



**The Lakes at Valley West  
DESIGN MANUAL**

**03 JANUARY 2019**

---

date

**Prepared For:**

**The Lakes at Valley West, LLC**

**Prepared By:**



**DESIGN MANUAL**  
**Table of Contents**

<b>Name</b>	<b>Page</b>
Chapter 1: Purpose	5
Chapter 2: Properties and Projects Subject to Design Manual	5
Chapter 3: Relationship to other Documents	6
3.1 Local Land Use Regulations & Building Codes	6
3.2 The Declaration of Protective Covenants & Bylaws for The Lakes at Valley West	8
Chapter 4: The Lakes at Valley West Design Review Panel	9
4.1 Function	9
4.2 Membership	9
4.3 Enforcement Powers	9
4.4 Limitation of Responsibilities	9
Chapter 5: Design Review Process	10
5.1 In General	10
5.2 Informal Advice	11
5.3 Form A: Sketch Design Review	12
5.4 Form B: Construction Design Review	13
5.5 Form C: Changes & Modifications	14
5.6 Building Permits & Site Plan Review	14
5.7 Timing of Construction	15
5.8 Inspections	15
5.9 Liability	16
Chapter 6: Neighborhood Design Patterns	17
6.1 Site	17
(a) Intent, Uses, Lot Coverage, Lot Area, Lot Width, Setbacks, Height, Garages, Parking and Minimum Density	17
(b) Fences & Screens	17
(c) Sidewalks	22
6.2 Building	22
(a) Recommended Energy Star Program	23
(b) Base Element & Foundation	23
(c) Walls & Façades	24
(d) Porches	25
(e) Outdoor Rooms	27
(f) Decks & Patios	27

(g) Windows & Solar Gain	28
(h) Doors	29
(i) Roofs	31
(j) Skylights	32
(k) Roof-Mounted Solar Panels	32
(l) Dormers	32
(m) Eaves	32
(n) Chimneys/Roof Vents	34
(o) Lighting	35
(p) Signage	35
6.3 Landscape	35
(a) Boulevard Plantings	36
(b) Yard Plantings	36
(c) Vegetation & Solar Gain	38
(d) Hardscapes	38
(e) Soil Preparation & Drainage	38
(f) Irrigation & Water Use	38
(g) Fertilizing	39
(h) Weed Control	39
(i) Vegetation Removal	39
6.4 Variations from Neighborhood Patterns	39
Chapter 7: Amendments	40
7.1 Floor Area Ratio	
7.2 Yards	
Chapter 8: Definitions	41
Exhibit 1: Phases 1 & 2 Legal Description	42
Exhibit 2: Phase 3 Legal Description	43
Exhibit 3: Phase 4 Legal Description	44
Exhibit 4: Phase 5 & 6 Legal Description	45
Appendix A1: Phases 1 & 2, The Lakes at Valley West PUD Zoning District	46
Appendix A2: Phase 3, The Lakes at Valley West PUD Zoning District	52
Appendix A3: Phase 4, The Lakes at Valley West PUD Zoning District	58
Appendix A4: Phase 5 & 6, The Lakes at Valley West PUD Zoning District	64
Appendix B: Forms (A, B, C, D)	70



Appendix C1: Phases 1 & 2 Required Building Envelope Exhibits

Appendix C2: Phase 3 Required Building Envelope Exhibits

Appendix C3: Phase 4 Required Building Envelope Exhibits

Appendix C4: Phase 5 Required Building Envelope Exhibits

Appendix C5: Phase 6 Required Building Envelope Exhibits

Appendix D: Woonerf Diagram

Appendix E: The Lakes at Valley West Stormwater Maintenance Plan

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

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

Pursuant to the Declaration of Protective Covenants for The Lakes at Valley West (“Declaration”), on file with the Gallatin County Clerk and Recorder’s Office, the Declarant The Lakes at Valley West, LLC (“Declarant”), herein adopts the following The Lakes at Valley West Design Manual (“Design Manual”):

## **Chapter 1 : Purpose**

This Design Manual is intended to promote sustainable patterns of development that will encourage people to connect and interact as part of The Lakes at Valley West neighborhood and adjacent neighborhoods. The standards within this document provide a framework for design and construction that will allow each project to contribute to the neighborhood and to the long-term goal of complimenting and enhancing the overall Bozeman community. The architectural and landscape elements of site design are integral to the overall desired neighborhood patterns.

Rather than dictate specific design styles, the standards are provided to ensure well-built, compatible, energy-efficient homes with clear order and comprehensive composition. Photographs are included for education, inspiration and reference only and do not imply specific solutions or guarantee regulatory approval.

The goal is to strike a balance between neighborhood harmony and creativity. This document encourages design diversity and contemporary design while providing certain guidance to ensure quality design and longevity in property values. Each project should not simply be an exact copy of another building. The fact that a given style or feature of building already exists does not guarantee that it will be approved for construction again.

Exceptions to this Design Manual may be granted only based on architectural merit as determined by The Lakes at Valley West Design Review Panel (“DRP”) and outlined in Section 6.4. The DRP is not authorized to grant any exceptions to local land use regulations unless explicitly authorized by the appropriate review agency or agencies.

It is the responsibility of the Owner to ensure that all proposed construction shall comply with all laws, rules, and regulations including, but not limited to local Land Use Regulations and the International Building Code as well as other applicable plumbing, electrical, or building codes in effect for the City of Bozeman. The Declaration and Bylaws, if any, also apply to all Lots within The Lakes at Valley West Subdivision.

## **Chapter 2 : Properties and Projects Subject to Design Manual**

The Design Manual shall inure to and pass with each parcel, tract, lot or division in the Lakes Subdivision.

Unless specifically excluded, this Design Manual shall apply to the entire The Lakes Subdivision (as described in Exhibit 1, 2, 3 & 4), any property annexed to The Lakes Subdivision, and all improvements.

No improvements shall be made, erected, altered or permitted to remain upon any Lot until (1) the proper Form(s) is/are submitted, (2) any other information required or requested by

the DRP is submitted, (3) all fees are fully paid, (4) all required Forms are approved in writing by the DRP, and (5) any applicable City of Bozeman review or permitting and/or fee payment(s) has been completed. All plans submitted to the City of Bozeman must have The Lakes at Valley West Design Review Panel Form B stamp of approval.

“Improvement” shall be construed broadly and includes, but is not limited to, a residence, fence, wall, garage, outbuilding, other structure, or landscaping.

## Chapter **3** : Relationship to other Documents

### 3.1 Local Land Use Regulations & Building Codes

All improvements must comply with applicable building codes, land use regulations, and all other laws, rules and regulations of any government or agency under whose jurisdiction the land lies. Local land use regulations can be found online at [www.bozeman.net](http://www.bozeman.net).

Some provisions of this Design Manual may be more restrictive, or less restrictive than local land use regulations as part of the overall The Lakes at Valley West Planned Unit Development (“PUD”).

3.1.1 The following relaxations from the Bozeman Municipal Code apply to The Lakes at Valley West Phase 1 and 2 Subdivision:

Relaxation #	Code Section	Summary of Section
#1	38.300.100.B	Intent of R-1 District
#2	38.310.030	Authorized Uses in R-1
#3	38.320.020.C	Lot Coverage and Floor Area
#4	38.320.020.A	Minimum Lot Area
#5	38.320.020.A	Minimum Lot Width
#6	38.320.020.F	Yards (Setbacks)
#7	38.320.020.D	Building Height
#8	38.360.040	R-1 Accessory Dwelling Units (ADUs)
#9	38.410.040.B	Block Length
#10	38.410.040.C	Block Width
#11	38.410.040.D.3	Pedestrian Walk Surface
#12	38.410.040.E	Block Numbering
#13	38.400.010.A	Design Standards (length of tangent at intersection)
#14	38.400.060.B	Alternate Alley Section to Allow Woonerf

Relaxations #1-8 are addressed in Appendix A1: The Lakes at Valley West PUD Zoning District and are intended to replace Article 3 in the Unified Development Code. Relaxations #9-14 are more related to overall subdivision design.

3.1.2 The following relaxations from the Bozeman Municipal Code apply to The Lakes at Valley West, Phase 3:

Relaxation No.	Code Section	Summary of Section
#1	38.300.100.B	Intent of R-1 District
#2	38.310.030	Expand Authorized Uses in R-1
#3	38.320.020.C	Increase Allowed Lot Coverage and Floor Area
#4	38.320.020.A	Reduce Minimum Lot Area
#5	38.320.020.A	Reduce Minimum Lot Width
#6	38.320.020.F	Reduce Yards (Setbacks)
#7	38.320.020.D	Replace Building Height in R-1 to be the same as R-4
#8	38.360.040	Allow R-1 Accessory Dwelling Units (ADUs) without a Conditional Use Permit for defined lots
#9	38.410.040.B	Allow Increased Block Length
#10	38.410.040.C	Allow Smaller Block Width
#11	38.410.040.D.3	Allow Alternate Pedestrian Walk Surface
#12	38.410.040.E	Block Numbering
#13	38.400.010.A	Design Standards (length of tangent at intersection)
#14	38.400.600.B	Alternate Alley Section to Allow Woonerf
#15	38.410.100.A.2	Reduction to minimum wetland setback
#16	38.410.080.F	% of front yard occupied by storm water facilities
#17	38.540.010.A.5	Parking in Side Yards at specific open space locations
#18	38.350.050.A.4	To allow covered decks exceeding 1/3 the length of the building to encroach 5-feet into the open space setback. To allow porches to encroach 5-feet into any yard facing a street or facing a Woonerf.

Relaxations #1-8, 17-18 are addressed in Appendix A2: The Lakes at Valley West PUD Zoning District and are intended to replace Article 3 in the Unified Development Code. Relaxations #9-16 are more related to overall subdivision design.

3.1.3 The following relaxations from the Bozeman Municipal Code apply to The Lakes at Valley West, Phase 4:

Relaxation #	Code Section	Summary of Section
#1	38.300.100.B	Intent of R-1 District
#2	38.310.030	Authorized Uses in R-1
#3	38.320.020.C	Lot Coverage and Floor Area
#4	38.320.020.A	Minimum Lot Area
#5	38.320.020.A	Minimum Lot Width
#6	38.320.020.F	Yards
#7	38.320.020.D	Building Height

#8	38.360.040	R-1 Accessory Dwelling Units (ADUs)
#9	38.410.040.B	Block Length
#10	38.410.040.C	Block Width
#11	38.410.040.D.3	Pedestrian Walk Surface
#12	38.410.040.E	Block Numbering
#13	38.400.060.A	Design Standards (length of tangent at intersection)
#14	38.400.060.B	Alternate Alley Section to Allow Woonerf
#15	38.410.100.A.2	Wetland setback

3.1.4 The following relaxations from the Bozeman Municipal Code apply to The Lakes at Valley West, Phases 5 & 6:

Relaxation No.	Code Section	Summary of Section
#1	38.300.100.B	Intent of R-1 District
#2	38.310.030	Authorized Uses in R-1
#3	38.320.020.C	Lot Coverage and Floor Area
#4	38.320.020.A	Minimum Lot Area
#5	38.320.020.A	Minimum Lot Width
#6	38.320.020.F	Yards
#7	38.320.020.D	Building Height
#8	38.360.040	R-1 Accessory Dwelling Units (ADUs)
#9	38.410.040.B	Block Length
#10	38.410.040.C	Block Width
#11	38.410.040.D.3	Pedestrian Walk Surface
#12	38.410.040.E	Block Numbering
#13	38.400.060.A	Design Standards (length of tangent at intersection)
#14	38.400.060.B	Alternate Alley Section to Allow Woonerf
#15	38.410.100.A.2	Reduction to minimum wetland setback
#16	38.420.060	Parkland Frontage
#17	38.350.050.A.4	Increase covered deck front yard encroachment

3.1.5 Notwithstanding anything contained in this Design Manual to the contrary, the relaxations set forth in 3.1.1, 3.1.2, and 3.1.3 may not be varied, amended, modified or deleted without the express written authorization of the City of Bozeman.

### **3.2 The Declaration of Protective Covenants and Bylaws for The Lakes at Valley West**

All Lots in The Lakes Subdivision are also subject to The Declaration of Protective Covenants for The Lakes at Valley West (“Declaration”), which are on file at the Gallatin

County Clerk & Recorder's Office, and Bylaws, if any. These documents are available for reference online at [www.thelakesatvalleywest.com](http://www.thelakesatvalleywest.com).

## **Chapter 4: The Lakes at Valley West Design Review Panel**

A Panel is hereby established known as The Lakes at Valley West Design Review Panel ("DRP").

### **4.1 Function**

The function and purpose of the DRP is to review applications, plans, specifications, materials, samples, and location to determine if the proposed construction conforms to the Declaration and the Design Manual.

### **4.2 Membership**

4.2.1 Before the Transfer Date, the Declarant may appoint a Design Review Panel composed of up to three persons. The persons are not required to be Owners or Members of the Association. The persons may serve on the Design Review Panel until he or she resigns or is replaced by the Declarant, whichever occurs first. If no persons are on the Design Review Panel, then the Board of Directors shall act as the Design Review Panel.

4.2.2 After the Transfer Date, the Board of Directors may appoint a Design Review Panel composed of up to three persons. The persons are not required to be Owners or Members of the Association. The persons may serve on the Design Review Panel until he or she resigns or is replaced by the Board of Directors, whichever occurs first. If no persons are on the Design Review Panel, then the Board of Directors shall act as the Design Review Panel.

4.2.3 The Board of Directors may also engage engineers or other advisors or consultants in the design review process as necessary.

### **4.3 Enforcement Powers**

Should any Owner violate or threaten to violate any part of this Design Manual, the DRP may attempt to work with the Owner to have the Owner cure the violation in a timely manner, and/or refer the violation or threatened violation to the Board of Directors. Among any other remedy set forth in the Declaration, the Board of Directors has the right to injunctive relief, which requires the Owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by the DRP.

### **4.4 Limitation of Responsibilities**

The primary goal of the DRP is to review the Review Applications and the plans, specifications, materials, samples, and location to determine if the proposed construction conforms to the Declaration and the Design Manual. The DRP does not assume responsibility for the following:

- The structural adequacy, capacity, or safety features of the proposed construction or improvement.
- Soil erosion, ground water levels, non-compatible or unstable soil conditions.

- Compliance with any or all building codes, safety requirements, and governmental laws, regulation or ordinances.

## Chapter **5**: Design Review Process

### 5.1 In General

5.1.1 Approval Required to Commence Construction. No improvements shall be made, erected, altered or permitted to remain upon on any Lot until the Owner submits the proper Form to the DRP and the Form is approved in writing by the DRP.

5.1.2 DRP Discretion. The DRP has complete discretion to approve, conditionally approve, or deny a Form. At the least, the construction, installation, or alteration shall comply with the Declaration and Design Manual; be in harmony with the external design, location, and topography of the surrounding Lots and The Lakes Subdivision; and not be placed on or under any part of said Lot within the common areas and easements reserved as indicated on Exhibit "A," or the common areas and easements reserved and created in the Declaration, except as approved by the DRP.

5.1.3 Information Required. No Form will be deemed submitted until all information required by the Design Manual and requested by the DRP, and all fees are provided. Incomplete applications may be returned and are subject to a re-submittal fee.

5.1.4 Submitting Forms. Submit (hand delivery or mail) 2 copies of the required Form and related materials for each design review to the following:

**The Lakes at Valley West Design Review Panel**  
c/o Intrinsic Architecture, Inc.  
111 North Tracy Avenue  
Bozeman, Montana 59715

Submittals must be labeled with "The Lakes at Valley West Design Review Panel" and specific project title and address. Form A, Form B, Form C, and Form D, as may be amended from time to time, may be requested from the DRP or may be downloaded from the website at [www.lakesatvalleywest.com](http://www.lakesatvalleywest.com).

5.1.5 After the Review. Following DRP review, the Owner will be notified as to whether the construction has been approved, conditionally approved or denied.

5.1.6 Withdrawing Application. An Owner may withdraw an application without prejudice, provided the request for withdrawal is made in writing to the DRP.

5.1.7 Variances. Any request for any variance must be made in writing to the DRP. Any variance granted shall be considered unique and will not set any precedent for future decisions. Variance requests are subject to Section 6.4.

5.1.8 Request for Hearing. If an application is conditionally approved or denied, the Owner may request a hearing before the DRP to justify the Owner’s position. The DRP will consider the arguments and facts presented by the Owner and notify the Owner of its decision.

5.1.9 Event of Inaction. If the DRP does not act on or respond to a Form within forty-five days after receiving the Form, the Form shall be deemed denied.

**5.2 Informal Advice**

Prior to beginning the design process, it is recommended that Owners and their designated representatives (such as architects, contractors, etc.) contact the DRP to verify their interpretation of this Design Manual. Owners or their designated representatives may, at their option, request a meeting with the DRP to discuss the preliminary plans prior to a full Form A (Sketch Design Review) submittal.

Fee*	Required Documents	Required Submittal Materials (2 paper copies + 1 digital PDF copy)	Schematic Drawing Checklist
None (except as noted below)	None	Conceptual plans appropriate for informal discussion	N/A

\*Note: Additional meetings and/or reviews requested by the Owner and as determined by the DRP to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.



### 5.3 **FORM A** (Required) Sketch Design Review

The Sketch Design Review checks designs for general interpretations of the overall Declaration and Design Manual. Form A includes a statement of Acknowledgement. The Lot Owner and/or its designated representative shall take all necessary steps to ensure that they and their employees, subcontractors, agents, suppliers, and others involved in the development of the Lot are familiar with and agree to abide by the Declaration, Design Manual, and approved plans.

Note that Form A review **must be** completed before Form B review can begin.

If a Form B application is not submitted within 9 months of Form A review (based on the date of the letter from the DRP approving or conditionally approving the plans) or if the design changes considerably (as determined by the DRP in the DRP's sole discretion), a new full Form A submittal will be required.

Fee*	Required Documents (1 paper copy + 1 digital PDF copy)	Required Submittal Materials (1 paper copy + 1 digital PDF copy) <i>Half size/scale plots acceptable.</i>	Schematic Drawing Checklist
\$600	Form A (must be signed)	Site Plan (1/16" or 1/8" scale)	North Arrow Property/Setback Lines Easements Sidewalks; Building Footprints; Porches, Stairs, etc; Overhangs (as dashed lines)
		Landscape Plan (1/16" or 1/8" scale)	Schematic Site & Boulevard Landscaping
		Floor Plans (1/8" scale or larger)	Room Use Windows & Doors Overhangs Dimensions Gross SF
		Elevations (1/8" scale or larger)	Porches, balconies Doors, windows Materials specified Overall Height (from average grade) Roof Pitches

\*Notes:

- 1) Fee covers Form A & B; if project does not progress past Form A, a \$400 refund will be provided upon request of the owner.
- 2) Additional meetings and/or reviews requested by the Owner and as determined by the DRP to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 3) Incomplete applications may be returned and are subject to a \$100 penalty.

## 5.4 Form B (Required) Construction Design Review:

The Construction Design Review checks the construction documents for general compliance with the Declaration and Design Manual and verifies that the previous DRP recommendations have been addressed. Conformity to applicable local regulations and building codes, as well as obtaining appropriate permits is the responsibility of the Owner and/or the Owner's architect and/or builder.

If a Form B application is not submitted within 9 months of Form A review (based on the date of the letter from the DRP) or if the design changes considerably (as determined by the DRP in its sole discretion), a new full Form A submittal will be required.

Fee*	Required Documents (1 paper copy + 1 digital PDF copy)	Required Submittal Materials (1 paper copy + 1 digital PDF copy) <i>Half size/scale plot acceptable.</i>	Drawing Checklist
\$0	Form B (must be signed) & Green Building Checklist	Site Plan (1/16" or 1/8" scale) All dimensions must be noted.	North Arrow; Property Lines; Setback Lines; Easements; Sidewalk & Street Location; Location, Dimensions, Materials for walks & drives; Building Footprints; Porches, Stairs, etc.; Overhangs (as dashed lines); Fence location & details; Grading Plan; Location and screening of equipment and meters; Limits of construction activity
		Landscape Plan (1/16" or 1/8" scale)	Site landscaping Boulevard Landscaping
		Floor Plans (1/8" scale or larger) All dimensions must be noted.	Room Use Windows & Doors Overhangs Gross square footage for unit and garage
		Elevations (1/4" scale or larger) All dimensions must be noted.	Porches, balconies Doors, windows Materials specified Overall Height (from average grade) Roof Pitches Lights and light fixture details
		Color Rendering	Color rendering of the front elevation and color chips
		Material Samples	As requested by DRP
		Foundation Letter from Engineer	Each project is required to submit a letter from a civil engineer identifying

			existing ground water elevations, and recommendations for foundation design, footing and first floor elevations.
--	--	--	--

**\*Notes:**

- 1) Fees paid with Form A cover both Form A & Form B.
- 2) Form A & Form B may be submitted concurrently.
- 3) Additional meetings and/or reviews requested by the Owner and as determined by the DRP to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 4) Incomplete applications may be returned and are subject to a \$100 penalty.

## 5.5 Form C Changes & Modifications:

Owners may wish to make improvements or modifications to their improvements or property during the initial construction or at a future date. A change may only be executed after DRP approval of Form C. **Note that any changes or modifications that are made before Form C is submitted, reviewed, and approved will be subject to an increased fee, to be decided by the Board of Directors or the DRP.**

Fee*	Required Documents (1 paper copy + 1 digital PDF copy)	Required Submittal Materials (1 paper copy + 1 digital PDF copy)	Drawing Checklist
\$150 (for proposed modifications)	Form C	Any relevant drawings related to proposed change(s)	Any details related to the proposed changes.
\$500 (for "after the fact" modifications)			

**\*Notes:**

- 1) Additional meetings and/or reviews requested by the Owner and as determined by the DRP to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 2) Incomplete applications may be returned and are subject to a \$100 penalty.

## 5.6 Site Plan Review & Building Permits

All construction projects require a building permit and some projects may require additional review from the City of Bozeman. Any plans submitted to the City of Bozeman must include The Lakes at Valley West Design Review Panel stamp and/or letter of approval. This is a requirement of The Lakes at Valley West Homeowners' Association and not the City of Bozeman.

Approval by the DRP does not guarantee approval by the City of Bozeman.

Construction may not commence without obtaining necessary approvals/permits from the City of Bozeman and the Valley West Home Owner's Association. The Valley West Homeowners' Association will assess significant fines for beginning construction prior to obtaining all required approvals.

## **5.7 Timing of Construction**

An Owner has 1 year from the date of Form B approval to start construction. If construction of a structure is not started within 1 year of Form B approval, new approval must be obtained.

An Owner has 1 year from the date construction commences to complete construction, unless an extension is granted by the DRP. If construction is commenced and is not completed in 1 year or is not completed in strict compliance with what was approved, then in addition to any other remedy allowed in the Declaration or this Design Manual, or at law or in equity, the Board of Directors, may, in its sole discretion, take any action that in its judgment is necessary to improve the appearance of the construction or to bring it into compliance with the Declaration, the Design Manual, or the approved plans, including completing the exterior, or removing the uncompleted structure, or any other action. Consideration will be given to remaining landscaping based on seasonal constraints; however, such landscaping must be completed during the beginning of the next planting season. The amount of any expenditure incurred in so doing shall be the Owner's obligation. In addition, a lien on the Lot may be recorded and enforced by an action at law. The Association may also take such action as is available in the Declaration and by law or in equity, including an injunction and/or action for damages.

## **5.8 Inspections:**

The DRP reserves the right to inspect the Lot during any stage of construction. If the DRP determines, in its sole discretion, that discrepancies exist between the construction and approved plans, the Declaration, or the Design Manual, the Owner shall immediately correct the discrepancies or submit a Form C (after the fact changes) for review and approval.

A Final Inspection is required. Owners are responsible for scheduling an inspection.

The inspection shall determine general compliance with the Declaration, Design Manual, and approved plans. If the DRP finds the improvements were not completed in strict compliance with the Declaration, Design Manual, and approved plans, the DRP shall notify the Owner of the noncompliance, and shall require remedy of the same. The Owner shall have 7 days from the notification to remedy the noncompliance or to submit a work plan delineating the time frame when the noncompliance will be remedied, although in no instance shall the timeframe exceed 45 days. The DRP may allow up to 45 days for the noncompliance to be remedied if the Form C and corresponding work plan provides adequate justification for the requested time.

If the noncompliance is not remedied, the Board of Directors may, in its sole discretion, remedy the noncompliance. The amount of any expenditure incurred in so doing shall be the Owner's obligation. In addition, a lien on the Lot may be recorded and enforced by an action at law. The Association may also take such action as is available in the Declaration and by law or in equity, including an injunction and/or action for damages.

No occupancy of the project shall take place prior to the completion of all required inspections or as otherwise specified by the DRP.

## **5.9 Liability**

Neither The Lakes at Valley West Homeowners' Association, the Declarant, the Board of Directors, the DRP, nor the individual member's thereof, may be held liable to any person for any damages for any action taken pursuant to this Design Manual, including but not limited to, damages which may result from review, correction, amendment, changes or rejection of plans and specifications, observations or inspections, the issuance of approvals, or any delays associated with such action on the part of the Design Review Panel or Board of Directors.

# Chapter **6**: Neighborhood Design Patterns

All development must adhere to the neighborhood patterns described in the following sections (Site, Building, and Landscape). Photos are included reference only. Note that some provisions of this Design Manual may be more restrictive, or less restrictive, than local land use regulations as part of the overall Planned Unit Development (PUD). See Section 6.4 for allowable variations from these neighborhood patterns. **Please also refer to Exhibit C1 & C2 for specific lot by lot requirements for uses, setbacks, coverage, areas, widths, etc.**

## 6.1 Site

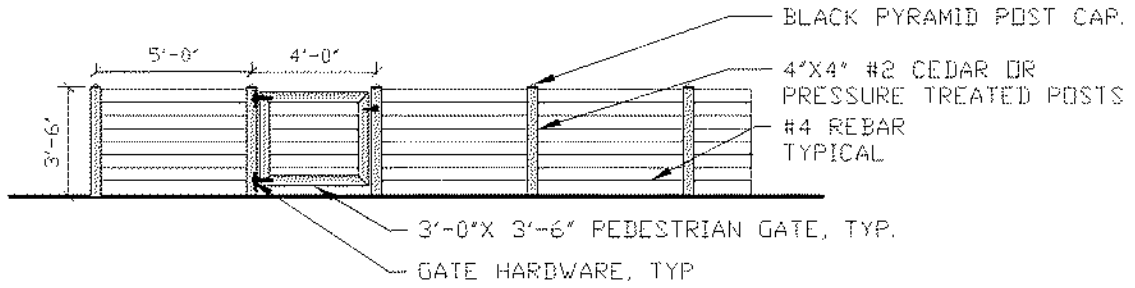
The following site design guidelines are intended to provide a framework for site layouts within The Lakes at Valley West.

(a) Regulations regarding **Intent, Uses, Lot Coverage, Lot Area, Lot Width, Setbacks, Height, Garages, Parking and Minimum Density** are all addressed in Appendix A1 & A2: The Lakes at Valley West Planned Unit Development Zoning District.

### (b) Fences & Screens

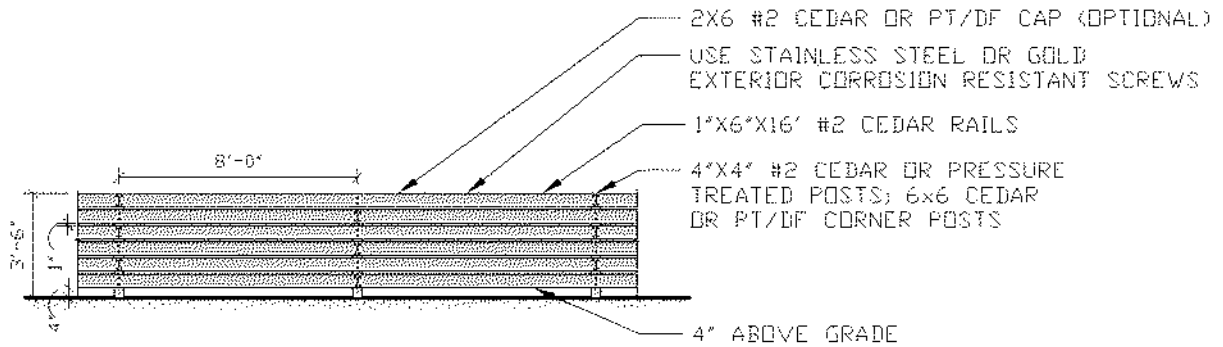
- No fencing is allowed in street-facing yards or in required street vision triangles.
- The following fence types are permitted. See specifications below.
  - A 42" tall fence, only as specified below, is allowed along the woonerf property lines and along an imaginary line setback two-feet inside any property line that borders park or open space. It is also allowed on common private property lines and returns to the house structure. The two-foot buffer between the fence and the property line bordering park or open space must be planted with a hedge that is well maintained at 42" or less in height.
    - Hedge species may be Lilac, Cranberry Highbush, or a similar species approved by the DRP. Minimum planting size is 24" tall and maximum spacing is 36" on center (OC).

**42" Height (3' 6" H) Option A**



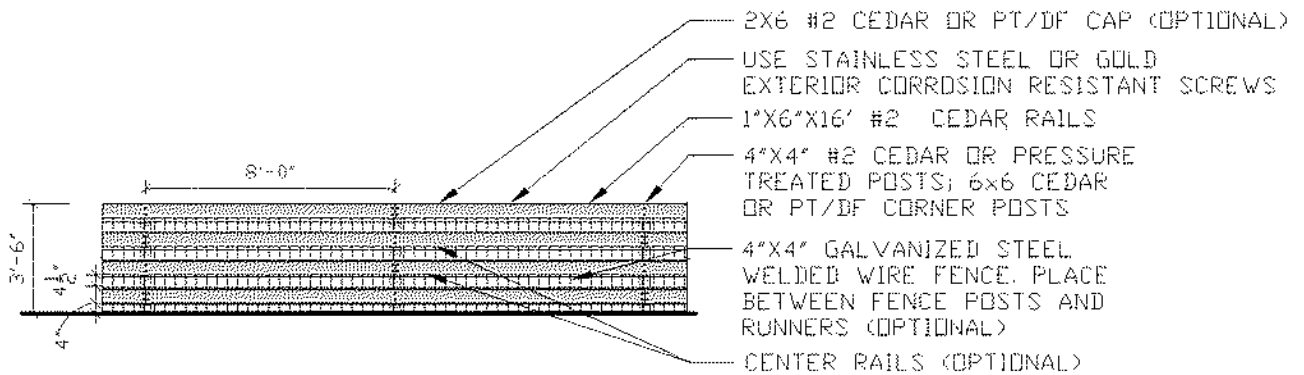
OPTION A

**42" Height (3' 6" H) Option B**



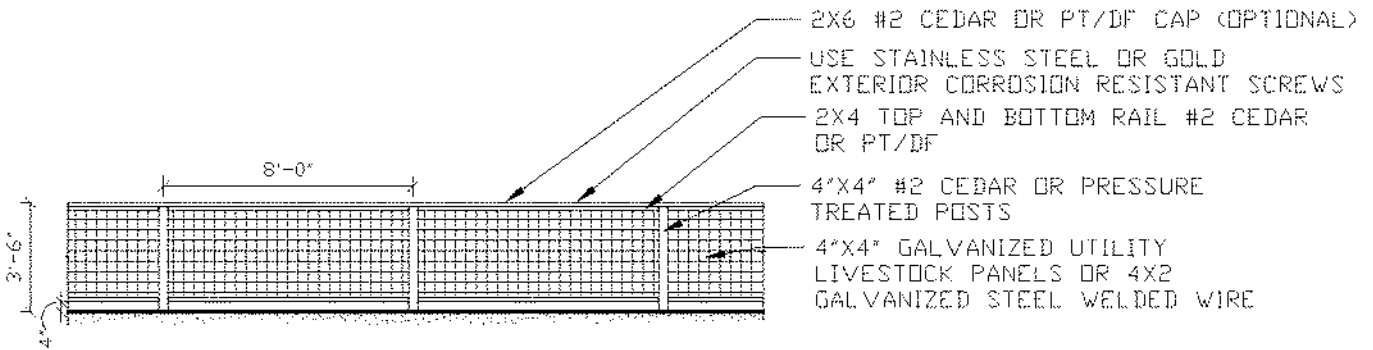
OPTION B

**42" Height (3' 6" H) Option C**



OPTION C

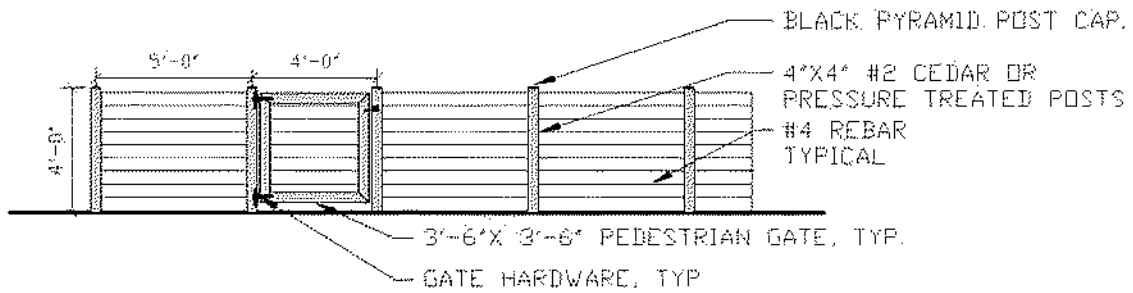
**42" Height (3' 6" H) Option D**



OPTION D

- A 4-foot-tall fence, only as specified below, is allowed on common private property lines and returns to the house structure.

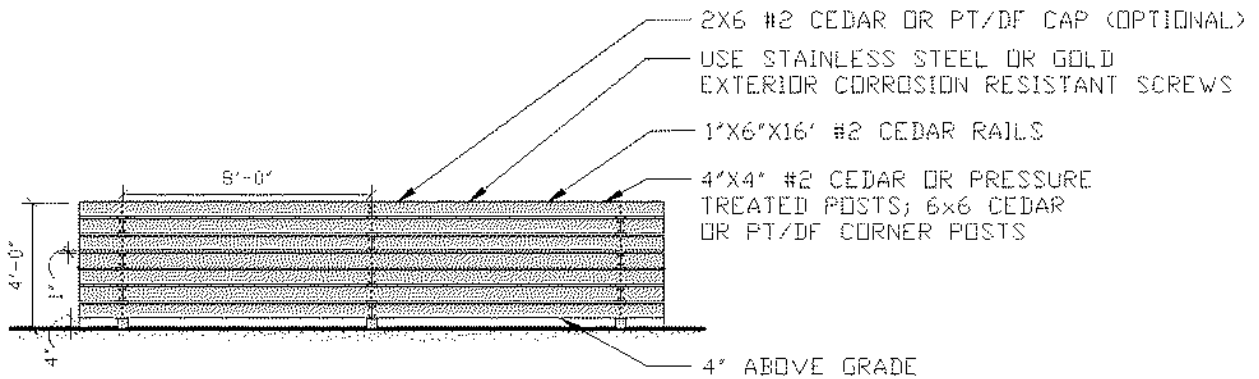
**4' Height Option A**



OPTION A

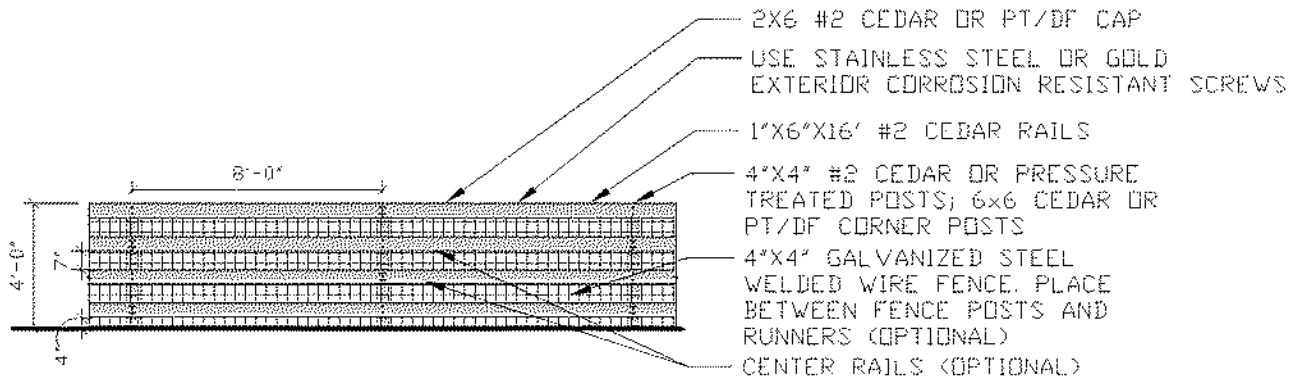


### 4' Height Option B



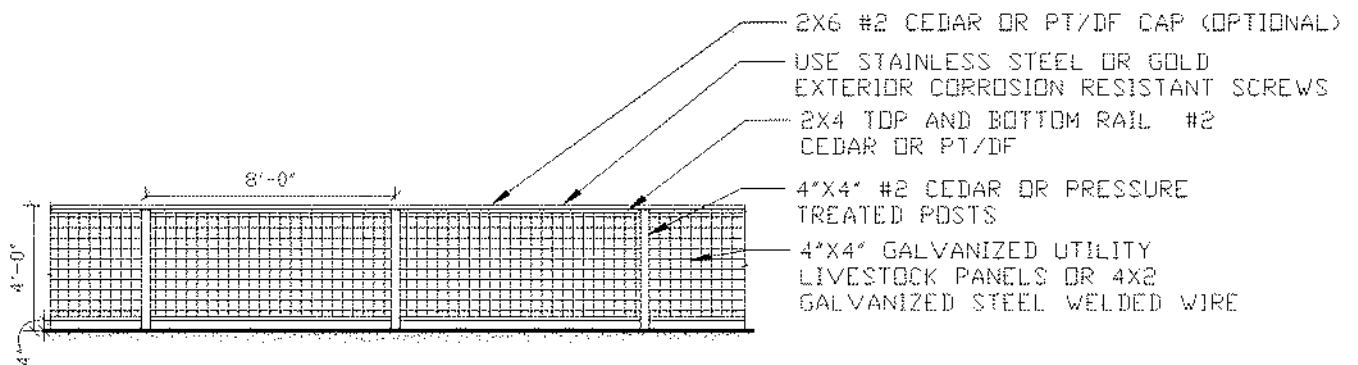
OPTION B

### 4' Height Option C



OPTION C

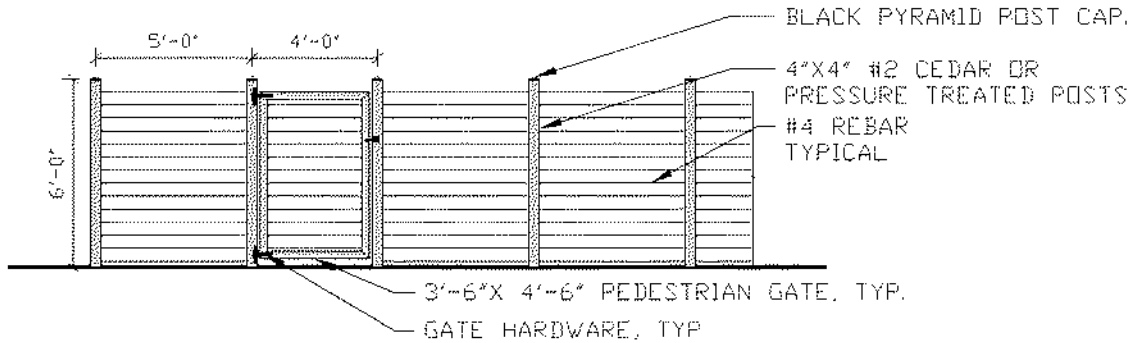
### 4' Height Option D



OPTION D

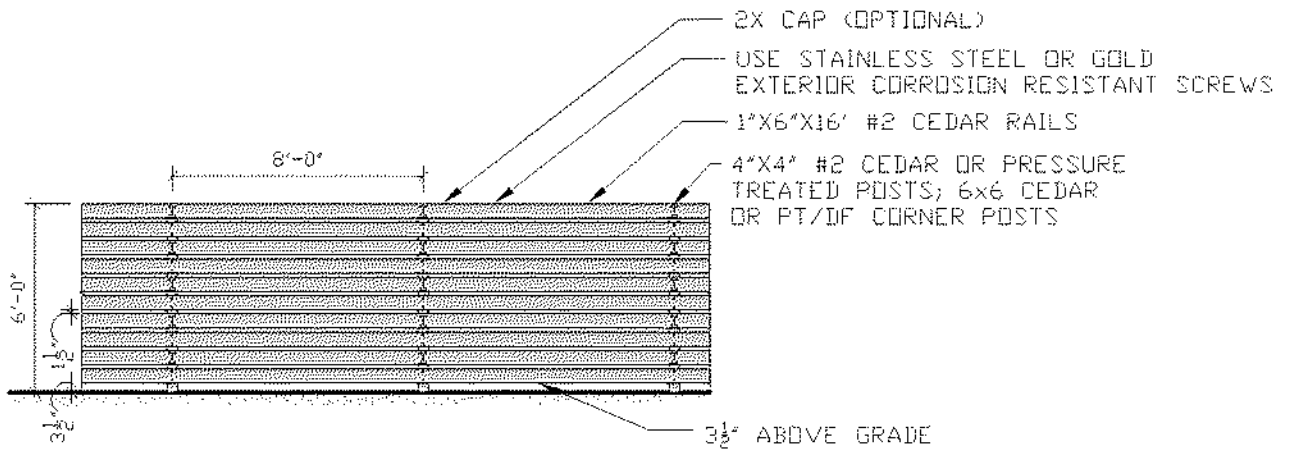
- A 6-foot-tall screen fence, only as specified below, is allowed on side property lines setback 20 feet from the street and woonef property lines and allowed on returns to the house structure.

**6' Height Option A**



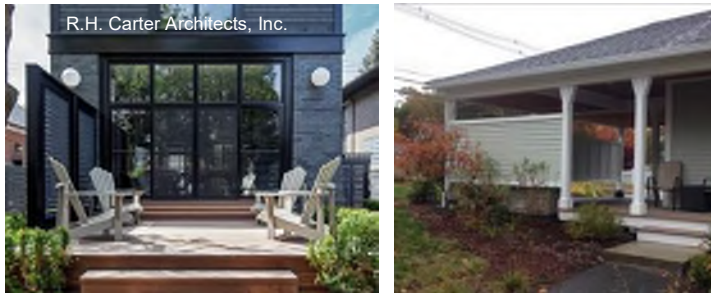
OPTION A

**6' Height Option B**



OPTION B

- All fence connections shall be made with stainless steel or gold exterior corrosive resistant screws.
- All fences shall be stained or sealed to protect them from weather and elements and to maintain appearance.
- Screen walls, used for patios or hot tubs, are required to meet all setbacks and must be aesthetically connected to and appear as an extension of a primary residence wall. Outdoor rooms may be designed to include, but shall not be substantially obscured by, screen walls.



- All fence assemblies are required to be maintained for appearance and kept in working order.
- Dog kennels or runs must be attached to a primary or accessory structure, be screened from public streets and adjacent properties, and receive DRP approval for materials and configuration. Chain-link is not permitted. Underground electric fences are encouraged for dogs.
- Utility panel or wire fences must be constructed so that the wire or utility panel is attached and held in place by the fence structure. Staples, alone, are not acceptable to attach the wire to the fencing frame.

### **(c) Sidewalks**

- Any existing sidewalks in the right-of-way or open spaces that are damaged during construction must be repaired or replaced at the lot owner's expense.
- Sidewalks on homes facing local streets are required to cross the boulevard in line with the sidewalk leading to the front porch.
- Upon the third anniversary of the plat recordation of any phase of the subdivision, any lot owner who has not constructed said sidewalk shall, without further notice, construct within 30 days, said sidewalk for their lot(s), regardless of whether other improvements have been made upon the lot. Failure to comply may result in the HOA constructing sidewalks and assessing full coordinating and installation costs and apply fines when deemed necessary.

## **6.2 Building**

The following building design guidelines are intended to promote both building diversity and neighborhood compatibility within a developing neighborhood framework.

**(a) Recommended Energy Star Program**

- Because of its ease and low cost, homes are encouraged to meet or exceed the standards of the “Energy Star” Program. Energy Star homes typically include additional energy-saving features that make them 20–30% more efficient than standard code compliant homes.
- Energy Star Qualified New Homes include:
  - Effective Insulation
  - High-Performance Windows
  - Tight Construction and Ducts
  - Efficient Heating and Cooling Equipment
  - Efficient Products
  - Third-Party Verification
- The specific standards can be found at:  
[http://www.energystar.gov/index.cfm?c=new\\_homes.hm\\_index](http://www.energystar.gov/index.cfm?c=new_homes.hm_index).

**(b) Base Element & Foundation**

- A base element is required and must be detailed in such a way to visually and structurally connect the building with the ground. It may appear as a platform or terrace upon which the house stands or as a built extension of the ground integrated with the house above. This element may be masonry, concrete, wood or materials matching trim package. Buildings without a base element may be considered based on design merit.



- Foundation walls shall be exposed a maximum of 12-inches above the ground. Exposed foundation walls shall be built of brick, cast concrete, trimmed with horizontal members, or as otherwise approved by DRP. Concrete foundations exposed more than 18-inches above grade must have an architectural finish (texture, pattern and/or color).



- Due to the potential of high ground water tables in the areas of the subdivision, it is not recommended that residential dwellings or other structures with full or partial basements be constructed without first consulting a professional engineer licensed in the State of Montana and qualified in the certification of residential and commercial construction.

### **(c) Walls & Facades**

- All facades of the main building and accessory structures shall be made of similar materials and be similarly detailed.
- Primary materials on a façade may change only at a horizontal band or an inside corner. Consideration will be given to changing materials at a visual block such as a fence.
- Varied building massing is encouraged. No exterior wall plane, unless approved otherwise for design merit, shall exceed 35 feet in length without incorporating a minimum 24-inch offset or recess in a significant proportion to the overall plane.
- Building walls shall be clad in smooth cut wood shingles, wood clapboard, barn or reclaimed wood, wood drop siding, traditional wood board and batten, fiber cement siding, architectural metal cladding, brick, or stone. Siding shall be painted or stained; pre-finished siding will be considered based on design merit. Alternative materials, including the use of steel, will be considered based on design merit. Stucco, log, vinyl or aluminum siding is not allowed.



- The color palette of the body of the house shall be as approved by the DRP based on merit. Color schemes must be varied from the two adjacent properties,

in each direction and from the properties across the street. Attached dwelling units are exempted from each other. Garish colors are not allowed.

- Exposed exterior wood shall be painted or stained (wood front doors excluded).
- Lap siding shall run horizontally. Maximum lap siding exposure is 5-inch. Combinations of lap exposure will be considered on a case-by-case basis.



- Trim materials should be of high quality and of appropriate visual size. Exterior trim of at least 4-inches is required around windows and doors. Corner caps are acceptable. Variations on trim width and/or exclusion of trim will be considered based on design merit.
- Brick surfaces shall be set predominantly in a horizontal running bond pattern.
- Stonework shall be natural or approved synthetic stone materials. Dry stack, uncoursed settings with minimal exposed mortar are preferred. Stonework shall not be applied to individual wall surfaces to avoid a veneer-like appearance. It shall continue around corners to an inside corner.

#### **(d) Porches**

- For yards facing a public street, the front porch of a residential structure must be built within 5 feet of the setback line (“build-to” line). The width of the porch on the build-to line must occupy a minimum of 30% of the width of the front façade measured along the build-to line. As an alternative to the typical front porch and to provide additional design diversity, narrower but deeper porches that have the same square footage may also be considered. A minimum 6 feet of depth is required.



- Buildings on lots that address two or more streets must address both streets with fronting characteristics as part of the comprehensive composition. Design



considerations should include but not be limited to: wrapping front porches, outdoor rooms, variation in wall planes and massing, additional openings and enhanced landscaping.

- Porches are also required along woonerfs; however, these porches only have a minimum length or width requirement of 6 feet. The percentage requirement does not apply to porches facing a woonerf.



- Front porches generally must be elevated between 2 and 4 feet above fronting top of curb. Other heights may be considered based on-site conditions and foundation design.
- Porch railings may be opened or closed. If closed, they must be constructed of the same material as the adjacent wall planes.
- Front stoops shall be made of concrete, wood, stone, or brick and must be detailed and integrated into the porch/railing design. Required stair railings must be compatible with the overall stair and porch design.
- Porch supports shall be built of stone, masonry, concrete, or wood. Column base piers shall be no less than 16 x 16-inch square and wood columns shall be no less than 8-inches square. Column groupings must have an outer minimum dimension of 10-inches. Tapered columns may not be smaller than 7 x 7-inches at the top. Columns shall match or be similar in design on all elevations of a structure.
- The balustrade and the space below porches shall be closed and integrated into a closed band and/or landscaped, interrupted as necessary for drainage.
- No exposed stair or deck framing is allowed.

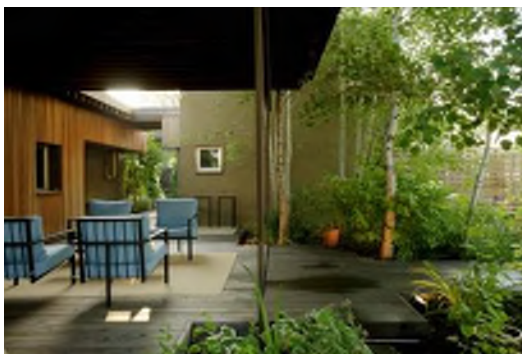


**(e) Outdoor Rooms (required on buildings adjacent to open spaces)**

- To complement the neighborhood open spaces and courtyards, all lots adjacent to an open space are required to have an “Outdoor Room” facing the open space. This concept is intended to provide a transition from the public green spaces to private indoor spaces. Buildings on lots that address two or more open spaces will only be required to address one open space with an outdoor room. The building, however, will need to address all open spaces. Design considerations should include but not be limited to: wrapping front porches, outdoor rooms, variation in wall planes and massing, additional openings, and enhanced landscaping.



- The minimum size requirement for an outdoor room is 80 square feet with a minimum dimension of 8 feet on both sides.
- Outdoor Rooms typically include covered porches, screened porches, covered patios, or covered decks with integrated landscaping. Partially covered or uncovered patios or decks that are integrated into the overall design and comprehensive composition of the home and landscaping will be considered on design merit.
- Other interpretations of outdoor rooms will be considered based on design merit by the DRP.



**(f) Decks & Patios**

- Decks and patios must face only side yards and/or open spaces. Decks and patios may not extend more than 40 percent feet into any required side setback.



Setback	Deck/Patio Encroachment
5'	2'
7'	2'-9"
10'	4'
12'	4'-9"

- Within The Lakes at Valley West, Phase 3, Lots 5-12, first and second floor porches fronting Durston Road may encroach up to 5' into a 10' open space setback only if the covered deck exceeds 1/3 in length of the building.
- The space below first floor elevated decks visible from nearby streets or public spaces shall be architecturally detailed and/or landscaped to provide screening.
- Decks, balconies, and terraces shall be designed to enhance the overall architecture of the building by creating variety, layering, and detail on exterior elevations. Covered decks, projecting balconies, and bay windows shall be integrated and composed with the overall building form, rather than placed randomly throughout the building. Terraces shall be used to integrate the building and landscape by creating a transition between the built and natural character of the site.

### (g) Windows & Solar Gain



- Windows are encouraged meet or exceed Energy Star standards as previously stated.
- Openings (including windows and doors) shall not be less than 15% of the wall area, measured on each elevation. Elevation calculations shall include exterior window or door trim.
- Windows shall be wood, wood-clad, fiberglass or vinyl.
- Round, hexagonal and octagonal windows are not permitted.
- Mirrored glass shall not be used.

- Buildings shall have all openings trimmed in wood bands of minimum 4-inches nominal width unless approved based on design merit.
- Bay window projections shall be proportionate to the overall composition and are encouraged to extend to the ground or be trimmed appropriately. Cantilevered bays must be visually carried by structural brackets or a water table trim band. Only cantilevered bays may encroach into a setback.



- False shutters are not permitted.
- Canvas awnings are permitted and shall be square cut without side panels.

#### (h) Doors

- Exterior doors are encouraged to meet or exceed Energy Star standards as previously stated.
- Front doors shall be solid wood or have a wood appearance. Complimenting wood storm/screen doors are encouraged. High quality synthetic alternatives, such as fiberglass Masonite, may be considered based on detailing and proportions.



- Traditional sliding glass doors may only be used in yards facing open spaces and side yards.

- Garage doors shall be built of wood, steel, or fiberglass.



- Garage doors shall be de-emphasized in the elevation of the building. If possible, they should be oriented away from the street. If a lot does not have access to a woonerf and garage doors must face a street, the doors shall be made of a complementary and quality material and have significant detailing contributing to the elevation composition.
- To encourage varied massing, garage door wall planes fronting woonerfs must vary a minimum of 24" from adjacent attached wall planes.
- Detached garages and garage doors may front a woonerf if composed with overall site plan and have significant detailing contributing to the street elevation.



- Other more contemporary and creative approaches to garage doors will be considered based on design merit.



## (i) Roofs



- Asphalt composition shingles are permitted, but must be at least 30-year architectural grade.
- Treated wood shingles are permitted.
- Metal roof materials are a permitted but must be designed to protect people and property from significant sliding of snow and ice (not applicable to dormers or similar roof forms that do not drip directly to grade). Metal roofs may be corrugated or standing seam only. Unpainted, galvanized, rusted, brown, grey or rust-red-baked-on finish are all appropriate finishes. Garish colors or shiny materials are not appropriate.
- Natural or synthetic slate roof materials are permitted.
- Green roofs are encouraged.



- Flat roofs are permitted on all buildings if integrated with the design. Flat roofs used as balconies on street facades may be enclosed with solid railings.
- Roof plane continuous length dimensions shall not exceed 40' for single family and duplex structures and 100' for multifamily structures without a significant break. Minimum break shall be no less than 20% of the length roof plane and extend up the roof plane no less than 30% of the height of the roof.



**(j) Skylights**

- Skylights shall be flat in profile (no bubbles or domes).



**(k) Roof Mounted Solar Panels**

- Solar panels area encouraged for all projects.



**(l) Dormers**

- Dormer width shall be proportionate to the overall composition.



- Shed dormers shall have a pitch of at least 3:12. Hip and gable dormers shall have the same pitch as the main roof volume.

**(m) Eaves**

- Overhanging roof eave and gable end depth shall be no less than 24-inches unless approved otherwise based on design merit for a more contemporary style or flat roof. Roof overhang depth on accessory structures must match the main building structure.



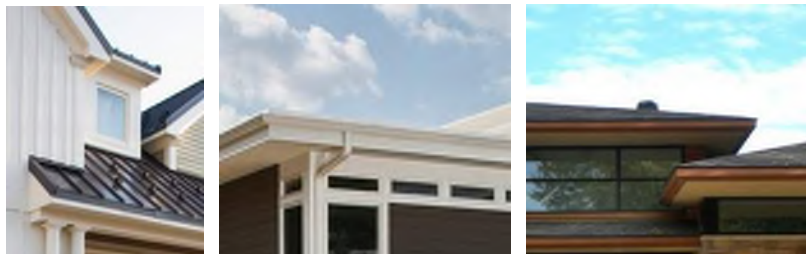
- Fascia detail must have a minimum dimension of 8-inches nominal unless otherwise approved for design merit. Two-piece fascia detailing is required. Wood (including Miratec and similar products as determined by the Design Review Committee) is the only acceptable material. Vinyl or metal fascia material is not permitted. As an alternative, exposed rafter tails and entry accents are encouraged if appropriate for the architectural style.



- Soffits shall be wood (including Hardiboard products). Metal or vinyl soffits are not permitted.
- Boxed soffits are allowed when integrated into a suitable architectural style and overall detailing.



- Enclosed soffits are acceptable on more contemporary styles.



- Gutters shall be metal, and of a color and finish that blends with the finish color scheme. Gutters shall be half-round or rectangular and downspouts shall be circular or rectangular.

**(n) Chimneys / Roof Vents**



- Chimneys shall be clad in stone, masonry, siding, steel or some other compatible or complementary material.
- Chimneys shall be at least 30 x 30-inches.
- Prefabricated metal flues shall be concealed within a chimney unless approved otherwise. Chimney caps may extend above the chimney top per building code requirements.
- Roof protrusions, other than chimneys, shall be arranged to minimize street exposure.
- All roof-mounted equipment shall be integrated into overall design and screened.

**(o) Lighting**

- All exterior residential lighting must be dark—sky compliant.



All exterior lighting of all lots shall be limited to 800 lumens (12-watt LED bulbs/60-watt incandescent bulbs) and must be full cut-off and shielded bulb of such focus and intensity so as to not cause disturbance of adjacent lots.

- Recessed or can lighting is encouraged for porches and main entrances for softer lighting conditions.



- The following lighting is prohibited: obtrusive flood lighting, mercury vapor or high-pressure sodium lights, metal halide lights, and clear glass or exposed bulb (non-cutoff) fixtures.
- Pathway lighting is permitted. These types of lights may be attached to the home, along walkways near the ground level, or incorporated into fences. Solar powered lighting is strongly encouraged.
- Woonerfs will be lighted with the LED Cree Edge Series Pedestrian Pathway lighting or equivalent. Streets will be lighted with the LED KIM Archetype light fixtures or equivalent.

**(p) Signage**

- No signs shall be erected on residential properties except to identify the owner and address of the property.
- Typical "For Sale" signs shall be allowed during the sale of a lot.
- Signage integrated with landscaping may be placed at the main entrances and parks to identify the neighborhood.

**6.3 Landscape**

The proper use of plant materials adds to a sense of permanence and consistency for a neighborhood while also connecting the built and natural environments. Landscape plans submitted with Form B should outline hardscape elements, fencing, and planting areas with species and quantities listed. Each Owner will be required to meet minimum landscape specifications related to two general categories: boulevard plantings and yard plantings.



### **(a) Street / Woonerf Boulevard Plantings**



- Individual Lot Owners shall be responsible for landscaping the boulevard area directly adjacent to their property at the time of occupancy and for the maintenance of the boulevard area thereafter.
- To enhance a public street boulevard where present, 1 tree (minimum 2½-inch diameter caliper) shall be planted per 50 feet in the boulevard area. Grass or an approved xeriscape plan must also be installed in the boulevard area directly adjacent to the subject property.
- To enhance a woonerf boulevard where present, 1 tree (minimum 2 ½-inch diameter caliper) shall be planted where utility conflicts do not exist as well as provide a composed planting bed that includes a minimum of 3 shrubs, perennial plantings and a minimum of 2 boulders. See Appendix D: Woonerf Diagram.
- Maximum height of landscaping in required vehicle vision triangles is 30-inches.
- It is the responsibility of the Owner to contact the appropriate utility companies before digging.

### **(b) Yard Plantings**

- All properties are required to landscape yards. Yards facing a street must be sod (fescue blend sod is strongly encouraged). Yards facing open space or side yards may be seeded.
- Native, drought tolerant grasses and regional plant materials are encouraged. Lawns should be well maintained, so they thrive and therefore, use fewer resources. Regular fertilizing (see below), aeration, and weekly cutting with a sharp blade are all critical to lawn success. Lawns should be maintained at about 4-inches as keeping lawns slightly long ensures the soil remains shaded, thereby using less water.

- Mulching, composting, efficient irrigation, harvesting water from roofs, sidewalks, driveways and other impervious surfaces are all encouraged.
- “Xeriscaping” or water-conserving, drought-tolerant landscaping is encouraged. A proposal for a Xeriscape landscape plan must be prepared by a landscape professional. United States Environmental Protection Agency (US EPA) has guidelines available at: <http://www.epa.gov/>.



- **Yards facing a street:**

At least 1 tree (minimum 2½-inch caliper) and 2 appropriately sized planting beds are required for yards facing a public street. Corner lots are considered to have 2 separate yards and therefore require a total of 2 trees (minimum 2½-inch caliper) and 2 appropriately sized planting beds



- **Yards Facing a Woonerf:**

At least 1 tree and 1 appropriately sized planting bed are required for yards facing a woonerf.

- **Yards Facing Open Spaces:**

At least 1 tree (minimum 2½-inch diameter caliper) and 2 appropriately sized planting beds are required for any yard facing an open space.

- Planting beds must be composed with the site and the building elevations and shall have a top layer of mulch or earth tone stone (non-white).



- Maximum height of landscaping in required vehicle vision triangles is 30-inches.
- It is the responsibility of the Owner to contact the appropriate utility companies before digging.

**(c) Vegetation & Solar Gain**

- Special consideration should be given to areas of sun exposure and shade for the planting of trees and large shrubs. Landscaping should allow southern exposures necessary for a home's solar gain in the winter, or that of the neighbors.

**(d) Hardscapes**

- Selection of hardscape materials should favor natural materials such as untreated wood, stone, or stamped concrete, while balancing the desire for durability. Pressure treated lumber and railroad ties, although re-used, should be avoided for their toxicity.

**(e) Soil Preparation & Drainage**

- Investment at the soil level provides huge payoff in reduced water and fertilizer use, and plant vigor. Soils should be of the best quality available and improved with imported compost as feasible, especially in lawn areas. In areas where poor soils are unavoidable, homeowners should focus plant selection on species that thrive in such conditions. Runoff from roofs, and hardscapes, and melting snow, should be considered, and should be harvested for landscape use whenever possible.

**(f) Irrigation Systems & Water Use**

- Underground irrigation systems can use water efficiently, but they must be designed, installed and operated correctly. They also require regular maintenance.
- Plants with similar water usage, sun and shade requirements and zones with spray heads, rotors or drip systems should be grouped together.
- Plants should be sufficient in number and density to reduce weed growth. A weed mat also inhibits weed growth. Mulch conserves water and shades soil.
- Landscapes do not require as much water during shoulder seasons (May, June, September and October) as in July and August. Watering should be reduced in

September and October to prepare vegetation for dormancy. Early morning is the best time (4am-9am) to water because watering at night can encourage fungus and disease to grow. Avoid watering between 9am – 7pm.

- Water only when your turf requires it. If you leave distinct footprints when you step on it or the grass does not spring back, it is time to water. Applying one inch of water (including rainfall) each time you water once per week is enough to keep your lawn green throughout the summer.
- Turf grass should be watered using longer run times (15-20 minutes) but less often. This causes the grass roots to grow deeper thereby needing less water and becoming more drought and weed resistant. Frequent watering of turf grass causes the root base to remain shallow causing the grass to brown easily and it will be more susceptible to drought and weeds.
- When watering trees and shrubs it is not necessary to water the leaves or the trunk. Instead, place a sufficient number of emitters evenly around the tree or shrub halfway between the trunk and the outer canopy.

#### **(g) Fertilizing / Pesticides**

- In careful consideration of the lakes and streams, homeowners that border open spaces or parks with surface water (lakes, streams, wetlands) will only be permitted to use non-chemical fertilizers / pesticides in required yard setbacks. Organic fertilizers for lawns are readily available, as are corn based weed suppression substitutes. Non-lawn native and drought tolerant plantings typically require no extra fertilizing at all.

#### **(h) Weed control**

- As further specified in the covenants, noxious weeds pose a serious threat to the environment, and property owners should familiarize themselves with, and control them, on their property. Chemical solutions should be balanced with the threat level of the individual species and the possibility for non-chemical alternative treatments. Under no circumstance should noxious weeds be allowed to flourish or go past the flowering stage and into the seed stage. Weed control is required on both developed and vacant lots and will be enforced in accordance with the Covenants.

#### **(i) Vegetation Removal**

- No landscaping in the right-of-way, parks, open spaces and common areas may be removed without prior permission from the DRP.

### **6.4 Variances from Neighborhood Patterns**

The DRP encourages unique and creative design that respects the spirit and intent of the Declaration and Design Manual. Except as otherwise set forth in Chapter 3, the DRP may, upon application, grant a variance from the Design Manual, based on design merit.

The Board of Directors shall have the power to make the final decision on whether to approve, conditionally approve, or deny a variance, without any liability being incurred or damages being assessed due to any decision of the Board of Directors.

## Chapter **7** : Amendments

Amendments to Design Manual may only be made as set forth in the Declaration.

Any amendments to the Design Manual will be posted on The Lakes at Valley West website.

A submittal shall be processed consistent with the Design Manual in effect 30 days prior to DRP receipt of a complete Form A submittal.

No improvements that were constructed and approved in accordance with the Design Manual shall be required to be changed because such standards are thereafter amended.

### **Amendments & clarifications since initial design manual:**

#### **7.1 FAR (Floor Area Ratio)**

The FAR requirements are a new addition to the revised UDC that went into effect on April 1, 2018. These standards did not exist under the previous UDC that Phases 4, 5 & 6 of The Lakes were reviewed and evaluated under. The Lakes at Valley West is a unique development that incorporates aspects of other zoning districts to attain the quality and features of the neighborhood. The Lakes at Valley West utilize the design guidelines and covenants and restrictions to protect the development and design integrity that maximum FARs provide. The Lakes at Valley West presented this information to City Planning on June 12, 2018 and was granted a minor amendment to waive the FAR requirement for Phases 4, 5 & 6. In a letter dated August 16, 2018 City staff advised that waiving the FAR requirement be applied to all phases (*Sec. 3.C of Appendices A1-A4*).

#### **7.2 Yards**

Updated language regarding yards and porch encroachments now applies to all phases (*Sec. 5.B.2 of Appendices A1-A4*). Additional language regarding porch encroachments into yards has been added.

#### **7.3 Residential Garages**

Clarification: Residential garages are only required to meet two or more of the criteria described to be subordinate to the dwelling (*Sec. 7.A of Appendices A1-A4*).

All amendments are outlined in Appendices A1, A2, A3, and A4 of this document that detail PUD zoning districts. See Appendix G for an approval letter from the City regarding these modifications.

## Chapter **8**: Definitions

The words and terms used in this document shall have their customary dictionary definitions unless otherwise specifically defined within the Declaration or this Design Manual.

## **Exhibit 1**

### **The Lakes at Valley West, Phases 1 & 2 Subdivision Legal Description**

Tract 1 of Certificate of Survey No. 1005B, and Tract 2A of Certificate of Survey No. 1005C, hereinafter known as "The Lakes at Valley West Subdivision – Phase 1 and Phase 2", situated in the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  and NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at the Corner to Sections 4, 5, 8, and 9, Township 2 South, Range 5 East, Principal Meridian, as described on Certified Corner Recordation, Book 2, Page 1572, Document No. 380638, filed at the Gallatin County Clerk and Recorder's Office; thence N.89° 32' 48"E. for 1337.30 feet to the West One-sixteenth Corner between Section 4 and Section 9, being the northwest corner of Tract 1 of Certificate of Survey No. 1005B, the Point of Beginning; thence continuing N.89° 32' 48"E. for 1337.30 feet to the One-quarter Corner between Section 4 and Section 9, being the north corner common to Tract 1 of Certificate of Survey No. 1005B and Tract 2A of Certificate of Survey No. 1005C; thence S.88° 44' 32"E. for 826.90 feet to the north corner common to Tract 2A and Tract 3A of Certificate of Survey No. 1005C, from which the Corner to Sections 3, 4, 9, and 10, as described on Certified Corner Recordation, Book 2, Page 1577, Document No. 380643, filed at the Gallatin County Clerk and Recorder's Office, bears S.88° 44' 32"E., 1816.88 feet distant; thence S.02° 30' 35"W. for 659.22 feet to an angle point between Tract 2A and Tract 3A of Certificate of Survey No. 1005C; thence S.26° 04' 23"W. for 437.25 feet to an angle point between Tract 2A and Tract 3A of Certificate of Survey No. 1005C; thence S.02° 30' 35"W. for 289.84 feet to the south corner common to Tract 2A and Tract 3A of Certificate of Survey No. 1005C, being a point on the north line of SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 9; thence N.89° 11' 53"W. for 650.69 feet to the Center-North One-sixteenth Corner of said Section 9, being the south corner common to Tract 1 of Certificate of Survey No. 1005B and Tract 2A of Certificate of Survey No. 1005C; thence S.89° 56' 46"W. for 1337.16 feet to the Northwest One-sixteenth Corner of said Section 9, being the south corner common to Tract 1 of Certificate of Survey No. 1005B and Tract 2 of Certificate of Survey No. 1581; thence N.02° 27' 30"E. for 1341.86 feet to the West One-sixteenth Corner between Section 4 and Section 9, the Point of Beginning.

The Area of the above described tracts of land is 64.89 Acres, more or less.



## **Exhibit 2**

### **The Lakes at Valley West, Phase 3 Subdivision Legal Description**

Phase 3 of The Lakes at Valley West, being a portion of Lot R2 of The Lakes at Valley West – Phase 1 & Phase 2, Plat J-572; situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at the Corner to Sections 4, 5, 8, and 9, Township 2 South, Range 5 East, Principal Meridian, as described on Certified Corner Recordation, Book 2, Page 1572, Document No. 380638, filed at the Gallatin County Clerk and Recorder's Office; thence N.88° 04' 19"E. for 1337.30 feet to the West One-sixteenth Corner between Section 4 and Section 9; thence S.00° 59' 02"W. for 50.06 feet along the east boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9 to a point on the south right-of-way of Durston Road, the Point of Beginning; thence N.88° 04' 19"E. for 873.66 feet along the south right-of-way of Durston Road to the northwest corner of Phase 2 of The Lakes at Valley West; thence S.1°54'25"E., 25.00 feet to an angle point on the west boundary of Phase 2 of The Lakes at Valley West; thence S.19°42'50"W., 388.15 feet to an angle point on the west boundary of Phase 2 of The Lakes at Valley West; thence S.13°17'40"E., 223.76 feet to the southwest corner of Phase 2 of The Lakes at Valley West; thence S.88°04'19"W., 296.79 feet to a point; thence along a curve to the left, having a radius of 280.00 feet, a central angle of 24°45'39", an arc length of 121.00 feet to a point, the chord being N.24°09'14"W., 120.06 feet; thence N.36°32'03"W., 62.13 feet to a point; thence S.50°56'59"W., 90.09 feet to a point; thence S.53°42'03"W., 60.00 feet to a point; thence S.56°35'13"W., 64.64 feet to a point; thence S.63°07'43"W., 86.94 feet to a point; thence S.75°16'23"W., 33.24 feet to a point thence S.84°04'23"W., 52.71 feet to a point; thence N.89°04'37"W., 87.84 feet to a point on the east boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9; thence N.0°59'02"E., 609.00 feet to the Point of Beginning.

The Area of the above described tracts of land is 459,420 Square Feet, or 10.547 Acres, more or less.



### Exhibit 3

#### The Lakes at Valley West, Phase 4 Subdivision Legal Description

**Phase 4 of The Lakes at Valley West**, being a portion of Lot R2A of The Lakes at Valley West – Phase 3, Plat J-598; situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at the Corner to Sections 4, 5, 8, and 9, Township 2 South, Range 5 East, Principal Meridian, as described on Certified Corner Recordation, Book 4, Page 931, Document No. 2566976, filed at the Gallatin County Clerk and Recorder's Office; thence N.88° 04' 19"E., 1337.30 feet to the West One-sixteenth Corner between Section 4 and Section 9; thence S.00° 59' 02"W., 659.06 feet along the east boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9 to the southwest corner of Phase 3 of The Lakes at Valley West, **the Point of Beginning**; thence along the south boundary of Phase 3 of The Lakes at Valley West S.89° 00' 58"E., 82.84 feet; thence continuing along said boundary N.84°34'24"E., 57.69 feet; thence N.75°16'23"E., 33.24 feet; thence N.63°07'43"E., 86.94 feet; thence N.56°35'13"E., 64.64 feet; thence N.53°42'03"E., 60.00 feet; thence N.50°56'59"E., 90.09 feet to an angle point on the south boundary of Phase 3 of The Lakes at Valley West; thence continuing along said boundary S.36°32'03"E., 62.13 feet to a point of curvature; thence along a curve to the right having a radius of 280.00 feet, a central angle of 24°45'39" for an arc length of 121.00 feet to an angle point on the south boundary of Phase 3 of The Lakes at Valley West; thence N.88°04'19"E., 783.80 feet to the southeast corner of Phase 2 of The Lakes at Valley West a common point on the west right-of-way of North Laurel Parkway; thence S.0°58'16"W., 329.51 feet to a point on the west right-of-way of North Laurel Parkway; thence S.88° 28' 17"W., 727.53 feet; thence along a curve to the left having a radius of 20.00 feet, a central angle of 87°29'16" for an arc length of 30.54 feet, a chord bearing of S.44°43'39"W for a length of 27.66 feet; thence S.00°59'02"W., 12.34 feet; thence N.89°00'58"W., 120.00 feet; thence S.0°59'02"W., 31.41 feet; thence N.89°00'58"W., 60.00 feet; thence N.0°59'02"E., 24.00 feet; thence N.89°00'58"W., 364.84 feet to a point on the east boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9; thence N.0°59'02"E., 332.42 feet along the east boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9 to **the Point of Beginning**.

The Area of the above described tracts of land is 461,024 Square Feet, or 10.584 Acres, more or less.

## **Exhibit 4**

### **The Lakes at Valley West, Phase 5 & Phase 6 Subdivision Legal Description**

#### **Phase 5**

The Lakes at Valley West - **Phase 5**, being Lot R2B of The Lakes at Valley West - Phase 4; situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at the Quarter Corner to Sections 4 and 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, as described on Certified Corner Recordation, Book 4, Page 930, Document No. 2566975, filed at the Gallatin County Clerk and Recorder's Office; thence S.0°58'16"W. for 1351.17 feet to the CN 1/16 Corner of said Section 9; thence S.88°28'17"W. for 45.04 feet to the Point of Beginning Phase 5; thence S.88°28'17"W. for 1292.11 feet to the the NW 1/16 Corner of said Section 9, also being the Southwest Corner of The Lakes at Valley West Subdivision; thence N.00°59'02"E. for 350.37 feet to the Southwest Corner of Phase 4 of The Lakes at Valley West Subdivision; thence continuing along the south boundary of Phase 4 of said subdivision for the next eight courses; S.89°00'58"E. for 364.84 feet; thence S.0°59'02"W. for 24.00 feet; thence S.89°00'58"E. for 60.00 feet; thence N.0°59'02"E. for 31.41 feet; thence S.89°00'58"E. for 120.00 feet; thence N.0°59'02"E. for 12.34 feet; thence along a curve to the right having a radius of 20 feet and a central angel of 87°29'15" along said curve for an arc length of 30.54 feet; thence N.88°28'17"E. for 727.53 feet to the west right-of-way line of Laurel Parkway; thence along said right-of-way line S.0°58'16"W. for 365.35 feet to the Point of Beginning Phase 5.

The Area of the above described tracts of land is 456,302 Square Feet, or 10.475 Acres, more or less.

#### **Phase 6**

The Lakes at Valley West - **Phase 6**, being Lot R1 of The Lakes at Valley West - Phase 1 & Phase 2; situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at the Quarter Corner to Sections 4 and 9, Township 2 South, Range 5 East, Principal Meridian, City of Bozeman, Gallatin County, Montana, as described on Certified Corner Recordation, Book 4, Page 930, Document No. 2566975, filed at the Gallatin County Clerk and Recorder's Office; thence S.0°58'16"W. for 1351.17 feet, to the CN 1/16 Corner of said Section 9, thence N.89°19'38"E. for 45.02 feet to the Point of Beginning Phase 6; thence N.0°58'16"E. for 691.60 feet to the Southwest Corner of Phase 1 of The Lakes at Valley West, thence N.89°46'55"E. for 781.15 feet to the Southeast Corner of Phase 1 of The Lakes at Valley West, thence S.24°35'54"W. for 437.25 feet, thence S.1°02'06"W. for 289.84' feet to the north boundary of Lot R1 of Norton East Ranch Subdivision Phase 3A, thence S.89° 19' 38"W. for 605.66 feet to the Point of Beginning Phase 6.

The Area of the above described tracts of land is 452,218 square feet, or 10.381 acres, more or less.

## **Appendix A1**

### **ARTICLE 8 - PUD1 – THE LAKES AT VALLEY WEST PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT Phases 1 & 2**

#### **Sec. 1 - Intent and purpose.**

A. The intent and purpose of the Lakes at Valley West Planned Unit Development (PUD) Residential Zoning District is to set forth certain standards for development within the PUD that vary from the Unified Development Code (UDC) typical residential zoning districts. Other relaxations from the UDC are detailed in the PUD application and are related to subdivision design. This District applies to all lots within The Lakes at Valley West. Future changes to the R-1 zone in UDC do not impact the subject properties.

1. The intent of the Lakes at Valley West residential density district is to provide for a variety of small lots for lower intensity single, two and three household residential development and related uses (including accessory dwelling units) within the city at urban densities in a master planned area and to provide for such community facilities and services as will serve the area's residents while respecting the residential character and quality of the area. It should provide for a variety of housing types to serve the varied needs of households of different size, age and character.

2. In exchange for relaxations, strict design standards have been established in The Lakes at Valley West Design Manual which is administered by The Lakes at Valley West Design Review Panel. Many of these standards are more stringent than the requirements of the UDC.

#### **Sec. 2 - Authorized uses.**

A. Uses are depicted in the table below. Appendix C in the Design Manual designates which lots are allowed which uses. Principal uses are indicated with a "P", conditional uses are indicated with a "C", accessory uses are indicated with an "A" and uses which are not permitted with the district are indicated by a "-". "C" uses require a Conditional Use Permit from the City of Bozeman but must receive approval from The Lakes at Valley West Design Review Panel prior to submitting any applications to the City.

B. Note that additional uses for telecommunication uses are contained in the UDC.

C. The uses listed are deliberately broad and some are given special definitions in the UDC. The intent of this method is to provide general guidance for uses while allowing the unique needs and circumstances of each proposal to be specifically addressed through the review process. Some uses are the subject of special regulations contained in the UDC.

<b>Table of Residential Uses for The Lakes at Valley West PUD</b>	<b>Type of Use</b>
Accessory dwelling units <sup>1</sup>	P (only on specifically designated lots in Appendix C)
Community centers	C
Community residential facilities with eight or fewer	P
Cooperative housing	C
Day care centers	C
Essential services Type I	A
Essential services Type II	P
Essential services Type III	C
Family day care home	P
Fences	A
Greenhouses	A
Group day care home	C
Group living <sup>2</sup>	P
Guesthouses	A
Home-based businesses <sup>3</sup>	A/C
Other buildings and structures typically accessory to	A
Private garages	A
Private or jointly owned recreational facilities	A
Private stormwater control facilities	A
Public and private parks and park improvements	P
Manufactured homes on permanent foundations <sup>4</sup>	P
Single-household dwelling	P
Temporary buildings and yards incidental to	A
Temporary sales and office buildings	A
Three-household dwelling	P (only on specifically designated lots in Appendix C)
Two-household dwelling	P (only on specifically designated lots in Appendix C)
"Limited Two Household/Duplex" <sup>5</sup>	P (only on specifically designated lots in Appendix C)
Townhouses (two or three attached townhomes)	P (only on specifically designated lots in Appendix C)
Tool sheds for storage of domestic supplies	A
Uses approved as part of the Lakes at Valley West	P

Notes:

<sup>1</sup> Only one ADU per designated lot in Appendix C; one separated off-street parking space required for the second unit; occupancy may not exceed two persons or one bedroom; living area limited to 600 SF.

<sup>2</sup> Group living is subject to the requirements of the UDC.

<sup>3</sup> Home-based businesses are subject to the terms and thresholds of the UDC.

<sup>4</sup> Manufactured homes are subject to the standards of the UDC and must adhere to the architectural standards established by The Lakes at Valley West Design Manual.

<sup>5</sup> "Limited Two Household/Duplexes" (similar to attached ADUs) are allowed on designated lots in Appendix C; one separated off-street parking space is required for the second unit; occupancy may not exceed three persons or two bedrooms; living area is limited to one-third of the total square footage of the main residence.

**Sec. 3 - Lot coverage and floor area.**

- A. Maximum lot coverage by principal and accessory buildings shall be:
  - 1. Not more than 50 percent of the lot area
- B. Minimum floor area requirements for each dwelling in all districts shall be that area required by the city's adopted International Building Code.
- C. There are no FAR (floor area ratio) requirements for Phases 1 & 2.

**Sec. 4 - Lot area and width.**

- A. All lots shall have a minimum area as set forth in the table below and are cumulative. These minimums assume a lack of development constraints.

<b>Table of Minimum Lot Areas for The Lakes at Valley West PUD</b>	<b>Minimum Lot Area (SF)</b>
Single-household dwelling	2,500
Two-household dwelling (including "limited two-household/duplex")	3,000
Three-household dwelling	4,000
Lot area <i>per townhouse</i> (including duplex townhomes and triplex townhomes)	2,500 (2,000 for interior unit)
Additional area required for a detached accessory dwelling unit	none
All other uses	5,000

- B. All lots shall have a minimum width as set forth in the table below. These minimums assume a lack of development constraints.

<b>Table of Minimum Lot Widths for The Lakes at Valley West PUD</b>	<b>Minimum Lot Width</b>
Single-household dwelling	25
Two-household dwelling	25
Accessory dwelling unit	none
Dwellings in three-household dwelling configurations	25
Townhouses	25
All other uses	50

**Sec. 5 - Yards.**

A. Minimum yards required are:

1. Any yard facing a street: 15 feet; 20 feet for garage doors
2. Any yard facing a Woonerf: 15 feet; See Appendix C1 for garage door setbacks.
3. Any yard facing open space: 10-20 feet (see Lot Exhibits in Appendix C1)
3. Any side yard: 5-12 feet; or zero feet for interior walls of townhouses (see Lot Exhibits in Appendix C1)

B. Yard Encroachments:

1. Decks and patios must face only side yards and/or open spaces. Decks and patios may not extend more than 40 percent feet into any required side setback.
2. Porches may encroach up to 5 feet into a 15' yard setback facing a street or 15' yard facing a Woonerf only if all four of the following conditions are met:
  - i. The encroaching porch must have a length equal to or greater than on one-half the length of the building façade or 12 feet, whichever is greater. The remaining portion may be occupied by an integrated façade as defined in this Design Manual:
  - ii. The encroaching porch must have a minimum depth of six (6) feet;
  - iii. Second or subsequent stories are not allowed to encroach into the 15-foot street or Woonerf facing yard; and
  - iv. No stairs are permitted beyond the 10-foot setback.

Side Setback	Deck/Patio Encroachment
5'	2'
7'	2'-9"
12'	4'-9"

**Sec. 6 - Building height.**

Maximum building height for each residential district shall be as follows:

Table of Heights for The Lakes at Valley West	Height (in feet)
Less than 3:12	34
3:12 or greater but less than 6:12	38
6:12 or greater but less than 9:12	42
Equal to or greater than 9:12	44

## **Sec. 7 - Residential garages.**

- A. Attached residential garages facing a street shall not obscure the entrance to the dwelling. Attached garages are required to be clearly subordinate to the dwelling. A subordinate garage **has two or more** of the following characteristics:
1. The principal facade of the dwelling is emphasized with architectural features such as, but not limited to, porches, fenestration treatment, architectural details, height, orientation or gables, so that the non-garage portion of the residence is visually dominant;
  2. The facade with the garage vehicle entrance is recessed at least four feet behind the facade of the dwelling containing the main entry; **and/or**
  3. The area of the garage vehicle door comprises 30 percent or less of the total square footage, exclusive of any exposed roof areas, of the principal facade of the dwelling. Principal facade shall include all wall areas parallel to the garage door.
- B. Residential garages facing a woonerf are not required to meet the above criteria.

## **Sec. 8 – Parking**

- A. Parking requirements in terms of the number and size of spaces are the same as the most current version of the UDC.
- B. Where a woonerf serves lots, access to garages and off-street parking shall be off the woonerf. In cases where a woonerf is not adjacent to a lot, accesses to garages are permitted to be off the street.
- C. Driveways are encouraged to be shared wherever possible to minimize street cuts and maximize on-street parking options.
- D. All “required” parking spaces must meet the minimum dimensions established in the UDC.
- E. Parking spaces shall not block sidewalks, woonerfs, driveways, accesses, pedestrian facilities or snow removal/plowing.
- F. The developer will provide parallel parking spaces along the woonerf in several designated locations. Driveways must be located outside of these parking areas.

## **Sec. 9 - Minimum density.**

- A. New residential development shall provide a minimum net density of five dwellings per net acre. A minimum is required to support efficiency in use of land and provision of municipal services, and to advance the purposes and goals of this chapter and the City’s adopted growth policy. Density may be achieved by averaging lot sizes over the entire Lakes at Valley West PUD area. For example, one phase or area may be less than five units per net acre while another may be greater than five units per net acre if as the average is at least five units per net acre.

## **Sec. 10 – Architectural, Additional Site and Landscape Requirements**

- A. The Lakes at Valley West Design Manual includes additional site, architectural and landscape requirements that are all subject to review and approval by The Lakes at Valley West Design Review Panel. Appendix C1 of the Design Manual contains detailed lot exhibits that provide specific information per lot regarding uses, setbacks, etc.



## **Appendix A2**

### **ARTICLE 8 - PUD1 –THE LAKES AT VALLEY WEST PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT PHASE 3**

#### **Sec. 1 - Intent and purpose.**

A. The intent and purpose of the Lakes at Valley West Planned Unit Development (PUD) Phase 3 Residential Zoning District is to set forth certain standards for development within the PUD that vary from the Unified Development Code (UDC) typical residential zoning districts. Other relaxations from the UDC are detailed in the PUD application and are related to subdivision design. This District applies to all lots within The Lakes at Valley West. Future changes to the R-1 zone in UDC do not impact the subject properties.

1. The intent of the Lakes at Valley West residential density district is to provide for a variety of small lots for lower intensity single, two household residential development and related uses (including accessory dwelling units) within the city at urban densities in a master planned area and to provide for such community facilities and services as will serve the area's residents while respecting the residential character and quality of the area. It should provide for a variety of housing types to serve the varied needs of households of different size, age and character.

2. In exchange for relaxations, strict design standards have been established in The Lakes at Valley West Design Manual which is administered by The Lakes at Valley West Design Review Panel. Many of these standards are more stringent than the requirements of the UDC.

#### **Sec. 2 - Authorized uses.**

A. Uses are depicted in the table below. Appendix C in the Design Manual designates which lots are allowed which uses. Principal uses are indicated with a "P", conditional uses are indicated with a "C", accessory uses are indicated with an "A" and uses which are not permitted with the district are indicated by a "-". "C" uses require a Conditional Use Permit from the City of Bozeman but must receive approval from The Lakes at Valley West Design Review Panel prior to submitting any applications to the City.

B. Note that additional uses for telecommunication uses are contained in the UDC.

C. The uses listed are deliberately broad and some are given special definitions in the UDC. The intent of this method is to provide general guidance for uses while allowing the unique needs and circumstances of each proposal to be specifically addressed through the review process. Some uses are the subject of special regulations contained in the UDC.

<b>Table of Residential Uses for The Lakes at Valley West PUD- Phase 3</b>	<b>Type of Use</b>
Accessory dwelling units <sup>1</sup>	P (only on specifically designated lots in Appendix C)
Community centers	C
Community residential facilities with eight or fewer	P
Cooperative housing	C
Day care centers	C
Essential services Type I	A
Essential services Type II	P
Essential services Type III	C
Family day care home	P
Fences	A
Greenhouses	A
Group day care home	C
Group living <sup>2</sup>	P
Guesthouses	A
Home-based businesses <sup>3</sup>	A/C
Other buildings and structures typically accessory to	A
Private garages	A
Private or jointly owned recreational facilities	A
Private stormwater control facilities	A
Public and private parks and park improvements	P
Manufactured homes on permanent foundations <sup>4</sup>	P
Single-household dwelling	P
Temporary buildings and yards incidental to	A
Temporary sales and office buildings	A
Two-household dwelling	P (only on specifically designated lots in Appendix C)
"Limited Two Household/Duplex" <sup>5</sup>	P (only on specifically designated lots in Appendix C)
Townhouses (two or three attached townhomes)	P (only on specifically designated lots in Appendix C)
Tool sheds for storage of domestic supplies	A
Uses approved as part of the Lakes at Valley West	P

Notes:

<sup>1</sup> Only one ADU per designated lot in Appendix C; one separated off-street parking space required for the second unit; occupancy may not exceed two persons or one bedroom; living area limited to 600 SF.

<sup>2</sup> Group living is subject to the requirements of the UDC.

<sup>3</sup> Home-based businesses are subject to the terms and thresholds of the UDC.

