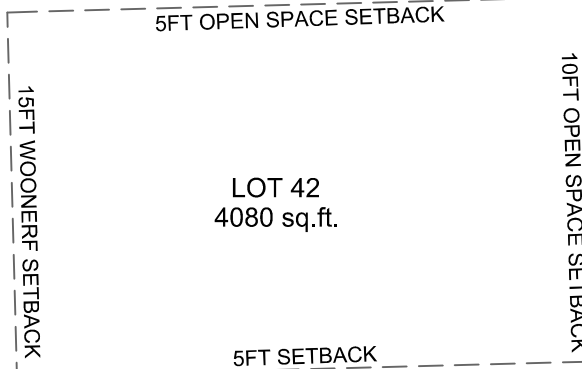
TRAIL

OPEN SPACE

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 28
4034 sq.ft.

LEIDEN LANE (WOONERF)



LOT 42
4080 sq.ft.

10FT
UTILITY EASEMENT

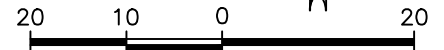
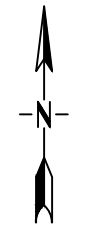
LOT 41
4080 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY, LIMITED DUPLEX, TOWNHOME DUPLEX WITH LOT 41.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

OPEN SPACE

TRAIL

PEN SPACE D
0.20 acs.
8850 sq.ft.



SCALE IN: FEET

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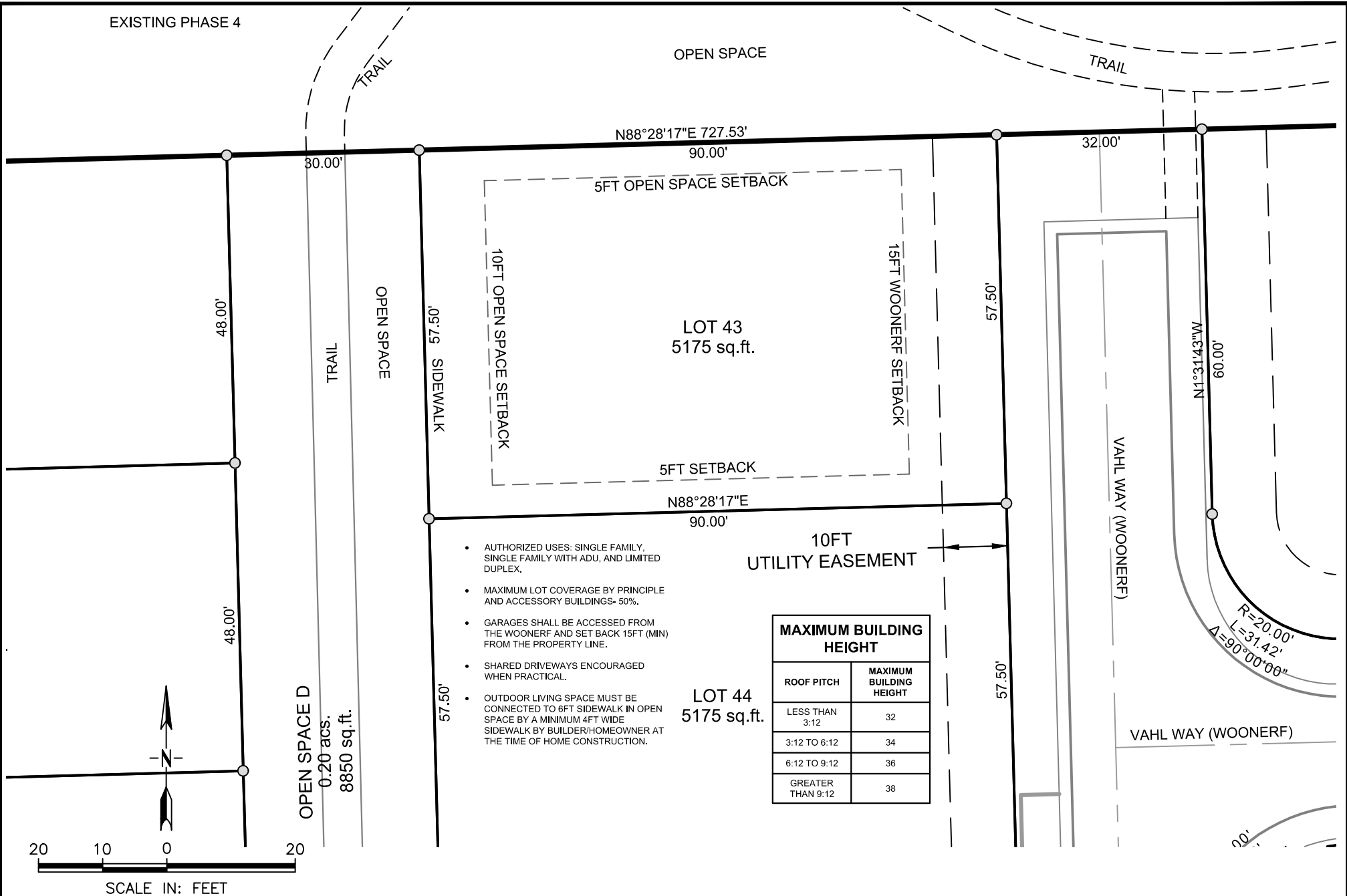
THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 42

EXISTING PHASE 4

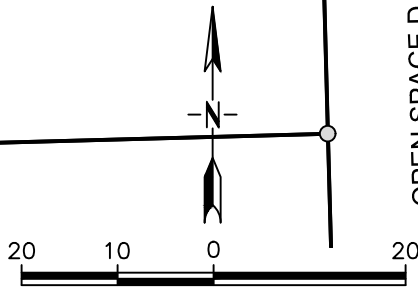


- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, AND LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- OUTDOOR LIVING SPACE MUST BE CONNECTED TO 6FT SIDEWALK IN OPEN SPACE BY A MINIMUM 4FT WIDE SIDEWALK BY BUILDER/HOMEOWNER AT THE TIME OF HOME CONSTRUCTION.

10FT UTILITY EASEMENT

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

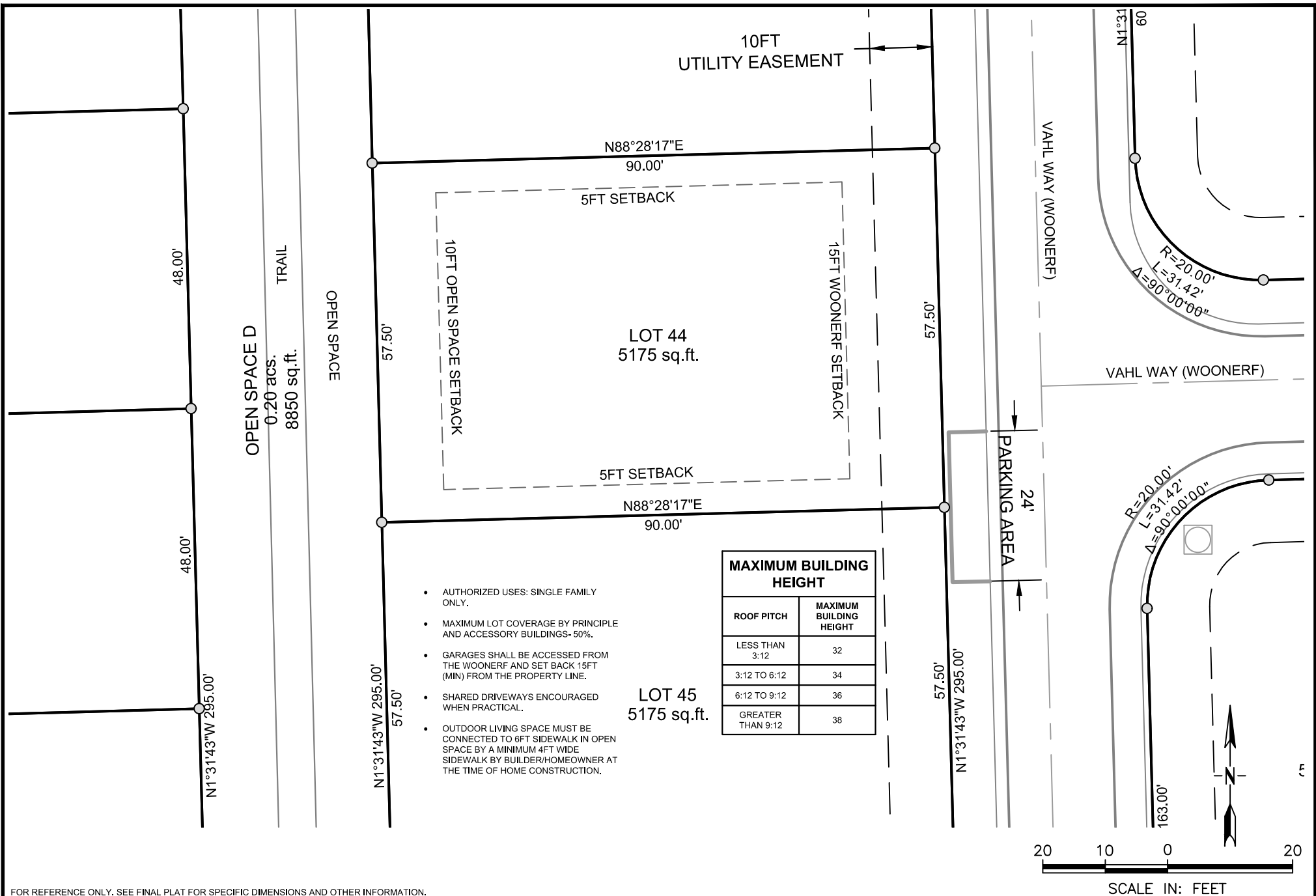
MONTANA

PROJECT NO.
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LOT EXHIBIT

FIGURE NUMBER

LOT 43



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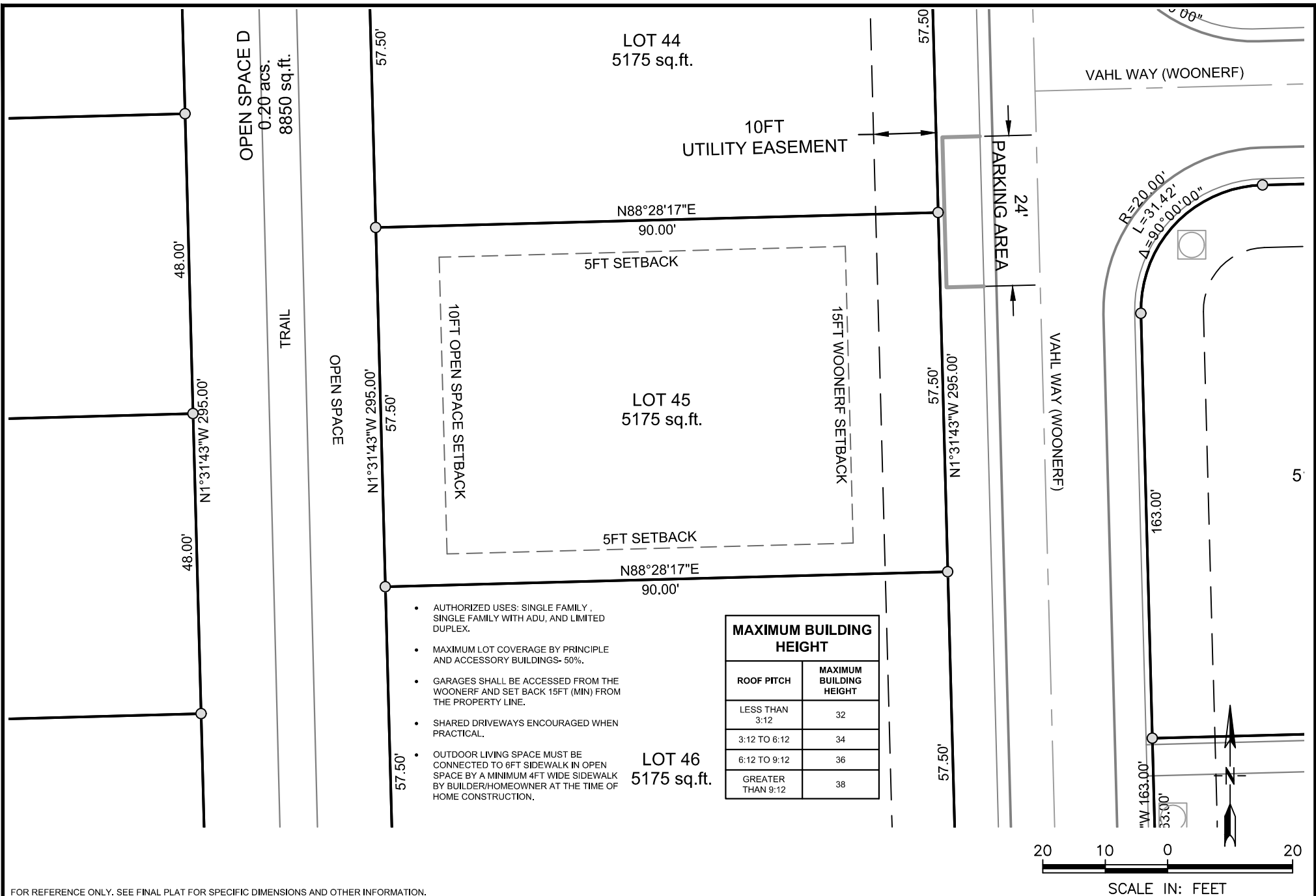
MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER

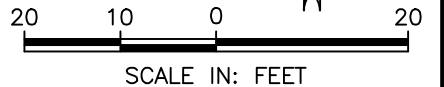
LOT 44




- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, AND LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- OUTDOOR LIVING SPACE MUST BE CONNECTED TO 8FT SIDEWALK IN OPEN SPACE BY A MINIMUM 4FT WIDE SIDEWALK BY BUILDER/HOMEOWNER AT THE TIME OF HOME CONSTRUCTION.

MAXIMUM BUILDING HEIGHT

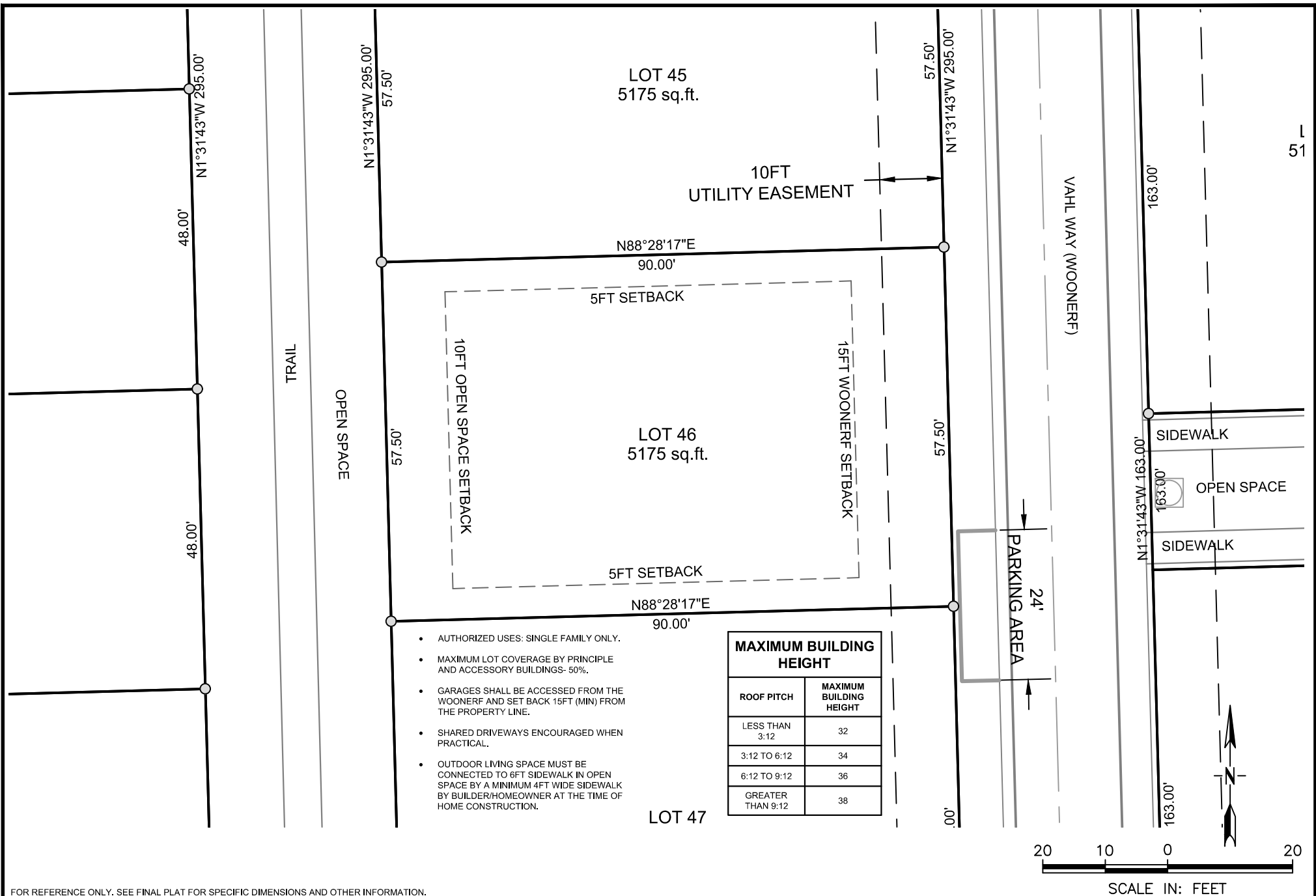
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 45</p>	

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- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- OUTDOOR LIVING SPACE MUST BE CONNECTED TO 6FT SIDEWALK IN OPEN SPACE BY A MINIMUM 4FT WIDE SIDEWALK BY BUILDER/HOMEOWNER AT THE TIME OF HOME CONSTRUCTION.

