

Springmill Trails PUD Comparison to Eagletown PUD
Lot, square footage standards, architectural, and lot landscaping standards
Eagletown Residential District 1, 2 and 3 - Springmill Trails Residential District 1

Development Standard	Springmill Trails Residential District 1	Eagletown Residential District 3	Eagletown Residential District 1	Eagletown Residential District 2
Minimum Lot Area	7,500	7,500	11,000	10,000
Maximum 400 dwellings less than	9,000			
Maximum 600 dwellings less than	11,000			
Minimum Lot Frontage (feet)	50	50	50	50
Minimum Setbacks				
Front Yard	20	20	25	25
Side yard (min / aggregate)	6	6	6 / 20	5 / 15
Rear yard	20	20	20	20
Minimum Lot Width	70	70	85	75
Maximum Building Height	35	35	35	35
Minimum Home Square footage				
Single Story	1,400	1,400	2,200	1,600
Maximum 400 dwellings less than	1,600			
Two Story (ground level only)	1,800	(800)	(1,200)	(800)
Maximum 400 dwellings less than	2,000			
Maximum 600 dwellings less than	2,200			
Architectural Standards				
Minimum masonry on Front	50%	50%	50%	50%
Vinly Siding permitted	Not permitted	front only	front only	front only
Minimum ridge lines	3	3	3	3
Minimum corner breaks	3 front and side	3 front and side	3 front and side	3 front and side
Minimum front windows	3	2	2	2
Minimum side windows	2	2	2	2
Minimum rear windows	3	3	3	3
Minimum porch size	16 square feet	16 square feet	16 square feet	16 square feet
Minimum roof pitch	6/12	6/12	6/12	6/12
Minimum overhangs	8"	8"	8"	8"
Roof vent standards	Yes	Yes	Yes	Yes
Side load garage standard	minimum of 72	No	Yes - 40% - 72	No
Lot Landscaping				
Front Yard Trees	2	2	2	2
Front Yard Shrubs	10	10	10	10
Side Yard Trees	1	1	1	1
Side Yard Shrubs	6	6	6	6
Rear Yard Trees	1	1	1	1
Density	2.8	3.0	2.0	2.0

*For reference only

Notes:

Overall number of homes in the PUD: existing 2230 - proposed 1950 (net reduction of 280)

Overall project open space: existing 21% - proposed 21% (no change - 93 acres not included)

Springmill Trails PUD Comparison to Eagletown PUD
Lot, square footage standards, architectural, and lot landscaping standards
Eagletown Residential District 4 and SFA District - Springmill Trails Residential District 2

Development Standard	Springmill Trails Residential District 2	Eagletown Residential District 4	Eagletown SFA District
Minimum Lot Area			
40' alley lot	3,200	3,200	n/a
50' alley lot	4,400	4,400	n/a
60' alley lot	5,000	5,000	n/a
45' front load lot	4,500	n/a	n/a
60' front load lot	5,400	5,400	n/a
Attached Dwelling	n/a	n/a	n/a
Minimum Lot Frontage, setbacks, lot width and building height	All standards remain the same for each lot type		
Minimum Home Square footage			
Single Story east of Eagle Parkway	1,500	1,400	
Single Story west of Eagle Parkway	1,400		1,500
Two Story (ground level only) east EP	1,800	(600)	
Two Story (ground level only) west EP	1,500		1,800
SFA (ground level only) east EP	1,350	(700)	
Architectural Standards			
Minimum masonry on Front	50%	50%	30%
Vinyl Siding permitted	*allowed	front only	30%
Minimum ridge lines	3 / 4	3 / 5	n/a
Minimum corner breaks	3 front / 0	3 front / 0	n/a
Minimum front windows	3	2	2
Minimum side windows	2	2	2
Minimum rear windows	3	3	2
Minimum porch size	16 square feet	16 square feet	16 square feet
Minimum roof pitch	6/12	6/12	6/12
Minimum overhangs	8"	8"	8"
Roof vent standards	Yes	Yes	n/a
Lot Landscaping			
Front Yard Trees	1 SF / 4 attached	1	4
Front Yard Shrubs	6 SF / 10 attached	6	10
Side Yard Trees	0	0	(total
Side Yard Shrubs	4	4	included
Rear Yard Trees	1	1	above)
Dwelling Distribution	70%	70%	70%
Density	6.0	6.0	6.0

SF / attached
SF / attached

Notes:

Overall number of homes in the PUD: existing 2230 - proposed 1950 (net reduction of 280)

Overall project open space: existing 21% - proposed 21% (no change - 93 acres not included)

*Only permitted on homes in excess of 300' of Eagle parkway and 186th Street on elevations where masonry not required