<sup>4</sup> Manufactured homes are subject to the standards of the UDC and must adhere to the architectural standards established by The Lakes at Valley West Design Manual.

<sup>5</sup> "Limited Two Household/Duplexes" (similar to attached ADUs) are allowed on designated lots in Appendix C; one separated off-street parking space is required for the second unit; occupancy may not exceed three persons or two bedrooms; living area is limited to one-third of the total square footage of the main residence.

**Sec. 3 - Lot coverage and floor area.**

- A. Maximum lot coverage by principal and accessory buildings shall be:
  - 1. Not more than 50 percent of the lot area
- B. Minimum floor area requirements for each dwelling in all districts shall be that area required by the city's adopted International Building Code.
- C. There are no FAR (floor area ratio) requirements for Phase 3.

**Sec. 4 - Lot area and width.**

- A. All lots shall have a minimum area as set forth in the table below and are cumulative. These minimums assume a lack of development constraints.

Table of Minimum Lot Areas for The Lakes at Valley West PUD	Minimum Lot Area (SF)
Single-household dwelling	2,500
Two-household dwelling (including "limited two-household/duplex")	3,000
Lot area <i>per townhouse</i> (including duplex townhomes and triplex townhomes)	2,400 (2,000 for interior unit)
Additional area required for a detached accessory dwelling unit	none
All other uses	5,000

- B. All lots shall have a minimum width as set forth in the table below. These minimums assume a lack of development constraints.

Table of Minimum Lot Widths for The Lakes at Valley West PUD	Minimum Lot Width
Single-household dwelling	25
Two-household dwelling	25
Accessory dwelling unit	none
Dwellings in three-household dwelling configurations	25
Townhouses	25
All other uses	50

**Sec. 5 - Yards.**

- A. Minimum yards required are:
  - 1. Any yard facing a street: 15 feet; 20 feet for garage doors
  - 2. Any yard facing a Woonerf: 15 feet; See Appendix C2 for garage door setbacks.
  - 3. Any yard facing open space: 5-20 feet (see Lot Exhibits in Appendix C2)

3. Any side yard: 5-12 feet; or zero feet for interior walls of townhouses (see Lot Exhibits in Appendix C2)

**B. Yard Encroachments:**

1. Side yards and/or Open Space yards.

- a. Decks and patios must face only side yards and/or open spaces. Decks and patios may not extend more than 40 percent feet into any required side setback.

Setback	Deck/Patio Encroachment
5'	2'
7'	2'-9"
10'	4'
12'	4'-9"

- b. For Lots 1-6; 25-28; and 58-61 only, first and second floor porches fronting Durston Road may encroach up to 5 feet into a 10' open space setback only if the covered deck exceeds 1/3 in length of the building.

2. Porches may encroach up to 5 feet into a 15' yard setback facing a street or 15' yard facing a Woonerf only if all four of the following conditions are met:

- v. The encroaching porch must have a length equal to or greater than on one-half the length of the building façade or 12 feet, whichever is greater. The remaining portion may be occupied by an integrated façade as defined in this Design Manual:
- vi. The encroaching porch must have a minimum depth of six (6) feet;
- vii. Second or subsequent stories are not allowed to encroach into the 15-foot street or Woonerf facing yard; and
- viii. No stairs are permitted beyond the 10-foot setback.

**Sec. 6 - Building height.**

Maximum building height for each residential district shall be as follows:

Table of Heights for The Lakes at Valley West	Height (in feet)
Less than 3:12	34
3:12 or greater but less than 6:12	38
6:12 or greater but less than 9:12	42
Equal to or greater than 9:12	44

## **Sec. 7 - Residential garages.**

- A. Attached residential garages facing a street shall not obscure the entrance to the dwelling. Attached garages are required to be clearly subordinate to the dwelling. A subordinate garage **has two or more** of the following characteristics:
  - 1. The principal facade of the dwelling is emphasized by using architectural features such as, but not limited to, porches, fenestration treatment, architectural details, height, orientation or gables, so that the non-garage portion of the residence is visually dominant;
  - 2. The facade with the garage vehicle entrance is recessed at least four feet behind the facade of the dwelling containing the main entry; **and/or**
  - 3. The area of the garage vehicle door comprises 30 percent or less of the total square footage, exclusive of any exposed roof areas, of the principal facade of the dwelling. Principal facade shall include all wall areas parallel to the garage door.
- B. Residential garages facing a woonerf are not required to meet the above criteria.

## **Sec. 8 – Parking**

- A. Street-accessed and woonerf-accessed driveways shall be of concrete, or built of brick or concrete pavers approved in advance by the DRP. Woonerf-accessed driveways may also be paved with asphalt, when approved, as an extension of the paved alley.
- B. Parking requirements in terms of the number and size of spaces are the same as the most current version of the UDC.
- C. Where a woonerf serves lots, access to garages and off-street parking shall be off the woonerf. In cases where a woonerf is not adjacent to a lot, accesses to garages are permitted to be off street.
- D. Driveways are encouraged to be shared wherever possible to minimize street cuts and maximize on-street parking options.
- E. All “required” parking spaces must meet the minimum dimensions established in the UDC.
- F. Parking spaces shall not block sidewalks, woonerfs, driveways, accesses, pedestrian facilities or snow removal/plowing.
- G. The developer will provide parking spaces along the woonerf in several designated locations. Driveways must be located outside of these parking areas.

## **Sec. 9 - Minimum density.**

- A. New residential development shall provide a minimum net density of five dwellings per net acre. A minimum is required to support efficiency in use of land and provision of municipal services, and to advance the purposes and goals of this chapter and the City’s adopted growth policy. Density may be achieved by averaging lot sizes over the

entire Lakes at Valley West PUD area. For example, one phase or area may be less than five units per net acre while another may be greater than five units per net acre as long as the average is at least five units per net acre.

## **Sec. 10 – Architectural, Additional Site and Landscape Requirements**

- A. The Lakes at Valley West Design Manual includes additional site, architectural and landscape requirements that are all subject to review and approval by The Lakes at Valley West Design Review Panel. Appendix C2 of the Design Manual contains detailed lot exhibits that provide specific information per lot regarding uses, setbacks, etc.

## **Appendix A3**

### **ARTICLE 8 - PUD1 –THE LAKES AT VALLEY WEST PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT PHASE 4**

#### **Sec. 1 - Intent and purpose.**

A. The intent and purpose of the Lakes at Valley West Planned Unit Development (PUD) Phase 4 Residential Zoning District is to set forth certain standards for development within the PUD that vary from the Unified Development Code (UDC) typical residential zoning districts. Other relaxations from the UDC are detailed in the PUD application and are related to subdivision design. This District applies to all lots within The Lakes at Valley West. Future changes to the R-1 zone in UDC do not impact the subject properties.

1. The intent of the Lakes at Valley West residential density district is to provide for a variety of small lots for lower intensity single, two household residential development and related uses (including accessory dwelling units) within the city at urban densities in a master planned area and to provide for such community facilities and services as will serve the area's residents while respecting the residential character and quality of the area. It should provide for a variety of housing types to serve the varied needs of households of different size, age and character.

2. In exchange for relaxations, strict design standards have been established in The Lakes at Valley West Design Manual which is administered by The Lakes at Valley West Design Review Panel. Many of these standards are more stringent than the requirements of the UDC.

#### **Sec. 2 - Authorized uses.**

A. Uses are depicted in the table below. Appendix C in the Design Manual designates which lots are allowed which uses. Principal uses are indicated with a "P," conditional uses are indicated with a "C," accessory uses are indicated with an "A" and uses which are not permitted with the district are indicated by a "-." "C" uses require a Conditional Use Permit from the City of Bozeman but must receive approval from The Lakes at Valley West Design Review Panel prior to submitting any applications to the City.

B. Note that additional uses for telecommunication uses are contained in the UDC.

C. The uses listed are deliberately broad and some are given special definitions in the UDC. The intent of this method is to provide general guidance for uses while allowing the unique needs and circumstances of each proposal to be specifically addressed through the review process. Some uses are the subject of special regulations contained in the UDC.



<b>Table of Residential Uses for The Lakes at Valley West PUD- Phase 4</b>	<b>Type of Use</b>
Accessory dwelling units <sup>1</sup>	P (only on specifically designated lots in Appendix C)
Community centers	C
Community residential facilities with eight or fewer	P
Cooperative housing	C
Day care centers	C
Essential services Type I	A
Essential services Type II	P
Essential services Type III	C
Family day care home	P
Fences	A
Greenhouses	A
Group day care home	C
Group living <sup>2</sup>	P
Guesthouses	A
Home-based businesses <sup>3</sup>	A/C
Other buildings and structures typically accessory to	A
Private garages	A
Private or jointly owned recreational facilities	A
Private stormwater control facilities	A
Public and private parks and park improvements	P
Manufactured homes on permanent foundations <sup>4</sup>	P
Single-household dwelling	P
Temporary buildings and yards incidental to	A
Temporary sales and office buildings	A
Two-household dwelling	P (only on specifically designated lots in Appendix C)
"Limited Two Household/Duplex" <sup>5</sup>	P (only on specifically designated lots in Appendix C)
Townhouses (two or three attached townhomes)	P (only on specifically designated lots in Appendix C)
Tool sheds for storage of domestic supplies	A
Uses approved as part of the Lakes at Valley West	P

Notes:

<sup>1</sup> Only one ADU per designated lot in Appendix C; one separated off-street parking space required for the second unit; occupancy may not exceed two persons or one bedroom; living area limited to 600 SF.

<sup>2</sup> Group living is subject to the requirements of the UDC.

<sup>3</sup> Home-based businesses are subject to the terms and thresholds of the UDC.

<sup>4</sup> Manufactured homes are subject to the standards of the UDC and must adhere to the architectural standards established by The Lakes at Valley West Design Manual.

<sup>5</sup> "Limited Two Household/Duplexes" (similar to attached ADUs) are allowed on designated lots in Appendix C; one separated off-street parking space is required for the second unit; occupancy may not exceed three persons or two bedrooms; living area is limited to one-third of the total square footage of the main residence.

**Sec. 3 - Lot coverage and floor area.**

- A. Maximum lot coverage by principal and accessory buildings shall be:
  - 1. Not more than 50 percent of the lot area
- B. Minimum floor area requirements for each dwelling in all districts shall be that area required by the city's adopted International Building Code.
- C. There are no FAR (floor area ratio) requirements for Phase 4.

**Sec. 4 - Lot area and width.**

- A. All lots shall have a minimum area as set forth in the table below and are cumulative. These minimums assume a lack of development constraints.

Table of Minimum Lot Areas for The Lakes at Valley West PUD	Minimum Lot Area (SF)
Single-household dwelling	2,500
Two-household dwelling (including "limited two-household/duplex")	2,250
Lot area <i>per townhouse</i> (including duplex townhomes and triplex townhomes)	2,500 (2,000 for interior unit)
Additional area required for a detached accessory dwelling unit	none
All other uses	5,000

- B. All lots shall have a minimum width as set forth in the table below. These minimums assume a lack of development constraints.

Table of Minimum Lot Widths for The Lakes at Valley West PUD	Minimum Lot Width
Single-household dwelling	25
Two-household dwelling	25
Accessory dwelling unit	none
Dwellings in three-household dwelling configurations	25
Townhouses	25
All other uses	50

**Sec. 5 - Yards.**

- A. Minimum yards required are:
  - 1. Any yard facing a street: 15 feet; 20 feet for garage doors
  - 2. Any yard facing a Woonerf: 15 feet; See Appendix C2 for garage door setbacks.
  - 3. Any yard facing open space: 5-20 feet (see Lot Exhibits in Appendix C2)

3. Any side yard: 5-12 feet; or zero feet for interior walls of townhouses (see Lot Exhibits in Appendix C2)

B. Yard Encroachments:

1. Side yards and/or Open Space yards.

- c. Decks and patios must face only side yards and/or open spaces. Decks and patios may not extend more than 40 percent feet into any required side setback.

Setback	Deck/Patio Encroachment
5'	2'
7'	2'-9"
10'	4'
12'	4'-9"

2. Porches may encroach up to 5 feet into a 15' yard setback facing a street or 15' yard facing a Woonerf only if all four of the following conditions are met:

- i. The encroaching porch must have a length equal to or greater than one-half the length of the building façade or 12 feet, whichever is greater. The remaining portion may be occupied by an integrated façade as defined in this Design Manual:
  - ii. The encroaching porch must have a minimum depth of six (6) feet;
  - iii. Second or subsequent stories are not allowed to encroach into the 15-foot street or Woonerf facing yard; and
  - iv. No stairs are permitted beyond the 10-foot setback.

**Sec. 6 - Building height.**

Maximum building height for each residential district shall be as follows:

Table of Heights for The Lakes at Valley West	Height (in feet)
Less than 3:12	34
3:12 or greater but less than 6:12	38
6:12 or greater but less than 9:12	42
Equal to or greater than 9:12	44

**Sec. 7 - Residential garages.**

- A. Attached residential garages facing a street shall not obscure the entrance to the dwelling. Attached garages are required to be clearly subordinate to the dwelling. A subordinate garage **has two or more** of the following characteristics:

1. The principal facade of the dwelling is emphasized by using architectural features such as, but not limited to, porches, fenestration treatment, architectural details, height, orientation or gables, so that the non-garage portion of the residence is visually dominant;
  2. The facade with the garage vehicle entrance is recessed at least four feet behind the facade of the dwelling containing the main entry; **and/or**
  3. The area of the garage vehicle door comprises 30 percent or less of the total square footage, exclusive of any exposed roof areas, of the principal facade of the dwelling. Principal facade shall include all wall areas parallel to the garage door.
- B. Residential garages facing a woonerf are not required to meet the above criteria.

### **Sec. 8 – Parking**

- H. Street-accessed and woonerf-accessed driveways shall be of concrete, or built of brick or concrete pavers approved in advance by the DRP. Woonerf-accessed driveways may also be paved with asphalt, when approved, as an extension of the paved alley.
- I. Parking requirements in terms of the number and size of spaces are the same as the most current version of the UDC.
- J. Where a woonerf serves lots, access to garages and off-street parking shall be off the woonerf. In cases where a woonerf is not adjacent to a lot, accesses to garages are permitted to be off the street.
- K. Driveways are encouraged to be shared wherever possible to minimize street cuts and maximize on-street parking options.
- L. All “required” parking spaces must meet the minimum dimensions established in the UDC.
- M. Parking spaces shall not block sidewalks, woonerfs, driveways, accesses, pedestrian facilities or snow removal/plowing.
- N. The developer will provide parking spaces along the woonerf in several designated locations. Driveways must be located outside of these parking areas.

### **Sec. 9 - Minimum density.**

- A. New residential development shall provide a minimum net density of five dwellings per net acre. A minimum is required to support efficiency in use of land and provision of municipal services, and to advance the purposes and goals of this chapter and the City’s adopted growth policy. Density may be achieved by averaging lot sizes over the entire Lakes at Valley West PUD area. For example, one phase or area may be less than five units per net acre while another may be greater than five units per net acre as long as the average is at least five units per net acre.

### **Sec. 10 – Architectural, Additional Site and Landscape Requirements**

B. The Lakes at Valley West Design Manual includes additional site, architectural and landscape requirements that are all subject to review and approval by The Lakes at Valley West Design Review Panel. Appendix C3 of the Design Manual contains detailed lot exhibits that provide specific information per lot regarding uses, setbacks, etc.

## **Appendix A4**

### **ARTICLE 8 - PUD1 –THE LAKES AT VALLEY WEST PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT PHASE 5 & 6**

#### **Sec. 1 - Intent and purpose.**

A. The intent and purpose of the Lakes at Valley West Planned Unit Development (PUD) Phase 5 & 6 Residential Zoning District is to set forth certain standards for development within the PUD that vary from the Unified Development Code (UDC) typical residential zoning districts. Other relaxations from the UDC are detailed in the PUD application and are related to subdivision design. This District applies to all lots within The Lakes at Valley West. Future changes to the R-1 zone in UDC do not impact the subject properties.

1. The intent of the Lakes at Valley West residential density district is to provide for a variety of small lots for lower intensity single, two household residential development and related uses (including accessory dwelling units) within the city at urban densities in a master planned area and to provide for such community facilities and services as will serve the area's residents while respecting the residential character and quality of the area. It should provide for a variety of housing types to serve the varied needs of households of different size, age and character.

2. In exchange for relaxations, strict design standards have been established in The Lakes at Valley West Design Manual which is administered by The Lakes at Valley West Design Review Panel. Many of these standards are more stringent than the requirements of the UDC.

#### **Sec. 2 - Authorized uses.**

A. Uses are depicted in the table below. Appendix C in the Design Manual designates which lots are allowed which uses. Principal uses are indicated with a "P," conditional uses are indicated with a "C," accessory uses are indicated with an "A" and uses which are not permitted with the district are indicated by a "-." "C" uses require a Conditional Use Permit from the City of Bozeman but must receive approval from The Lakes at Valley West Design Review Panel prior to submitting any applications to the City.

B. Note that additional uses for telecommunication uses are contained in the UDC.

C. The uses listed are deliberately broad and some are given special definitions in the UDC. The intent of this method is to provide general guidance for uses while allowing the unique needs and circumstances of each proposal to be specifically addressed through the review process. Some uses are the subject of special regulations contained in the UDC.

<b>Table of Residential Uses for The Lakes at Valley West PUD- Phase 5 &amp; 6</b>	<b>Type of Use</b>
Accessory dwelling units <sup>1</sup>	P (only on specifically designated lots in Appendix C)
Community centers	C
Community residential facilities with eight or fewer	P
Cooperative housing	C
Day care centers	C
Essential services Type I	A
Essential services Type II	P
Essential services Type III	C
Family day care home	P
Fences	A
Greenhouses	A
Group day care home	C
Group living <sup>2</sup>	P
Guesthouses	A
Home-based businesses <sup>3</sup>	A/C
Other buildings and structures typically accessory to	A
Private garages	A
Private or jointly owned recreational facilities	A
Private stormwater control facilities	A
Public and private parks and park improvements	P
Manufactured homes on permanent foundations <sup>4</sup>	P
Single-household dwelling	P
Temporary buildings and yards incidental to	A
Temporary sales and office buildings	A
Two-household dwelling	P (only on specifically designated lots in Appendix C)
"Limited Two Household/Duplex" <sup>5</sup>	P (only on specifically designated lots in Appendix C)
Townhouses (two or three attached townhomes)	P (only on specifically designated lots in Appendix C)
Tool sheds for storage of domestic supplies	A
Uses approved as part of the Lakes at Valley West	P

Notes:

<sup>1</sup> Only one ADU per designated lot in Appendix C; one separated off-street parking space required for the second unit; occupancy may not exceed two persons or one bedroom; living area limited to 600 SF.

<sup>2</sup> Group living is subject to the requirements of the UDC.

<sup>3</sup> Home-based businesses are subject to the terms and thresholds of the UDC.

<sup>4</sup> Manufactured homes are subject to the standards of the UDC and must adhere to the architectural standards established by The Lakes at Valley West Design Manual.

<sup>5</sup> "Limited Two Household/Duplexes" (similar to attached ADUs) are allowed on designated lots in Appendix C; one separated off-street parking space is required for the second unit; occupancy may not exceed three persons or two bedrooms; living area is limited to one-third of the total square footage of the main residence.

**Sec. 3 - Lot coverage and floor area.**

- A. Maximum lot coverage by principal and accessory buildings shall be:
  - 1. Not more than 50 percent of the lot area
- B. Minimum floor area requirements for each dwelling in all districts shall be that area required by the city's adopted International Building Code.
- C. There are no FAR (floor area ratio) requirements for Phases 5 & 6.

**Sec. 4 - Lot area and width.**

- A. All lots shall have a minimum area as set forth in the table below and are cumulative. These minimums assume a lack of development constraints.

Table of Minimum Lot Areas for The Lakes at Valley West PUD	Minimum Lot Area (SF)
Single-household dwelling	2,500
Two-household dwelling (including "limited two-household/duplex")	2,250
Lot area <i>per townhouse</i> (including duplex townhomes and triplex townhomes)	2,500 (2,000 for interior unit)
Additional area required for a detached accessory dwelling unit	none
All other uses	5,000

- B. All lots shall have a minimum width as set forth in the table below. These minimums assume a lack of development constraints.

Table of Minimum Lot Widths for The Lakes at Valley West PUD	Minimum Lot Width
Single-household dwelling	25
Two-household dwelling	25
Accessory dwelling unit	none
Dwellings in three-household dwelling configurations	25
Townhouses	25
All other uses	50

**Sec. 5 - Yards.**

- A. Minimum yards required are:
  - 1. Any yard facing a street: 15 feet; 20 feet for garage doors
  - 2. Any yard facing a Woonerf: 15 feet; See Appendix C2 for garage door setbacks.



3. Any yard facing open space: 5-20 feet (see Lot Exhibits in Appendix C2)
4. Any side yard: 5-12 feet; or zero feet for interior walls of townhouses (see Lot Exhibits in Appendix C2)

**B. Yard Encroachments:**

1. Side yards and/or Open Space yards.

- a. Decks and patios must face only side yards and/or open spaces. Decks and patios may not extend more than 40 percent feet into any required side setback.

Setback	Deck/Patio Encroachment
5'	2'
7'	2'-9"
10'	4'
12'	4'-9"

- b. Phase 5 Lots 25-28 and 58-61; and Phase 6 Lots 1-8, first and second floor porches fronting parkland may encroach up to 5 feet into a 10' open space setback only if the covered deck exceeds 1/3 in length of the building.

2. Porches may encroach up to 5 feet into a 15' yard setback facing a street or 15' yard facing a Woonerf only if all four of the following conditions are met:

- i. The encroaching porch must have a length equal to or greater than one-half the length of the building façade or 12 feet, whichever is greater. The remaining portion may be occupied by an integrated façade as defined in this Design Manual:
- ii. The encroaching porch must have a minimum depth of six (6) feet;
- iii. Second or subsequent stories are not allowed to encroach into the 15-foot street or Woonerf facing yard; and
- iv. No stairs are permitted beyond the 10-foot setback.

**Sec. 6 - Building height.**

Maximum building height for each residential district shall be as follows:

Table of Heights for The Lakes at Valley West	Height (in feet)
Less than 3:12	34
3:12 or greater but less than 6:12	38
6:12 or greater but less than 9:12	42

**Sec. 7 - Residential garages.**

- A. Attached residential garages facing a street shall not obscure the entrance to the dwelling. Attached garages are required to be clearly subordinate to the dwelling. A subordinate garage **has two or more** of the following characteristics:
1. The principal facade of the dwelling is emphasized by using architectural features such as, but not limited to, porches, fenestration treatment, architectural details, height, orientation or gables, so that the non-garage portion of the residence is visually dominant;
  2. The facade with the garage vehicle entrance is recessed at least four feet behind the facade of the dwelling containing the main entry; **and/or**
  3. The area of the garage vehicle door comprises 30 percent or less of the total square footage, exclusive of any exposed roof areas, of the principal facade of the dwelling. Principal facade shall include all wall areas parallel to the garage door.
- B. Residential garages facing a woonerf are not required to meet the above criteria.

**Sec. 8 – Parking**

- O. Street-accessed and woonerf-accessed driveways shall be of concrete, or built of brick or concrete pavers approved in advance by the DRP. Woonerf-accessed driveways may also be paved with asphalt, when approved, as an extension of the paved alley.
- P. Parking requirements in terms of the number and size of spaces are the same as the most current version of the UDC.
- Q. Where a woonerf serves lots, access to garages and off-street parking shall be off the woonerf. In cases where a woonerf is not adjacent to a lot, accesses to garages are permitted to be off the street.
- R. Driveways are encouraged to be shared wherever possible to minimize street cuts and maximize on-street parking options.
- S. All “required” parking spaces must meet the minimum dimensions established in the UDC.
- T. Parking spaces shall not block sidewalks, woonerfs, driveways, accesses, pedestrian facilities or snow removal/plowing.
- U. The developer will provide parking spaces along the woonerf in several designated locations. Driveways must be located outside of these parking areas.

**Sec. 9 - Minimum density.**

- A. New residential development shall provide a minimum net density of five dwellings per net acre. A minimum is required to support efficiency in use of land and provision of municipal services, and to advance the purposes and goals of this chapter and the City's adopted growth policy. Density may be achieved by averaging lot sizes over the entire Lakes at Valley West PUD area. For example, one phase or area may be less than five units per net acre while another may be greater than five units per net acre as long as the average is at least five units per net acre.

**Sec. 10 – Architectural, Additional Site and Landscape Requirements**

- C. The Lakes at Valley West Design Manual includes additional site, architectural and landscape requirements that are all subject to review and approval by The Lakes at Valley West Design Review Panel. Appendix C3 of the Design Manual contains detailed lot exhibits that provide specific information per lot regarding uses, setbacks, etc.



**Sketch Design Review Application**

**Property Information:**

Street Address: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_

**Owner Information:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

**Architect Information:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

**Builder Information:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

**Landscape Designer Information:**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

**Information:**

1. Are any variances from The Lakes at Valley West Design Manual being requested under this application?

- Yes
- No

If yes, please describe the variance:

---

---

---

---

---

---

2. Items submitted (please check):

- Review Fee
- Site Plan
- Floor Plans
- Roof Plan
- Elevations
- Landscape Plan
- Digital copy (PDF) of all of the above

**Acknowledgement Statement:**

The Lot Owner acknowledges that he/she has received, read and will abide by the Design Manual for The Lakes at Valley West.

As stated in the both the Covenants and Design Manual, violations will be remedied by The Lakes at Valley West Homeowners' Association whereupon the Lot Owner will be responsible for the cost of the remedy.

I (We) \_\_\_\_\_ am/are the owner(s) of record of Lot \_\_\_\_, Block \_\_\_\_, Phase \_\_\_\_\_ of The Lakes at Valley West. I/We have read these requirements and understand their implications. Furthermore, I (we) have been given sufficient opportunity to discuss any questions we may have regarding these requirements with a member of The Lakes at Valley West Design Review Panel. My (Our) signature(s) below is/are evidence of my/our intent to comply with these requirements.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## Construction Design Review Application

### Property Information:

Street Address: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_

### Owner Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

### Architect Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

### Builder Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

### Landscape Designer Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_



**Information:**

1. Are any variances from the The Lakes at Valley West Design Manual being requested under this application?

- Yes
- No

If yes, please describe the variance:

---

---

---

---

---

---

---

2. Items submitted (please check):

- Site/Grading Plan
- Floor Plans
- Roof Plan
- Elevations & Sections
- Samples & Cut Sheets
- Rendered Elevation
- Landscape Plan
- Digital copy (PDF) of all of the above

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Changes Application**

**Property Information:**

Street Address: \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_

**Owner Information:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Email: \_\_\_\_\_

**Architect Information:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Email: \_\_\_\_\_

**Builder Information:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Email: \_\_\_\_\_

**Landscape Designer Information:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Email: \_\_\_\_\_

**Information:**

1. Has the requested change or modification already been constructed?

- Yes
- No

If yes, please explain:

---

---

---

---

---

---

2. Change Description and reason for change:

(Attach specific drawings of proposed change)

---

---

---

---

---

---

---

3. Items submitted (please check):

- Review Fee
- Plans/Elevation
- Details/ Samples
- Digital copy (PDF) of all of the above

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## Inspection Application

### Property Information:

Street Address: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_

### Owner Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

### Architect Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

### Builder Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

### Landscape Designer Information:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Email: \_\_\_\_\_

**Certification:**

I do hereby certify that the contracted structure on said lot conforms to the codes and the construction documents as approved by The Lakes at Valley West DRP. All site work, landscaping, cleaning, removal of temporary utilities, and repair of damage to rights-of-way and/or common areas have been implemented.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

***For DRP use only:***

**Date of inspection:** \_\_\_\_\_

- Approved as noted in letter
- Denied as noted in letter

DRP Signature: \_\_\_\_\_

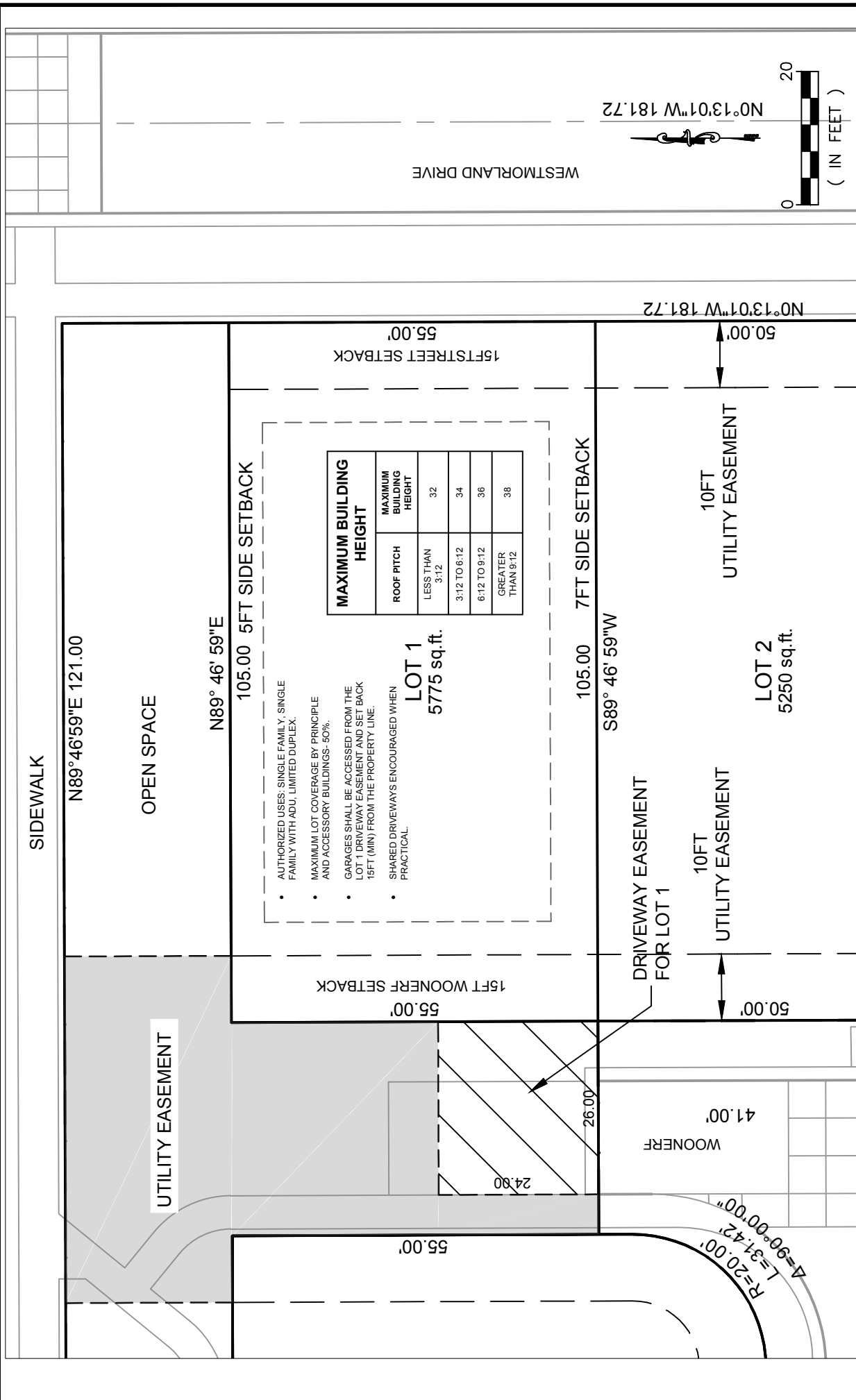
**If denied, subsequent inspection date:** \_\_\_\_\_

- Approved as noted in letter
- Denied as noted in letter

DRP Signature: \_\_\_\_\_

## **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.



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 1**  
5775 sq.ft.

**LOT 2**  
5250 sq.ft.

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

**MORRISON MAIERLE, INC.**  
*An Employee-Owned Company*

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-5702

COPYRIGHT © MORRISONMAIERLE, INC., 2015  
Plotted by cody farley on Aug/19/2015

PROJECT NO.  
5352.002

BOZEMAN

THE LAKES AT VALLEY WEST - PHASE 1

MONTANA

FIGURE NUMBER  
**LOT 1**

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

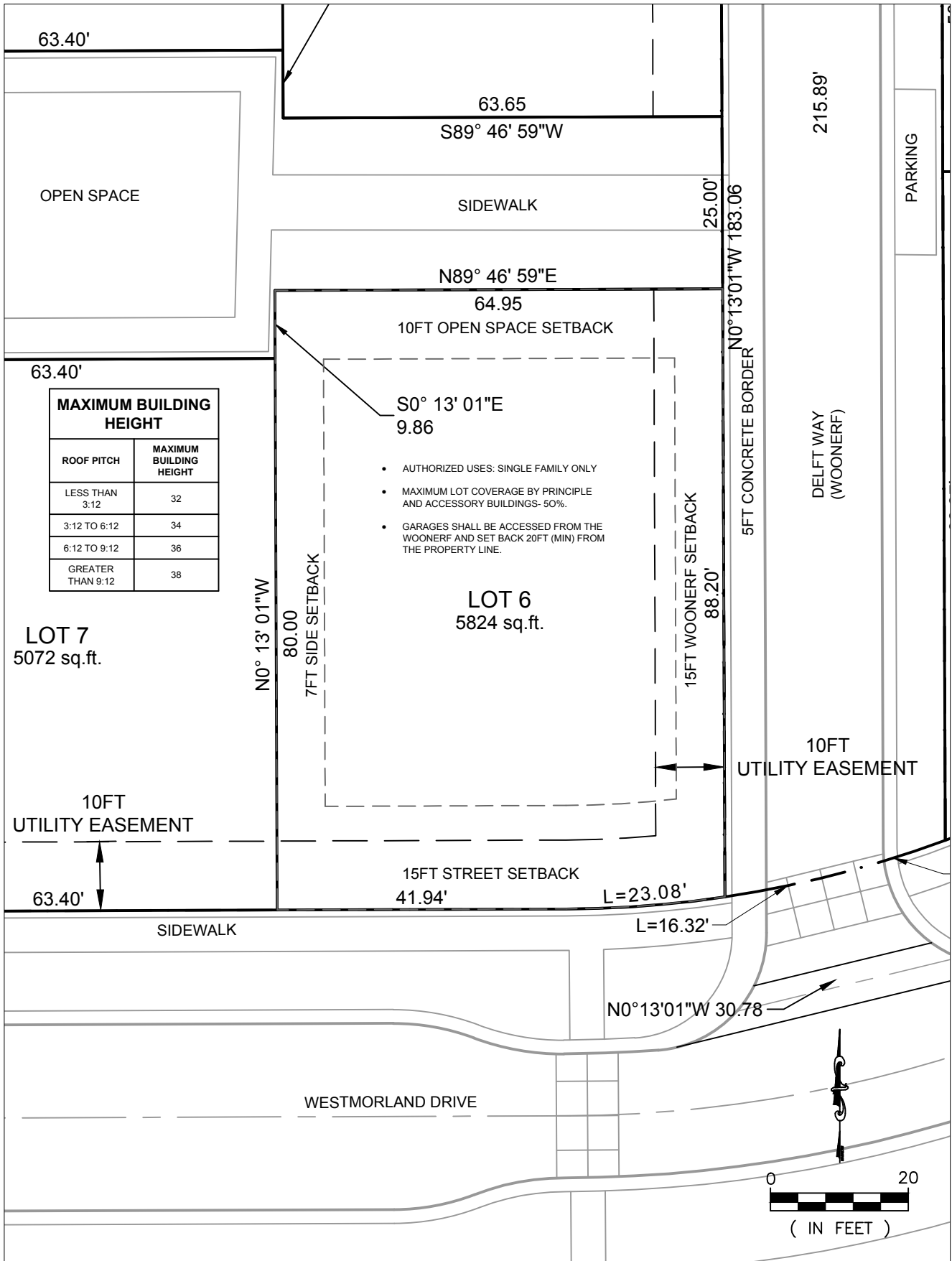












FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

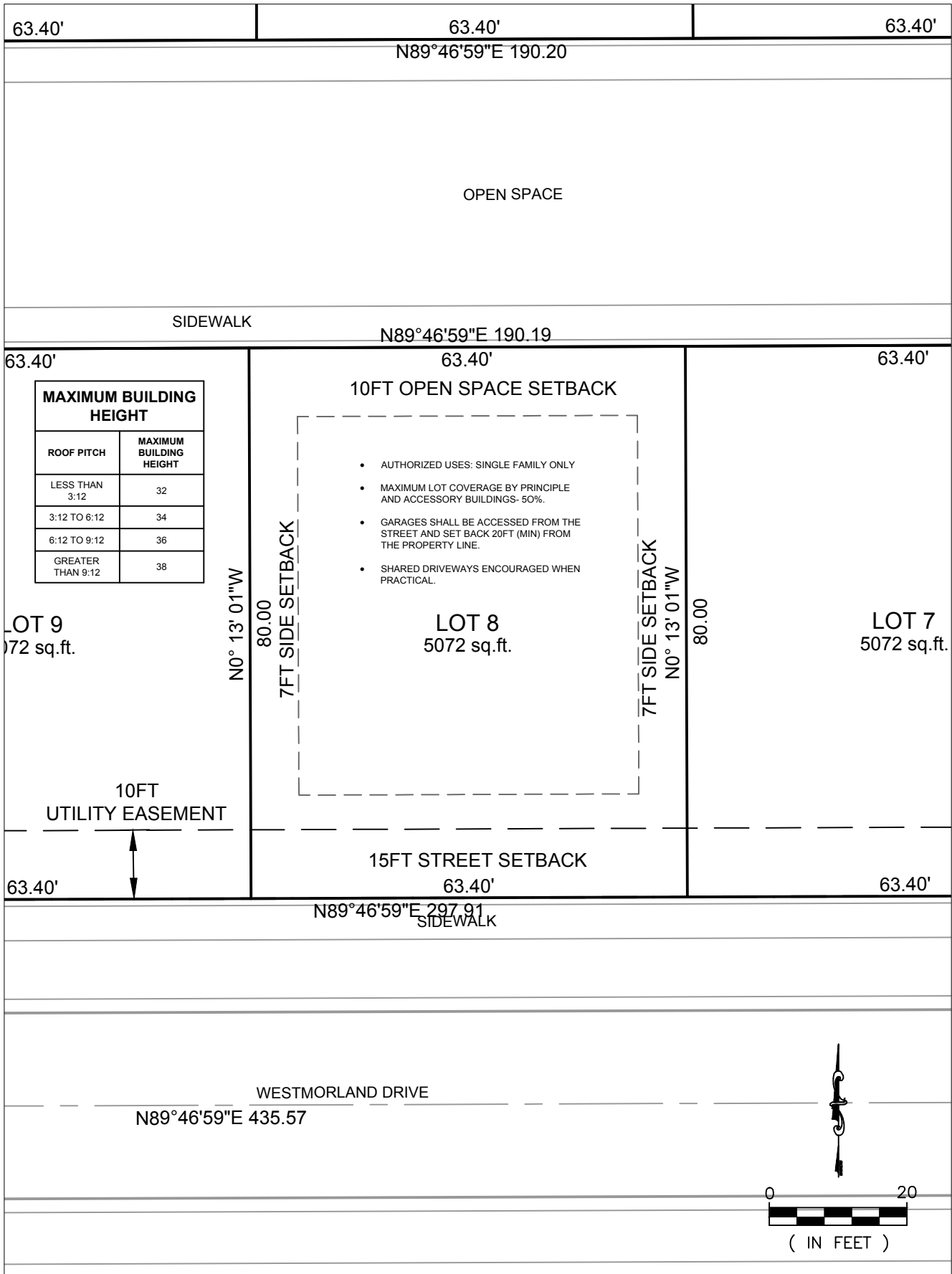
PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER

**LOT 6**





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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

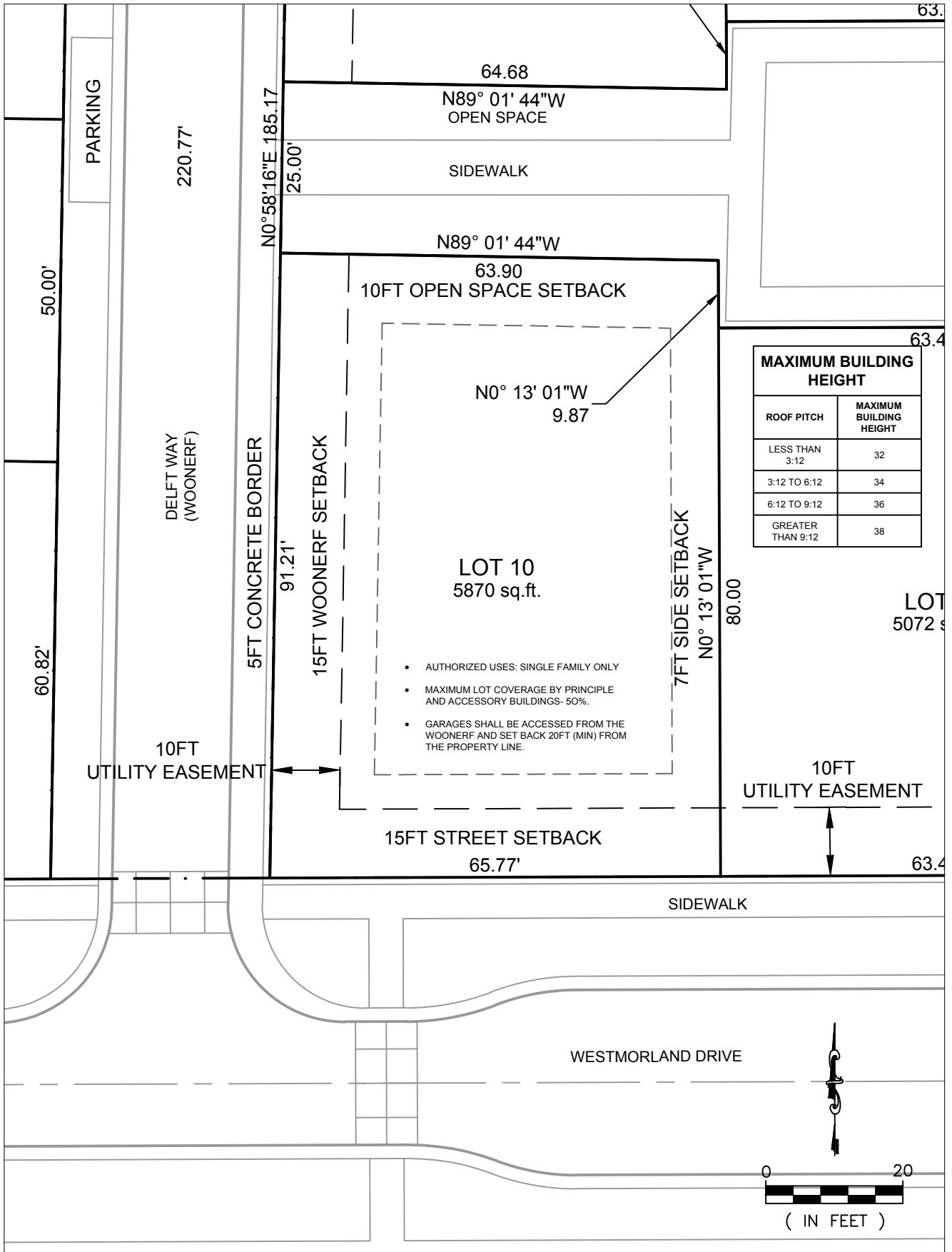
PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER

**LOT 8**





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

**MORRISON MAIERLE, INC.**  
*An Employee-Owned Company*

Engineers 2880 Technology Blvd. W.  
 Surveyors Bozeman MT 59718  
 Scientists  
 Planners Phone: (406) 587-0721  
 Fax: (406) 922-6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2015

DRAWN BY: CPK  
 CHKD. BY: KDJ  
 APPR. BY: KDJ  
 DATE: 07/2015

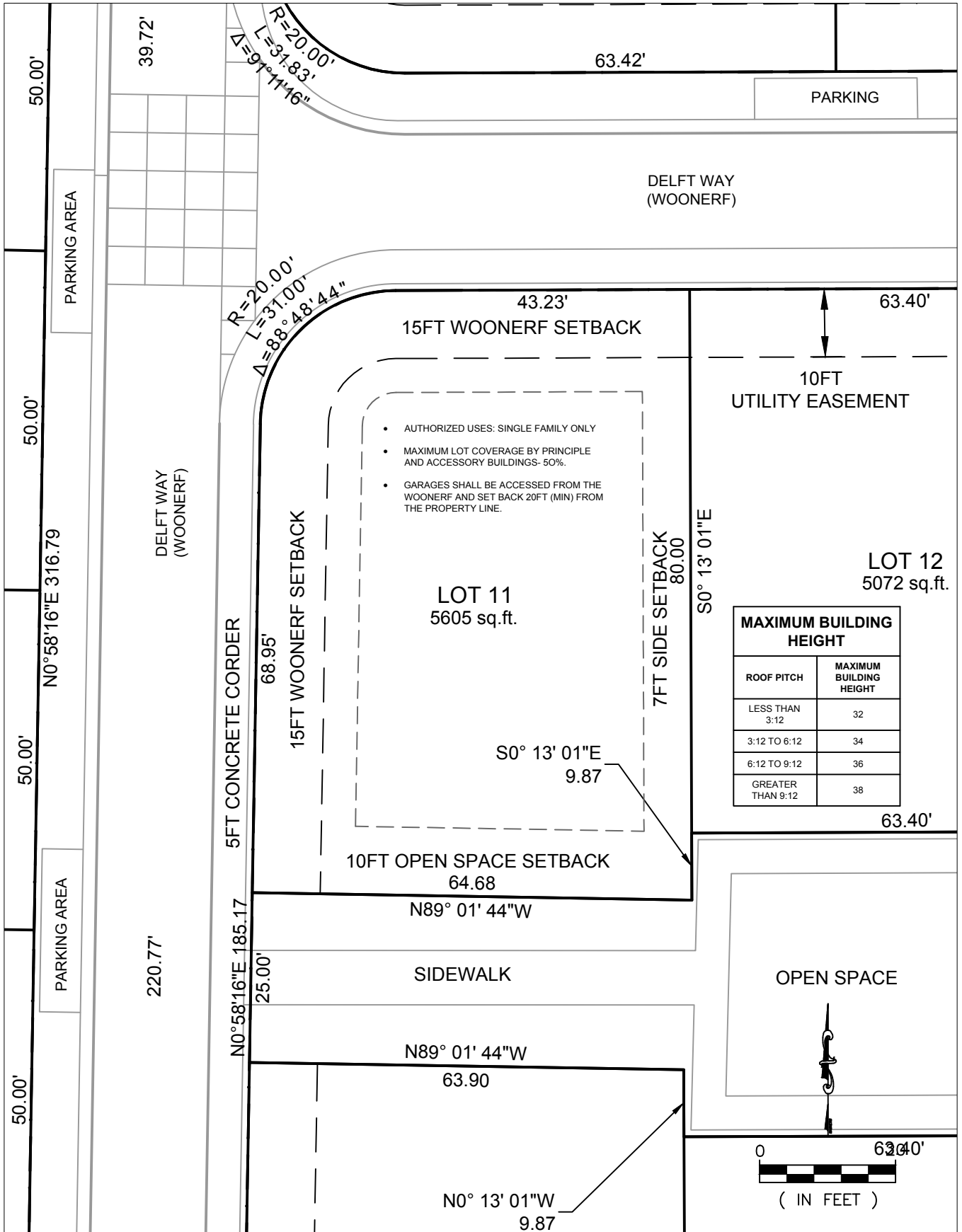
THE LAKES AT VALLEY WEST - PHASE 1  
 BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.  
 5352.002

FIGURE NUMBER  
**LOT 10**





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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

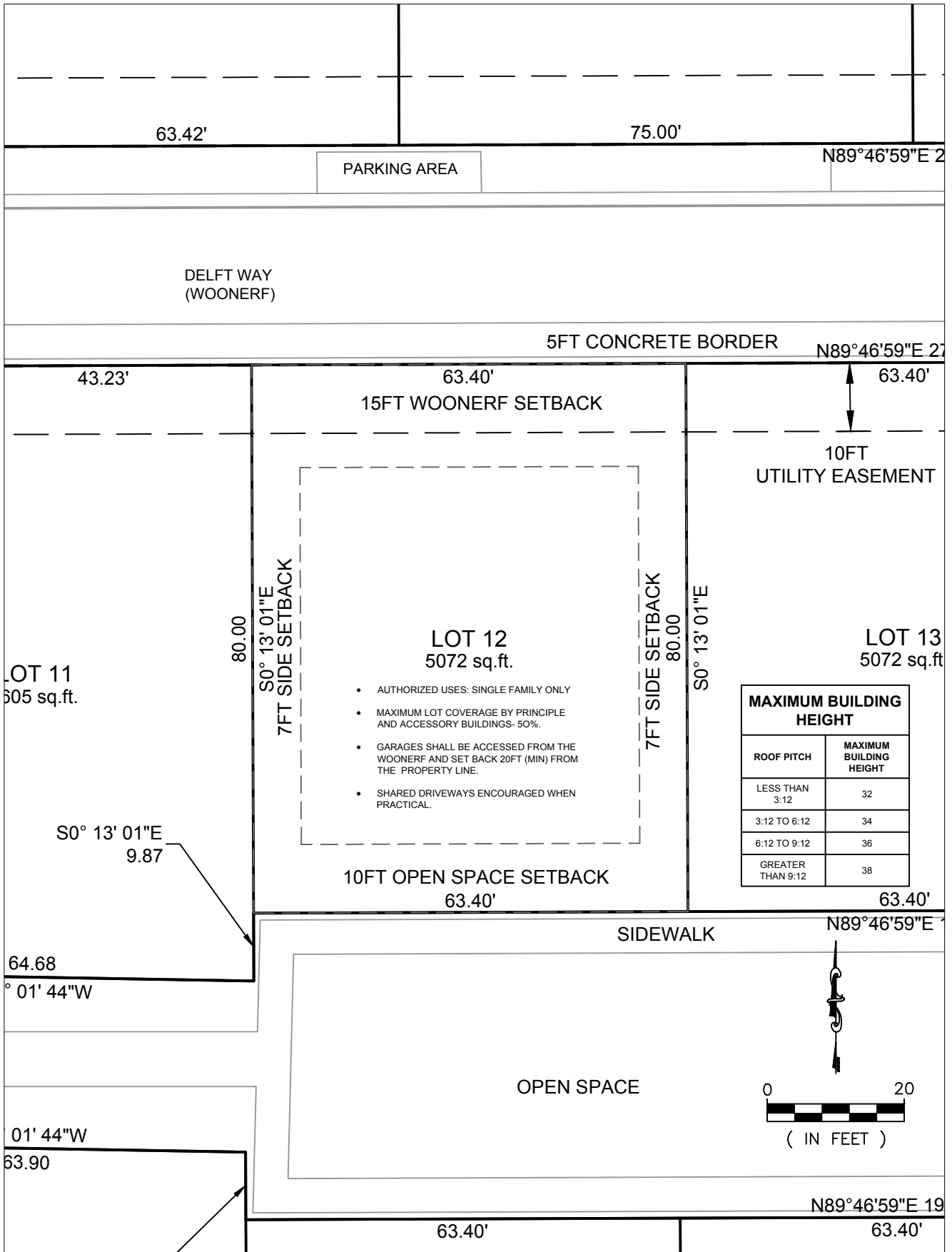
THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER

**LOT 11**



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

**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

COPYRIGHT © MORRISON-MAIERLE, INC. 2015

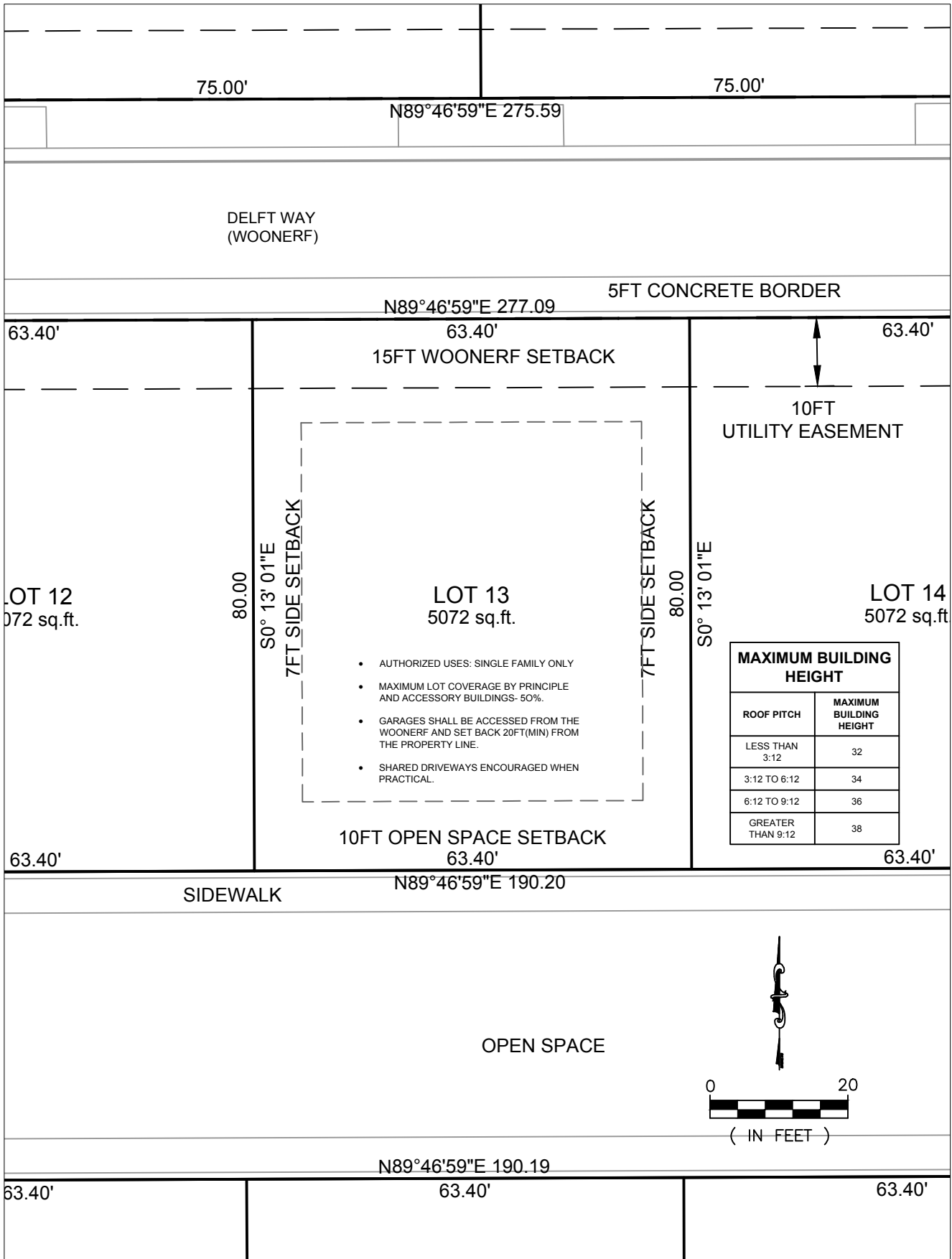
DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

LOT EXHIBIT

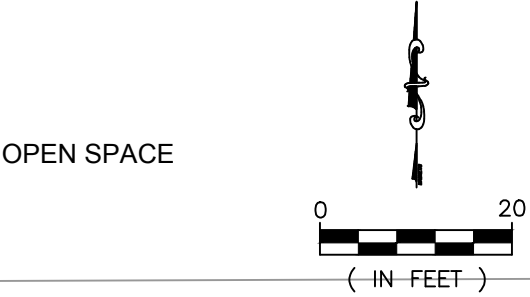
PROJECT NO.  
5352.002

FIGURE NUMBER  
**LOT 12**



- 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



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

**MORRISON MAIERLE, INC.**  
*An Employee-Owned Company*

Engineers 2880 Technology Blvd. W.  
 Surveyors Bozeman MT 59718  
 Scientists  
 Planners Phone: (406) 587-0721  
 Fax: (406) 922-6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2015

DRAWN BY: CPK  
 CHK'D. BY: KDJ  
 APPR. BY: KDJ  
 DATE: 07/2015

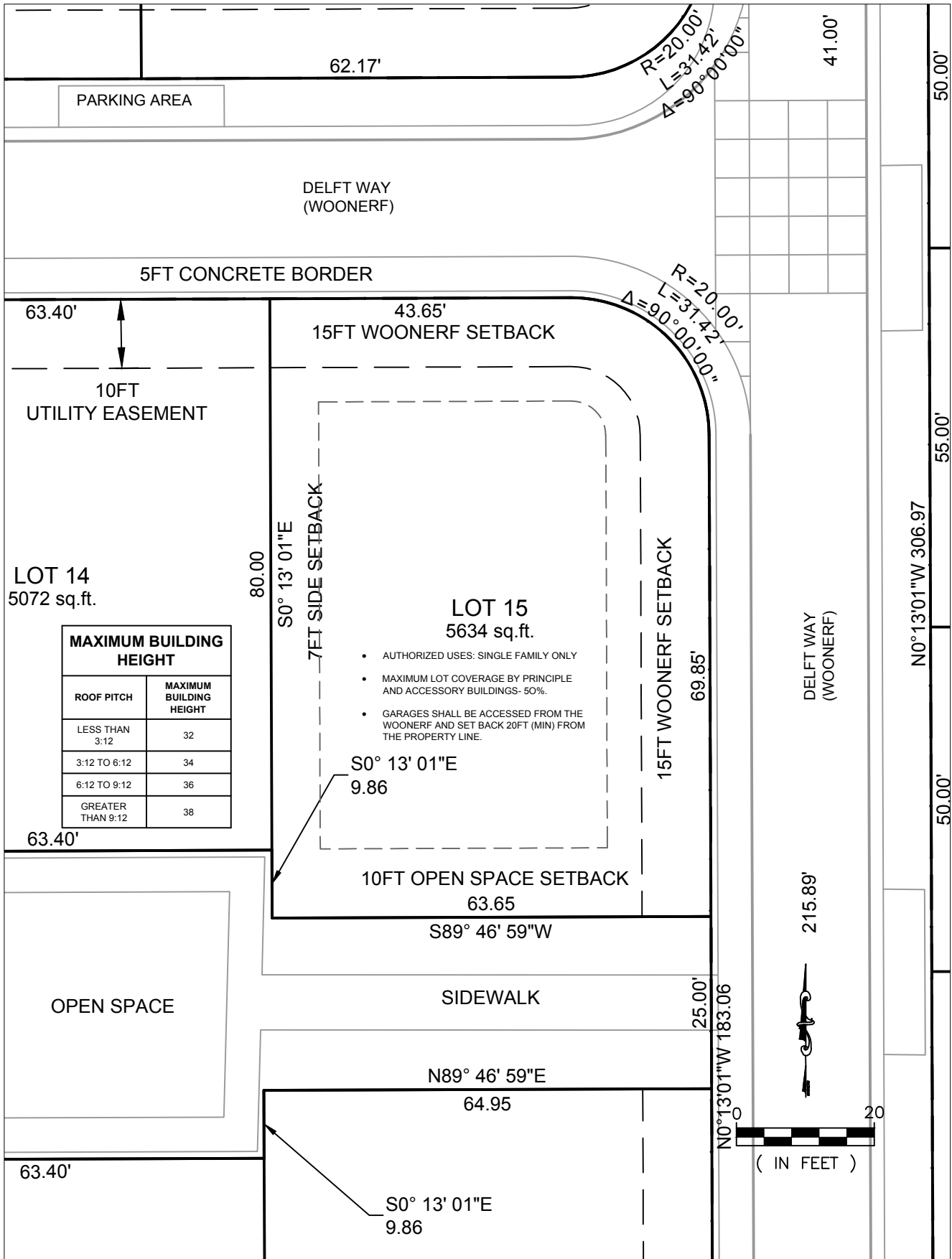
THE LAKES AT VALLEY WEST - PHASE 1  
 BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.  
5352.002

FIGURE NUMBER  
**LOT 13**





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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718

Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHK'D. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

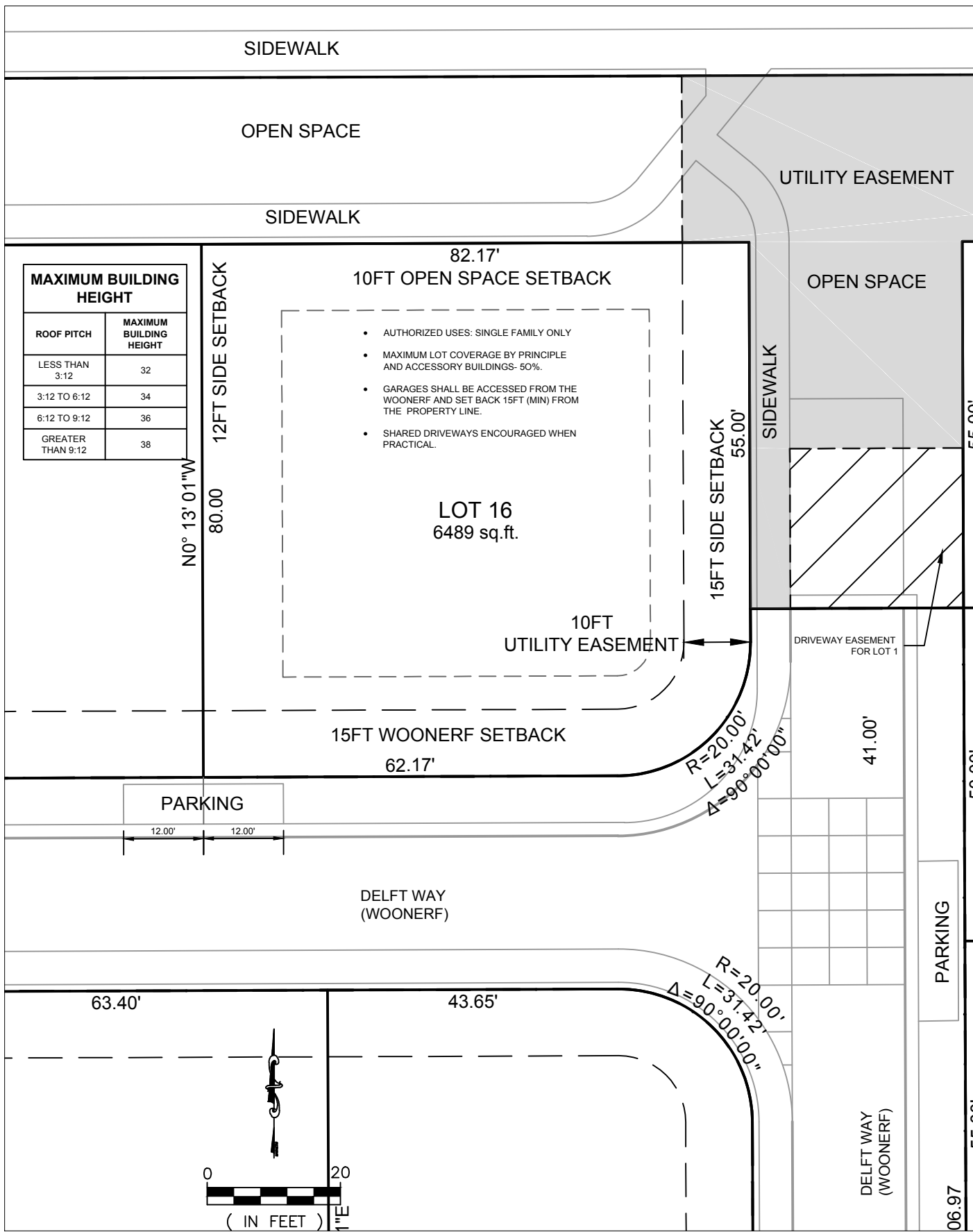
THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

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

82.17'  
10FT OPEN SPACE SETBACK

LOT 16  
6489 sq.ft.

15FT WOONERF SETBACK  
62.17'

DELF T WAY  
(WOONERF)

63.40'      43.65'



- 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.

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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER

**LOT 16**

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

12.00'

12.00'

PARKING AREA

12.00'

12.00'

DELFT WAY  
(WOONERF)

N89°46'59"E 277.09  
63.40'

63.40'



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



Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

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

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



**MORRISON  
MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHK'D. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

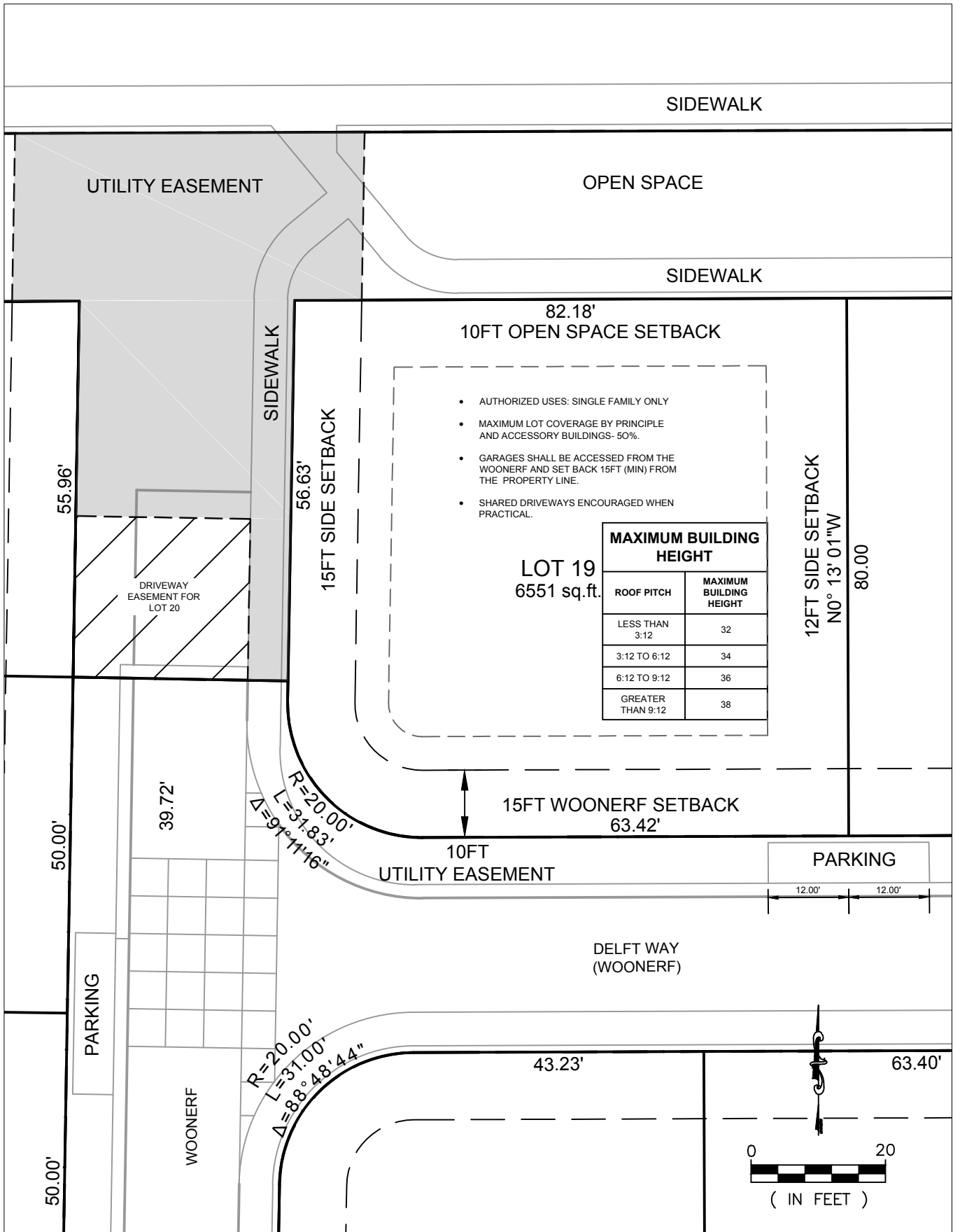
PROJECT NO.  
5352.002

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 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 19**  
6551 sq.ft.

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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

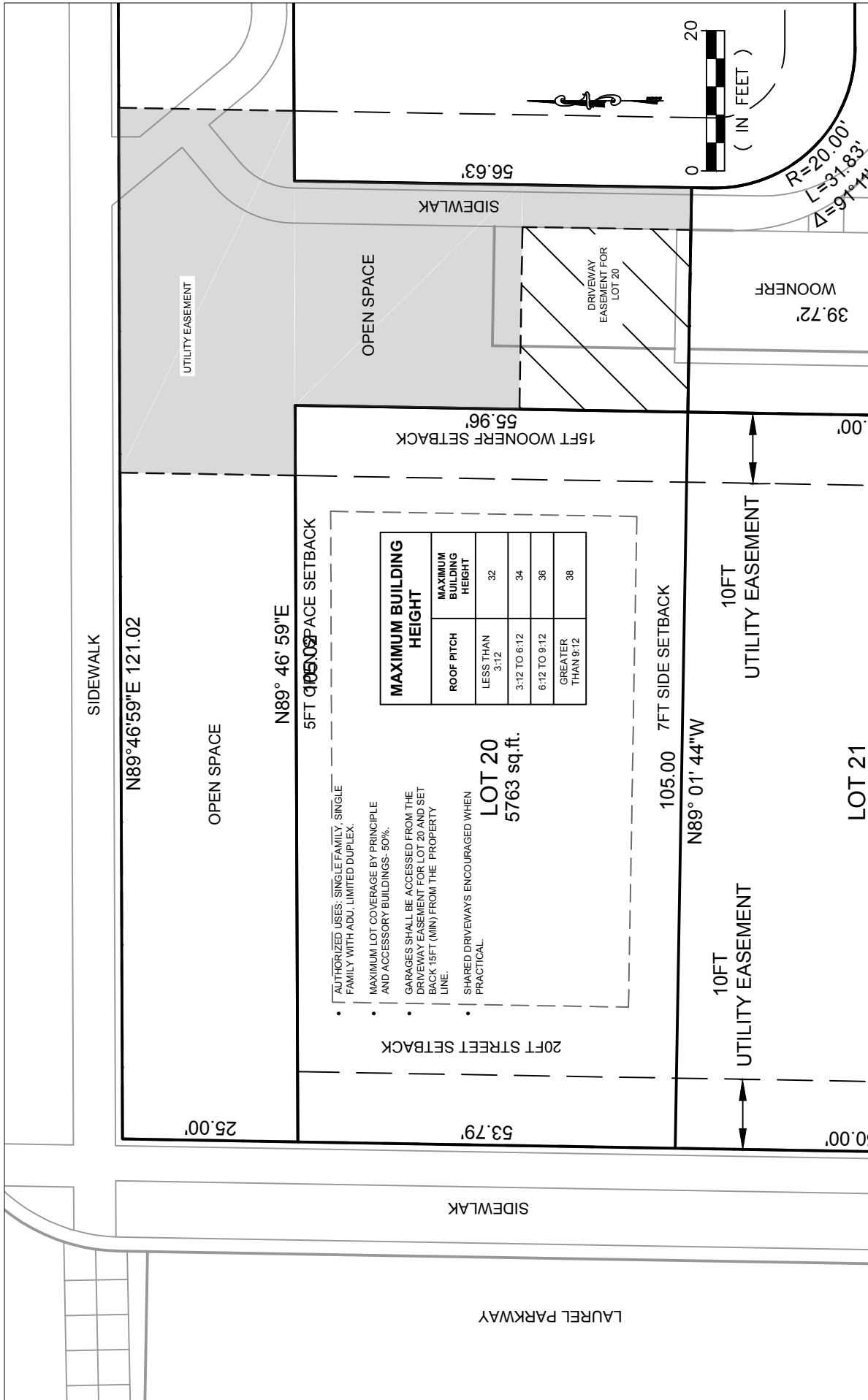
DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER  
**LOT 19**



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

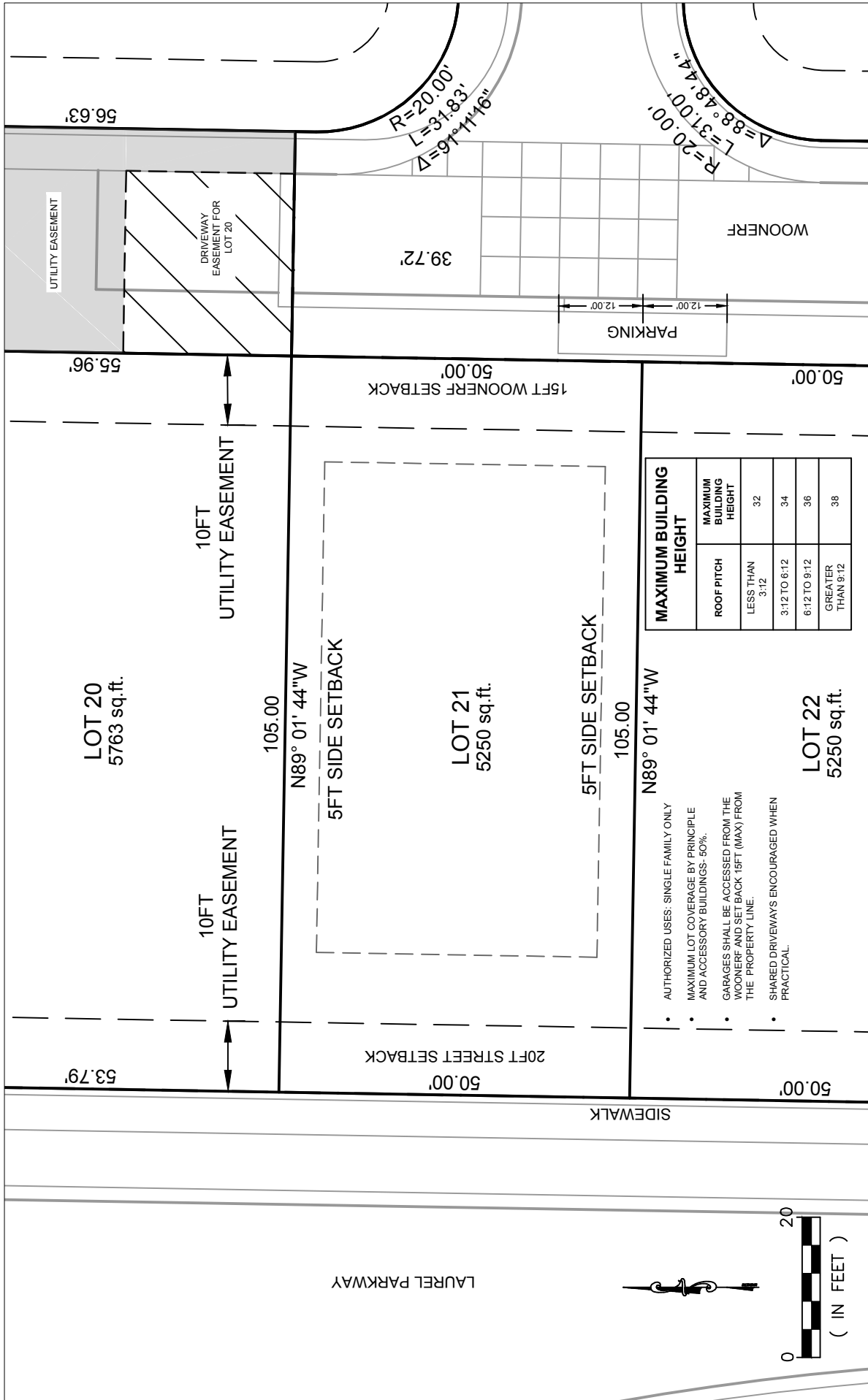
**MORRISON MAIERLE, INC.**  
*An Employee-Owned Company*  
 Engineers  
 Surveyors  
 Scientists  
 Planners  
 2880 Technology Blvd. W.  
 Bozeman MT 59718  
 Phone: (406) 587-0721  
 Fax: (406) 922-5702  
 Copyright © MorrisonMaierle, Inc., 2015  
 Plotted by cody farley on Aug/19/2015

DRAWN BY: CPK  
 CHKD. BY: KDJ  
 APPR. BY: KDJ  
 DATE: 07/2015

BOZEMAN  
 THE LAKES AT VALLEY WEST - PHASE 1

MONTANA  
 PROJECT NO. 5352.002  
 FIGURE NUMBER **LOT 20**

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

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

**MORRISON MAIERLE, INC.**  
*An Employee-Owned Company*

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

Copyright © MorrisonMaierle, Inc., 2015  
Plotted by cody farley on Aug/19/2015

PROJECT NO.  
5352.002

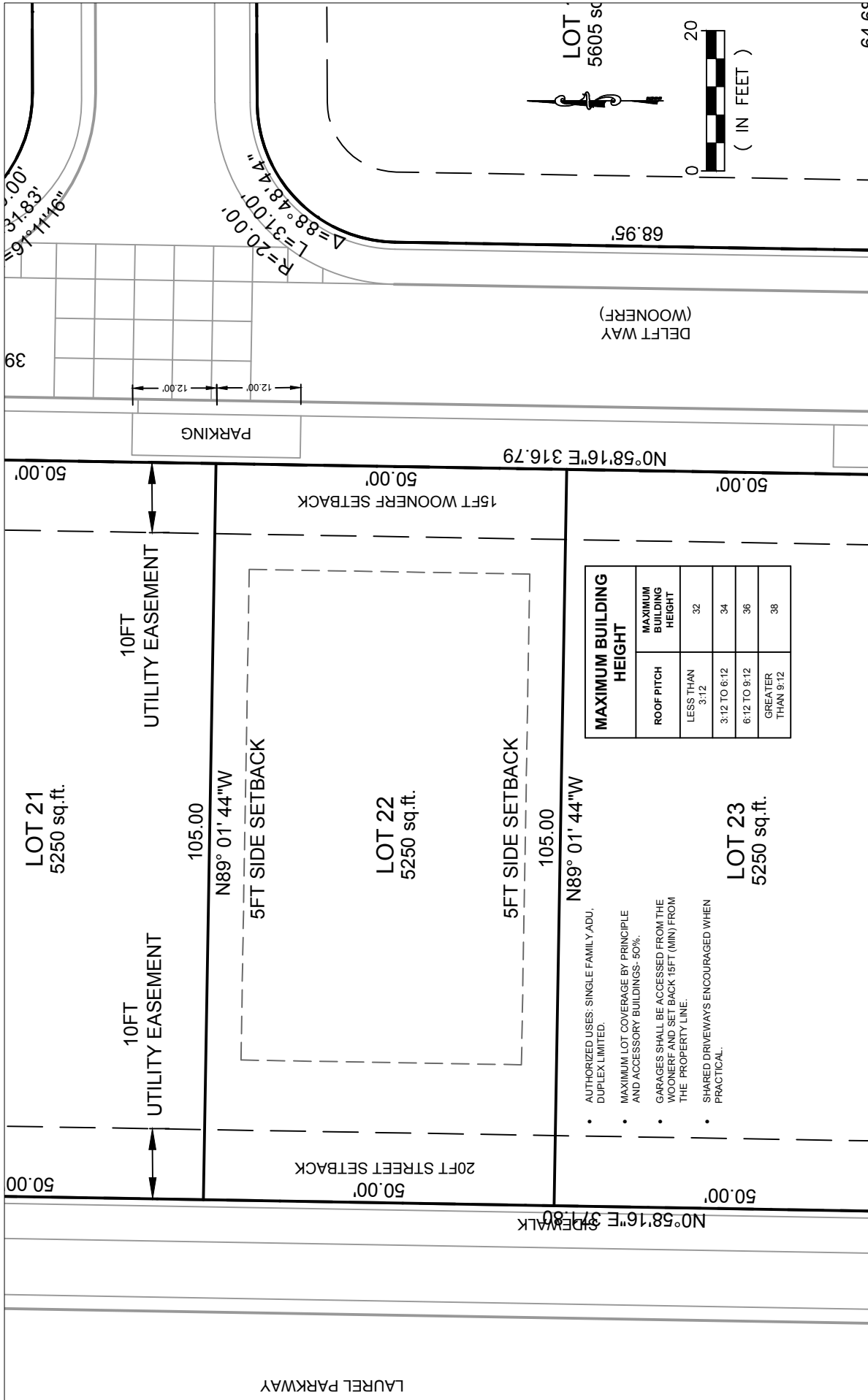
FIGURE NUMBER  
**LOT 21**

THE LAKES AT VALLEY WEST - PHASE 1

BOZEMAN

MONTANA

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, ADU, DUPLEX LIMITED.
- 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.

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



Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1

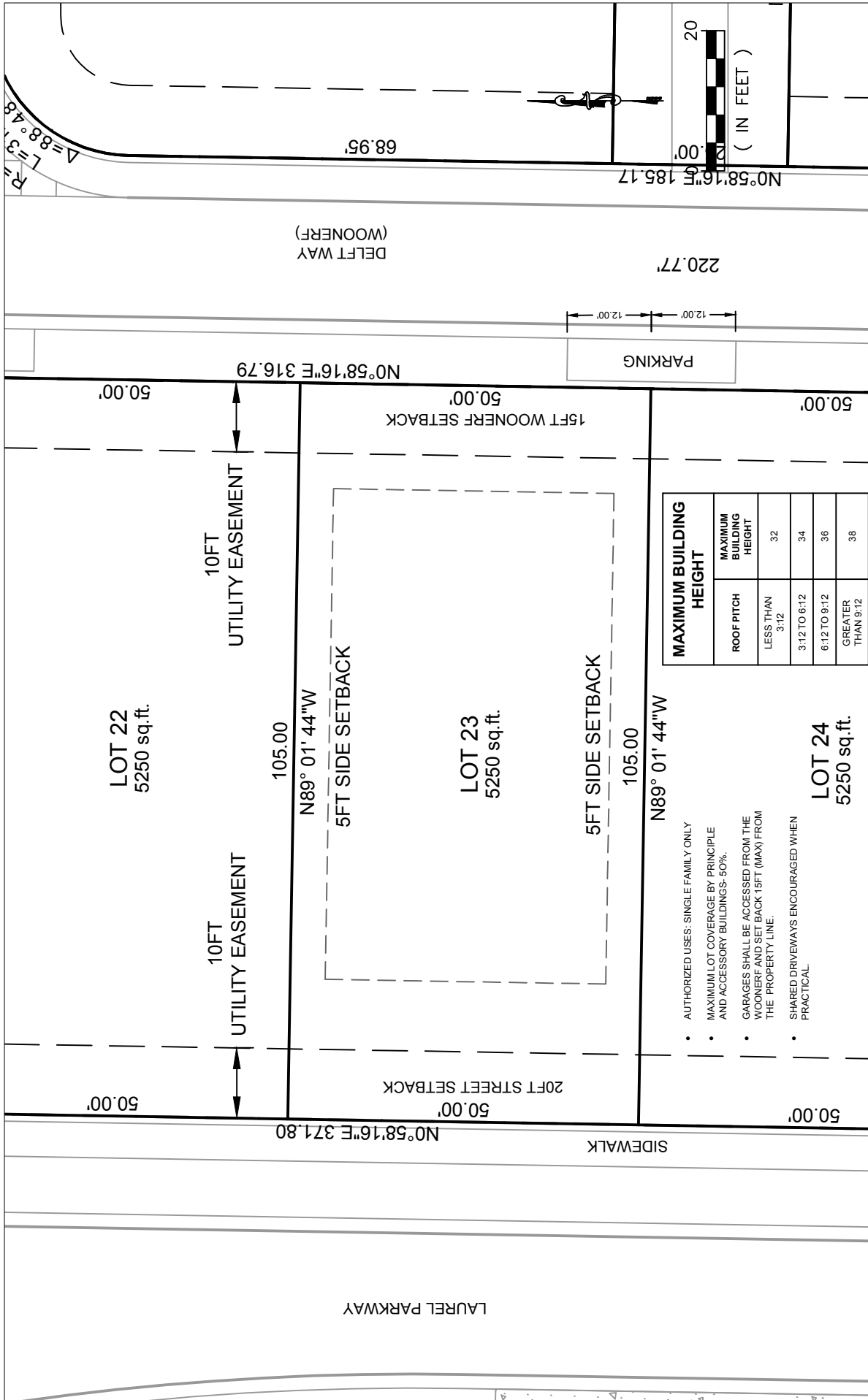
BOZEMAN

MONTANA

PROJECT NO.  
5352.002

FIGURE NUMBER  
**LOT 22**

LOT EXHIBIT



LOT 22  
5250 sq.ft.

LOT 23  
5250 sq.ft.

LOT 24  
5250 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

- 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 (MAX) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

Engineers  
Surveyors  
Scientists  
Planners



N:\5352\02ACADE\Exhibits\Phase 1 and 2 Lot Exhibits\PHASE 1.dwg Plotted by cody/latley on Aug/19/2015

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 1

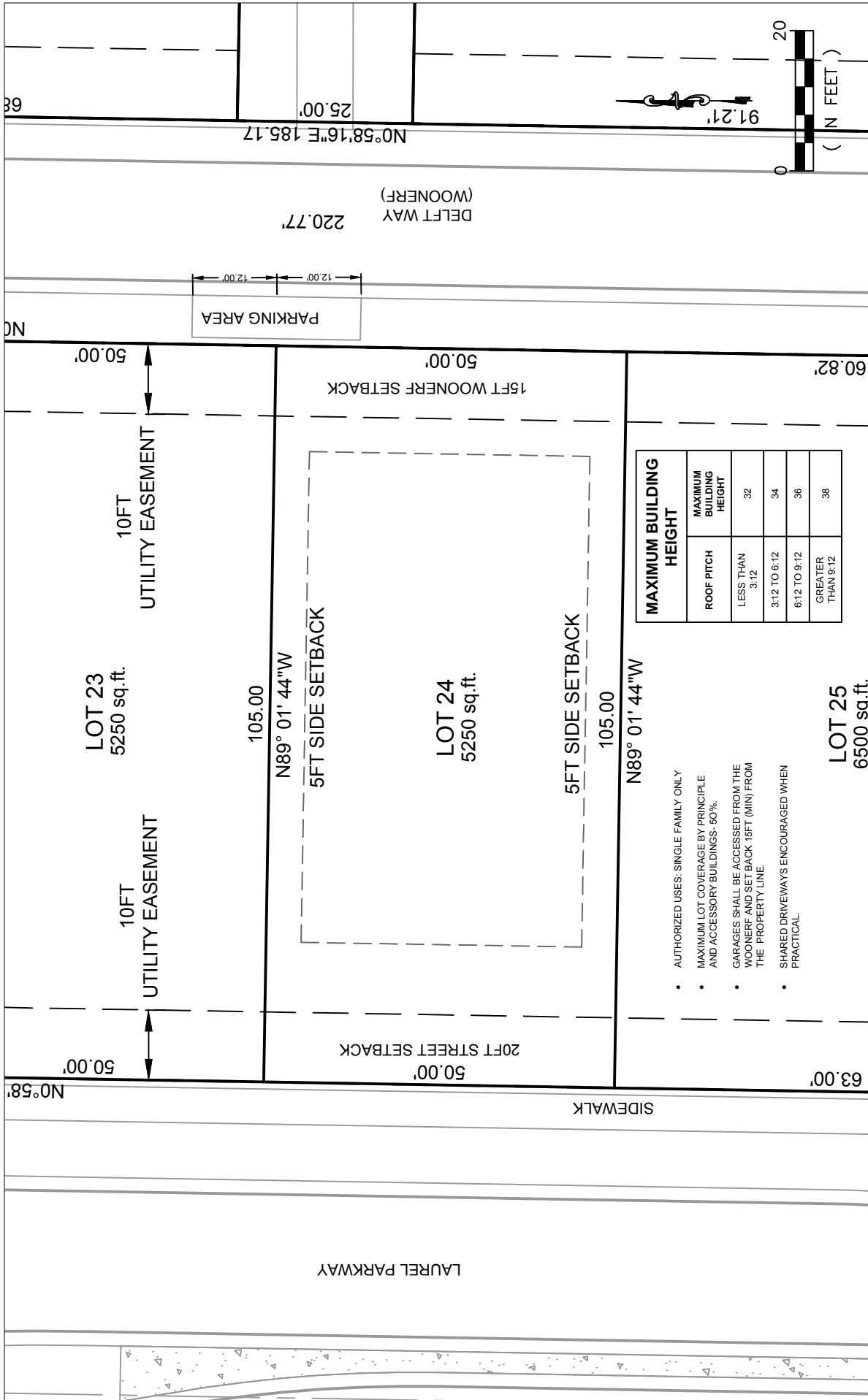
BOZEMAN

MONTANA

PROJECT NO.  
5352.002

FIGURE NUMBER  
LOT 23

LOT EXHIBIT



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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

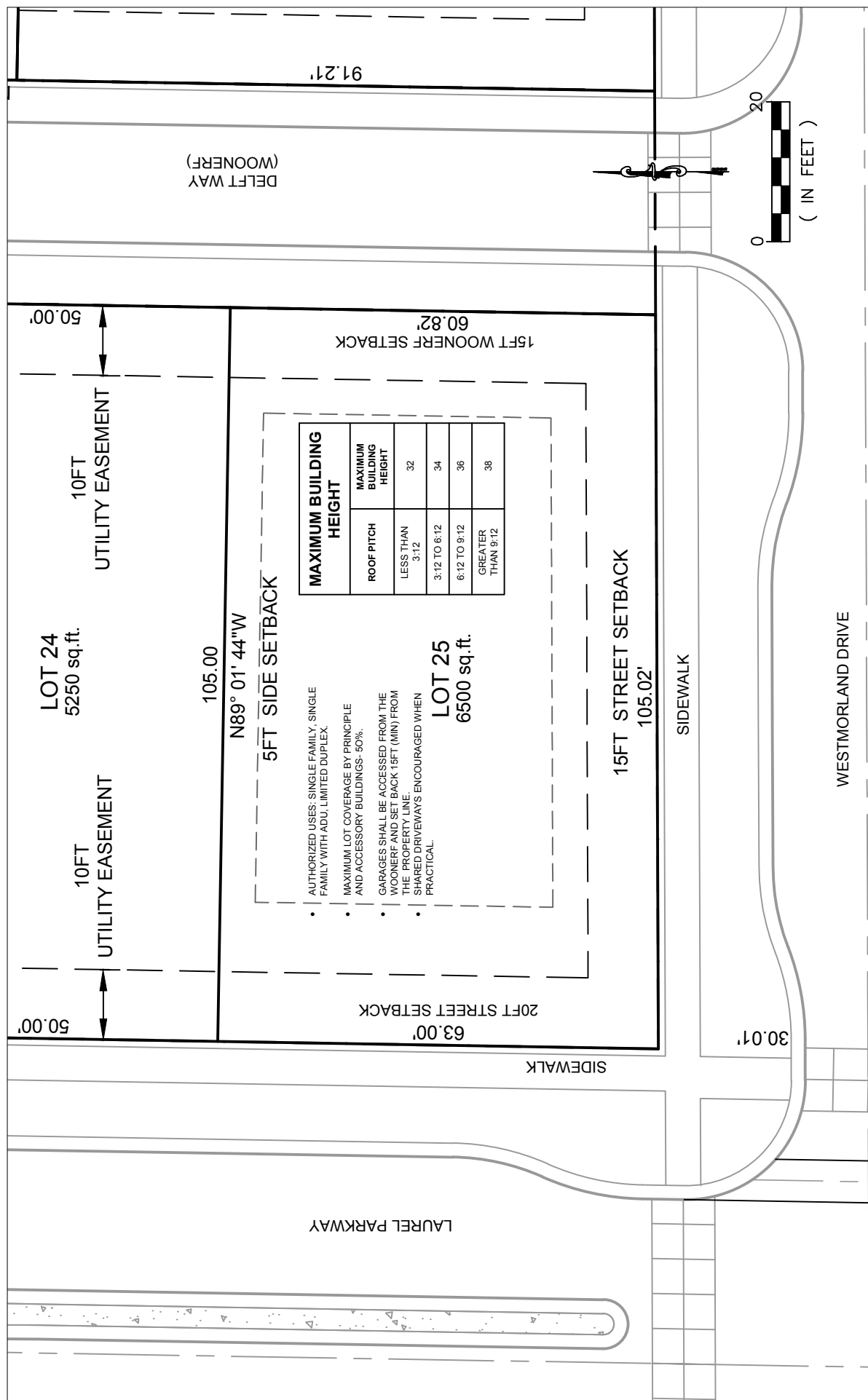
BOZEMAN THE LAKES AT VALLEY WEST - PHASE 1

MONTANA

PROJECT NO.  
5352.002

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.