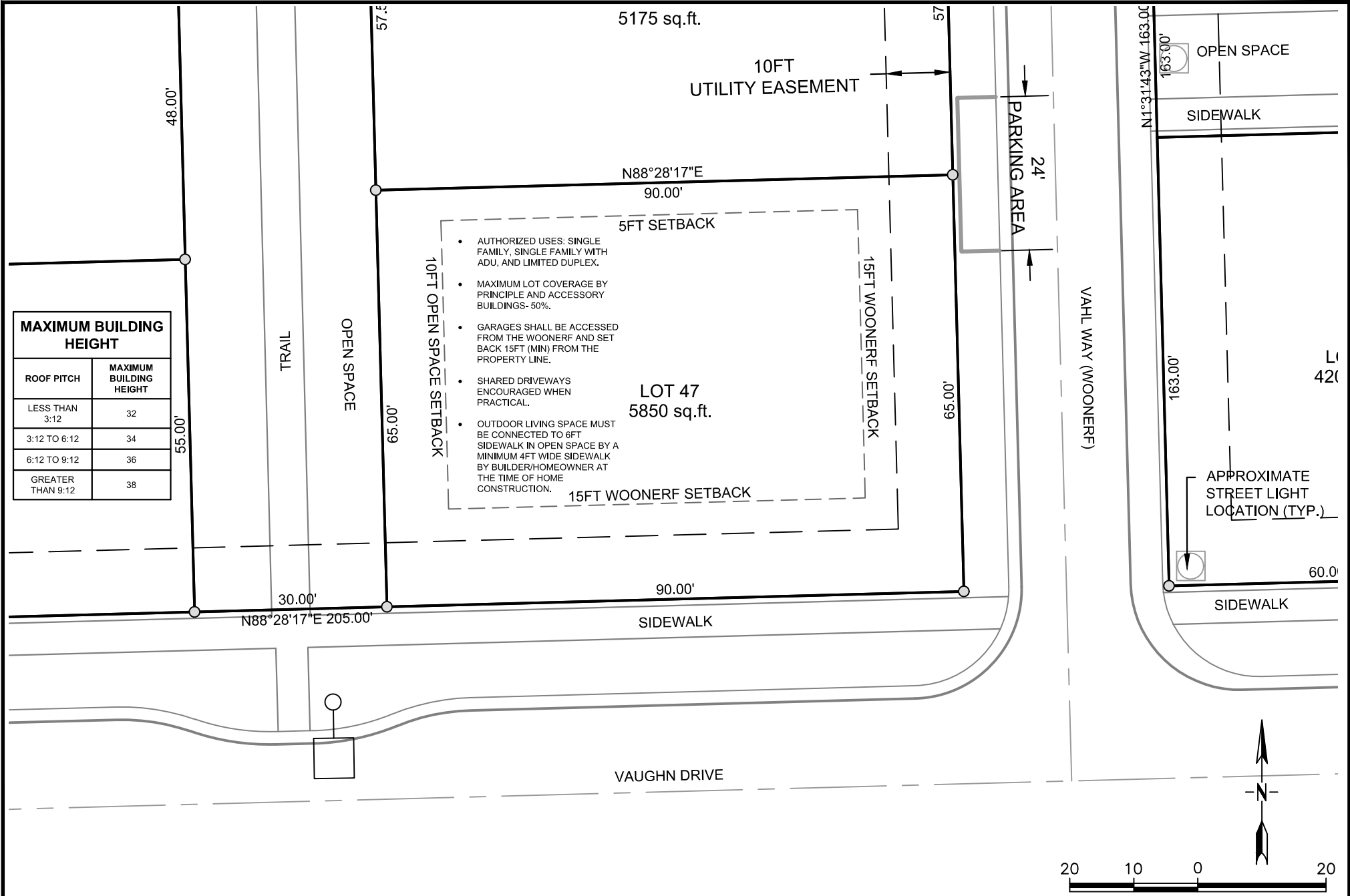
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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		<p>LOT EXHIBIT</p>	<p>MONTANA</p> <p>FIGURE NUMBER LOT 46</p>

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MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, AND LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- OUTDOOR LIVING SPACE MUST BE CONNECTED TO 6FT SIDEWALK IN OPEN SPACE BY A MINIMUM 4FT WIDE SIDEWALK BY BUILDER/HOMEOWNER AT THE TIME OF HOME CONSTRUCTION.

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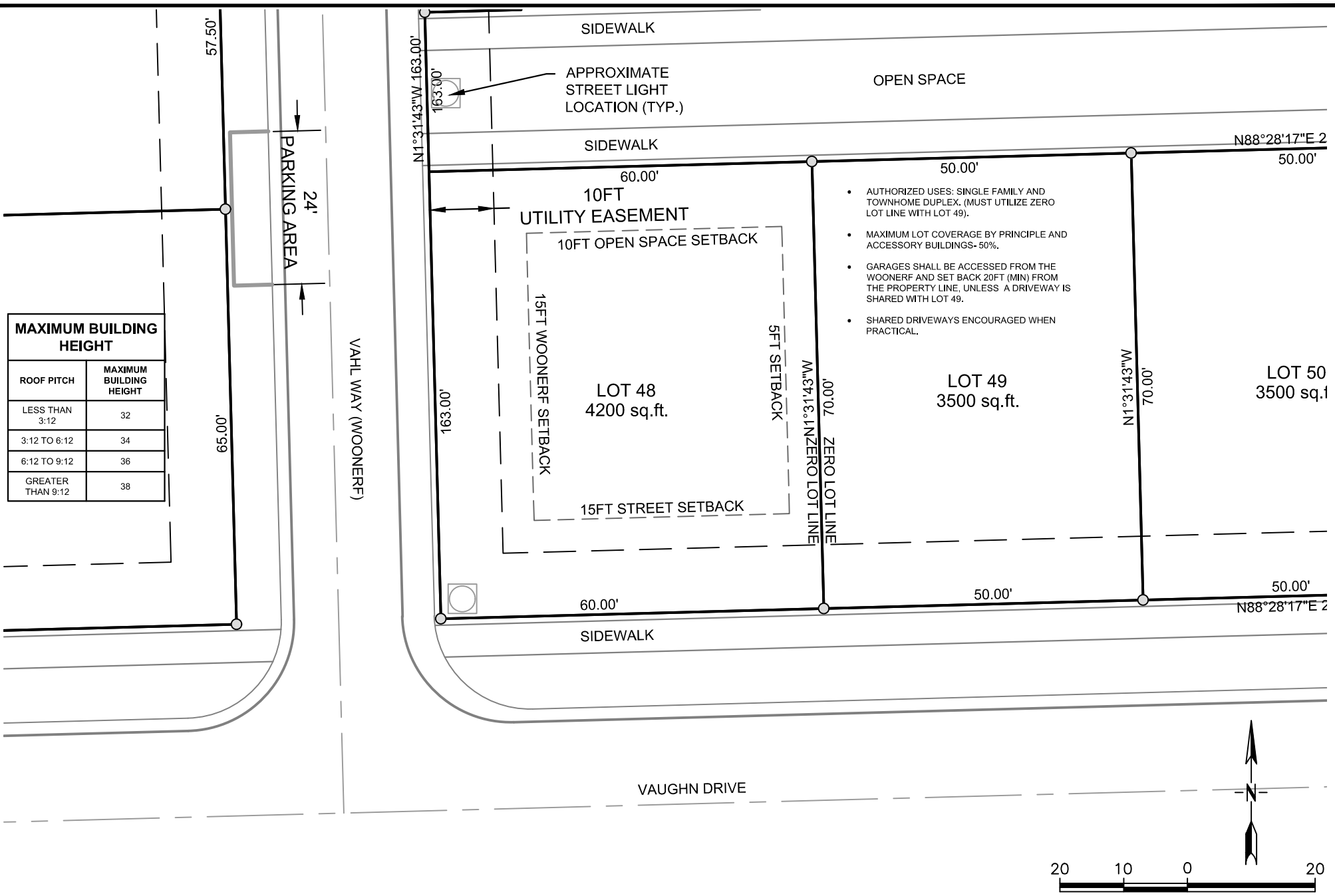


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DATE: 1/2018

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THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 47

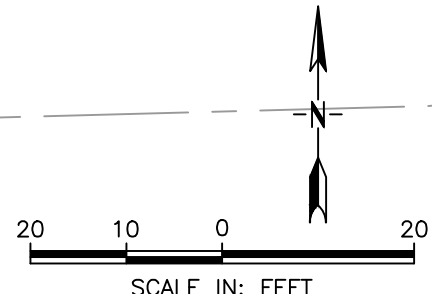



- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 49).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE, UNLESS A DRIVEWAY IS SHARED WITH LOT 49.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

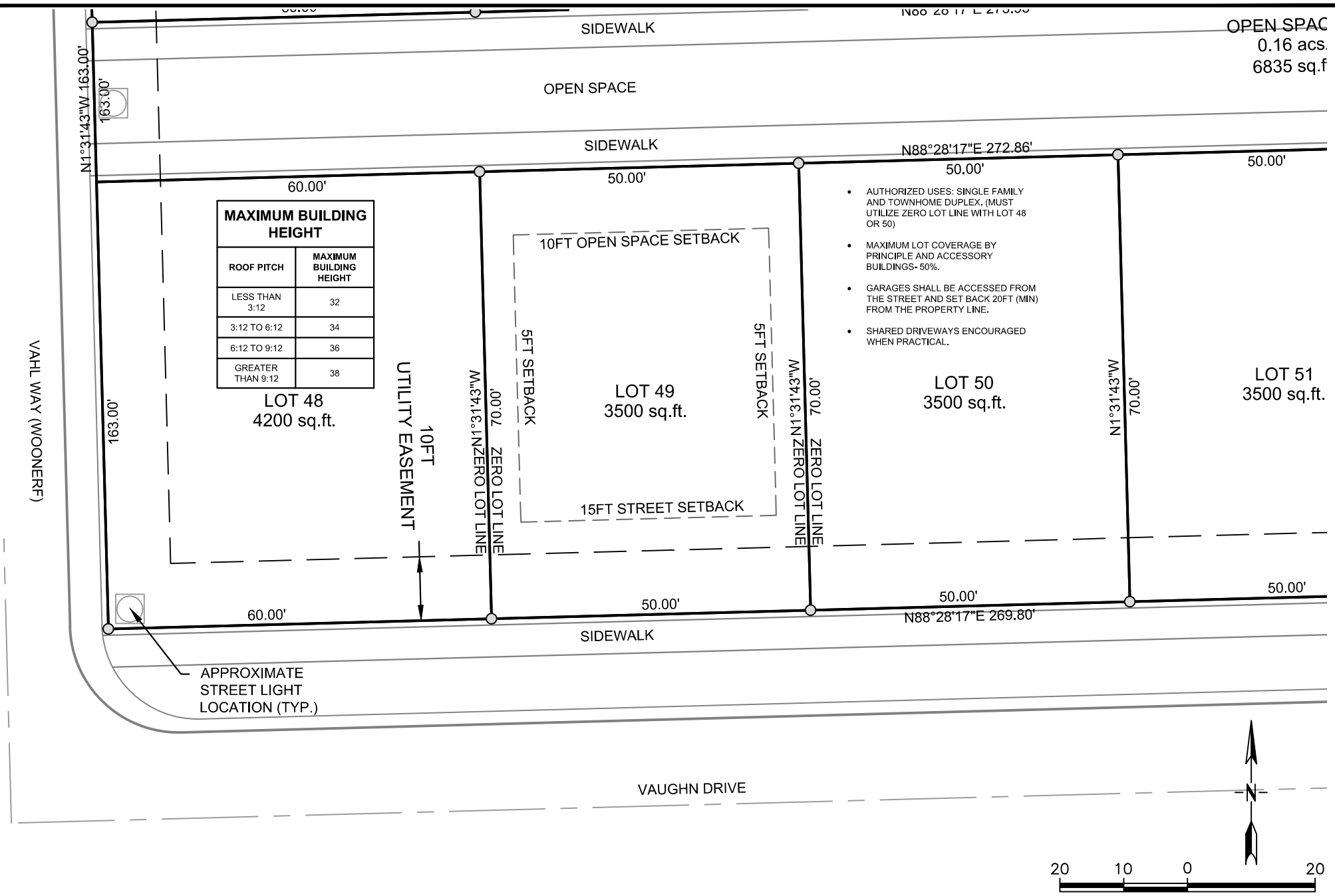
MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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			LOT EXHIBIT	FIGURE NUMBER LOT 48



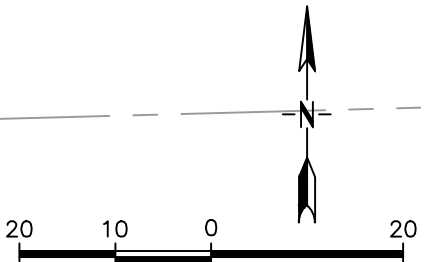
MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 48 OR 50)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

OPEN SPACE
0.16 acs.
6835 sq.f

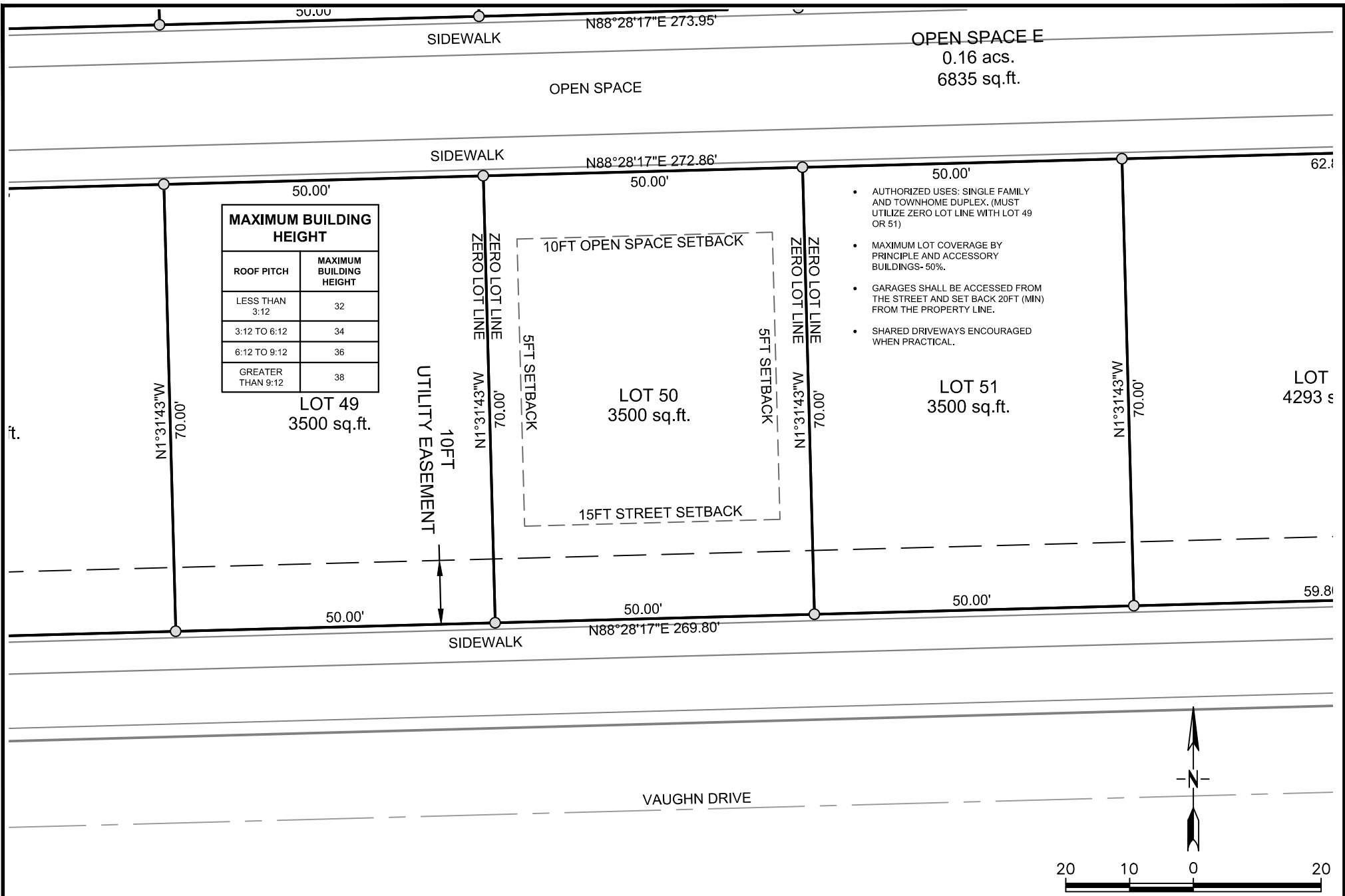
APPROXIMATE STREET LIGHT LOCATION (TYP.)



