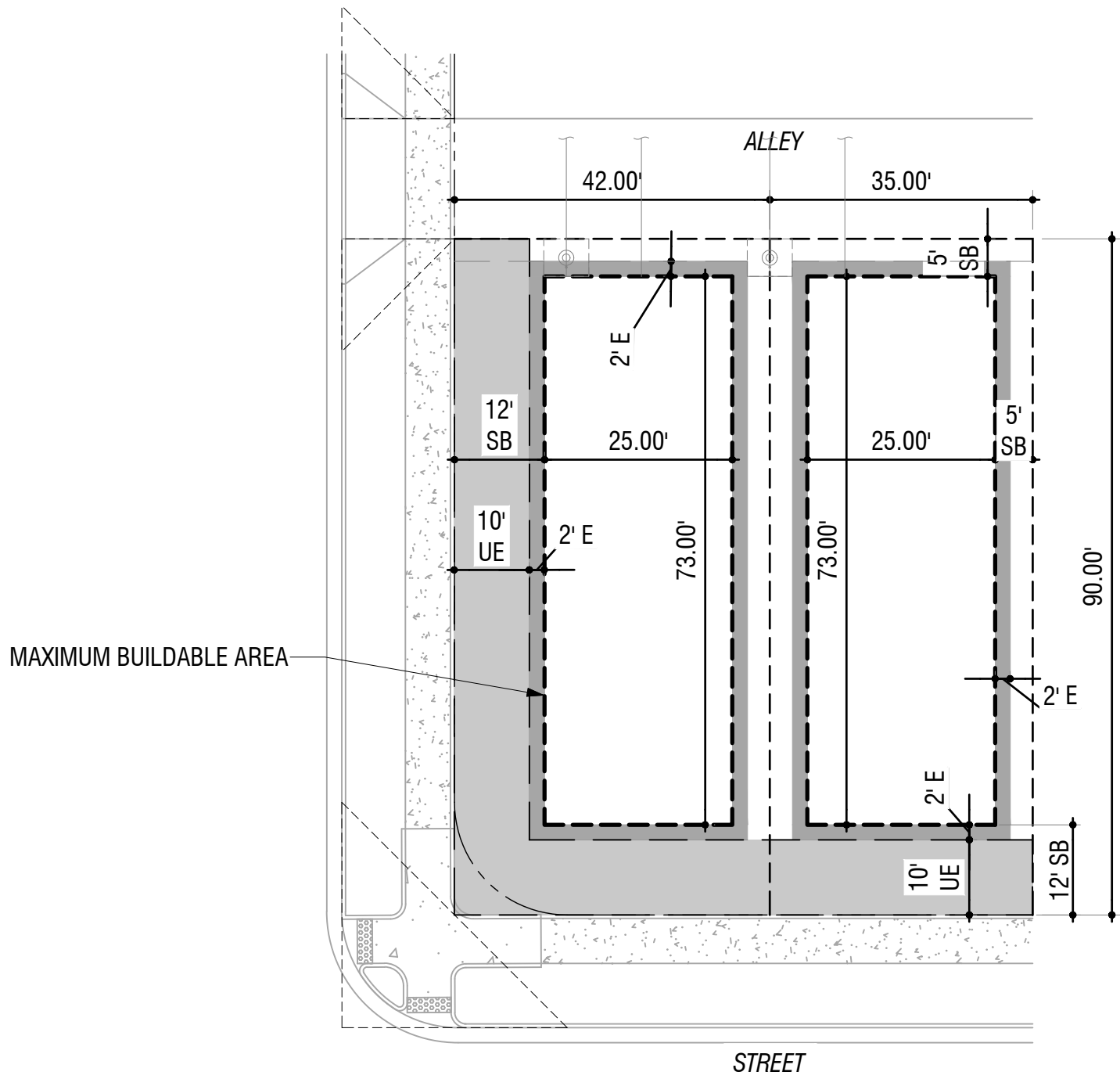


F:\2021\12-21-0036 WINDLER HOMESTEAD\DESIGN\06\_CAD\SHSHEETS\CITY SUBMITTAL\04\_NBHD-C\CV\_NHBD-C\LOT TYP SHEETS.DWG, RPAI, 11/14/24

NOT FOR CONSTRUCTION

1A SINGLE FAMILY DETACHED - ALLEY LOADED (32' X 85')											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE***	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,720	12'	NA/3'	5'	10'	NA/NA	NA**	2'	2'	NA	2'***
CORNER	3,315	12'	12'/3'	5'	10'	10'/NA	NA**	2'	2'	2'	2'***

1



1C SINGLE FAMILY DETACHED - ALLEY LOADED (35' X 90')											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,150	12'	NA/5'	5'	10'	NA/NA	NA**	2'	2'	NA	2'***
CORNER	3,780	12'	12'/5'	5'	10'	10'/NA	NA**	2'	2'	2'	2'***

An adequate drainage swale will be provided for each lot.