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

**MORRISON MAIERLE, INC.**  
*An Employee-Owned Company*

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

Copyright © MORRISONMAIERLE, INC., 2015  
Plotted by cody farley on Aug/19/2015

PROJECT NO. 5352.002

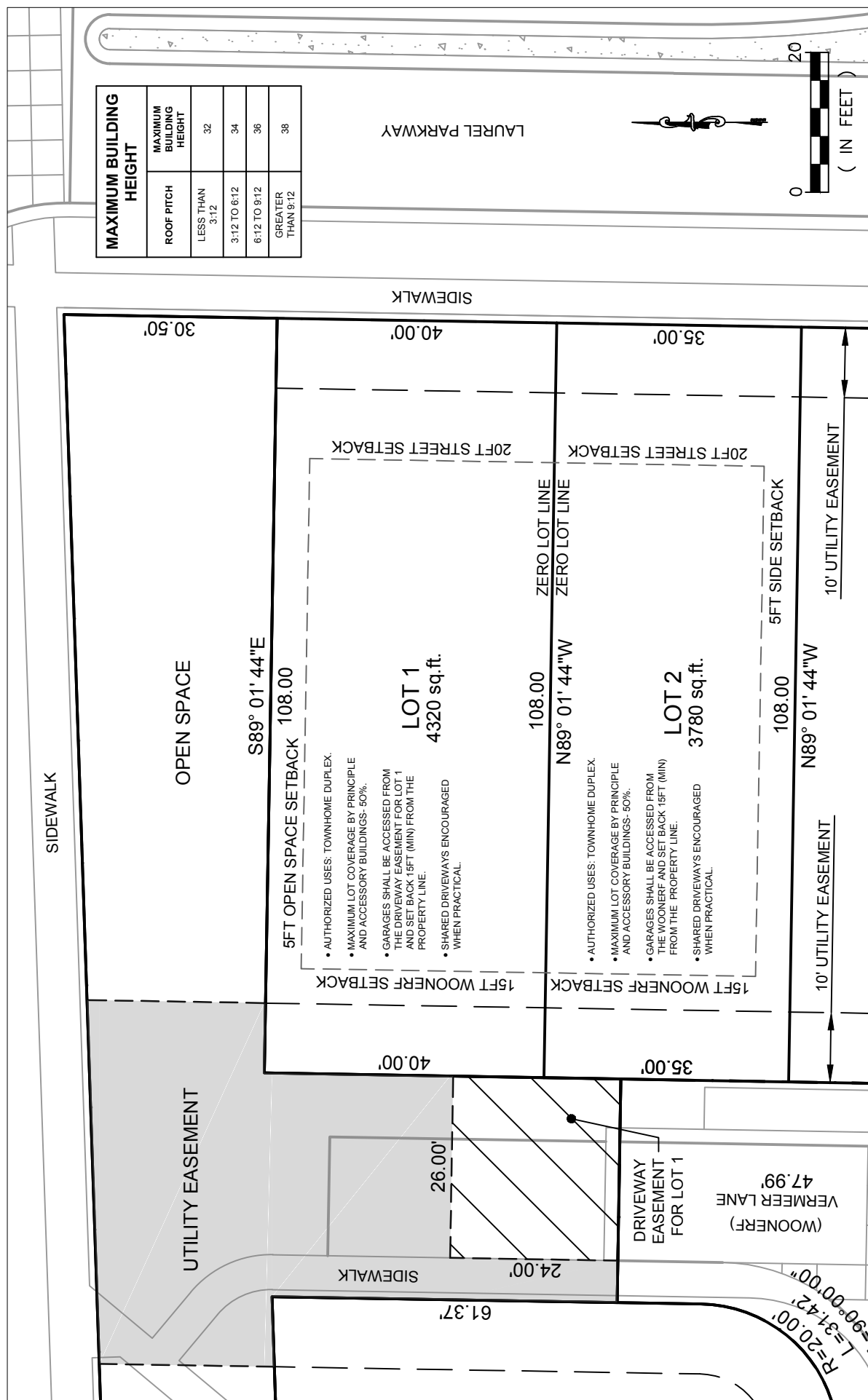
FIGURE NUMBER **LOT 25**

BOZEMAN

MONTANA

THE LAKES AT VALLEY WEST - PHASE 1


LOT EXHIBIT



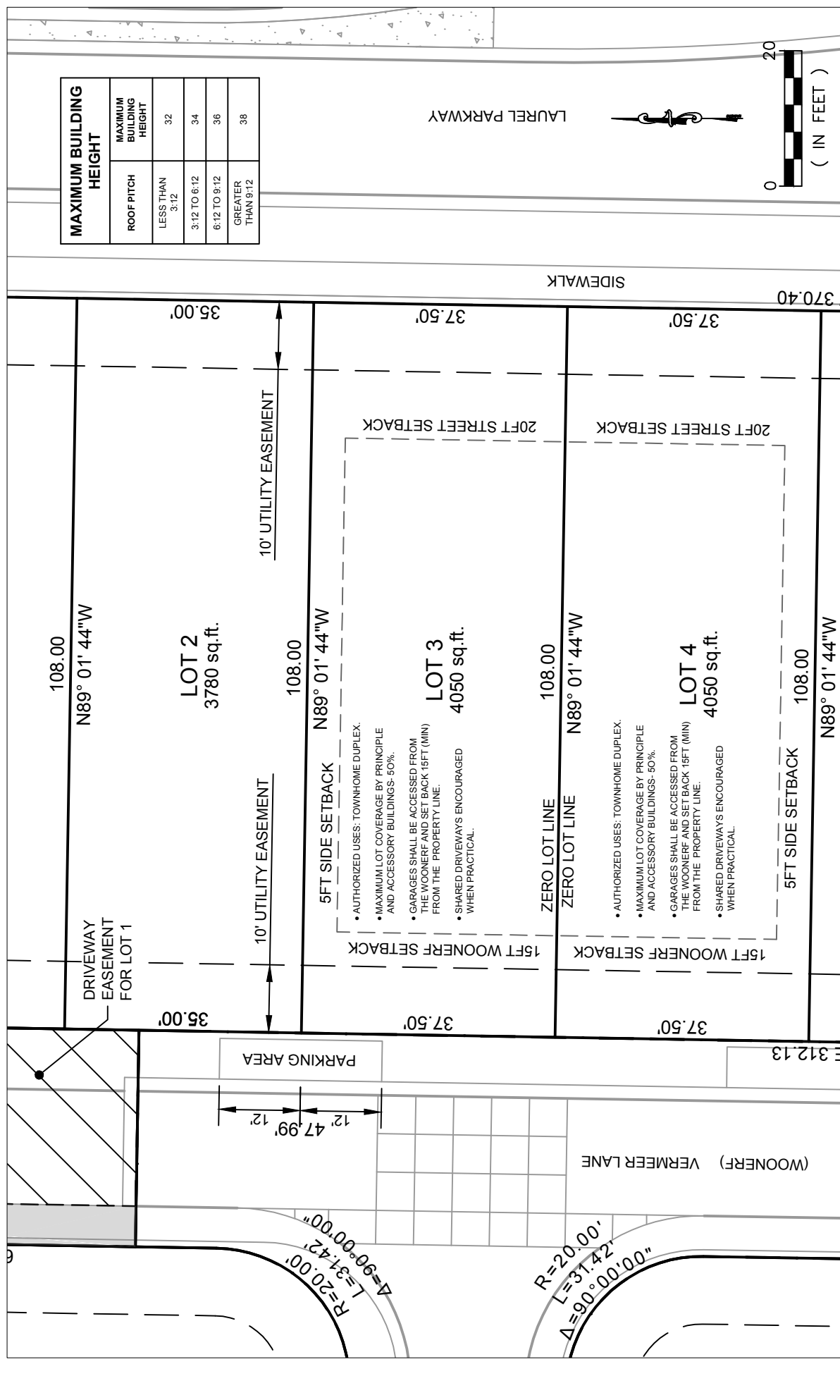
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



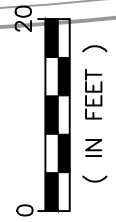
FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

 <p><b>MORRISON MAIERLE, INC.</b> An Employee-Owned Company</p> <p>Engineers Surveyors Scientists Planners</p> <p>2880 Technology Blvd. W. Bozeman MT 59718 Phone: (406) 587-0721 Fax: (406) 922-6702</p>	<p>PROJECT NO. 5552.002</p>
	<p>THE LAKES AT VALLEY WEST - PHASE 2</p>
<p>BOZEMAN</p>	<p>MONTANA</p>
<p>DATE: 07/2015</p>	<p>FIGURE NUMBER <b>LOT 1-2</b></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



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

**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

PROJECT NO.  
5552.002

FIGURE NUMBER  
**LOT 3-4**

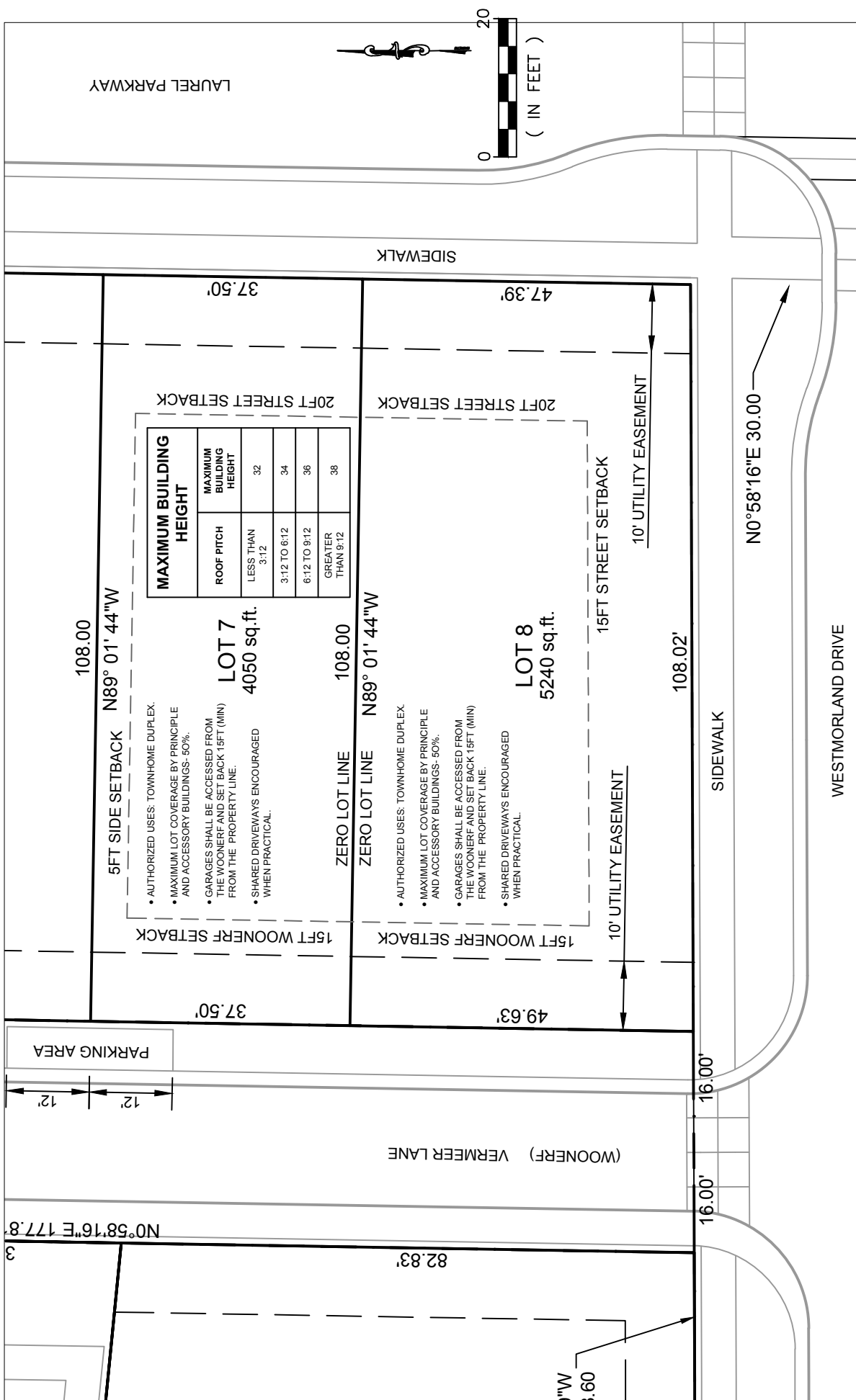
BOZEMAN

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 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.

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

**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-5702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

Copyright © MORRISONMAIERLE, INC., 2015  
Plotted by cody farley on Aug/19/2015

PROJECT NO. 5352.002

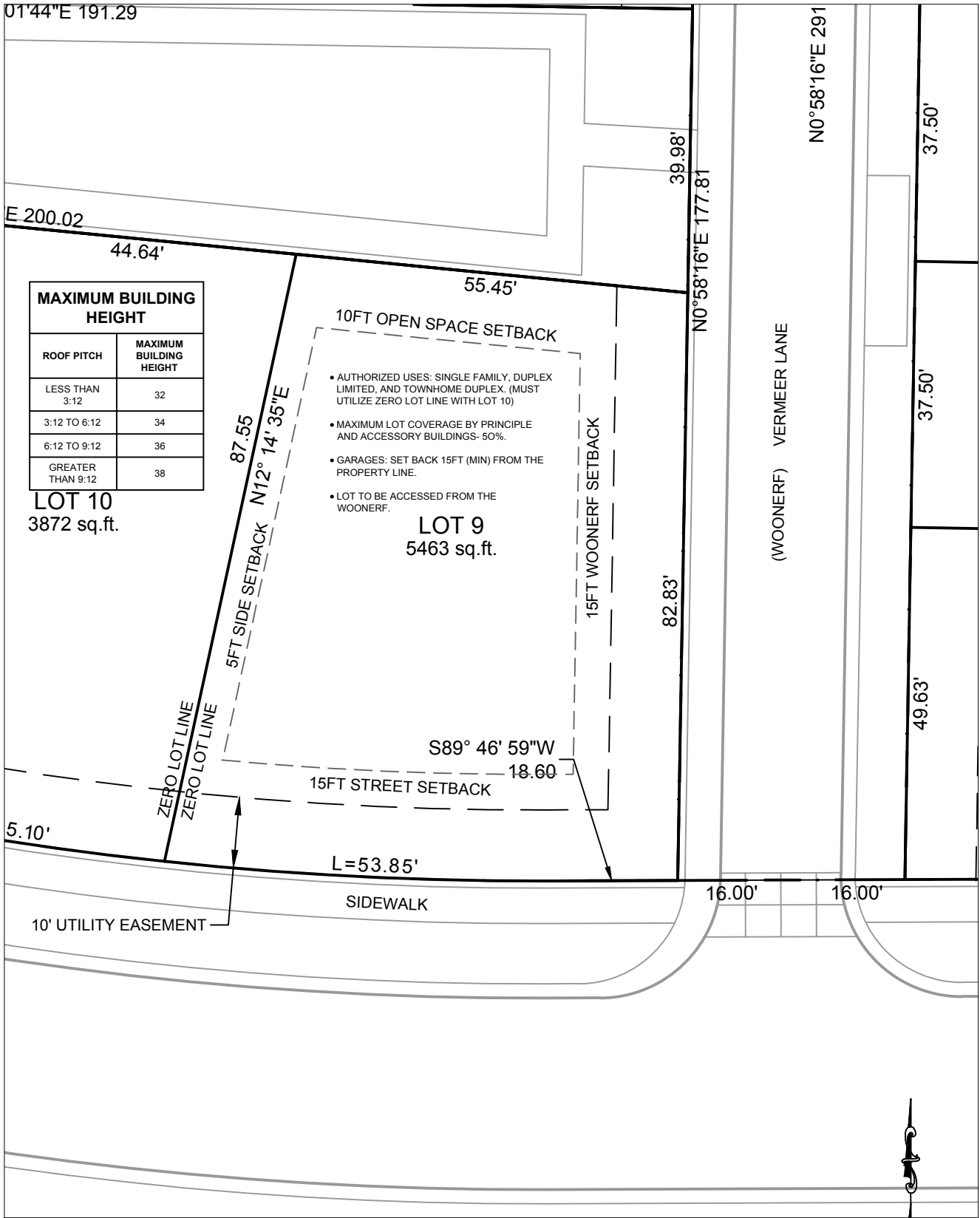
FIGURE NUMBER **LOT 7-8**

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.



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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHK'D. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 2  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER  
**LOT 9**

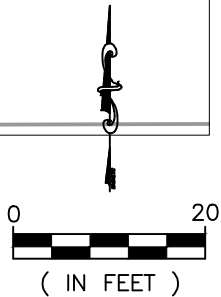
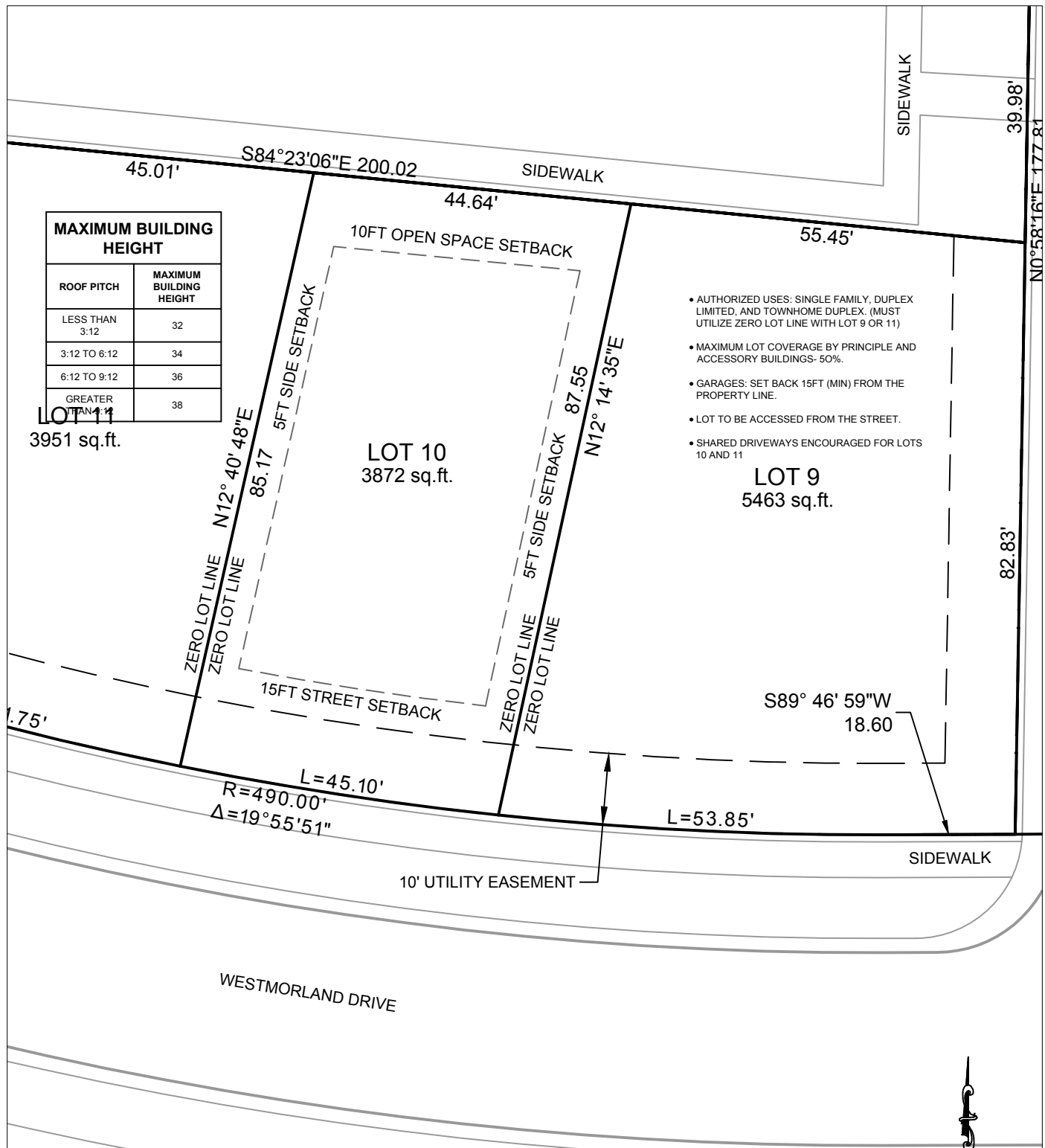
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

**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



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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

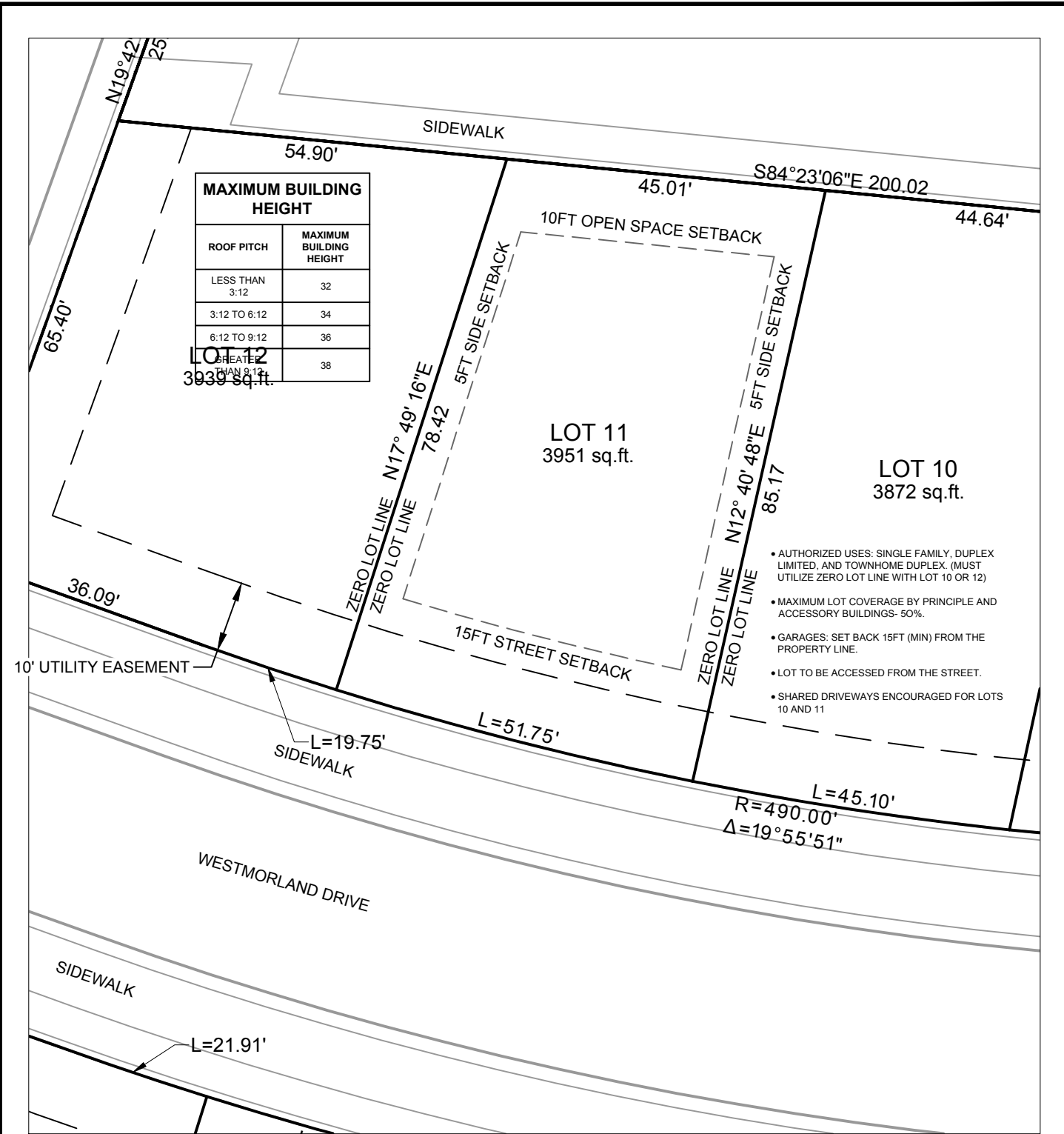
DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 2  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

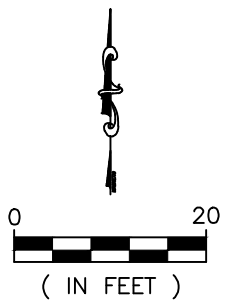
LOT EXHIBIT

FIGURE NUMBER  
**LOT 10**



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

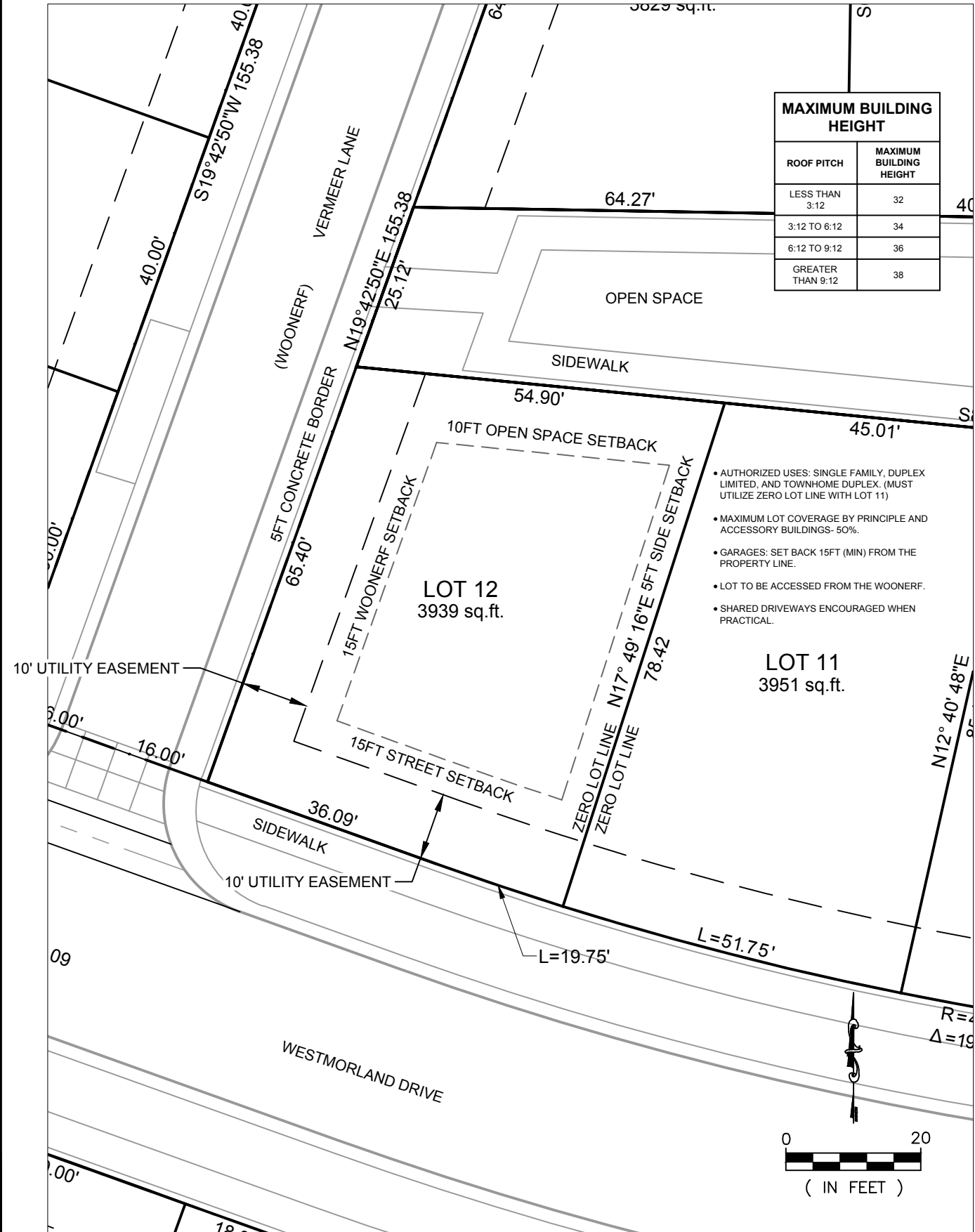
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 10 OR 12)
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES: SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- LOT TO BE ACCESSED FROM THE STREET.
- SHARED DRIVEWAYS ENCOURAGED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



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

<b>MORRISON MAIERLE, INC.</b> <i>An Employee-Owned Company</i>	Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702	DRAWN BY: <u>CPK</u> CHK'D. BY: <u>KDJ</u>	THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA	PROJECT NO. 5352.002
		APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	LOT EXHIBIT	FIGURE NUMBER <b>LOT 11</b>

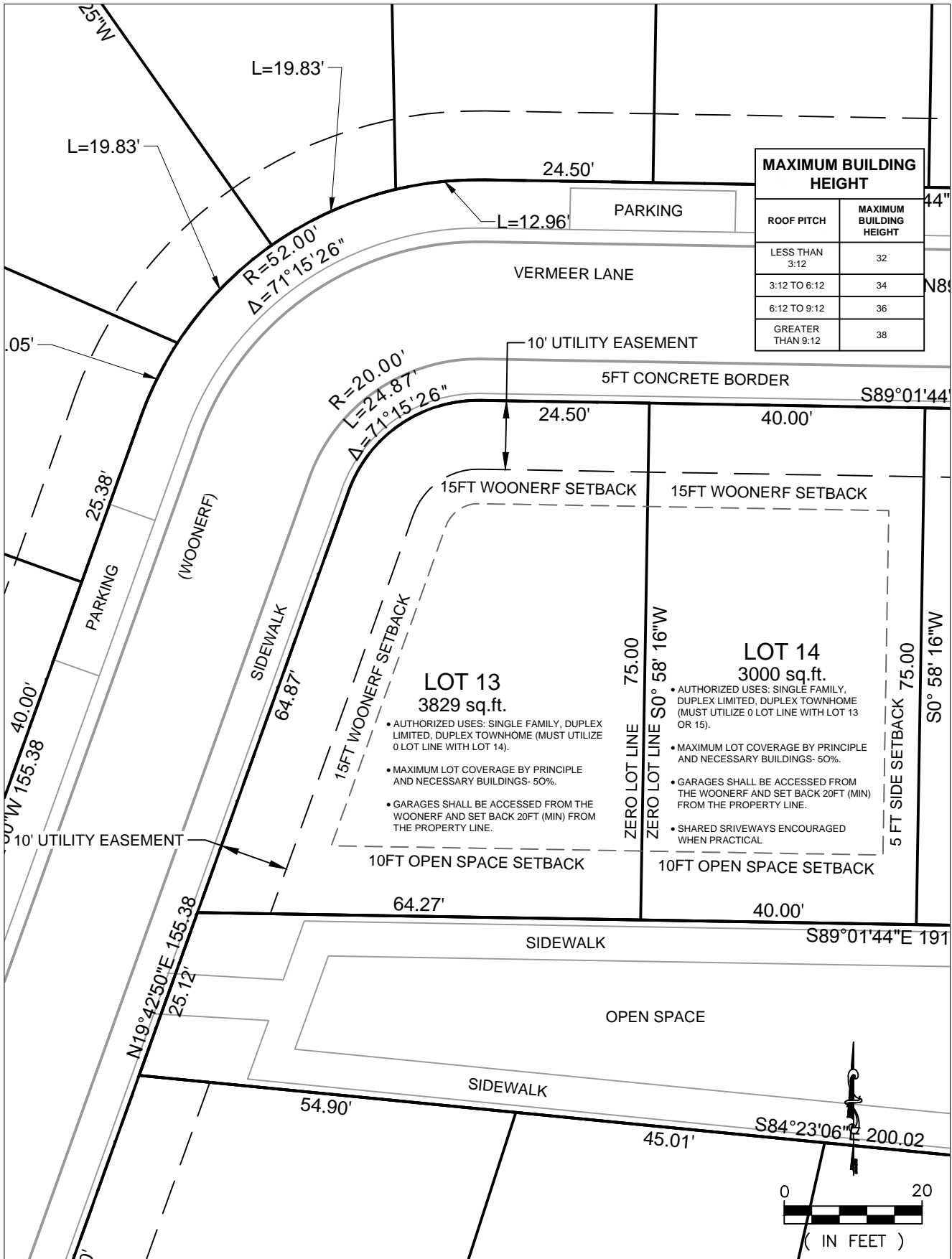
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



- 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.

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

<p><b>MORRISON MAIERLE, INC.</b> An Employee-Owned Company</p> <p>Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC. 2015</p>	<p>DRAWN BY: <u>CPK</u></p> <p>CHKD. BY: <u>KDJ</u></p> <p>APPR. BY: <u>KDJ</u></p> <p>DATE: <u>07/2015</u></p>	<p>THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA</p>	<p>PROJECT NO. 5352.002</p>
	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER <b>LOT 12</b></p>	



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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 11/2015

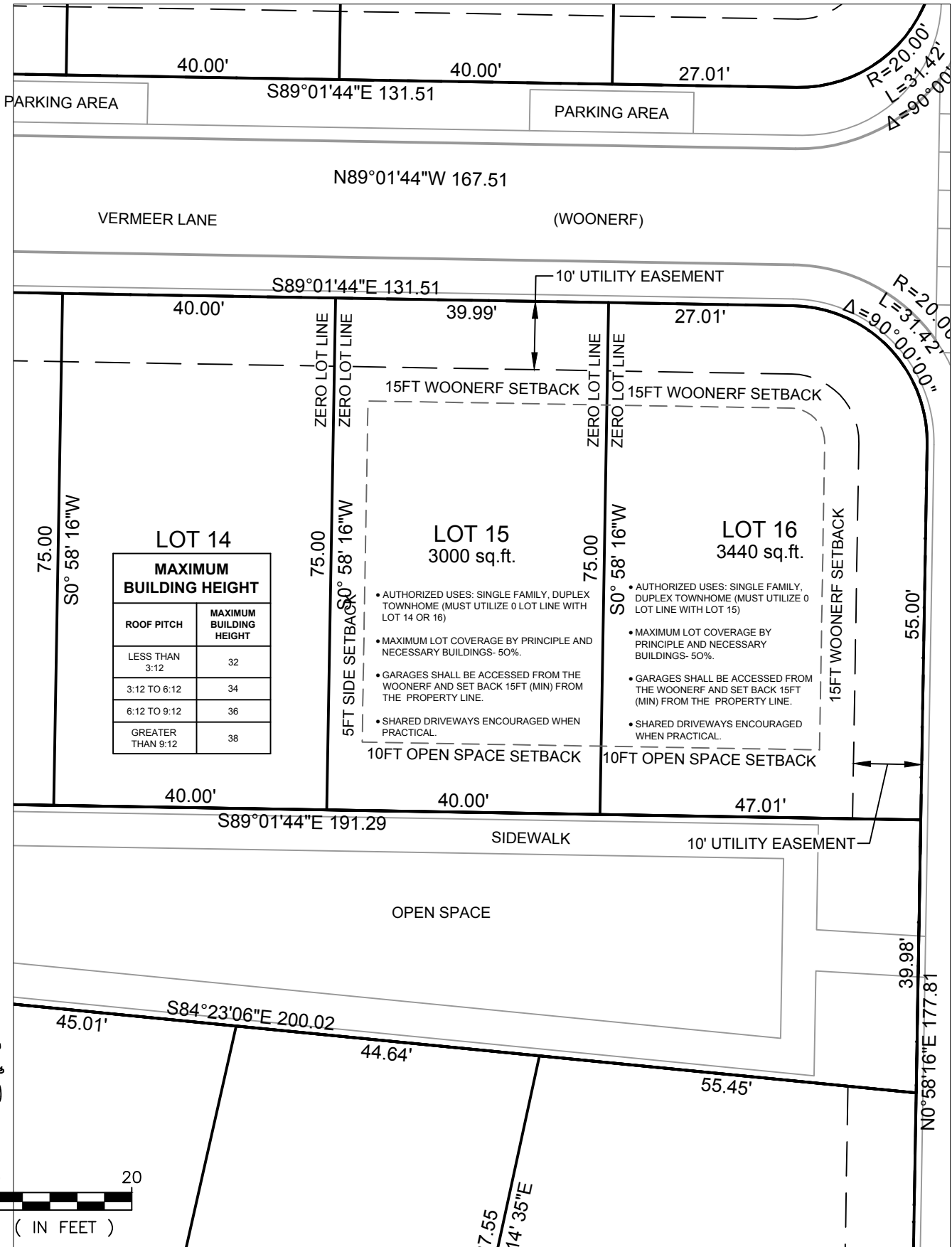
THE LAKES AT VALLEY WEST - PHASE 2  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER  
LOT 13-14

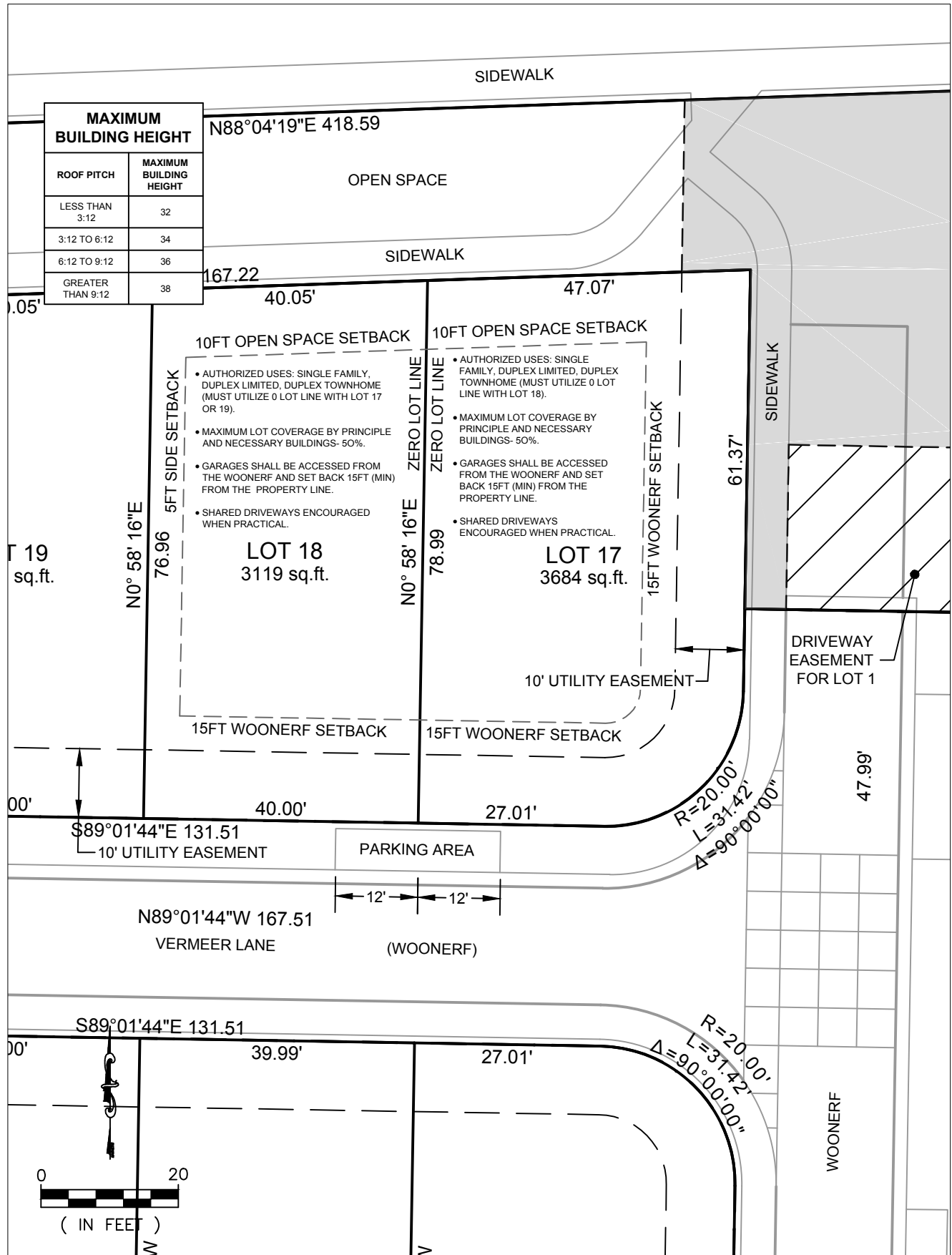





FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<b>MORRISON MAIERLE, INC.</b> <i>An Employee-Owned Company</i>	Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702	DRAWN BY: <u>CPK</u> CHKD. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	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



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

 <b>MORRISON MAIERLE, INC.</b> <i>An Employee-Owned Company</i>	Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702	DRAWN BY: <u>CPK</u> CHKD. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA	PROJECT NO. 5352.002
	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 5FT SIDE SETBACK

ZERO LOT LINE  
S0°58'16"W

ZERO LOT LINE  
N0°58'16"E 5FT SIDE SETBACK

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)

R=20.00'  
L=24.87'  
Δ=71°15'26"

S89°01'44"E 131.51

24.50'

40.00'

39.99'

ZERO LOT LINE  
S0°58'16"W

ZERO LOT LINE  
S0°58'16"W

LOT 13  
3829 sq.ft.

LOT 14  
3000 sq.ft.

LOT 15  
3000 sq.ft.



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



**MORRISON  
MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

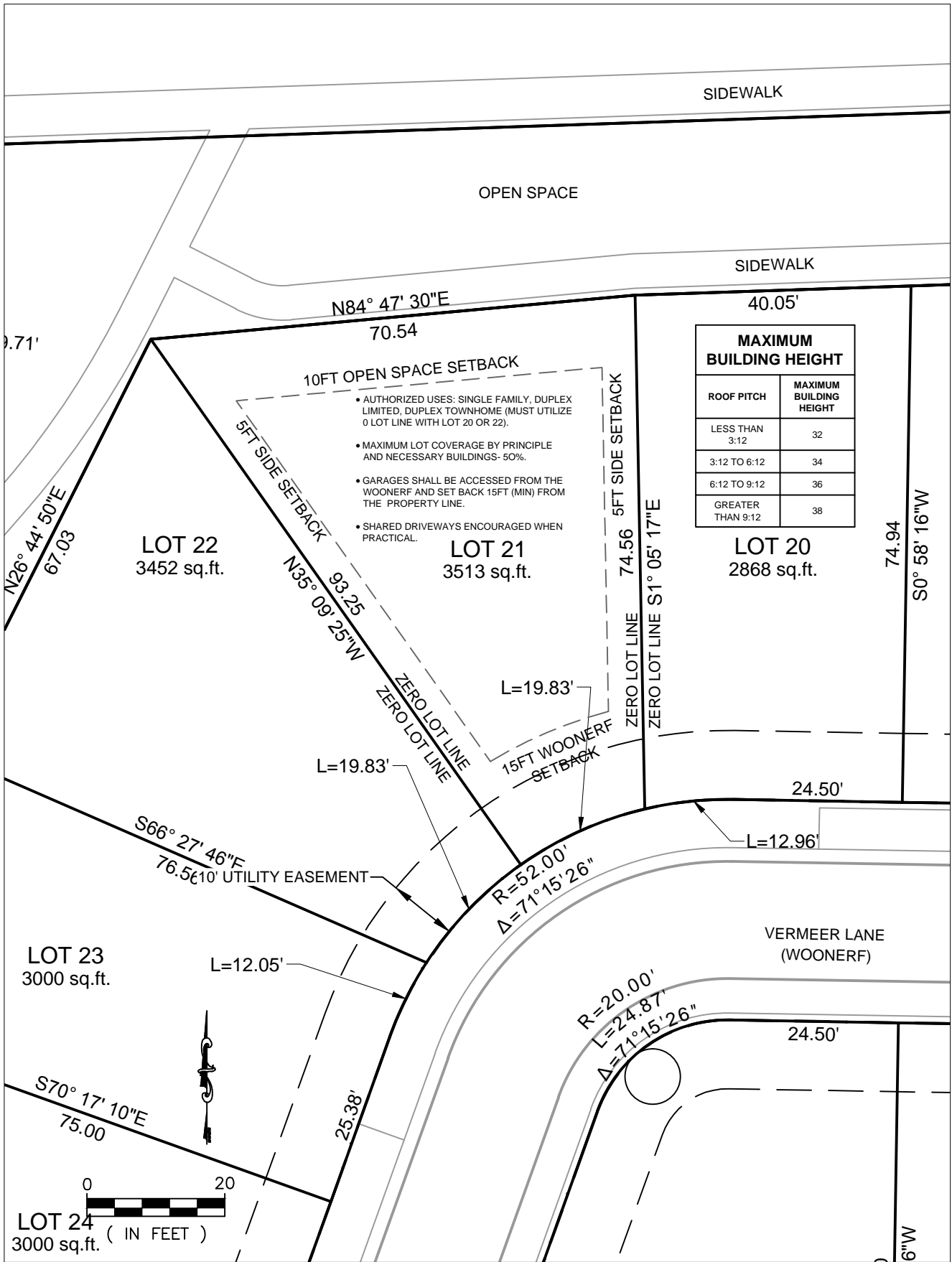
DRAWN BY: CPK  
CHK'D. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 2  
BOZEMAN MONTANA

PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER  
LOT 19-20



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



**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718

Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 11/2015

THE LAKES AT VALLEY WEST - PHASE 2  
BOZEMAN MONTANA

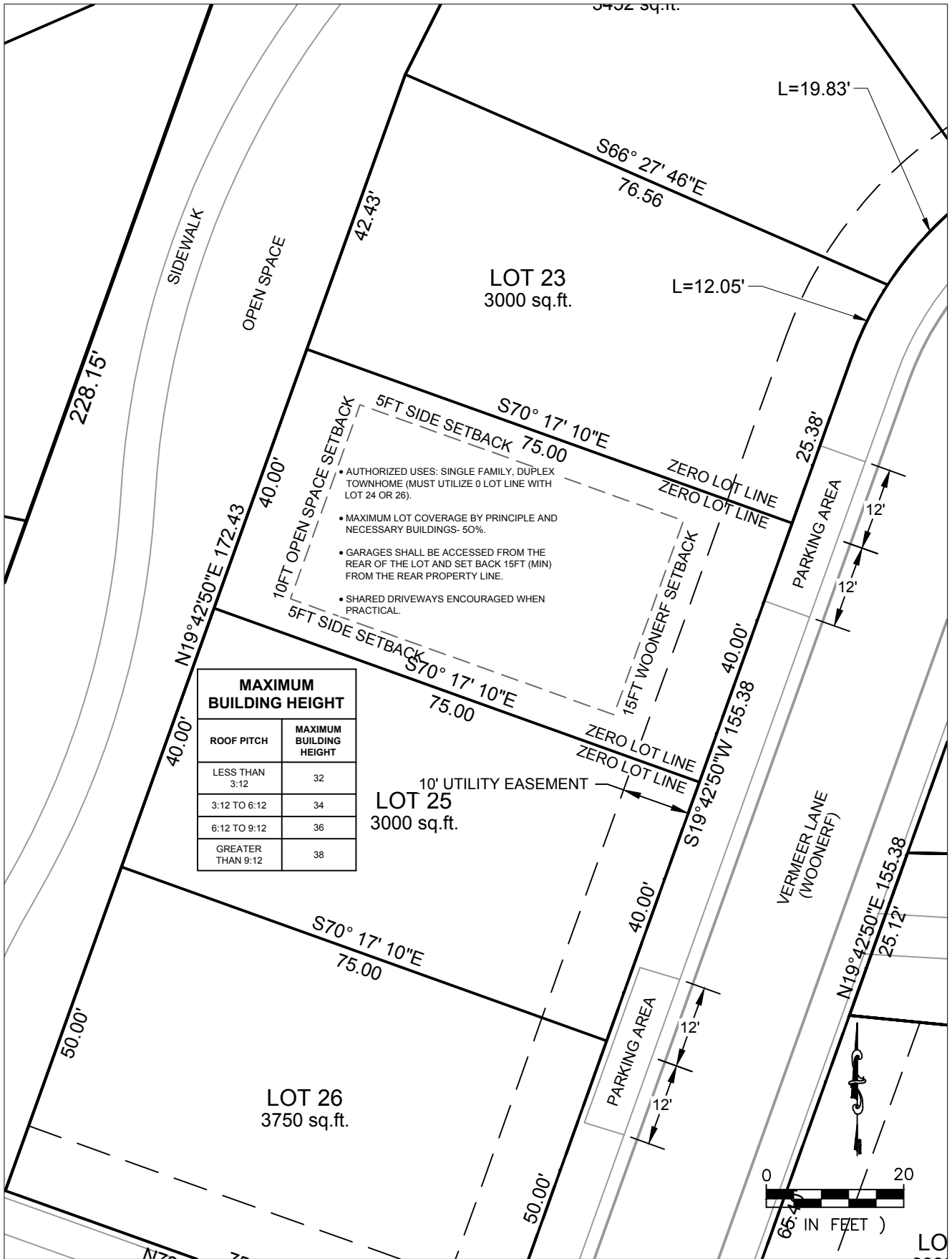
PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER  
**LOT 21**







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



**MORRISON  
MAIERLE, INC.**  
An Employee-Owned Company

Engineers 2880 Technology Blvd. W.  
Surveyors Bozeman MT 59718  
Scientists  
Planners Phone: (406) 587-0721  
Fax: (406) 922-6702

DRAWN BY: CPK  
CHKD. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

THE LAKES AT VALLEY WEST - PHASE 2  
BOZEMAN MONTANA

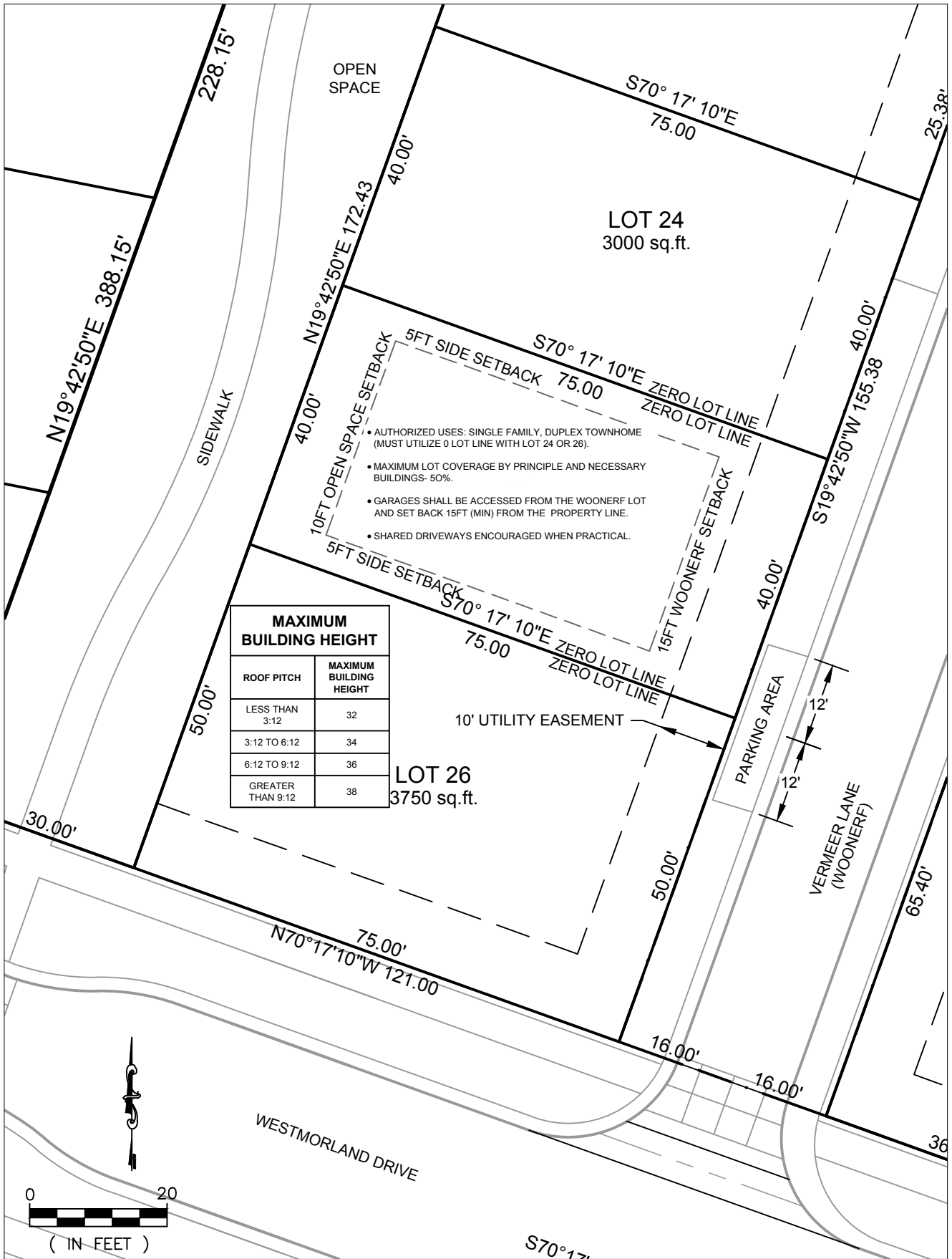
PROJECT NO.  
5352.002

LOT EXHIBIT

FIGURE NUMBER

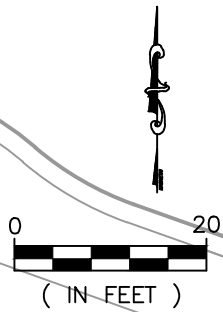
**LOT 24**





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.

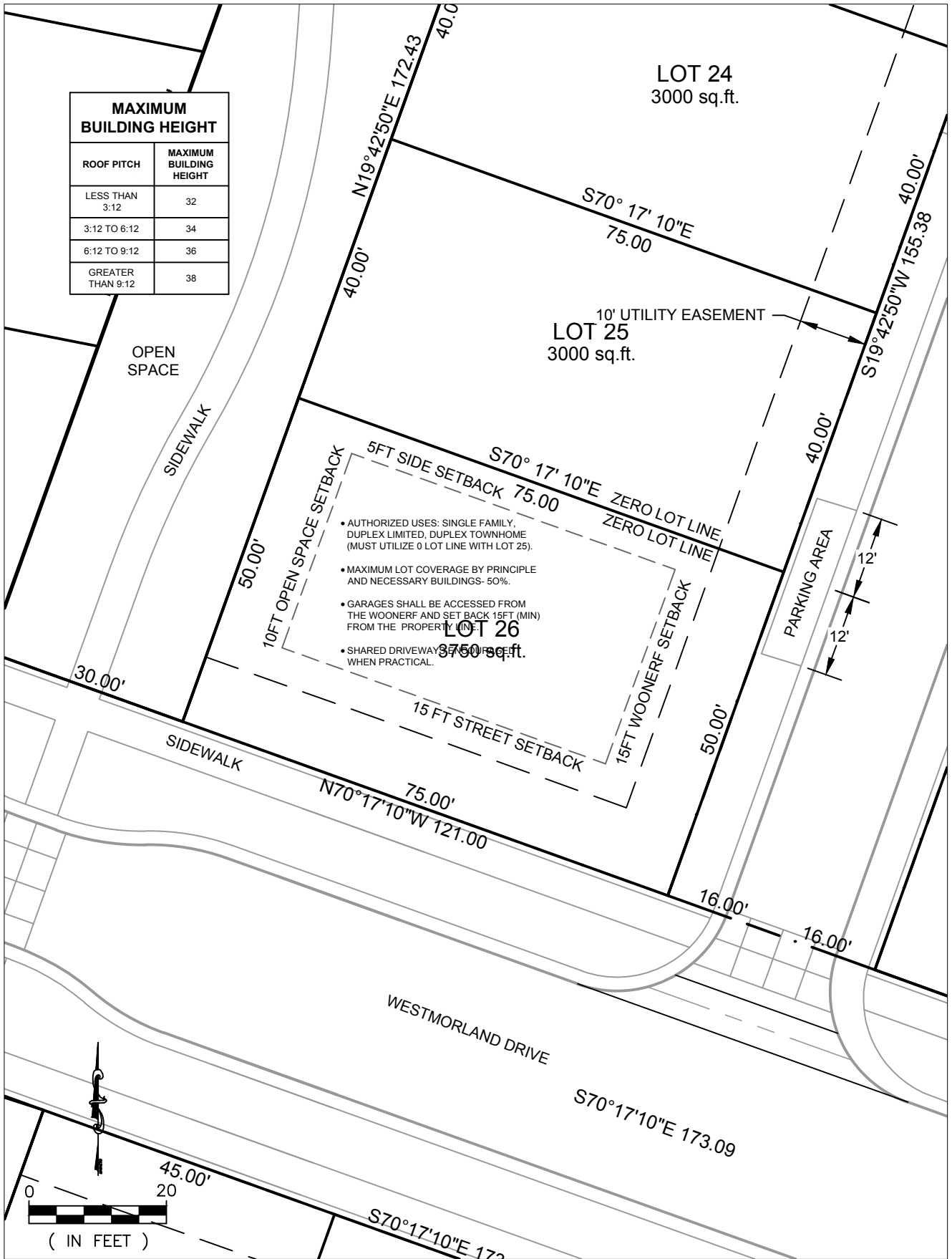


FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

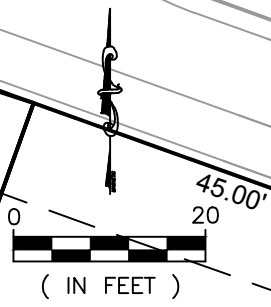
<b>MORRISON MAIERLE, INC.</b> <i>An Employee-Owned Company</i>	Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702	DRAWN BY: <u>CPK</u> CHK'D. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA	PROJECT NO. 5352.002
			LOT EXHIBIT	FIGURE NUMBER <b>LOT 25</b>



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



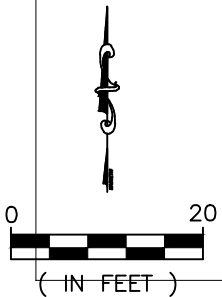
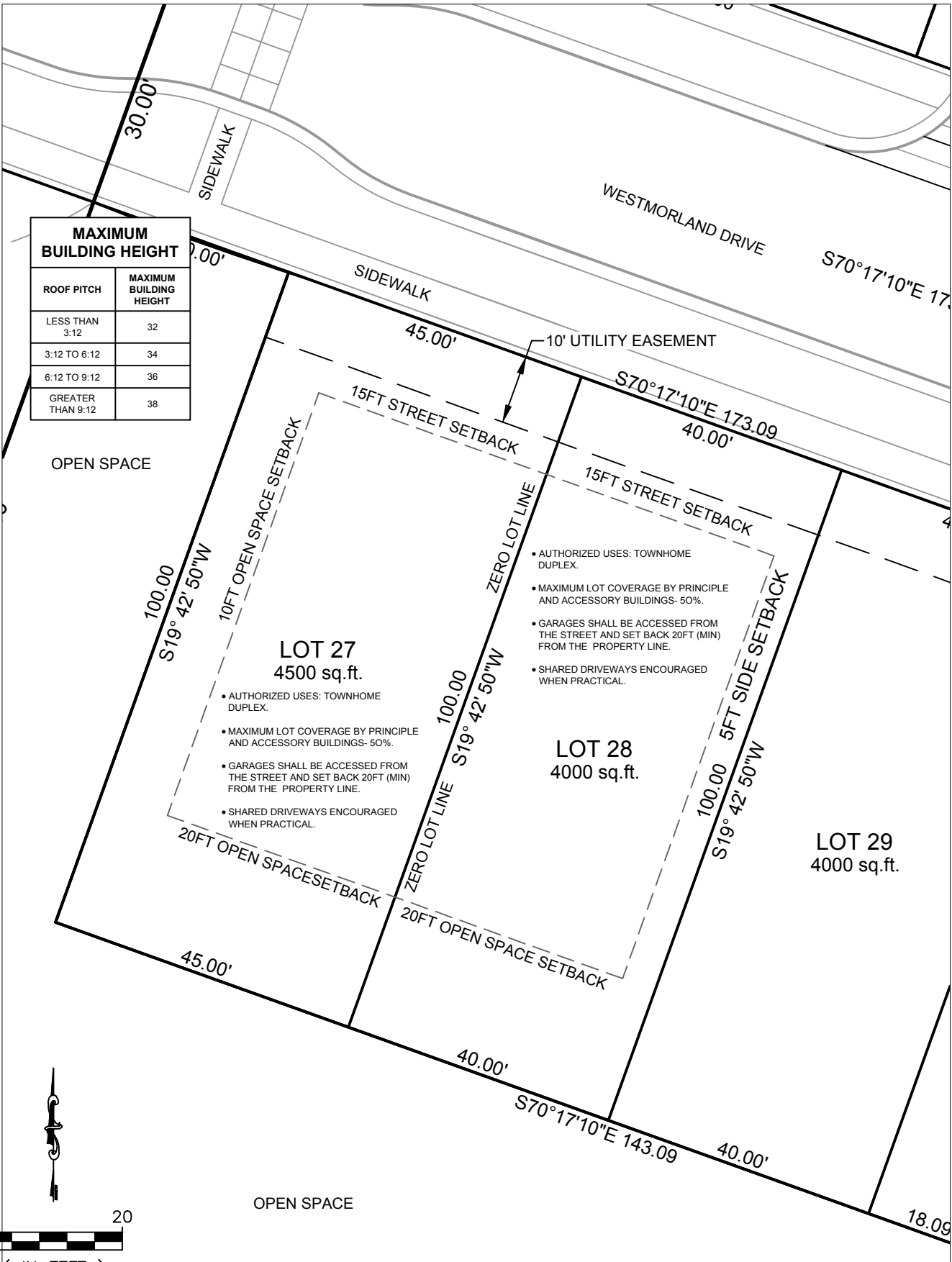
- AUTHORIZED USES: SINGLE FAMILY, DUPLEX LIMITED, DUPLEX TOWNHOME (MUST UTILIZE 0 LOT LINE WITH LOT 25).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND NECESSARY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS SHALL BE SET WHEN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



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

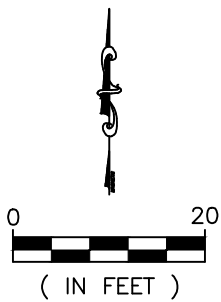
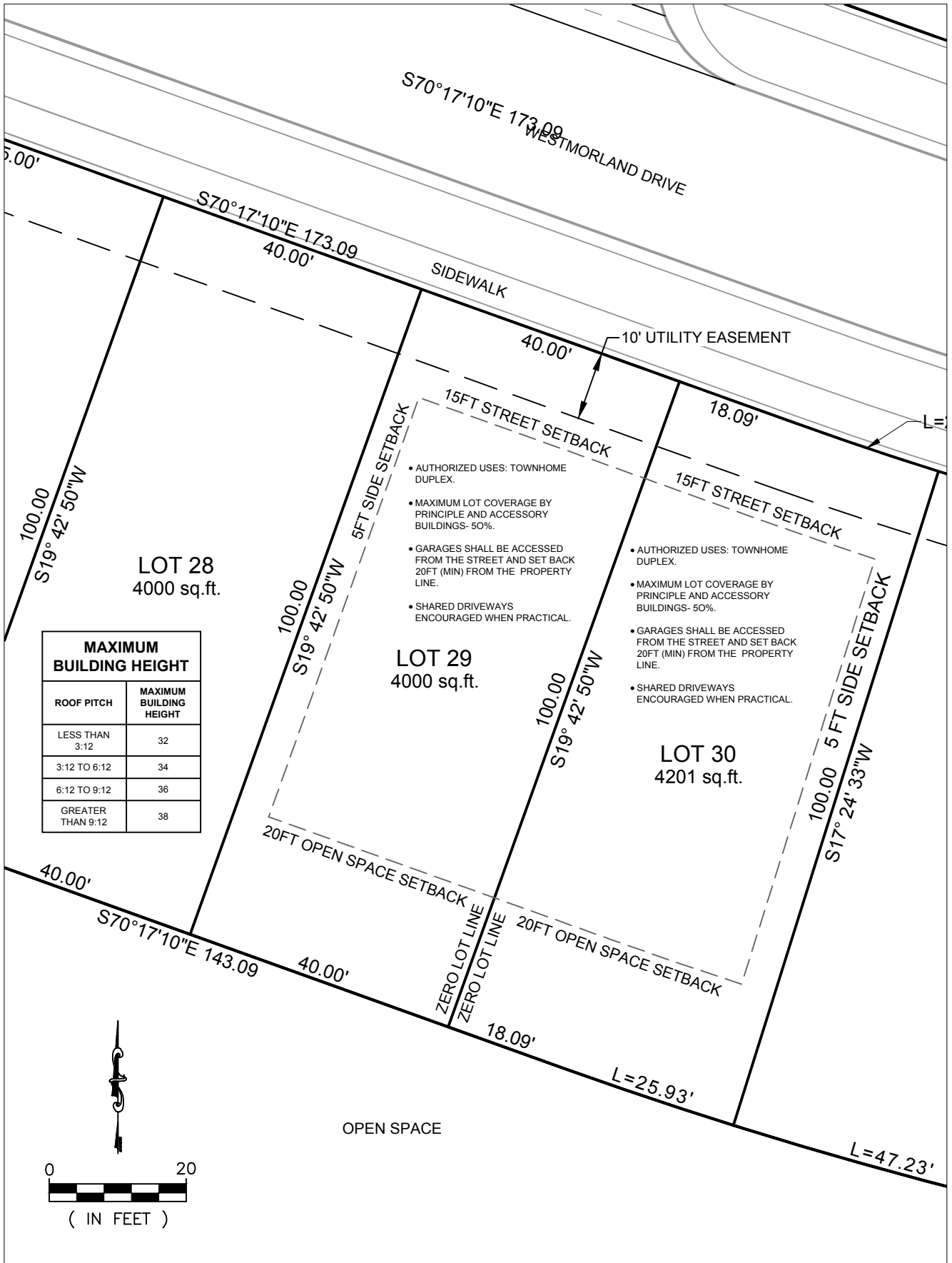
<b>MORRISON MAIERLE, INC.</b> <i>An Employee-Owned Company</i>	Engineers Surveyors Scientists Planners	2880 Technology Blvd. W. Bozeman MT 59718 Phone: (406) 587-0721 Fax: (406) 922-6702	DRAWN BY: <u>CPK</u> CHK'D. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA	PROJECT NO. 5352.002
				LOT EXHIBIT	FIGURE NUMBER <b>LOT 26</b>

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



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

<p><b>MORRISON MAIERLE, INC.</b> An Employee-Owned Company</p> <p>Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC. 2015</p>	<p>DRAWN BY: <u>CPK</u></p> <p>CHK'D. BY: <u>KDJ</u></p> <p>APPR. BY: <u>KDJ</u></p> <p>DATE: <u>07/2015</u></p>	<p>THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA</p>	<p>PROJECT NO. 5352.002</p>
	<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER LOT 27-28</p>



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

**MORRISON MAIERLE, INC.**  
An Employee-Owned Company

Engineers  
Surveyors  
Scientists  
Planners

2880 Technology Blvd. W.  
Bozeman MT 59718  
Phone: (406) 587-0721  
Fax: (406) 922-6702

COPYRIGHT © MORRISON-MAIERLE, INC. 2015

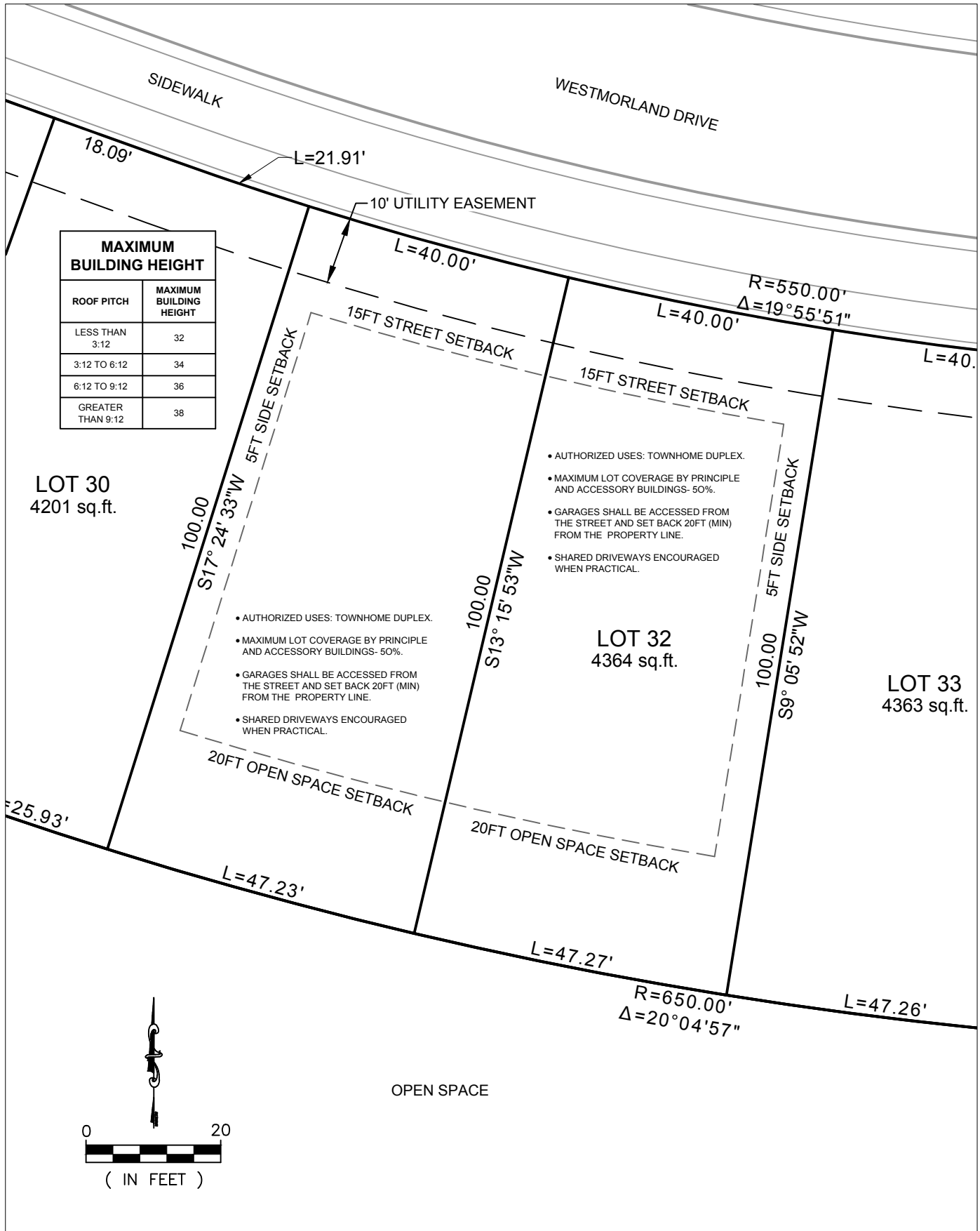
DRAWN BY: CPK  
CHK'D. BY: KDJ  
APPR. BY: KDJ  
DATE: 07/2015

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

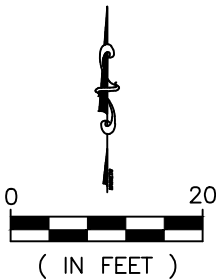
LOT 30  
4201 sq.ft.

LOT 32  
4364 sq.ft.

LOT 33  
4363 sq.ft.

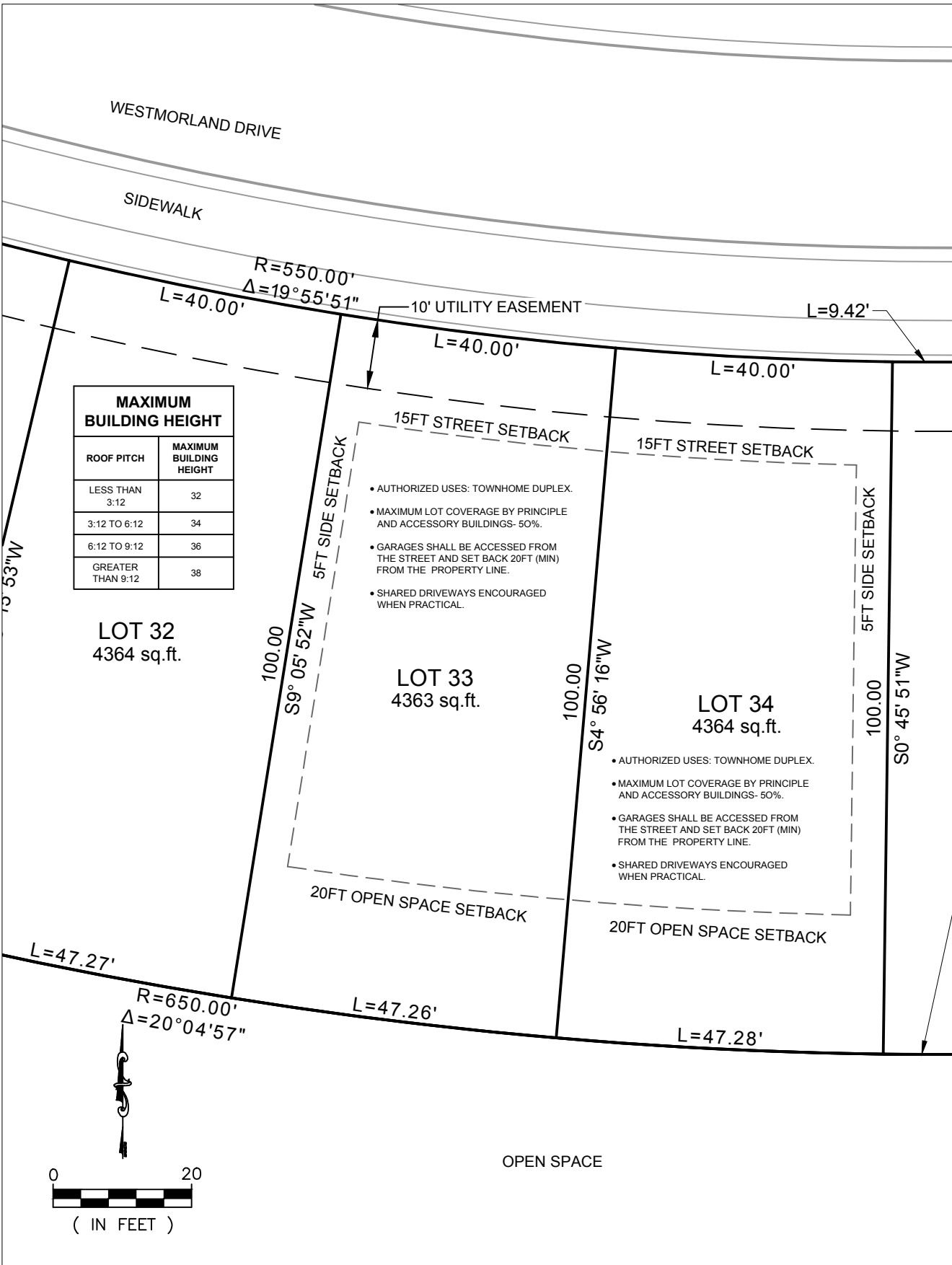
- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- 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.



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

<p><b>MORRISON MAIERLE, INC.</b> An Employee-Owned Company</p> <p>Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Phone: (406) 587-0721 Planners Fax: (406) 922-6702</p> <p><small>COPYRIGHT © MORRISON-MAIERLE, INC. 2015</small></p>	DRAWN BY: <u>CPK</u> CHK'D. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA	PROJECT NO. 5352.002
	LOT EXHIBIT	FIGURE NUMBER LOT 31-32	



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

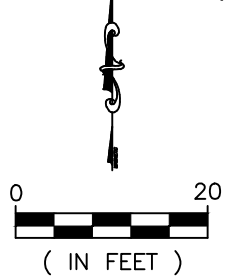
**LOT 32**  
4364 sq.ft.

**LOT 33**  
4363 sq.ft.

**LOT 34**  
4364 sq.ft.

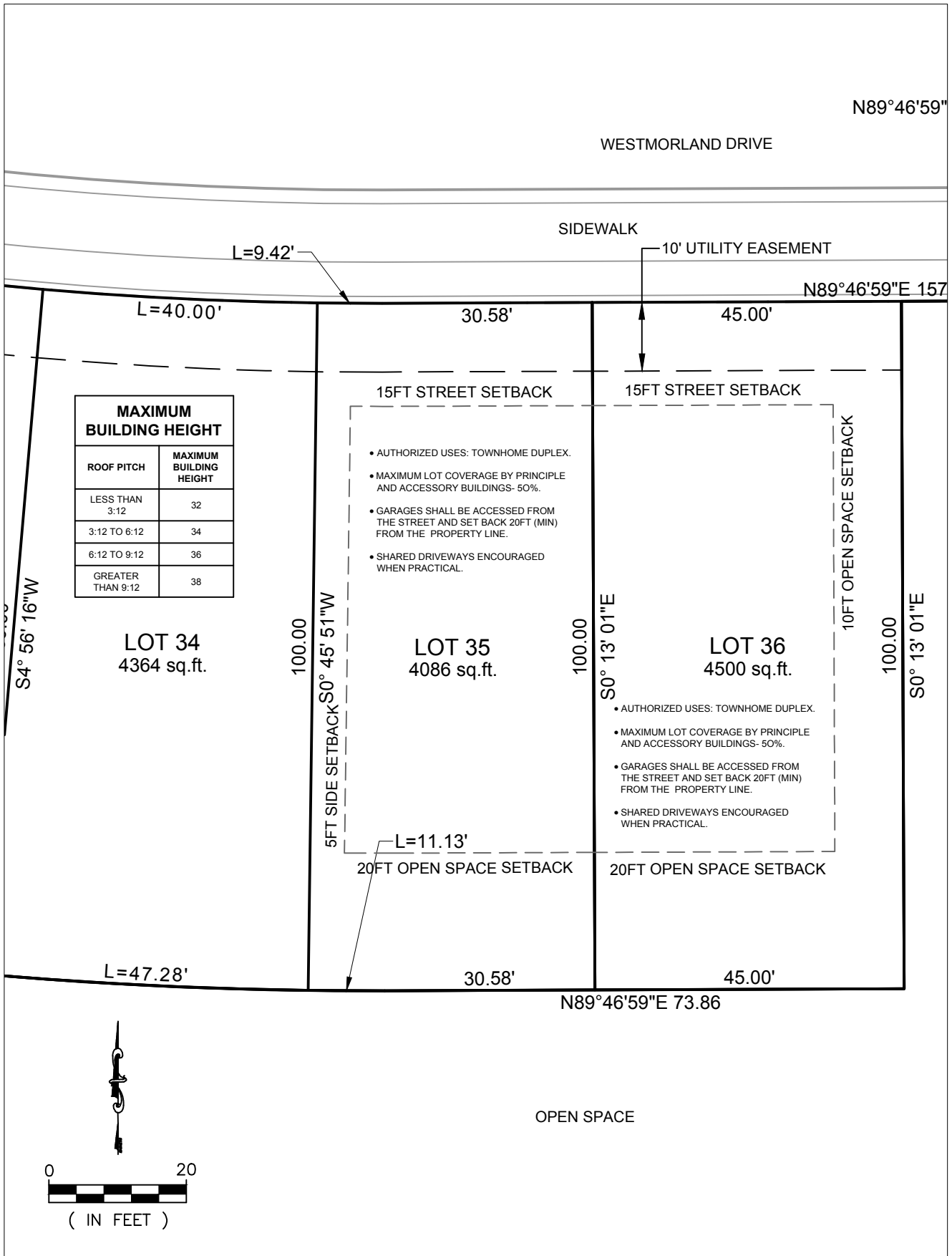
- AUTHORIZED USES: TOWNHOME DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

- 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.