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 49</p>	

N:\5352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018



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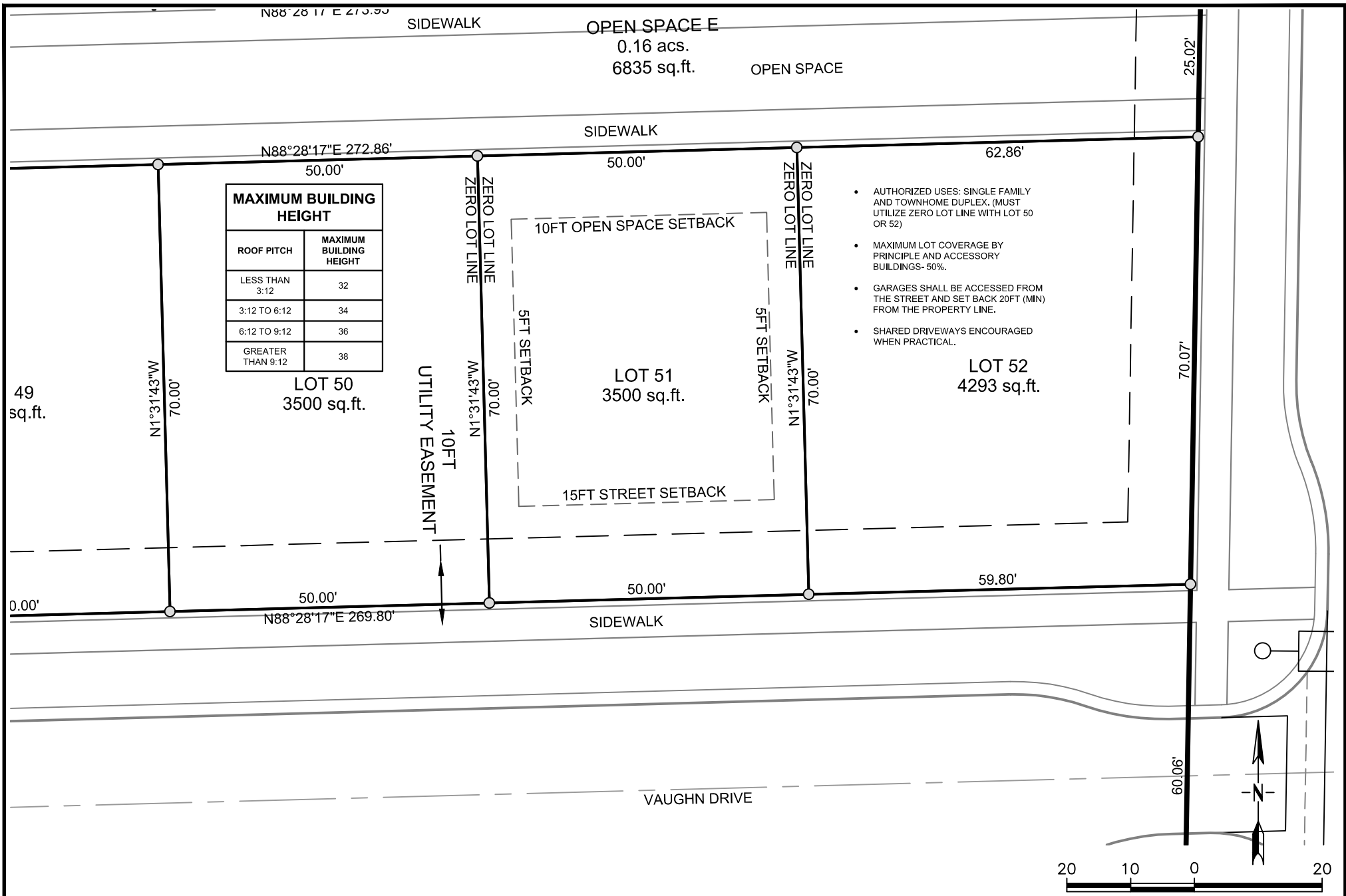
THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.
5352.009

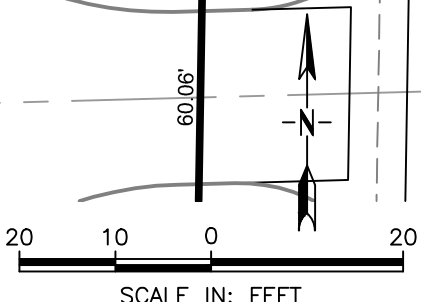
FIGURE NUMBER
LOT 50



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

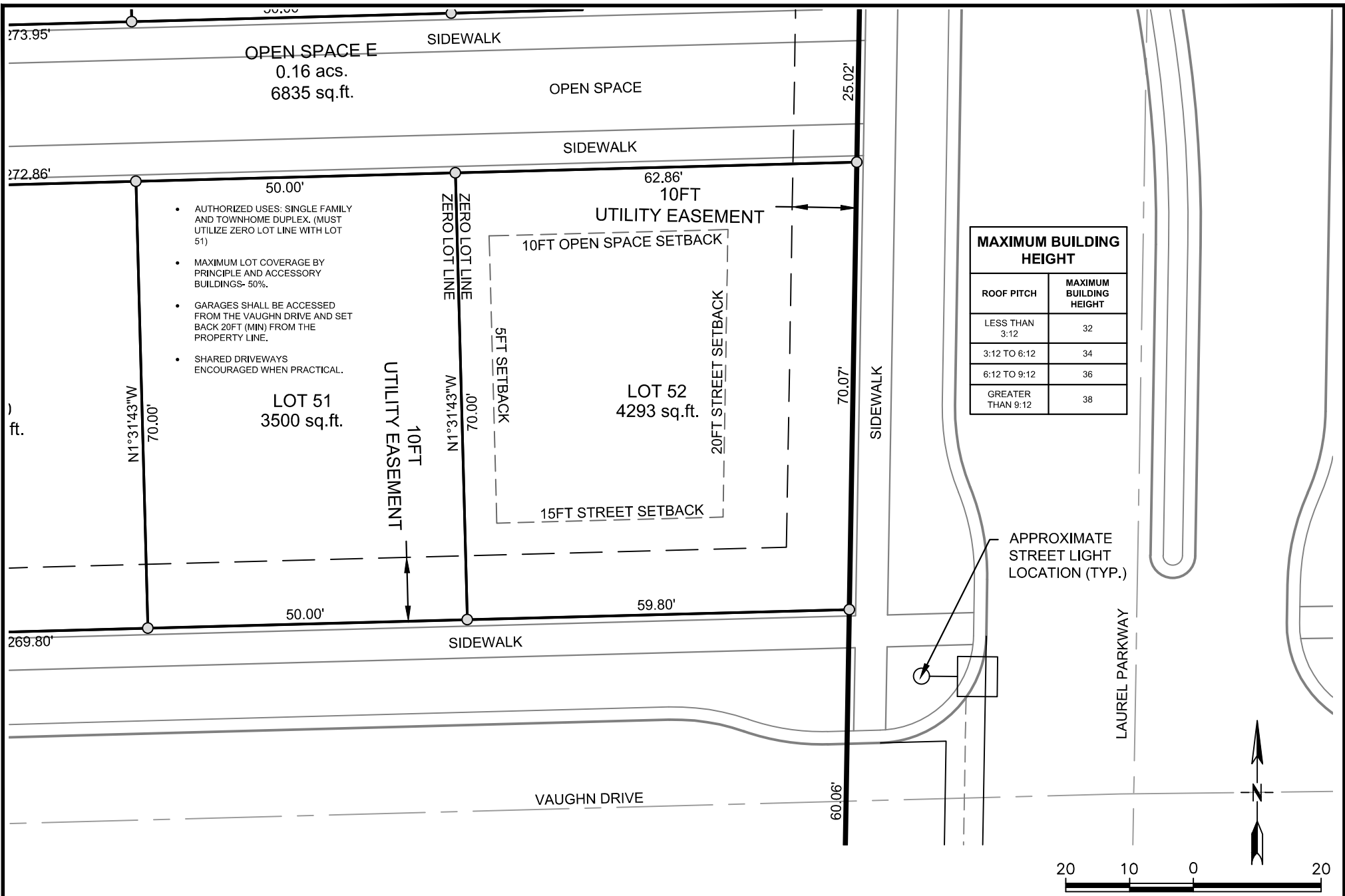
- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 50 OR 52)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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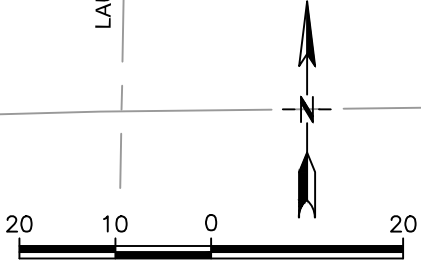


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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 51</p>	

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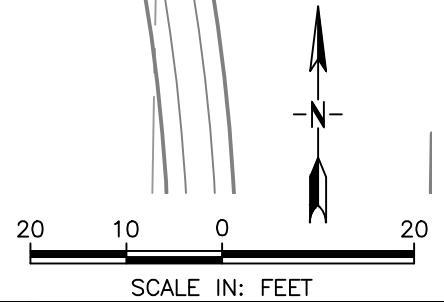
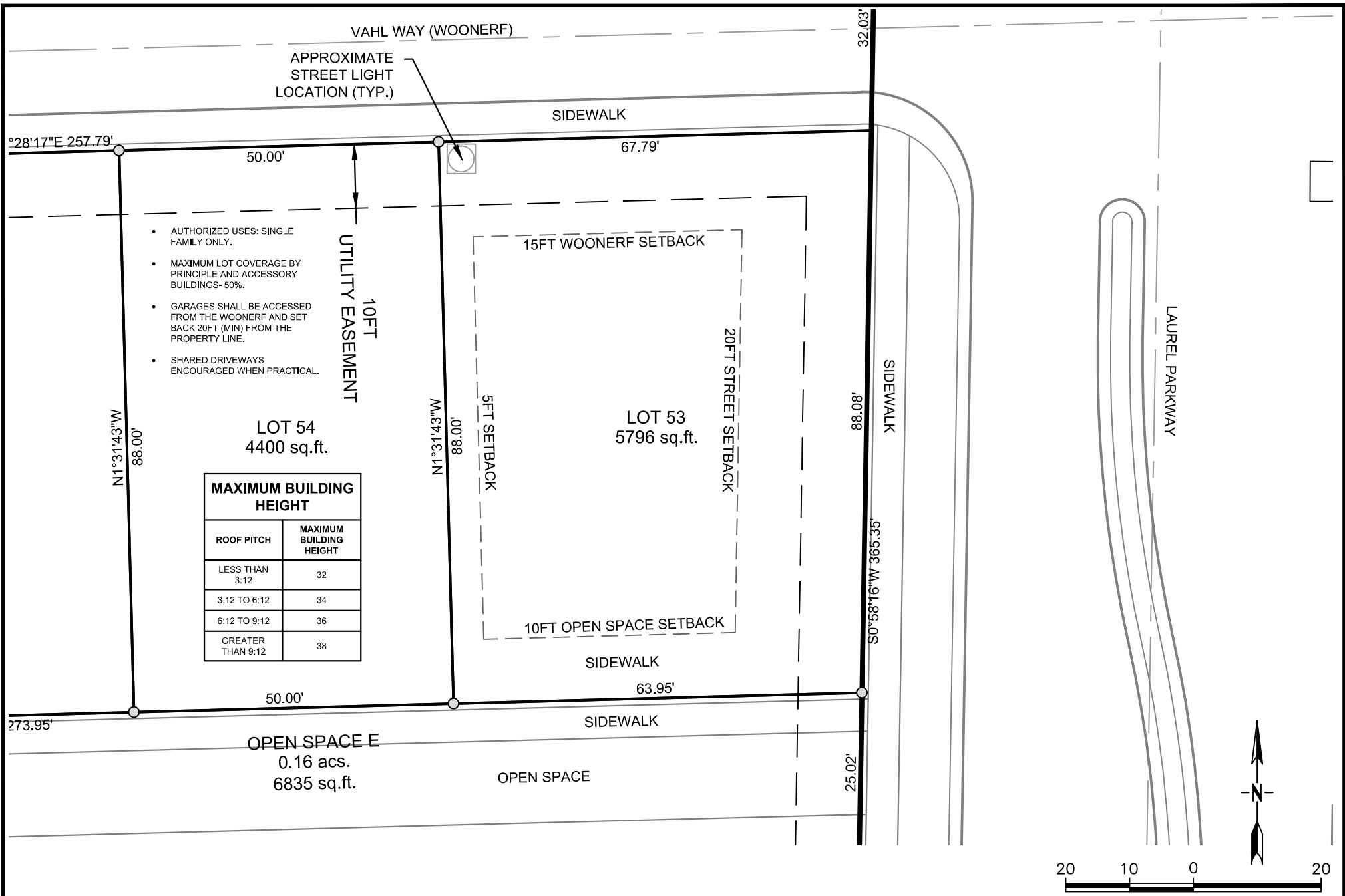


MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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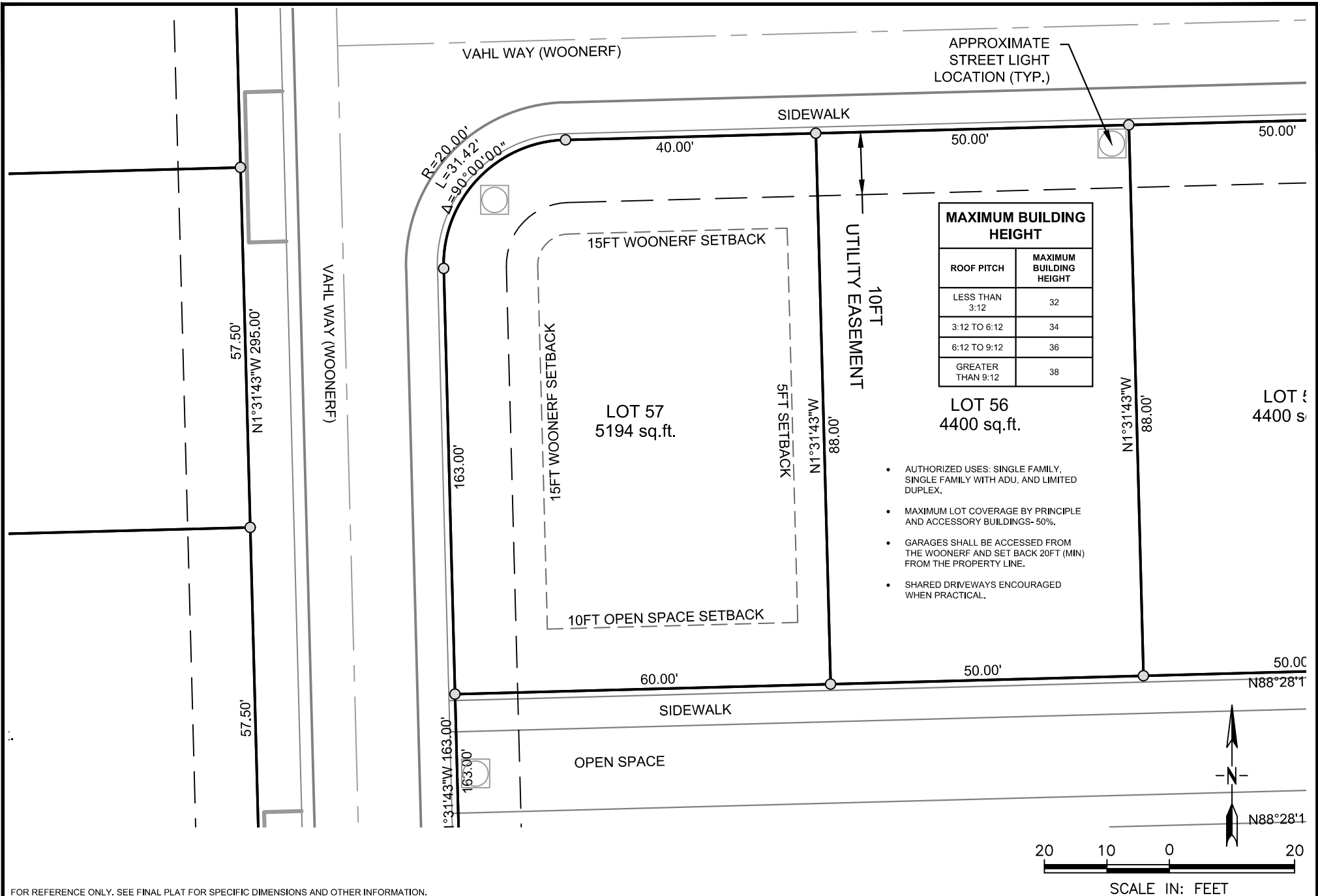
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		<p>BOZEMAN MONTANA</p>		<p>FIGURE NUMBER LOT 52</p>