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

<p><b>MORRISON MAIERLE, INC.</b> An Employee-Owned Company</p> <p>Engineers 2880 Technology Blvd. W. Bozeman MT 59718 Surveyors Scientists Phone: (406) 587-0721 Planners Fax: (406) 922-6702</p> <p><small>COPYRIGHT © MORRISON-MAIERLE, INC. 2015</small></p>	DRAWN BY: <u>CPK</u> CHK'D. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	THE LAKES AT VALLEY WEST - PHASE 2 BOZEMAN MONTANA	PROJECT NO. 5352.002
	LOT EXHIBIT	FIGURE NUMBER LOT 33-34	



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

<b>MORRISON MAIERLE, INC.</b> <i>An Employee-Owned Company</i>	Engineers 2880 Technology Blvd. W. Surveyors Bozeman MT 59718 Scientists Planners Phone: (406) 587-0721 Fax: (406) 922-6702	DRAWN BY: <u>CPK</u> CHK'D. BY: <u>KDJ</u> APPR. BY: <u>KDJ</u> DATE: <u>07/2015</u>	<b>THE LAKES AT VALLEY WEST - PHASE 2</b> <b>BOZEMAN MONTANA</b>	PROJECT NO. 5352.002
			<b>LOT EXHIBIT</b>	FIGURE NUMBER <b>LOT 35-36</b>

## **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.



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

BOZEMAN MONTANA

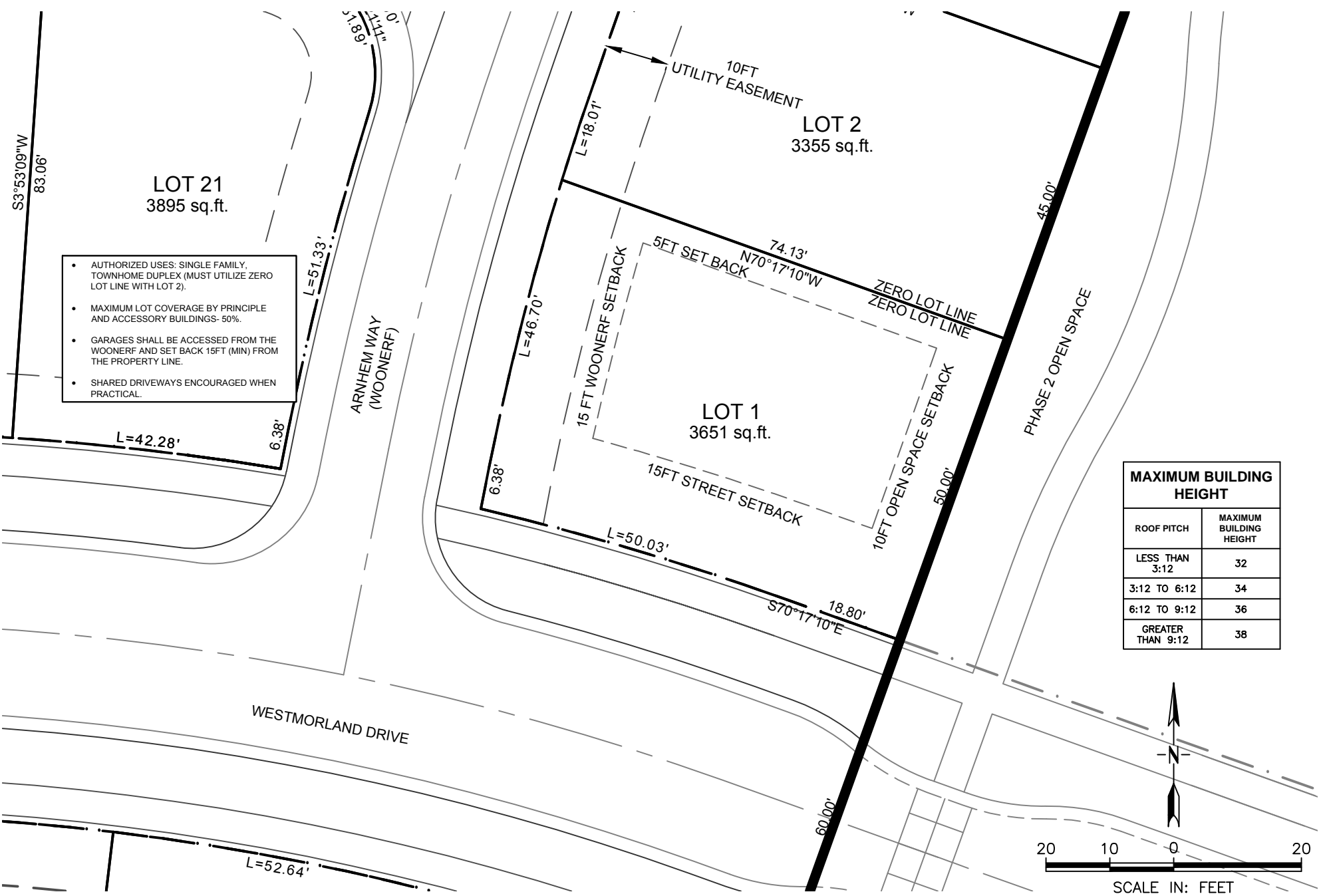
THE LAKES AT VALLEY WEST: PHASE 3

PROJECT NO.  
5352.007

LOT LAYOUT OVERVIEW

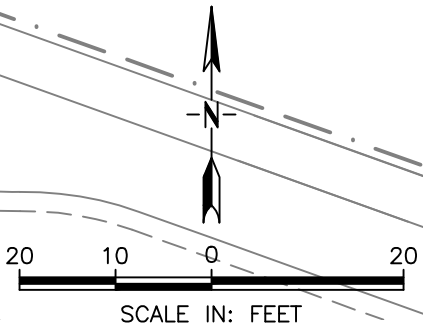
FIGURE NUMBER  
LOT 1-50






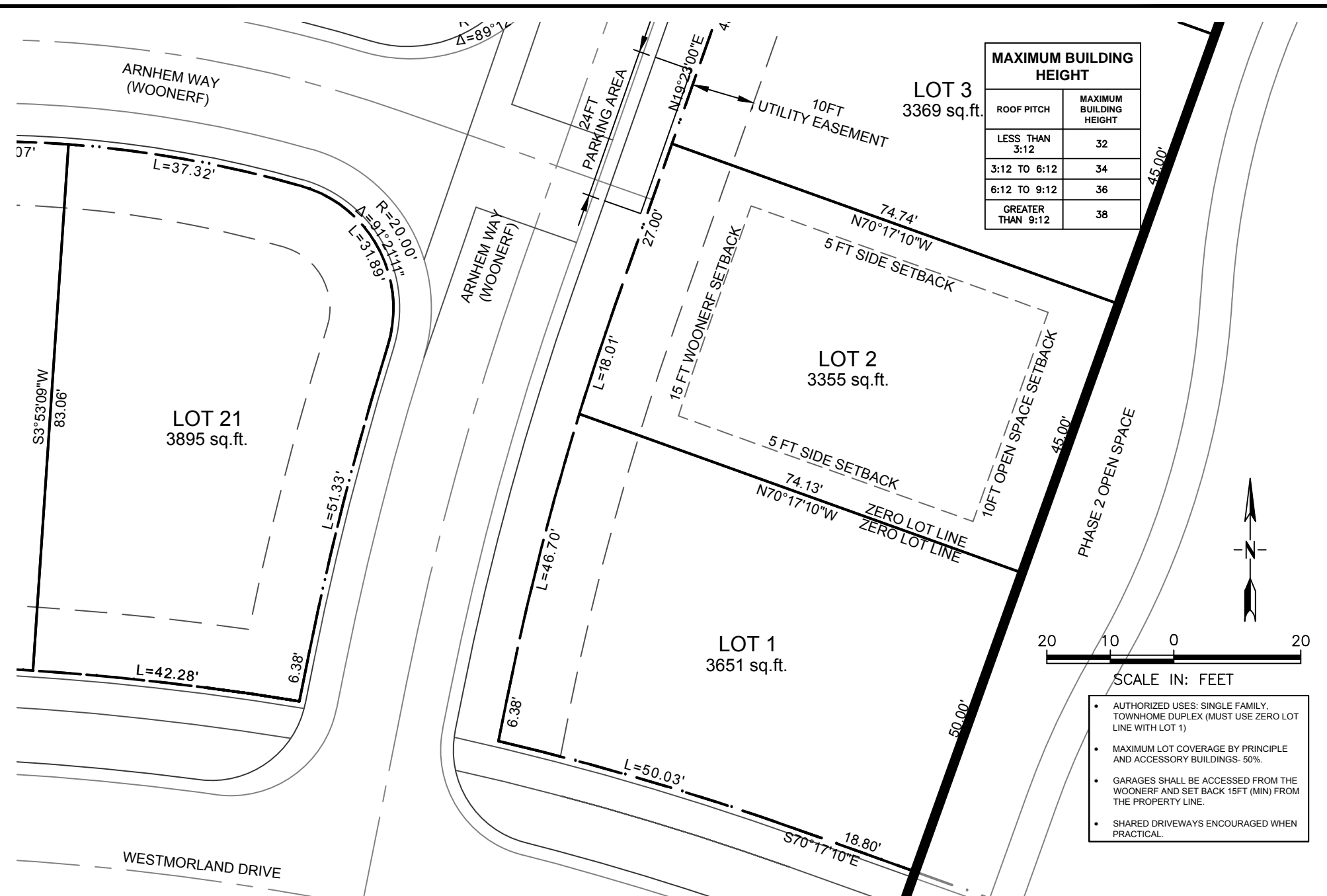
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 2).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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

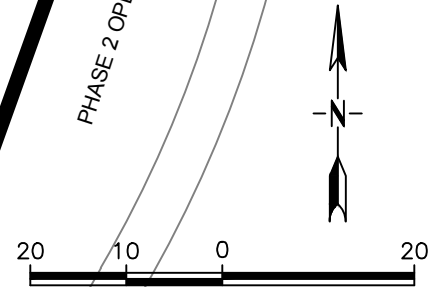


FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

 <p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: CPK DSGN. BY: CPK APPR. BY: JRN DATE: 07/2016</p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 1</b></p>	




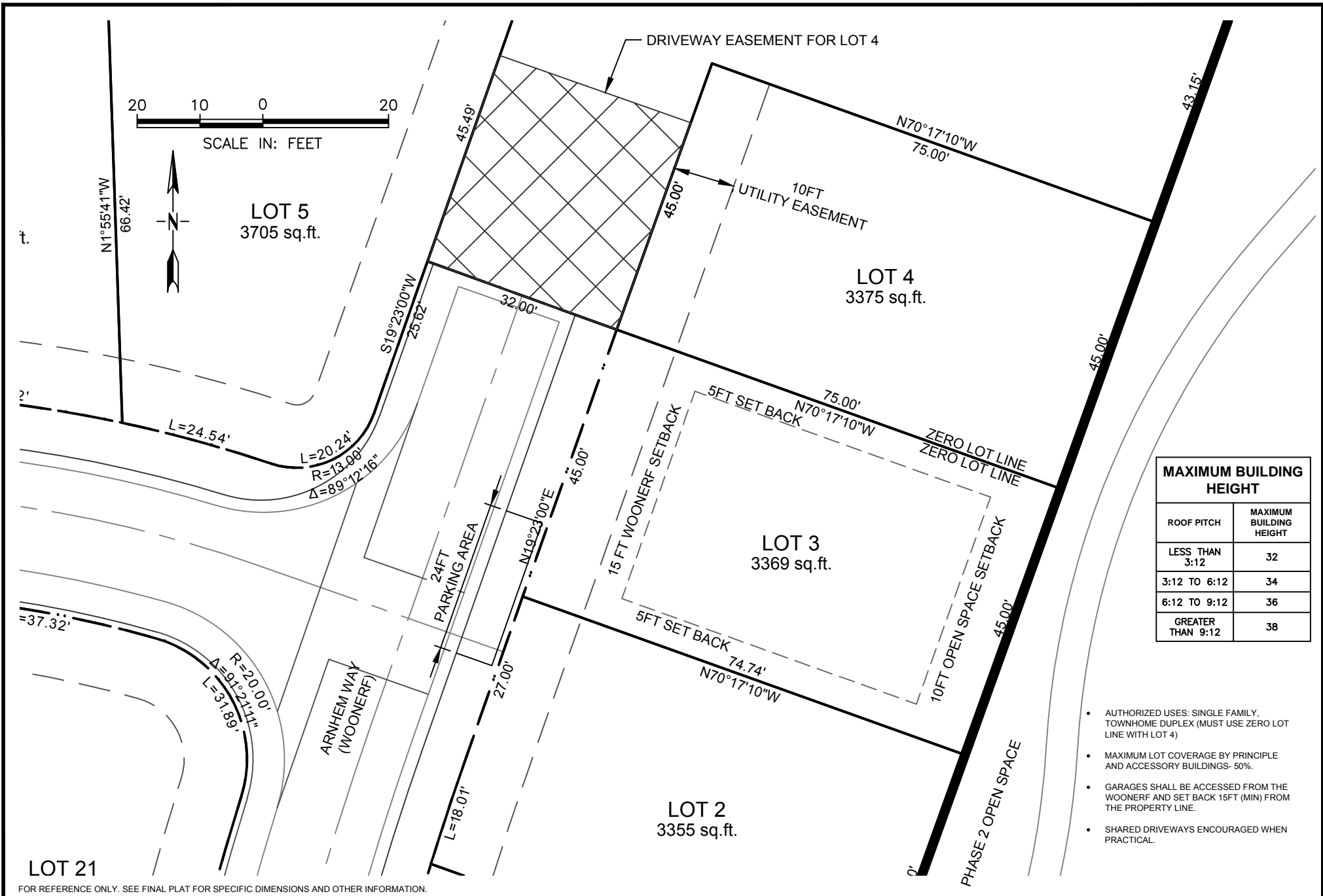
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST USE ZERO LOT LINE WITH LOT 1)
- 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.

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

 <p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: CPK DSGN. BY: CPK APPR. BY: JRN DATE: 07/2016</p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 2</b></p>	



LOT 21  
FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: CPK DSGN. BY: CPK APPR. BY: JRN DATE: 07/2016</p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 3</b></p>	

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

DURSTON SIDEWALK

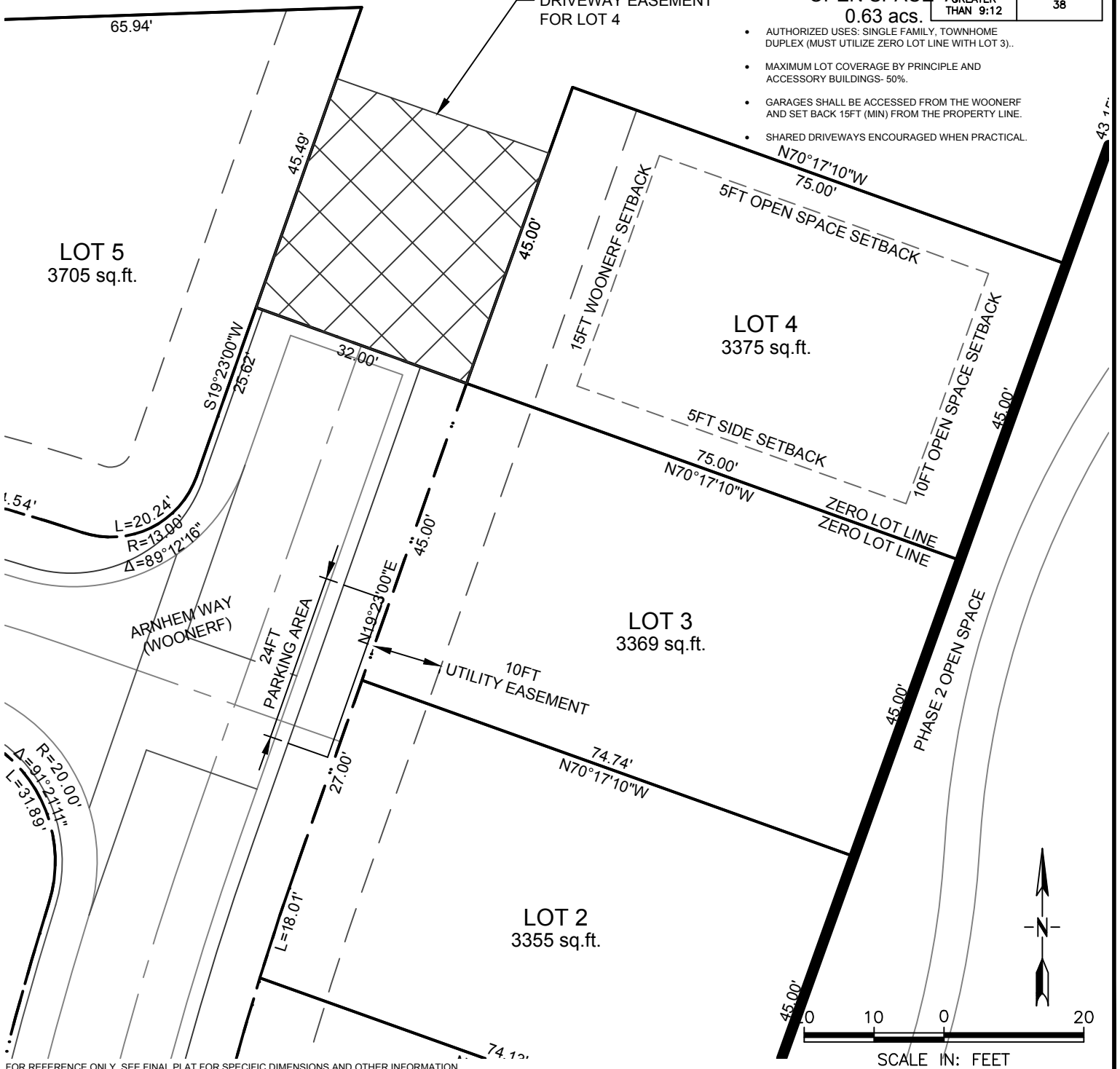
**MAXIMUM BUILDING HEIGHT**

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

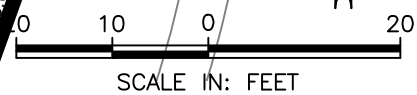
OPEN SPACE

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.



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 4**

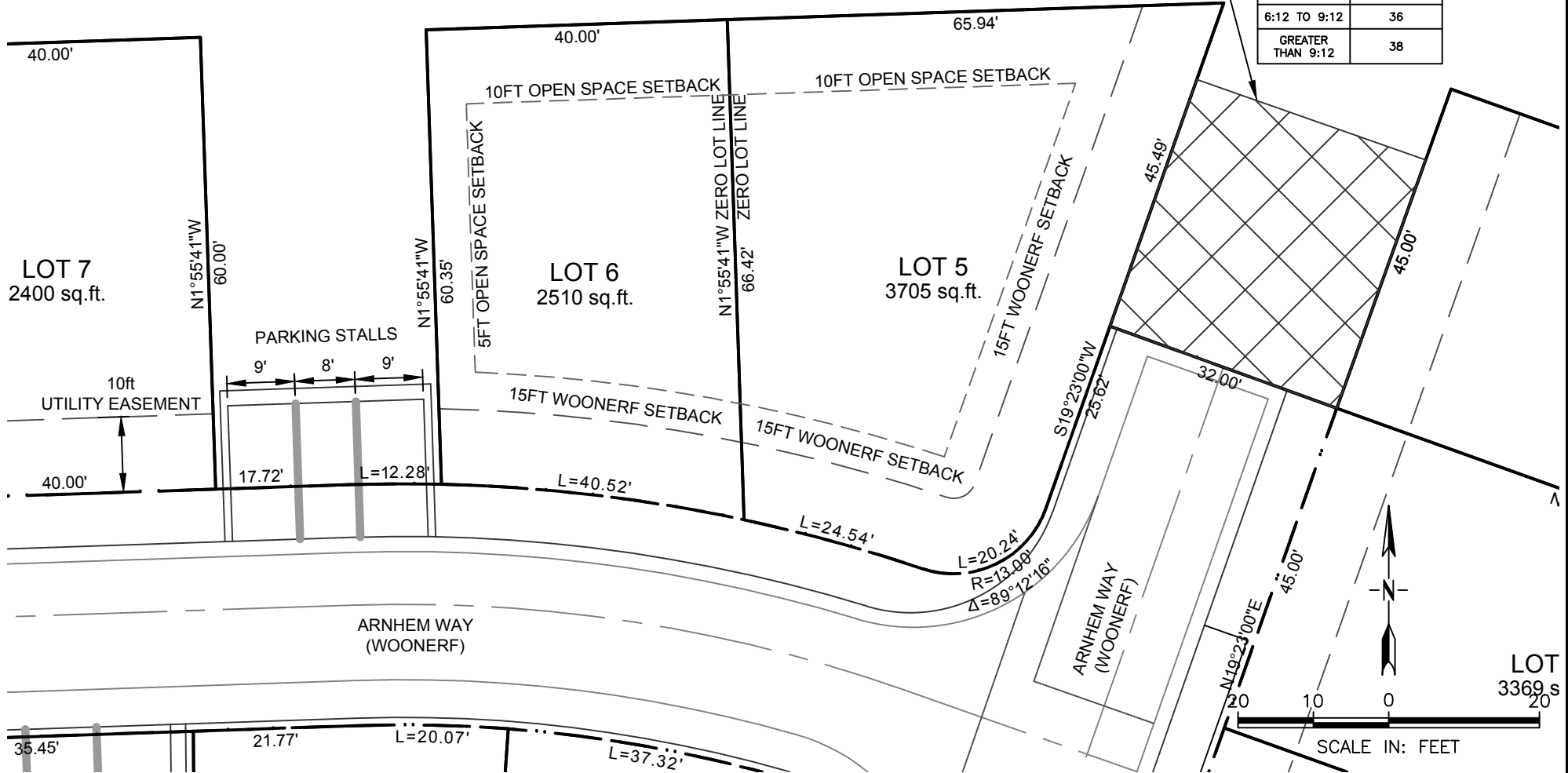
DURSTON SIDEWALK

- 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



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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 3

MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER

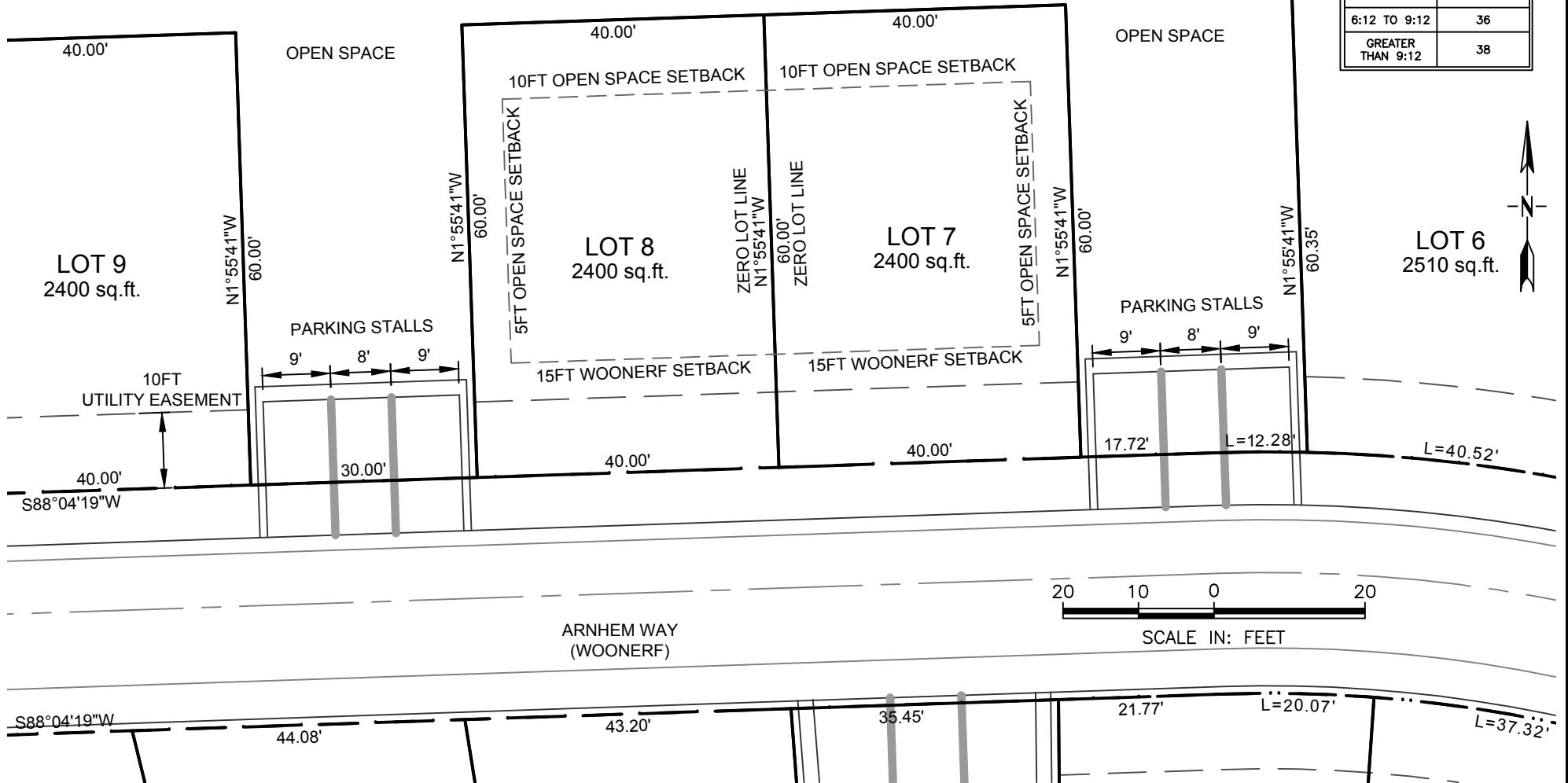
LOT 5,6

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



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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

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

PROJECT NO.  
5352.007

FIGURE NUMBER  
**LOT 7,8**

DURSTON SIDEWALK

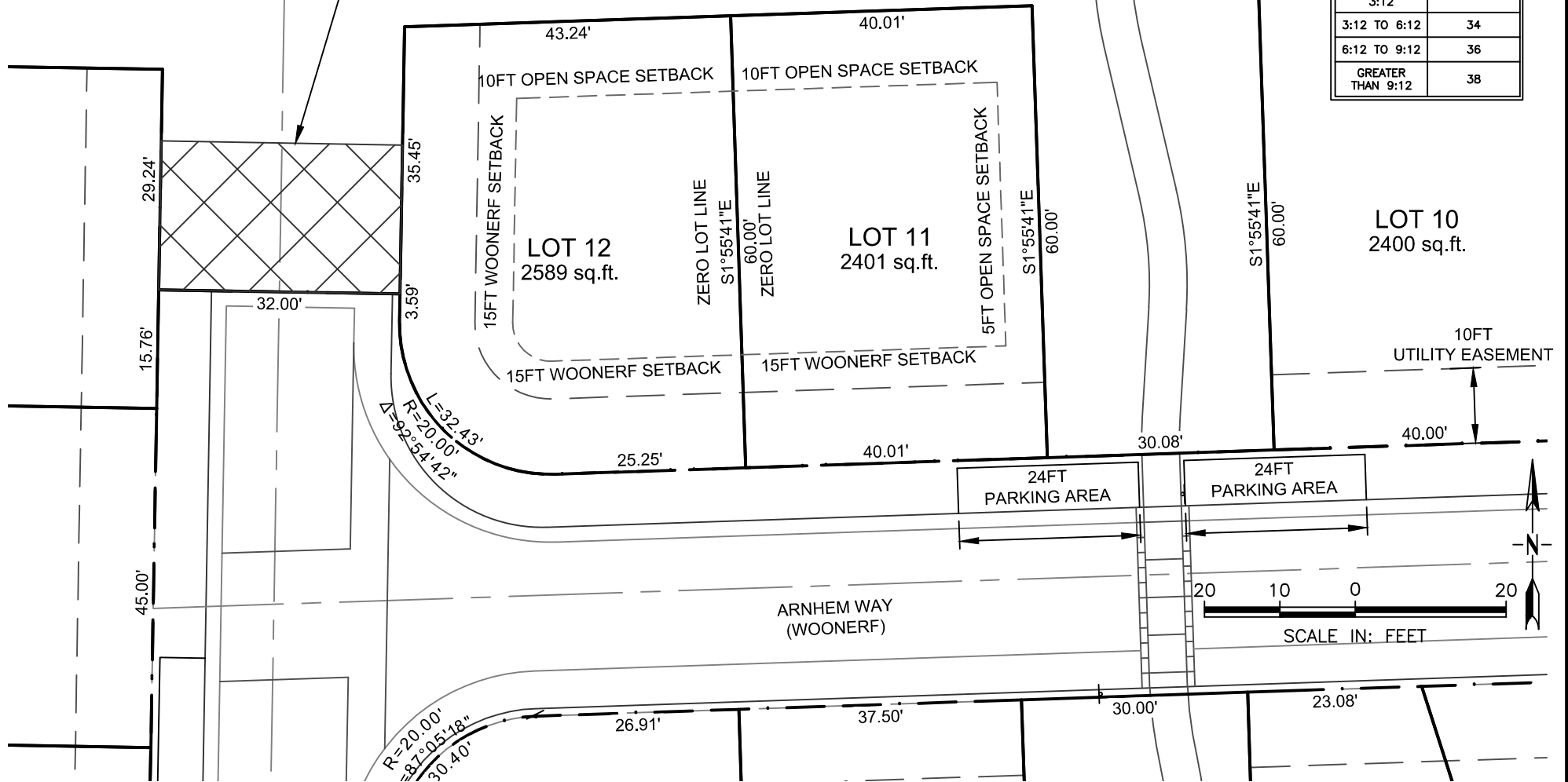
S88°04'19"W

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



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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
LOT 11,12



DURSTON SIDEWALK

N88°04'19"E 873.66'

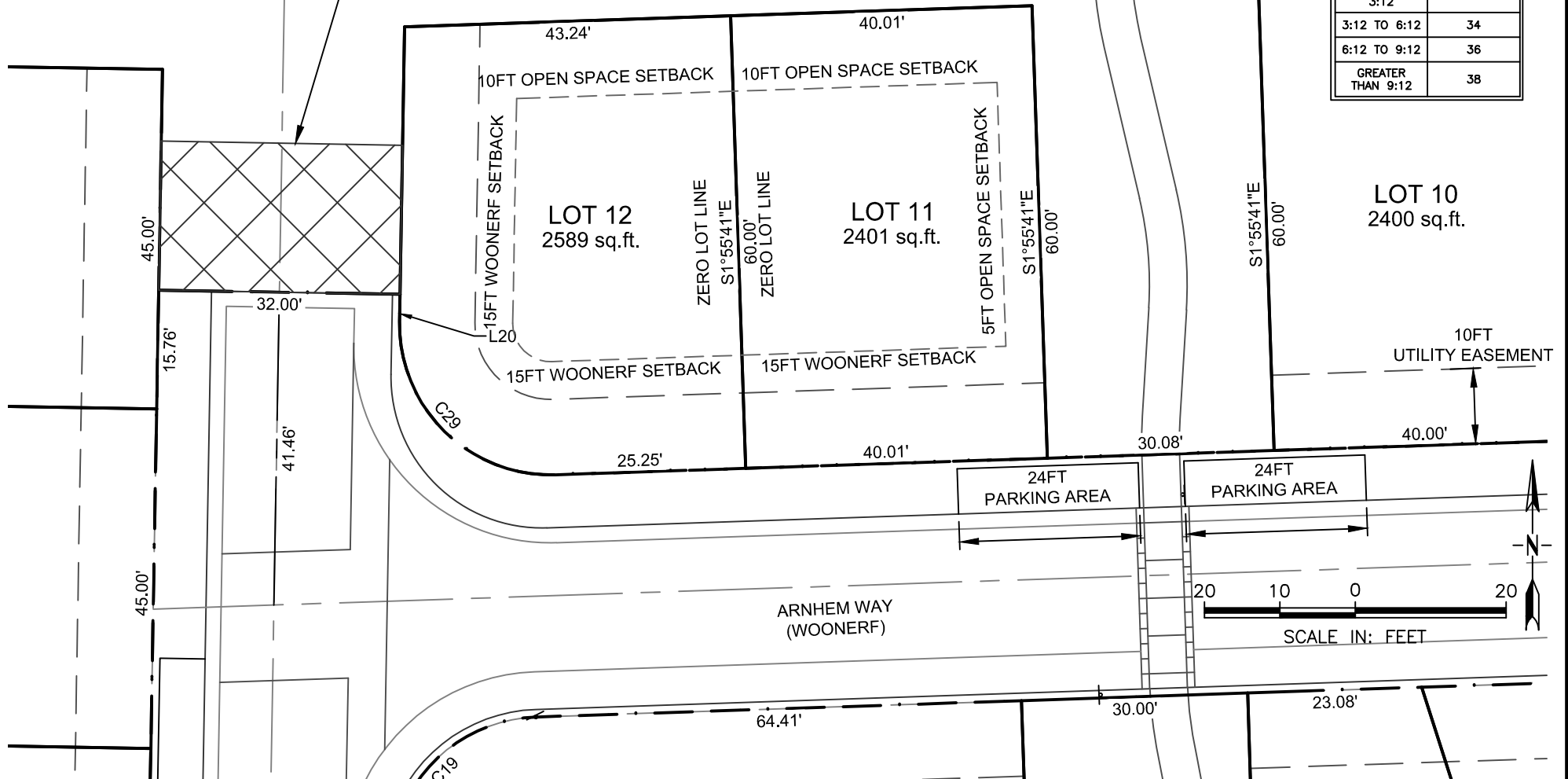
OPEN SPACE

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



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

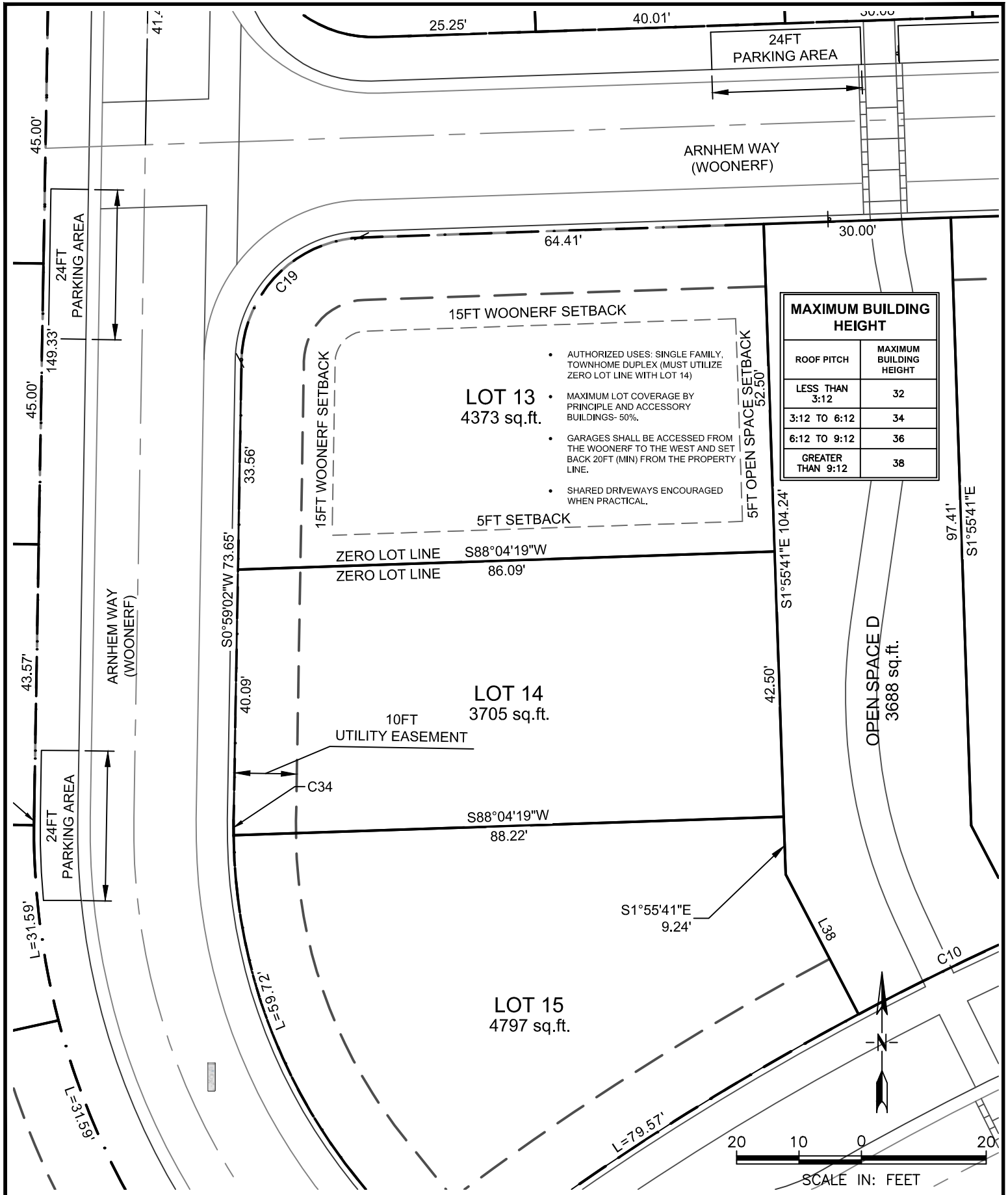
PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER

LOT 11,12





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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

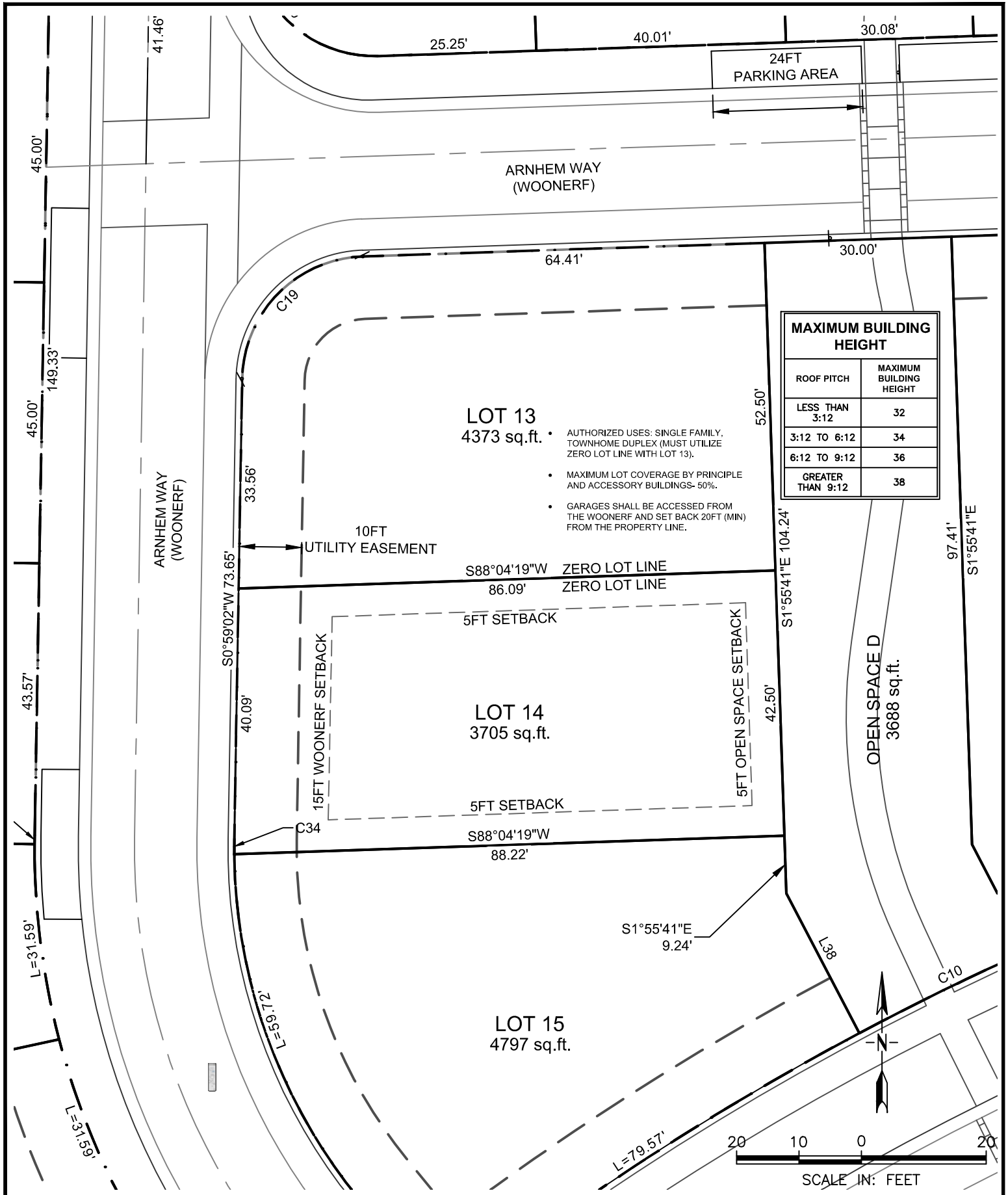
THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER

**LOT 13**



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

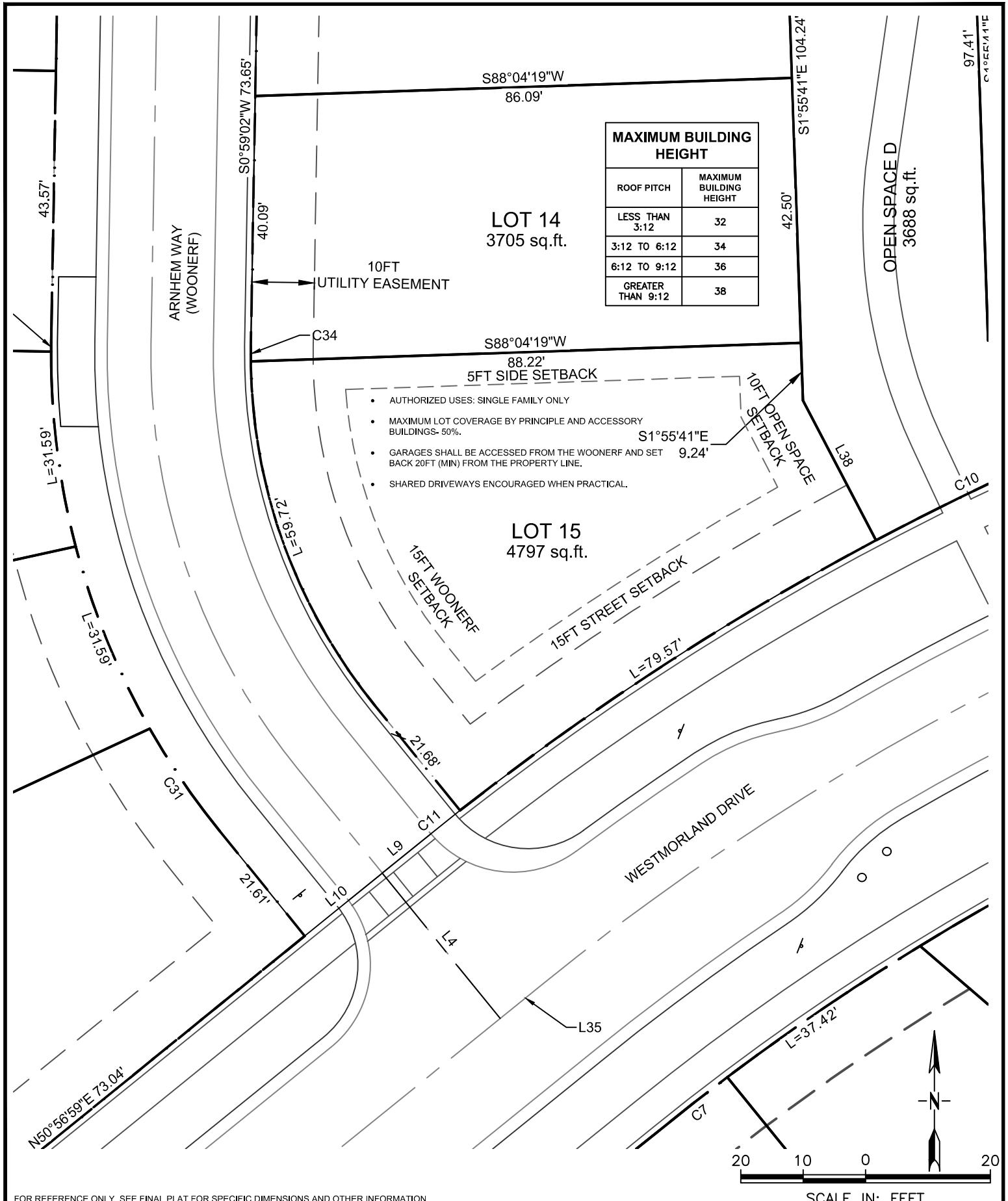
COPYRIGHT © MORRISON-MAIERLE, INC., 2017

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 14**



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702  
COPYRIGHT © MORRISON-MAIERLE, INC., 2017

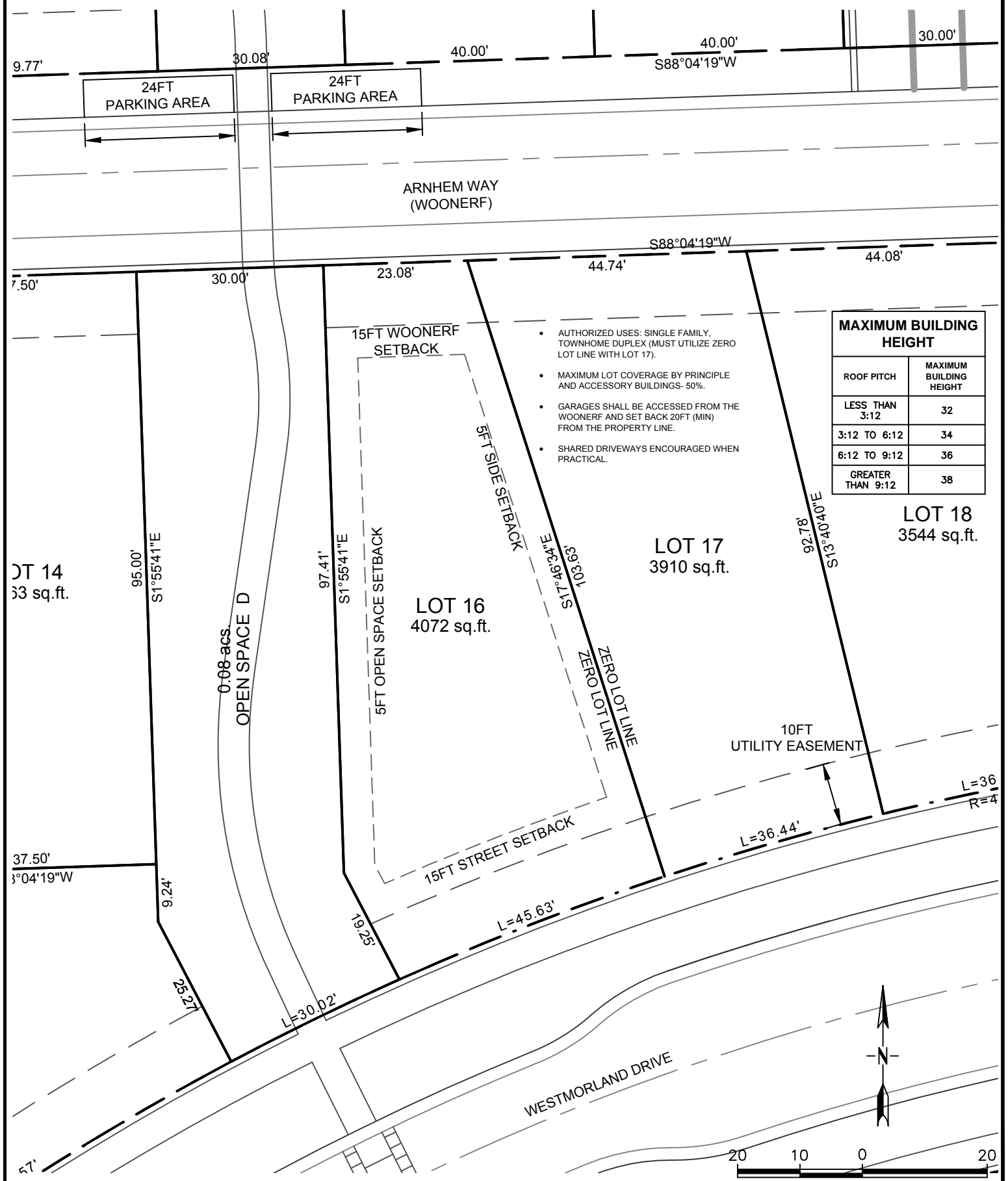
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 06/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 15**



- 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

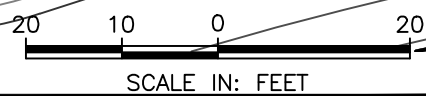
**LOT 18**  
3544 sq.ft.

**LOT 17**  
3910 sq.ft.

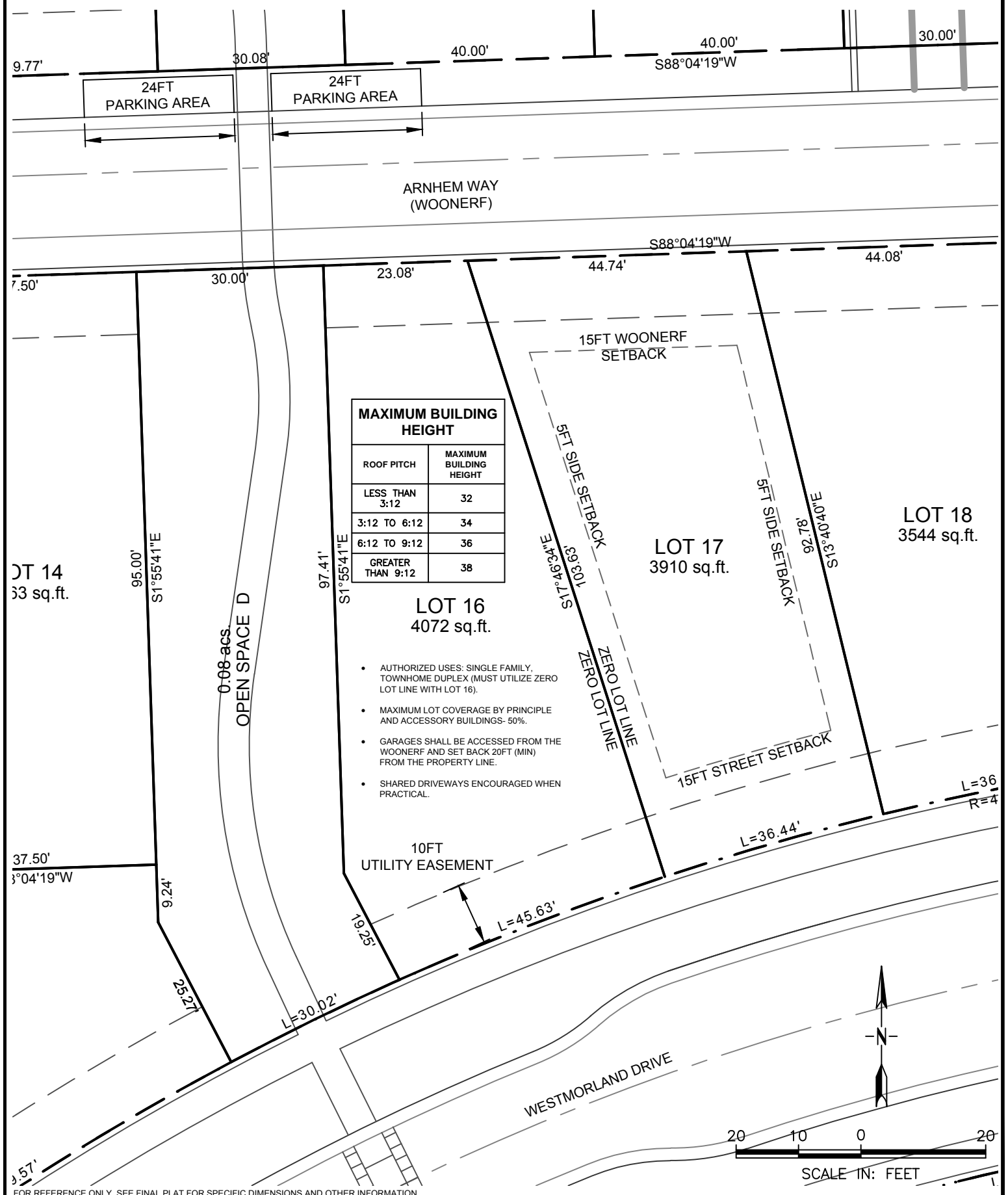
**LOT 16**  
4072 sq.ft.

**LOT 14**  
33 sq.ft.

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



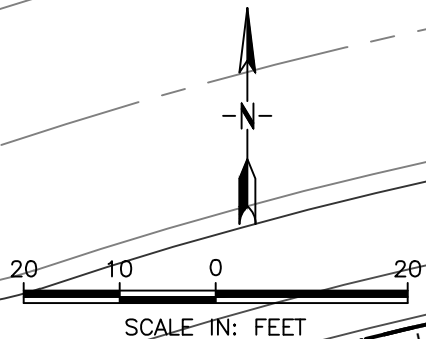
<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER <b>LOT 16</b></p>



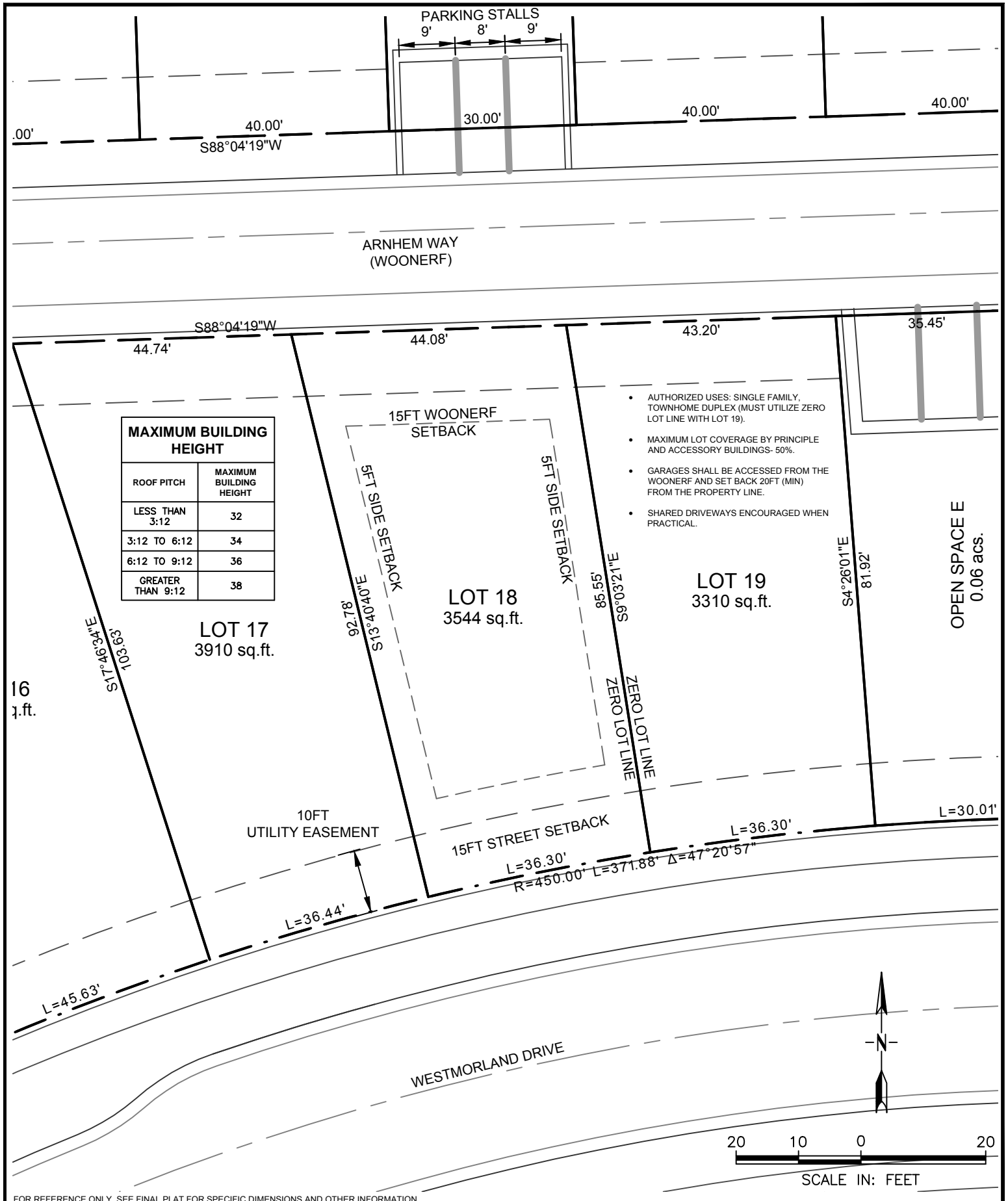
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- 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.

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



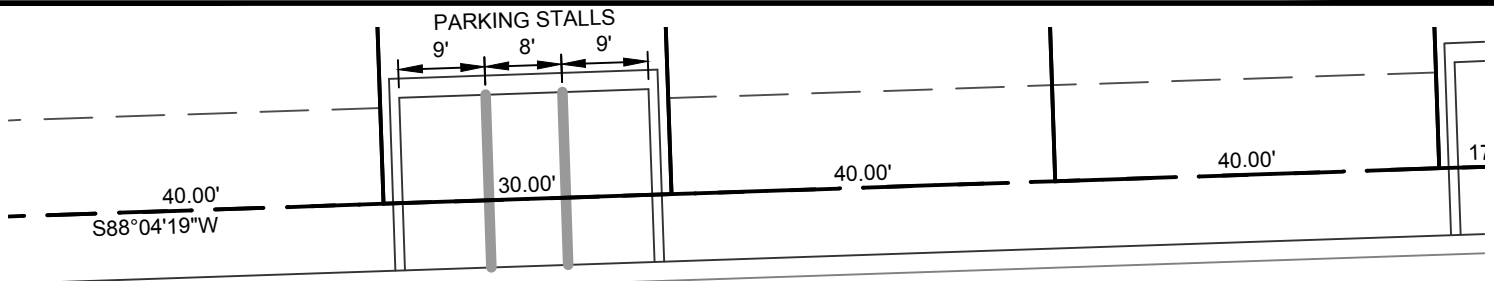
<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702</p> <p><small>COPYRIGHT © MORRISON-MAIERLE, INC., 2016</small></p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER <b>LOT 17</b></p>



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p> <p>BOZEMAN MONTANA</p>	<p>PROJECT NO. 5352.007</p>
	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER <b>LOT 18</b></p>	

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

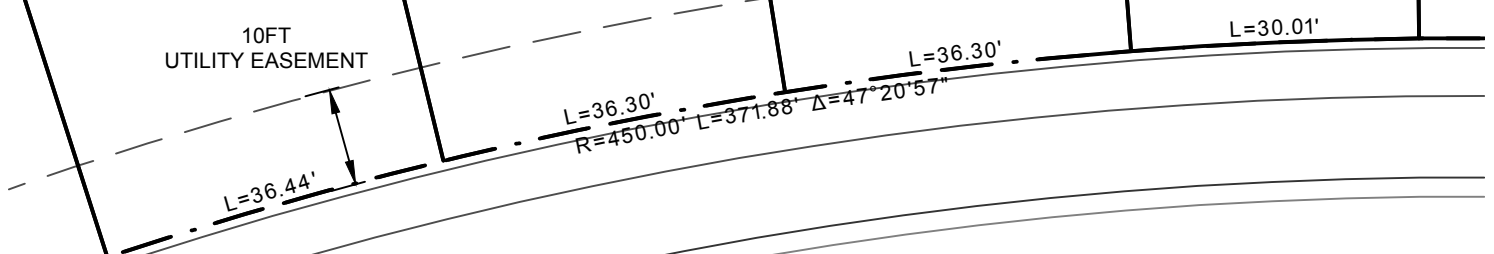
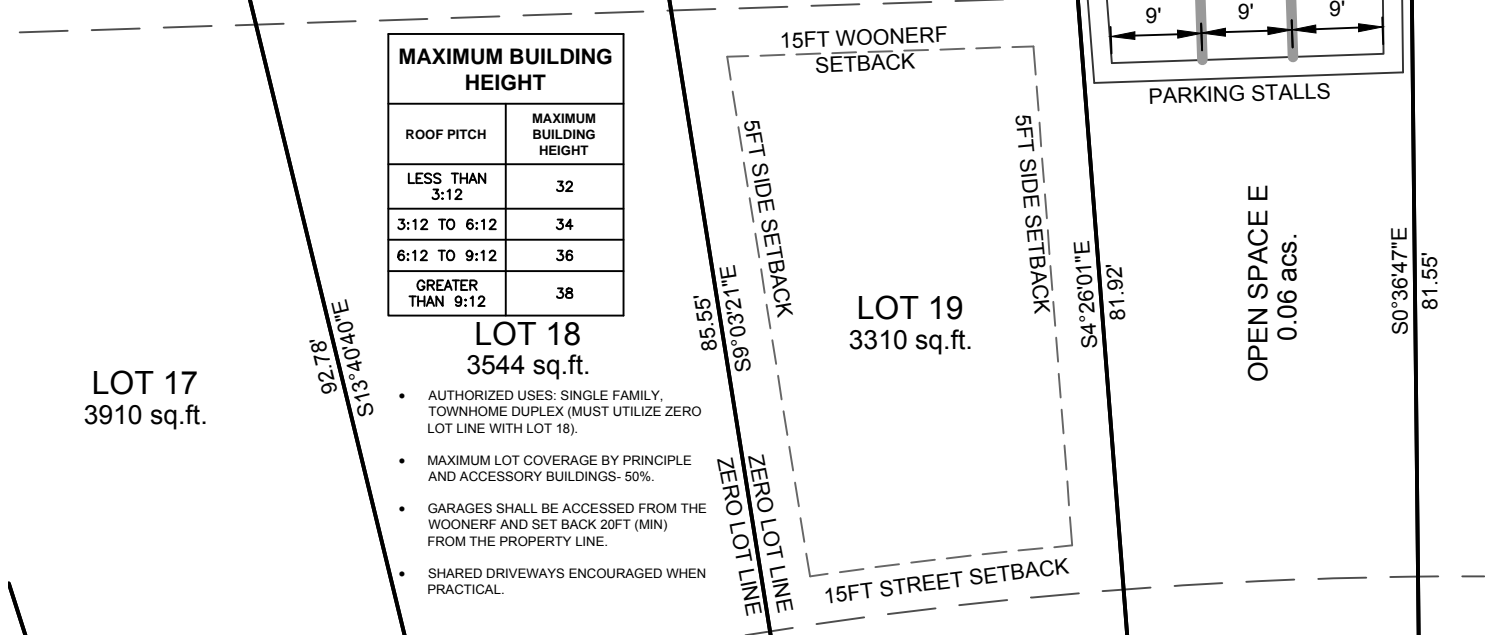


ARNHEM WAY  
(WOONERF)

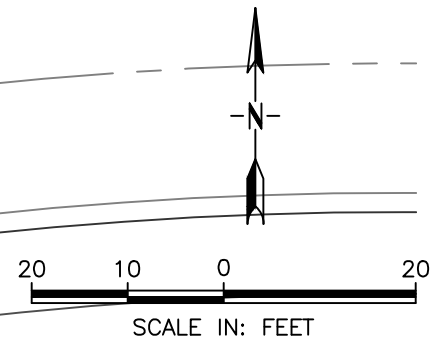


MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38


- 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.



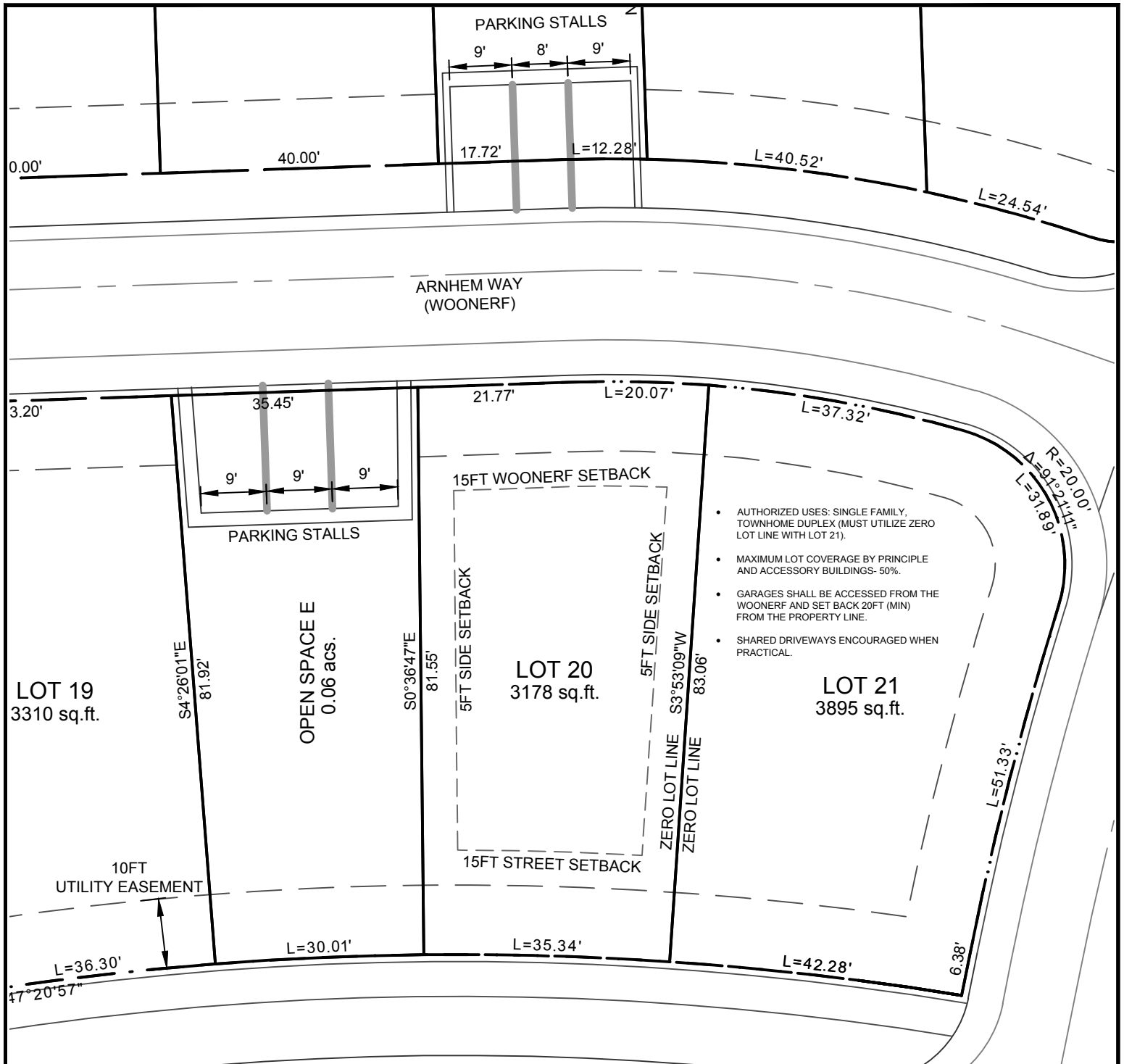
WESTMORLAND DRIVE



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

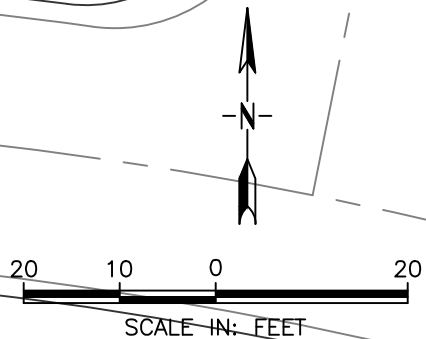
 <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3 BOZEMAN MONTANA</p>	<p>PROJECT NO. 5352.007</p>
	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 19</p>	






- 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.

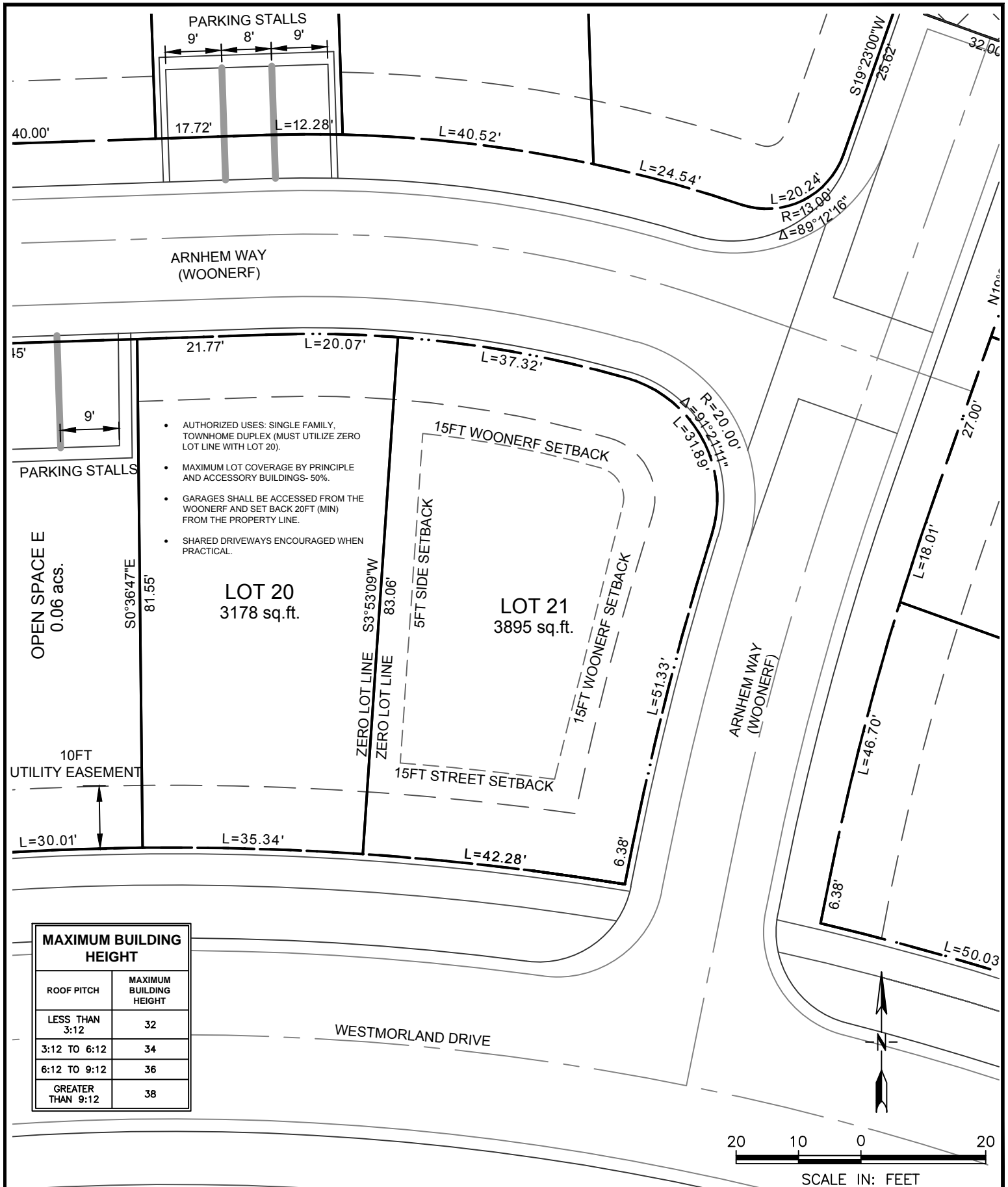
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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

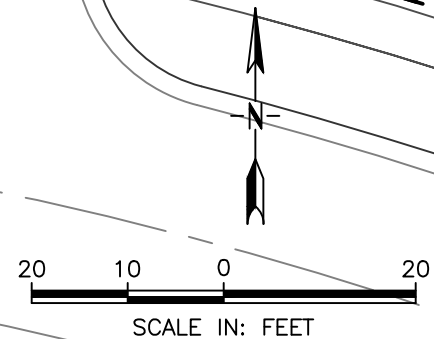
 <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
		<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER <b>LOT 20</b></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

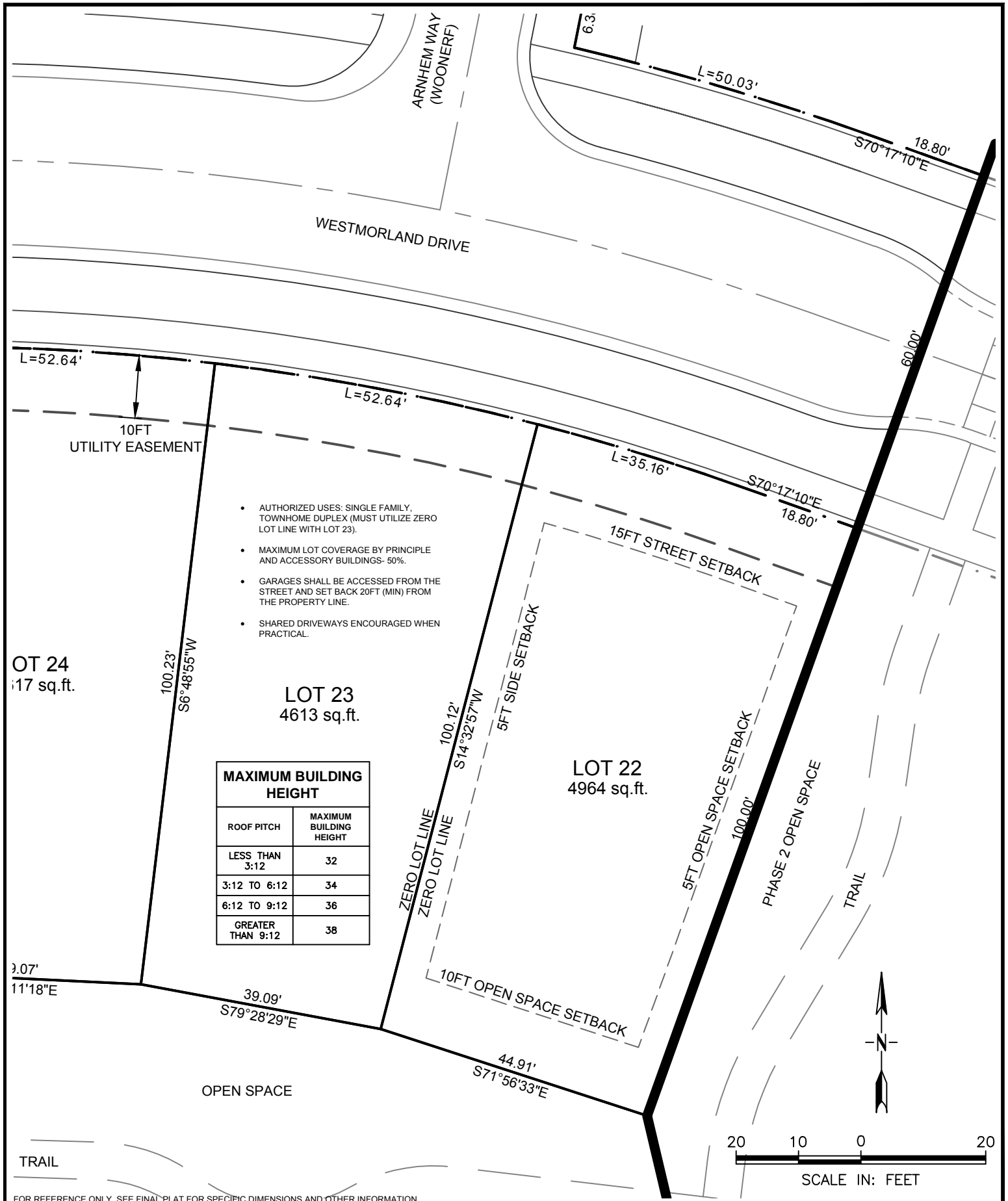


FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> 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., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER <b>LOT 21</b></p>

LOT EXHIBIT

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



- 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.

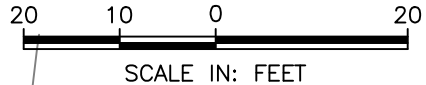
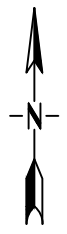
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

OT 24  
17 sq.ft.


LOT 23  
4613 sq.ft.

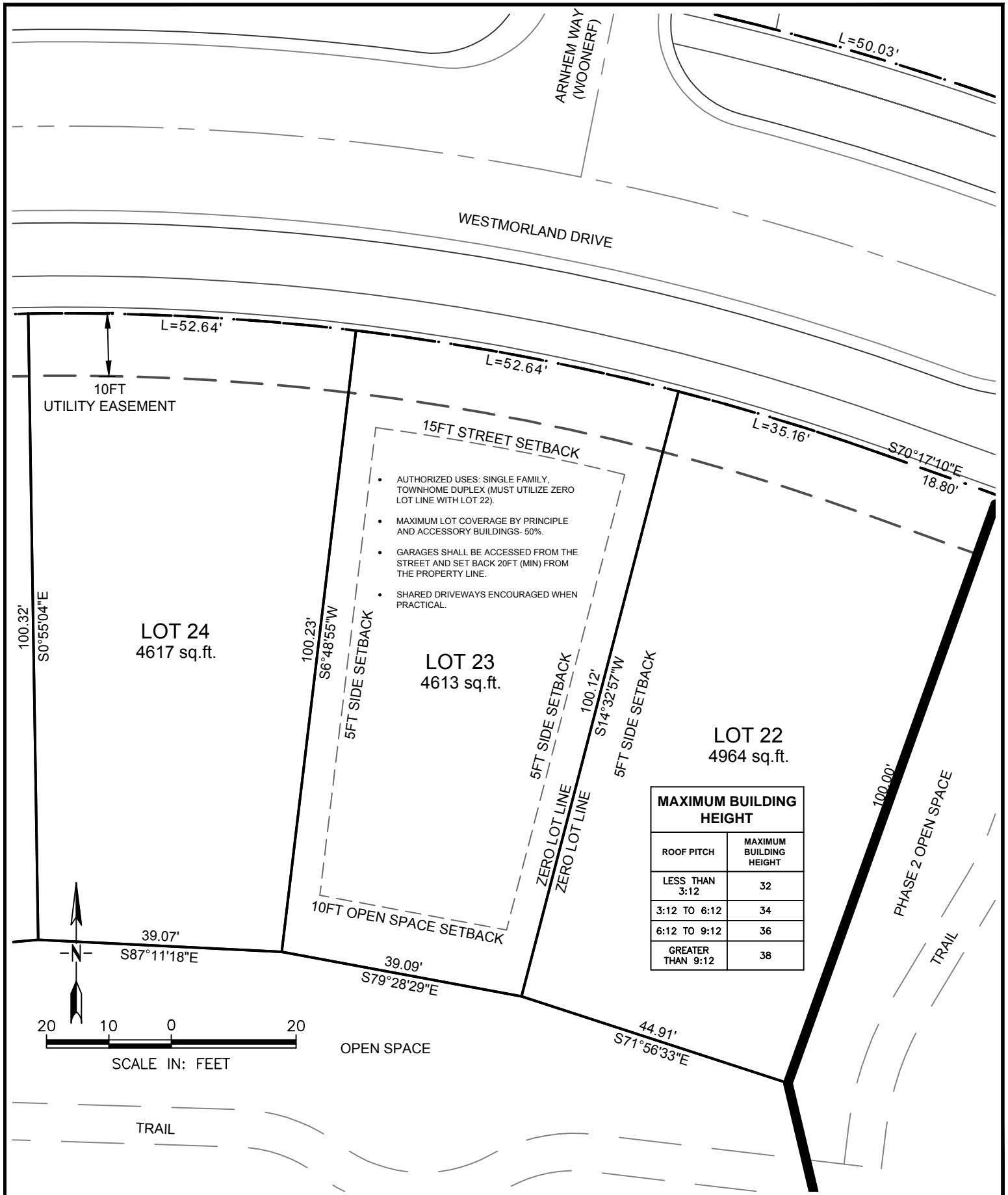
LOT 22  
4964 sq.ft.

OPEN SPACE



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


 <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u>	THE LAKES AT VALLEY WEST: PHASE 3 BOZEMAN MONTANA	PROJECT NO. 5352.007
	LOT EXHIBIT	FIGURE NUMBER <b>LOT 22</b>	



- 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

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

 <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>		<p>PROJECT NO. 5352.007</p>
		<p>BOZEMAN MONTANA</p>		<p>FIGURE NUMBER <b>LOT 23</b></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

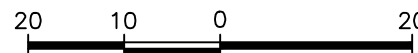
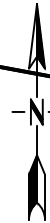
5FT SIDE SETBACK

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



SCALE IN: FEET

TRAIL

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
 DSGN. BY: CPK  
 APPR. BY: JRN  
 DATE: 07/2016

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

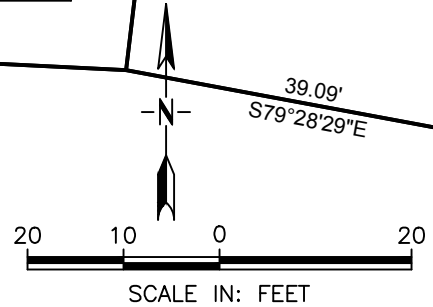
39.07'  
N85°05'54"E

39.07'  
S87°11'18"E

39.09'  
S79°28'29"E

OPEN SPACE

TRAIL



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
 DSGN. BY: CPK  
 APPR. BY: JRN  
 DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
 BOZEMAN MONTANA

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'

$S11^{\circ}32'19''E$   
100.40'

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

$N39^{\circ}03'01''W$   
60.09'

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

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

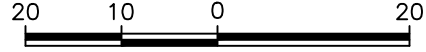
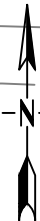
39.07'  
 $N85^{\circ}05'54''E$

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

OPEN SPACE

45.37'  
 $N58^{\circ}15'36''E$

TRAIL



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

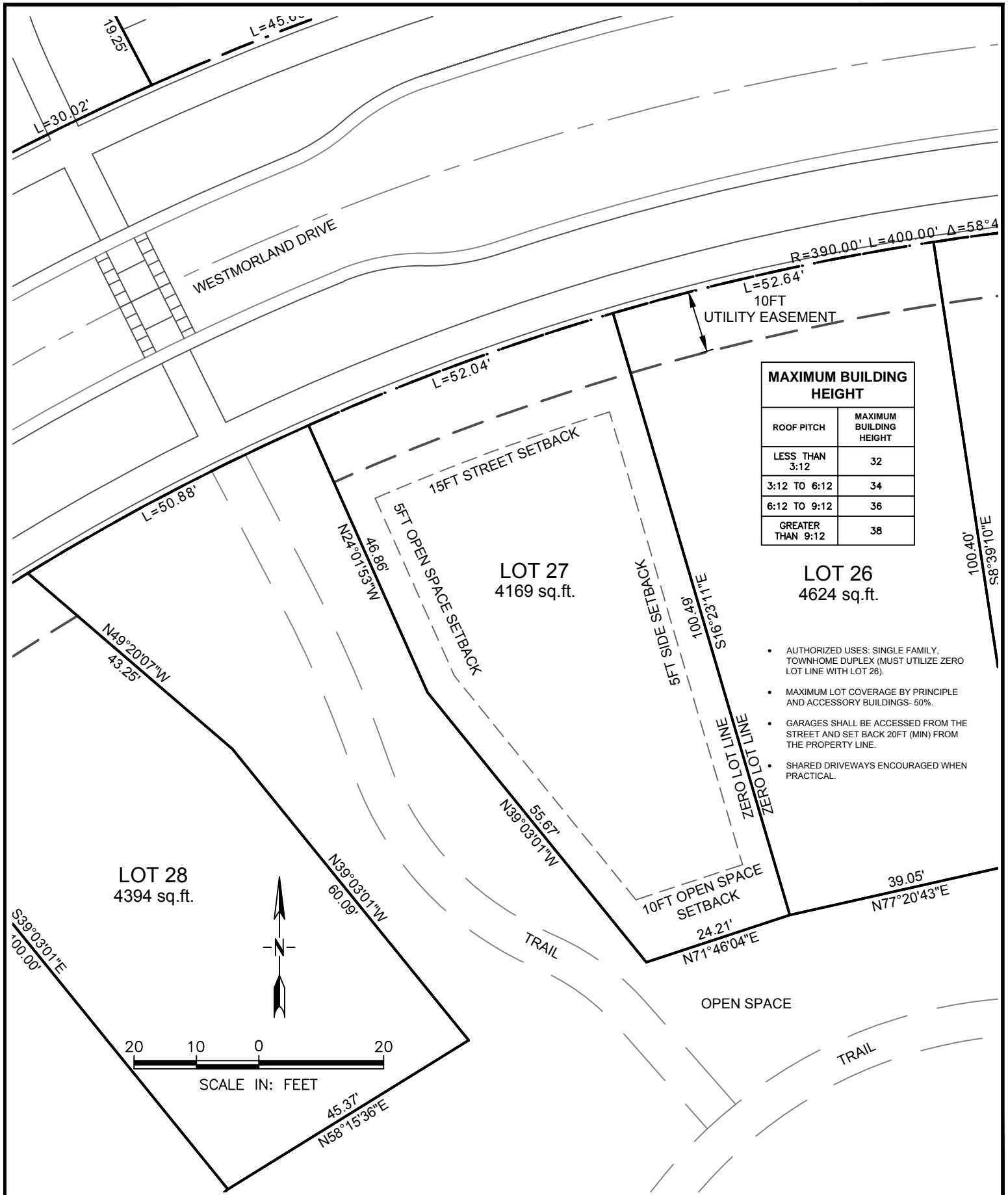
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

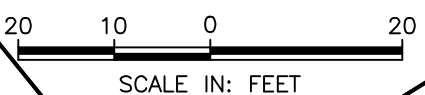
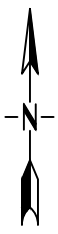
FIGURE NUMBER  
**LOT 26**



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

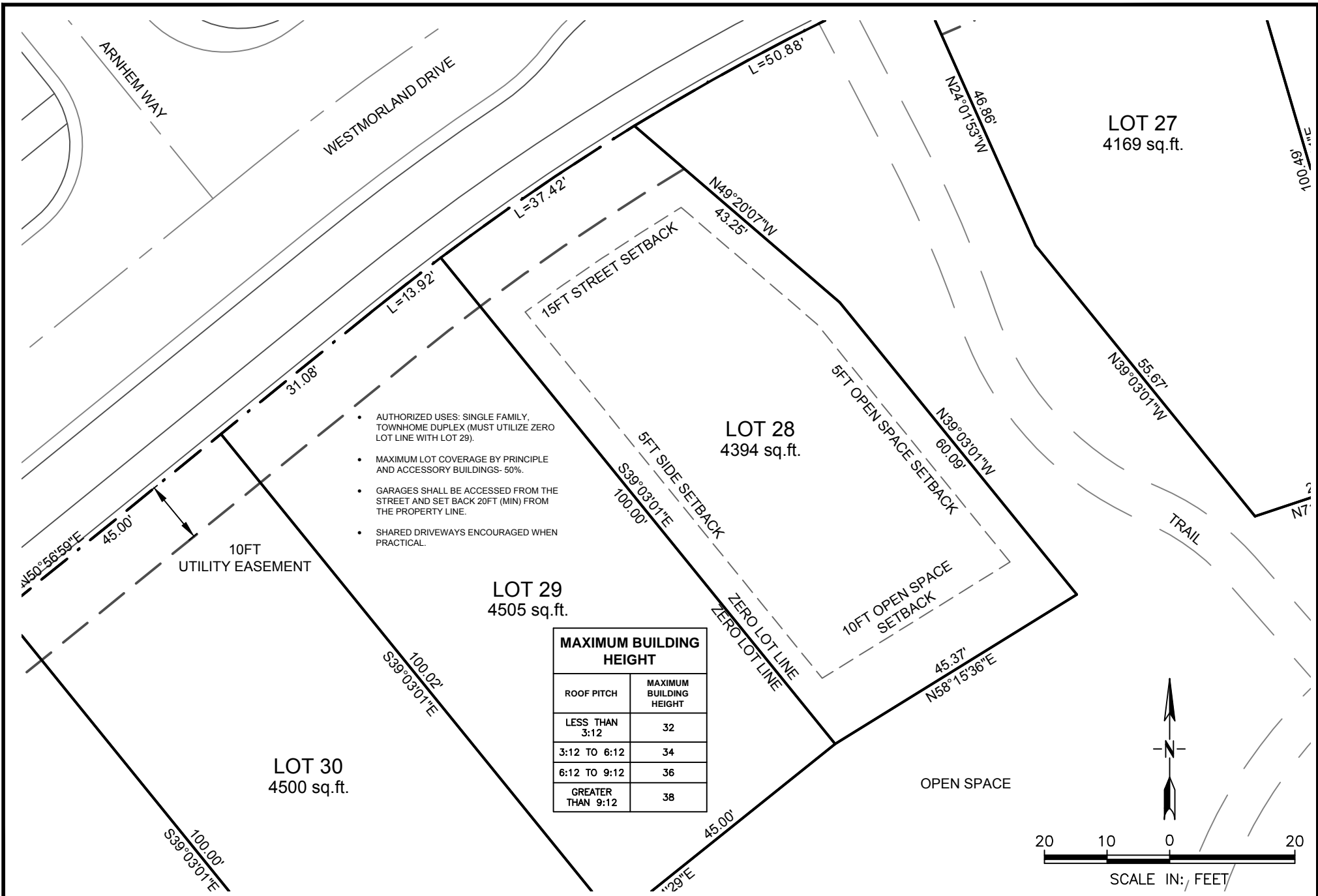
- LOT 26**  
4624 sq.ft.
- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 26).
  - MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
  - GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
  - SHARED DRIVEWAYS ENCOURAGED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

**LOT 28**  
4394 sq.ft.



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
		<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER <b>LOT 27</b></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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

PROJECT NO.  
5352.007

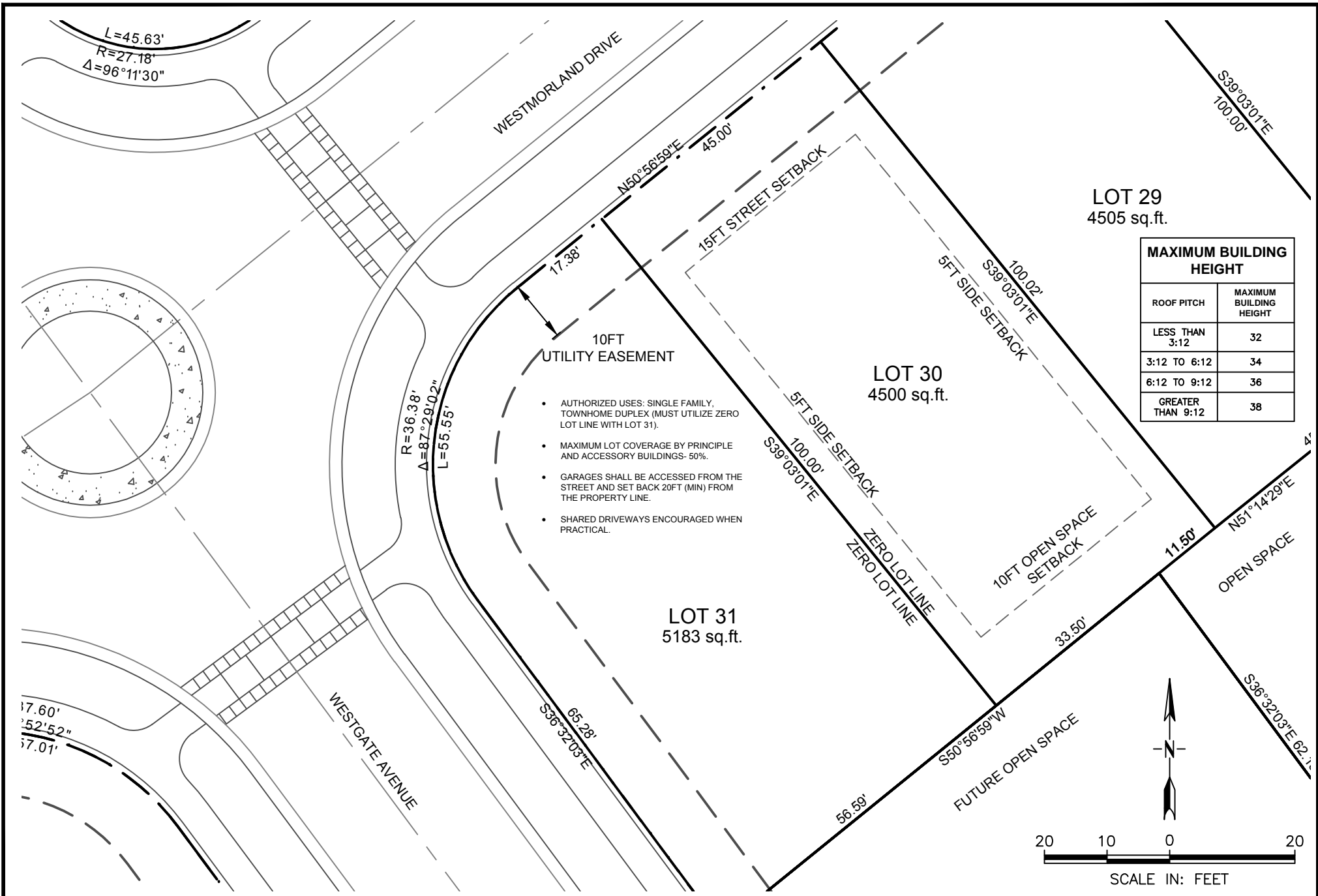
LOT EXHIBIT

FIGURE NUMBER

**LOT 28**







**LOT 29**  
4505 sq.ft.

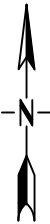
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

**LOT 30**  
4500 sq.ft.

**LOT 31**  
5183 sq.ft.

10FT UTILITY EASEMENT

- AUTHORIZED USES: SINGLE FAMILY, TOWNHOME DUPLEX (MUST UTILIZE ZERO LOT LINE WITH LOT 31).
- 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.



SCALE IN: FEET



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

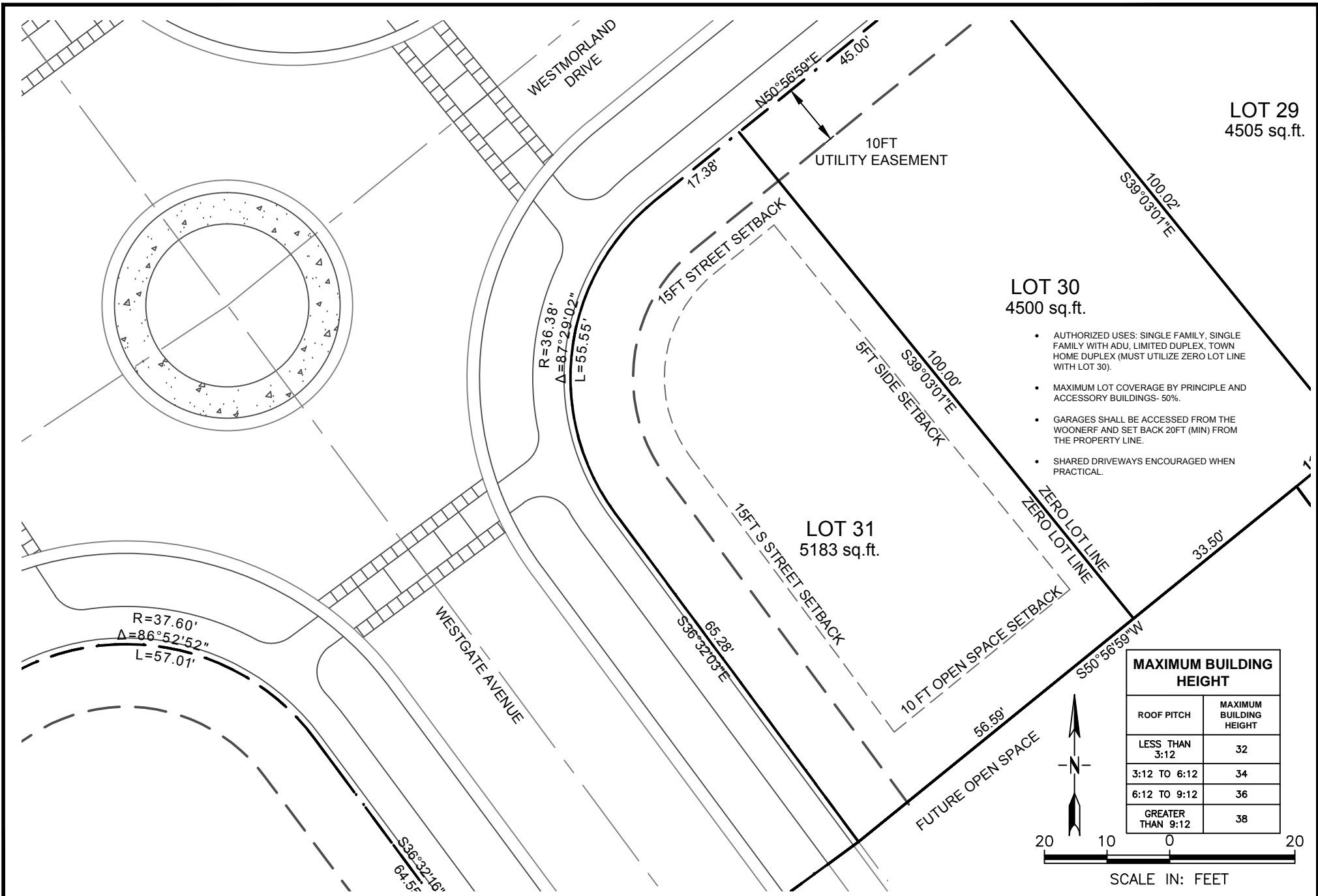
BOZEMAN

MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 30**



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

PROJECT NO.  
5352.007

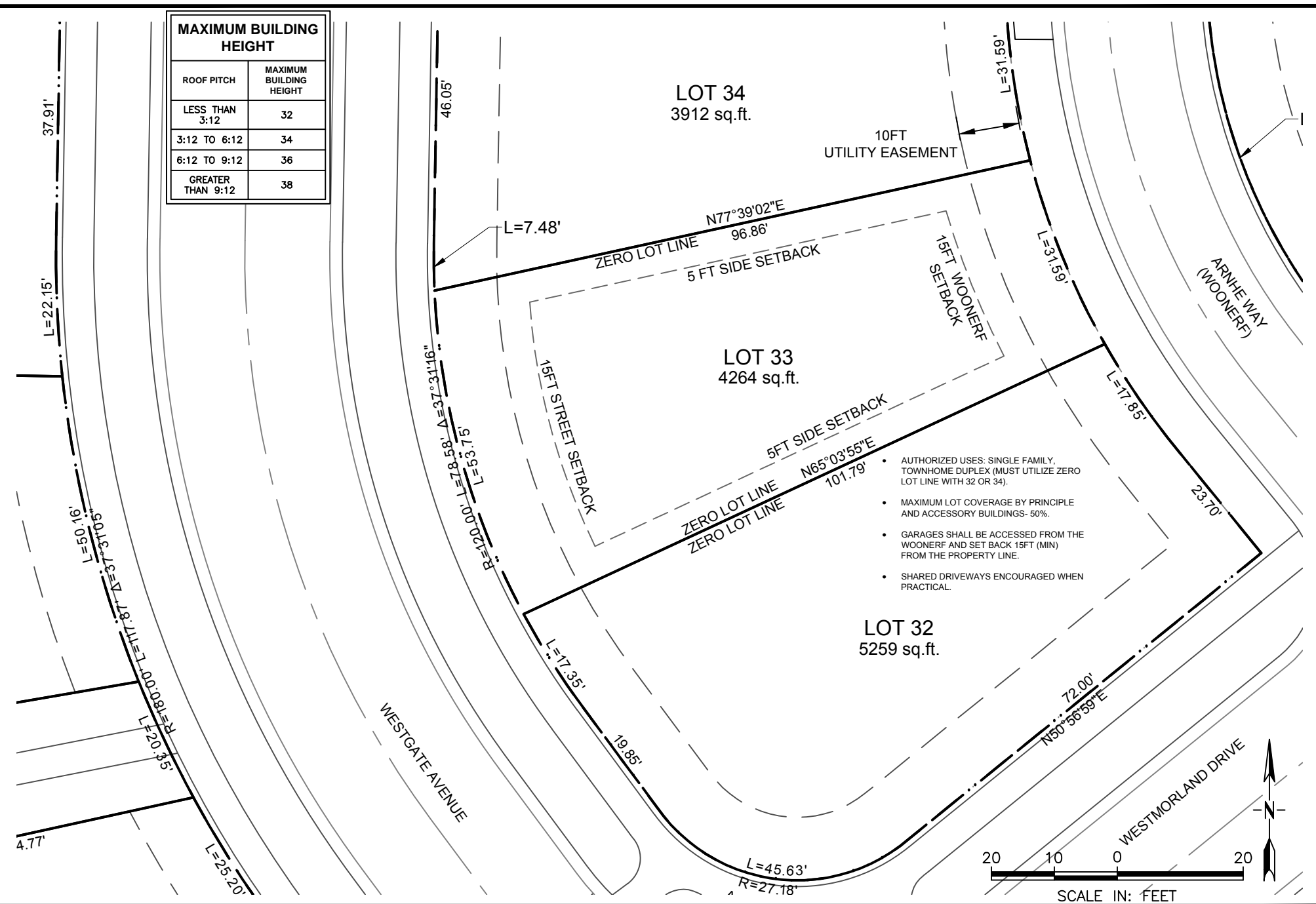
LOT EXHIBIT

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 32 OR 34).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

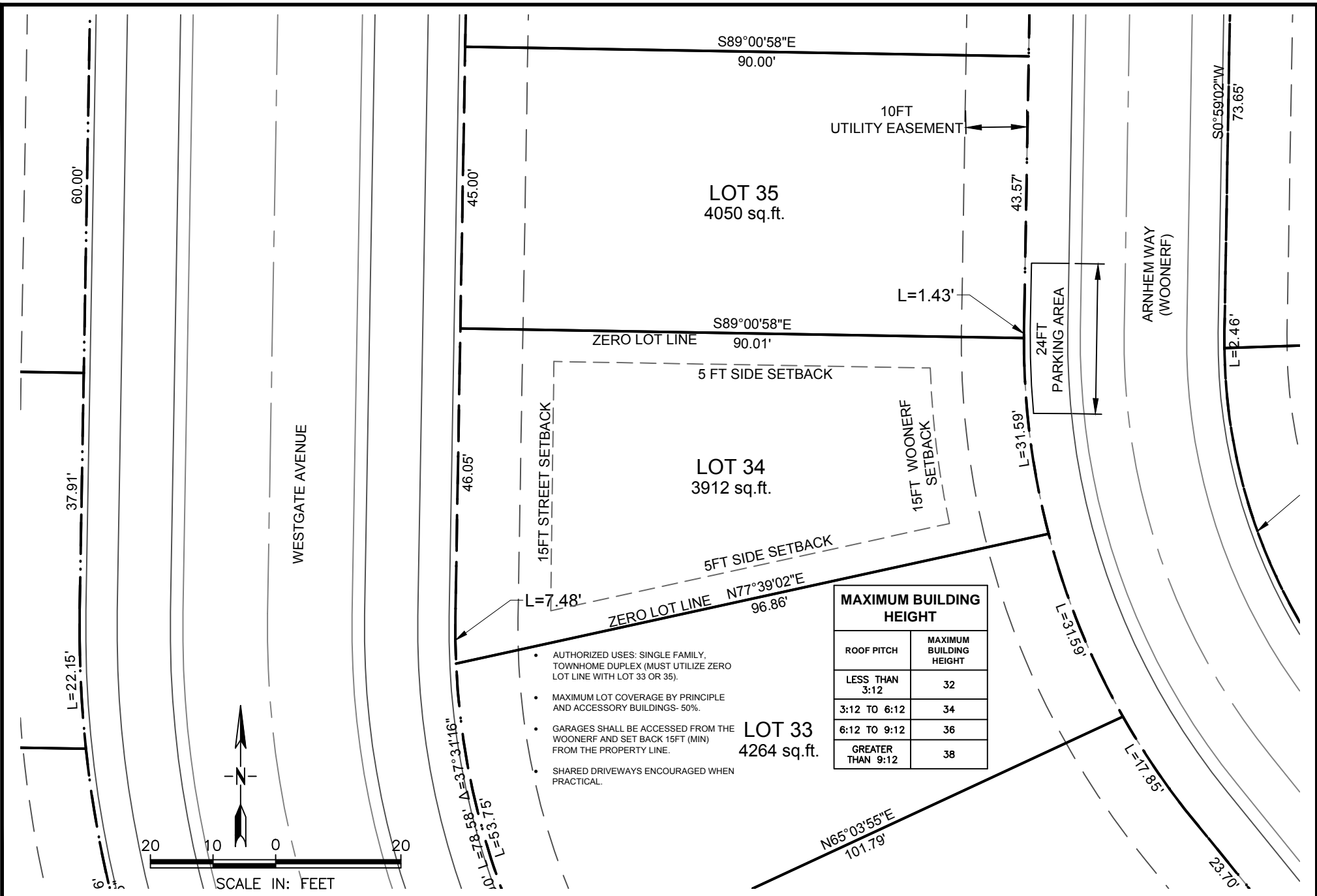
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

LOT EXHIBIT

PROJECT NO.  
5352.007

FIGURE NUMBER  
**LOT 33**



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 3

PROJECT NO.  
5352.007

MONTANA

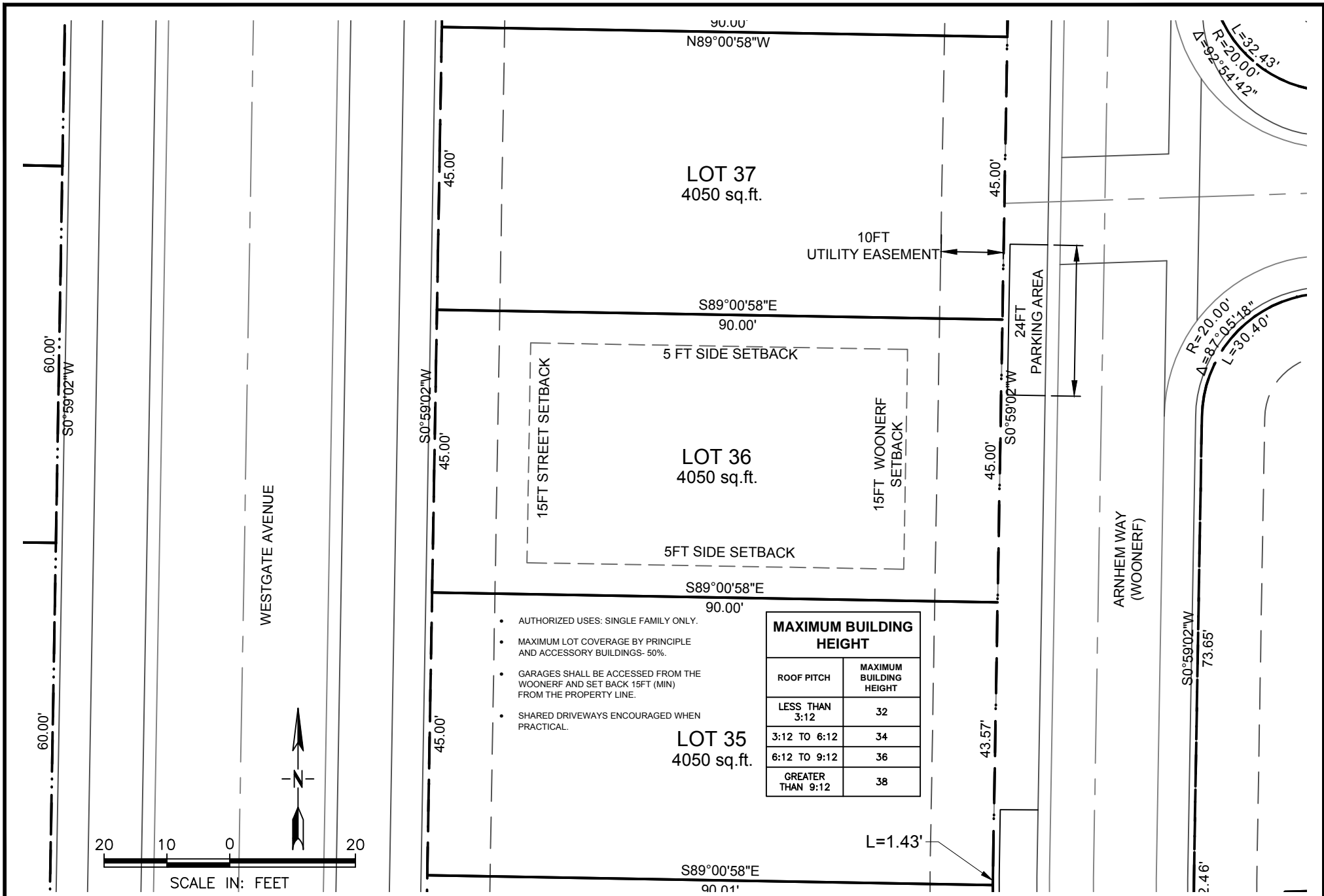
FIGURE NUMBER

LOT EXHIBIT

**LOT 34**

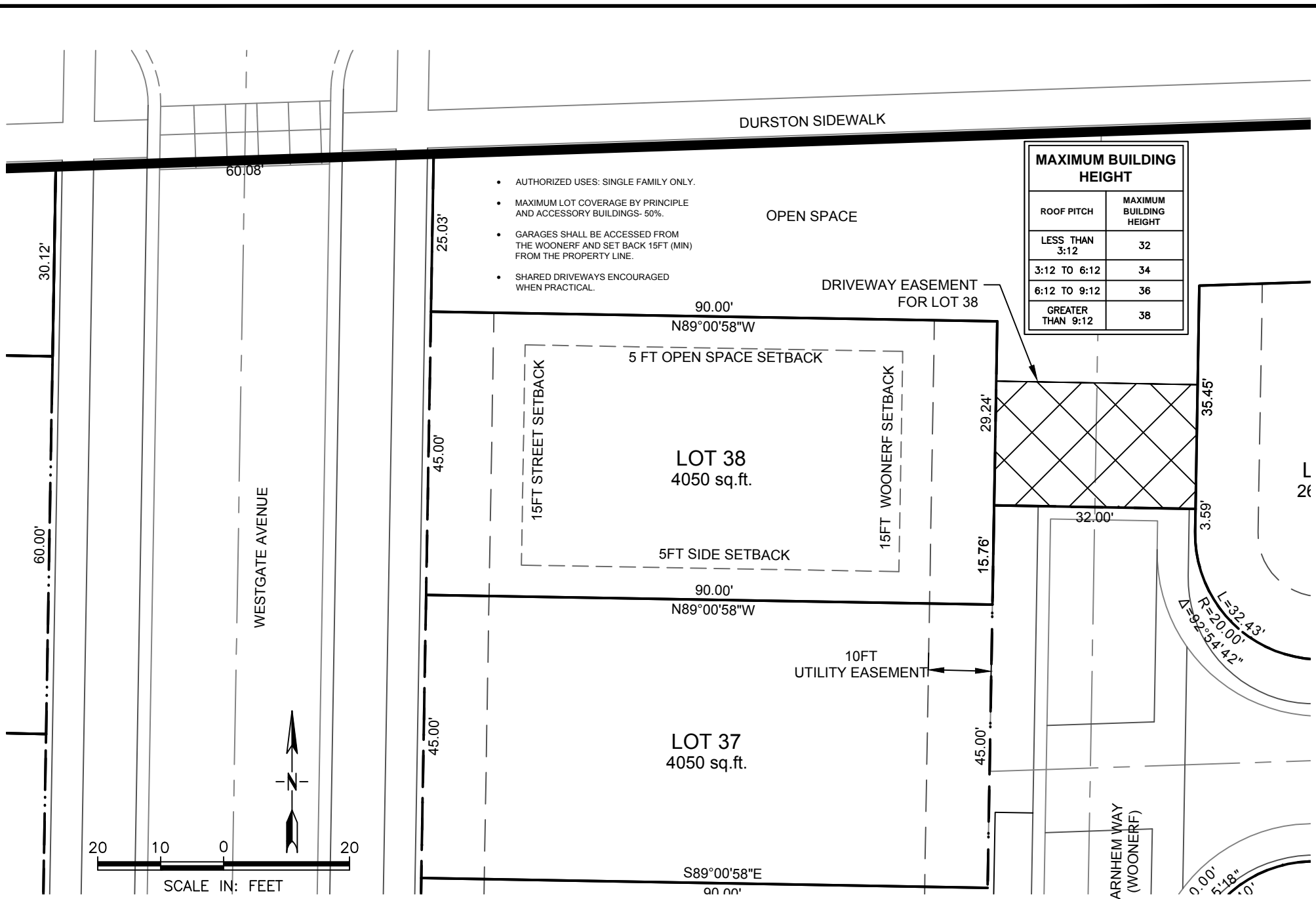






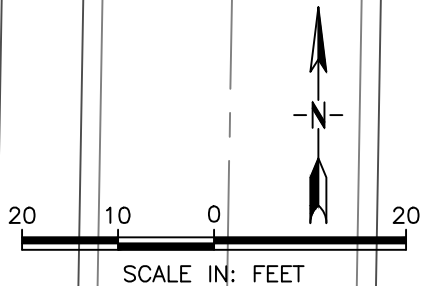







MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- 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.



 <p>engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p><small>COPYRIGHT © MORRISON-MAIERLE, INC., 2016</small></p>	<p>DRAWN BY: CPK DSGN. BY: CPK APPR. BY: JRN DATE: 07/2016</p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 38</b></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'

60.00'

S89°00'58"E

100.00'

10FT  
UTILITY EASEMENT

WESTGATE AVENUE

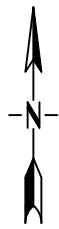
25.03'

45.00'

45.00'

TRAIL

OPEN SPACE



**LOT 40**  
6000 sq ft

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

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.

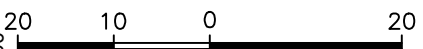
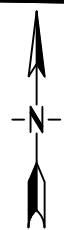
15FT OPEN SPACE SETBACK

15FT STREET SETBACK

10FT SIDE SETBACK

S89°00'58"E  
100.00'

10FT  
UTILITY EASEMENT



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'

PROJECT NO.  
5352.007

FIGURE NUMBER

LOT 40



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

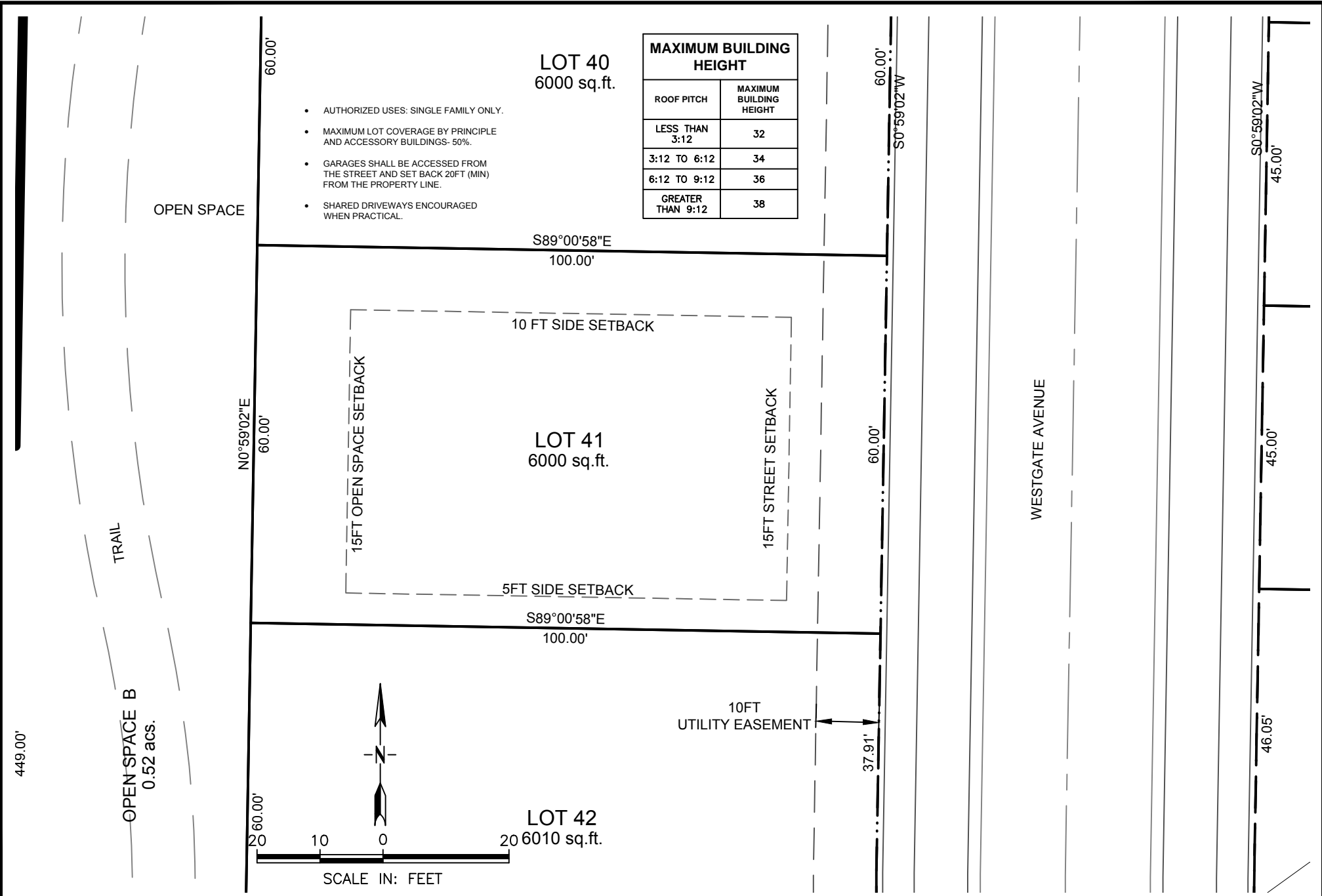
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

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 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.



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

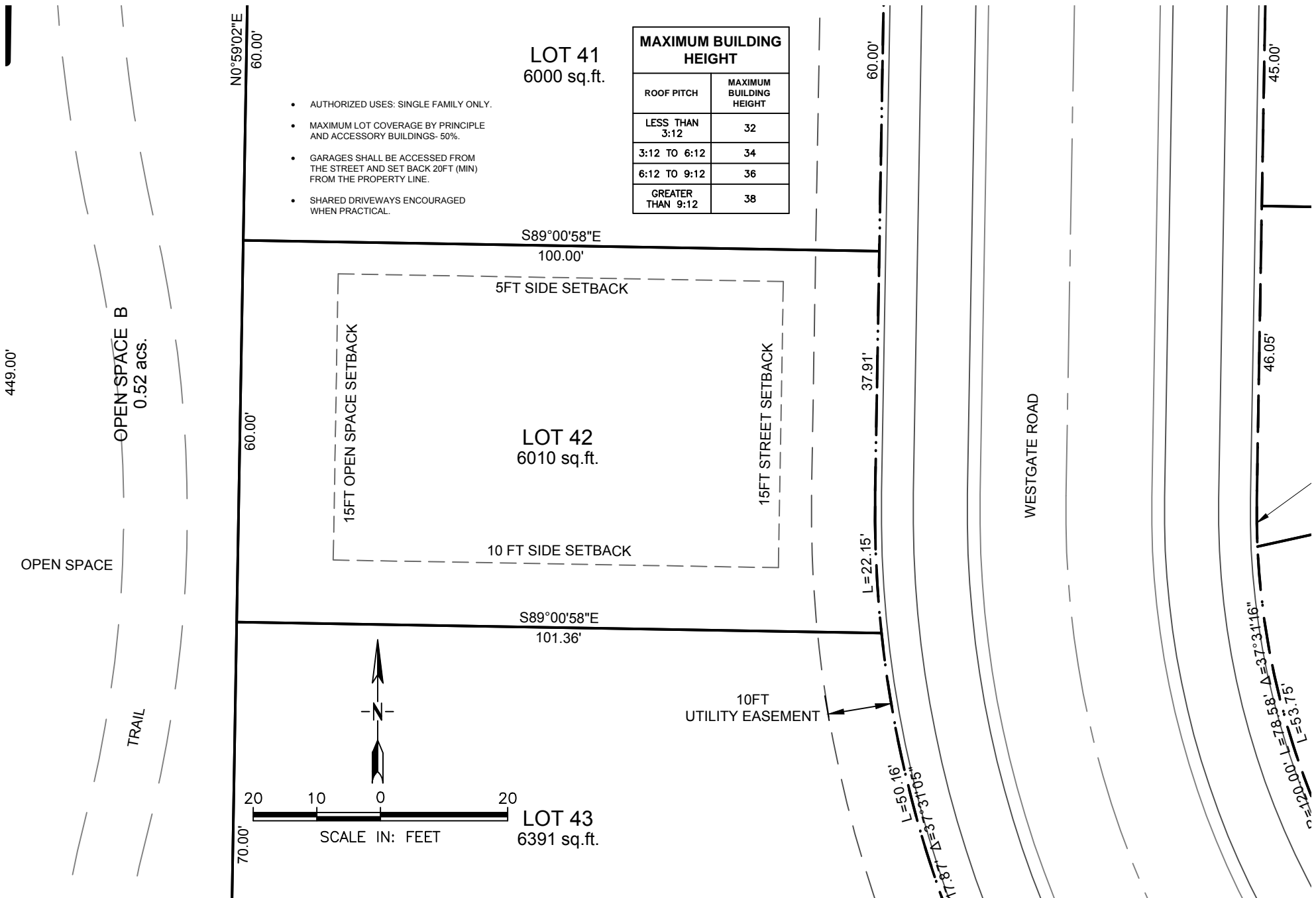
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 41**



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

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'

WESTGATE AVENUE

L=22.15'

L=50.16'

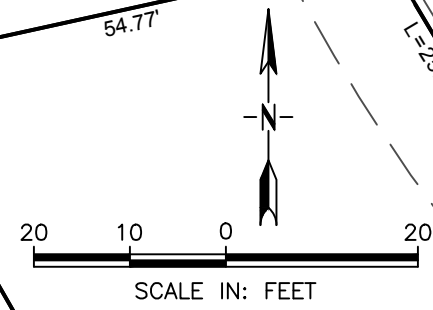
L=1.00:08'E

L=20.35'

L=25.20'

21.19'

L=18.58' Δ=37°31'16"



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702  
COPYRIGHT © MORRISON-MAIERLE, INC., 2016

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

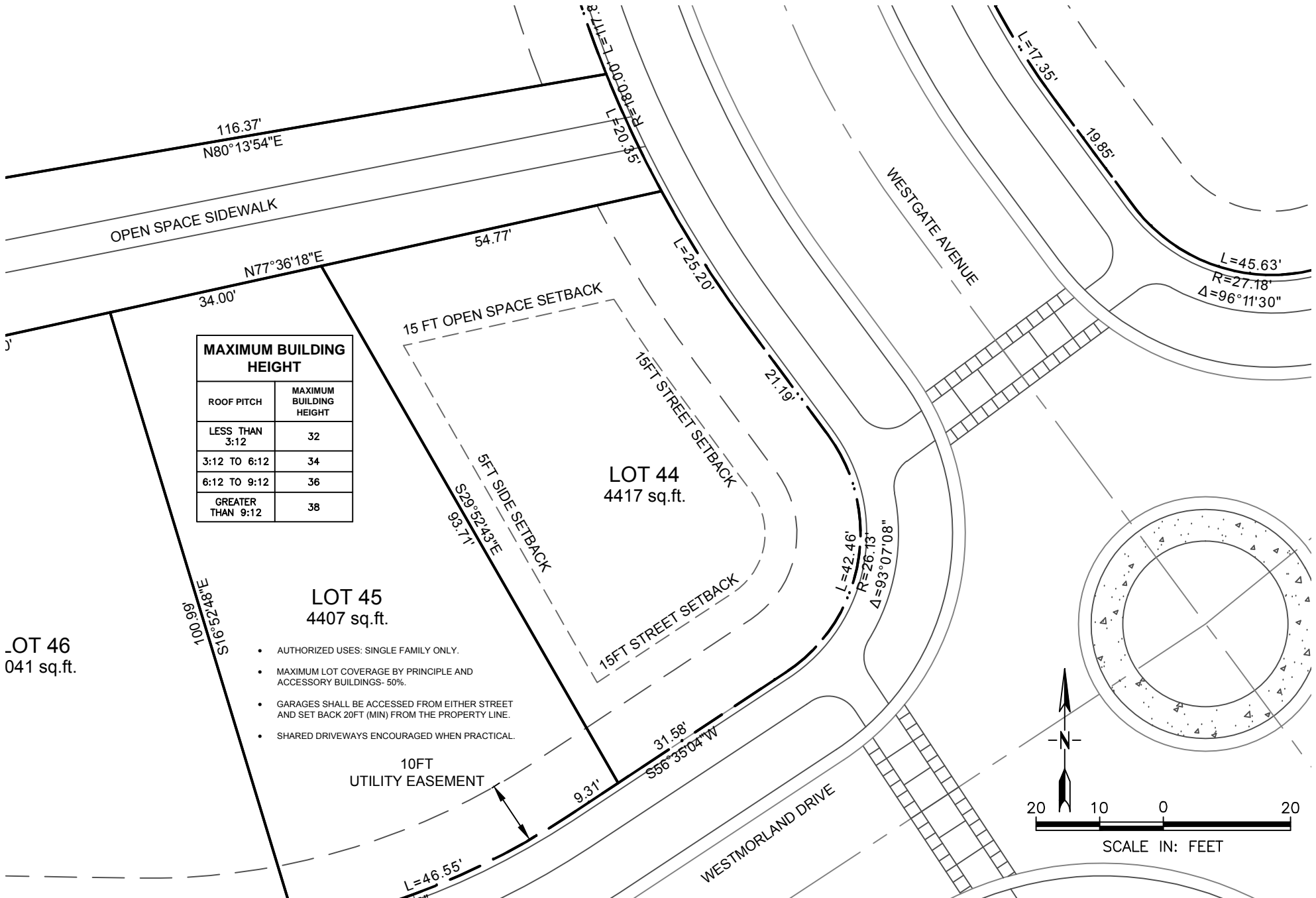
BOZEMAN

MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 43**



- AUTHORIZED USES: SINGLE FAMILY ONLY.
- 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.



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

MONTANA

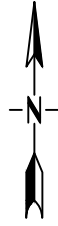
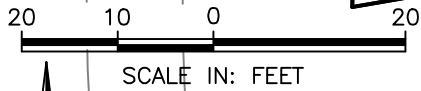
PROJECT NO.  
5352.007

FIGURE NUMBER

LOT EXHIBIT

**LOT 44**





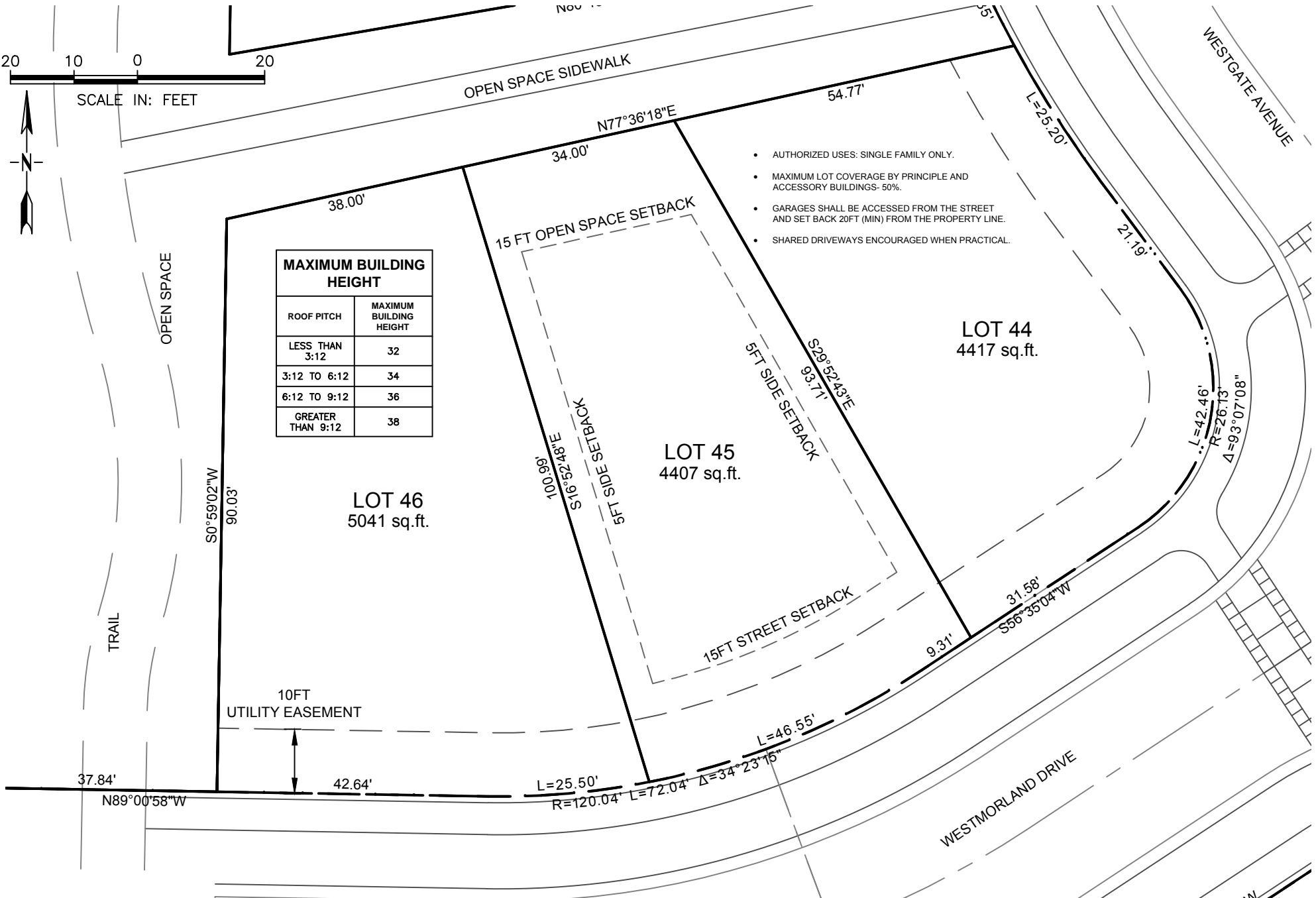
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- 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 46  
5041 sq.ft.

LOT 45  
4407 sq.ft.

LOT 44  
4417 sq.ft.



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

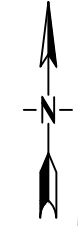
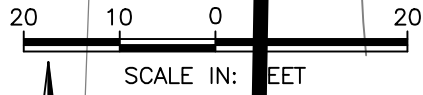
MONTANA

PROJECT NO.  
5352.007

FIGURE NUMBER

LOT EXHIBIT

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3

BOZEMAN

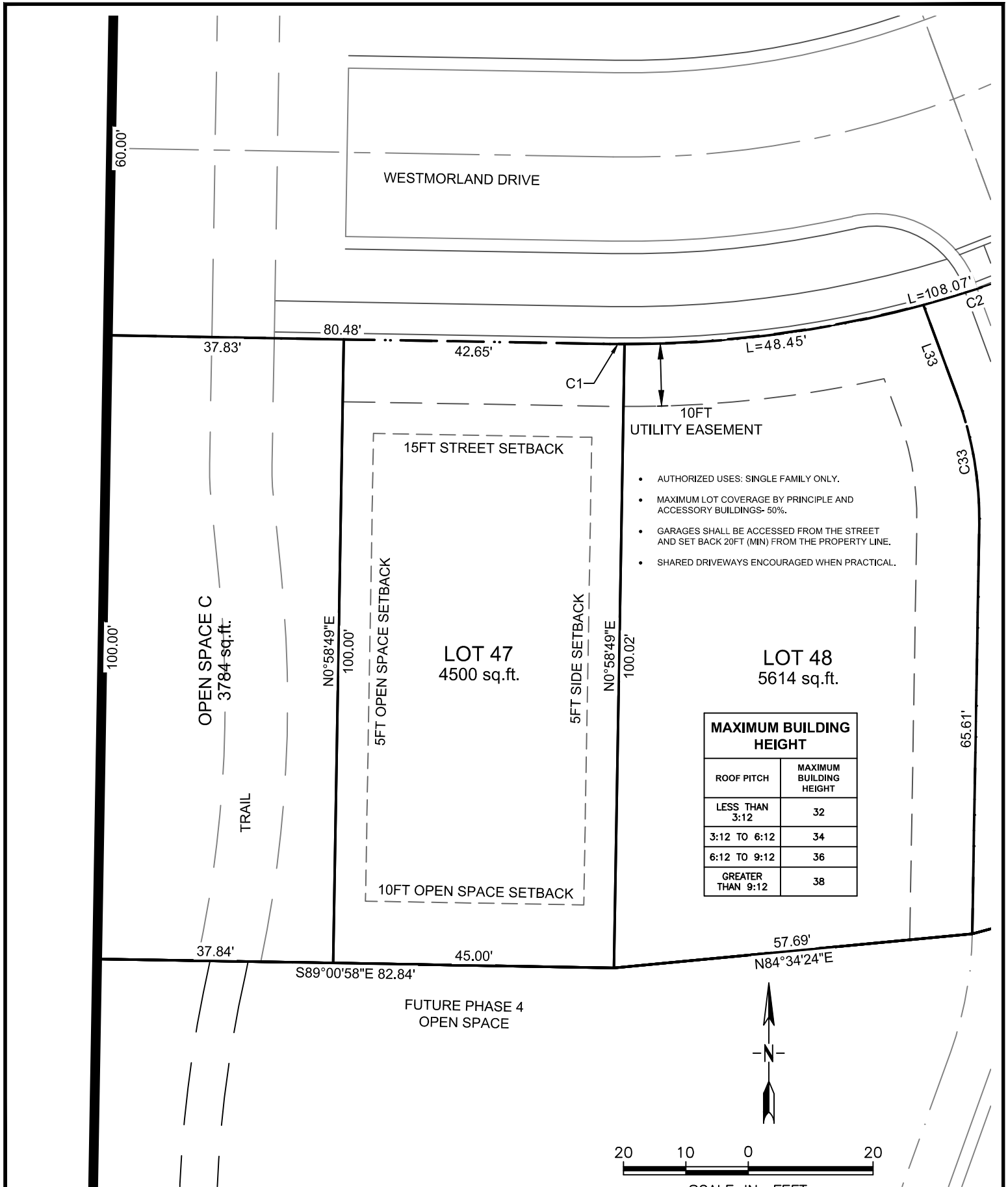
MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER

LOT 46



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

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

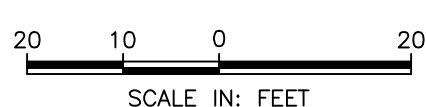
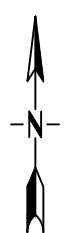
57.69'  
N84°34'24"E

33.24'  
N75°16'23"E

S89°00'54"E

45.00'

FUTURE PHASE 4  
OPEN SPACE



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

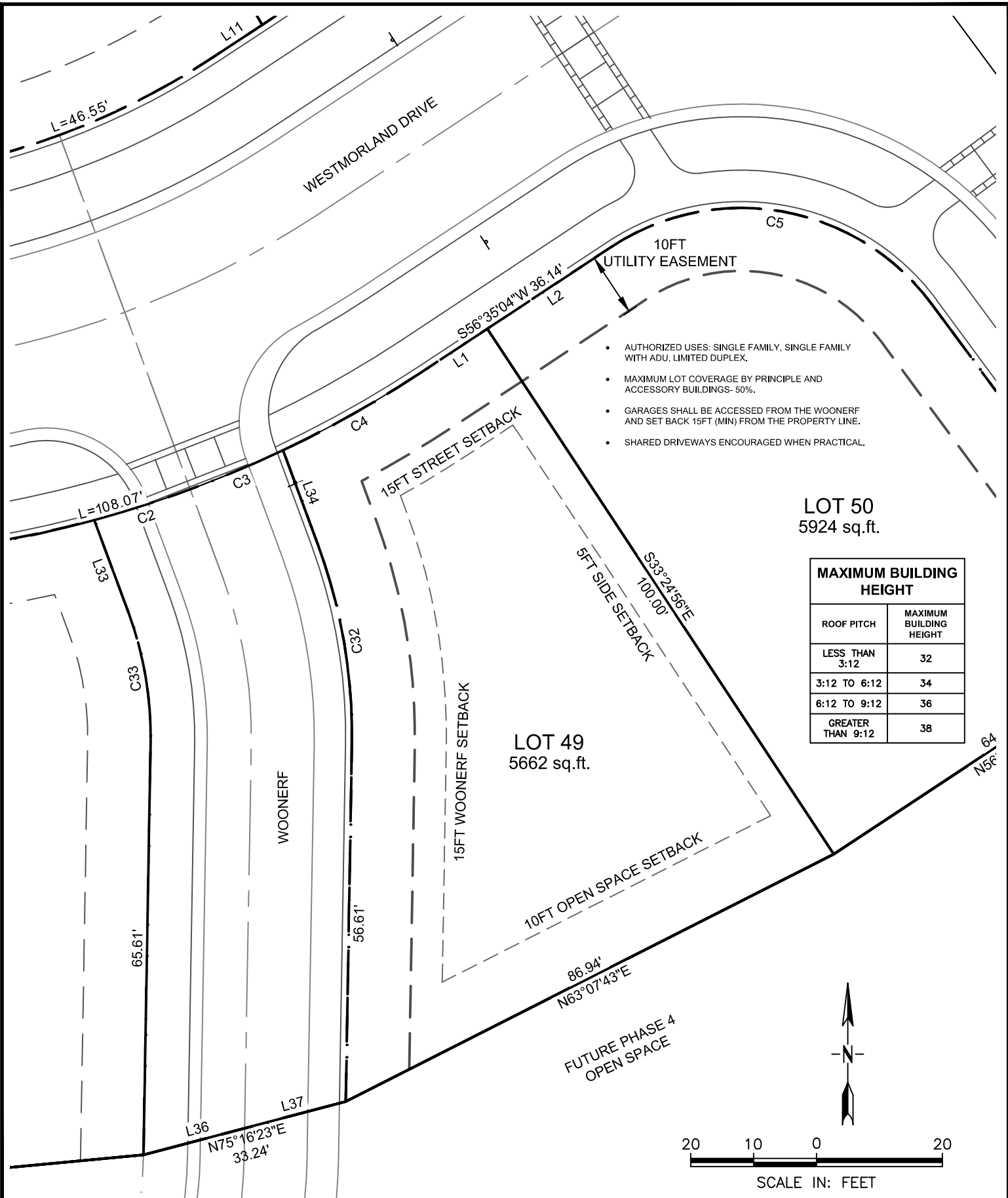
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

LOT EXHIBIT

FIGURE NUMBER  
**LOT 48**

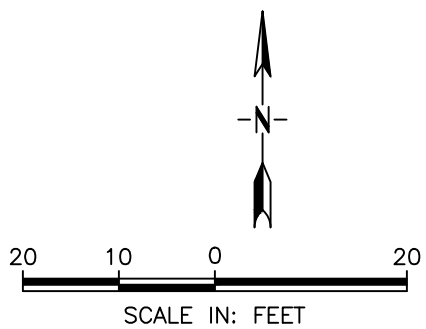


- AUTHORIZED USES: SINGLE FAMILY, SINGLE FAMILY WITH ADU, LIMITED DUPLEX.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

**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

**LOT 49**  
5662 sq.ft.



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



**Morrison Maierle**  
engineers • surveyors • planners • scientists

2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

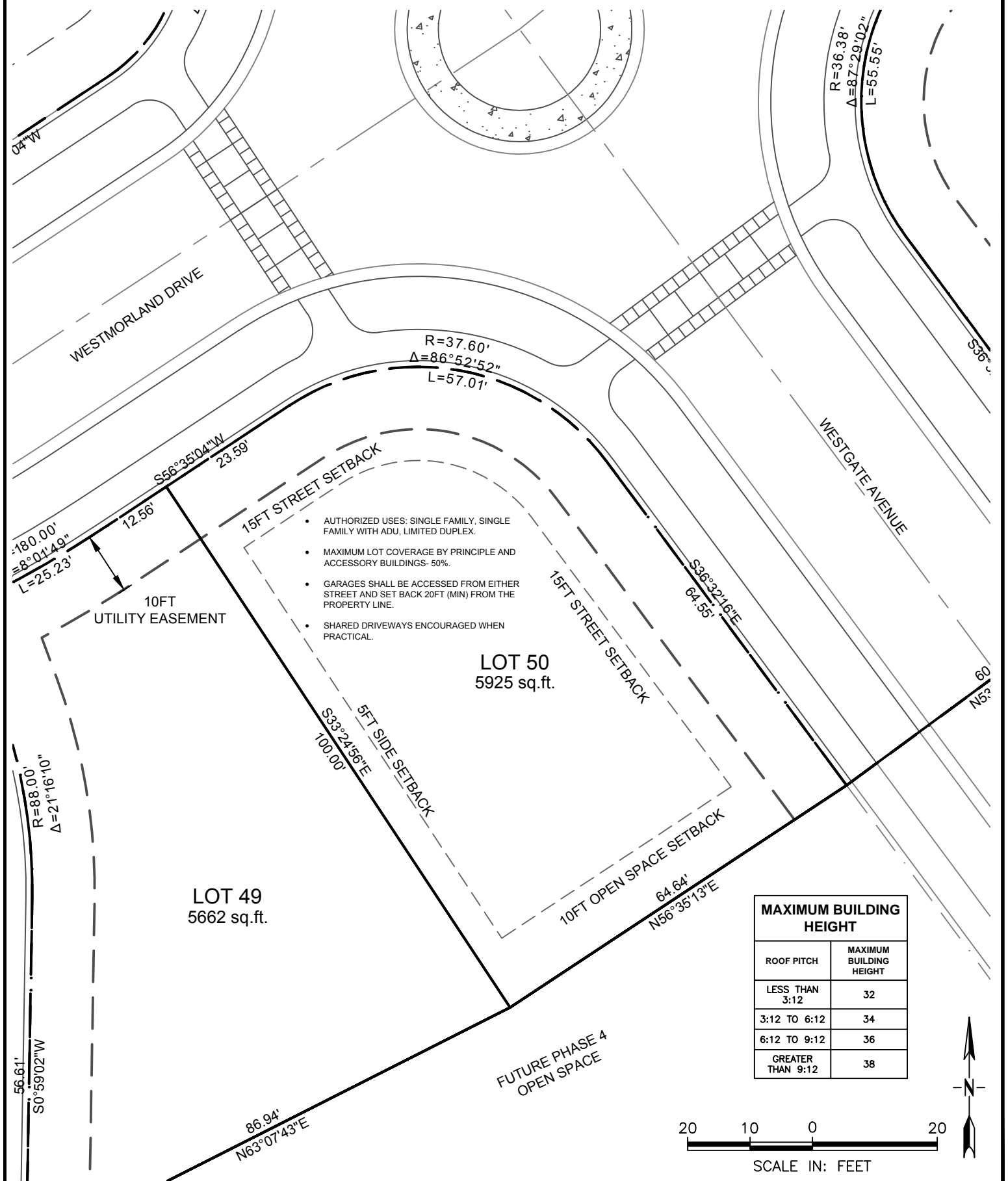
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 07/2016

THE LAKES AT VALLEY WEST: PHASE 3  
BOZEMAN MONTANA

PROJECT NO.  
5352.007

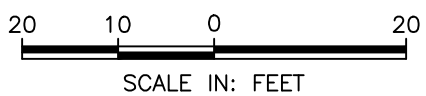
LOT EXHIBIT

FIGURE NUMBER  
**LOT 49**



- 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



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

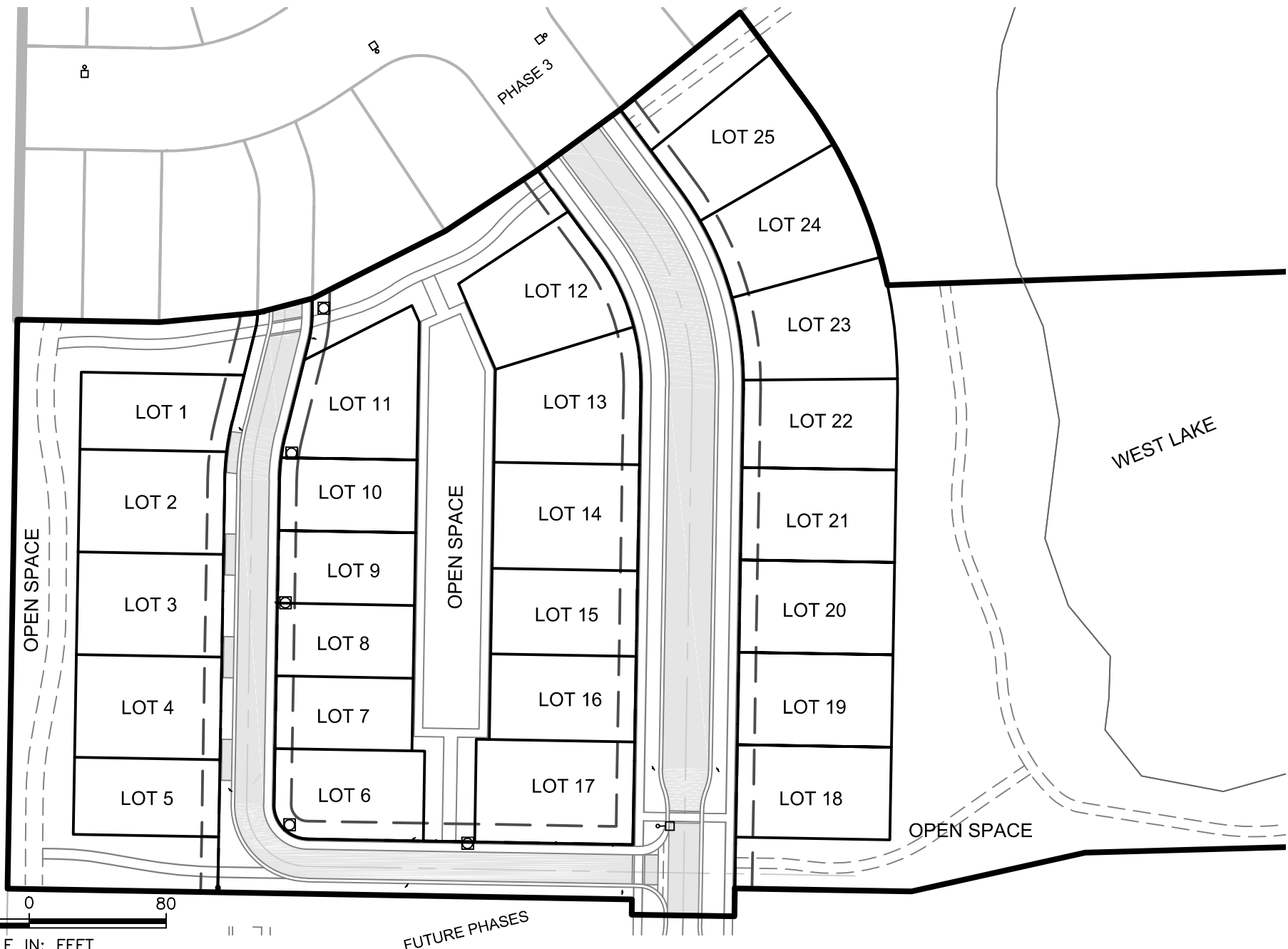
<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2016</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>07/2016</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 3</p>	<p>PROJECT NO. 5352.007</p>
		<p>BOZEMAN MONTANA</p>	<p>FIGURE NUMBER <b>LOT 50</b></p>

LOT EXHIBIT

N:\5352\007\ACAD\Exhibits\Lot Exhibits\Ph 3 Lot Exhibits- 26 THRU 50.dwg Plotted by cooper krause on Jul/14/2016

## **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.



SCALE IN: FEET  
 FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.



2880 Technology Blvd West  
 Bozeman, MT 59718  
 Phone: 406.587.0721  
 Fax: 406.922.6702  
 COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
 DSGN. BY: CPK  
 APPR. BY: JRN  
 DATE: 03/2017

BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 4

PROJECT NO.  
5352.008

PHASE 4 OVERVIEW

FIGURE NUMBER  
PH 4



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

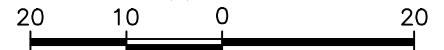
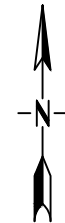
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

LOT 2  
5105 sq.ft.

24'  
PARKING AREA

10FT  
UTILITY EASEMENT

LOT 10  
3397 sq.ft.



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 1

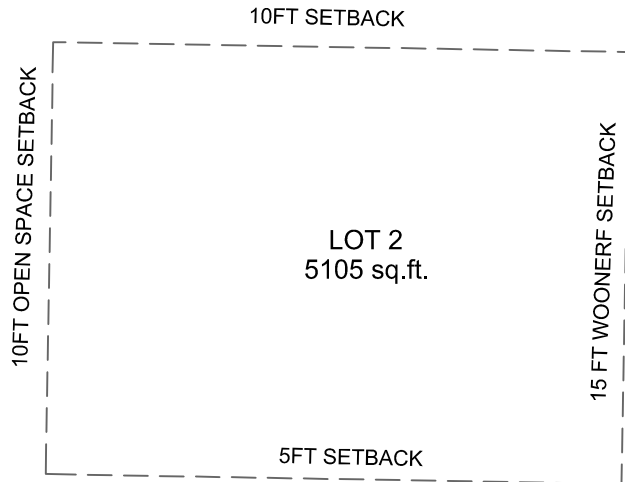
LOT 11  
5356 sq.ft.

LOT 1  
4054 sq.ft.

APPROXIMATE  
STREET LIGHT  
LOCATION (TYP.)

LOT 10  
3397 sq.ft.

LOT 9  
3400 sq.ft.



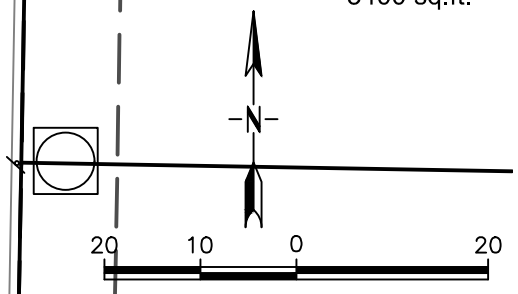
HERSTAL WAY (WOONERF)

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

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

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)

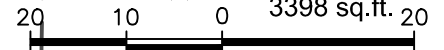
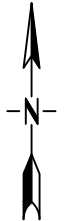
24'  
PARKING AREA

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.

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 3

OPEN SPAC  
0.42 acs.  
18477 sq.1

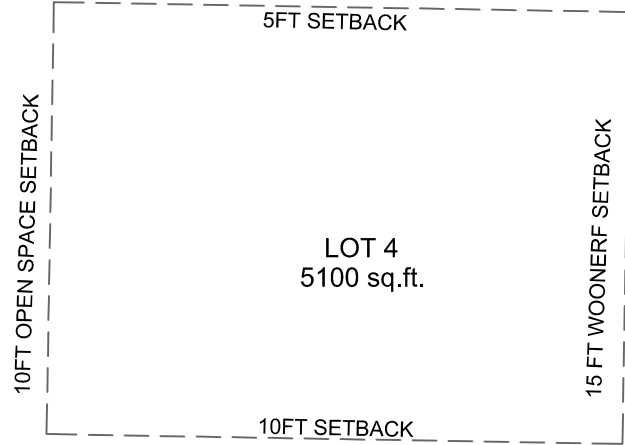
ASPHALT TRAIL

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

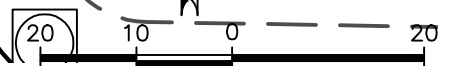
HERSTAL WAY (WOONERF)

APPROXIMATE  
STREET LIGHT  
LOCATION (TYP.)

LOT 8  
3400 sq.ft.

LOT 7  
3398 sq.ft.

LOT 6  
4509 sq.ft.



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.  
5352.008

FIGURE NUMBER

LOT EXHIBIT

LOT 4

LOT 4  
5100 sq.ft.

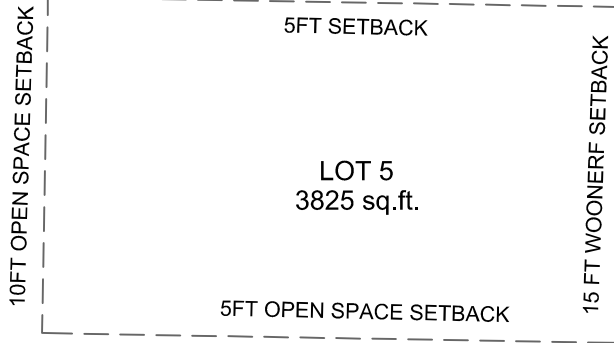
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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.)

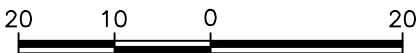
ASPHALT TRAIL

OPEN SPACE

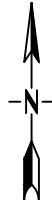
OPEN SPACE

SIDEWALK

FUTURE PHASE



SCALE IN: FEET



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

FIGURE NUMBER

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

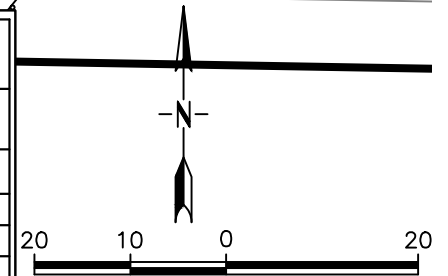
15 FT WOONERF SETBACK

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

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

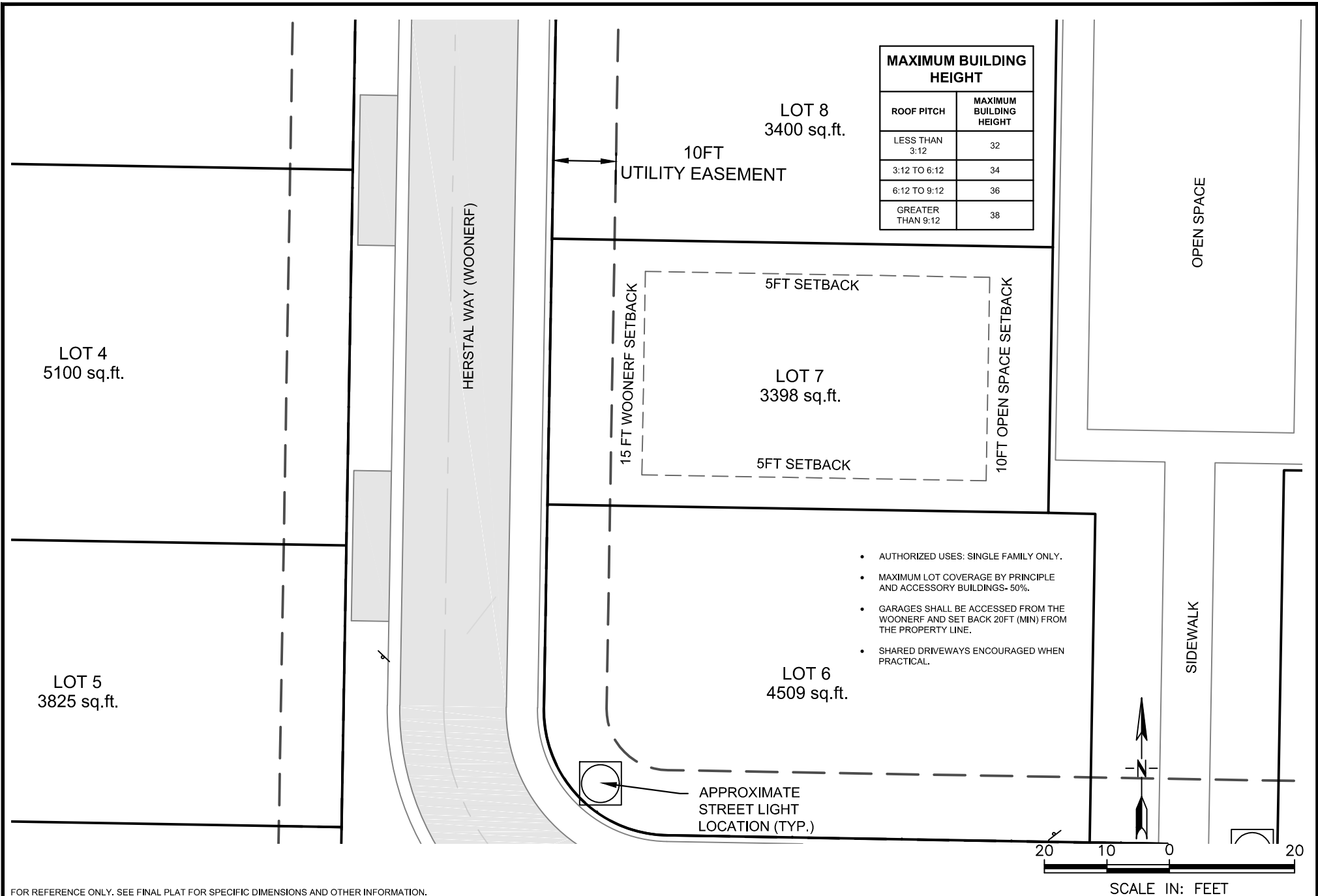
MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

FIGURE NUMBER

LOT 6



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

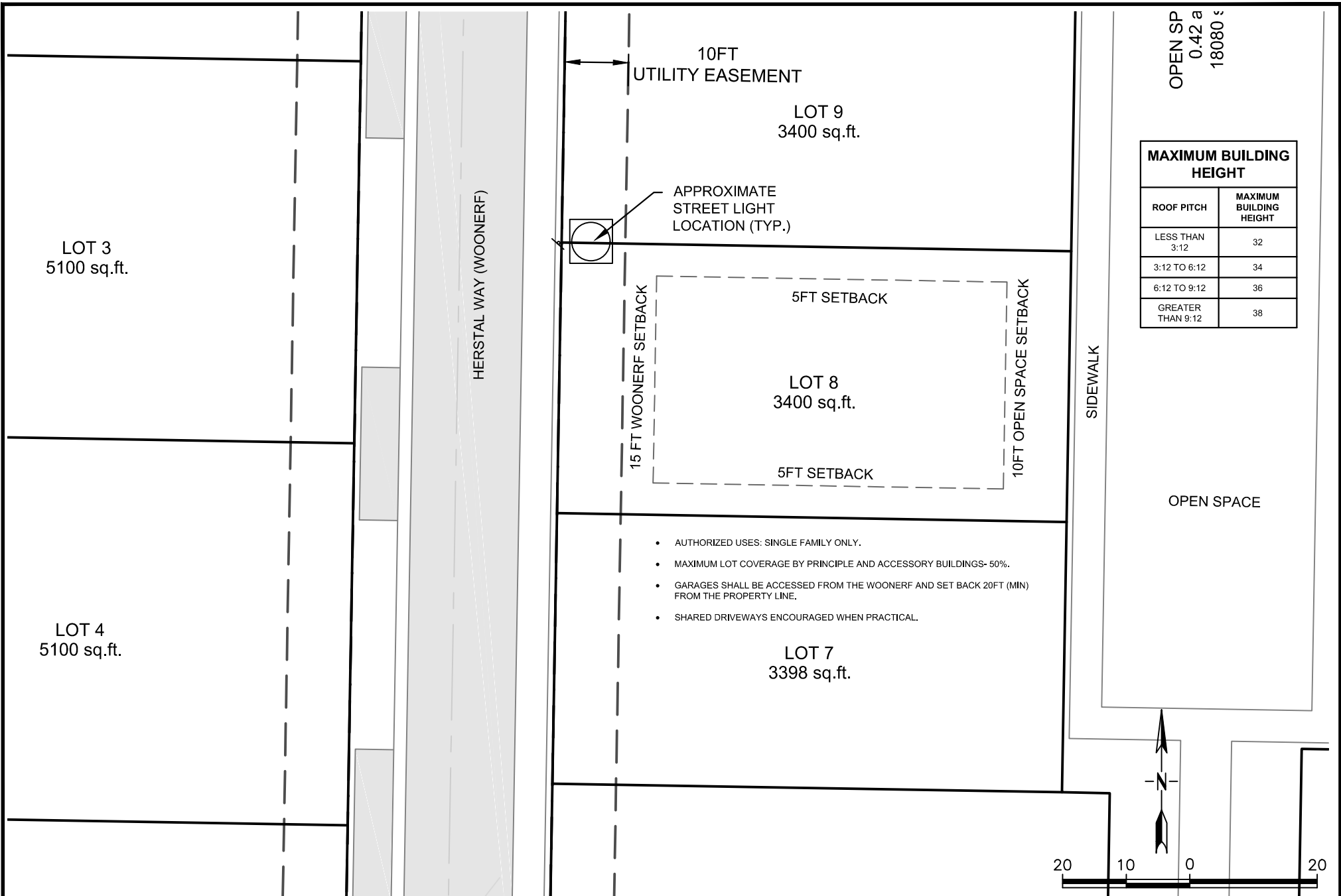
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

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

PROJECT NO.  
5352.008

FIGURE NUMBER

**LOT 7**



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

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.



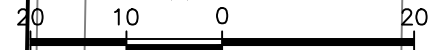
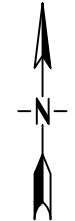
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

APPROXIMATE  
STREET LIGHT  
LOCATION (TYP.)

LOT 8  
3400 sq.ft.

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



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

FIGURE NUMBER  
**LOT 9**

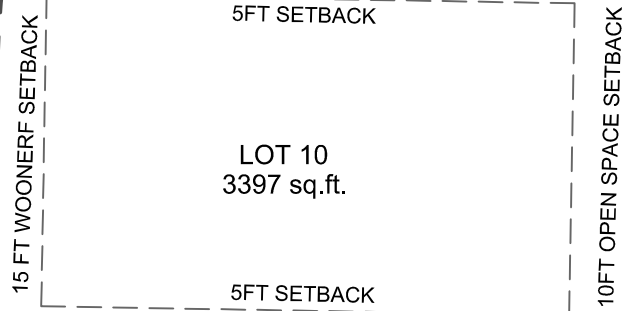
LOT 1  
4054 sq.ft.

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.

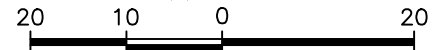
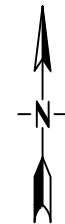
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

APPROXIMATE STREET LIGHT LOCATION (TYP.)

LOT 3  
5100 sq.ft.

SIDEWALK

OPEN SPACE B  
0.42 acs.  
18080 sq.ft.



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

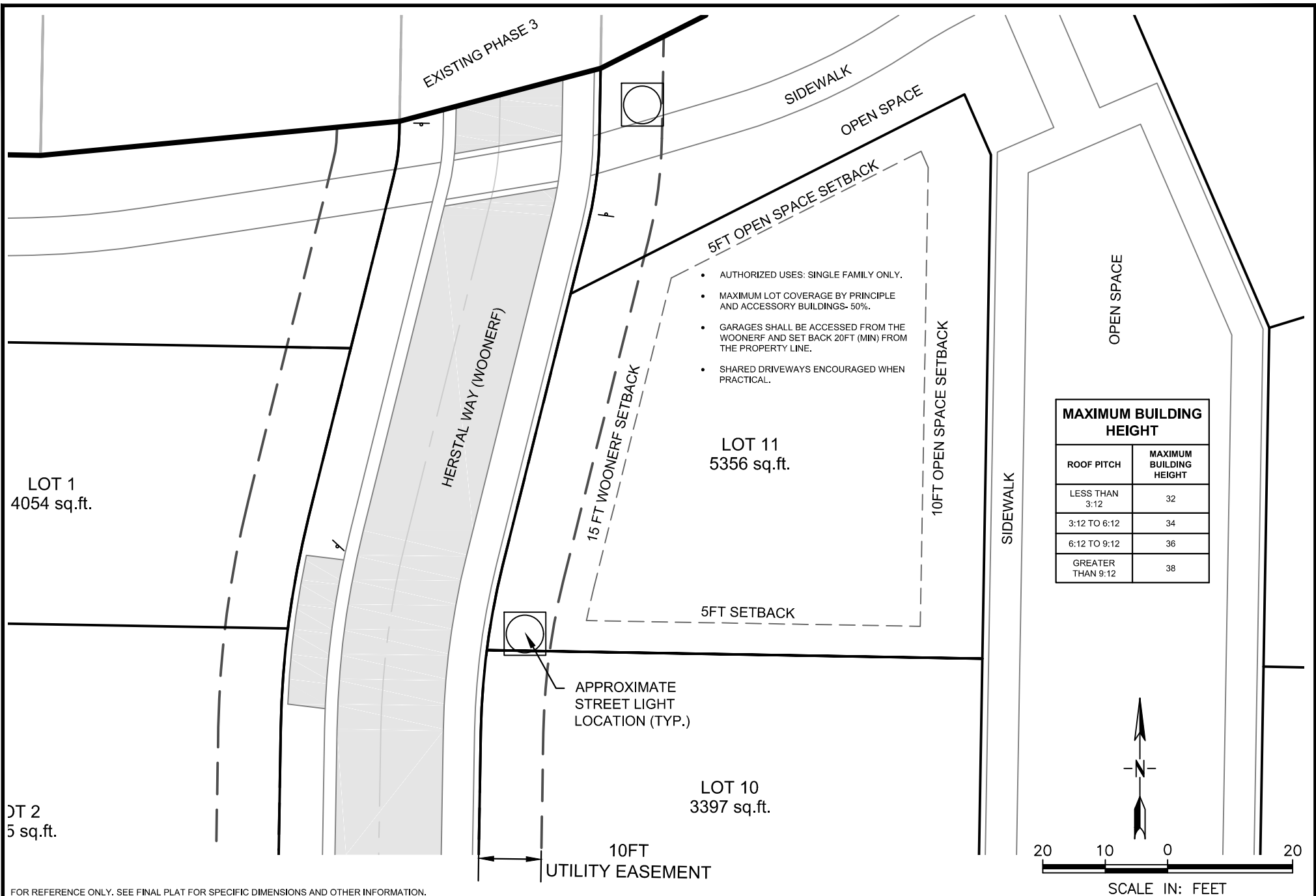
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4  
BOZEMAN MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

FIGURE NUMBER  
LOT 10



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

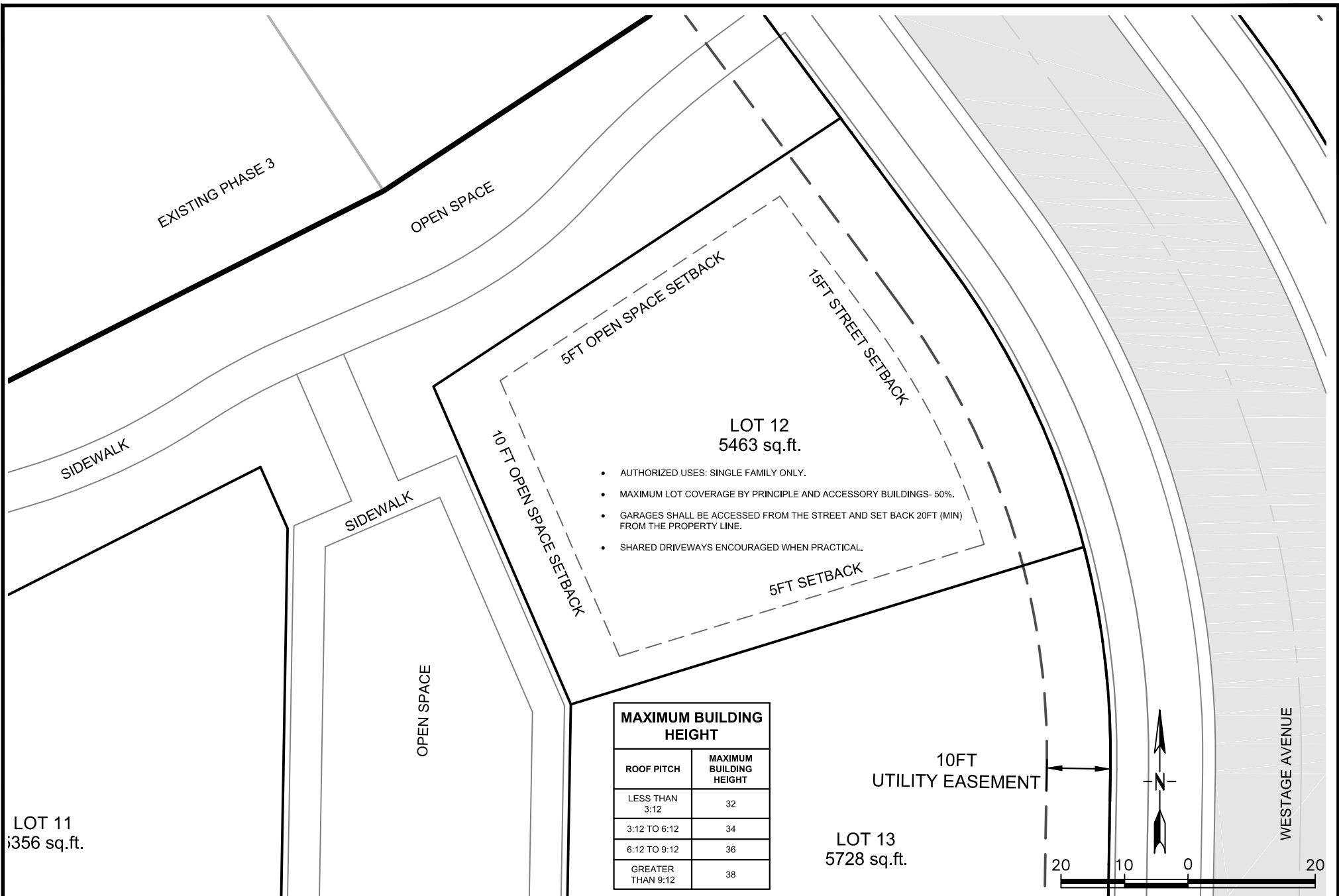
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

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

PROJECT NO.  
5352.008

FIGURE NUMBER

LOT 11



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4  
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.

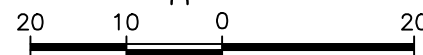
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

5FT SETBACK

15FT STREET SETBACK

10FT UTILITY EASEMENT

WESTAGE AVENUE



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

BOZEMAN

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

10 FT OPEN SPACE SETBACK

5FT 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 14  
5270 sq.ft.

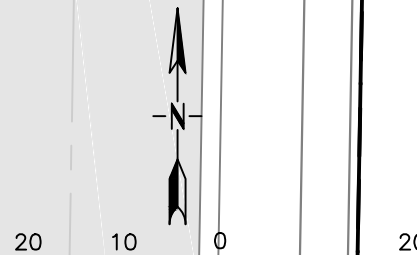
15FT STREET SETBACK

10FT SETBACK

10FT  
UTILITY EASEMENT

LOT 15  
4250 sq.ft.

WESTAGE AVENUE



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

MONTANA

PROJECT NO.  
5352.008

LOT EXHIBIT

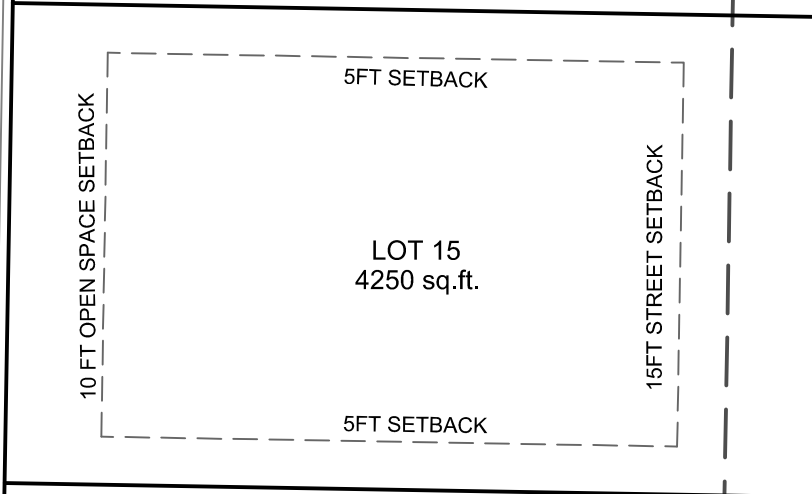
FIGURE NUMBER  
LOT 14

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



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 03/2017

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

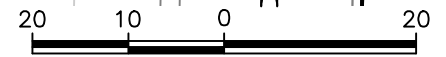
15FT STREET SETBACK

5FT SETBACK

10FT  
UTILITY EASEMENT

LOT 17  
5550 sq.ft.

WESTAGE AVENUE



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

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

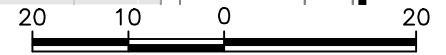
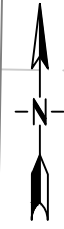
15FT WOONERF SETBACK

APPROXIMATE  
STREET LIGHT  
LOCATION (TYP.)

SIDEWALK

WESTAGE AVENUE

HERSTAL WAY (WOONERF)



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4

BOZEMAN

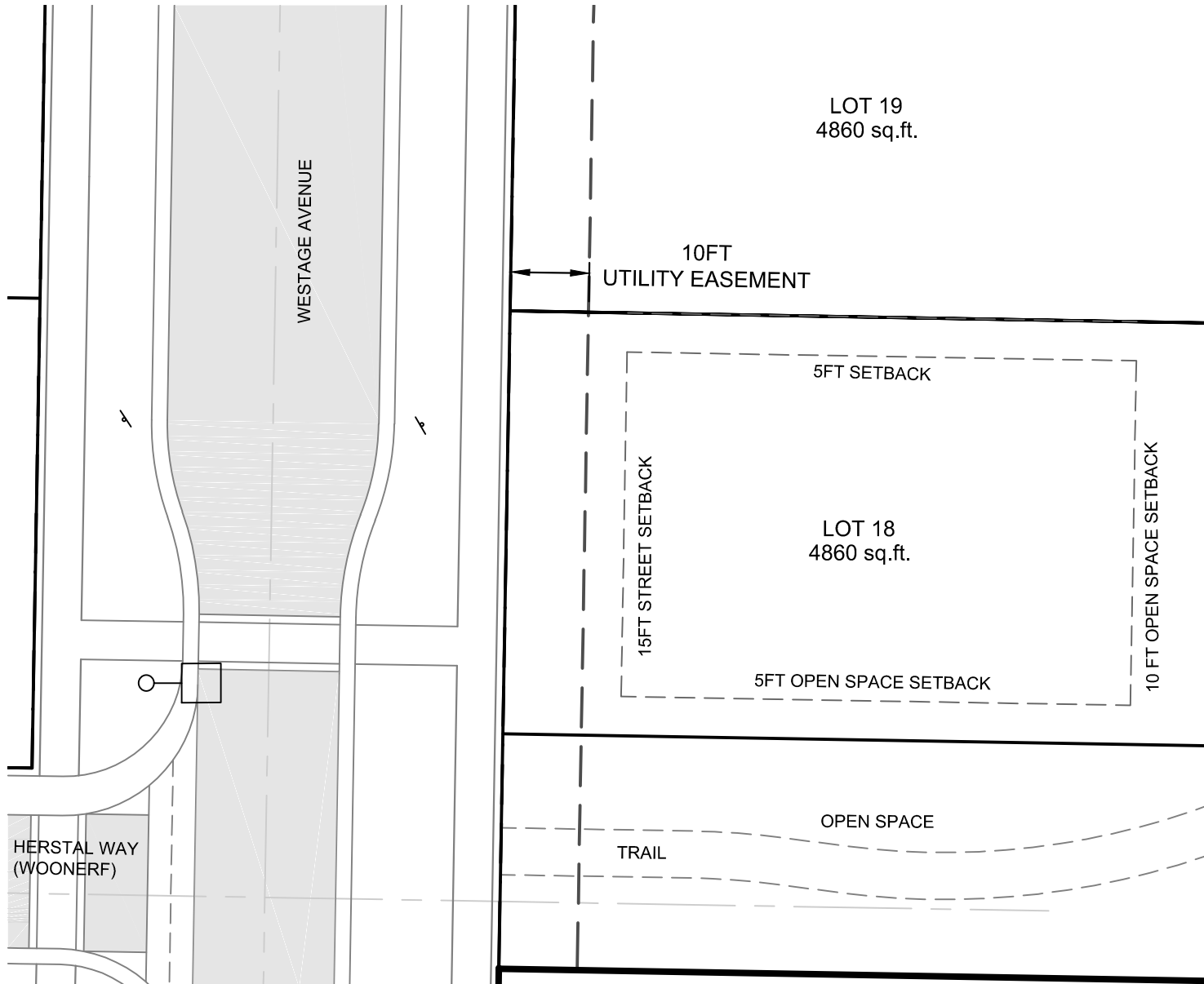
MONTANA

PROJECT NO.  
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

HERSTAL WAY (WOONERF)

WESTAGE AVENUE

LOT 19  
4860 sq.ft.

10FT  
UTILITY EASEMENT

LOT 18  
4860 sq.ft.