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 53</p>	

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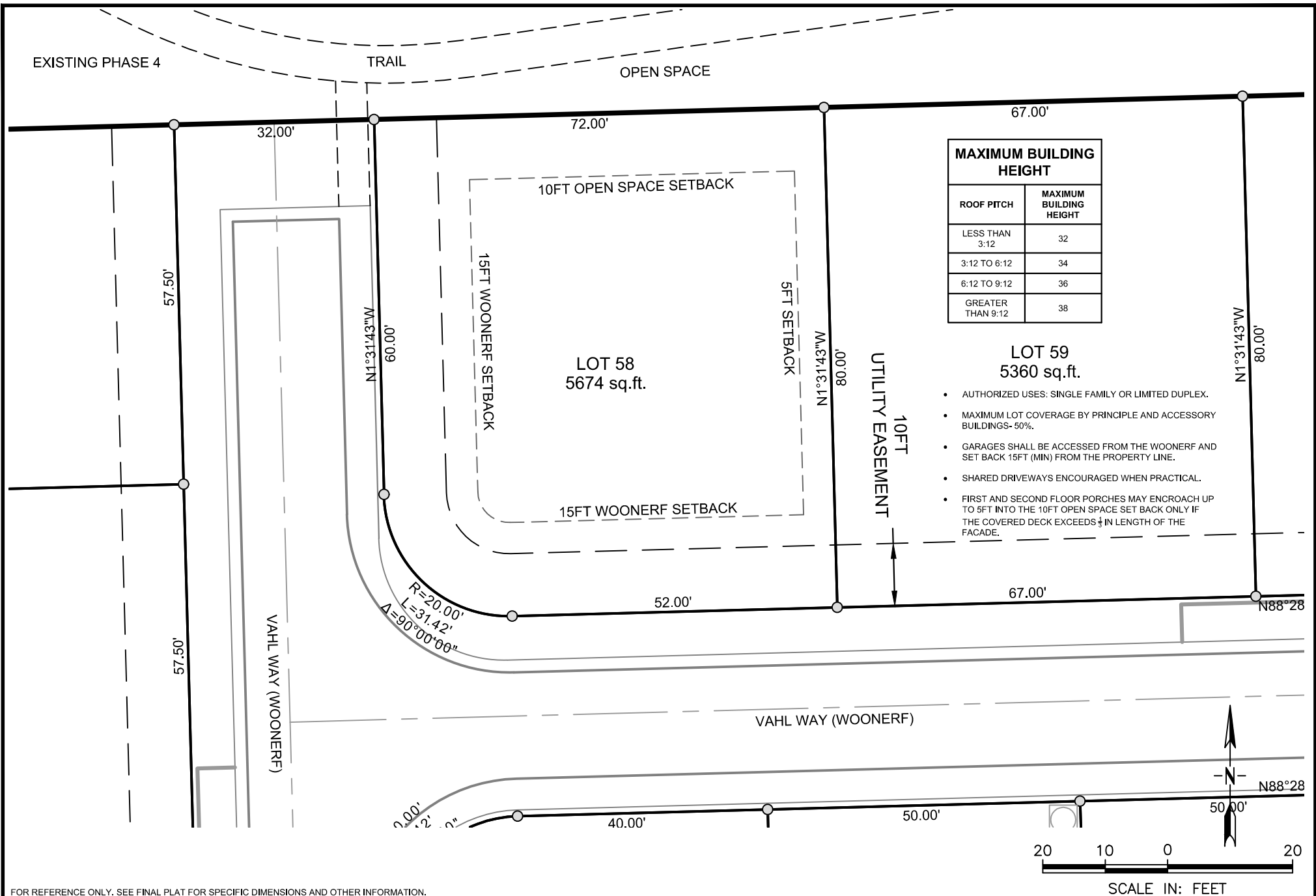
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DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5
BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.009

FIGURE NUMBER
LOT 57



MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- LOT 59**
5360 sq. ft.
- AUTHORIZED USES: SINGLE FAMILY OR LIMITED DUPLEX.
 - MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS-50%.
 - GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
 - SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
 - FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS $\frac{1}{4}$ IN LENGTH OF THE FACADE.

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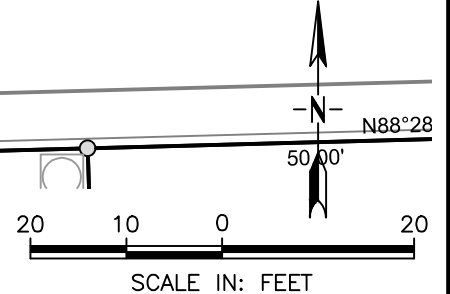


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THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 58



EXISTING PHASE 4

TRAIL

OPEN SPACE

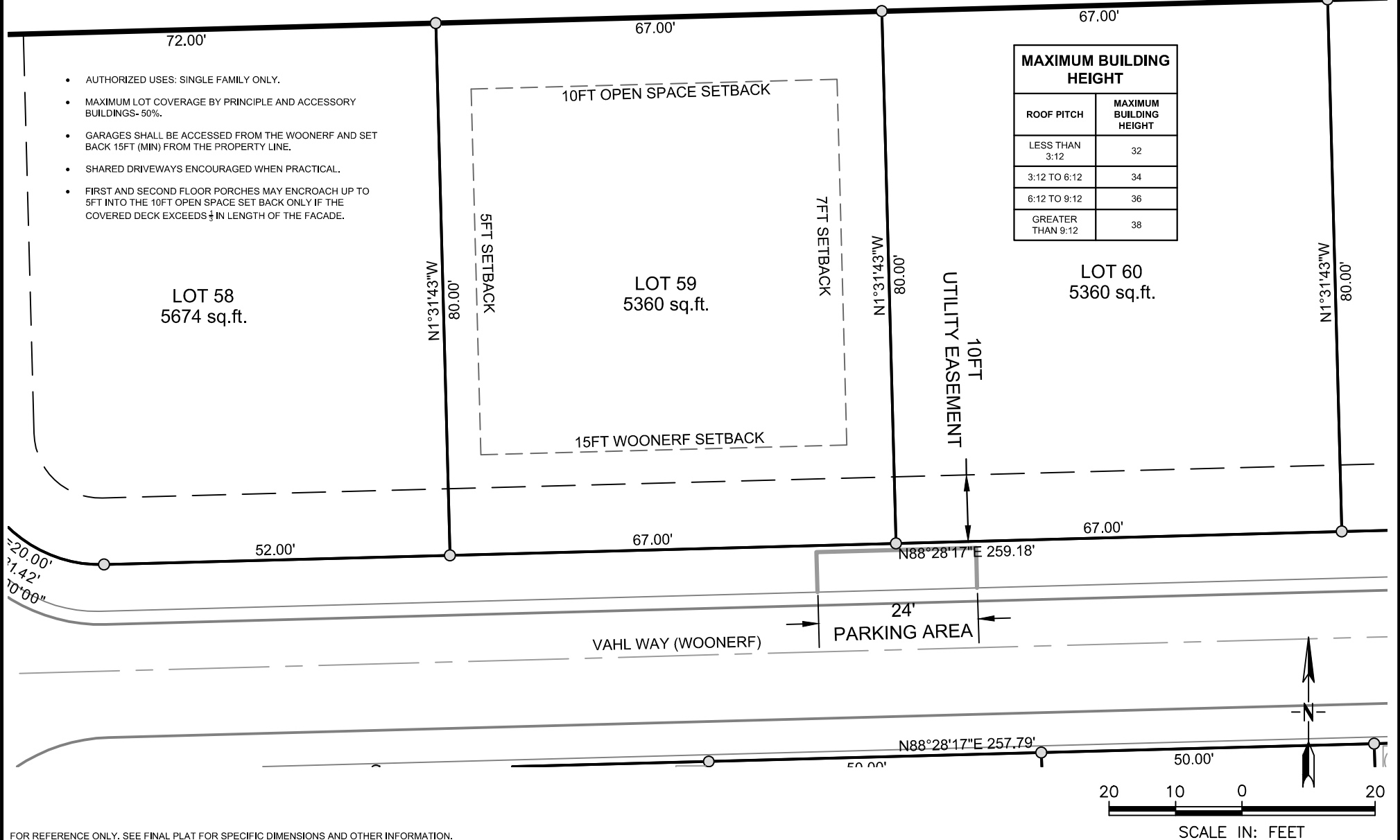
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS 1/2 IN LENGTH OF THE FACADE.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 58
5674 sq.ft.

LOT 59
5360 sq.ft.

LOT 60
5360 sq.ft.



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THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 59

EXISTING PHASE 4

TRAIL

OPEN SPACE

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS $\frac{1}{4}$ IN LENGTH OF THE FACADE.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

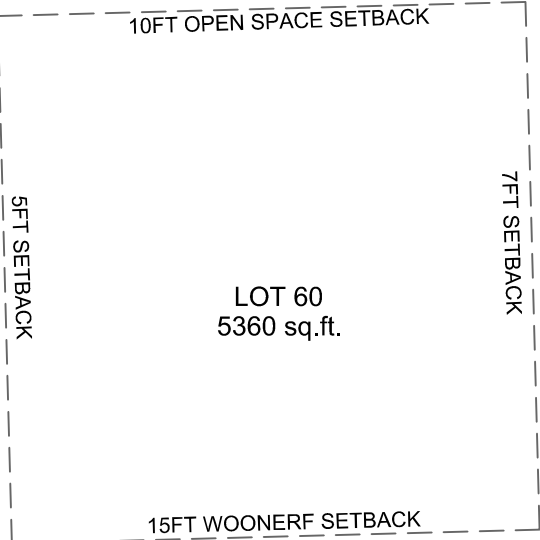
LOT 59
5360 sq.ft.

LOT 60
5360 sq.ft.

LOT 61
5994 sq.ft.

N1°31'43"W
80.00'

N1°31'43"W
80.00'



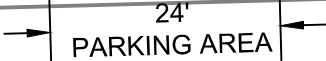
UTILITY EASEMENT
10FT

67.00'

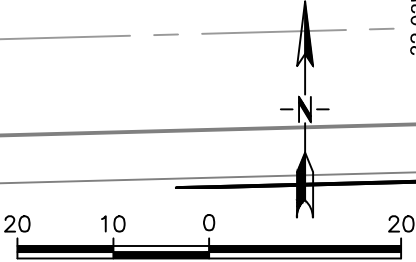
67.00'

73.18'

N88°28'17"E 259.18'



VAHL WAY (WOONERF)



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THE LAKES AT VALLEY WEST: PHASE 5

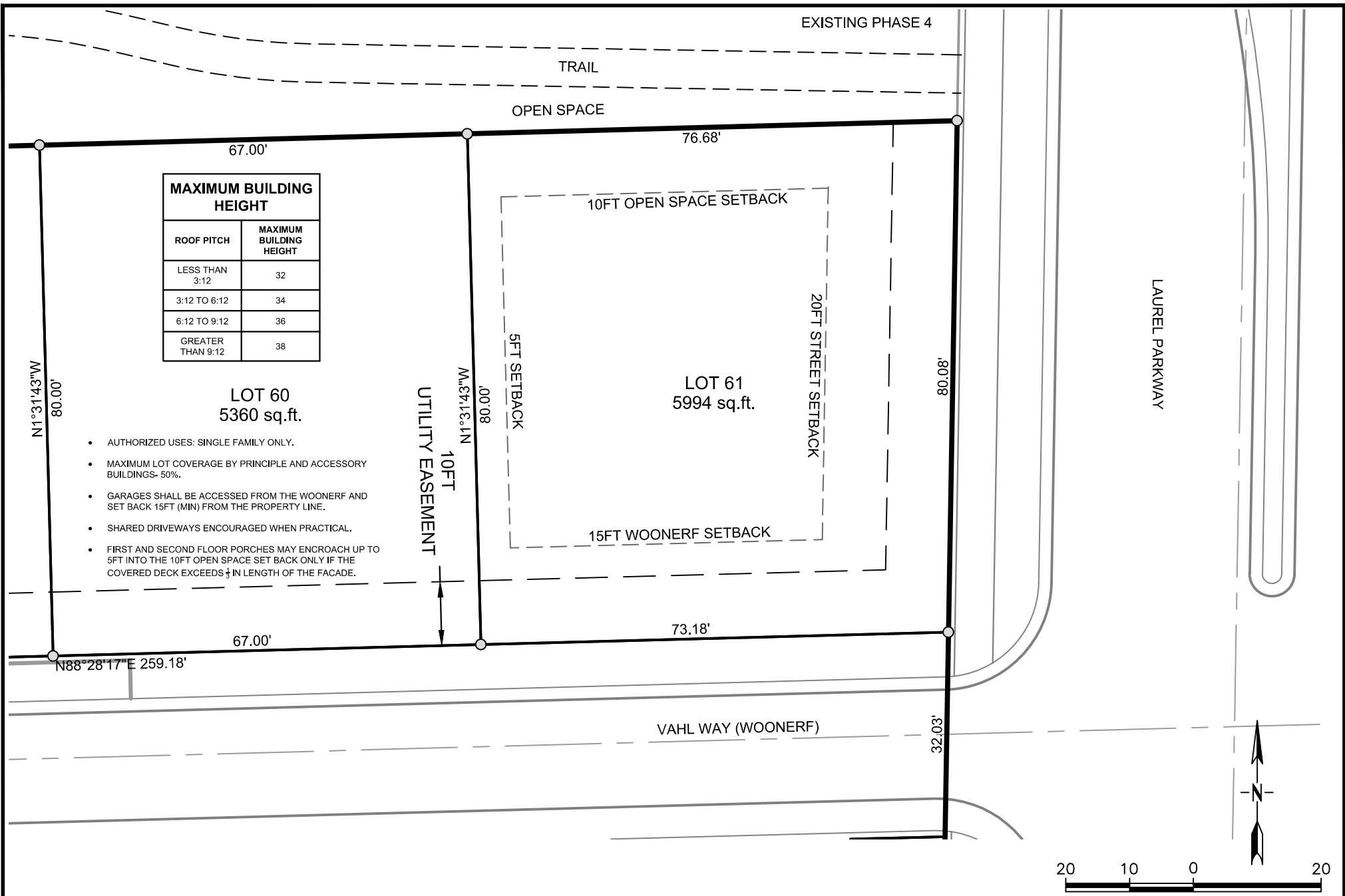
BOZEMAN

MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 60



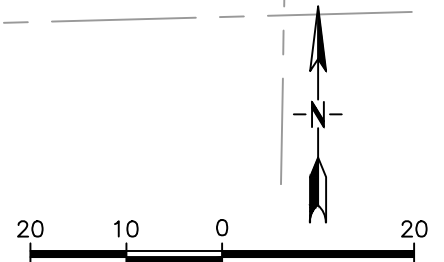
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 60
5360 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO THE 10FT OPEN SPACE SET BACK ONLY IF THE COVERED DECK EXCEEDS 1/4 IN LENGTH OF THE FACADE.

LOT 61
5994 sq.ft.

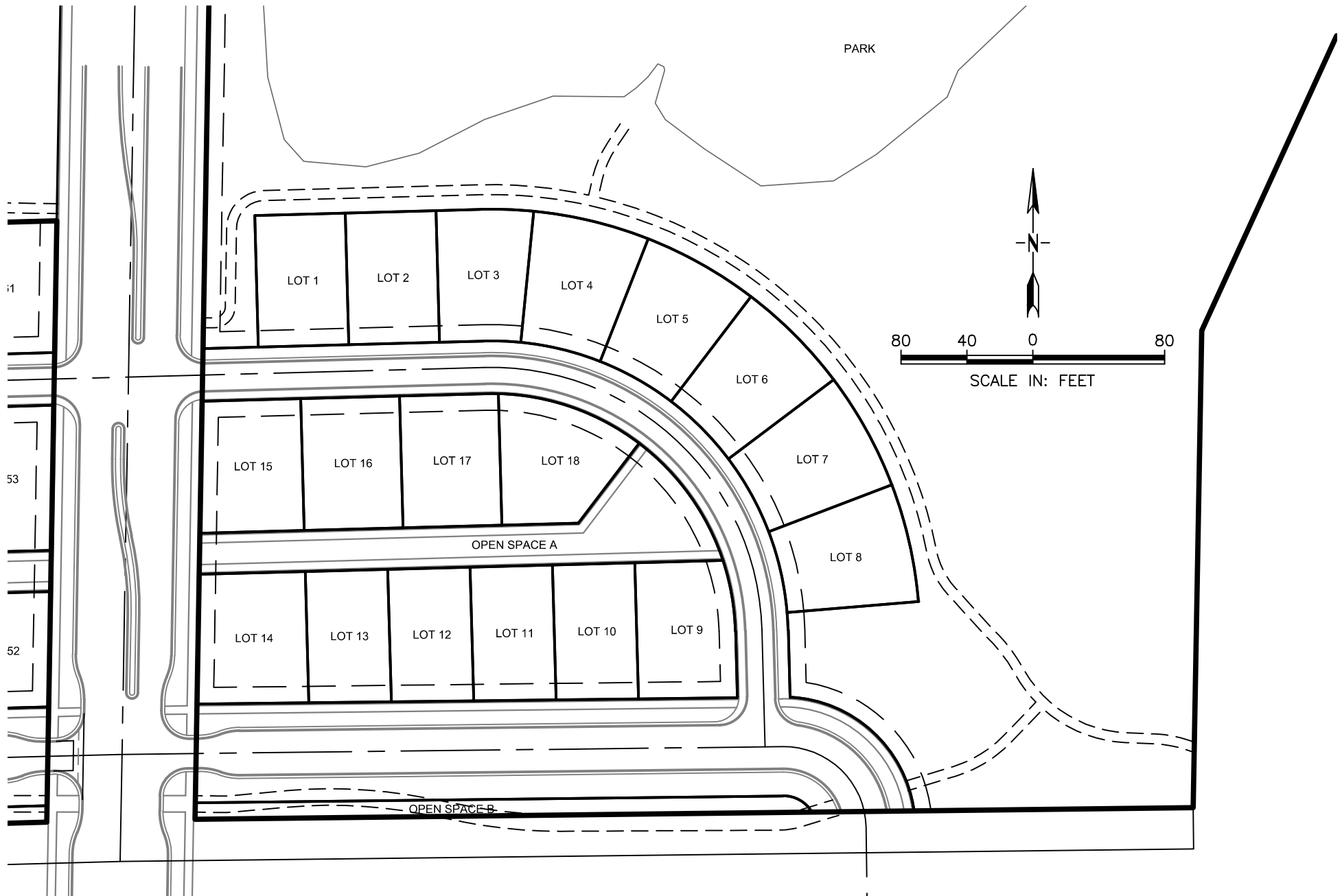
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SCALE IN: FEET

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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 61</p>	

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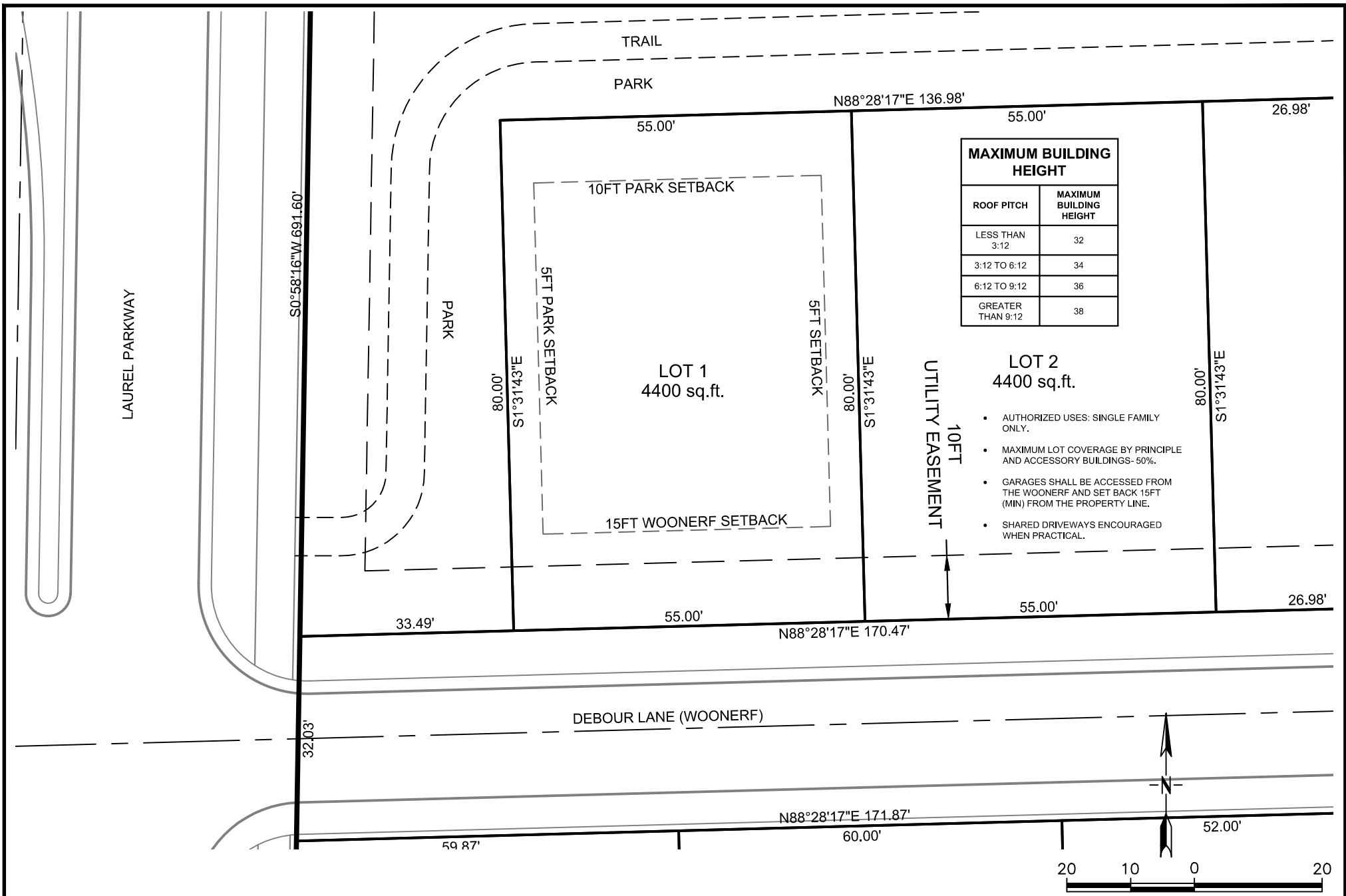
BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 6

PROJECT NO.
5352.008

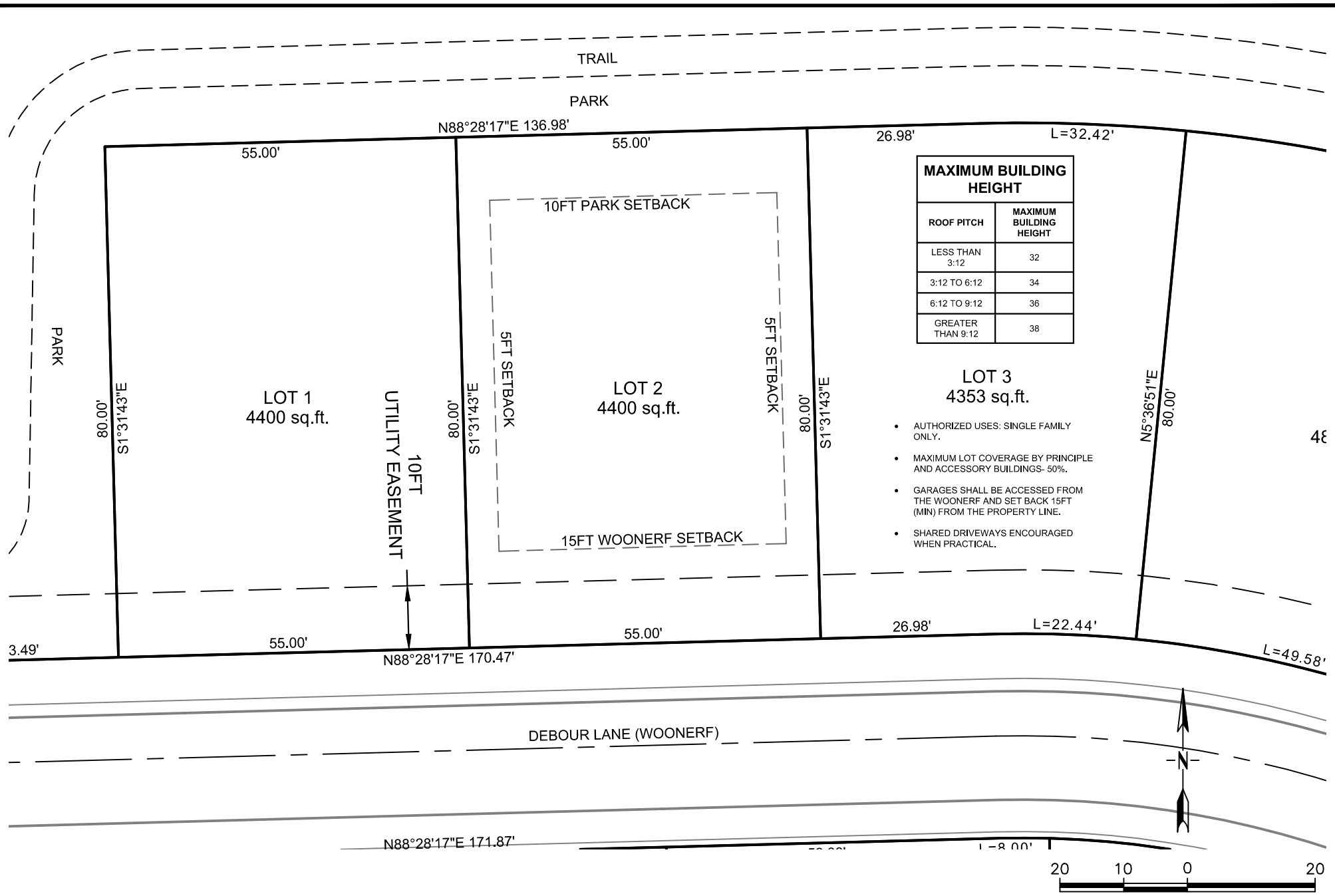
PHASE 6 OVERVIEW

FIGURE NUMBER
PH 6



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	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 1</p>	



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THE LAKES AT VALLEY WEST: PHASE 6
BOZEMAN MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 2

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

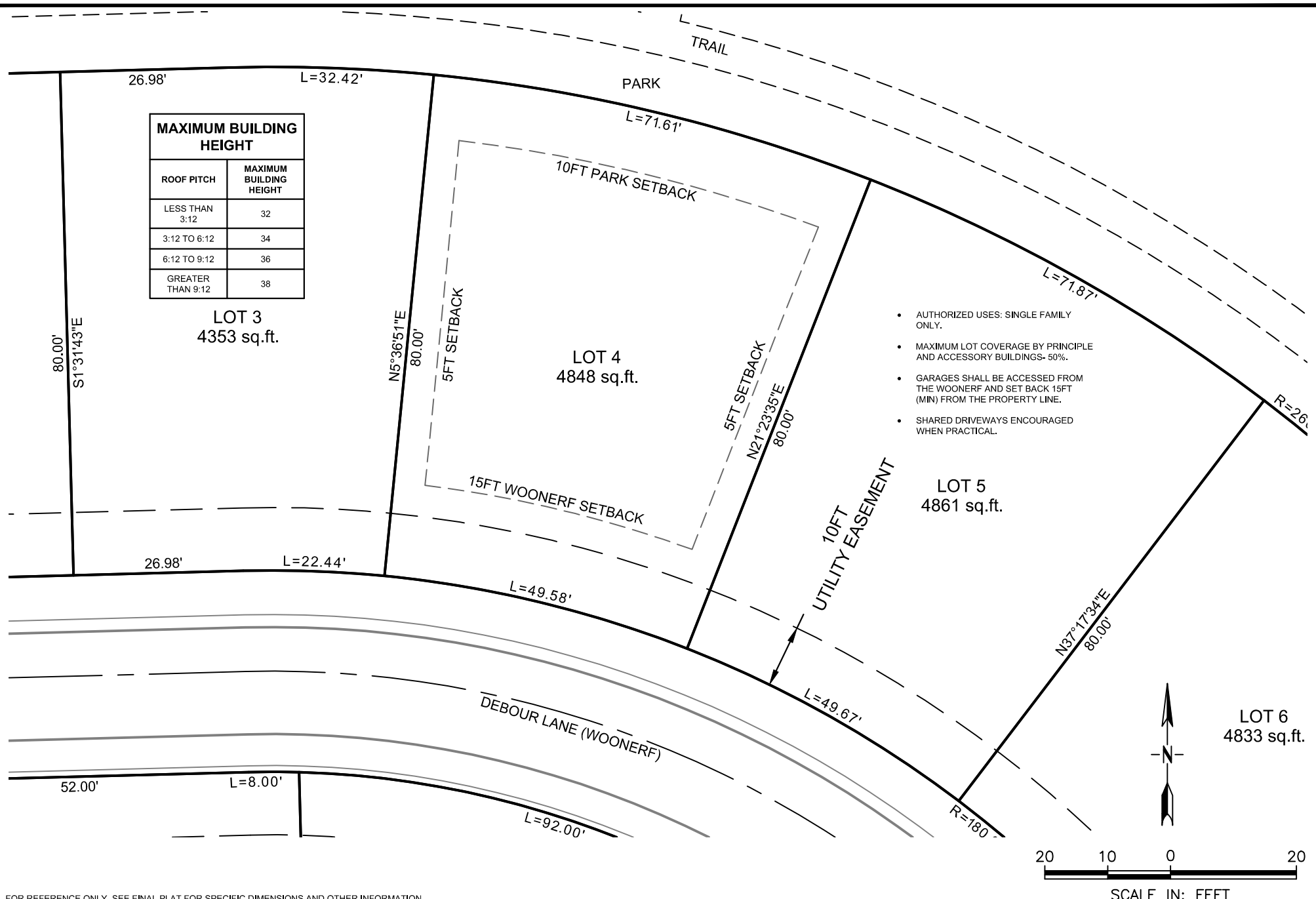
LOT 3
4353 sq.ft.

LOT 4
4848 sq.ft.

LOT 5
4861 sq.ft.