5FT SETBACK

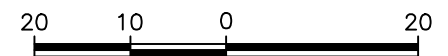
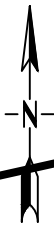
15FT STREET SETBACK

10 FT OPEN SPACE SETBACK

5FT OPEN SPACE SETBACK

OPEN SPACE

TRAIL



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

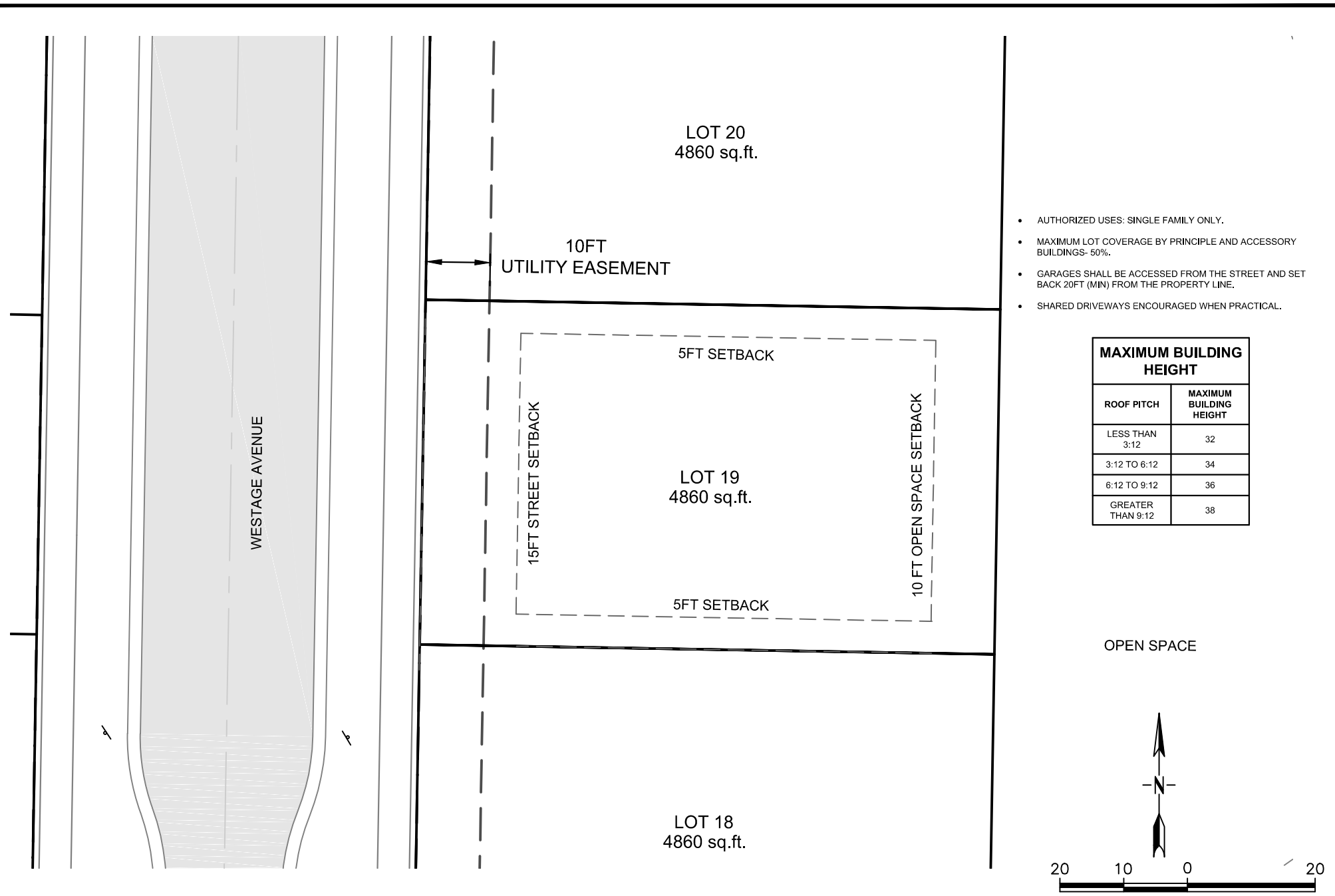
BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 4

PROJECT NO.  
5352.008

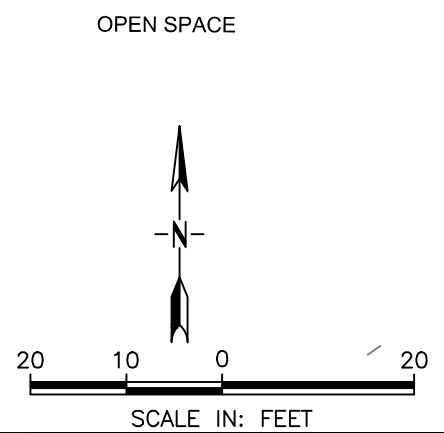
LOT EXHIBIT

FIGURE NUMBER  
**LOT 18**



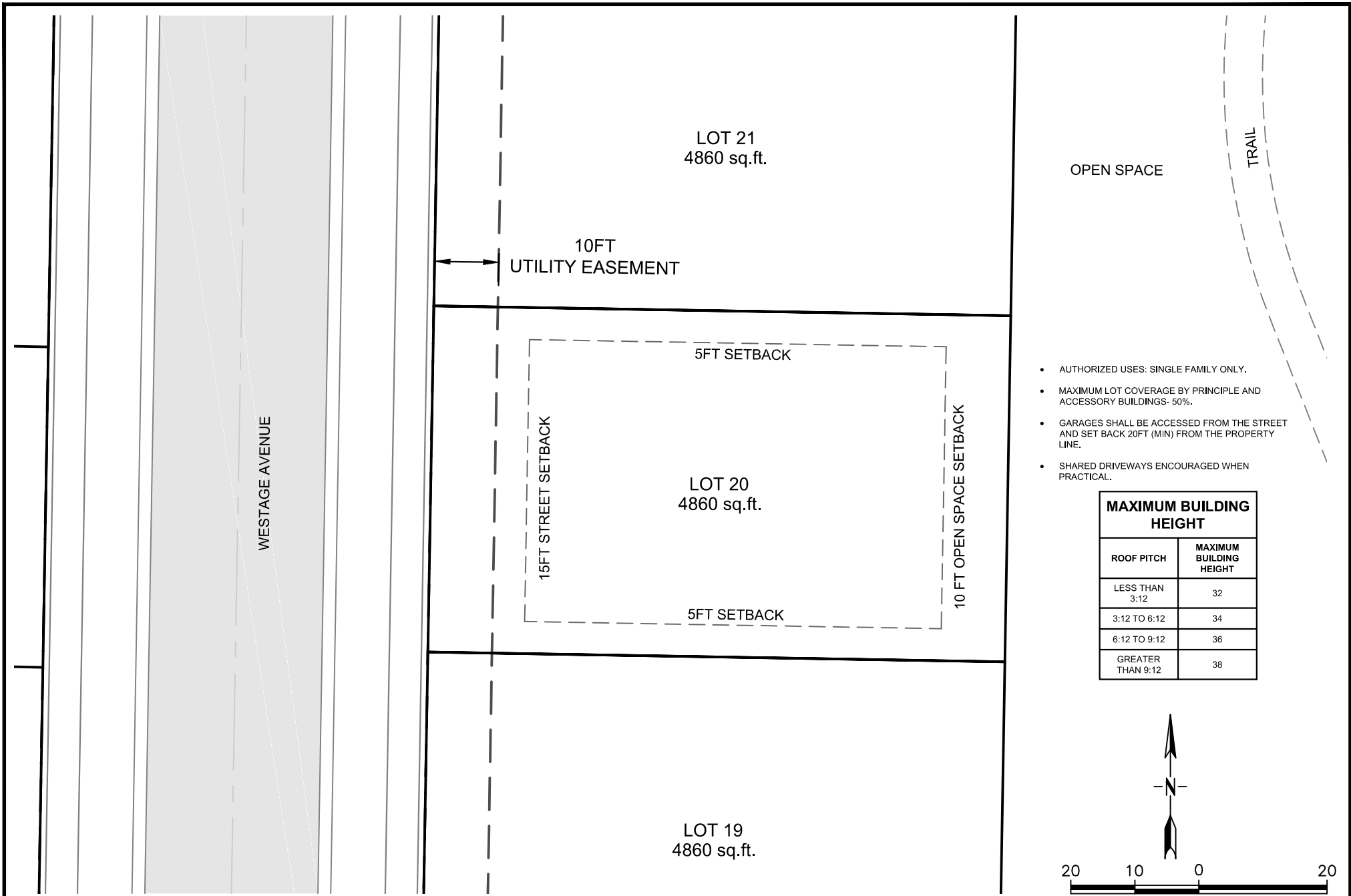
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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



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


<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2017</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>08/2017</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 4</p>		<p>PROJECT NO. 5352.008</p>
		<p>BOZEMAN</p>		<p>MONTANA</p>

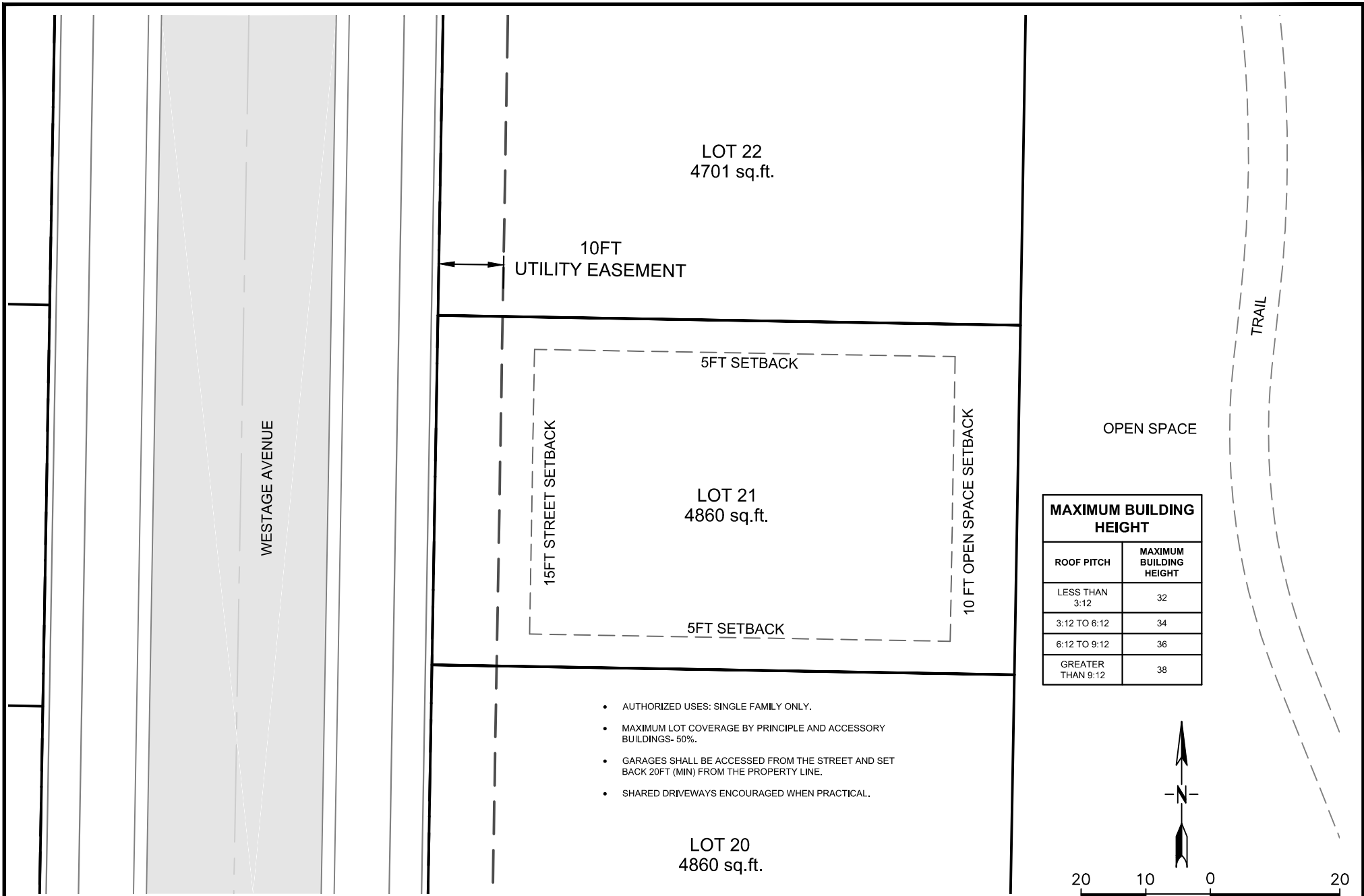


- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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

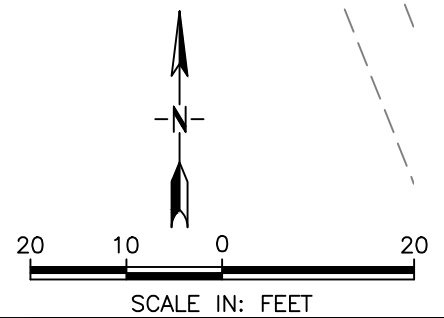
FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

 <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 engineers ■ surveyors ■ planners ■ scientists COPYRIGHT © MORRISON-MAIERLE, INC., 2017</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>08/2017</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 4</p>	<p>PROJECT NO. 5352.008</p>
		<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 20</b></p>




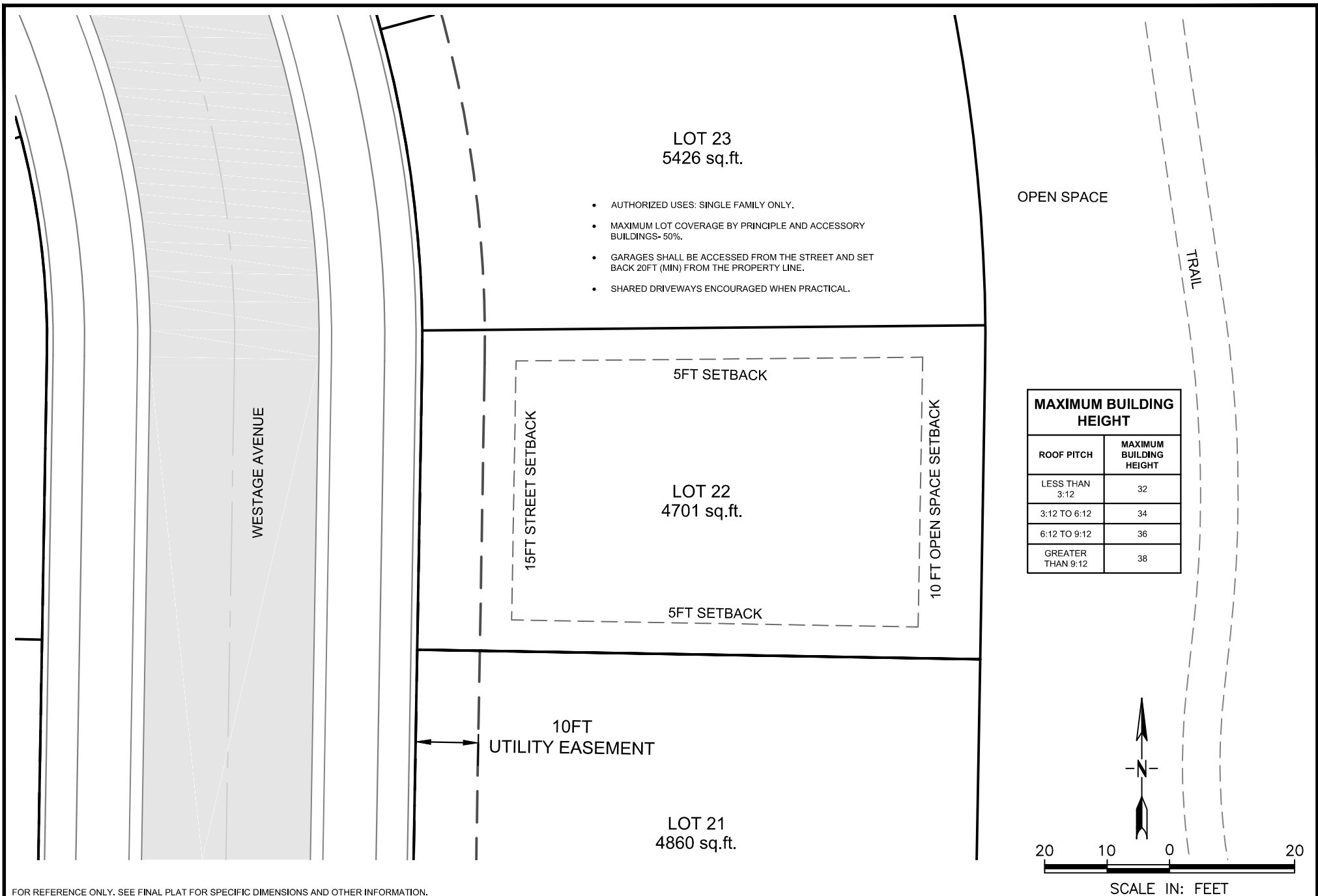
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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



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

 <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 engineers ■ surveyors ■ planners ■ scientists COPYRIGHT © MORRISON-MAIERLE, INC., 2017</p>	<p>DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>08/2017</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 4</p>		<p>PROJECT NO. 5352.008</p>
		<p>BOZEMAN</p>	<p>MONTANA</p>	<p>FIGURE NUMBER <b>LOT 21</b></p>

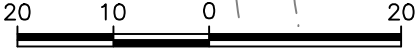
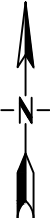


- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

OPEN SPACE

TRAIL

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

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

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

5FT SETBACK

15FT STREET SETBACK

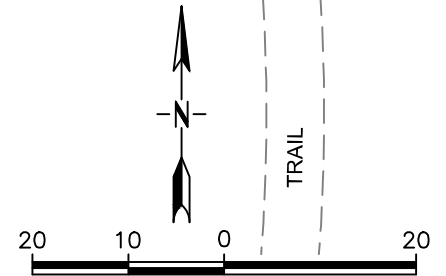
10 FT OPEN SPACE SETBACK

5FT SETBACK

10FT  
UTILITY EASEMENT

WESTAGE AVENUE

TRAIL



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2017

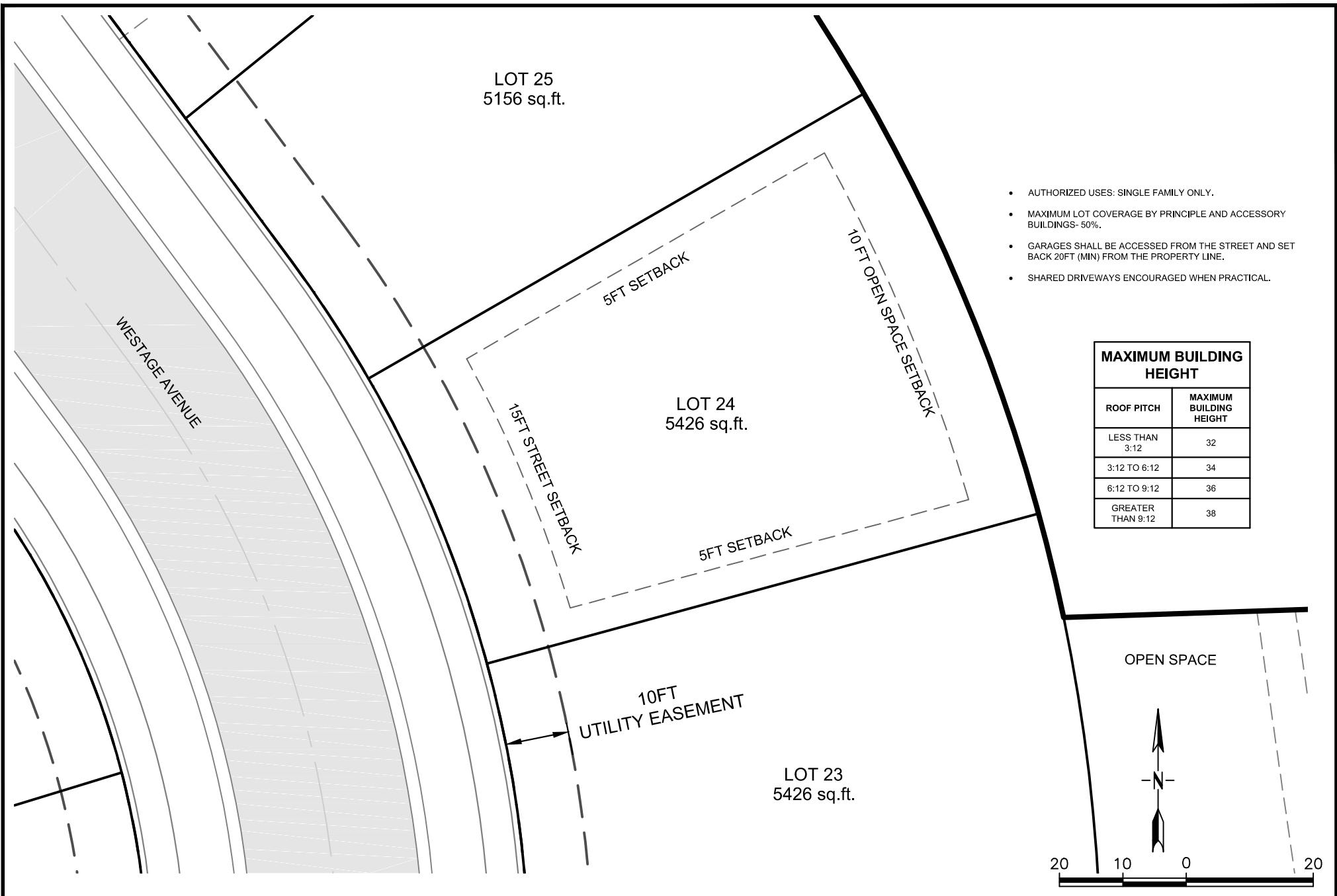
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 08/2017

THE LAKES AT VALLEY WEST: PHASE 4  
BOZEMAN MONTANA

PROJECT NO.  
5352.008

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.

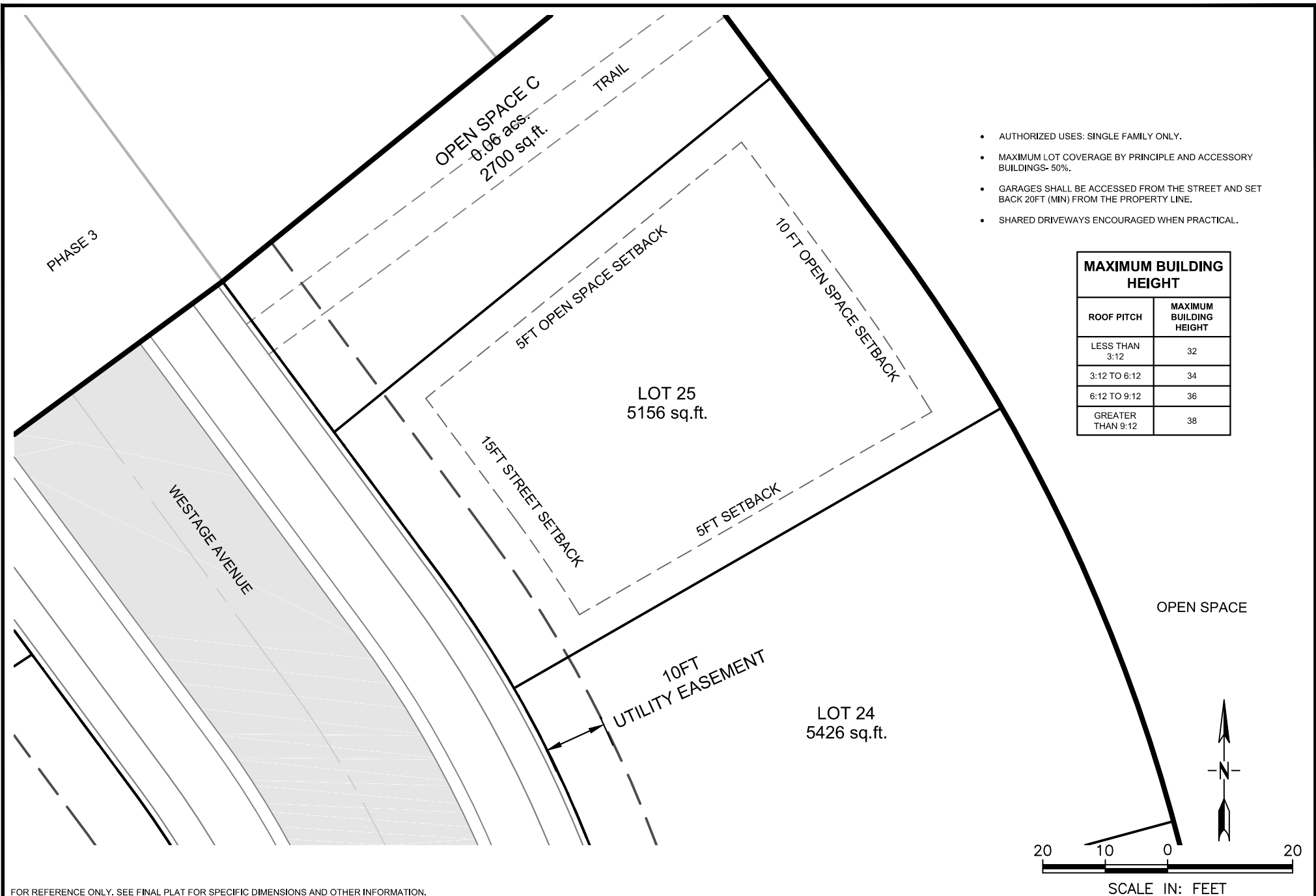
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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

 <p>engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2017</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>08/2017</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 4</p>	<p>PROJECT NO. 5352.008</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 24</b></p>	


N:\5352\008\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 4.dwg Plotted by cooper krause on Nov/8/2017





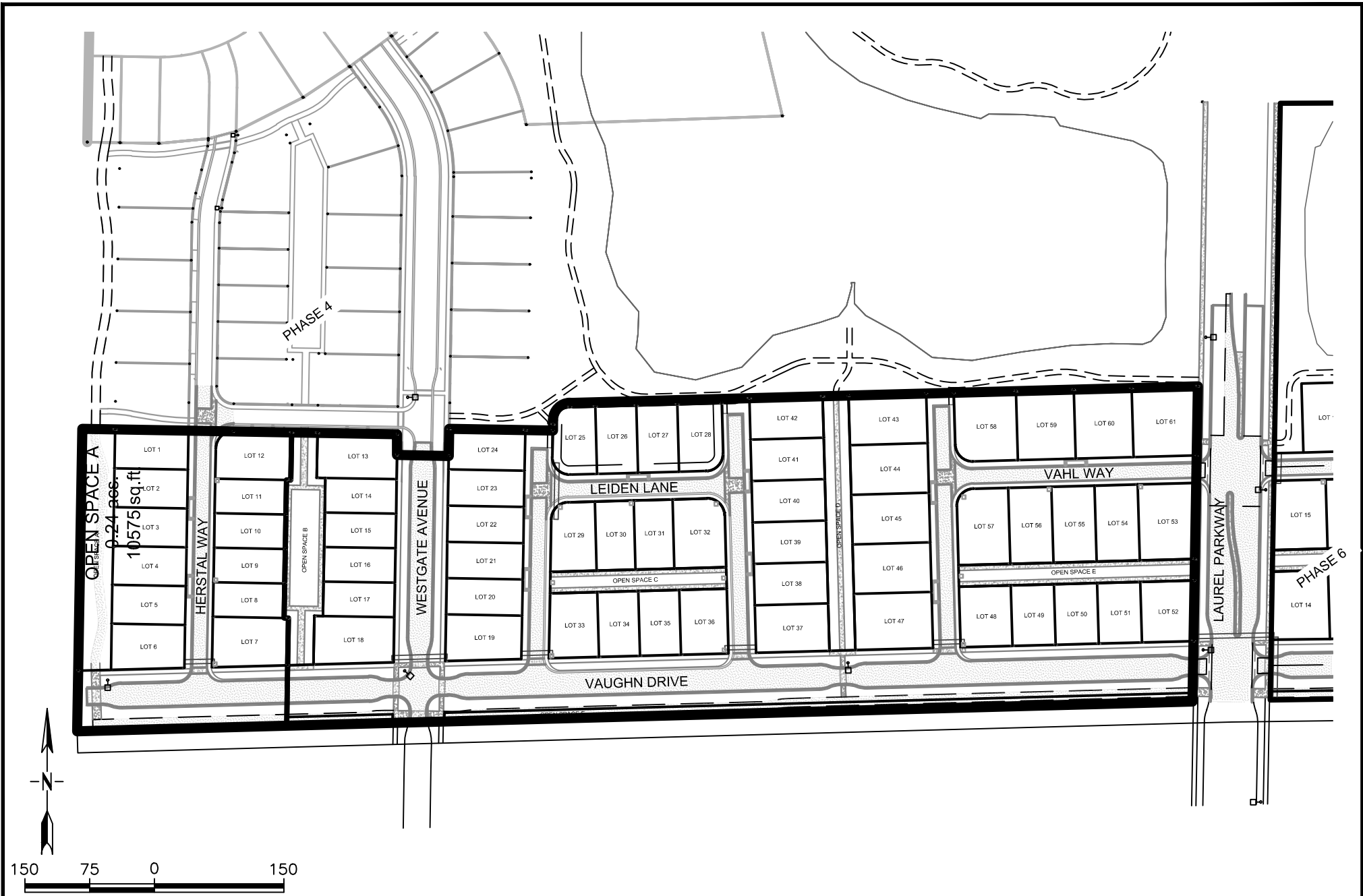
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE STREET AND SET BACK 20FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.

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

 <p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2017</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>08/2017</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 4</p>	<p>PROJECT NO. 5352.008</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 25</b></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.



SCALE IN: FEET  
 FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.



2880 Technology Blvd West  
 Bozeman, MT 59718  
 Phone: 406.587.0721  
 Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2019

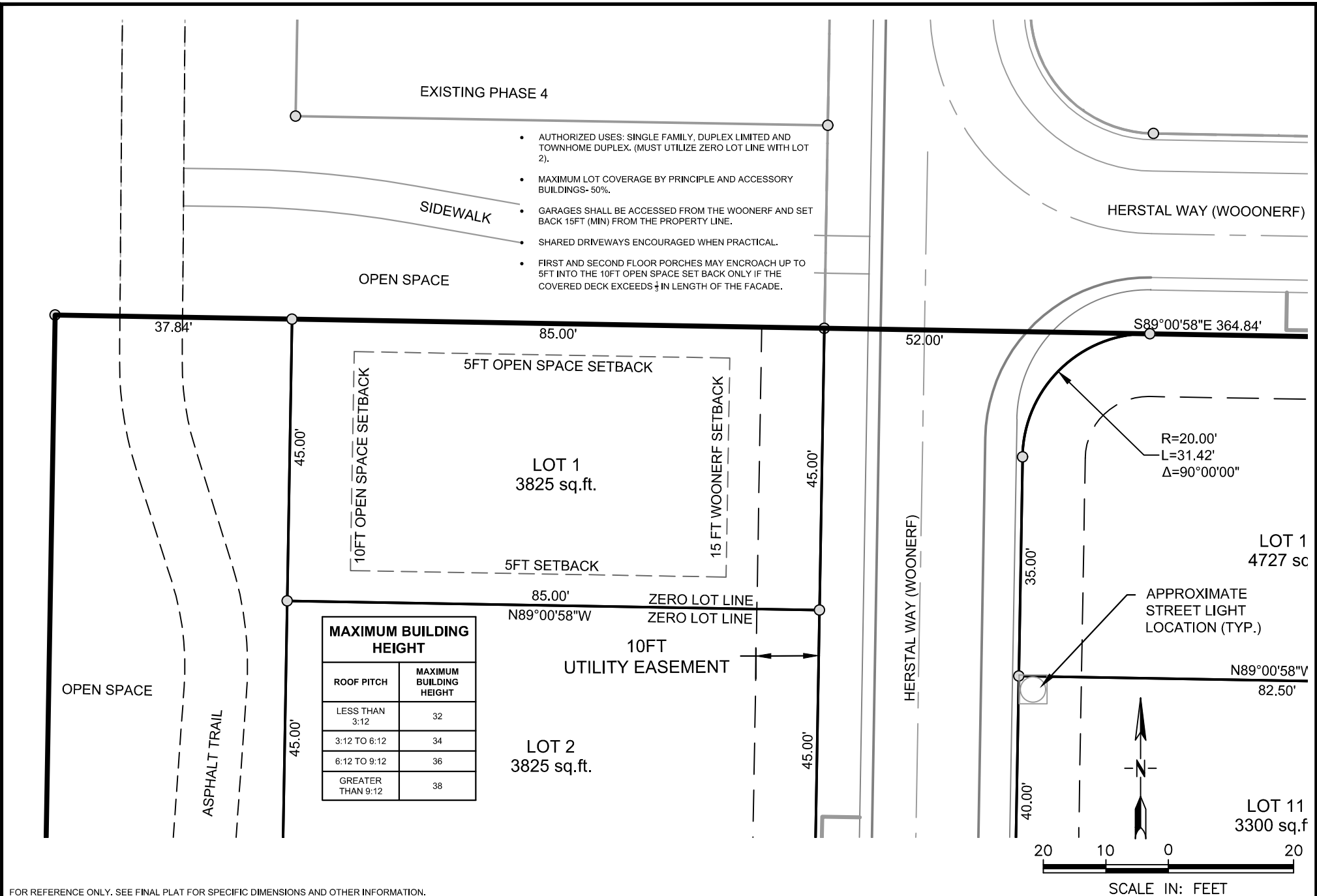
DRAWN BY: CPK  
 DSGN. BY: CPK  
 APPR. BY: JRN  
 DATE: 01/2018

THE LAKES AT VALLEY WEST: PHASE 5  
 BOZEMAN MONTANA

PROJECT NO.  
5352.008

PHASE 5 OVERVIEW

FIGURE NUMBER  
PH 5



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



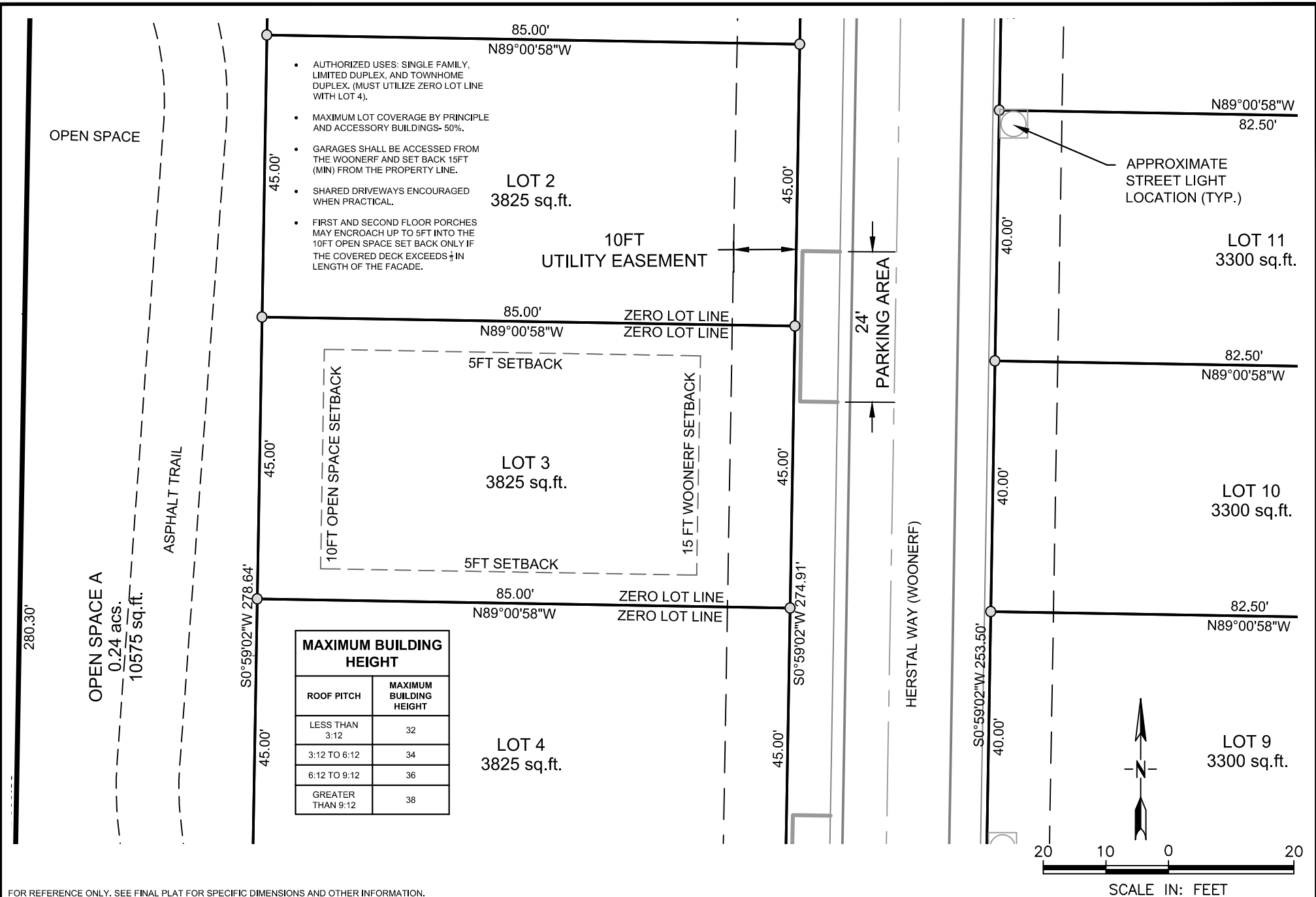
2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 01/2018

BOZEMAN	THE LAKES AT VALLEY WEST: PHASE 5	PROJECT NO. 5352.009
	MONTANA	FIGURE NUMBER <b>LOT 1</b>
LOT EXHIBIT		





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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

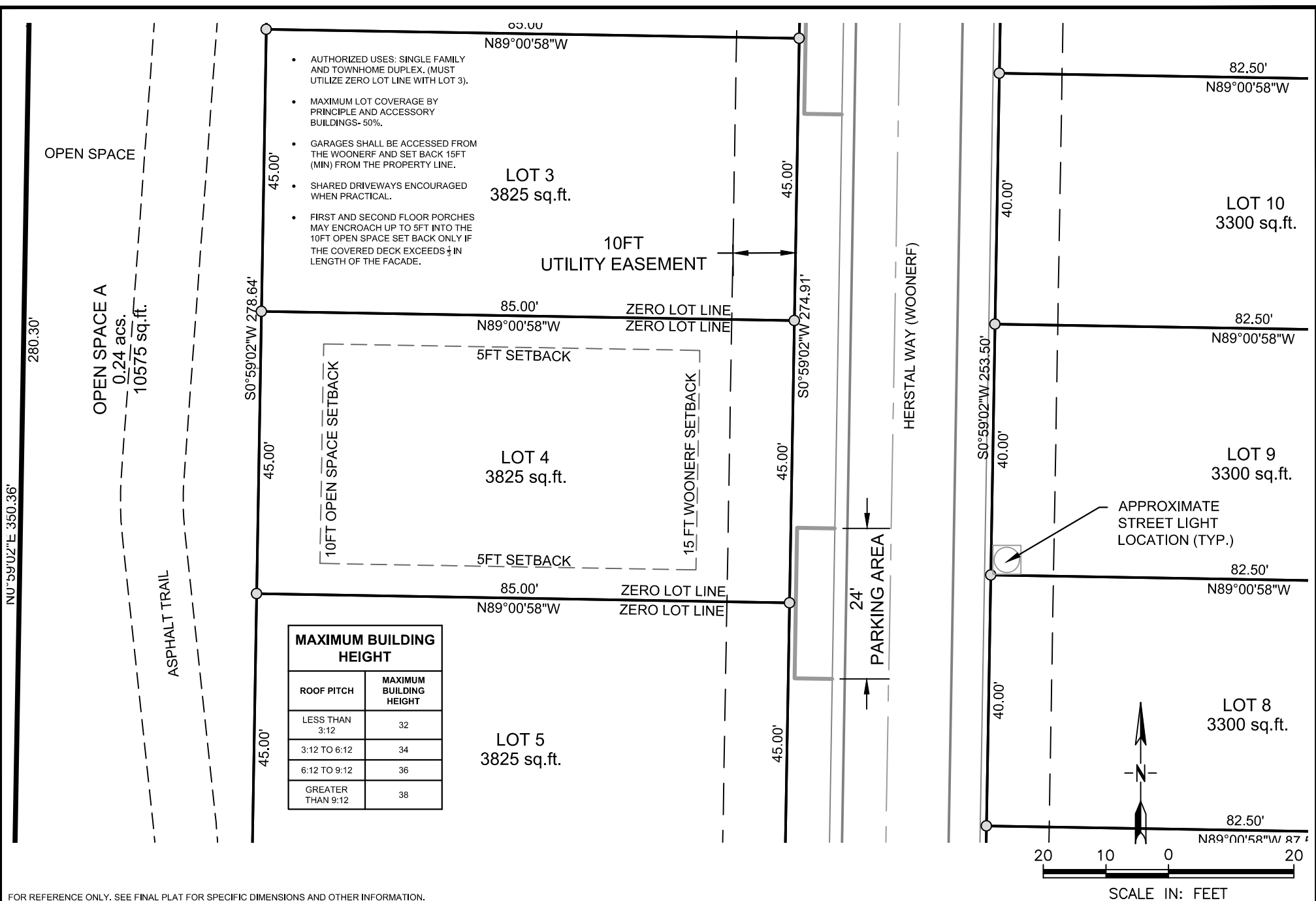
LOT EXHIBIT

MONTANA

PROJECT NO.  
5352.009

FIGURE NUMBER

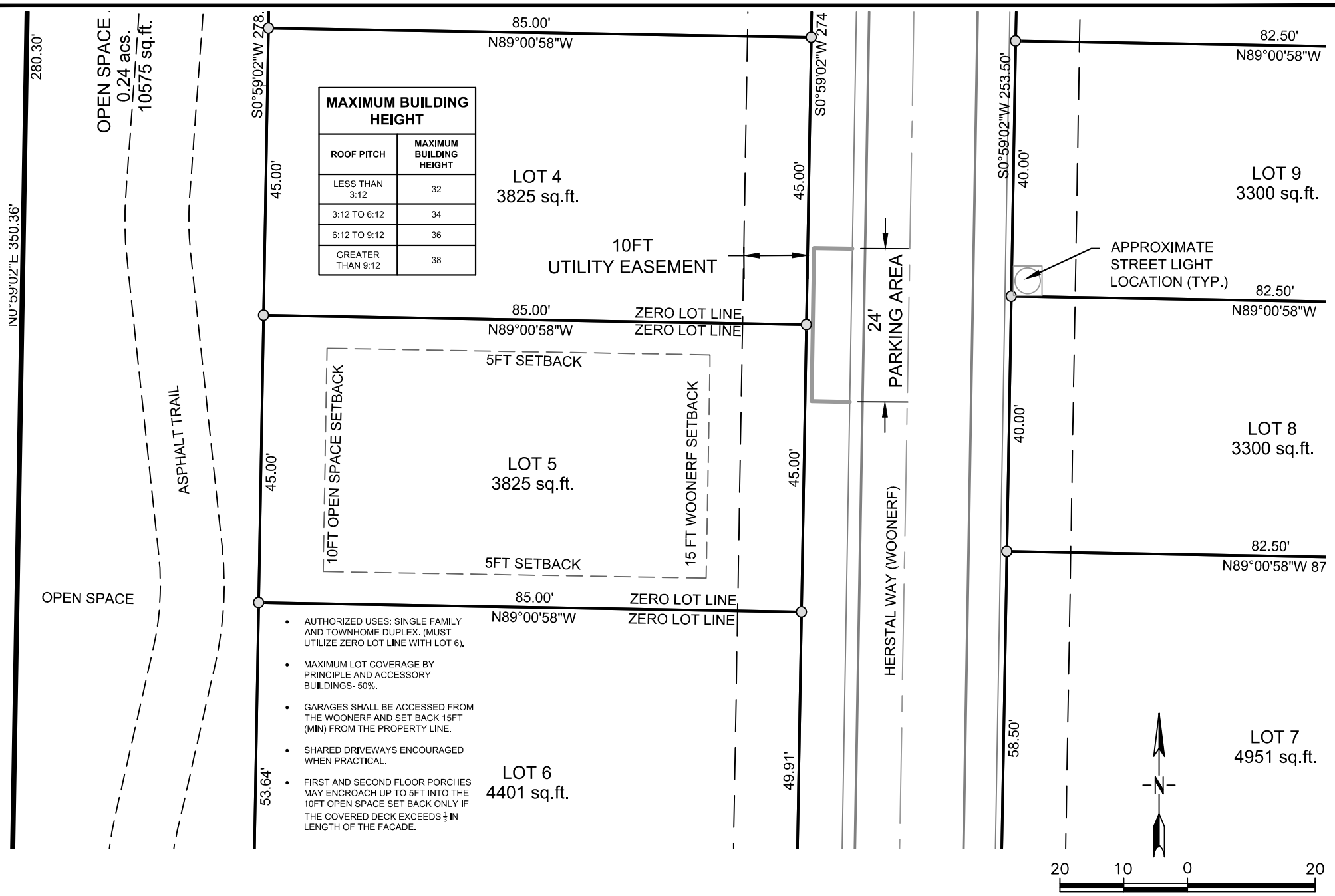
LOT 3



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

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

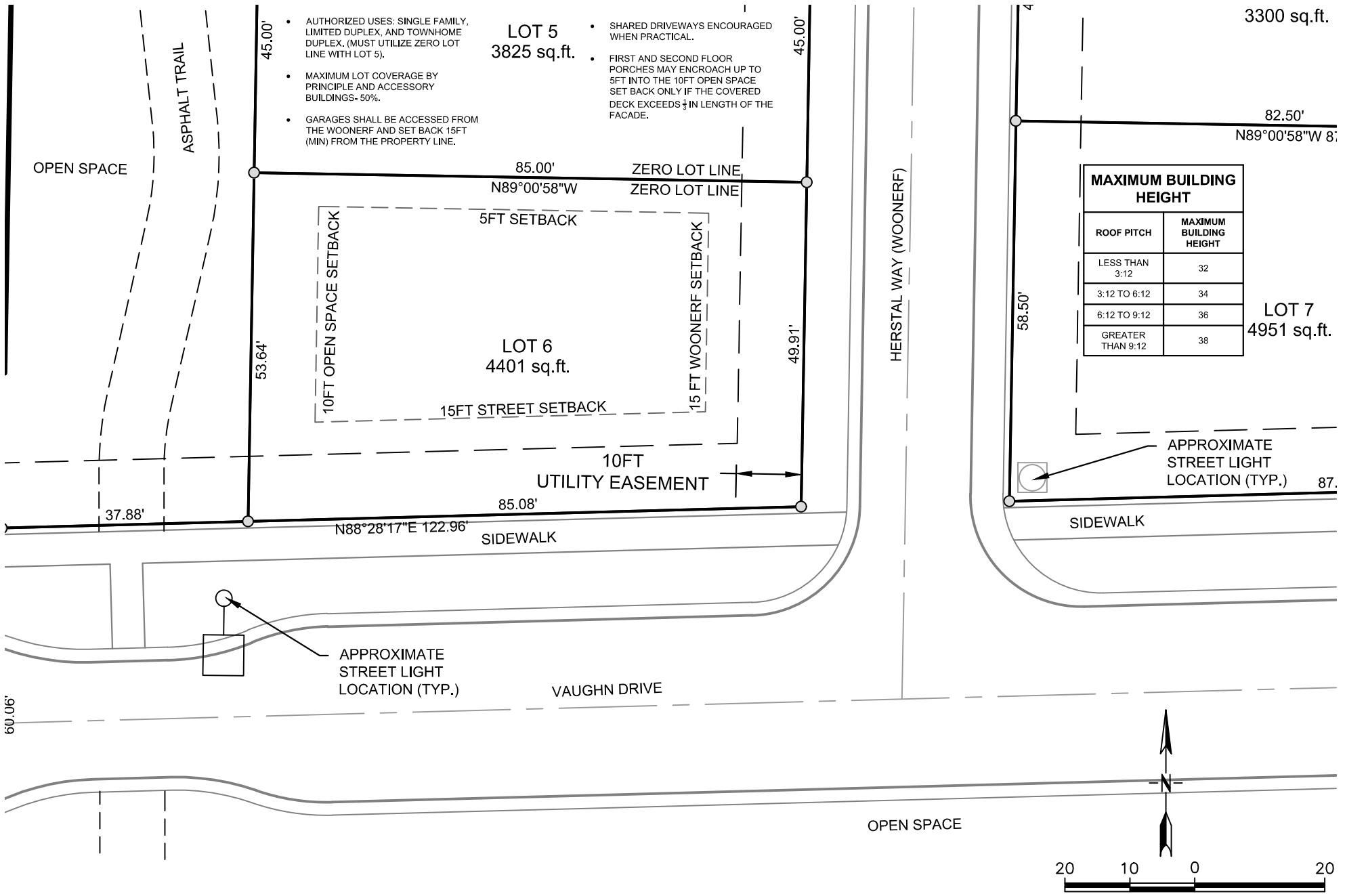
<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 4</b></p>	



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 5</b></p>	





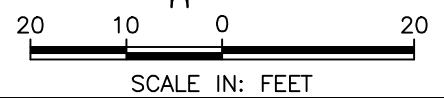
- AUTHORIZED USES: SINGLE FAMILY, LIMITED DUPLEX, AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 5).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.

- 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

3300 sq.ft.

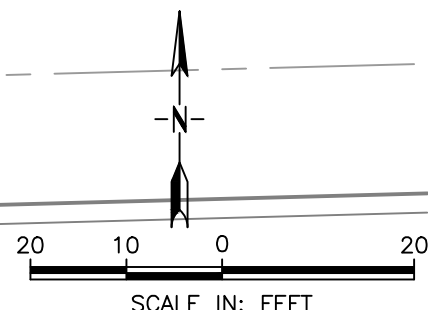
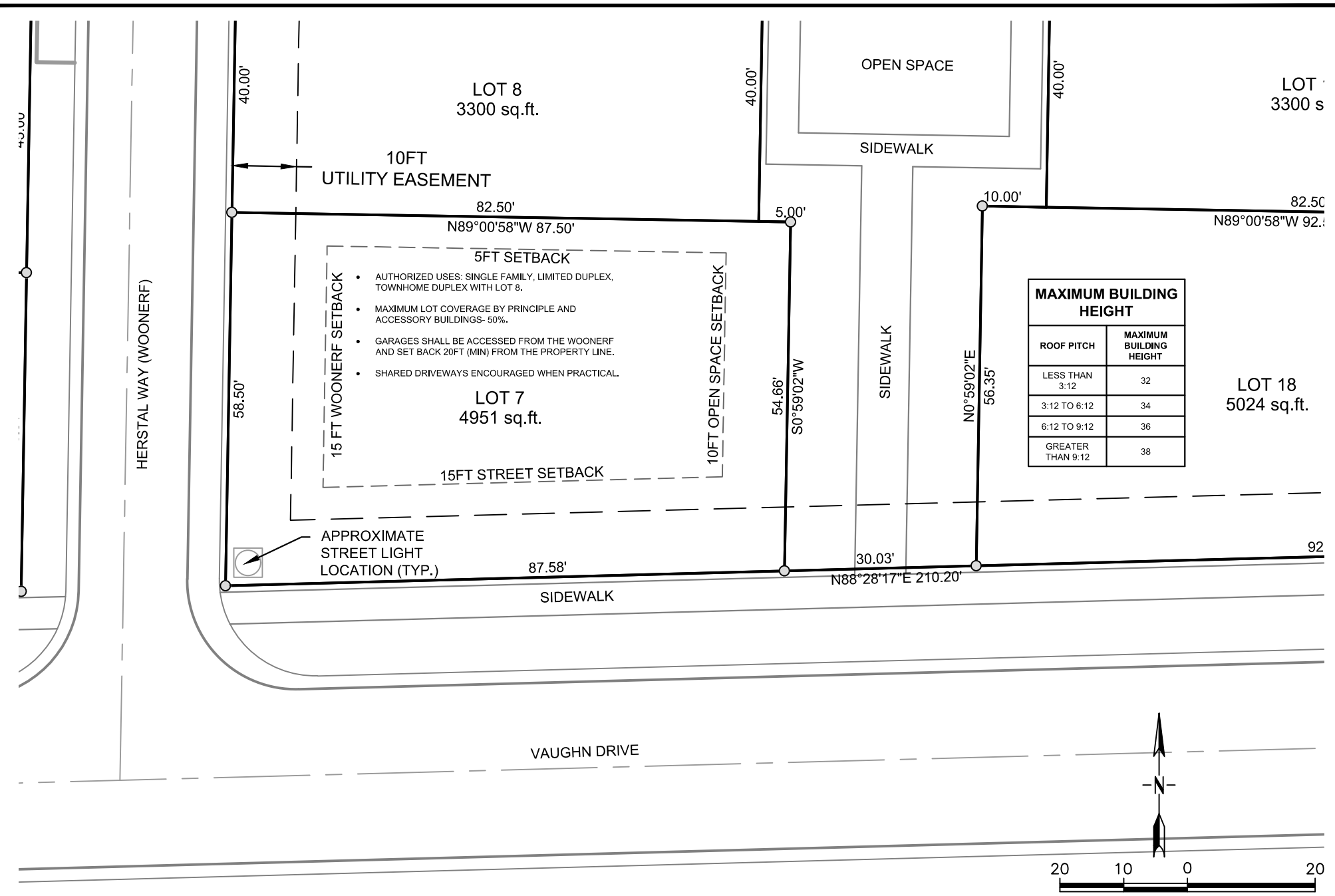
LOT 7  
4951 sq.ft.



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 6</b></p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018

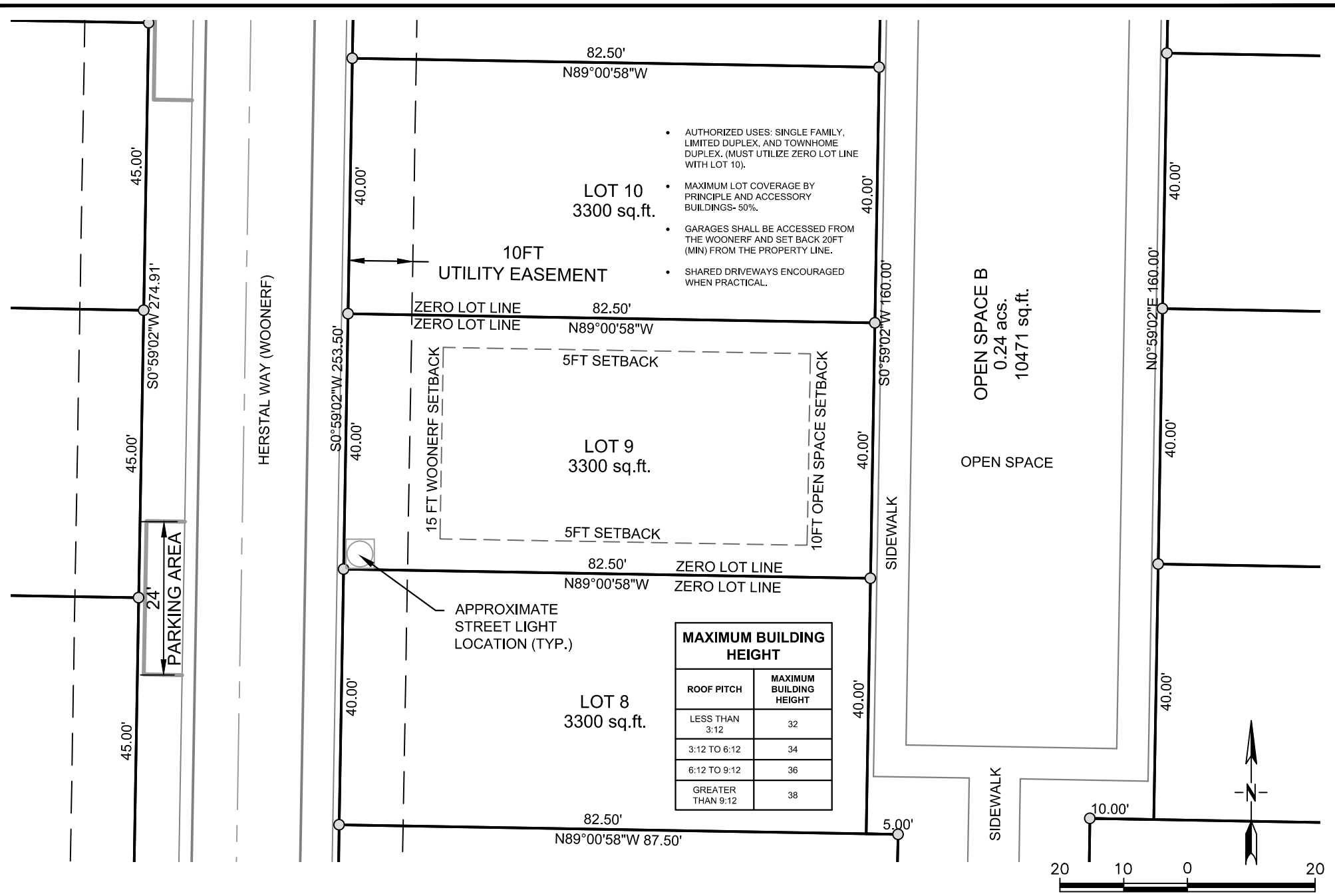


FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p>	<p>PROJECT NO. 5352.009</p>
		<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER <b>LOT 7</b></p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018





- 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

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

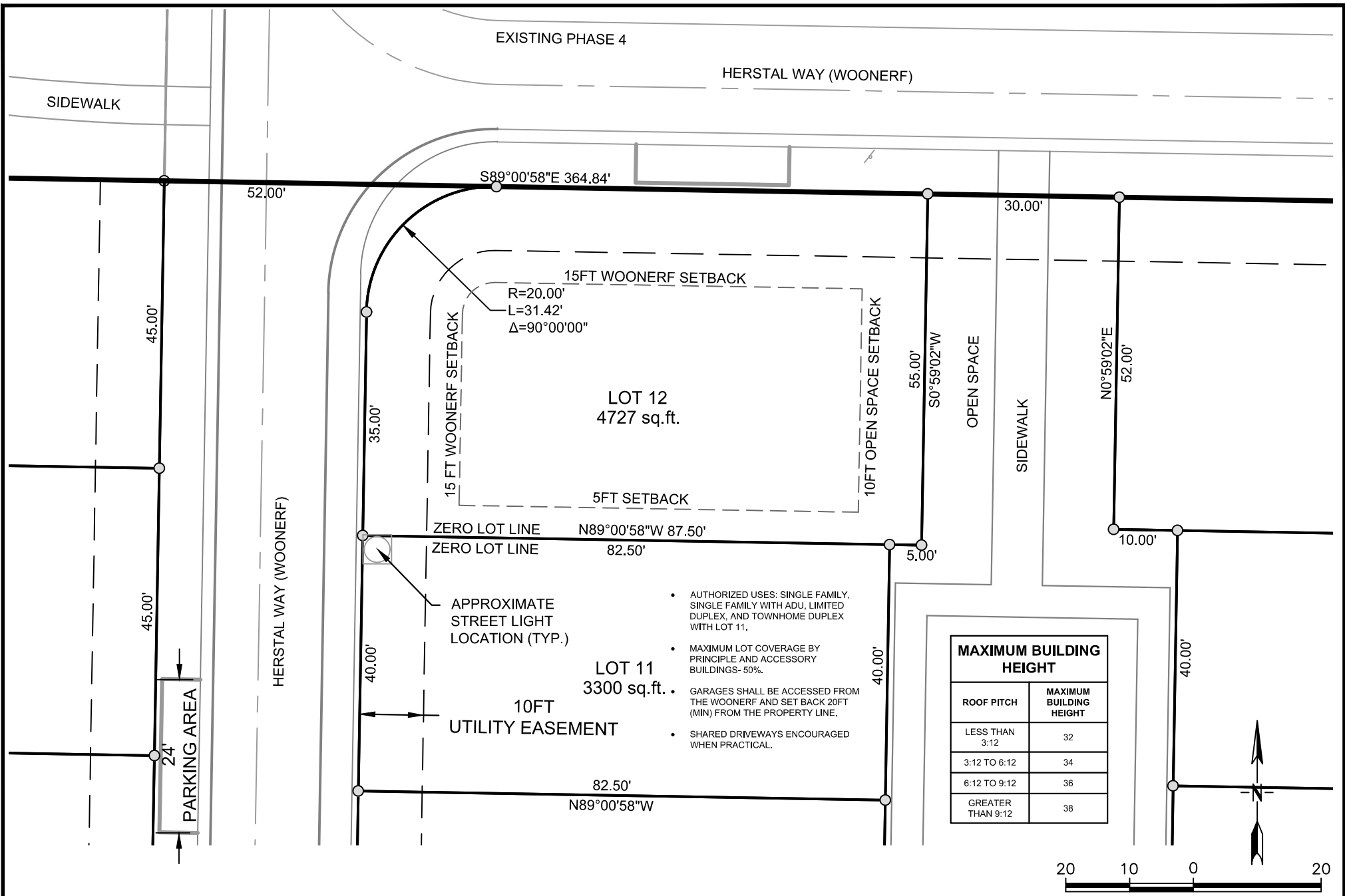
PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER  
**LOT 9**







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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

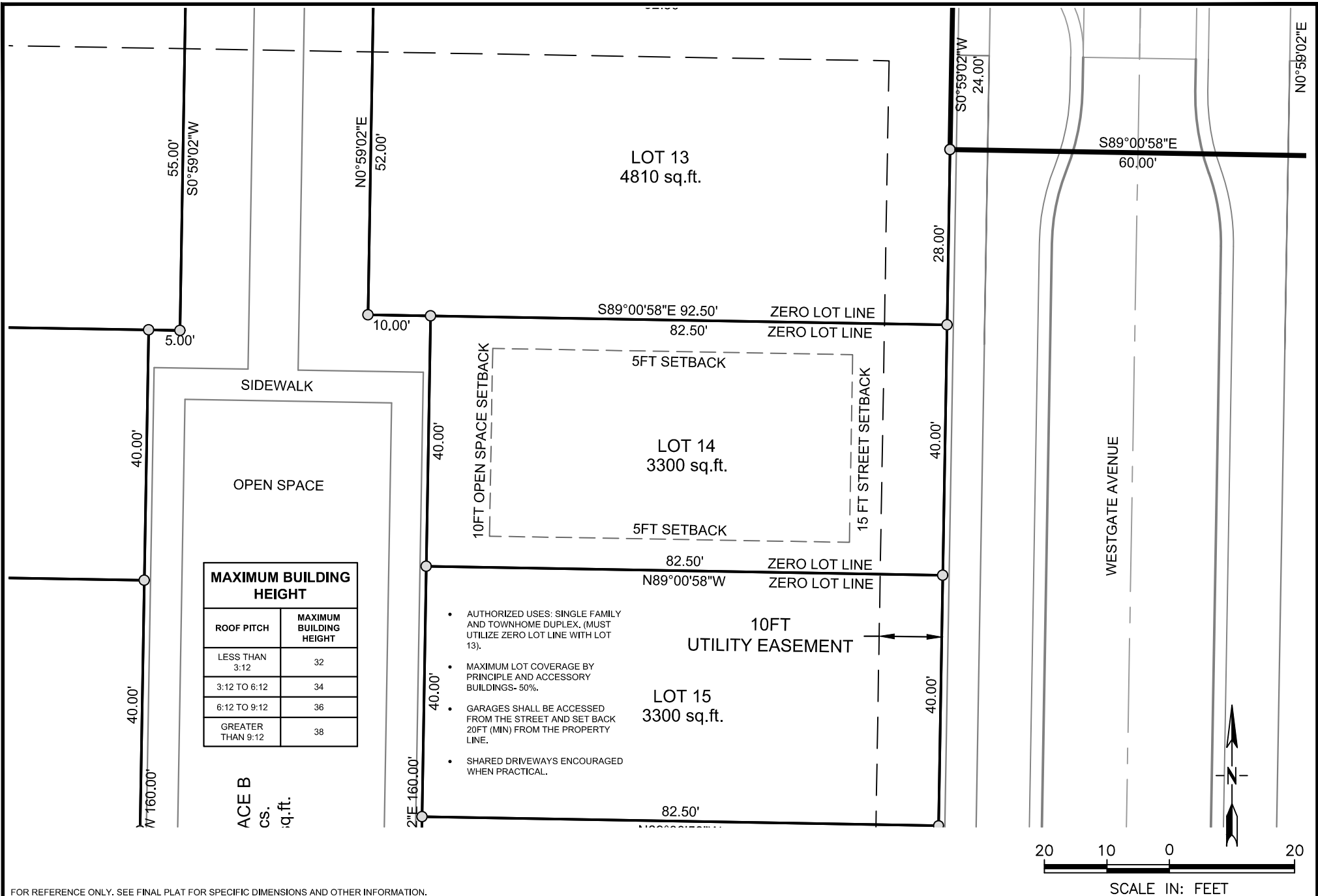
PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER  
**LOT 12**







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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

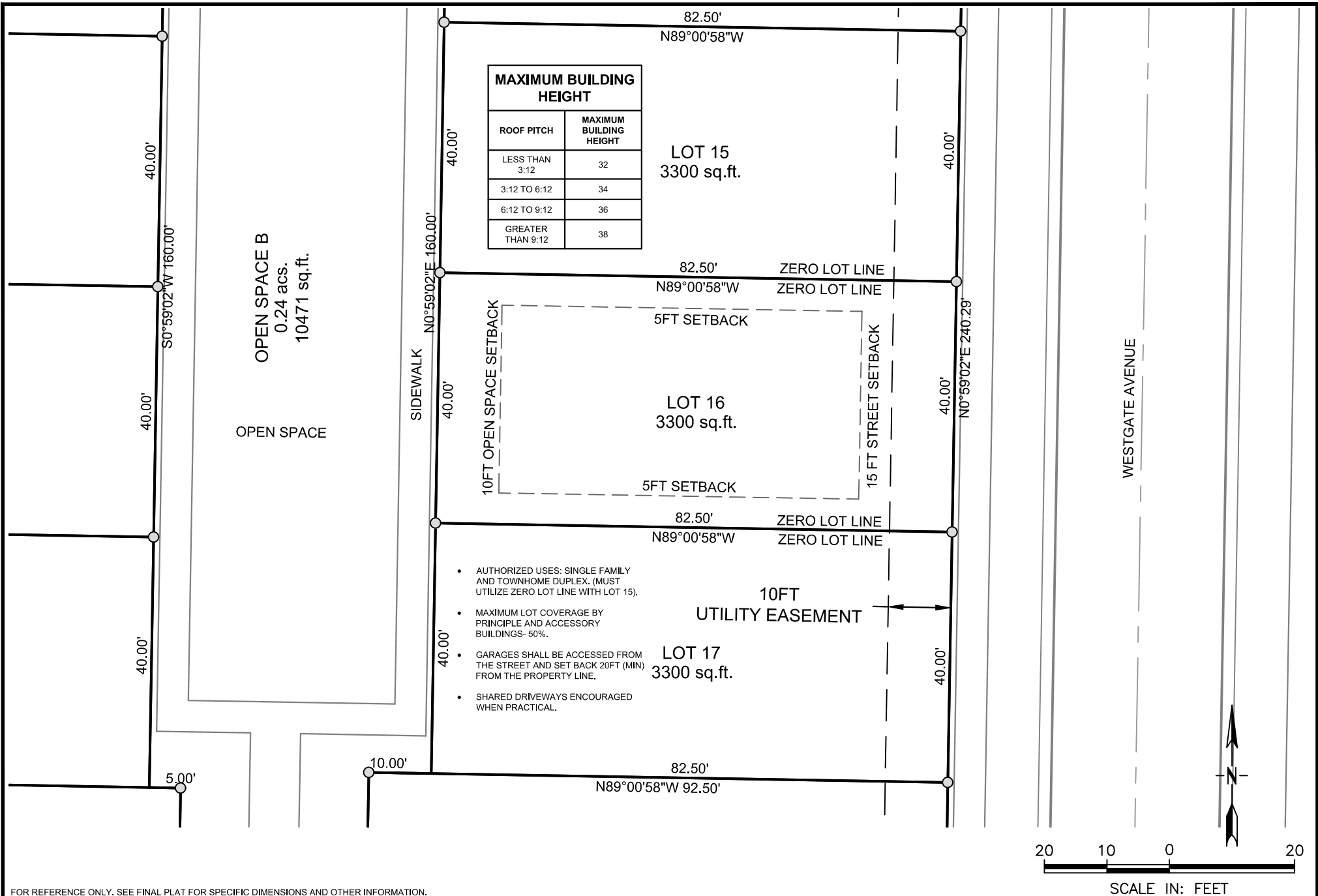
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

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

PROJECT NO.  
5352.009

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

OPEN SPACE B  
0.24 acs.  
10471 sq.ft.

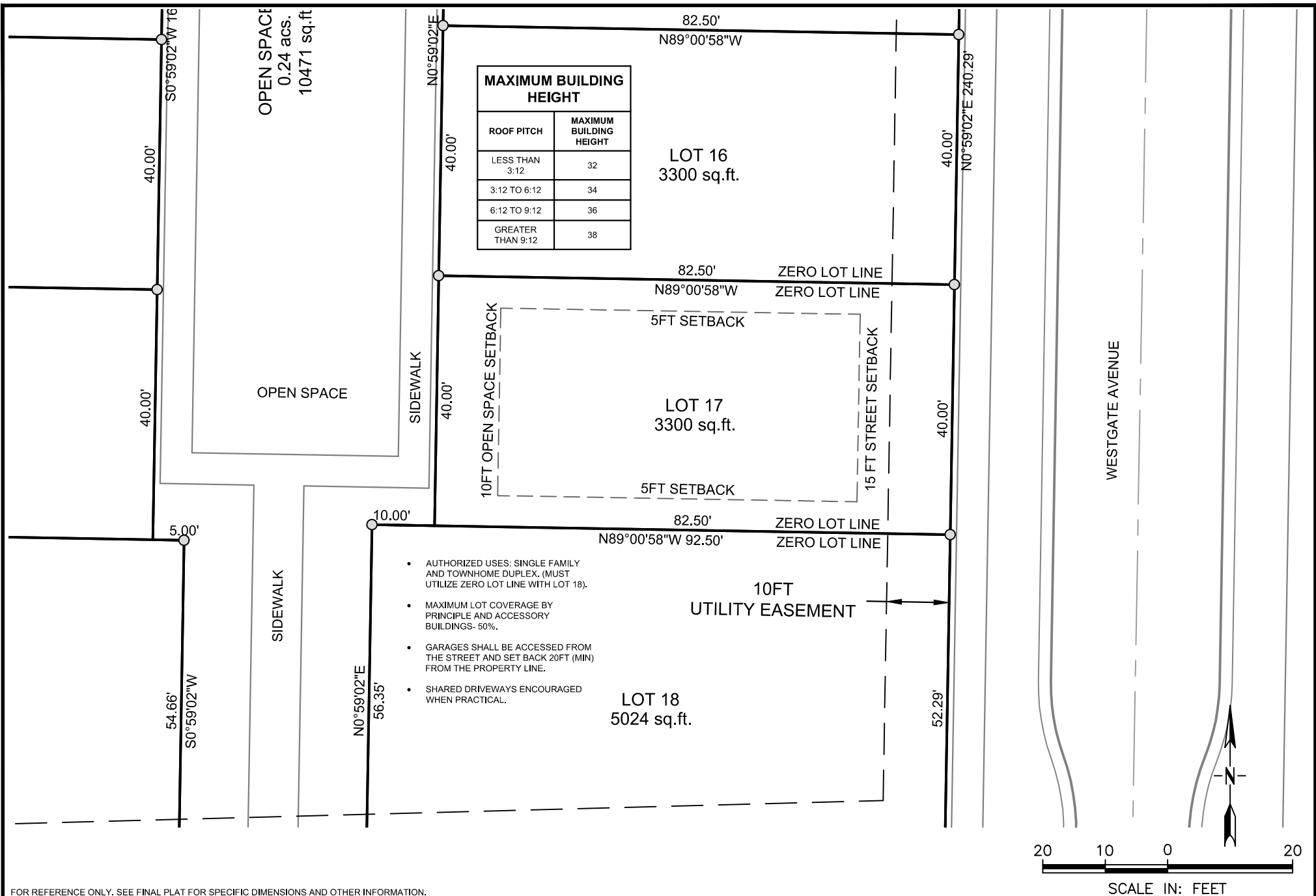
OPEN SPACE

- 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.

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

 <p>engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
			<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 16</p>

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

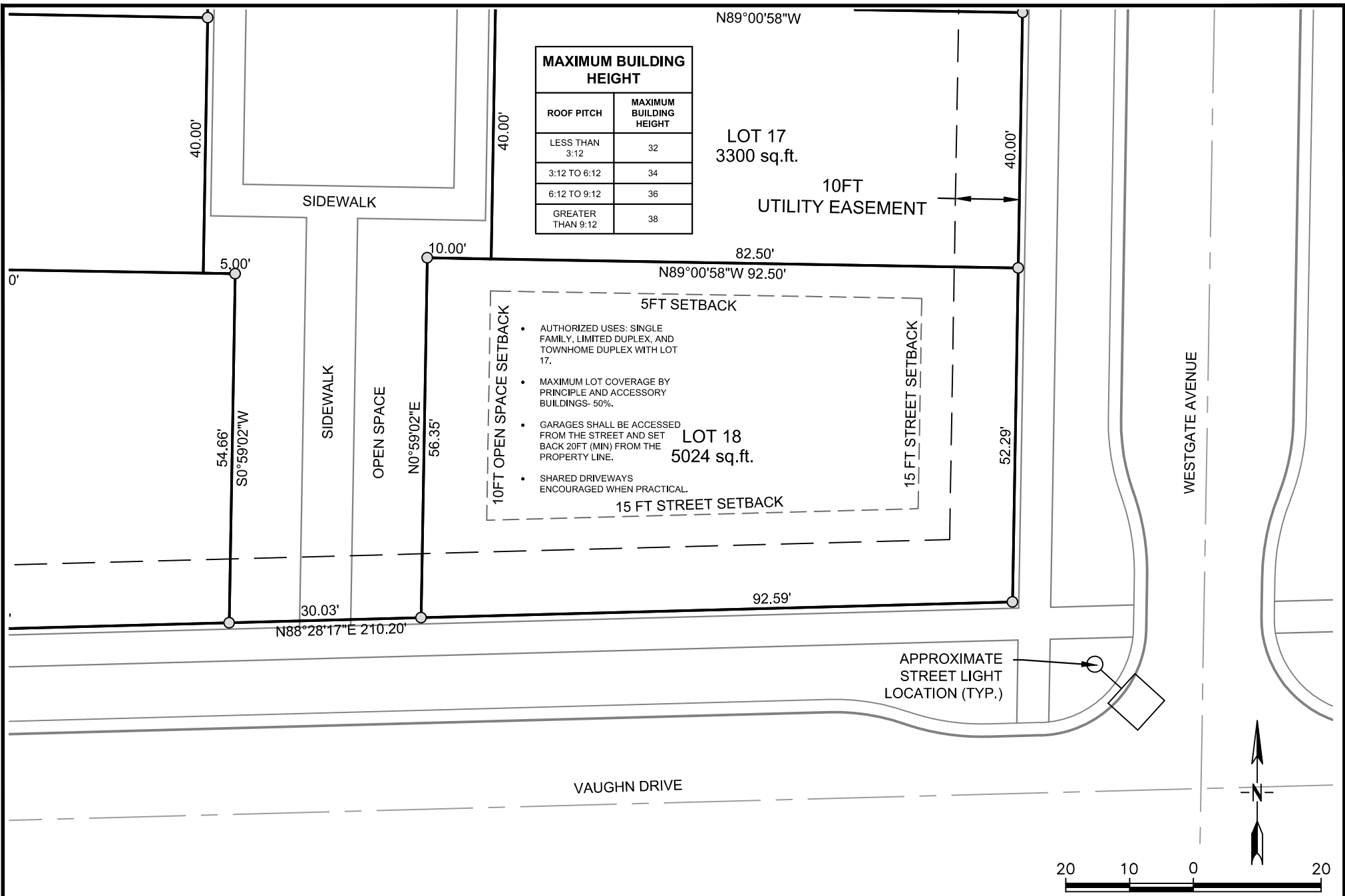
COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

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

PROJECT NO.  
5352.009


FIGURE NUMBER  
**LOT 17**



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
- 5FT SETBACK
- 15 FT STREET SETBACK
- 15 FT STREET SETBACK
- 15 FT STREET SETBACK
- AUTHORIZED USES: SINGLE FAMILY, LIMITED DUPLEX, AND TOWNHOME DUPLEX WITH LOT 17.
  - 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.

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

 <p>engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 18</b></p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018

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

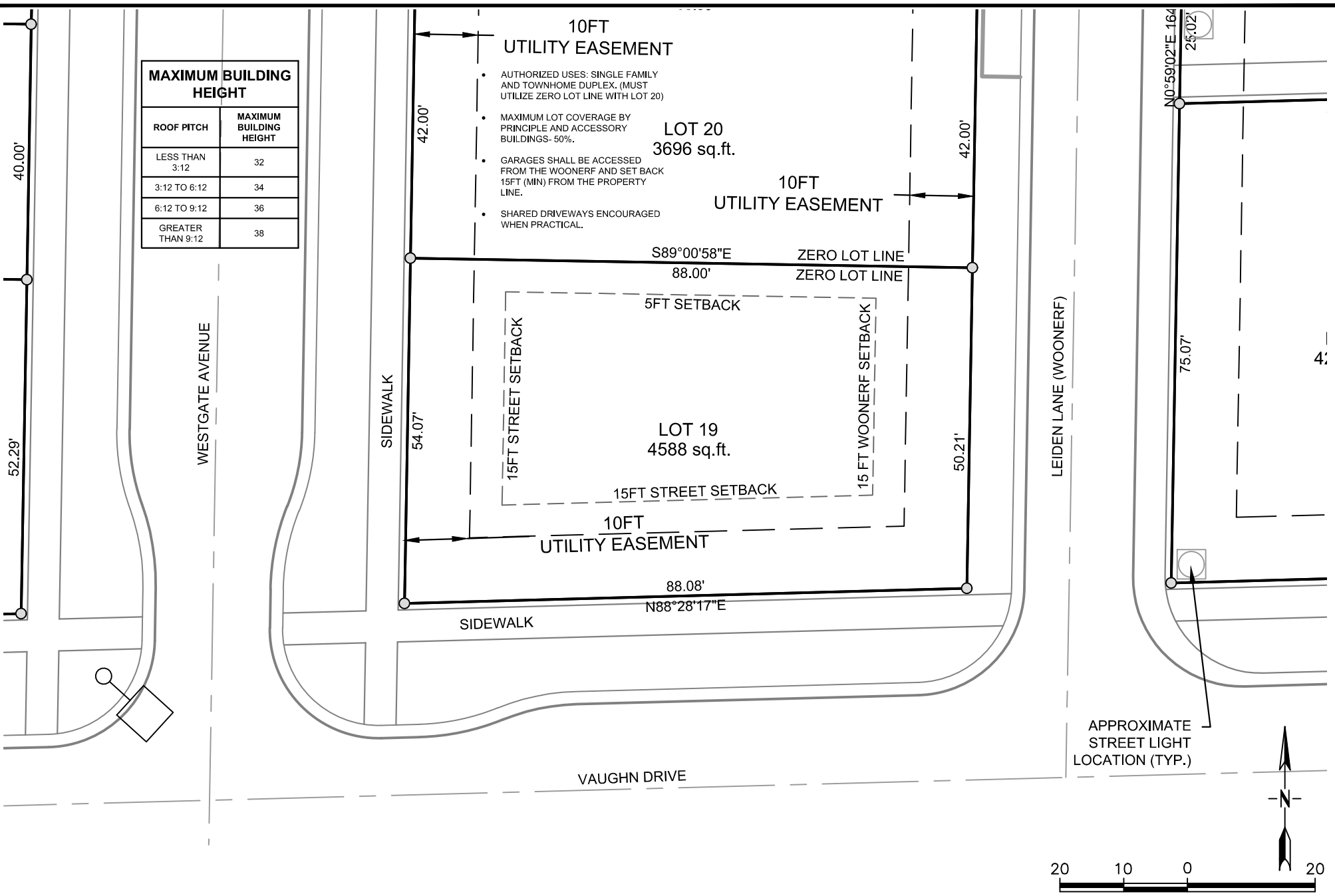
**10FT UTILITY EASEMENT**

- 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.

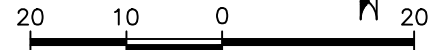
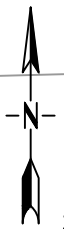
**LOT 20**  
3696 sq.ft.

**10FT UTILITY EASEMENT**

**LOT 19**  
4588 sq.ft.



APPROXIMATE STREET LIGHT LOCATION (TYP.)



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

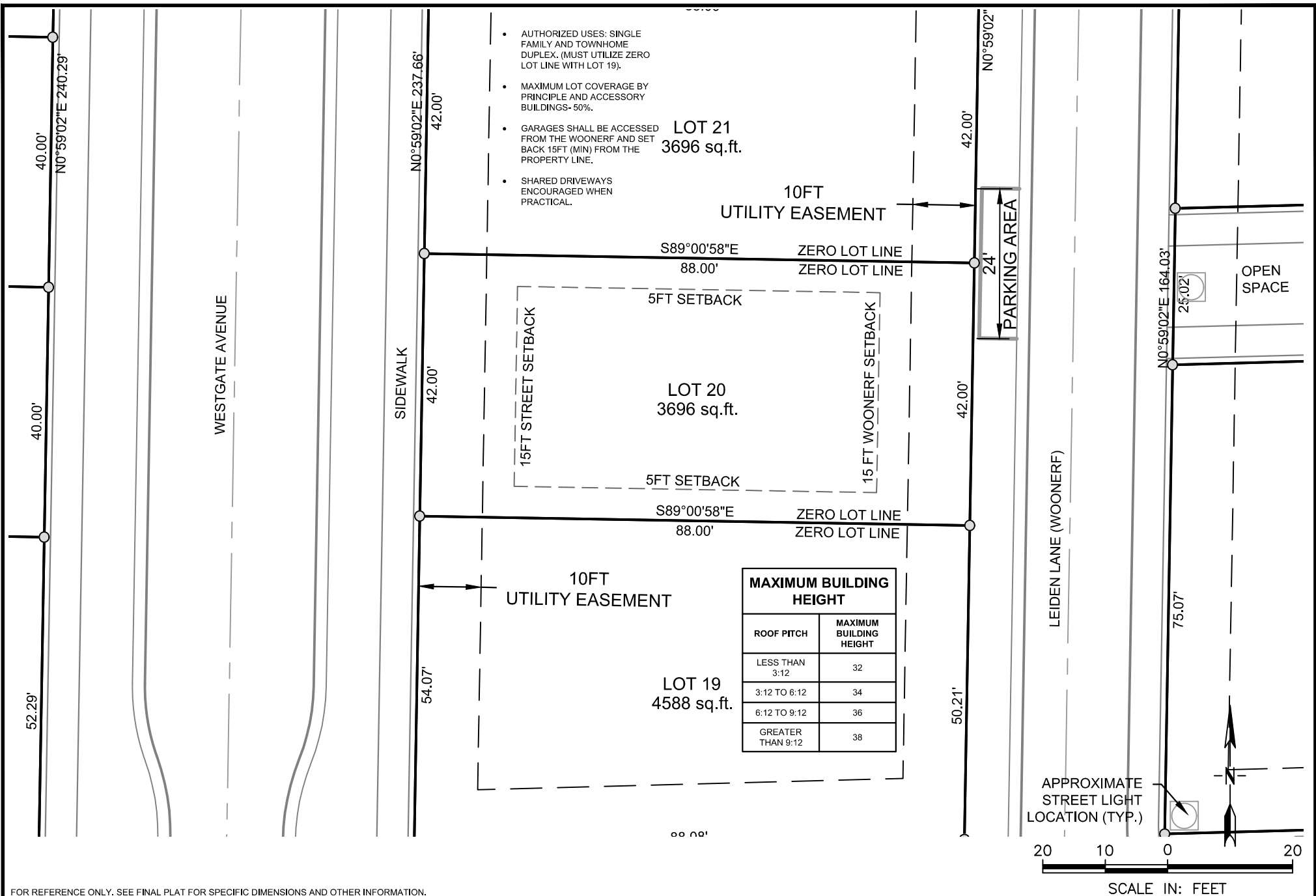
COPYRIGHT © MORRISON-MAIERLE, INC., 2018

THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER  
**LOT 19**



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

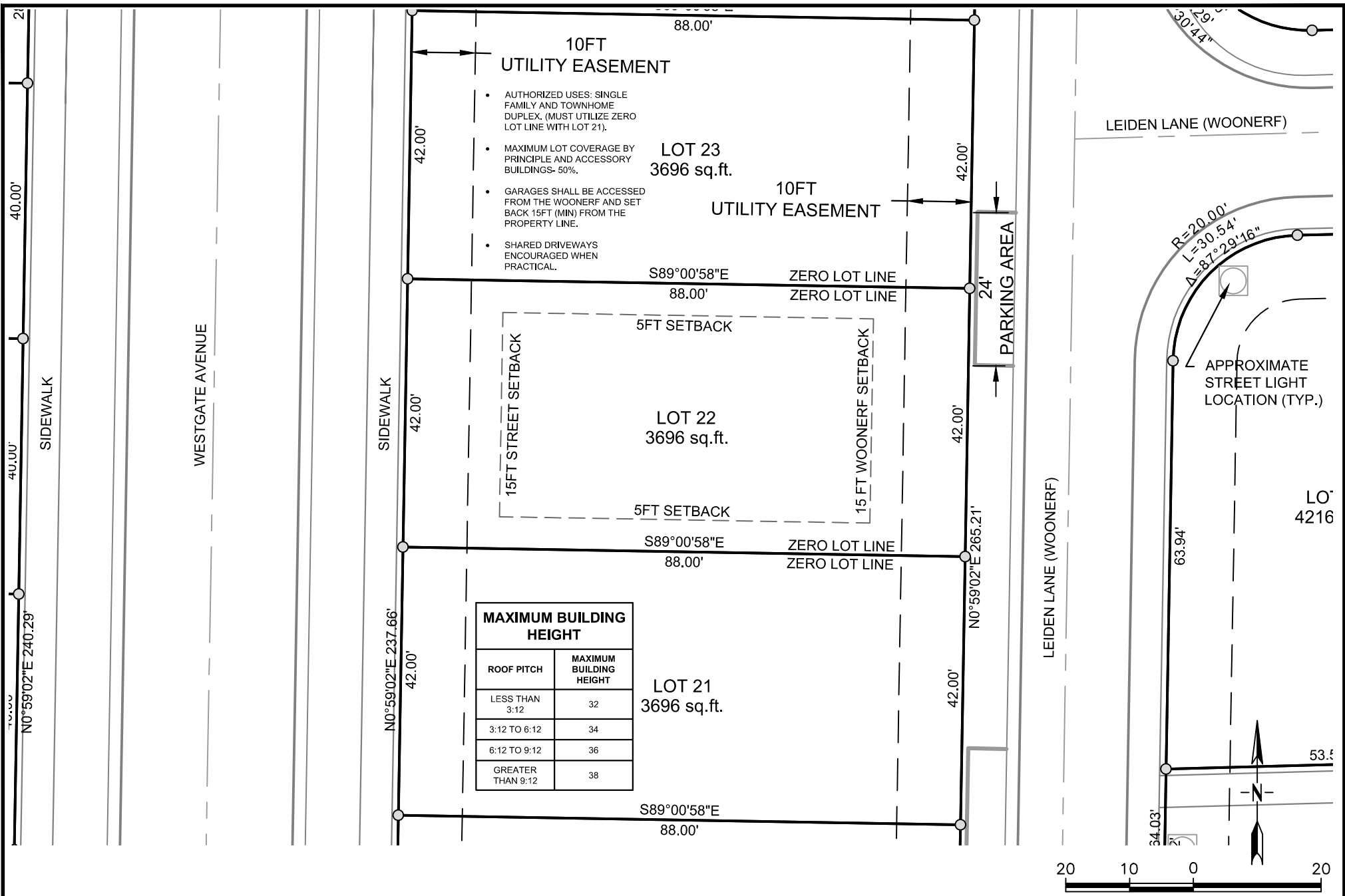
COPYRIGHT © MORRISON-MAIERLE, INC., 2018

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

PROJECT NO.  
5352.009  
FIGURE NUMBER  
**LOT 20**







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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

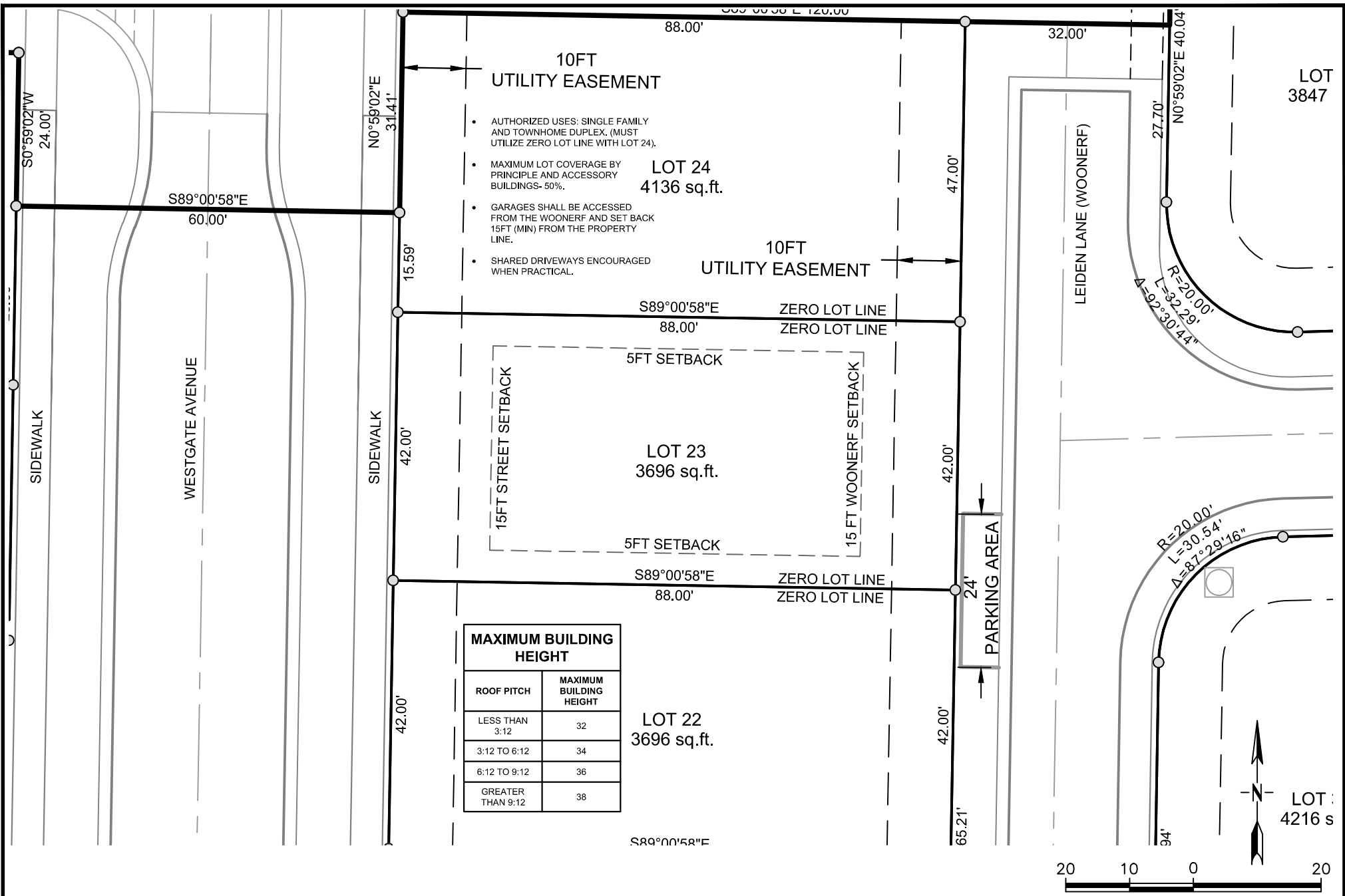
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

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

PROJECT NO.  
5352.009

FIGURE NUMBER

LOT 22



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

LOT EXHIBIT

MONTANA

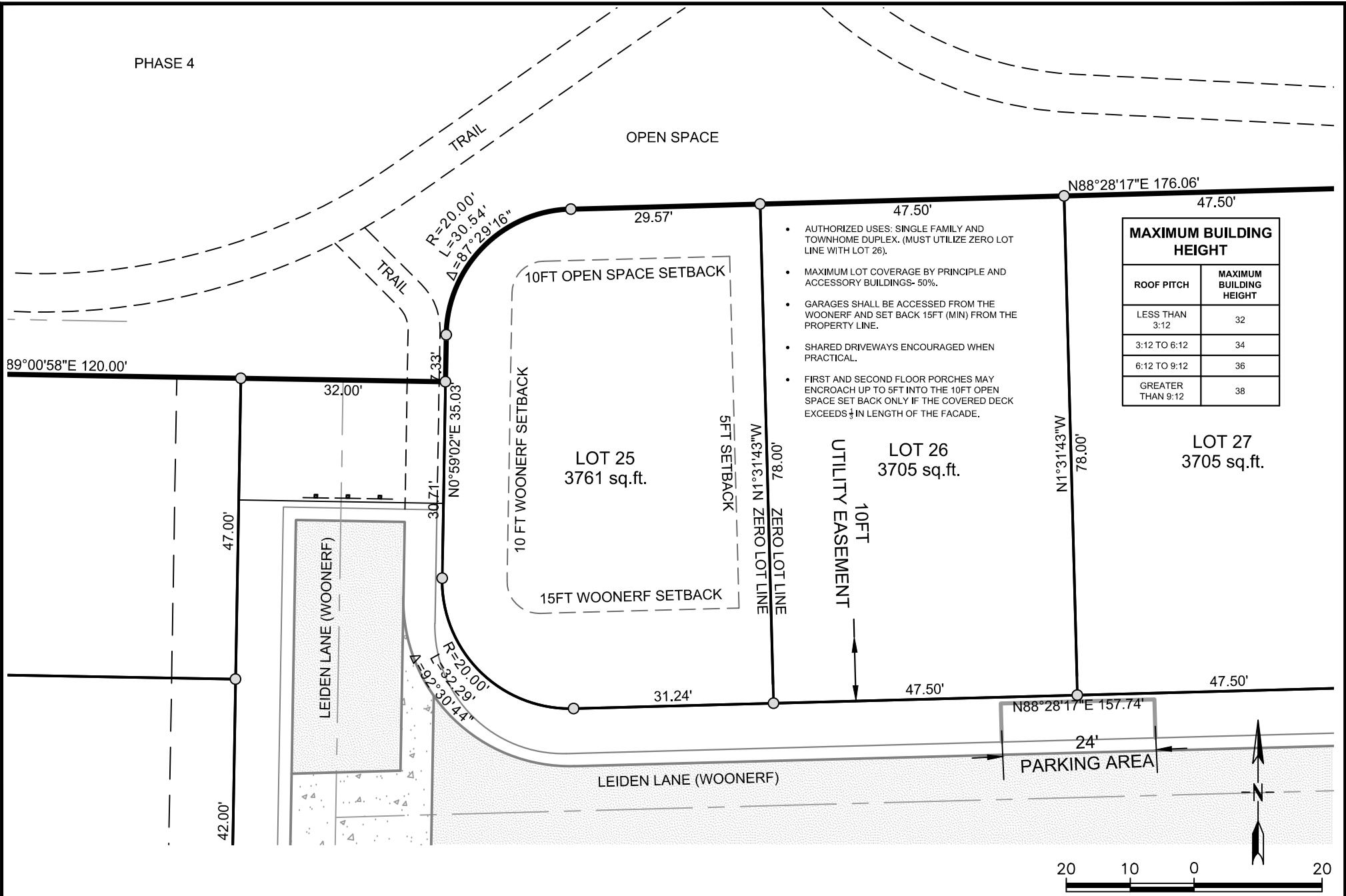
PROJECT NO.  
5352.009

FIGURE NUMBER

LOT 23



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.

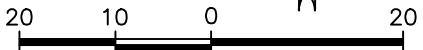
LOT 26  
3705 sq.ft.

LOT 27  
3705 sq.ft.

LEIDEN LANE (WOONERF)

LEIDEN LANE (WOONERF)

PARKING AREA



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

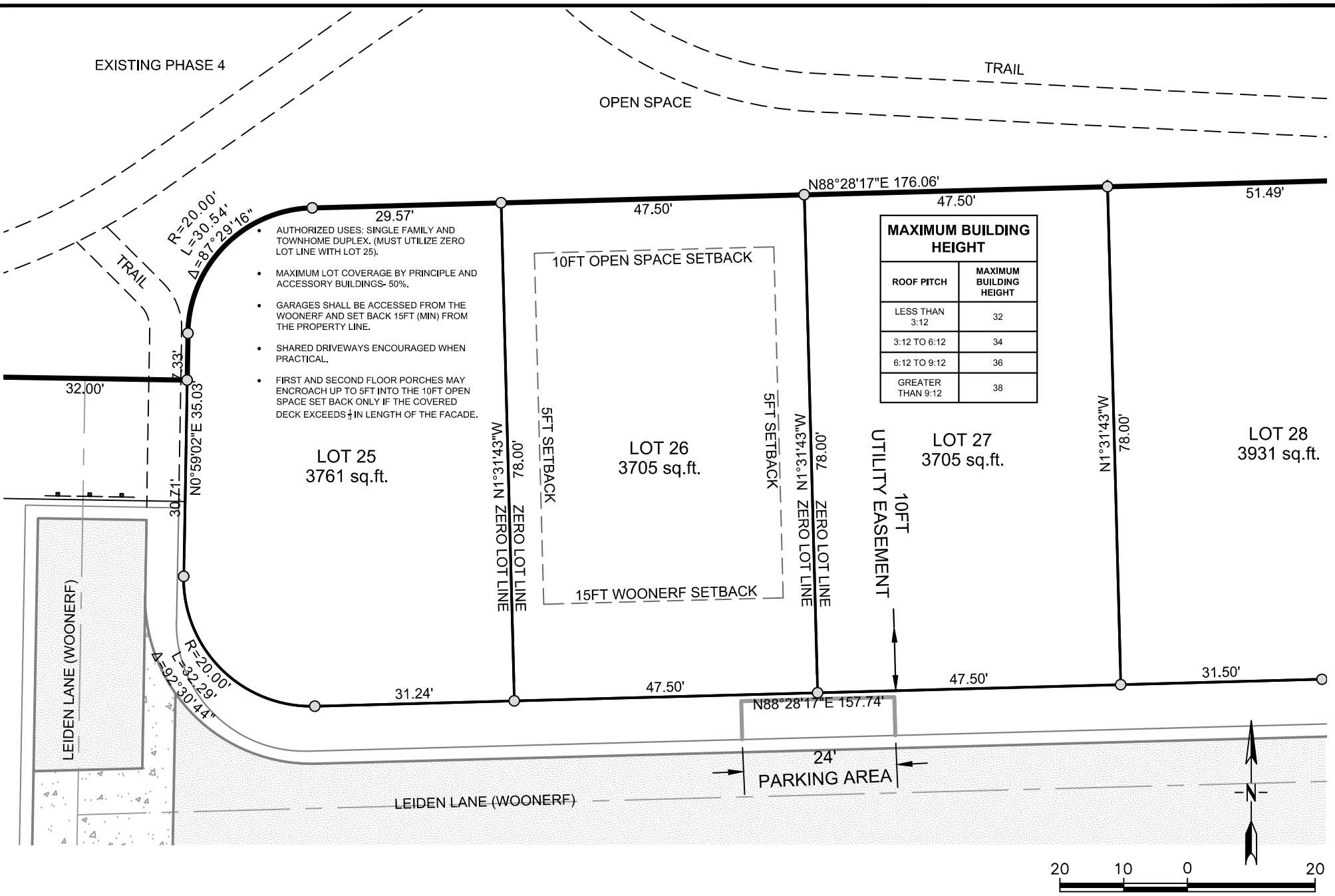
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

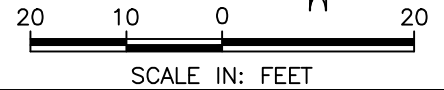
FIGURE NUMBER  
LOT 25



- 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.

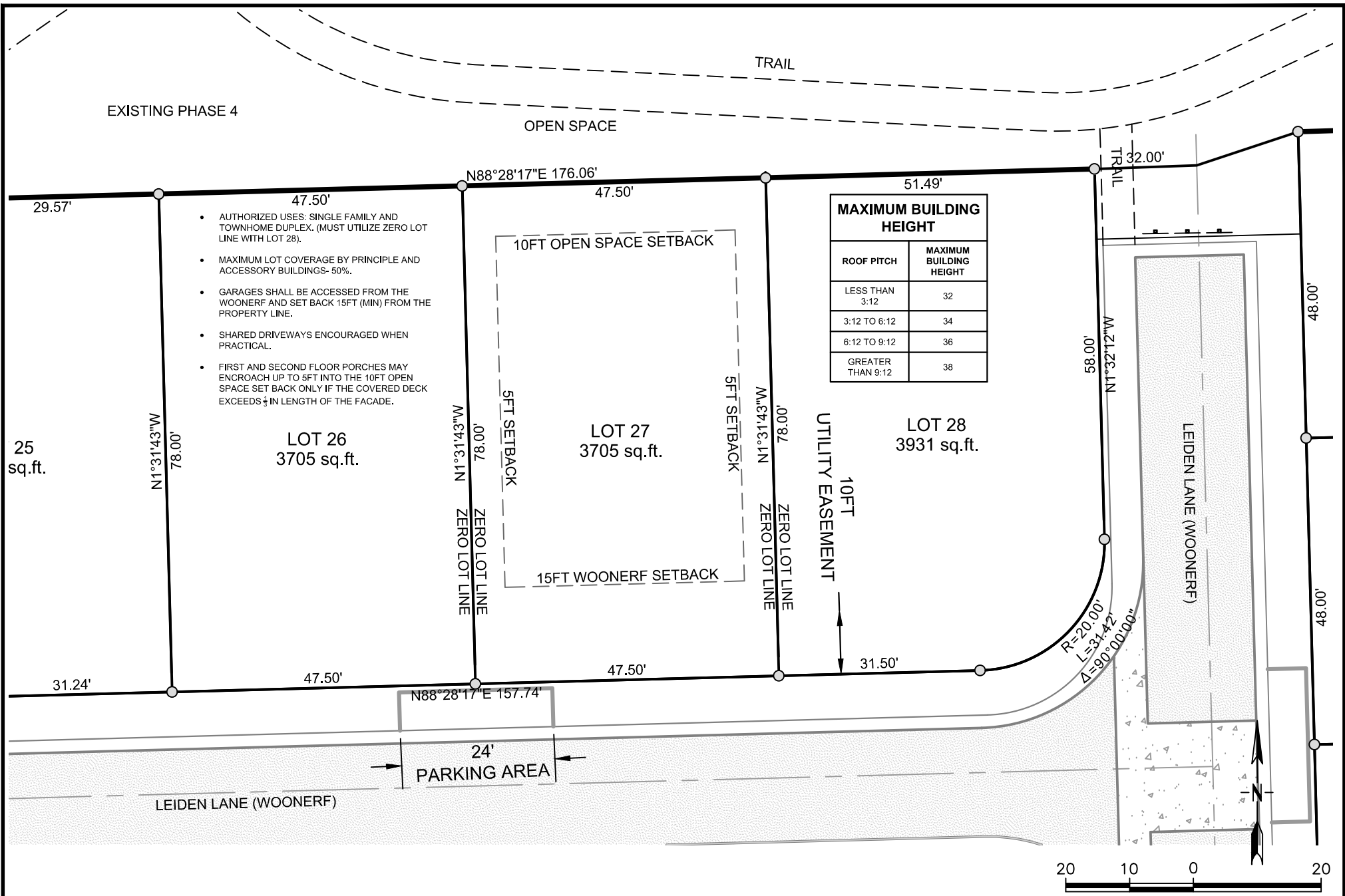
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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



<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 26</b></p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jul/30/2018



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

LOT EXHIBIT

MONTANA

PROJECT NO.  
5352.009

FIGURE NUMBER

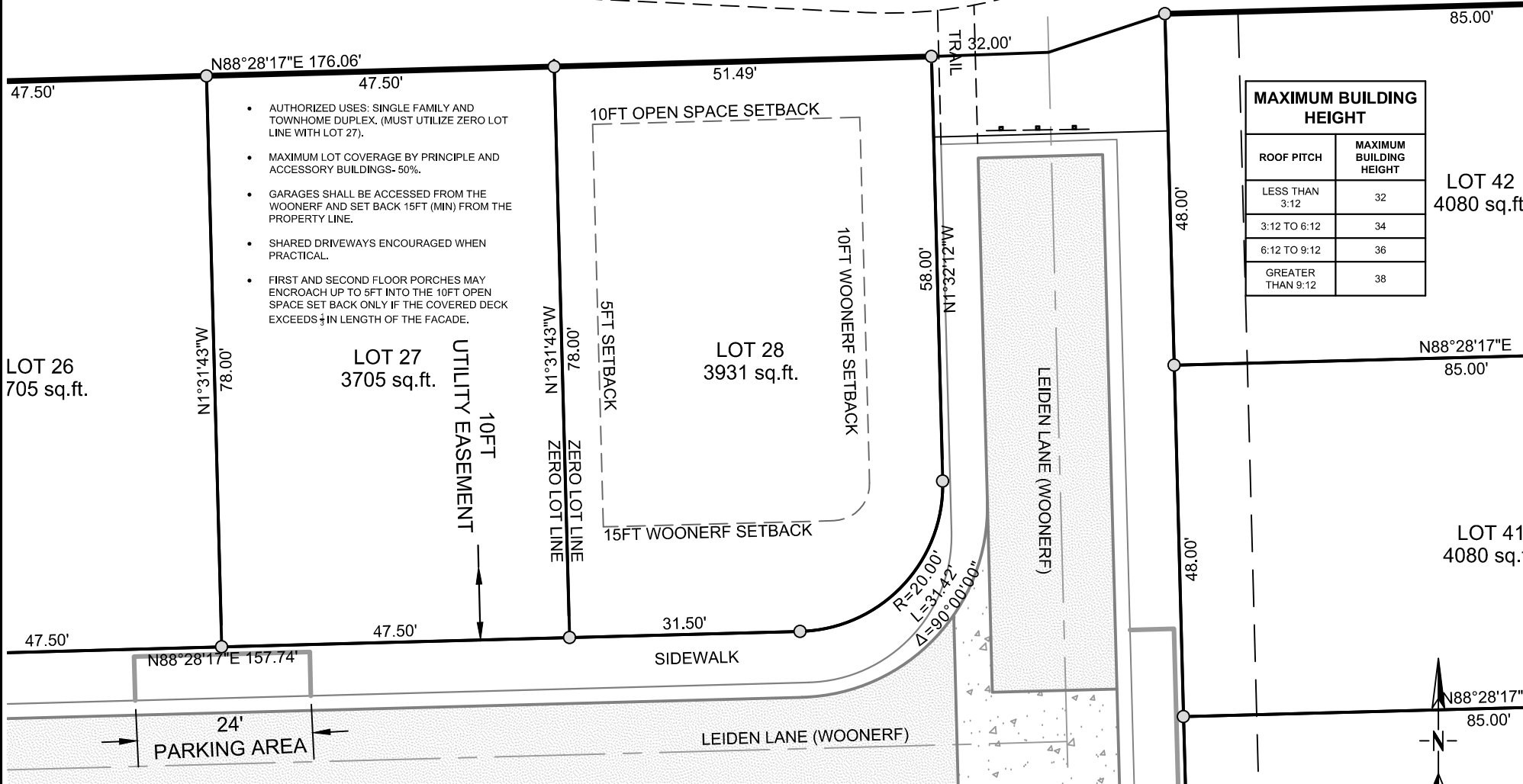
LOT 27



EXISTING PHASE 4

TRAIL

OPEN SPACE

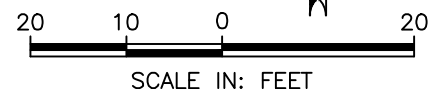


- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 27).
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCR OACH 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.



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

MONTANA

PROJECT NO.  
5352.009

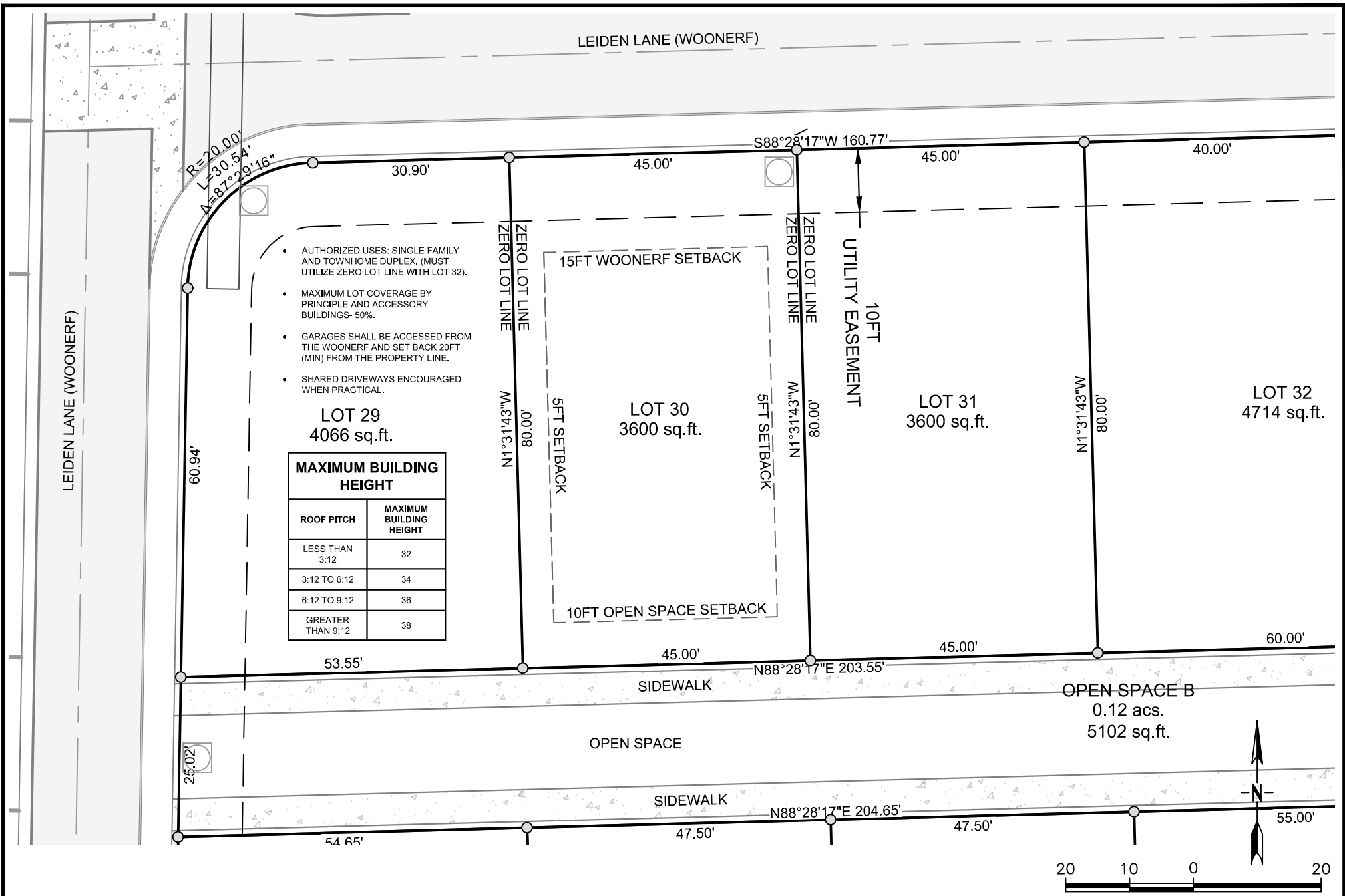
FIGURE NUMBER

LOT EXHIBIT

LOT 28







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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2019

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

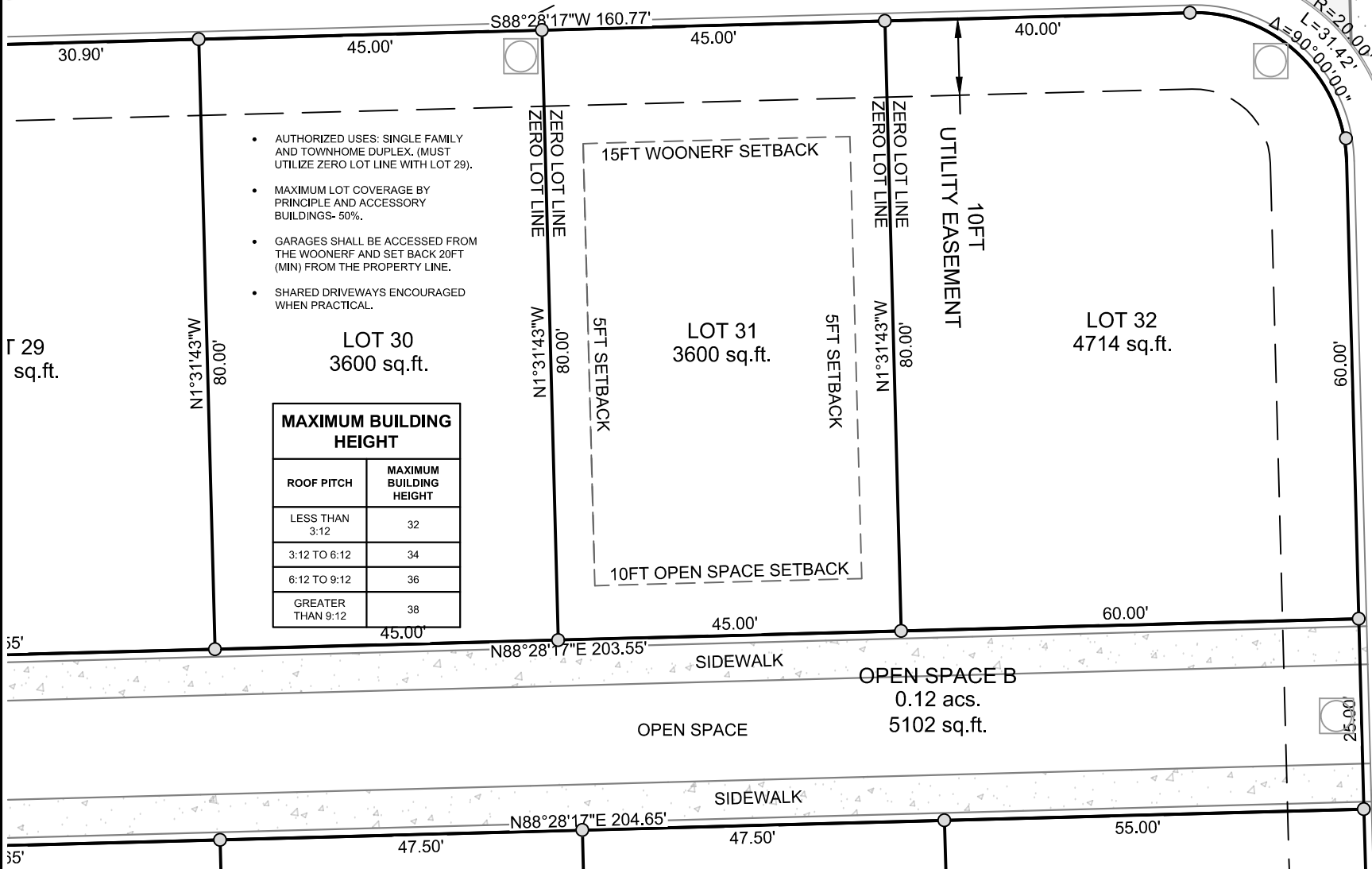
THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

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.

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.

LOT 30  
3600 sq.ft.

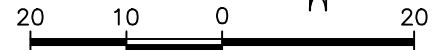
LOT 31  
3600 sq.ft.

LOT 32  
4714 sq.ft.

LEIDEN LANE (WOONERF)

5'

5'



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2019

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

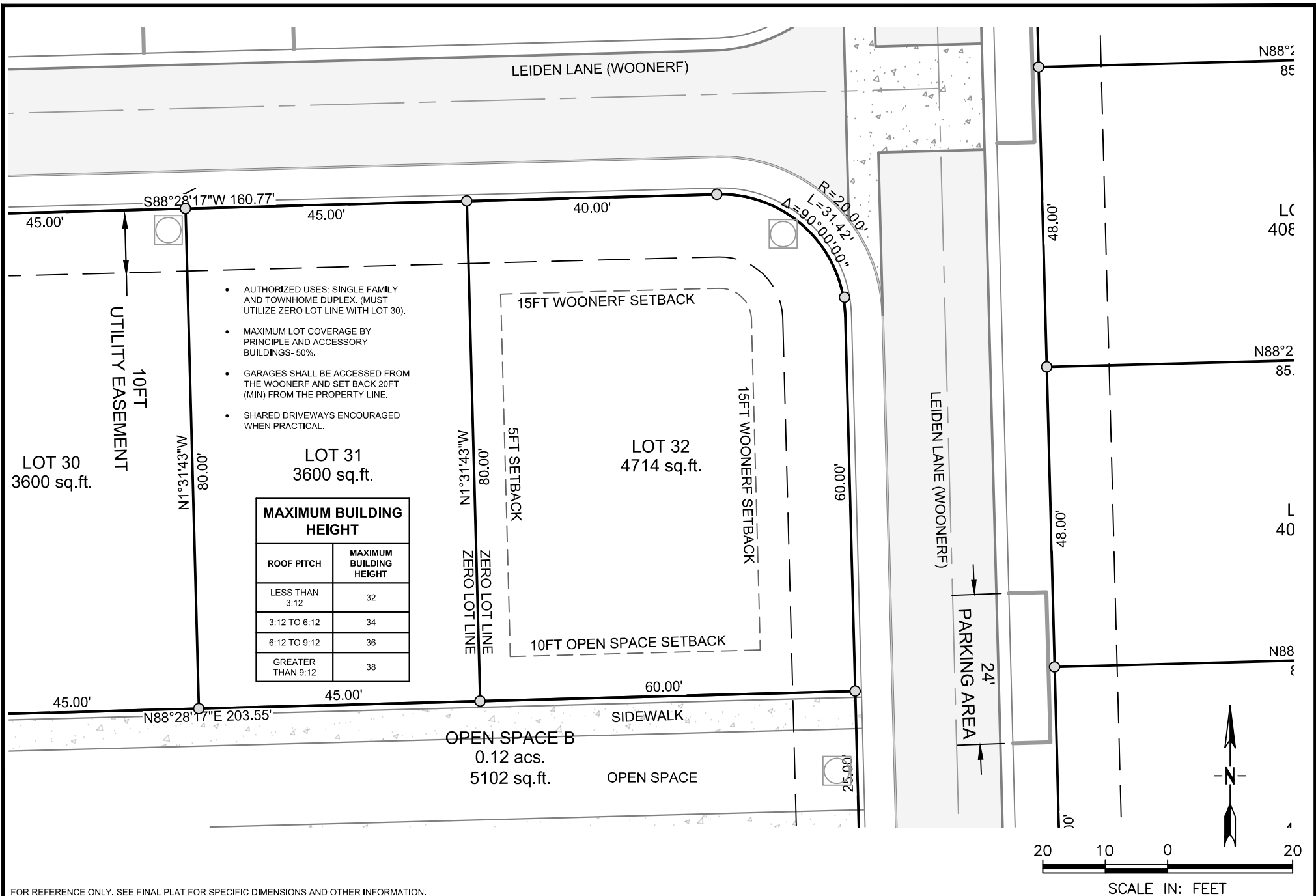
MONTANA

PROJECT NO.  
5352.009

FIGURE NUMBER

LOT EXHIBIT

LOT 31



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2019

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

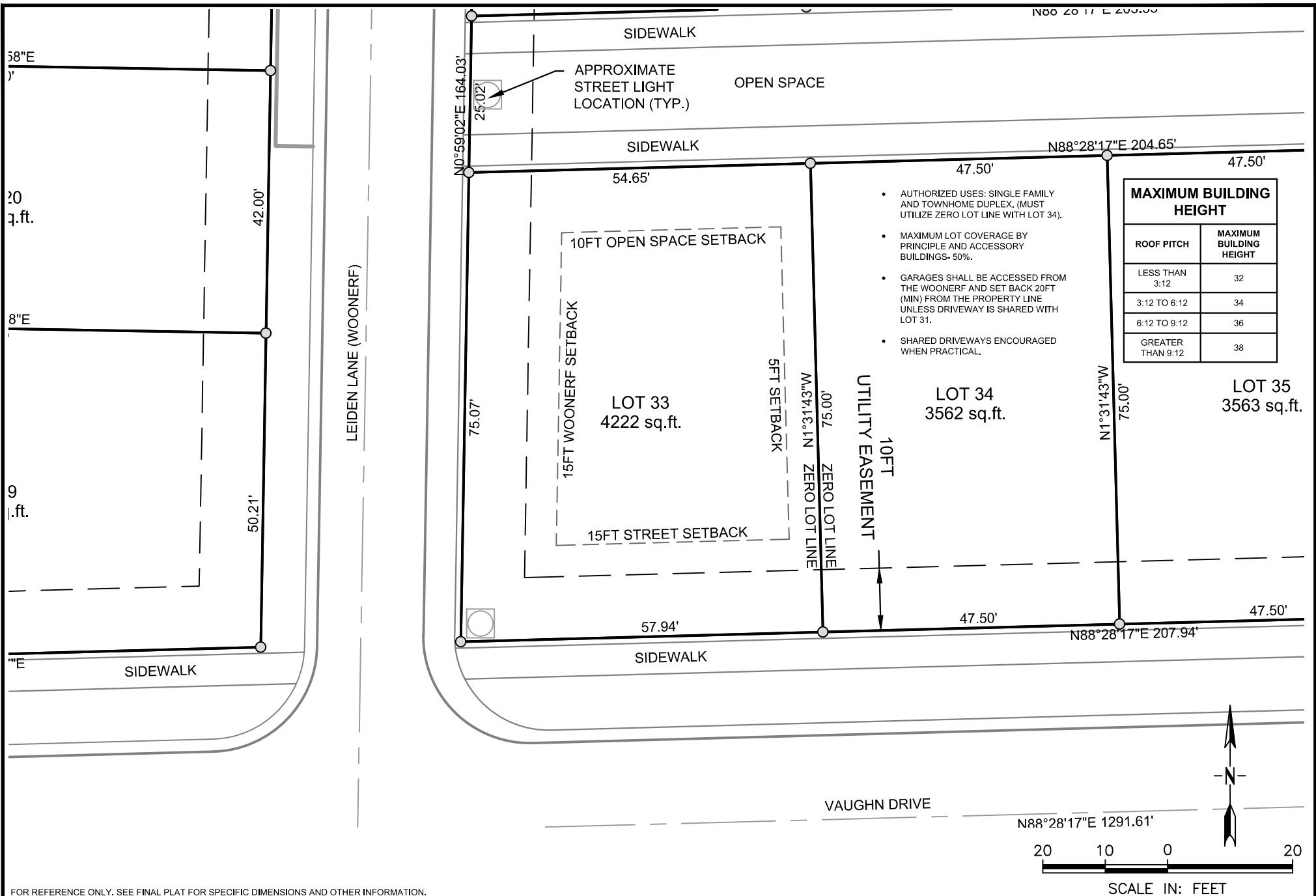
LOT EXHIBIT

MONTANA

PROJECT NO.  
5352.009

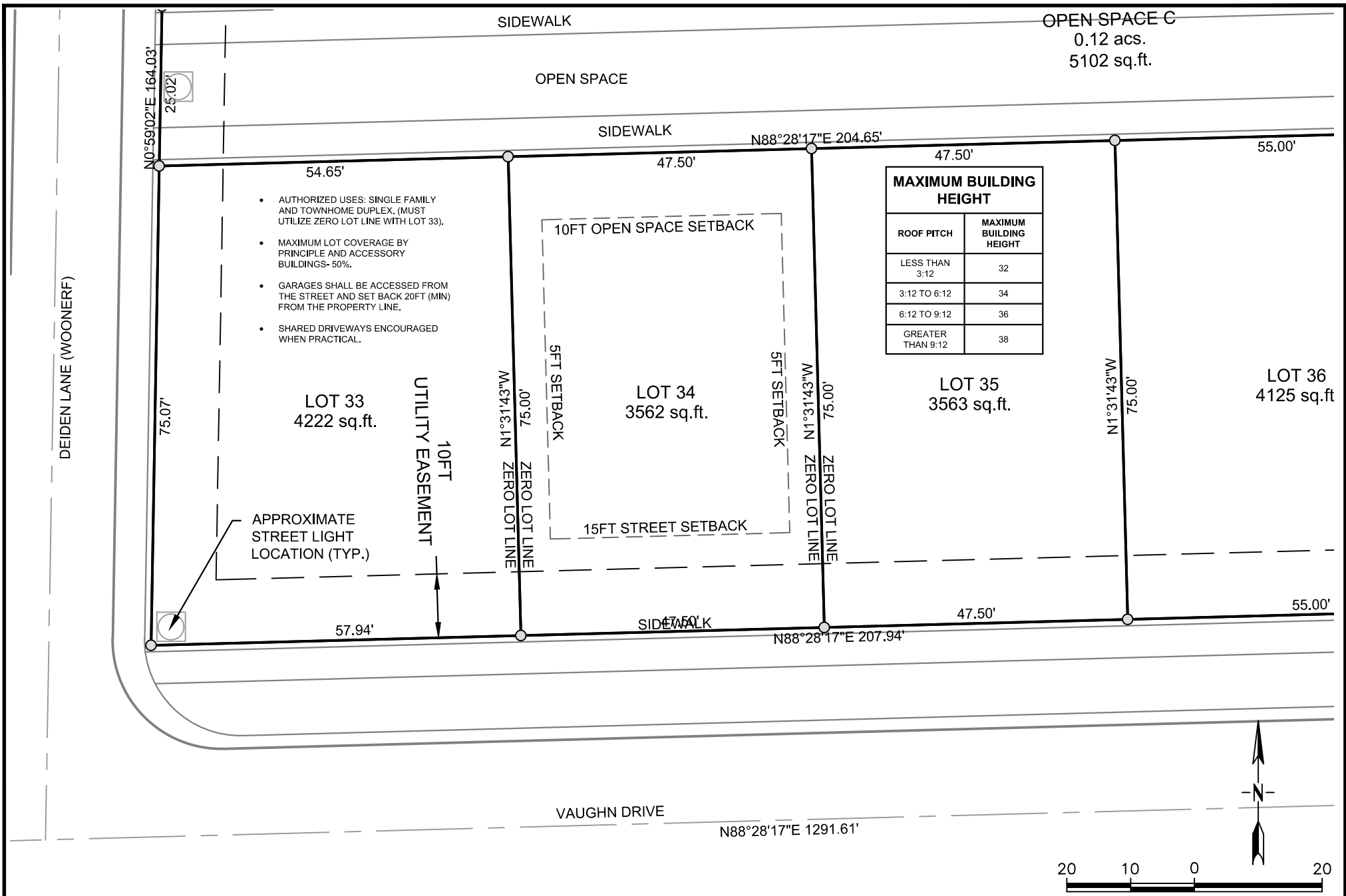
FIGURE NUMBER

LOT 32



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>	<p>PROJECT NO. 5352.009</p>
		<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>		<p>FIGURE NUMBER <b>LOT 33</b></p>	



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p> <p>BOZEMAN</p> <p>MONTANA</p>	<p>PROJECT NO. 5352.009</p>
		<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER <b>LOT 34</b></p>

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018

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'

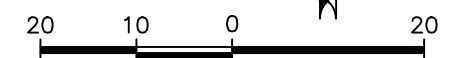
55.00'

VAUGHN DRIVE

N88°28'17"E 1291.61'

LEIDEN LANE (WOONERF)

55.00'



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5

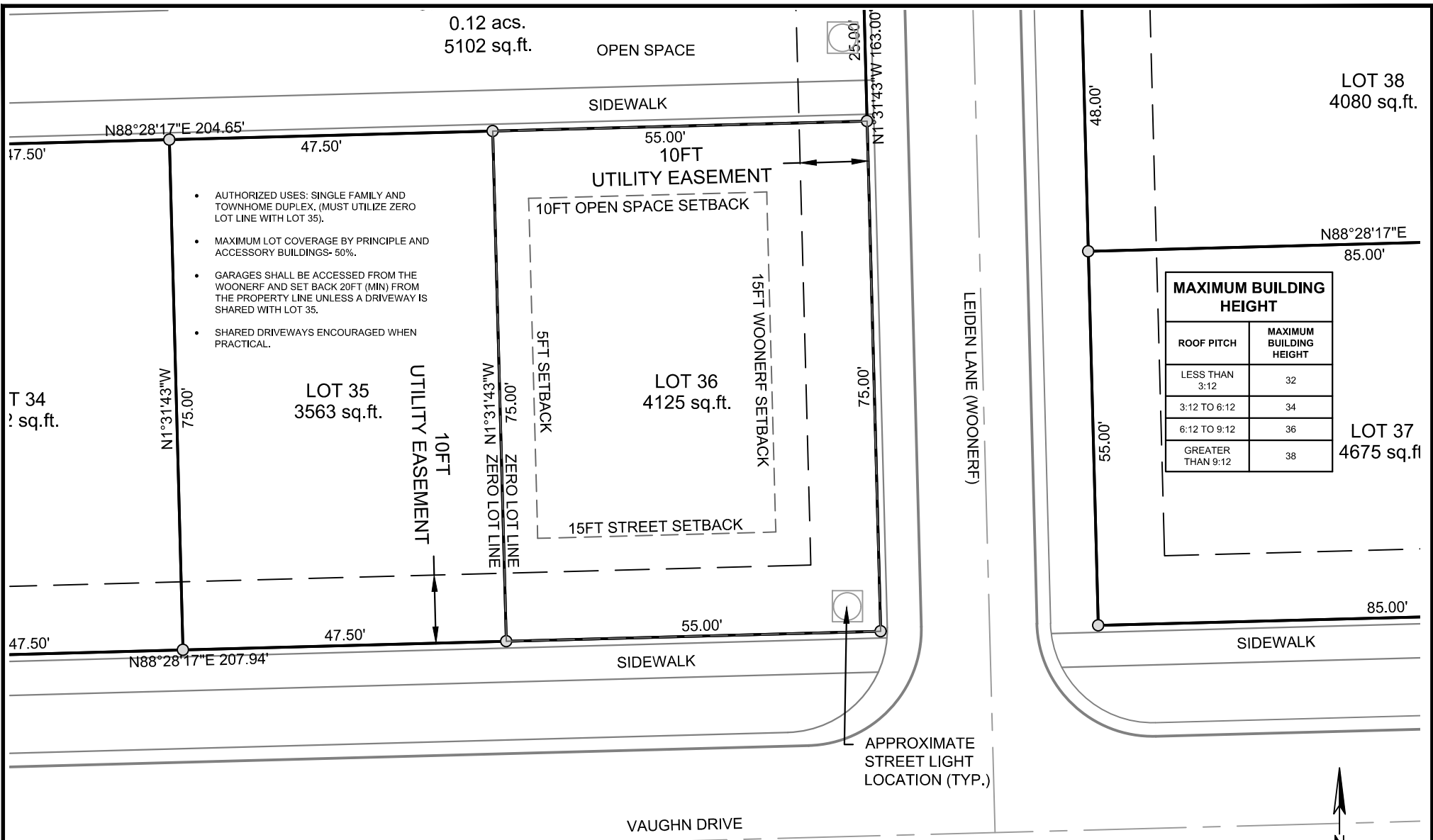
BOZEMAN

MONTANA

PROJECT NO.  
5352.009

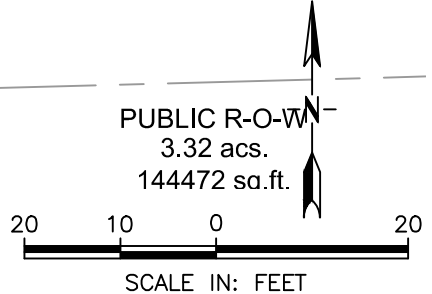
LOT EXHIBIT

FIGURE NUMBER  
**LOT 35**




- AUTHORIZED USES: SINGLE FAMILY AND TOWNHOME DUPLEX. (MUST UTILIZE ZERO LOT LINE WITH LOT 35).
- 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 35.
- 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



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

 <p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 36</b></p>	

**MAXIMUM BUILDING HEIGHT**

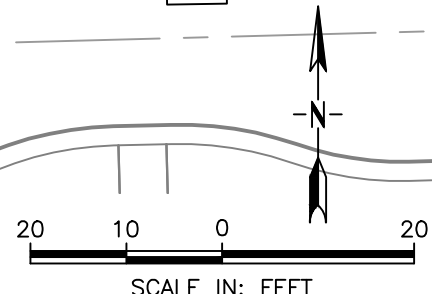
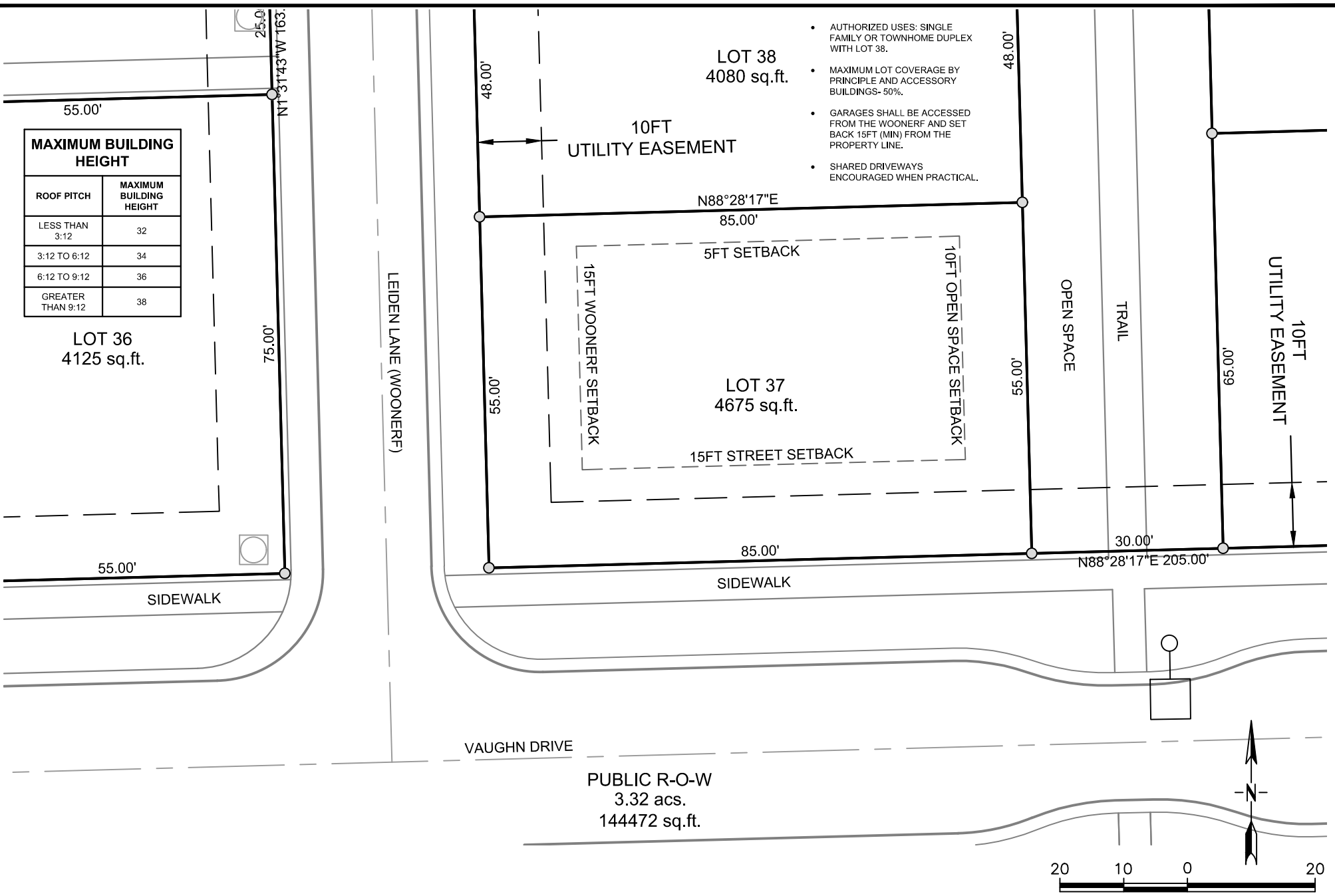
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

LOT 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.

LOT 37  
4675 sq.ft.



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



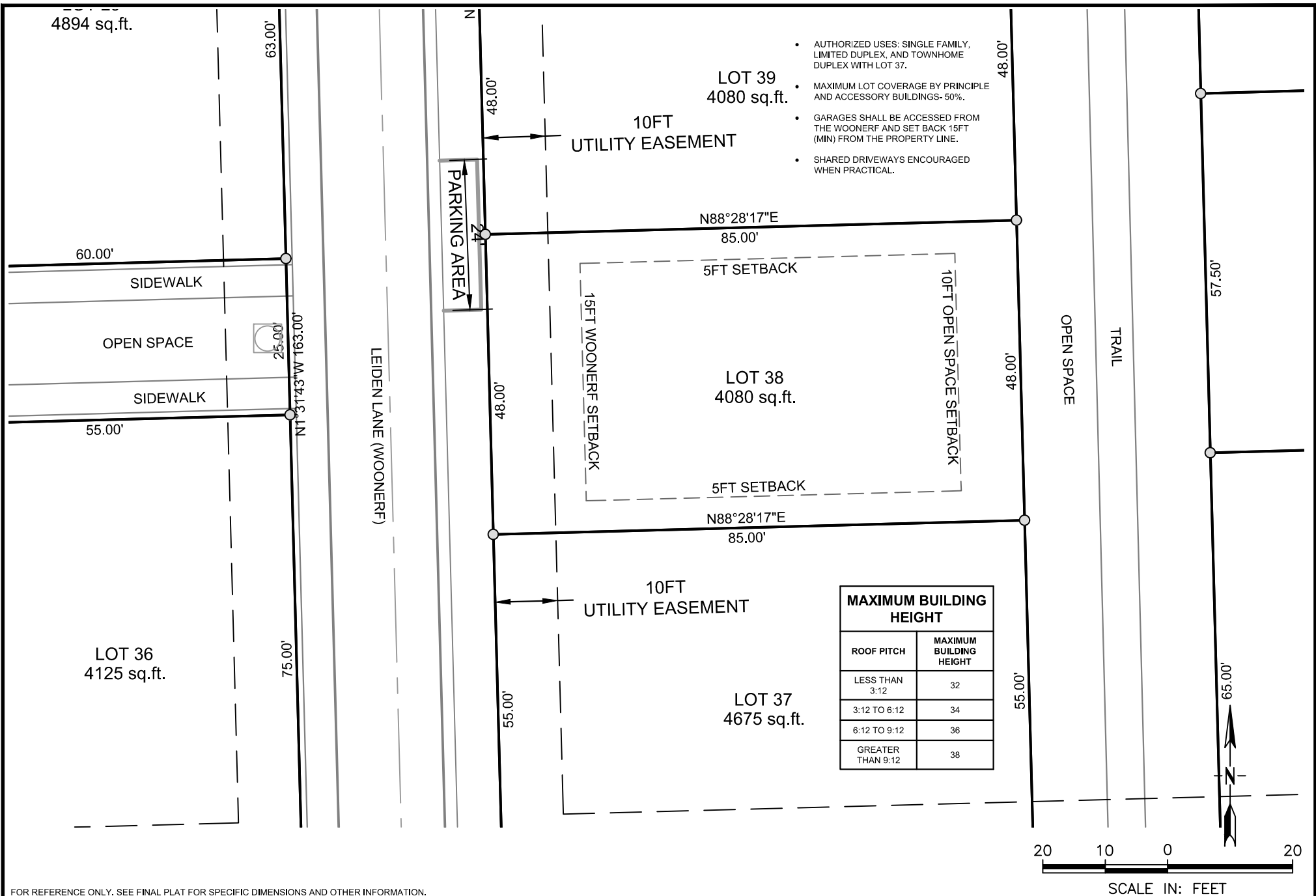
2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

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





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

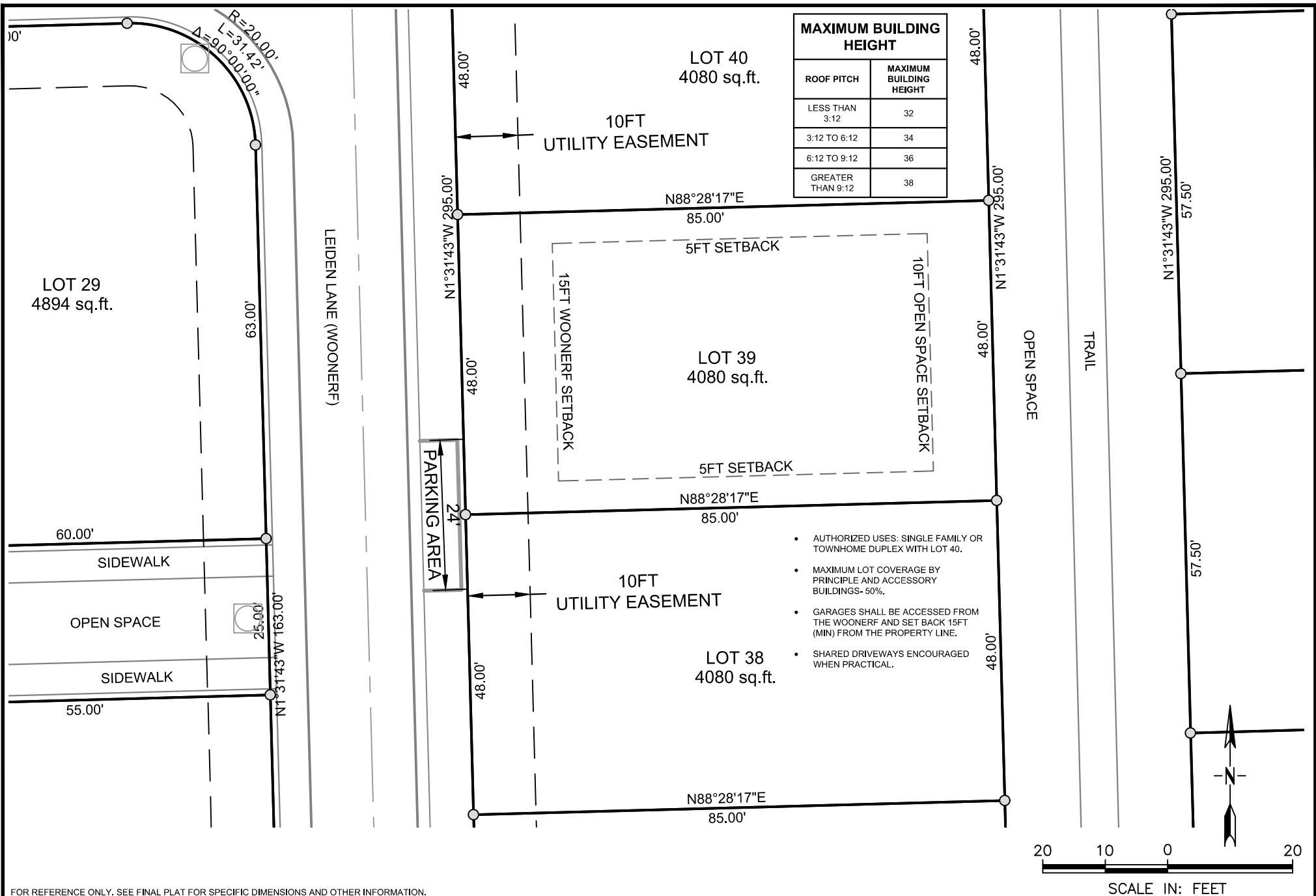


2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN		MONTANA
LOT EXHIBIT		FIGURE NUMBER <b>LOT 38</b>



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

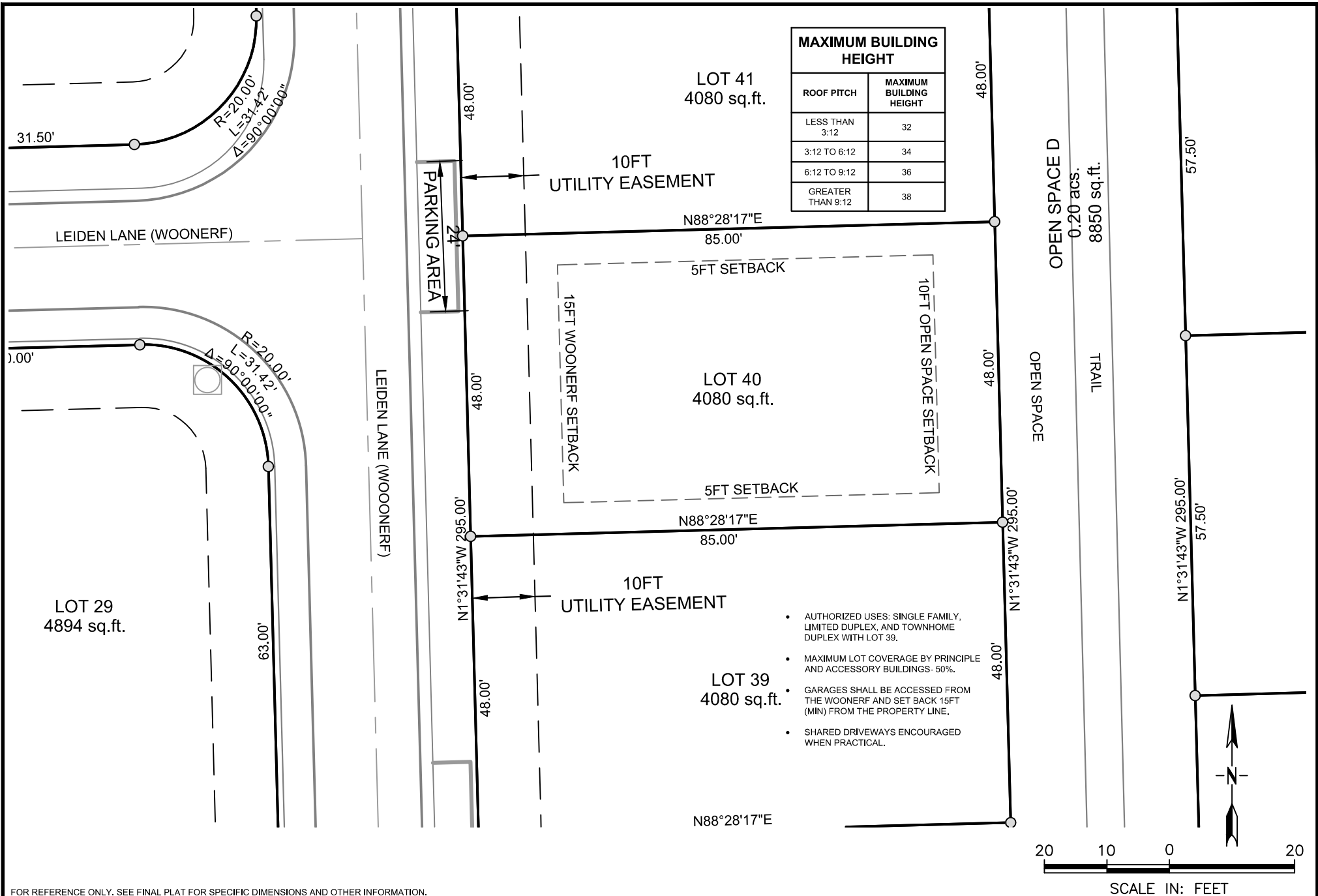


2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		<b>LOT 39</b>



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

<p><b>Morrison Maierle</b> 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>BOZEMAN</p>	<p>MONTANA</p>	<p>PROJECT NO. 5352.009</p>
			<p>LOT 40</p>	<p>LOT EXHIBIT</p>	<p>FIGURE NUMBER LOT 40</p>



EXISTING PHASE 4

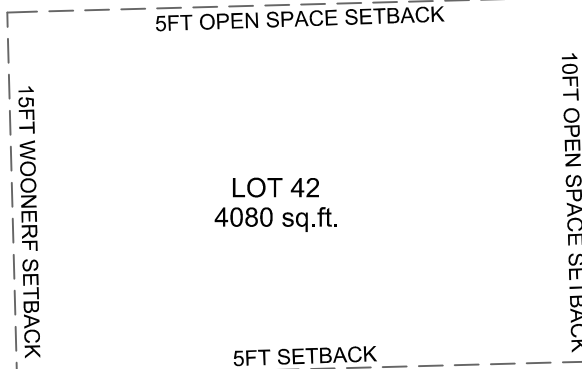
TRAIL

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

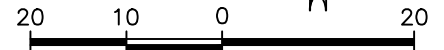
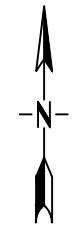
LOT 41  
4080 sq.ft.

- 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

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER  
LOT 42

EXISTING PHASE 4

OPEN SPACE

TRAIL

TRAIL

N88°28'17"E 727.53'  
90.00'

32.00'

30.00'

5FT OPEN SPACE SETBACK

48.00'

OPEN SPACE

10FT OPEN SPACE SETBACK

15FT WOONERF SETBACK

LOT 43  
5175 sq.ft.

57.50'

TRAIL

57.50' SIDEWALK

5FT SETBACK

N88°28'17"E  
90.00'

48.00'

OPEN SPACE D  
0.20 acs.  
8850 sq.ft.

57.50'

10FT  
UTILITY EASEMENT

- 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.

LOT 44  
5175 sq.ft.

57.50'

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

VAHL WAY (WOONERF)

60.00'

N1°31'43"W

R=20.00'  
L=31.42'  
Δ=90°00'00"

VAHL WAY (WOONERF)



20 10 0 20

SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5

BOZEMAN

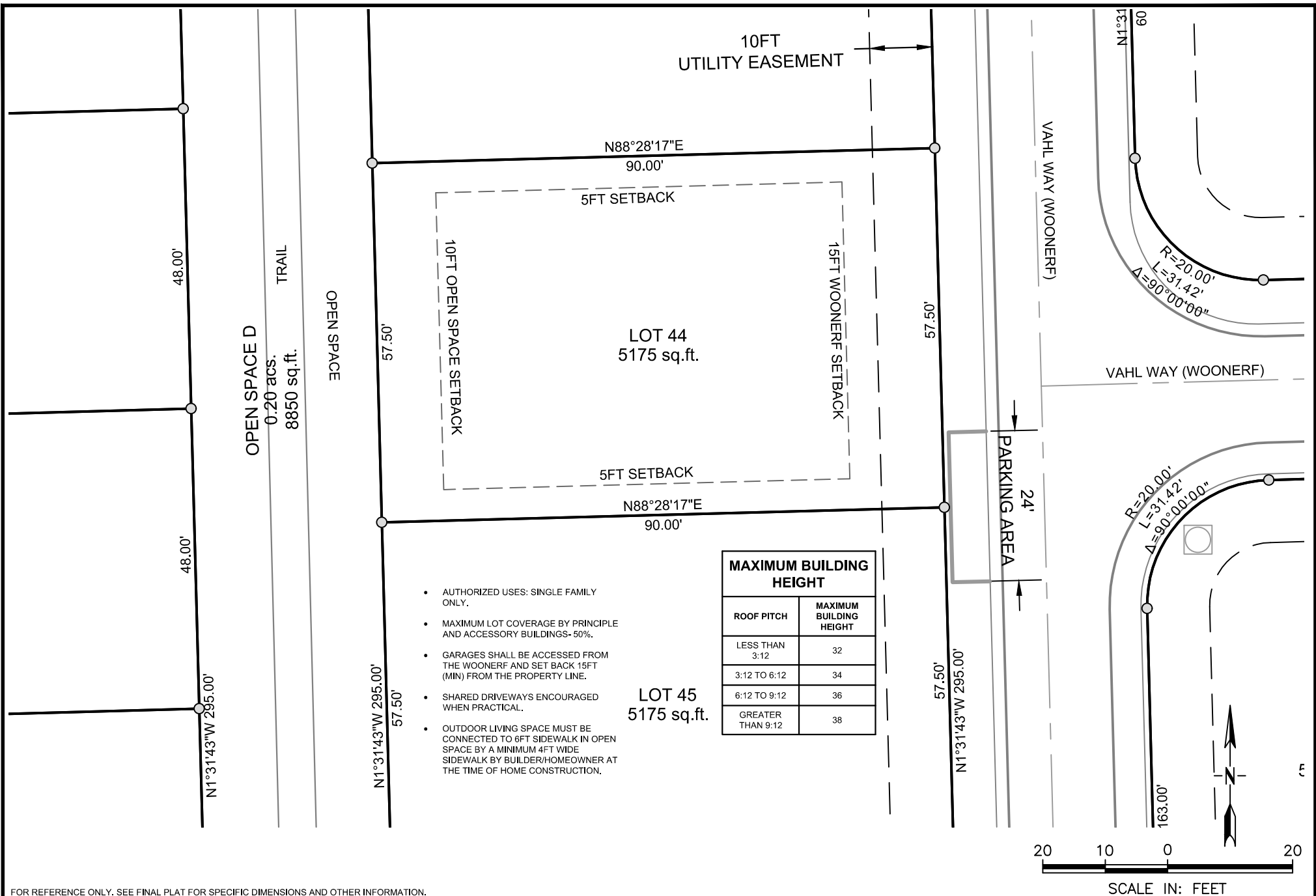
MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 43



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

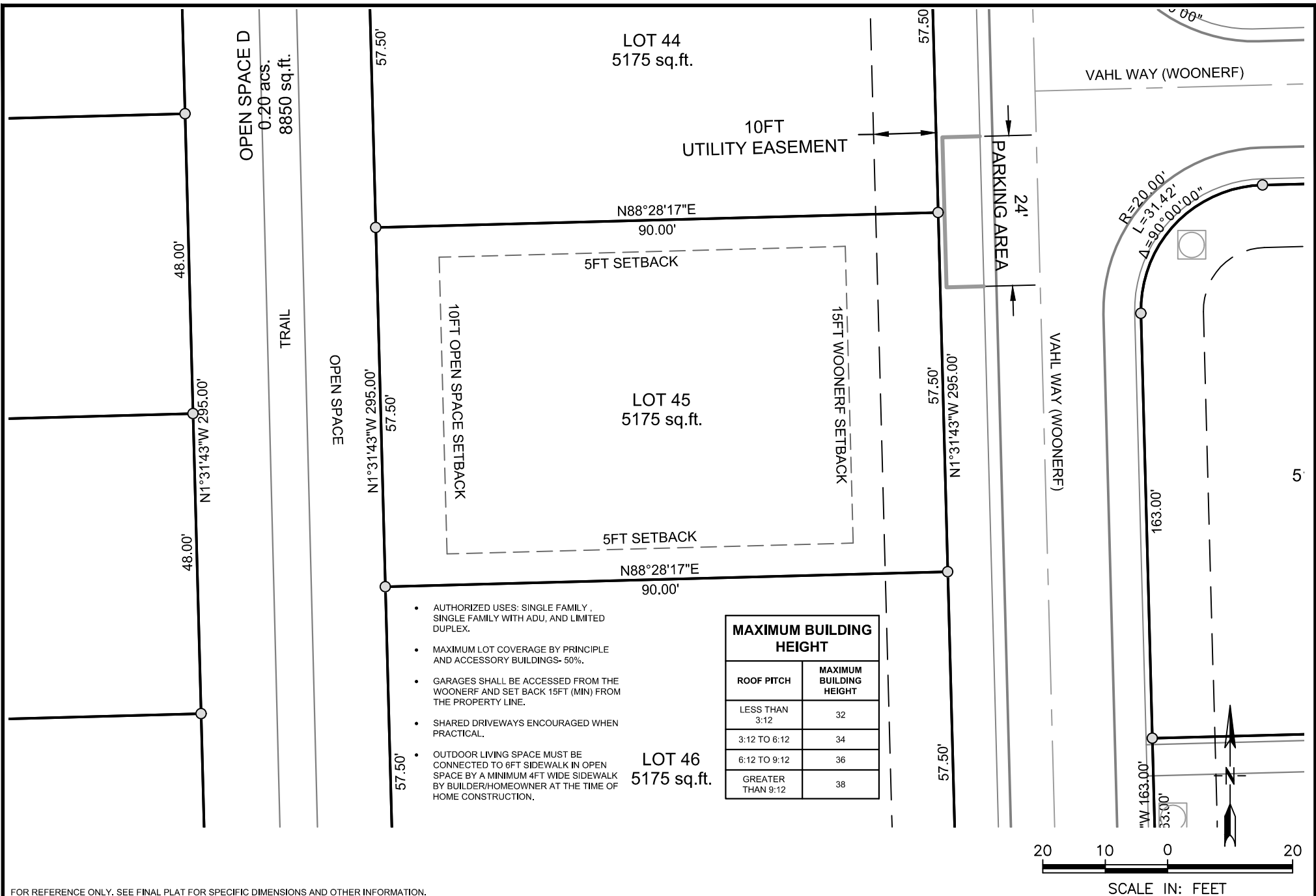
LOT EXHIBIT

MONTANA

PROJECT NO.  
5352.009

FIGURE NUMBER

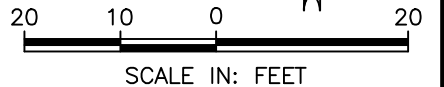
**LOT 44**




- 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

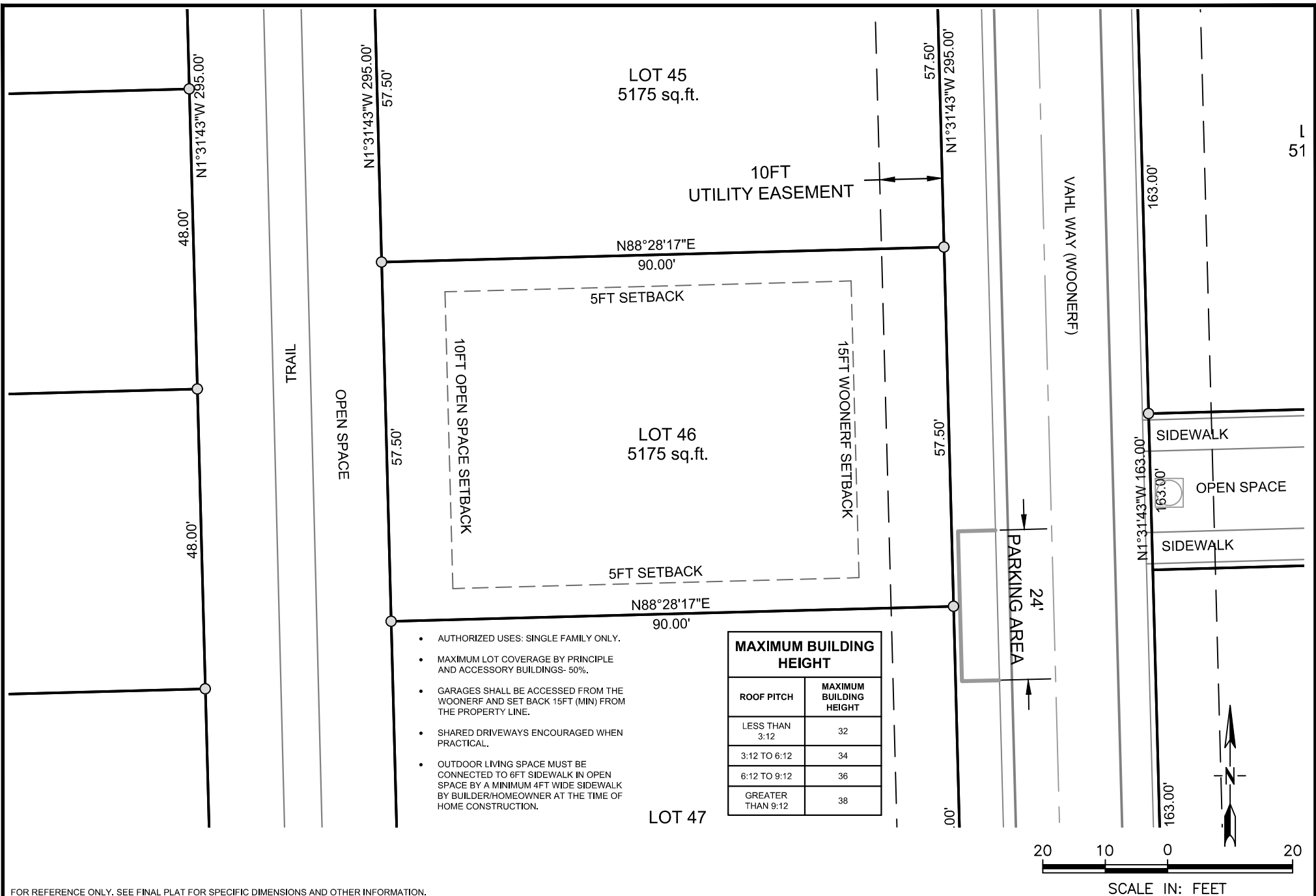


FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

 <p><b>Morrison Maierle</b> 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 45</b></p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018





- 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

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN

THE LAKES AT VALLEY WEST: PHASE 5

PROJECT NO.  
5352.009

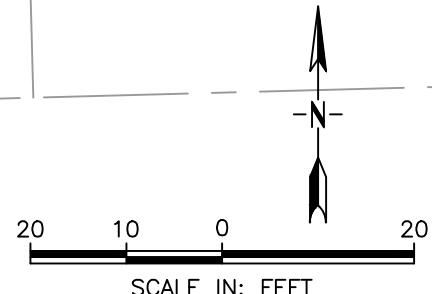
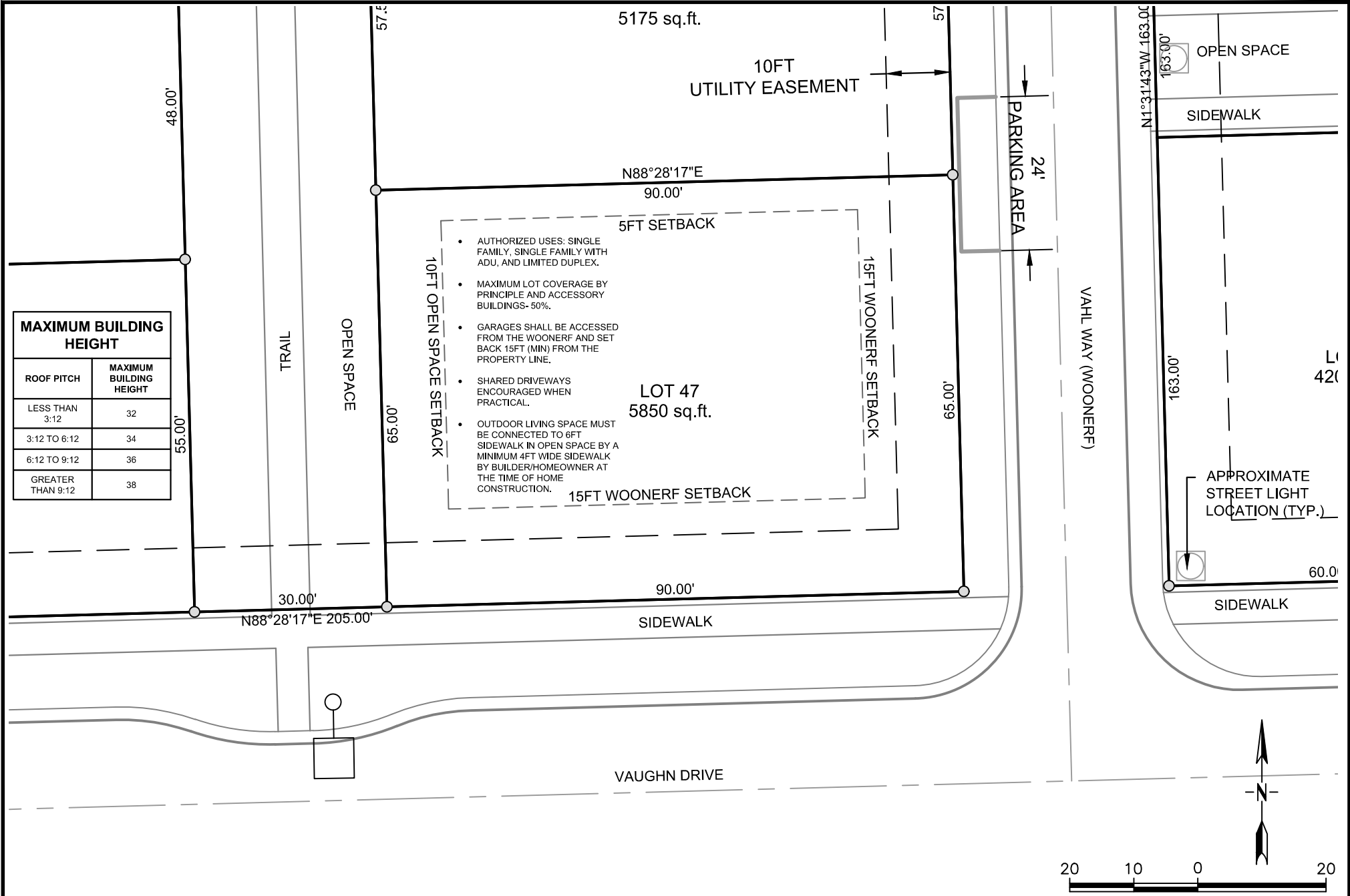
MONTANA

LOT EXHIBIT

FIGURE NUMBER

LOT 46

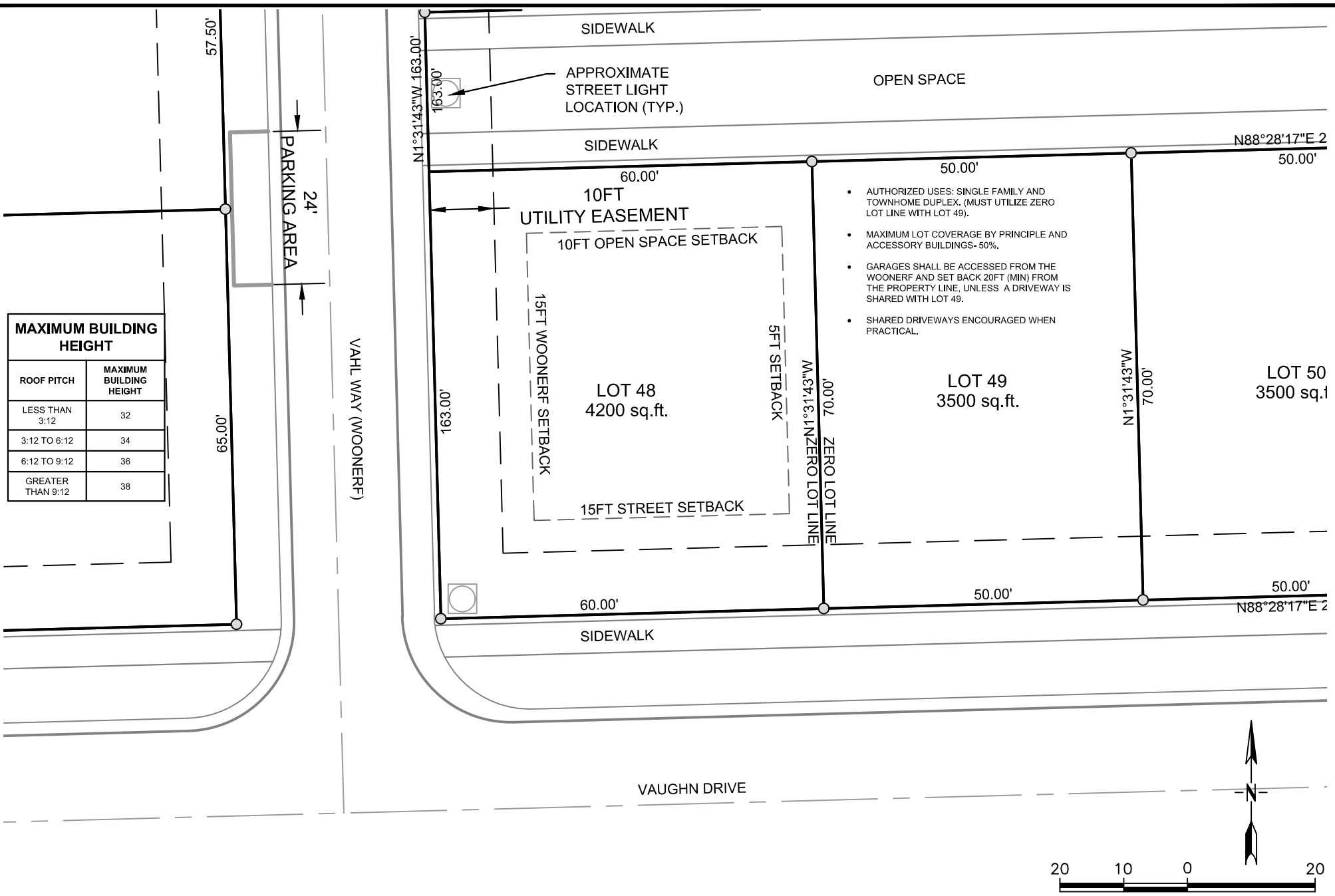
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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

<p><b>Morrison Maierle</b> 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 47</b></p>	

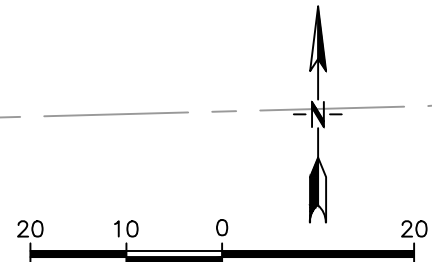
N:\5352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018




- 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**

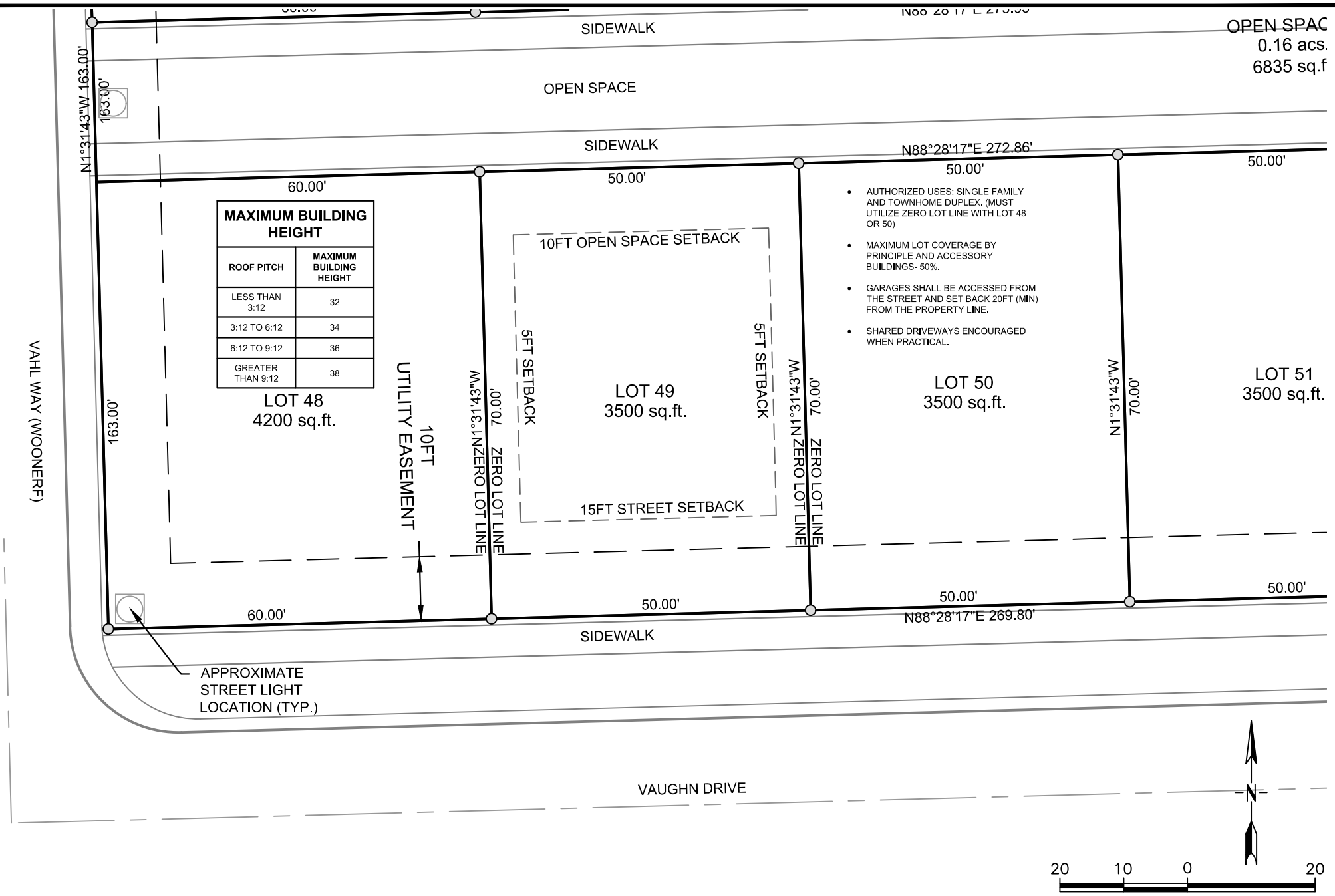
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38



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

 engineers ■ surveyors ■ planners ■ scientists	2880 Technology Blvd West Bozeman, MT 59718  Phone: 406.587.0721 Fax: 406.922.6702	DRAWN BY: <u>CPK</u> DSGN. BY: <u>CPK</u> APPR. BY: <u>JRN</u> DATE: <u>1/2018</u>	THE LAKES AT VALLEY WEST: PHASE 5  BOZEMAN, MONTANA	PROJECT NO. 5352.009
				LOT EXHIBIT

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



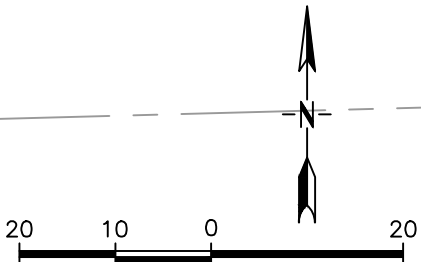
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- 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

LOT 51  
3500 sq.ft.

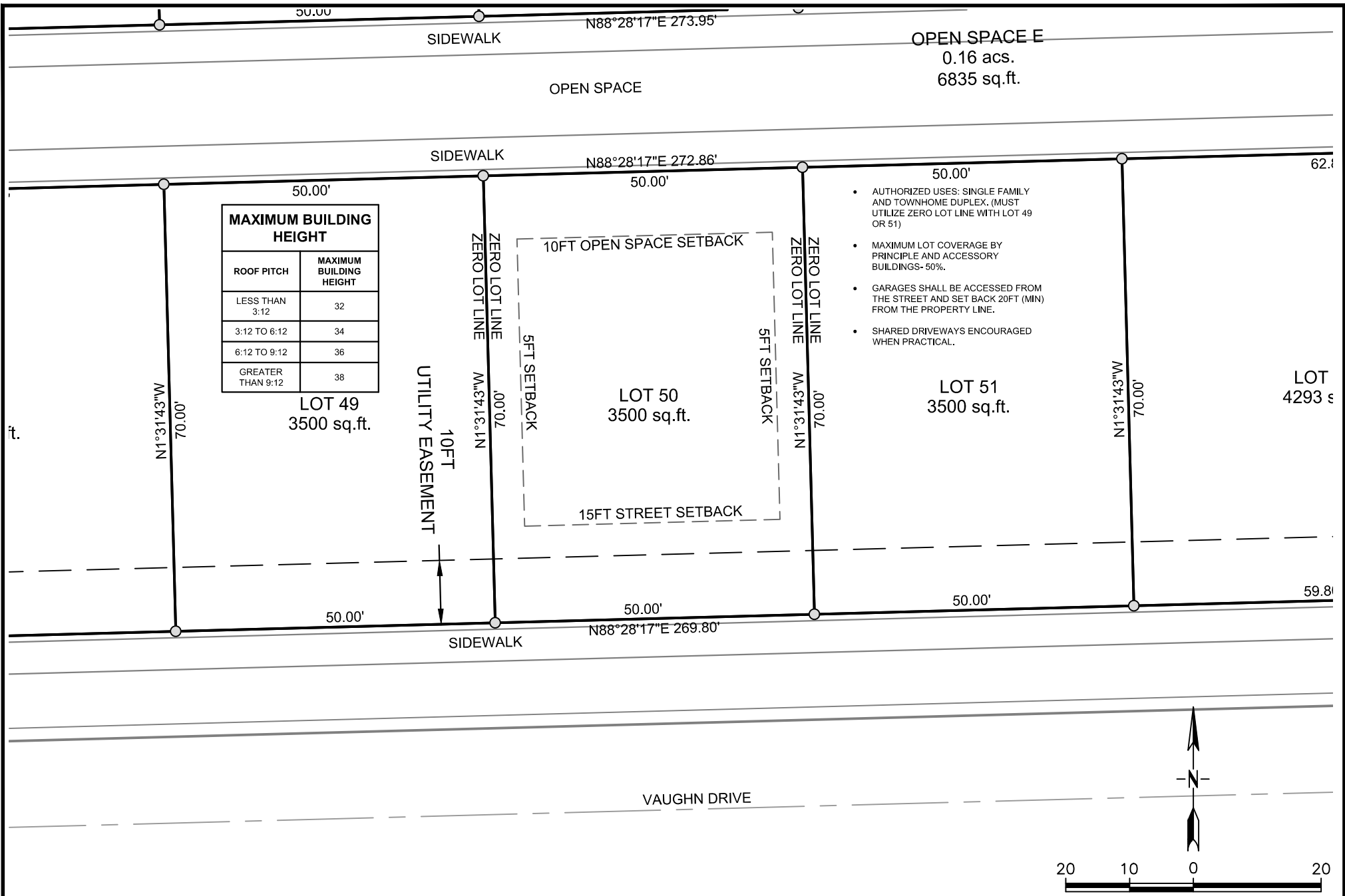
APPROXIMATE STREET LIGHT LOCATION (TYP.)