LOT 6
4833 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 4

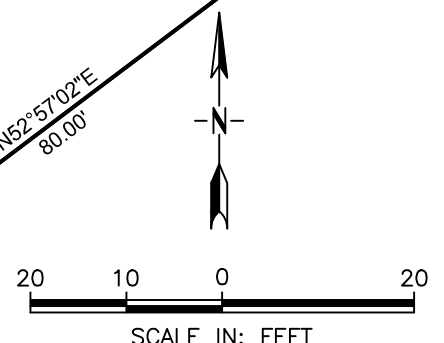
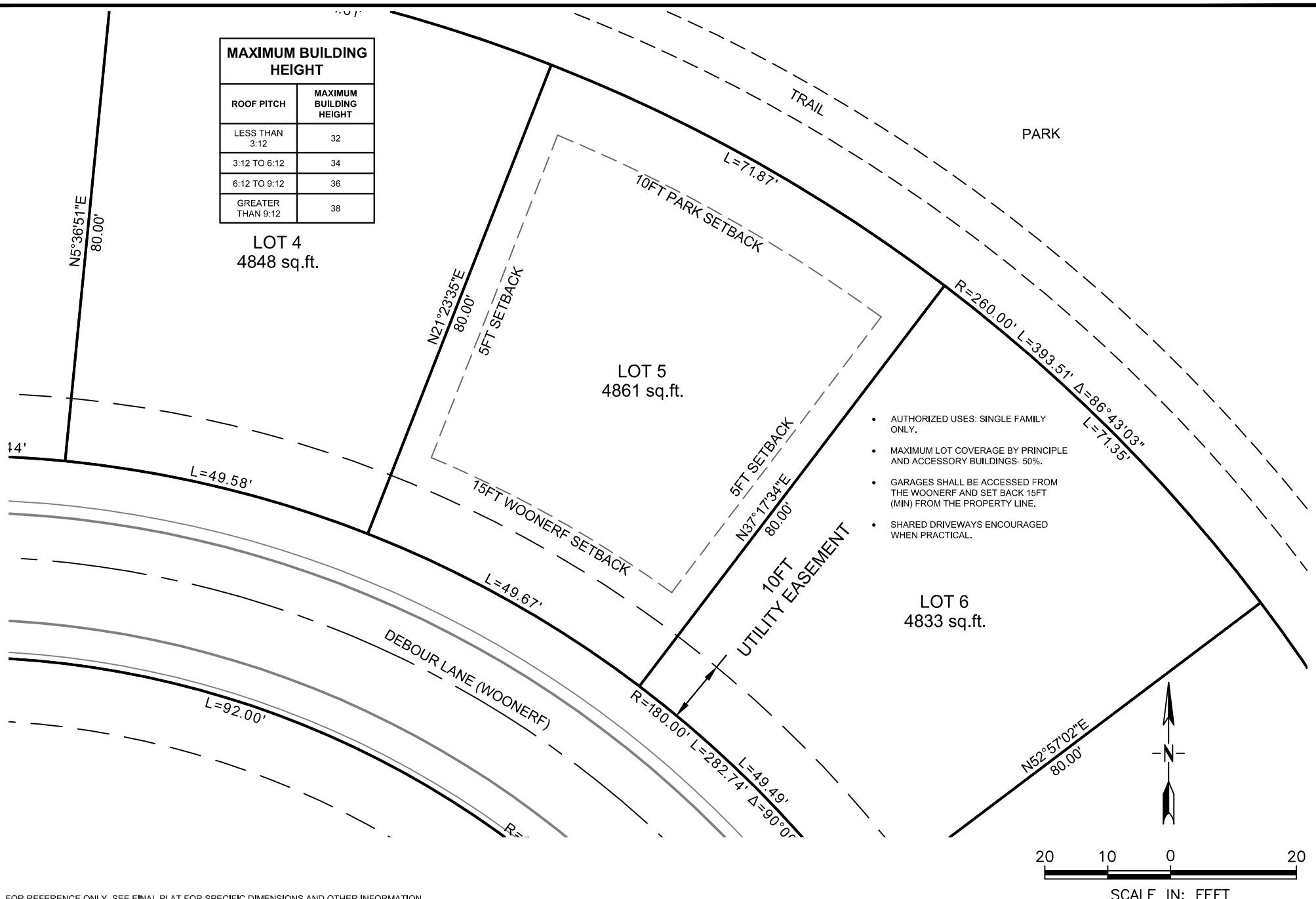
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 4
4848 sq.ft.


LOT 5
4861 sq.ft.

LOT 6
4833 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 5</p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase-6.dwg Plotted by cole norsworthy on Jan/2/2018

74
sq.ft.

LOT 5
4861 sq.ft.

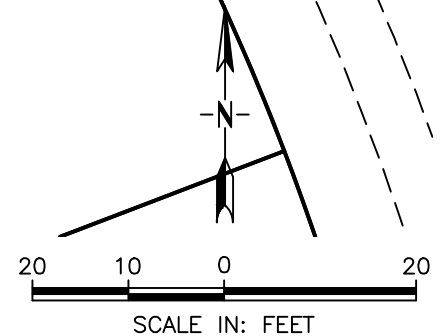
LOT 6
4833 sq.ft.

LOT 7
4955 sq.ft.

PARK

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



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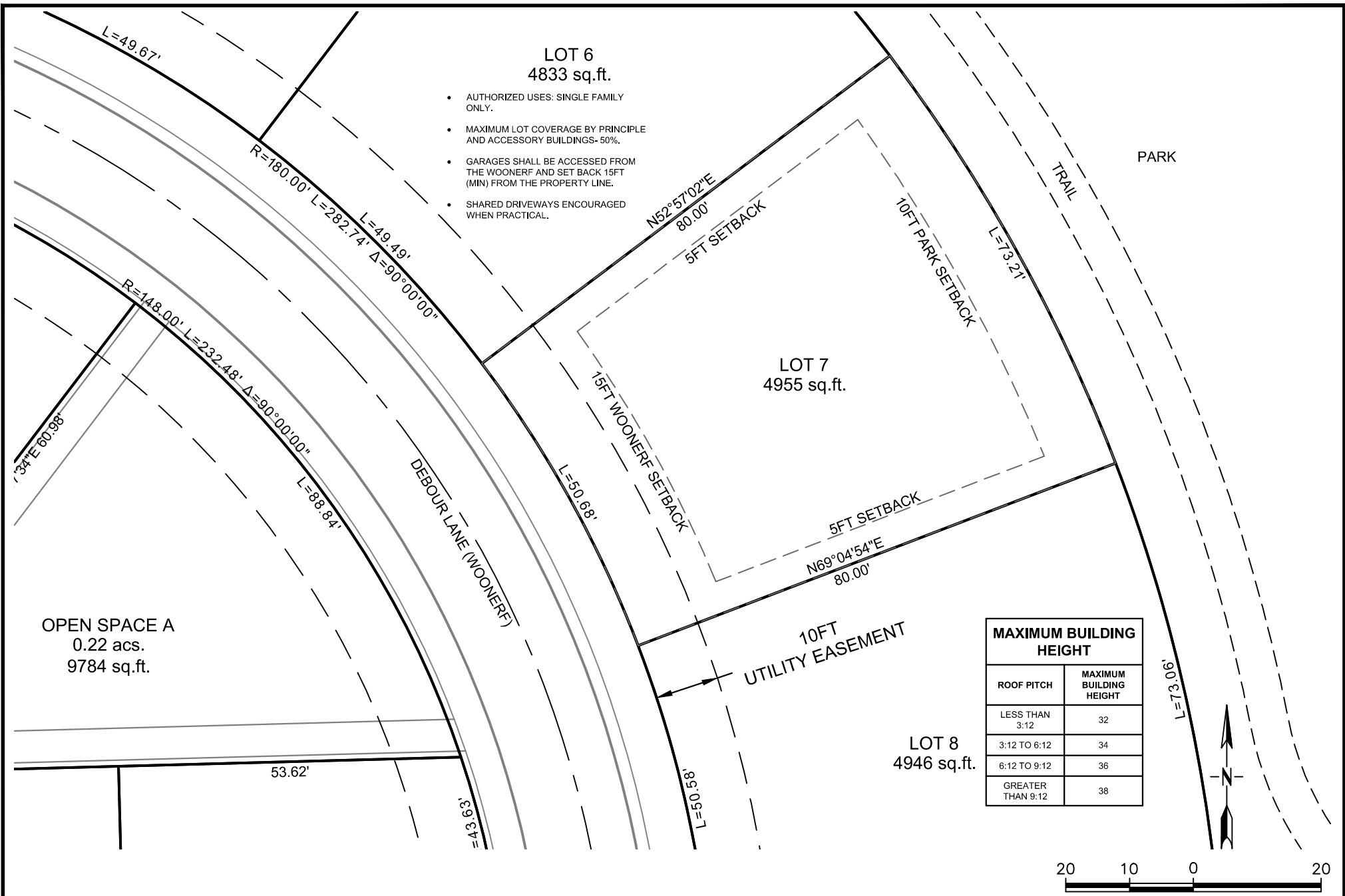


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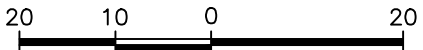
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DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		LOT 6



- LOT 6**
4833 sq.ft.
- AUTHORIZED USES: SINGLE FAMILY ONLY.
 - MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
 - GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
 - SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

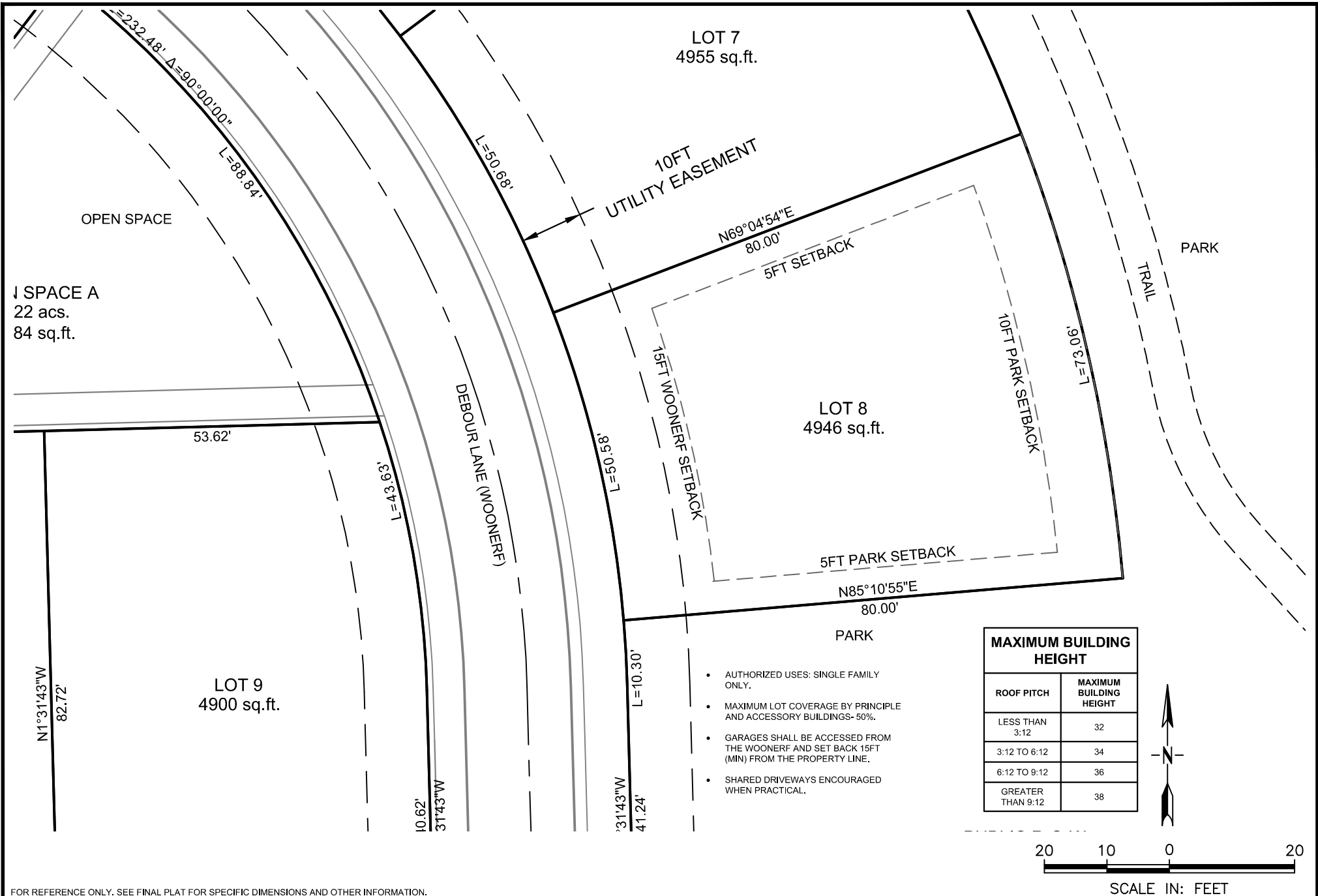


SCALE IN: FEET

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<p>Morrison Maierle engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 6</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER LOT 7</p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase-6.dwg Plotted by cole norsworthy on Jan/2/2018



J SPACE A
22 acs.
84 sq.ft.

LOT 7
4955 sq.ft.

10FT
UTILITY EASEMENT

PARK

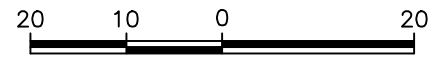
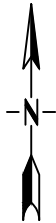
LOT 8
4946 sq.ft.

TRAIL

LOT 9
4900 sq.ft.

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 8

OPEN SPACE

SIDEWALK

50.00'

53.62'

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

10FT OPEN SPACE SETBACK

ZERO LOT LINE
ZERO LOT LINE

N1°31'43"W
82.72'

UTILITY EASEMENT
10FT

5FT SETBACK

15FT WOONERF SETBACK

LOT 9
4900 sq.ft.

15FT STREET SETBACK

L=43.63'

L=50.58'

L=10.30'

DEBOUR LANE (WOONERF)

N1°31'43"W
41.24'

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 10
4117 sq.ft.

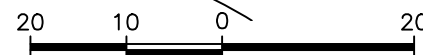
N1°31'43"W
81.98'

50.01'

60.01'

SIDEWALK

VAUGHN DRIVE



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.
5352.009

FIGURE NUMBER

LOT EXHIBIT

LOT 9

OPEN SPACE

SIDEWALK

N88°28'17"E 318.07'

50.00'

50.00'

53.62'

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX, (MUST UTILIZE ZERO LOT LINE WITH LOT 11)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

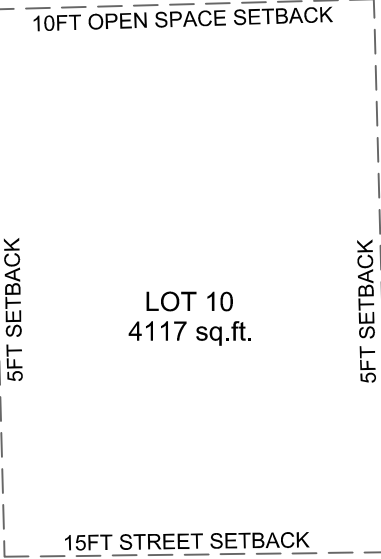
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 11
4080 sq.ft.

LOT 10
4117 sq.ft.

LOT 9
4900 sq.ft.

UTILITY EASEMENT
10FT



ZERO LOT LINE
ZERO LOT LINE

ZERO LOT LINE
ZERO LOT LINE

N1°31'43"W
81.23'

N1°31'43"W
81.98'

N1°31'43"W
82.72'

L=43.63'

40.62'
N1°31'43"W

DEBOUR LANE (WOONERF)

N89°19'38"E 327.93'

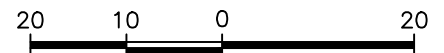
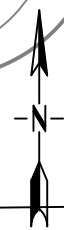
SIDEWALK

50.01'

50.01'

60.01'

VAUGHN DRIVE



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 10

OPEN SPACE

SIDEWALK

N88°28'17"E 318.07'

53.62'

50.00'

50.00'

50.00'

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 10 OR 12)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

ZERO LOT LINE

10FT OPEN SPACE SETBACK

ZERO LOT LINE

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 12
4043 sq.ft.

LOT 11
4080 sq.ft.

LOT 10
4117 sq.ft.

LOT 9
4900 sq

N1°31'43"W
80.48'

UTILITY EASEMENT
10FT

N1°31'43"W
81.23'

5FT SETBACK

5FT SETBACK

N1°31'43"W
81.98'

N1°31'43"W
82.72'

15FT STREET SETBACK

50.01'

50.01'

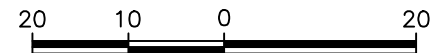
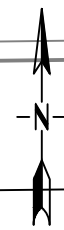
50.01'

60.0

N89°19'38"E 327.93'

SIDEWALK

VAUGHN DRIVE



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THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

LOT EXHIBIT

PROJECT NO.
5352.009

FIGURE NUMBER

LOT 11

OPEN SPACE

SIDEWALK

N88°28'17"E 318.07'

50.00'

50.00'

50.00'

50.00'

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 11 OR 13)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

ZERO LOT LINE

ZERO LOT LINE

10FT OPEN SPACE SETBACK

5FT SETBACK

5FT SETBACK

15FT STREET SETBACK

LOT 13
4005 sq.ft.

LOT 12
4043 sq.ft.

LOT 11
4080 sq.ft.

LOT 10
4117 sq.ft.

N1°31'43"W
79.74'

UTILITY EASEMENT
10FT

N1°31'43"W
80.48'

N1°31'43"W
81.23'

N1°31'43"W
81.98'

50.01'

50.01'

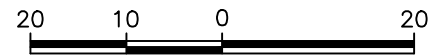
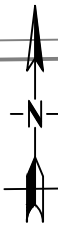
50.01'

50.01'

SIDEWALK

N89°19'38"E 327.93'

VAUGHN DRIVE



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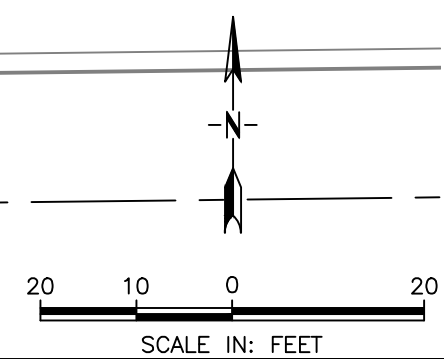
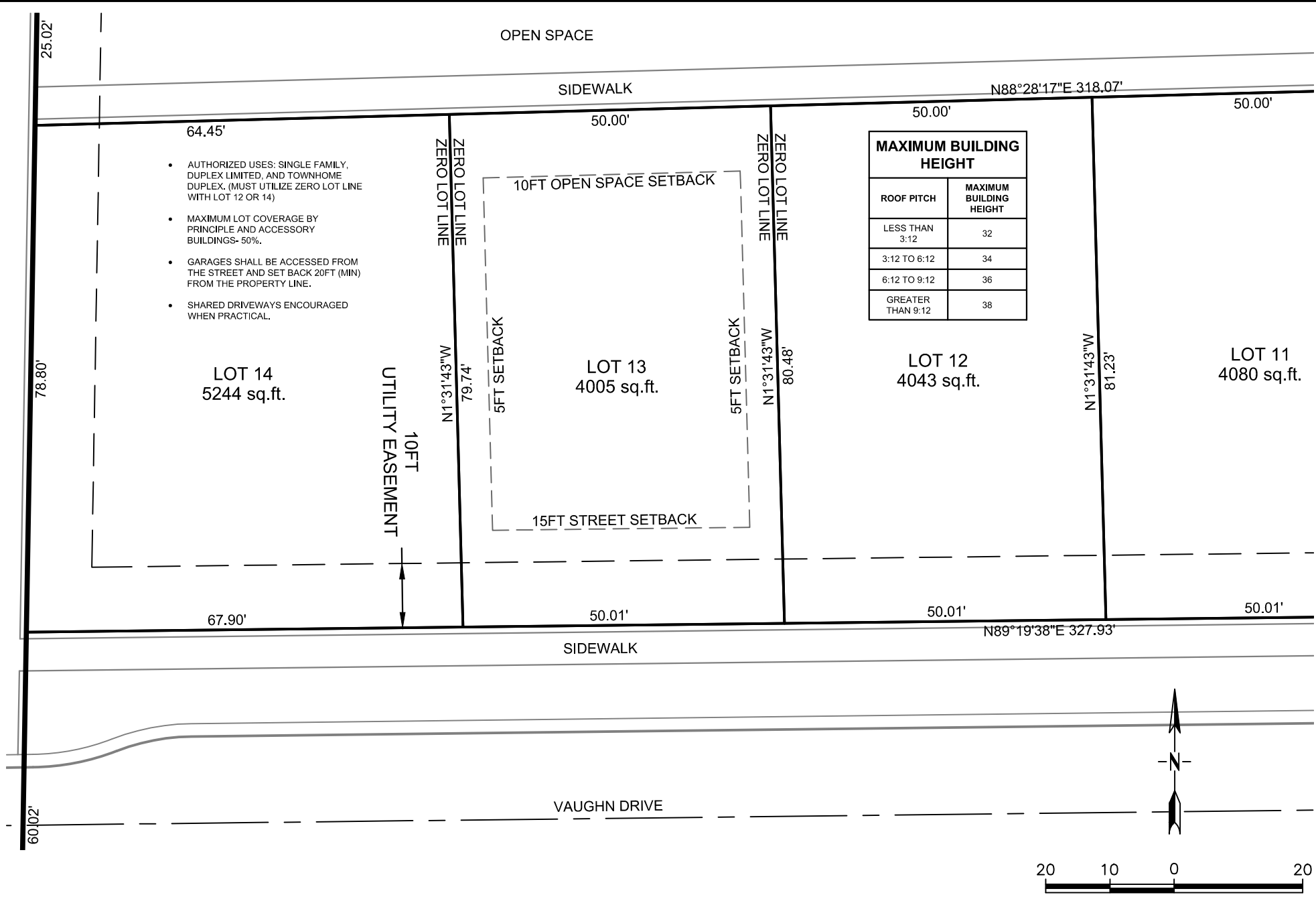
MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 12



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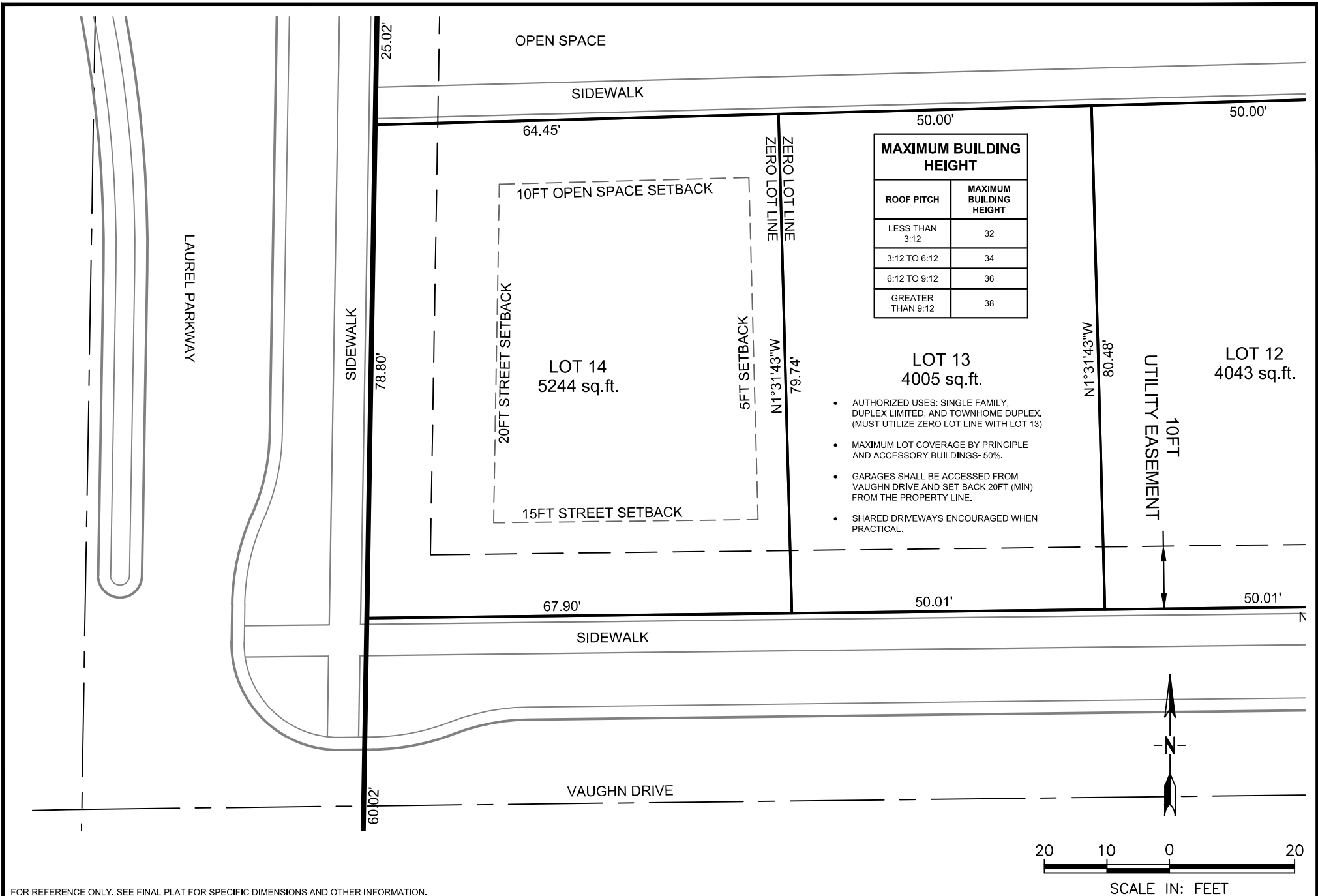


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BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.009
FIGURE NUMBER
LOT 13



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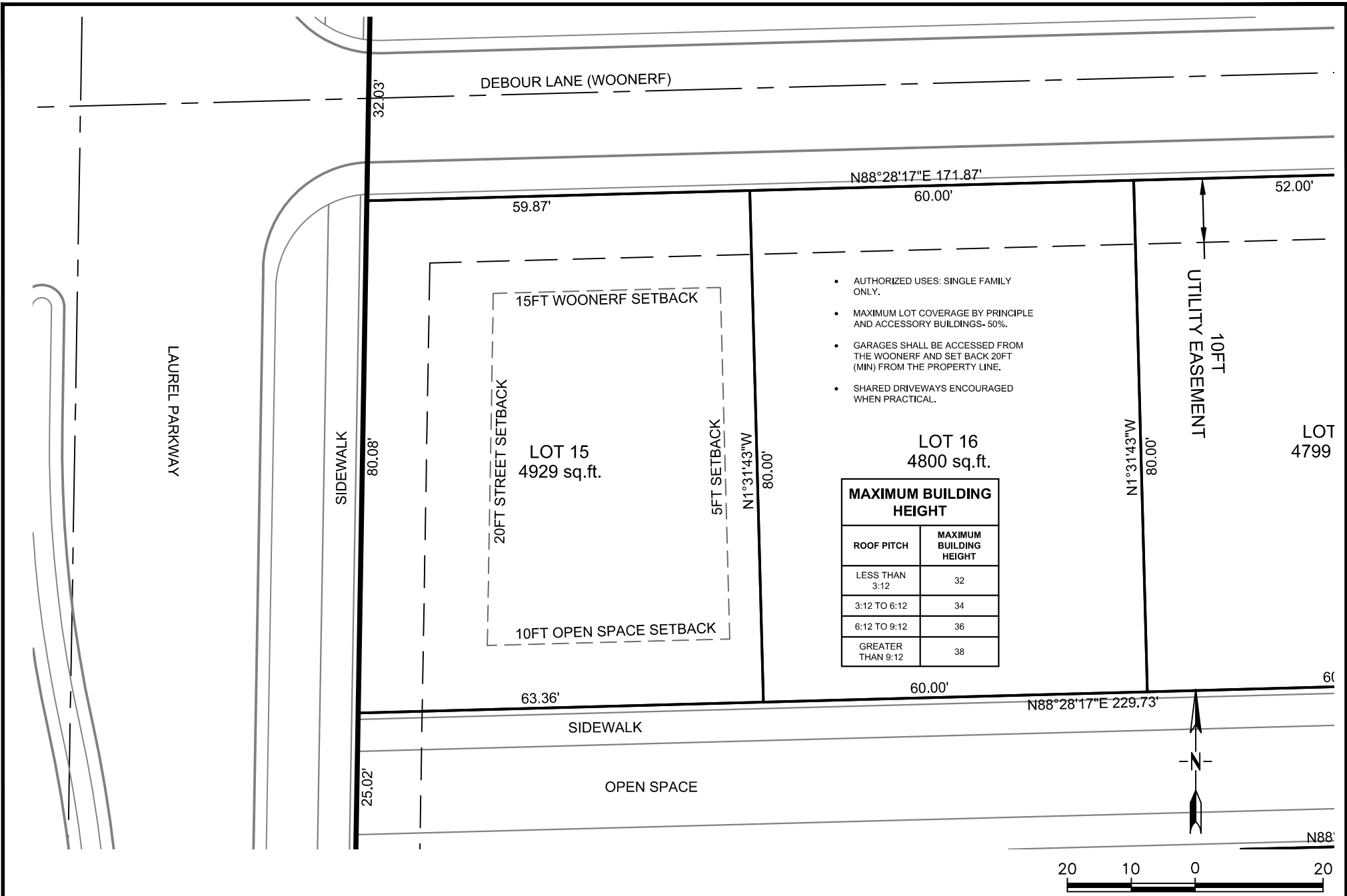
BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 6

LOT EXHIBIT

PROJECT NO.
5352.009

FIGURE NUMBER
LOT 14



- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

MAXIMUM BUILDING HEIGHT

ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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THE LAKES AT VALLEY WEST: PHASE 6
BOZEMAN MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 15

DEBOUR LANE (WOONERF)

N88°28'17"E 171.87'

59.87'

60.00'

52.00'

L=8.00'

LOT 15
4929 sq.ft.

N1°31'43"W

80.00'

5FT SETBACK

15FT WOONERF SETBACK

LOT 16
4800 sq.ft.

5FT SETBACK

N1°31'43"W

80.00'

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 17
4799 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

UTILITY EASEMENT
10FT

N1°31'43"W

79.78'

46.37'

63.36'

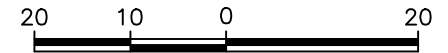
60.00'

N88°28'17"E 229.73'

SIDEWALK

OPEN SPACE

N88°28'17"E 318.07'



SCALE IN: FEET

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THE LAKES AT VALLEY WEST: PHASE 6
BOZEMAN MONTANA
LOT EXHIBIT

PROJECT NO.
5352.009

FIGURE NUMBER
LOT 16

IN00 2017 E 11001

DEBOUR LANE (WOONERF)

L=49.67'

N88°28'17"E 171.87'
60.00'

52.00' L=8.00'

L=92.00'

UTILITY EASEMENT
10FT

15FT WOONERF SETBACK

LOT 16
4800 sq.ft.

LOT 17
4799 sq.ft.

LOT 18
4904 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

N1°31'43"W
80.00'

5FT SETBACK

5FT SETBACK

N1°31'43"W
79.78'

10FT OPEN SPACE SETBACK

- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

N37°17'34"E 60.98'

R=148

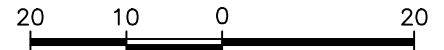
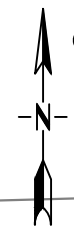
60.00' N88°28'17"E 229.73'

60.00' SIDEWALK

46.37'

OPEN SPACE

OPEN SPACE
0.22 acs.
9784 sq.ft.



SCALE IN: FEET

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BOZEMAN MONTANA

PROJECT NO.
5352.009

LOT EXHIBIT

FIGURE NUMBER
LOT 17

- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 17
4799 sq.ft.

MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

10FT
UTILITY EASEMENT

N1°31'43"W
79.78'

5FT SETBACK

15FT WOONERF SETBACK

5FT OPEN SPACE SETBACK

10FT OPEN SPACE SETBACK

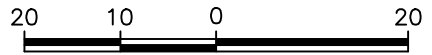
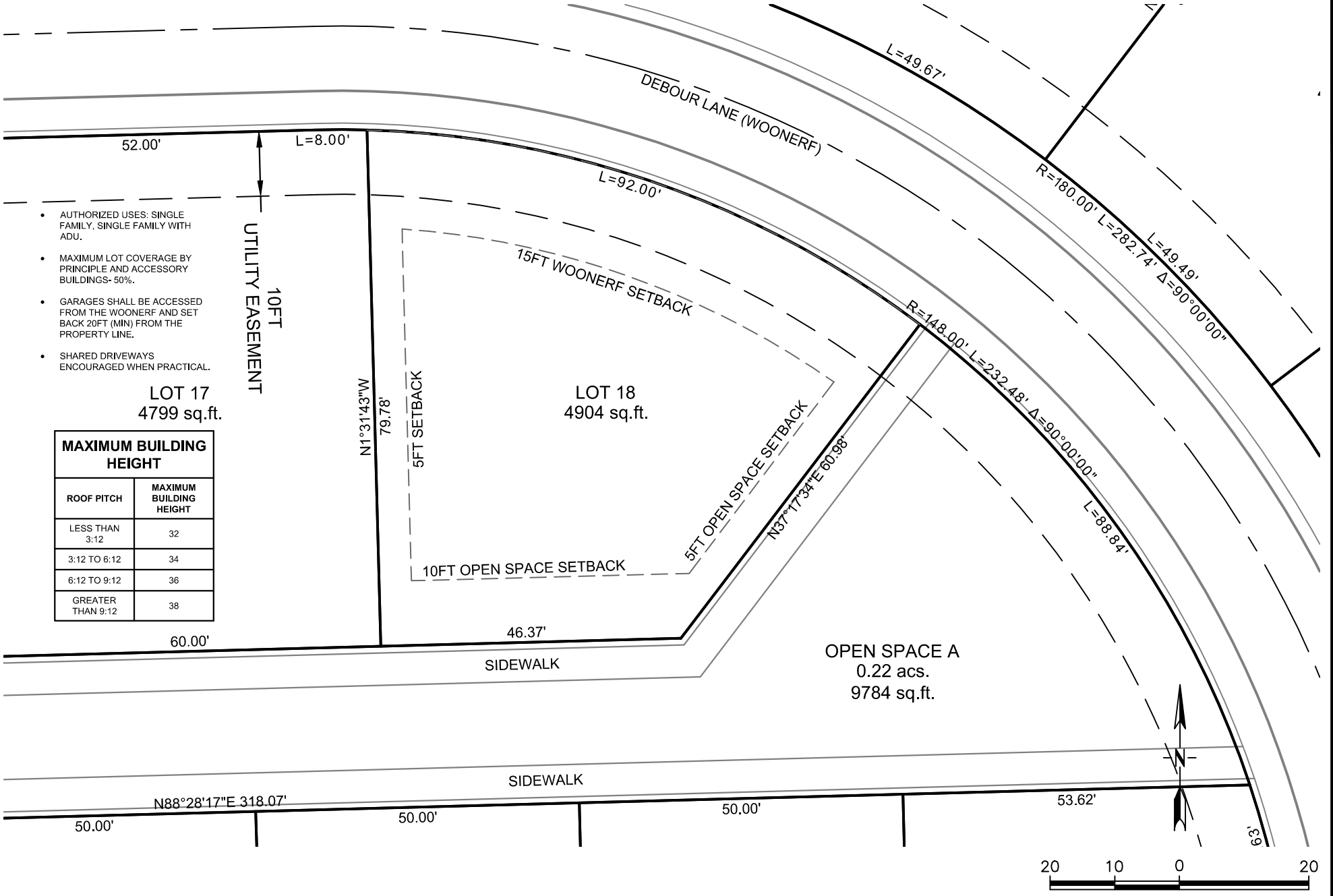
LOT 18
4904 sq.ft.