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 49</b></p>	

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

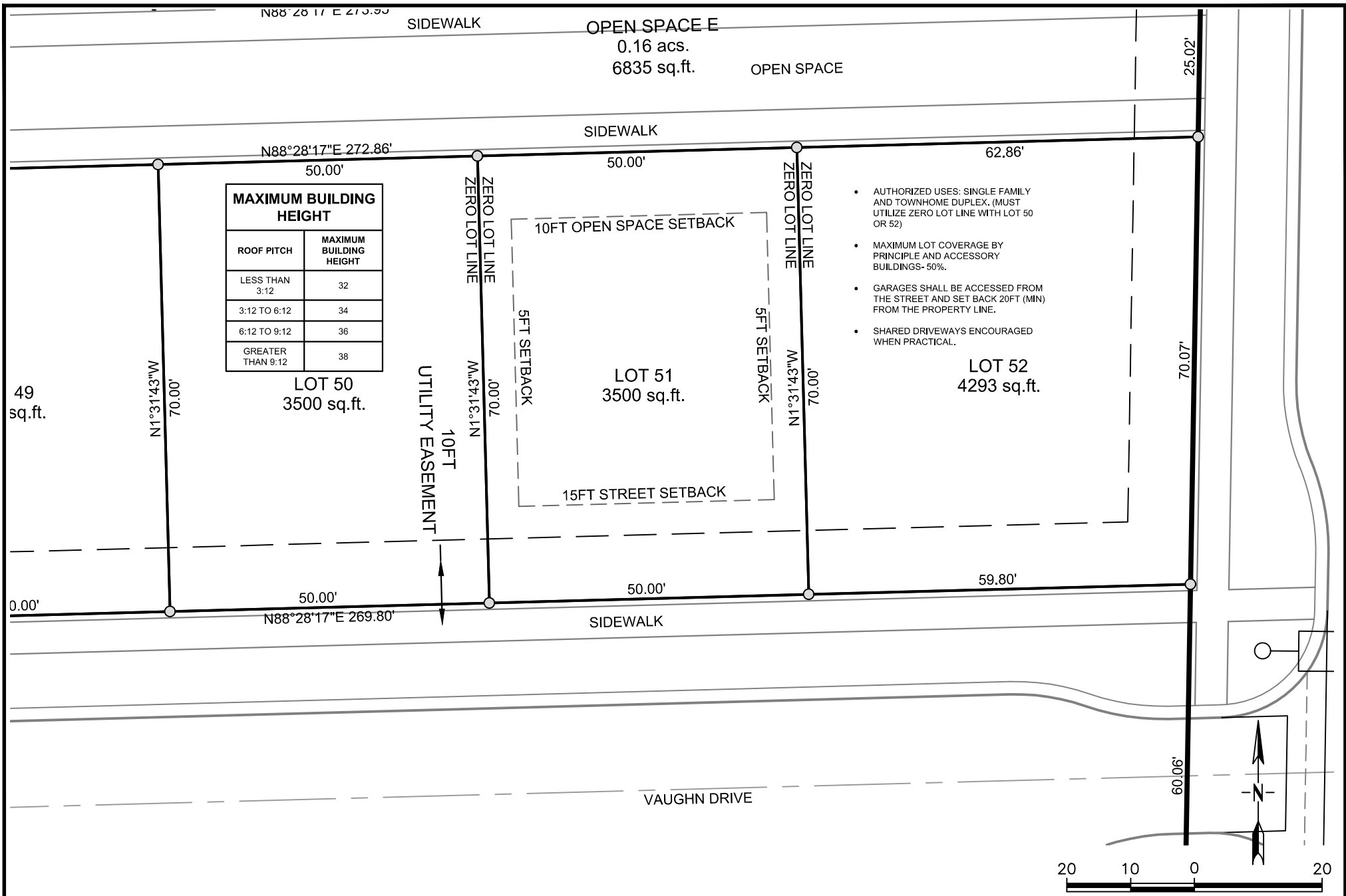
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER  
**LOT 50**

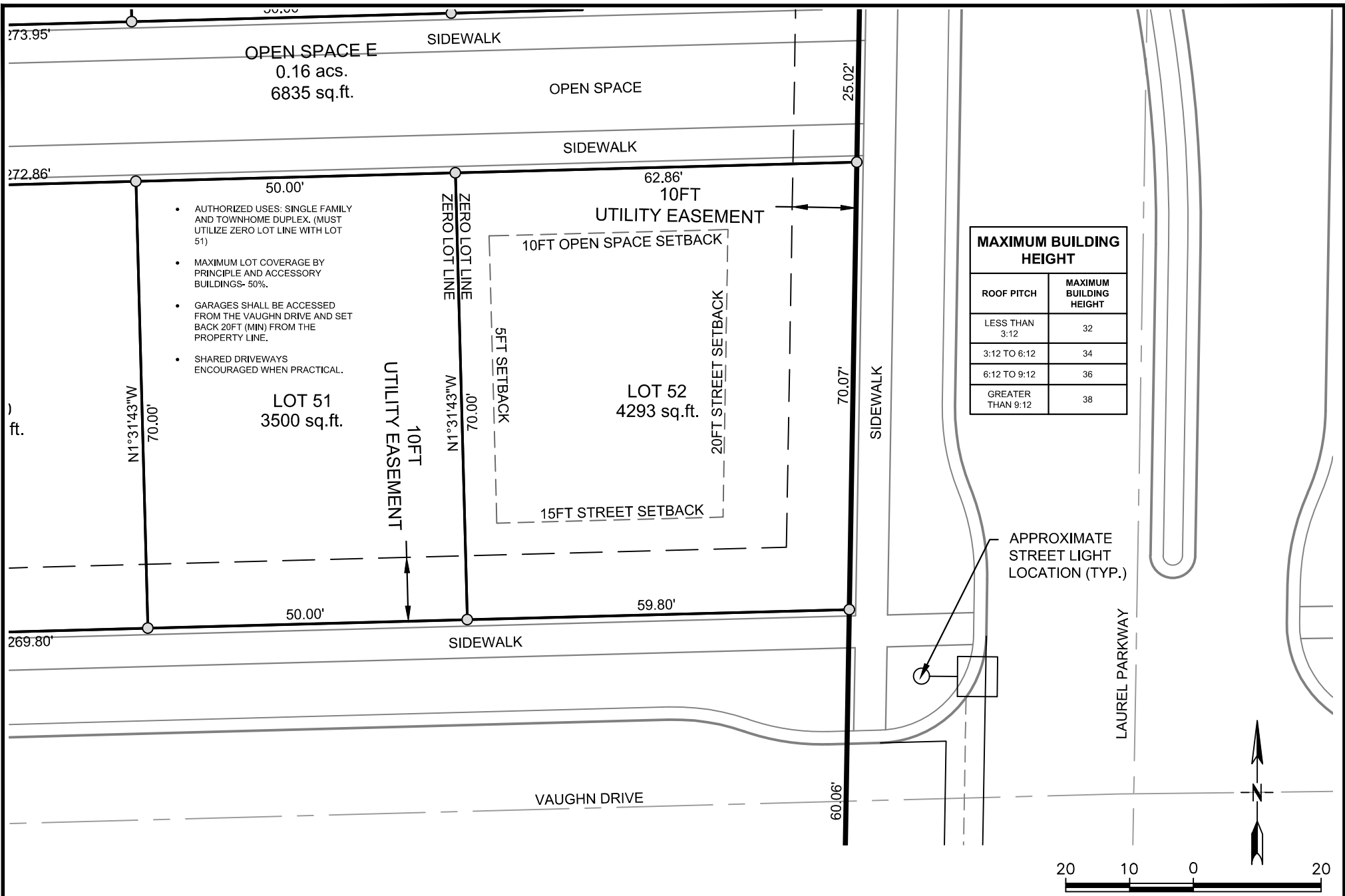


MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

- 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.

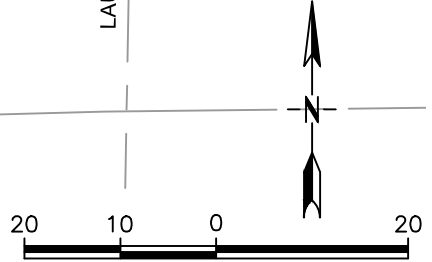
FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 51</b></p>	

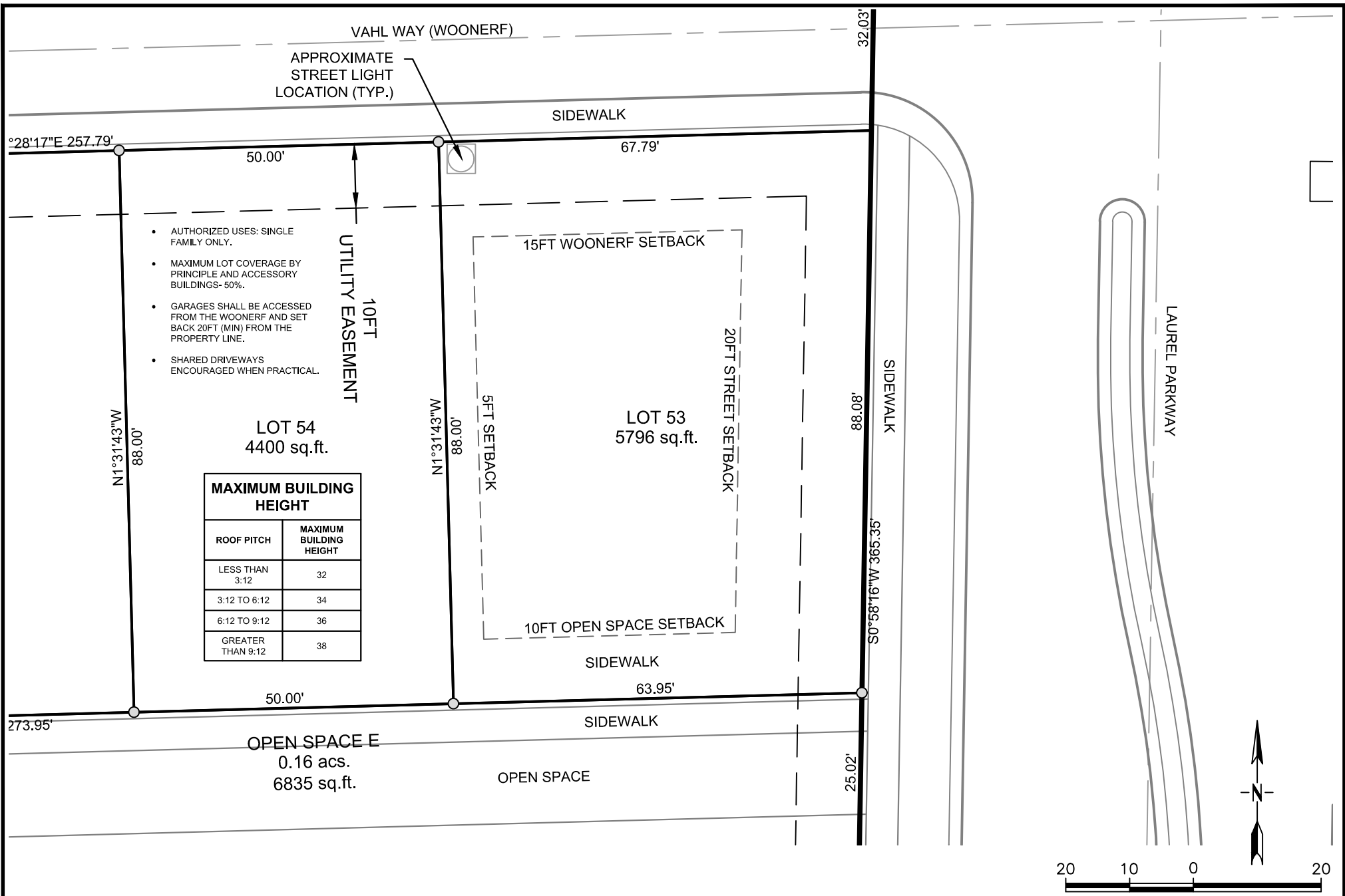


MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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



<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 5</p>		<p>PROJECT NO. 5352.009</p>
		<p>BOZEMAN</p>	<p>MONTANA</p>	<p>FIGURE NUMBER <b>LOT 52</b></p>



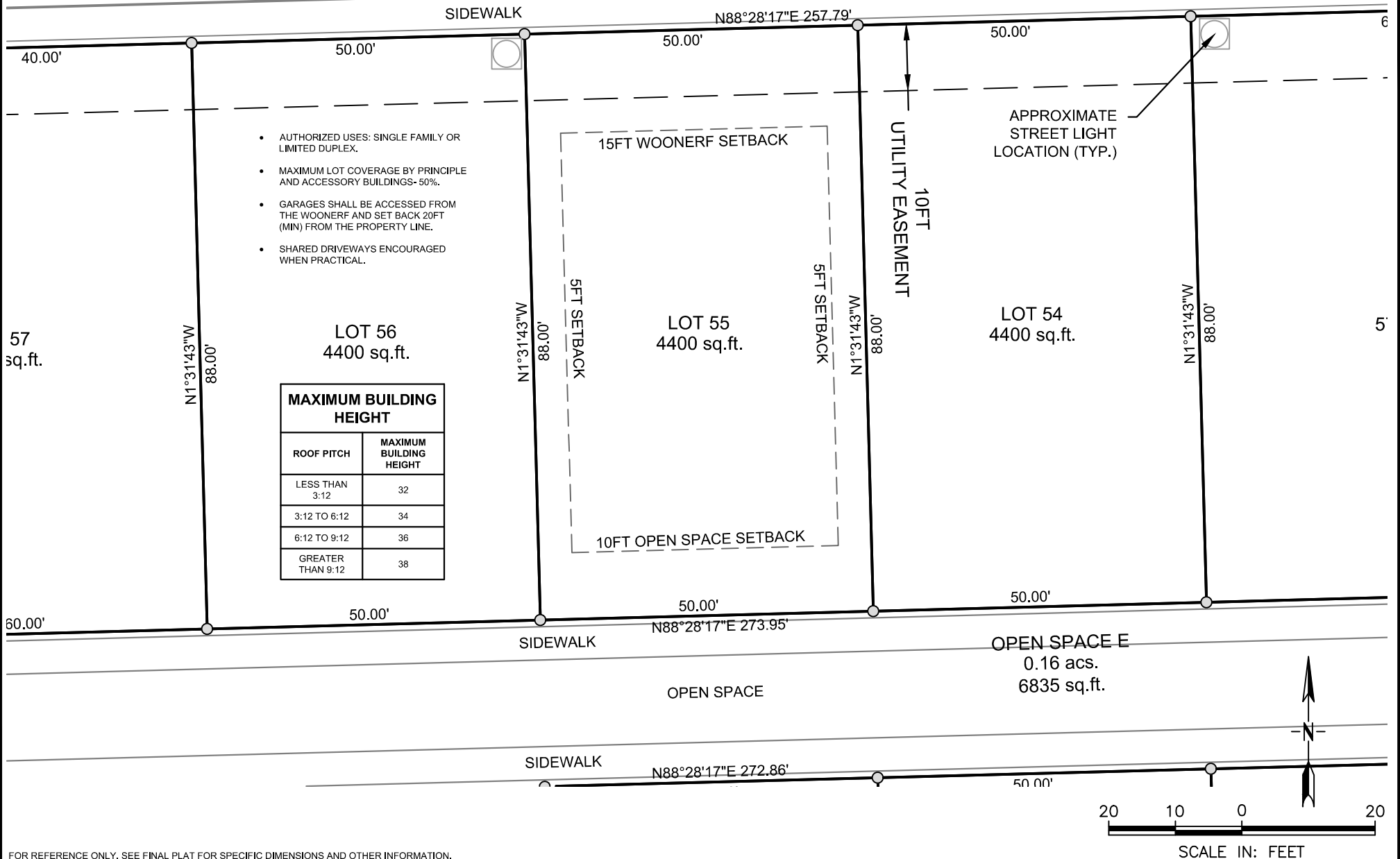
FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> 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 5</p>	<p>PROJECT NO. 5352.009</p>
			<p>BOZEMAN</p>	<p>MONTANA</p>
<p>LOT EXHIBIT</p>			<p>FIGURE NUMBER <b>LOT 53</b></p>	





VAHL WAY (WOONERF)



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

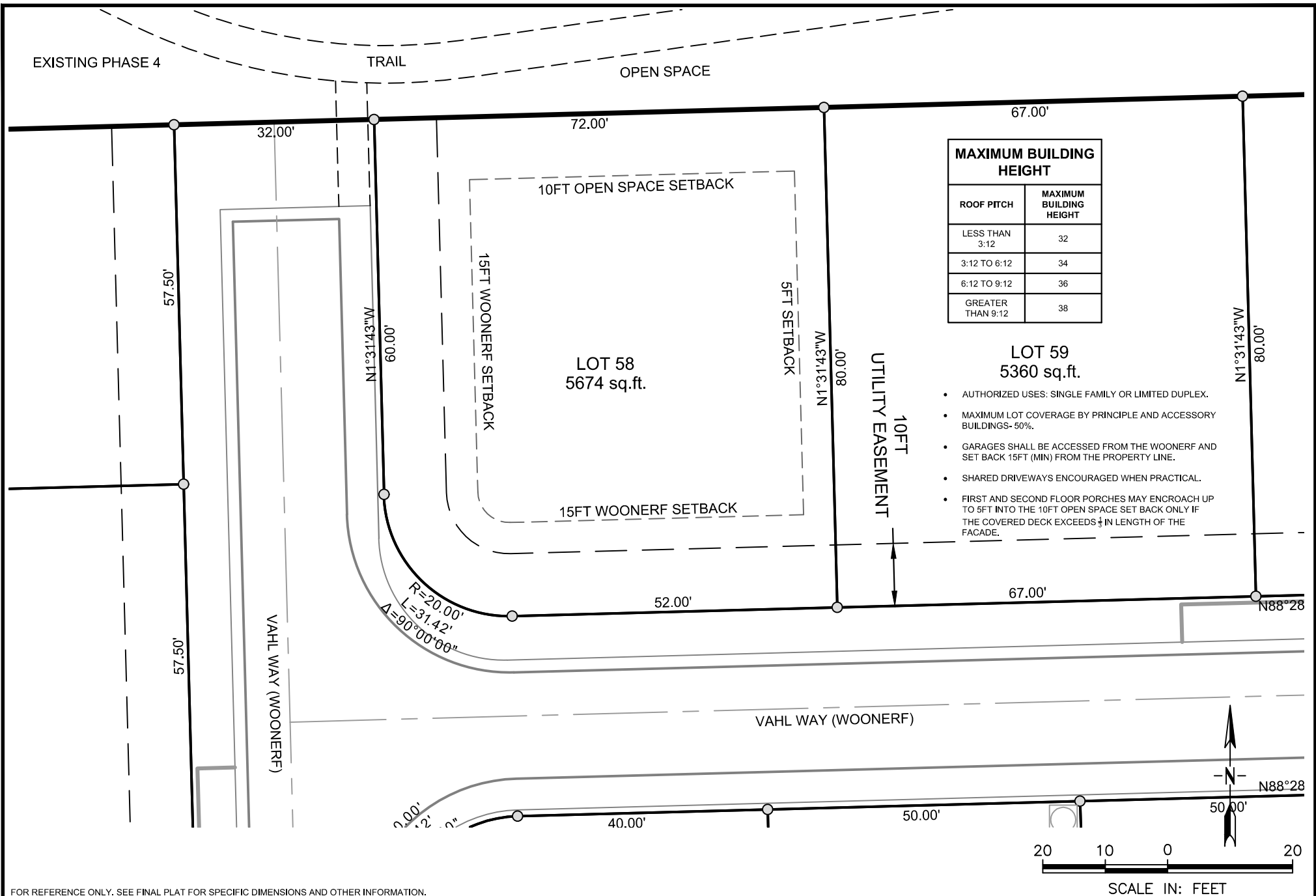
THE LAKES AT VALLEY WEST: PHASE 5  
BOZEMAN MONTANA  
LOT EXHIBIT

PROJECT NO.  
5352.009

FIGURE NUMBER  
**LOT 55**







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.

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

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

EXISTING PHASE 4

TRAIL

OPEN SPACE

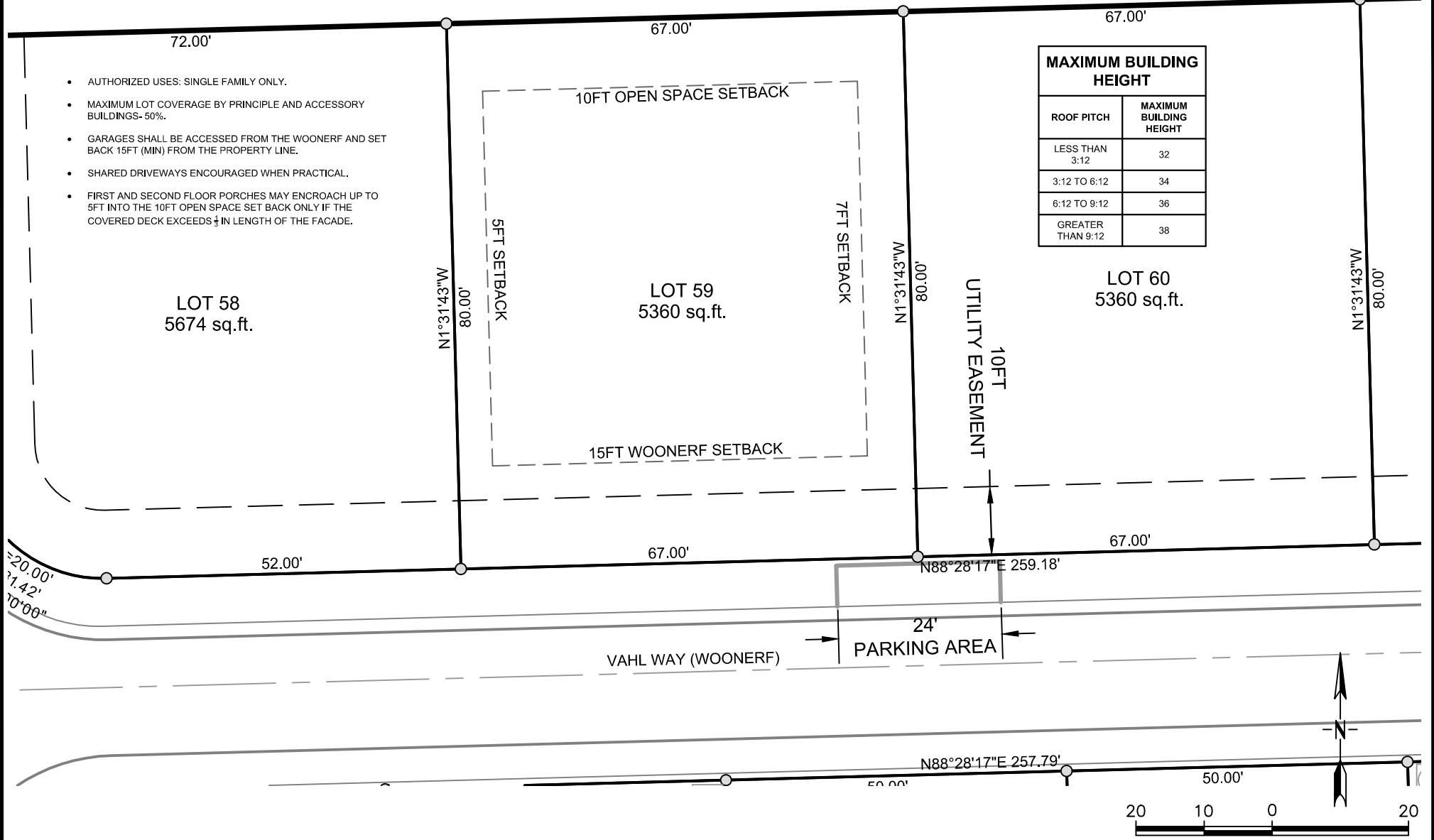
- AUTHORIZED USES: SINGLE FAMILY ONLY.
- MAXIMUM LOT COVERAGE BY PRINCIPLE AND ACCESSORY BUILDINGS- 50%.
- GARAGES SHALL BE ACCESSED FROM THE WOONERF AND SET BACK 15FT (MIN) FROM THE PROPERTY LINE.
- SHARED DRIVEWAYS ENCOURAGED WHEN PRACTICAL.
- FIRST AND SECOND FLOOR PORCHES MAY ENCROACH UP TO 5FT INTO 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.



VAHL WAY (WOONERF)

PARKING AREA

SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

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

PROJECT NO.  
5352.009  
FIGURE NUMBER  
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 ENCR OACH 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

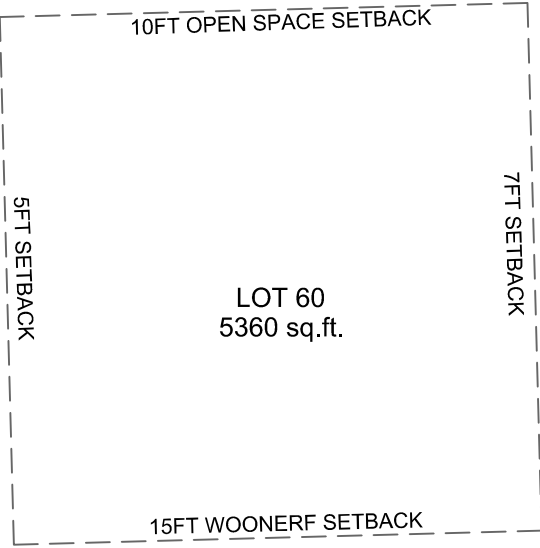
LOT 59  
5360 sq.ft.

LOT 60  
5360 sq.ft.

LOT 61  
5994 sq.ft.

N1°31'43"W  
80.00'

N1°31'43"W  
80.00'



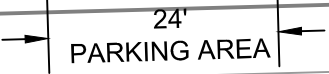
UTILITY EASEMENT  
10FT

67.00'

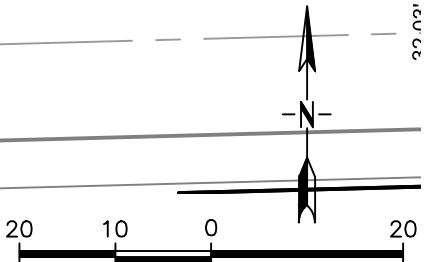
67.00'

73.18'

N88°28'17"E 259.18'



VAHL WAY (WOONERF)



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

THE LAKES AT VALLEY WEST: PHASE 5

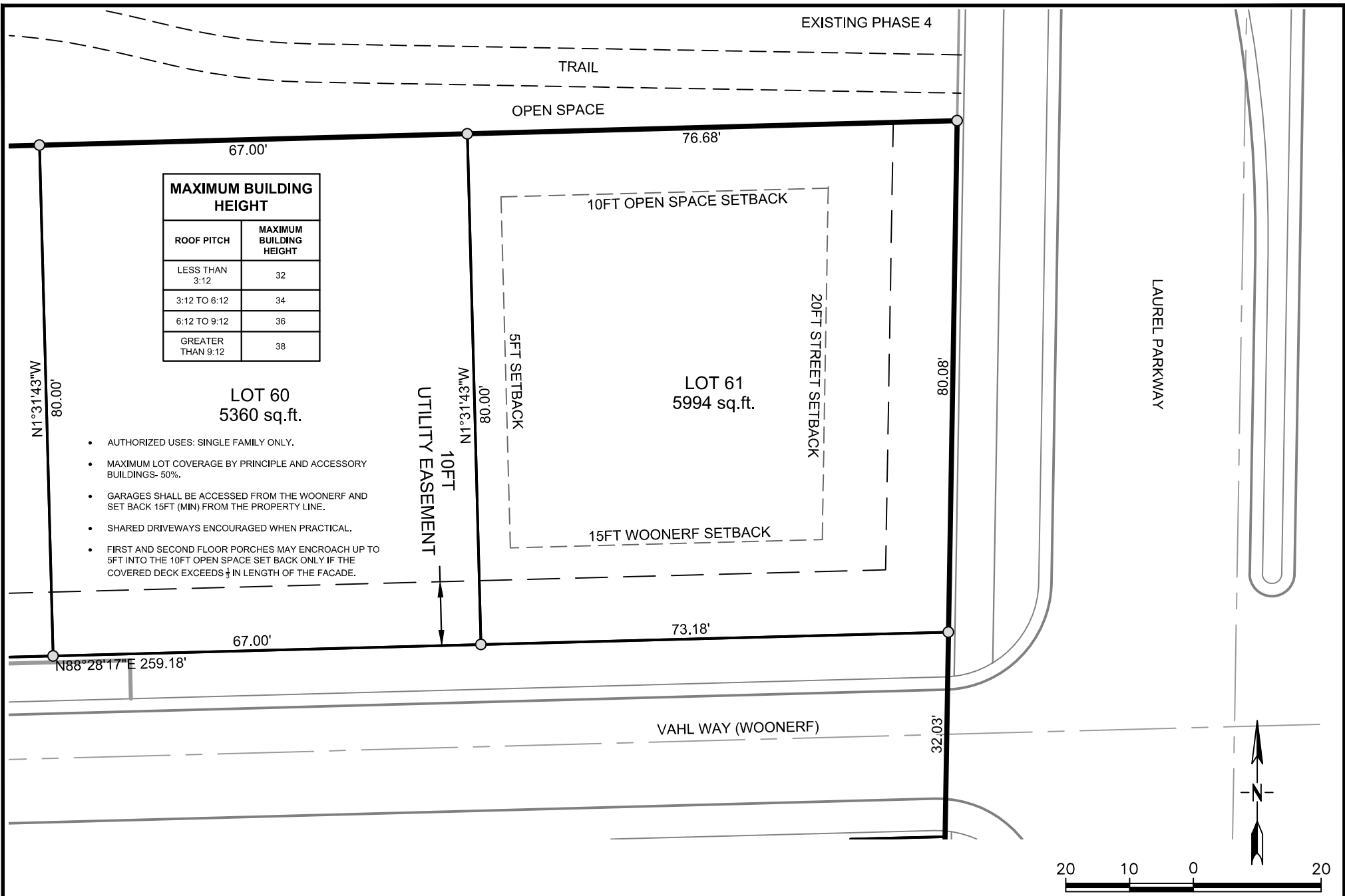
BOZEMAN

MONTANA

PROJECT NO.  
5352.009

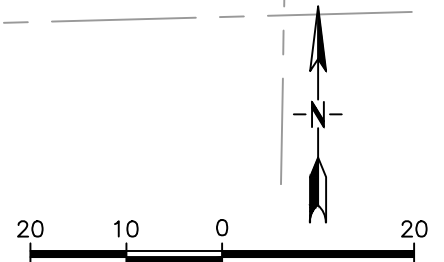
LOT EXHIBIT

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

- 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.

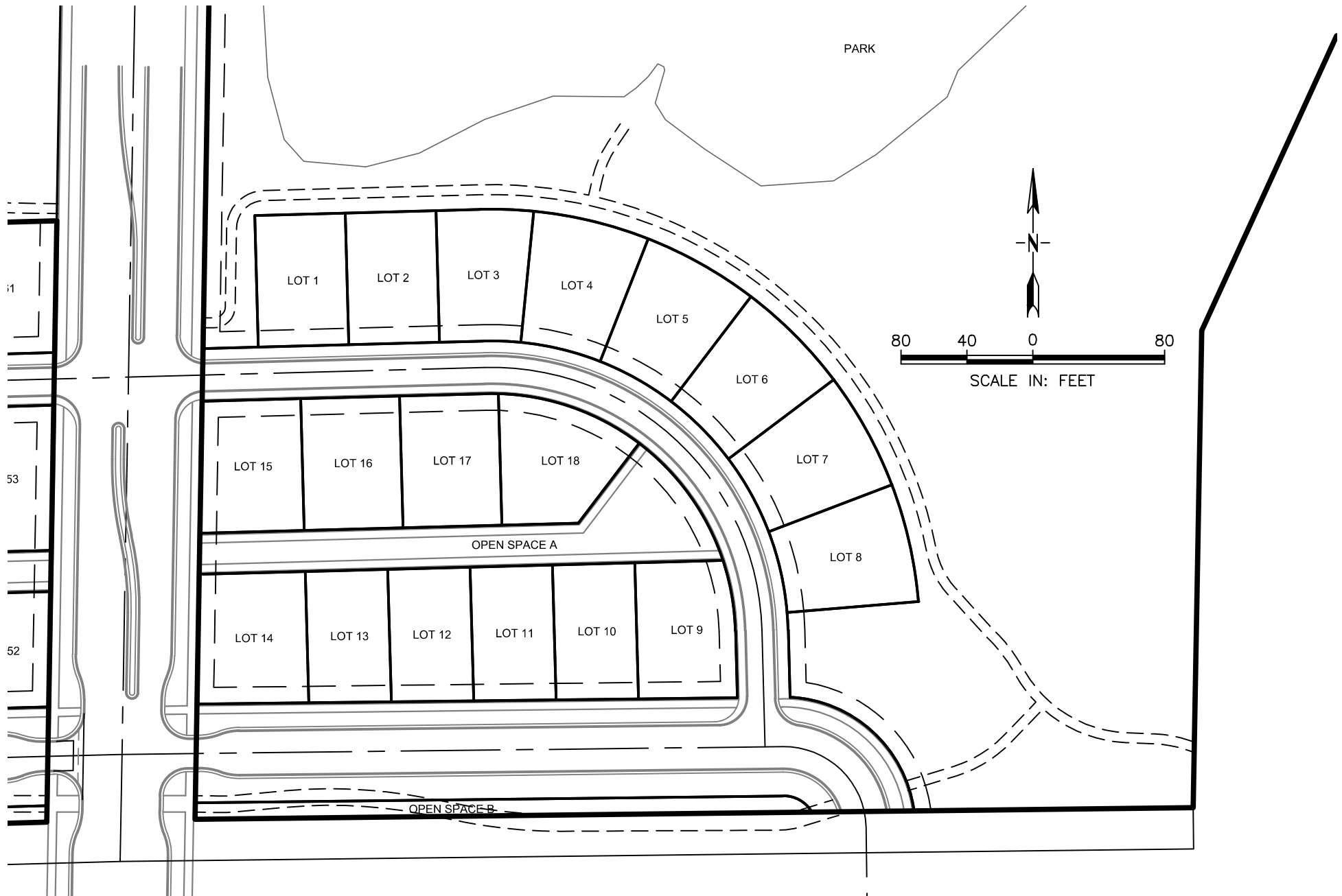


FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>DATE: <u>1/2018</u></p>	<p>THE LAKES AT VALLEY WEST: PHASE 5</p> <p>BOZEMAN</p>	<p>PROJECT NO. 5352.009</p>
		<p>LOT EXHIBIT</p>	<p>MONTANA</p> <p>FIGURE NUMBER <b>LOT 61</b></p>

N:\15352\009\ACAD\Exhibits\Lot Exhibits\Lot Exhibits-Phase 5.dwg Plotted by cooper krause on Jan/15/2018





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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 03/2017

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

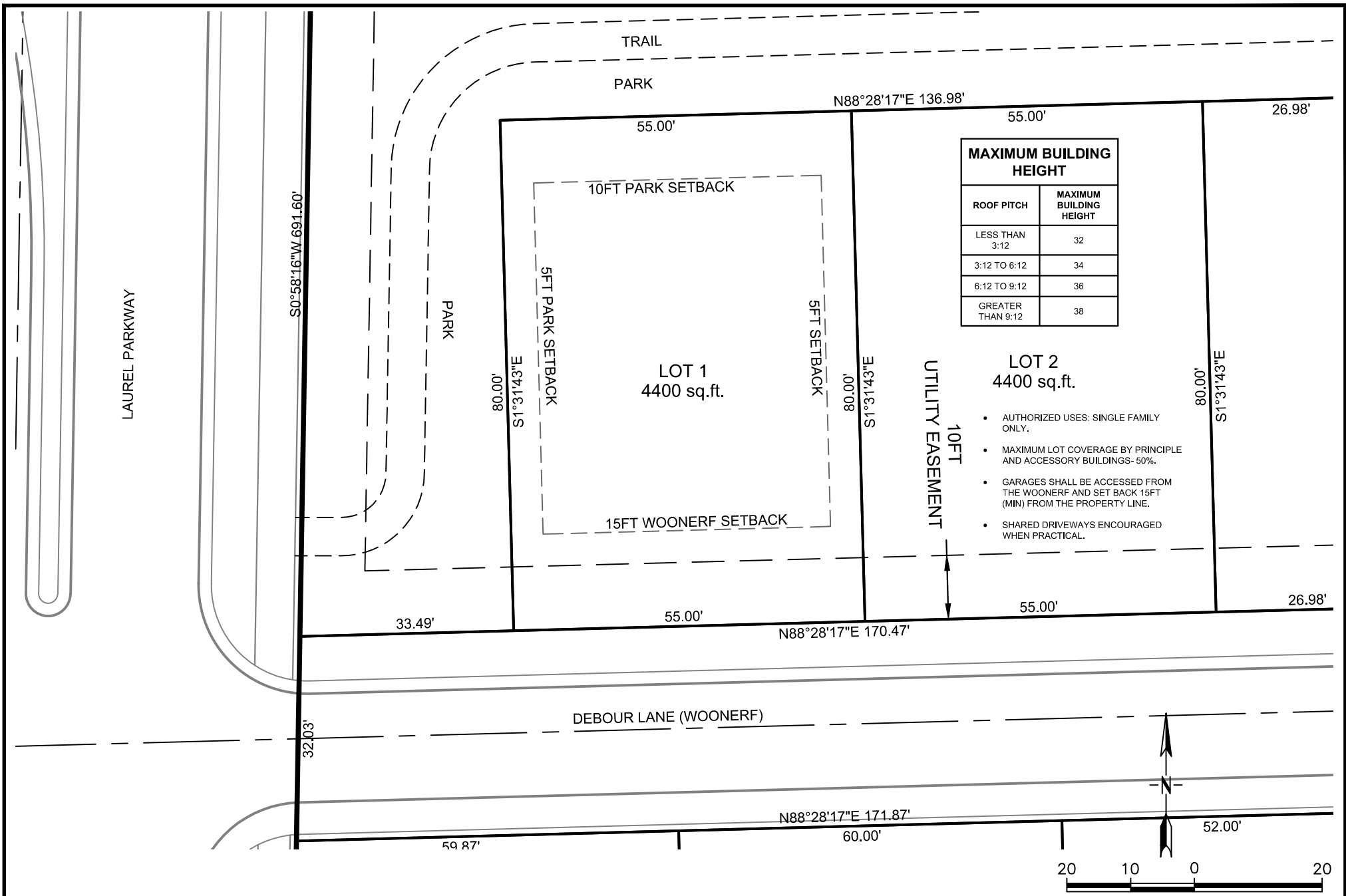
BOZEMAN MONTANA

THE LAKES AT VALLEY WEST: PHASE 6

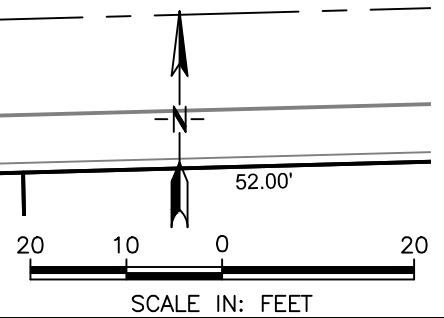
PROJECT NO.  
5352.008

PHASE 6 OVERVIEW

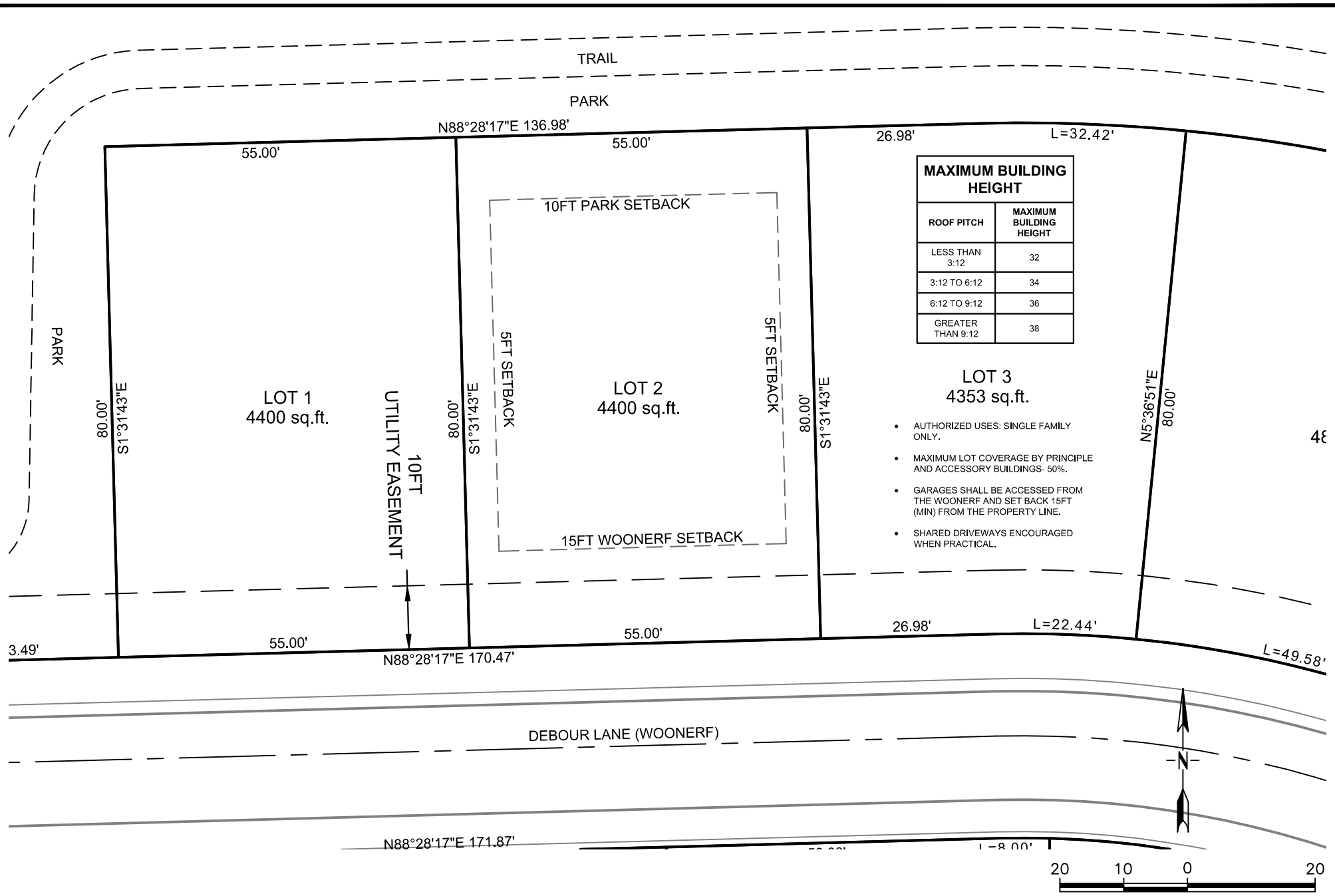
FIGURE NUMBER  
**PH 6**



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

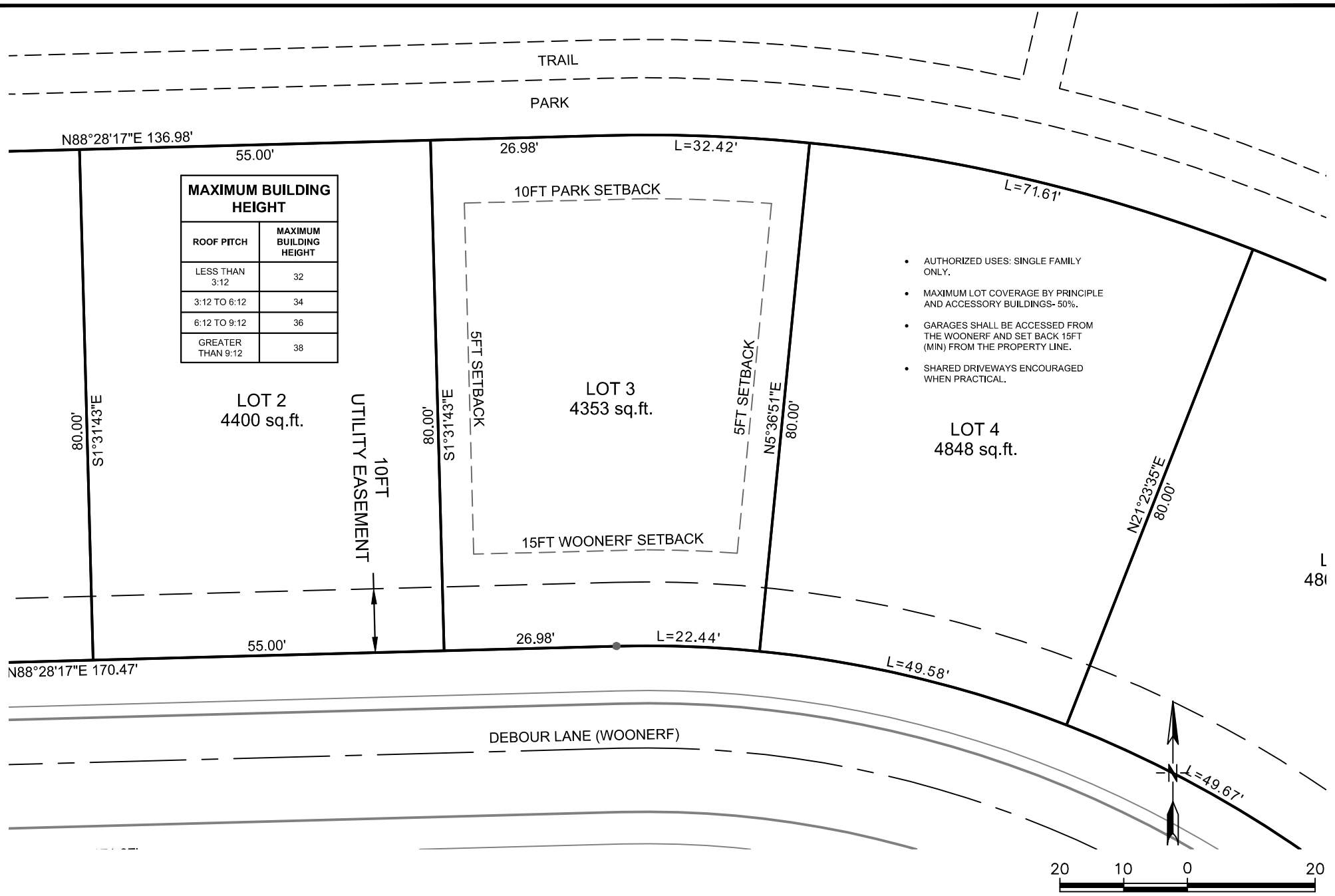


<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u>          DSGN. BY: <u>CPK</u>          APPR. BY: <u>JRN</u>          DATE: <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 <b>LOT 1</b></p>	



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 <b>LOT 2</b></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

- 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.

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6		PROJECT NO. 5352.009
BOZEMAN		MONTANA
LOT EXHIBIT		FIGURE NUMBER <b>LOT 3</b>

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

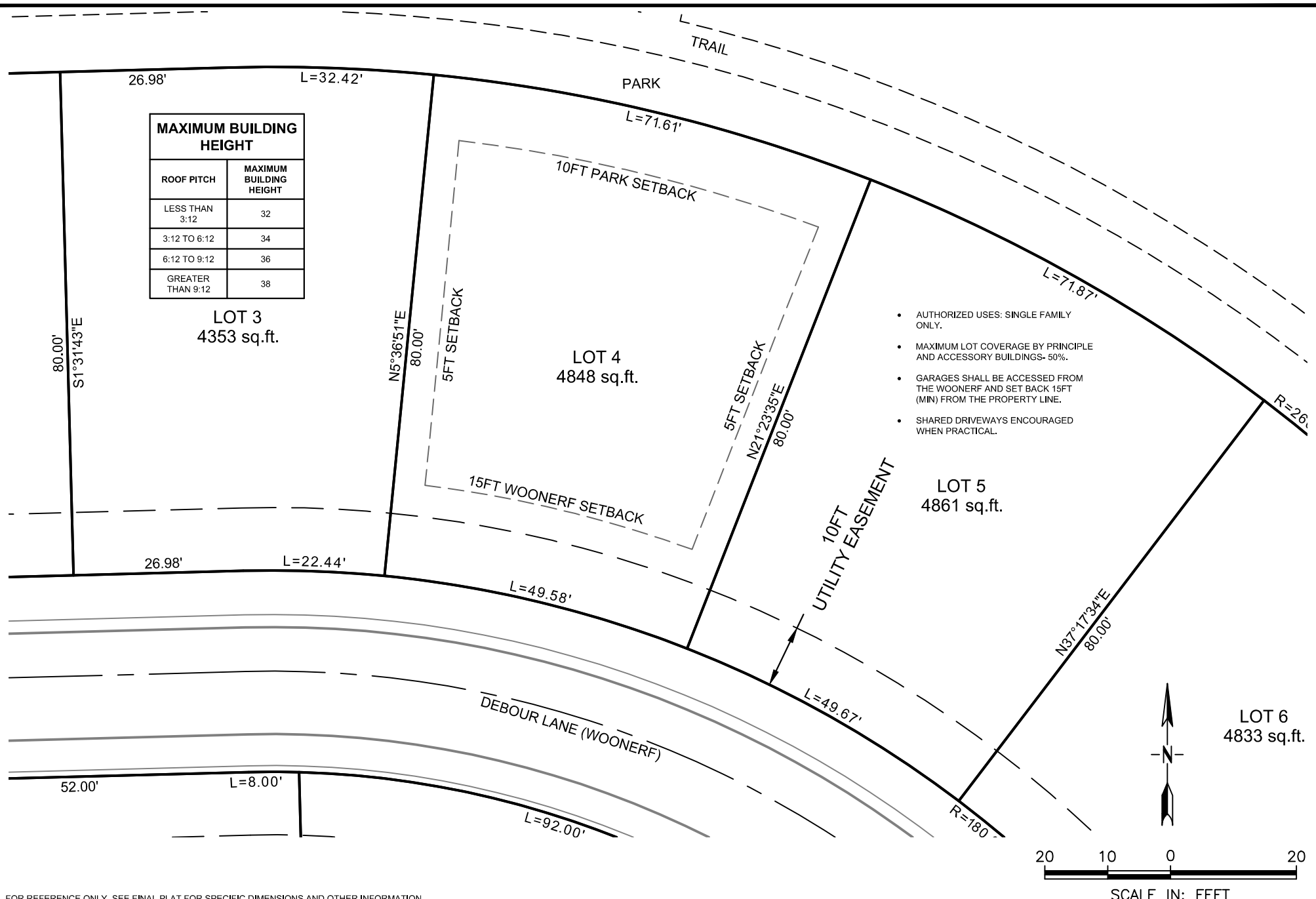
LOT 3  
4353 sq.ft.

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.



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 4

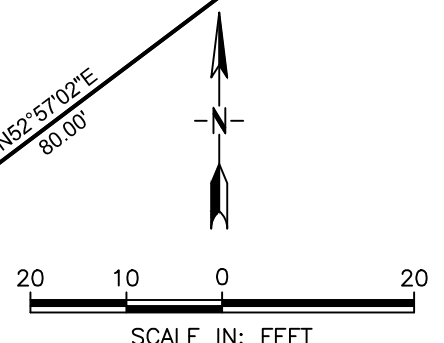
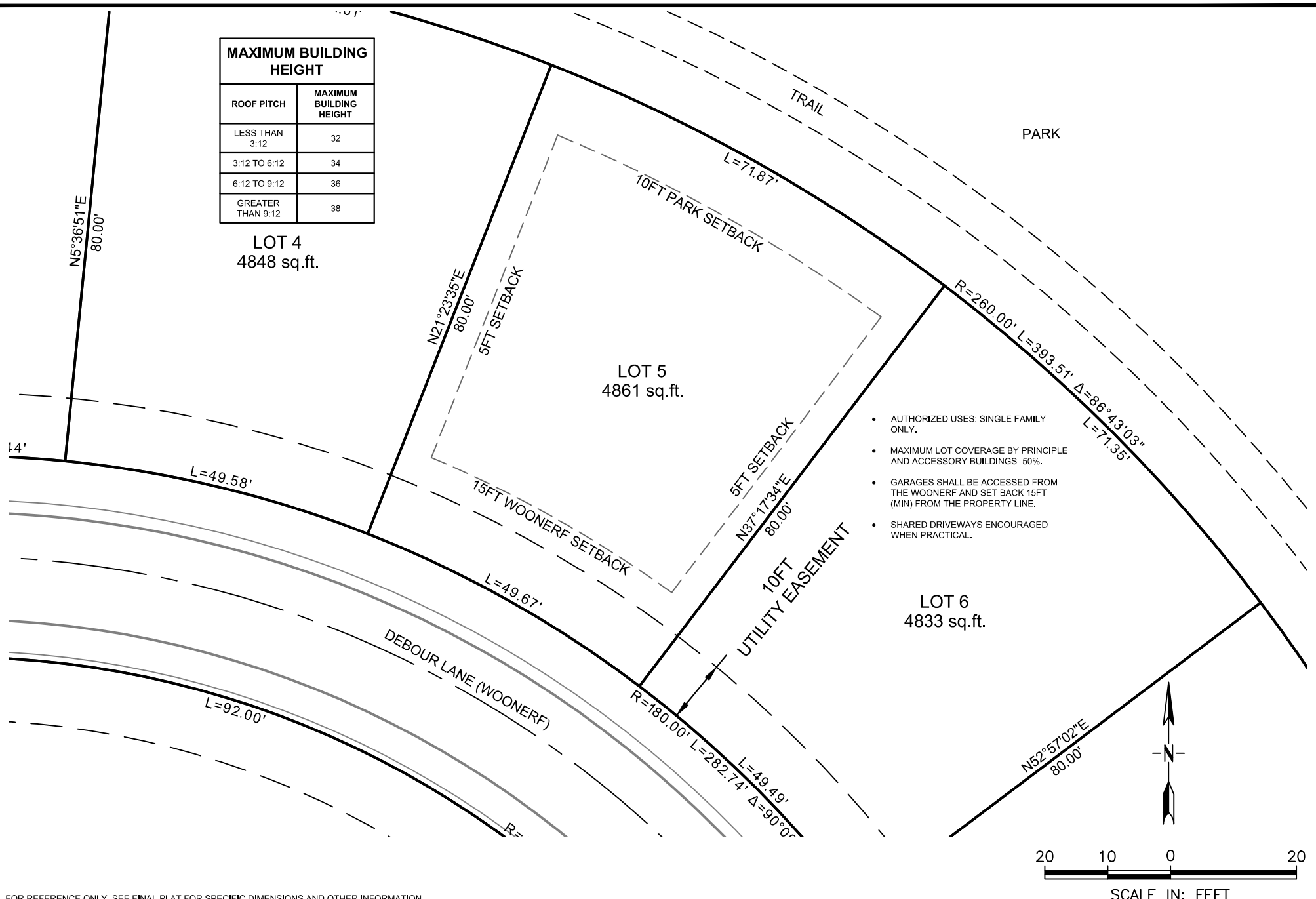
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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.



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

 <p>engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718</p> <p>Phone: 406.587.0721 Fax: 406.922.6702</p> <p>COPYRIGHT © MORRISON-MAIERLE, INC., 2018</p>	<p>DRAWN BY: <u>CPK</u></p> <p>DSGN. BY: <u>CPK</u></p> <p>APPR. BY: <u>JRN</u></p> <p>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 <b>LOT 5</b></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.

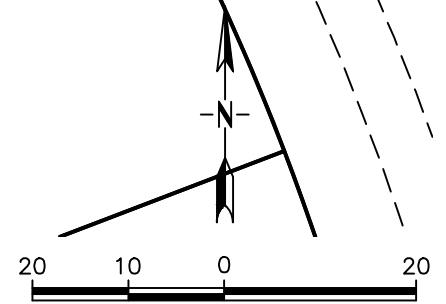
LOT 6  
4833 sq.ft.

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.



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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

BOZEMAN MONTANA

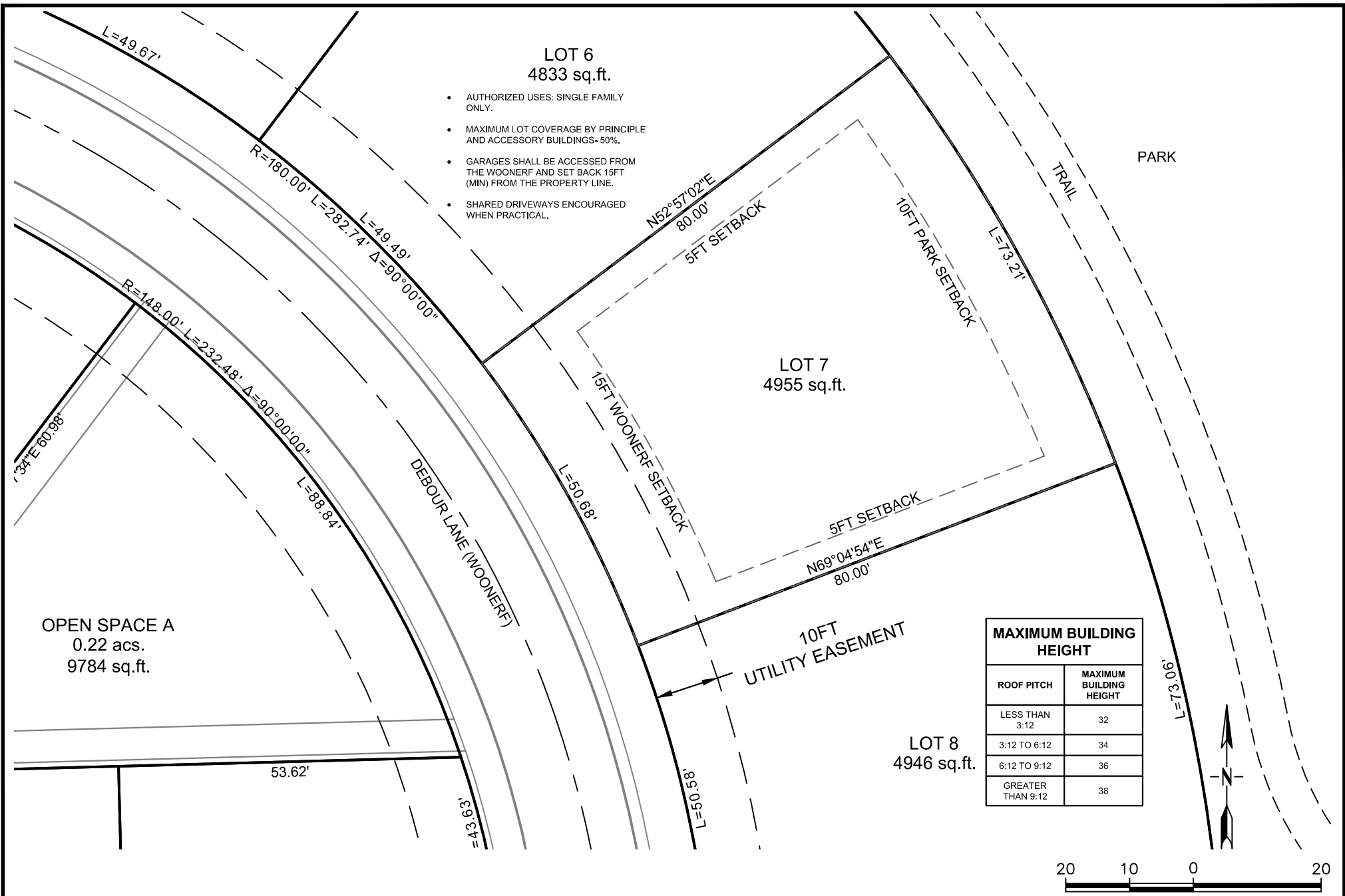
THE LAKES AT VALLEY WEST: PHASE 6

PROJECT NO.  
5352.009

LOT EXHIBIT

FIGURE NUMBER

LOT 6



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

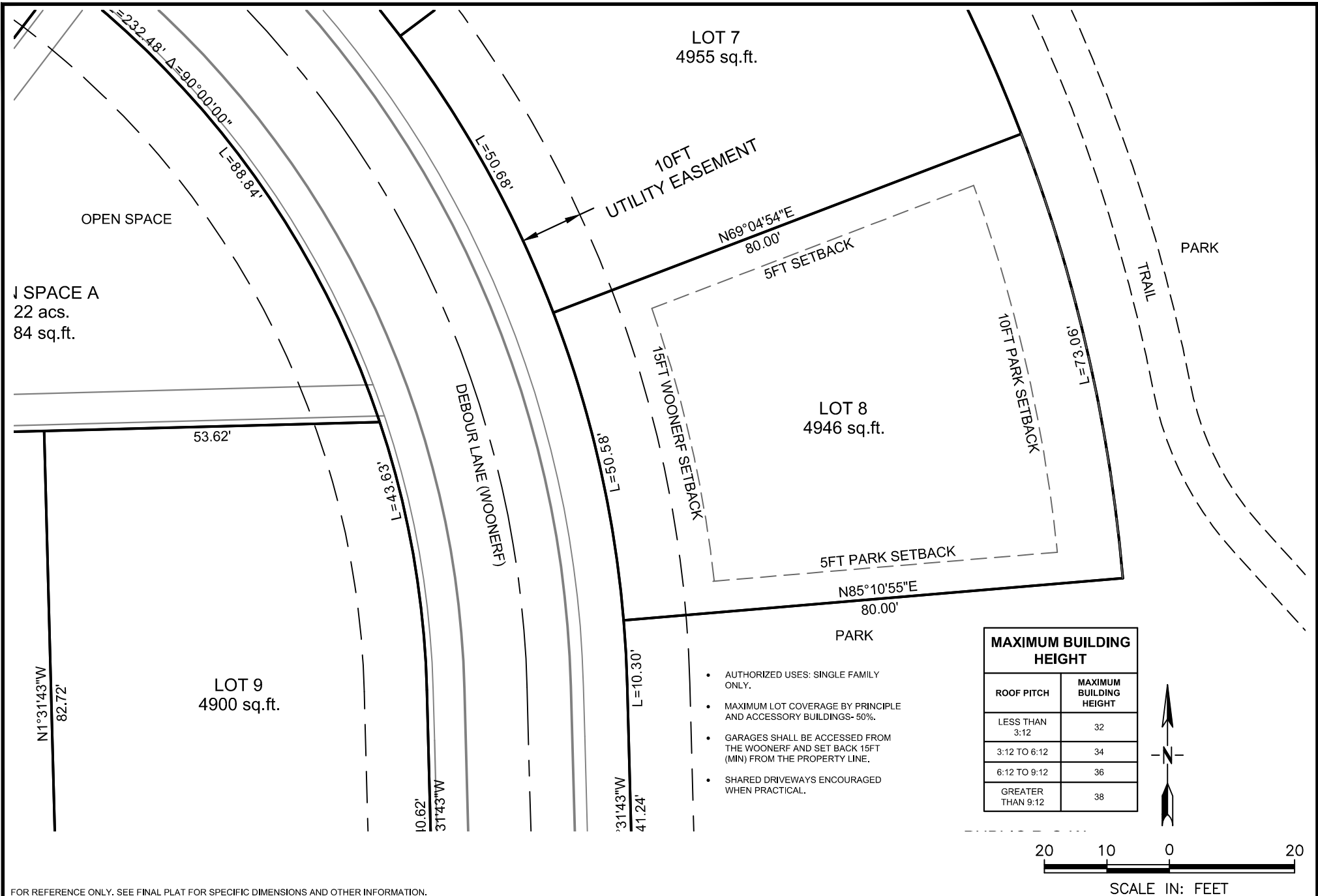
PROJECT NO.  
5352.009

FIGURE NUMBER

LOT EXHIBIT

**LOT 7**





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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
 DSGN. BY: CPK  
 APPR. BY: JRN  
 DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6		PROJECT NO. 5352.009
BOZEMAN	MONTANA	FIGURE NUMBER
LOT EXHIBIT		<b>LOT 8</b>

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.

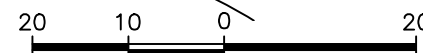
N1°31'43"W  
81.98'

50.01'

60.01'

SIDEWALK

VAUGHN DRIVE



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

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.

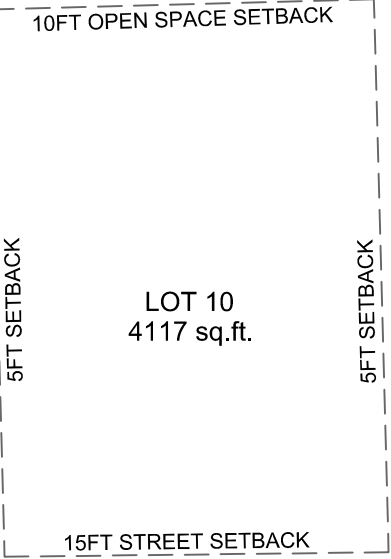
MAXIMUM BUILDING HEIGHT	
ROOF PITCH	MAXIMUM BUILDING HEIGHT
LESS THAN 3:12	32
3:12 TO 6:12	34
6:12 TO 9:12	36
GREATER THAN 9:12	38

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'

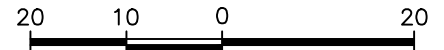
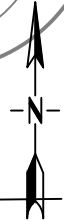
SIDEWALK

50.01'

50.01'

60.01'

VAUGHN DRIVE



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.  
5352.009

FIGURE NUMBER

LOT 10

LOT EXHIBIT

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'

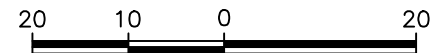
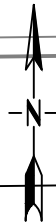
50.01'

60.0

N89°19'38"E 327.93'

SIDEWALK

VAUGHN DRIVE



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718

Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6

BOZEMAN

MONTANA

PROJECT NO.  
5352.009

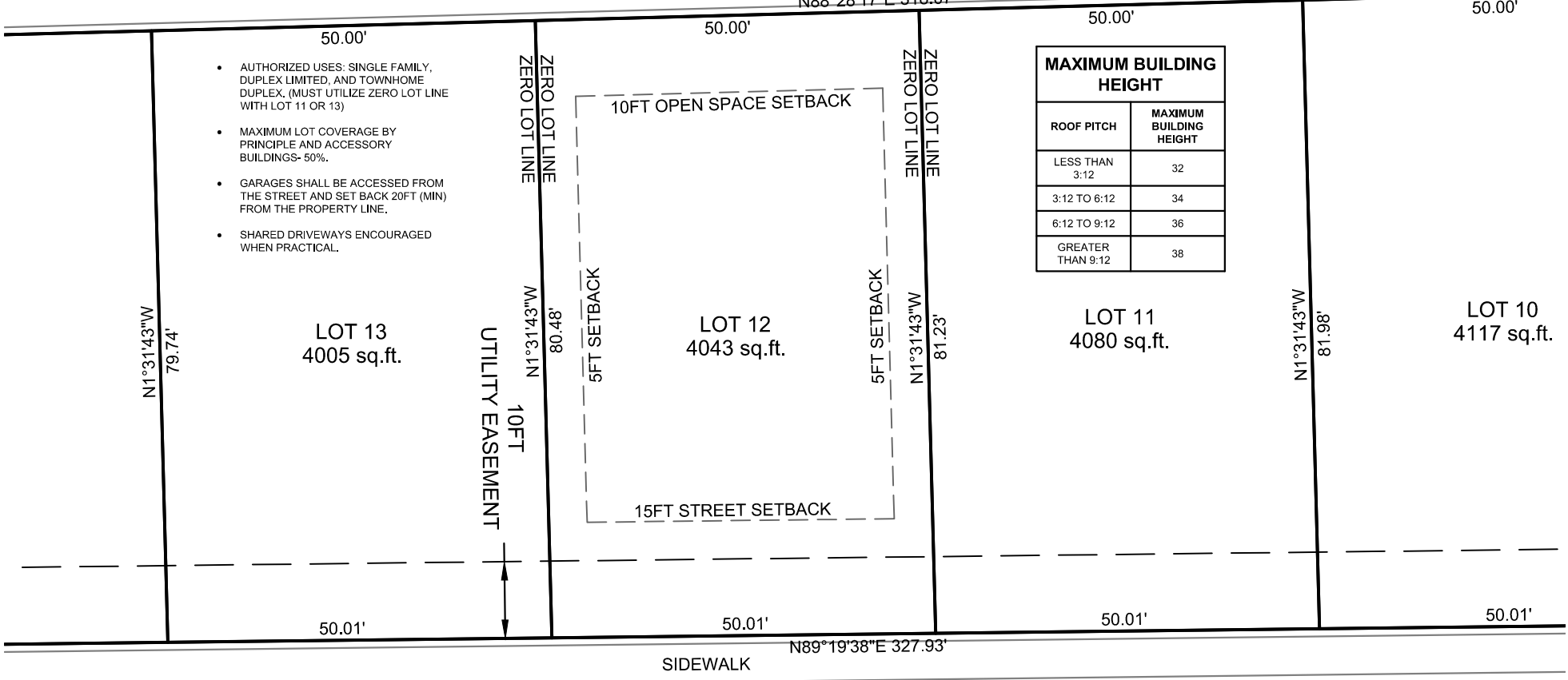
LOT EXHIBIT

FIGURE NUMBER

LOT 11

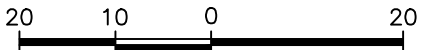
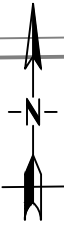
OPEN SPACE

SIDEWALK N88°28'17"E 318.07'



- 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.

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

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

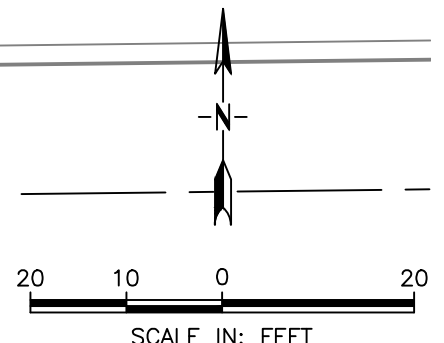
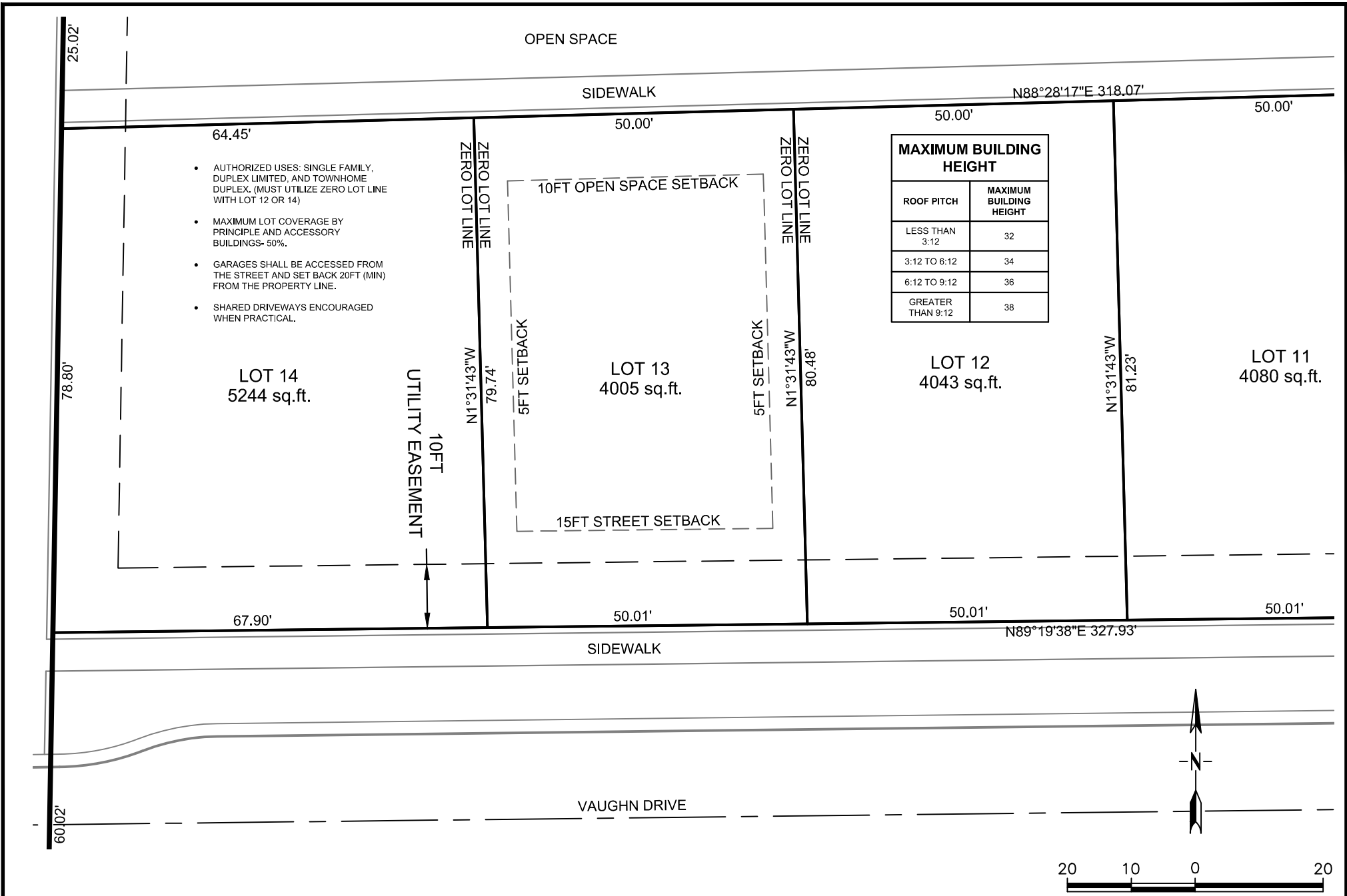
DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6  
BOZEMAN MONTANA

PROJECT NO.  
5352.009

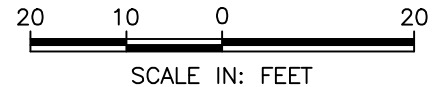
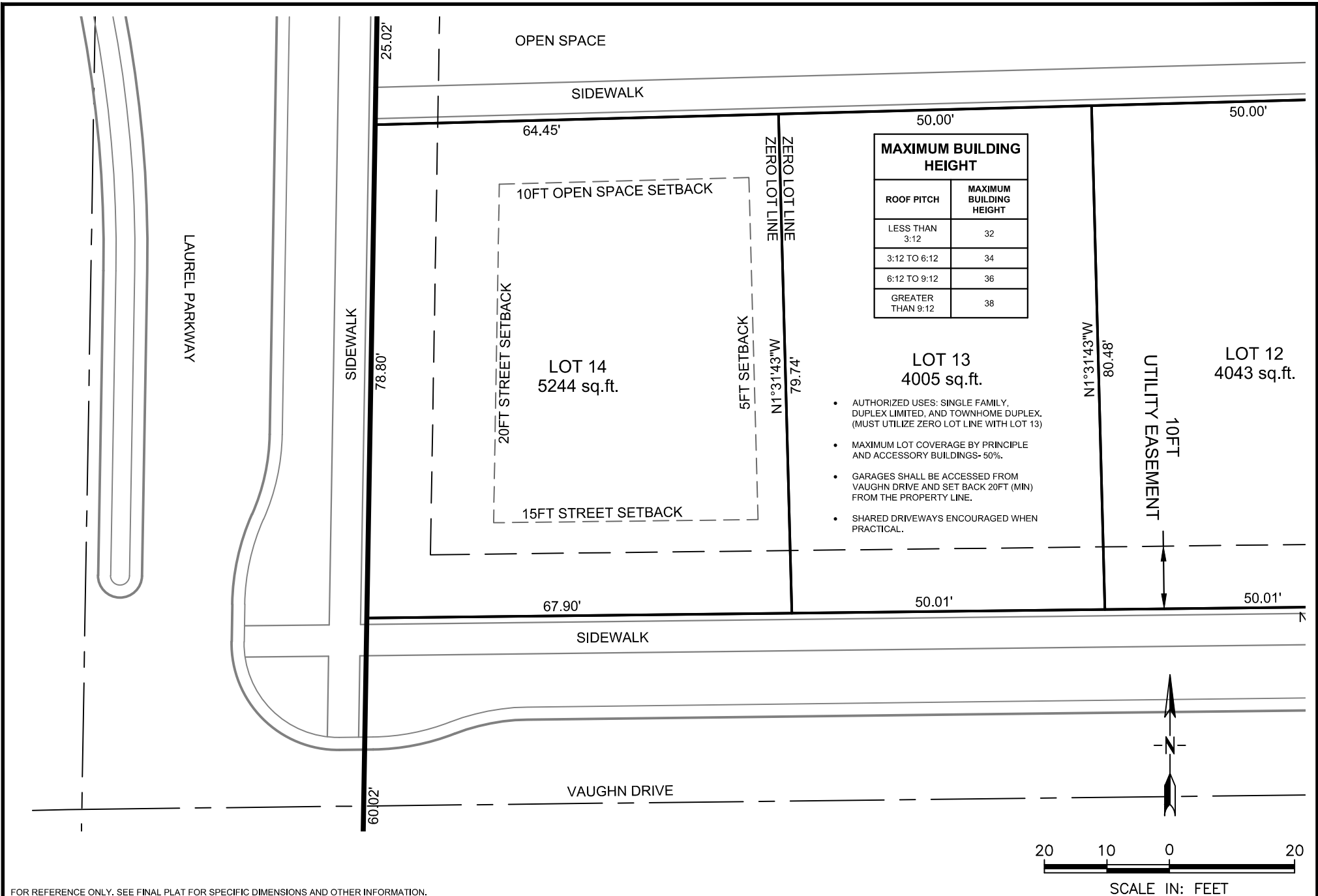
LOT EXHIBIT

FIGURE NUMBER  
LOT 12



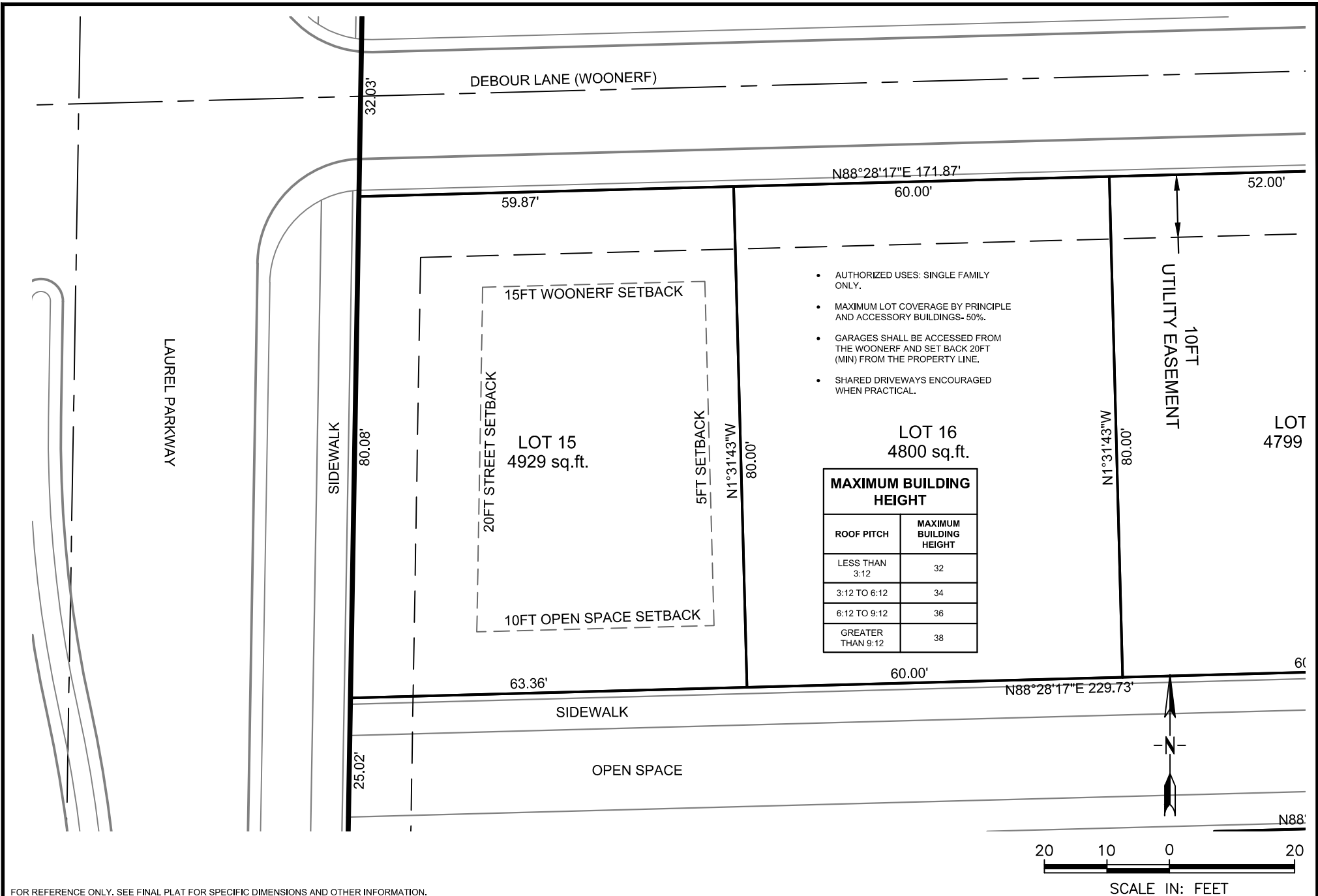
FOR REFERENCE ONLY. SEE FINAL PLAT FOR SPECIFIC DIMENSIONS AND OTHER INFORMATION.

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 MONTANA</p>		<p>FIGURE NUMBER <b>LOT 13</b></p>



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

<p><b>Morrison Maierle</b> engineers ■ surveyors ■ planners ■ scientists</p> <p>2880 Technology Blvd West Bozeman, MT 59718 Phone: 406.587.0721 Fax: 406.922.6702 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 <b>LOT 14</b></p>	



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

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

PROJECT NO.  
5352.009

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.

UTILITY EASEMENT  
10FT

N1°31'43"W

79.78'

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

63.36'

60.00'

N88°28'17"E 229.73'

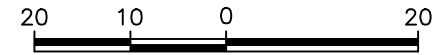
60.00'

46.37'

SIDEWALK

OPEN SPACE

N88°28'17"E 318.07'



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

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

PROJECT NO.  
5352.009

FIGURE NUMBER  
LOT 16

DEBOUR LANE (WOONERF)

N88°28'17"E 171.87'  
60.00'

52.00' L=8.00'

L=49.67'

L=92.00'

R=148'

UTILITY EASEMENT  
10FT

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

15FT WOONERF 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'

46.37'

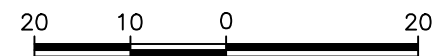
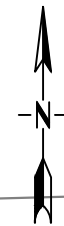
60.00'

N88°28'17"E 229.73'

60.00' SIDEWALK

OPEN SPACE

OPEN SPACE  
0.22 acs.  
9784 sq.ft.



SCALE IN: FEET

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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

COPYRIGHT © MORRISON-MAIERLE, INC., 2018

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

THE LAKES AT VALLEY WEST: PHASE 6  
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

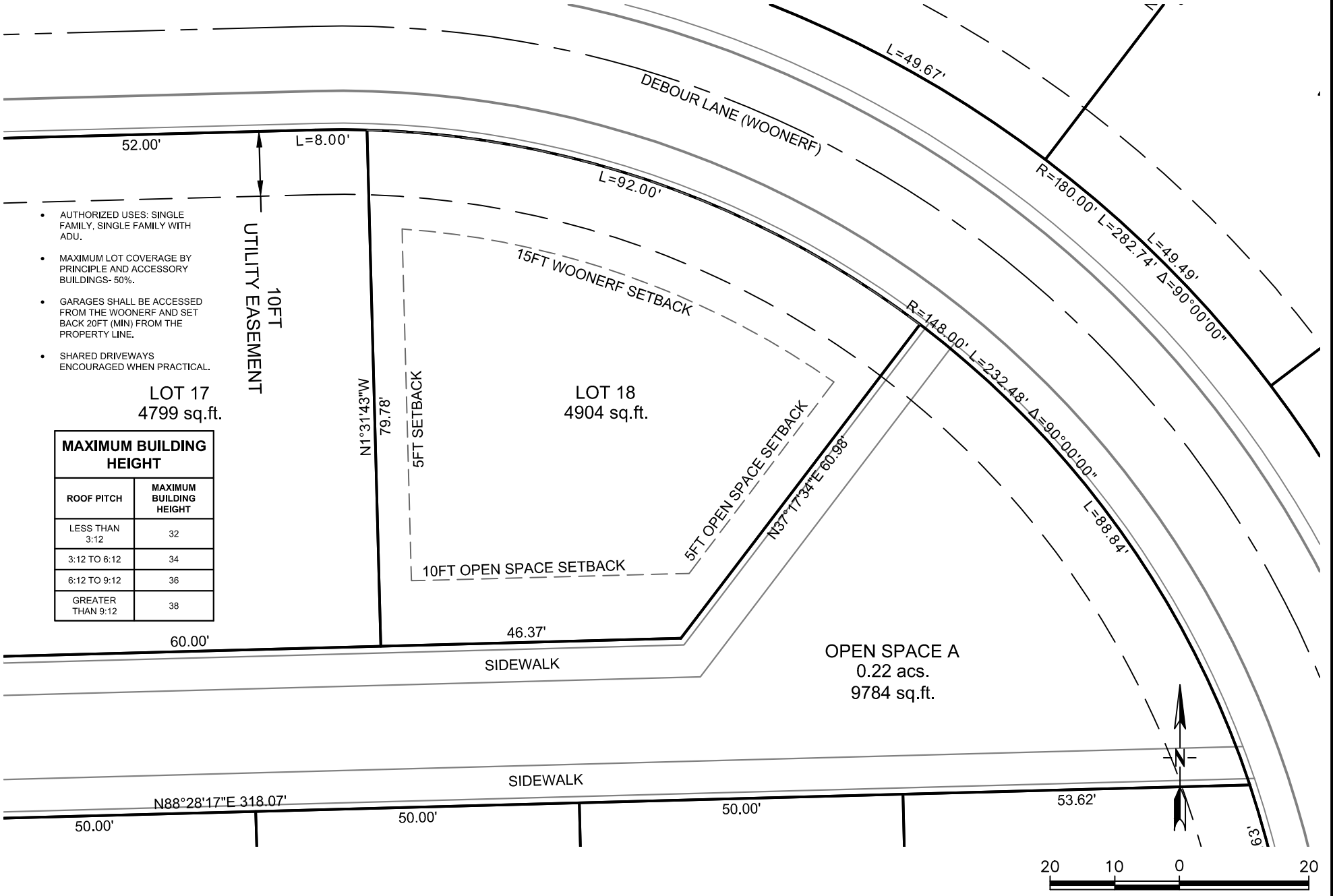
LOT 18  
4904 sq.ft.

OPEN SPACE A  
0.22 acs.  
9784 sq.ft.

SIDEWALK

SIDEWALK

DEBOUR LANE (WOONERF)



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



2880 Technology Blvd West  
Bozeman, MT 59718  
Phone: 406.587.0721  
Fax: 406.922.6702

DRAWN BY: CPK  
DSGN. BY: CPK  
APPR. BY: JRN  
DATE: 1/2018

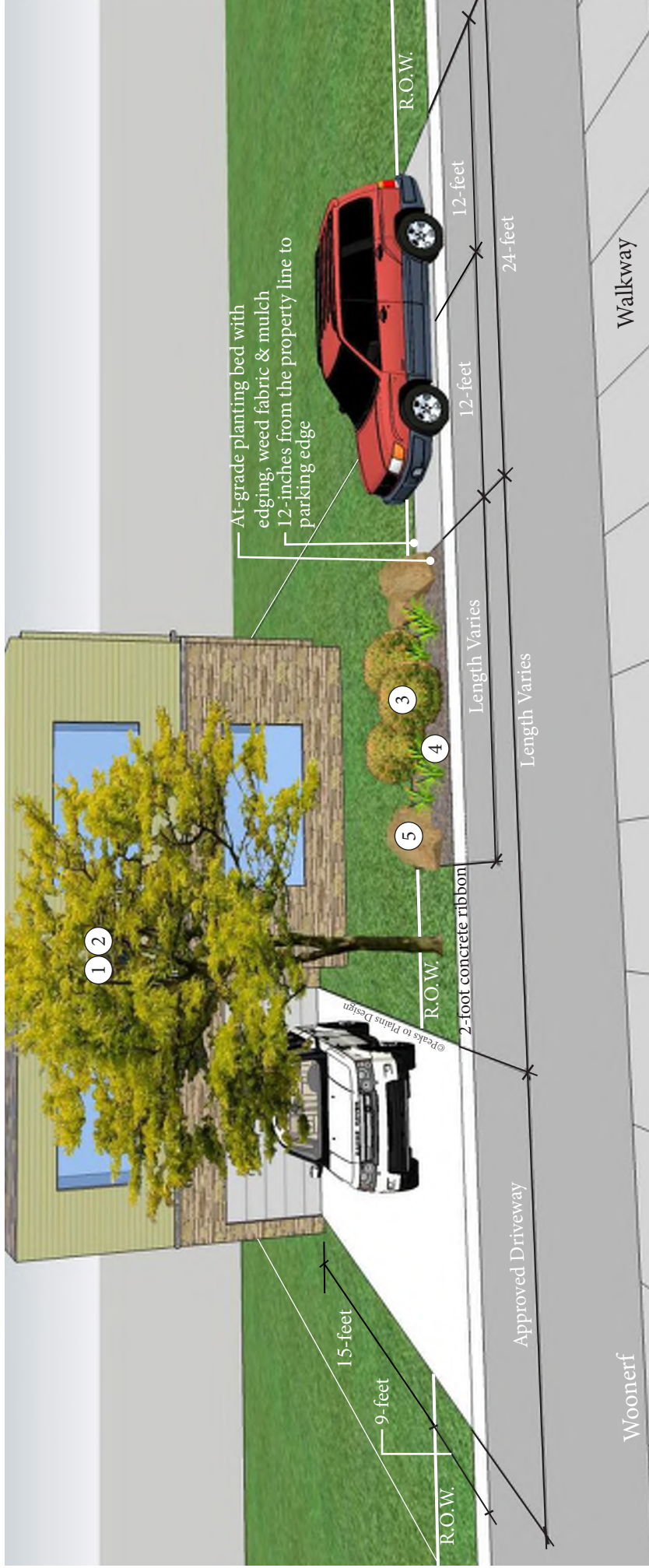
BOZEMAN MONTANA  
THE LAKES AT VALLEY WEST: PHASE 6  
LOT EXHIBIT

PROJECT NO.  
5352.009  
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.

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 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 