OPEN SPACE A
0.22 acs.
9784 sq.ft.

SIDEWALK

SIDEWALK

DEBOUR LANE (WOONERF)



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THE LAKES AT VALLEY WEST: PHASE 6

PROJECT NO.
5352.009

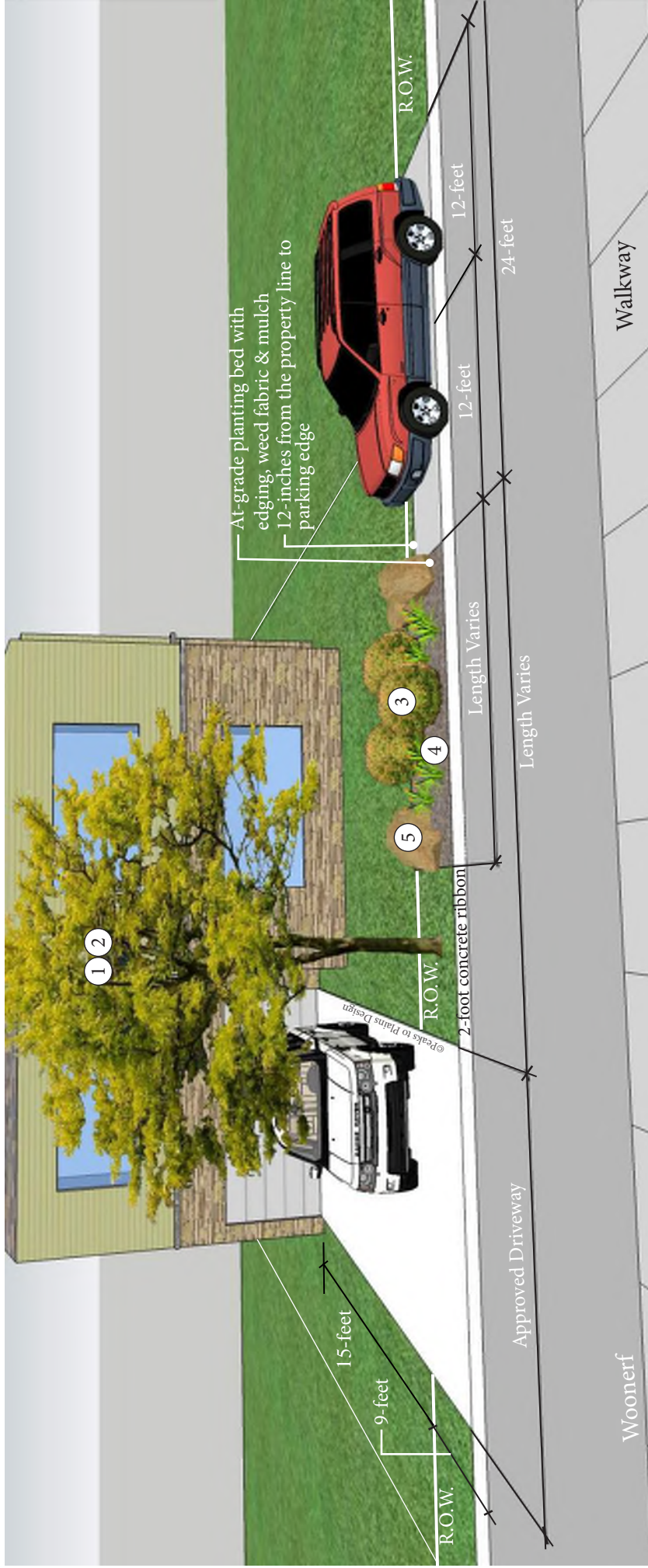
LOT EXHIBIT

FIGURE NUMBER
LOT 18

Appendix D: Woonerf Diagram

The following diagram explains Section 6.3 Landscape: (a) Street / Woonerf Boulevard Plantings.

Woonerf Boulevard Planting Diagram



- ① Shade Tree
 - Littleleaf Linden
 - American Linden
 - Norway Maple varieties
 - Bur Oak
 - Skyline Honey Locust
- ② Ornamental Trees:
 - Spring Snow Crabapple
 - Flame Amur Maple
 - Amur maackia
 - Mountain Frost Pear
 - Prairie Gem Pear
- ③ Shrubs < 4-feet
 - Bailadeline Dogwood
 - Littleleaf Mockorange
 - Snowflake Mockorange
 - Dart's Gold Ninebark
 - Abbotswood Potentilla
 - Goldfinger Potentilla
 - Spirea varieties
 - St. Mary's Broom Blue Spruce
 - Jakobsen Mugo Pine
 - White Bud Pine
- ④ Perennials < 24-inches
 - Bloody Cranesbill
 - Max Frei Geranium
 - Bellflower varieties
 - Maiden Pink Dianthus
 - Bleeding Heart Dianthus
 - White Bleeding Heart Dianthus
 - Showy Daisy
 - Blanketflower varieties
 - Daylily varieties
- ⑤ Boulders
 - 2-foot diameter max.

Appendix E: The Lakes at Valley West Stormwater Maintenance Plan

The Lakes at Valley West
Storm Water Maintenance Plan
January 12, 2017

The Lakes at Valley West Subdivision includes a storm drainage system that collects and treats storm and snowmelt runoff, then discharges it to the Aajker Creek and Baxter Creek receiving waters. Runoff collects in street gutters and in grass swales, enters the piped drainage system (storm drain) through curb inlets, drop inlets, manholes and culverts, and discharges primarily through detention and treatment basins.

Ownership of these facilities is split between the City of Bozeman (City) and the Lakes at Valley West Homeowners Association (HOA). The City owns all system components within the street right-of-ways, and the HOA owns the remaining facilities which include all of the retention, detention and treatment basins. Each entity is responsible for maintaining their facilities.

The HOA shall maintain their components of the storm drainage system in accordance with this maintenance plan and with City of Bozeman regulations and HOA documents. Maintain a written account of all maintenance and repair activities, such as a log book, for future reference.

Every Month, May through October

1. Grass Swales: Mow to maintain maximum grass height of 6 inches. Do not allow mulch to discharge or accumulate within 6 feet of the flowline.
2. Storm Drain Pipe and Culverts: Trim and control vegetation near open ends of pipes, to prevent any significant restriction of flow.
3. Surface Detention/Treatment Facilities: Clean the area to keep free of leaves, grass clippings, excess vegetation and debris (paper, cardboard, plastic bags, etc.). If the basin contains water at the time of inspection, return later to clean the area. If ponded water persists over a dry period of a few days, remove cover from the outlet control structure and unclog the orifice (remove debris) to ensure unimpeded flow to the outlet pipe. If sediment sump is full to the orifice level, remove all sediment from the sump.

Every Three Months, and Immediately after Major Storm or Snowmelt Events

1. Grass Swales: Walk along each swale to inspect. Clean as needed to keep free of silt, debris, excess vegetation, or any other material that impedes flow. Note areas of ponding and areas with dense weeds or sparse grass cover, and repair within 1 year (see "Repair Procedures" below).
2. Alleys (Woonerf sections): Walk or drive along each alley to inspect. Clean as needed to keep free of silt, debris, or any other material that impedes flow and causes ponding. Note areas of sediment accumulations. Find sediment source, direct temporary BMPs to be installed as appropriate, and repair at source within 1 year.
3. Storm Water Manholes and Inlets: Inspect each inlet grate and grated manhole cover. Clean as needed to keep free of leaves, debris, excess vegetation, or any other material (paper, cardboard, plastic bags, etc.) that impedes flow. In winter, ice or snow may remain over inlet grate. If water ponds excessively and creates a problem during snowmelt events, chip ice to provide a drainage channel into the manhole or inlet.
4. Surface Detention/Treatment Facilities: From November through April, continue inspection and cleaning procedures as stated under the "monthly inspection" category above, every three months and immediately after major storm or snowmelt events.
5. Underground Detention/Treatment Facilities: Open inspection port(s) in the isolator row, and view with a flashlight. If the geotextile fabric (at the bottom of the chamber) is obscured by

sediment, measure depth to sediment level, and subtract from baseline depth (full depth to geotextile fabric). If the result (sediment level) is greater than 3 inches, schedule to have sediment removed, as stated under the “annual inspection” category below.

Annually

1. Storm Drain Pipe (pipe terminating in manhole or inlet): Pull inlet grates and manhole covers as needed, and inspect each end of each pipe. If observed sediment level in the sump is above the lowest pipe flowline, clean all sediment from the pipes and the manhole or inlet sump.
2. Storm Drain Pipe or Culvert (pipe terminating in open ditch or swale): If sediment has accumulated to 3 inches or more above the pipe flowline, remove sediment from the outlet pipe and ditch to provide free drainage and re-seed or sod the area of disturbance. If soil has eroded and un-vegetated rills are visible, re-seed or sod the area. If there are recurring problem areas, repair as stated in “Repair Procedures” below.
3. Underground Detention/Treatment Facilities: Remove manhole covers at each end of the isolator row. If the observed sediment level is above the lowest pipe flowline, clean all sediment from the pipes and the manhole or inlet sump. Also, look down the isolator row to see if sediment level is at or above the lower row of sidewall holes (about 3 inches above the geotextile bottom). Follow OSHA regulations for confined space entry, or use pole-mounted mirrors or cameras. If this observation or previous inspections through the inspection ports noted sediment levels greater than 3 inches, employ a pipe cleaning service to remove all sediment from the isolator row in accordance with the detention system manufacturer’s recommendations.

Every 5 years

1. Surface Detention/Treatment Facilities: Sediment, windblown dust and thatch will build up over time and reduce the storage capacity. Storage capacity is the basin’s airspace volume between two elevations measured in the outlet control structure: the top of the overflow riser, and the flowline elevation of the discharge pipe. Employ a land surveyor or engineer to determine the airspace volume. If it is less than the minimum volume indicated on the approved construction drawings (record drawings), remove excess material and replace landscape materials to originally constructed conditions.

Repair Procedures

1. Grass Swales, Dense Weeds or Sparse Grass Cover: Re-seed or sod the area, but first determine and address the source of the problem. Expand irrigation coverage, add soil amendments, fertilize, etc., as needed to improve growth media and grass health.
2. Grass Swales, Areas of Ponding: Cut sod and re-grade the area for consistent downgradient slope along the swale. Then re-seed or sod the area of disturbance.
3. Pipe Outlet Ditch, Excessive Sediment Accumulation: Cut sod, remove sediment, and re-grade the area to a consistent downgradient slope along the outlet ditch or swale. Extend the re-grading as far as needed to provide positive drainage. Then re-seed or sod the area of disturbance.
4. Pipe Outlet Ditch, Erosion: It is recommended to hire a Professional Engineer to address this issue. Another option is to cut sod and re-grade the area, install a permanent, non-degradable turf reinforcement mat (TRM) per the manufacturer’s recommendations, and re-seed the area of disturbance through the TRM per the manufacturer’s recommendations.

Appendix F: The Lakes at Valley West Stormwater Maintenance Plan - Update

**The Lakes at Valley West
Storm Water Maintenance Plan
Update for Phase 5 and 6**

October 18, 2018

The Lakes at Valley West Subdivision includes a storm drainage system that collects and treats storm and snowmelt runoff, then discharges it to the Aajker Creek and Baxter Creek receiving waters. Runoff collects in street gutters and in grass swales, enters the piped drainage system (storm drain) through curb inlets, drop inlets, manholes and culverts, and discharges primarily through detention and treatment basins.

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sediment, measure depth to sediment level, and subtract from baseline depth (full depth to geotextile fabric). If the result (sediment level) is greater than 3 inches, schedule to have sediment removed, as stated under the “annual inspection” category below.

Annually

1. Storm Drain Pipe (pipe terminating in manhole or inlet): Pull inlet grates and manhole covers as needed, and inspect each end of each pipe. If observed sediment level in the sump is above the lowest pipe flowline, clean all sediment from the pipes and the manhole or inlet sump.
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Every 5 years

1. Surface Detention/Treatment Facilities: Sediment, windblown dust and thatch will build up over time and reduce the storage capacity. Storage capacity is the basin’s airspace volume between two elevations measured in the outlet control structure: the top of the overflow riser, and the flowline elevation of the discharge pipe. Employ a land surveyor or engineer to determine the airspace volume. If it is less than the minimum volume indicated on the approved construction drawings (record drawings), remove excess material and replace landscape materials to originally constructed conditions.

Repair Procedures

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4. Pipe Outlet Ditch, Erosion: It is recommended to hire a Professional Engineer to address this issue. Another option is to cut sod and re-grade the area, install a permanent, non-degradable turf reinforcement mat (TRM) per the manufacturer’s recommendations, and re-seed the area of disturbance through the TRM per the manufacturer’s recommendations.

Appendix G: City of Bozeman Approval for Modifications August 16, 2018

August 16, 2018

Kilday & Stratton
2880 Technology Blvd
Bozeman, MT 59718

RE: Lakes at Valley West PUD MOD Application 18365

Dear Mr. Stratton,

The Bozeman Department of Community Development is pleased to award **approval** of your application for the above-referenced project located in the Lakes at Valley West Subdivision, Bozeman, MT 59715. Per the application submitted on August 1, 2018, this approval validates the following modification to the site:

1. Minor amendment to address the Floor Area Ratio (FAR), yard and porch encroachments, and garage requirements and standards for the lots in Phases 4, 5, and 6.

Findings

With the update of the Unified Development Code (UDC) that went into effect on April 1, 2018, additional standards were added in residential zone district. Phases 1-3 were built out under the old UDC while Phases 4-6 are being built out under the new code. To maintain the pattern and character of the neighborhood that is consistent with the overall development, these standards will be written into the PUD's Design Guidelines. This requested minor amendment does not alter the character or pattern of the existing neighborhood.

Advisory Note

With the formal submittal of the Final PUD for Phases 5 & 6, Staff recommends that the amendments to the design manual that are being addressed in Phases 4, 5, and 6 are written into Phases 1-3. Although Phases 1-3 are built out, there is the possibility that in the future, home owners will apply for building permits for future changes to their home. Since FAR, yard and porch encroachment, and garage requirements did not need to be addressed as a relaxation under the old code, an amendment to the design guidelines did not need to be written in for those phases. However, the old UDC no longer applies so the amendments that are written into phases 4-6 need to be written into phases 1-3.

Following review of the application, staff forwarded recommendation of application approval to the Community Development Director who is responsible for the final decision. Based on final review of the application, it has been determined that the proposal meets the requirements of the Unified Development Code.

Please be aware that as the applicant you must comply with all provisions of Chapter 38 of the Bozeman Municipal Code that are applicable to this project, including but not limited to the following:

Code Provisions

- A. **Per Section 38.100.080 & 38.200.110**, the proposed project shall be completed as approved and in this application. Any modifications to the submitted and approved application materials shall invalidate the project's legitimacy, unless the applicant submits the proposed modifications for review and approval by the Department of Community Development prior to undertaking said modifications. The only exception to this law is repair.

You have the right to appeal this decision of the Community Development Director pursuant to the provisions of Article 38.35 of the Bozeman Municipal Code. Please note that this decision is also subject to appeal by other aggrieved parties as defined by Sec. 38.700.020 of the Bozeman Municipal Code. Such appeals must be filed pursuant to the provisions of Sec. 38.250.030 of the Bozeman Municipal Code. An appeal must be filed within 10 working days following the date of this decision. If a valid appeal is filed, no further action on the project may proceed until a decision on the appeal is made by the City Commission, and the Community Development Department and Building Division will not be able to approve any building permits or to perform any inspections related to this application.

If you have any more questions, or if the Community Development Department can be of further assistance, please do not hesitate to contact me at 406-582-2260. Thank you for your participation in the review process.

Respectfully,

Sarah Rosenberg, Associate Planner

C: Marjorie Hennessy, Intrinsik Architecture, 111 N. Tracy Avenue, Bozeman, MT 59715

For office use only

DATE OF FINAL DECISION 8-16-18

DIRECTOR'S SIGNATURE 