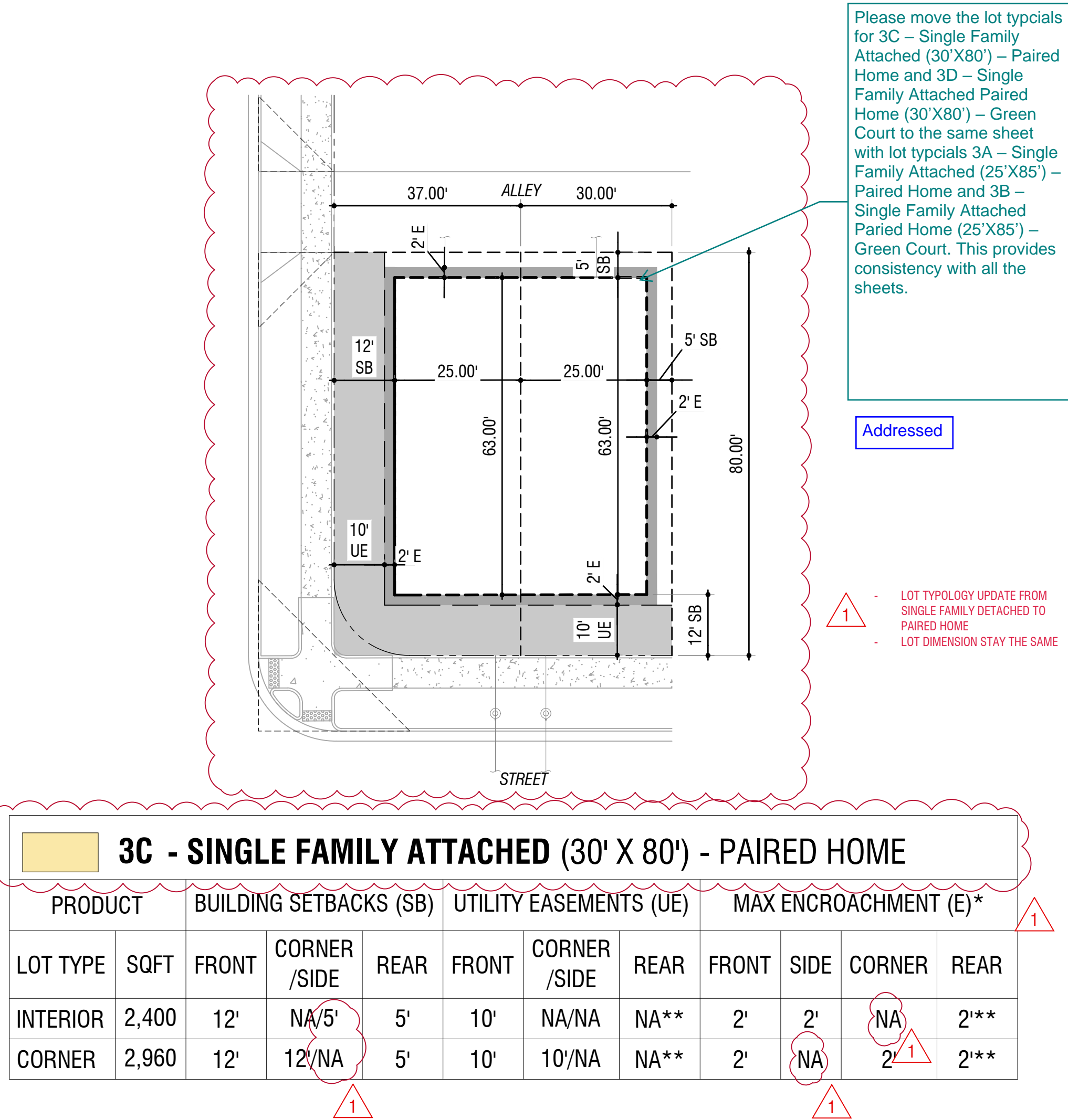
The reduction in side and back setbacks will reduce the ability to adequately provide drainage in side swales.

Shared use easement has been removed and will be addressed at the plot plan submittal since sufficient building details are not available at this time.

How is there any private usable space here? Please explain why the shared use easement is necessary or possible. Are there basements for the lots? Basement wells will need to be required if so, which are required to be 6 feet.

Are doors provided on the sides of the houses for lot typicals 1A and 2B? Staff wants to ensure that access is provided to the shared use easement for the lot typicals.

1B SINGLE FAMILY DETACHED - ALLEY LOADED (44' X 85')											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,740	12'	NA/5'	5'	10'	NA/NA	NA**	2'	2'	NA	2'***
CORNER	4,335	12'	12'/5'	5'	10'	10'/NA	NA**	2'	2'	2'	2'***



Please move the lot typicals for 3C – Single Family Attached (30'X80') – Paired Home and 3D – Single Family Attached Paired Home (30'X80') – Green Court to the same sheet with lot typicals 3A – Single Family Attached (25'X85') – Paired Home and 3B – Single Family Attached Paired Home (25'X85') – Green Court. This provides consistency with all the sheets.

Addressed

1 LOT TYPOLOGY UPDATE FROM SINGLE FAMILY DETACHED TO PAIRED HOME  
1 LOT DIMENSION STAY THE SAME

3C - SINGLE FAMILY ATTACHED (30' X 80') - PAIRED HOME											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,400	12'	NA/5'	5'	10'	NA/NA	NA**	2'	2'	NA	2'***
CORNER	2,960	12'	12'/NA	5'	10'	10'/NA	NA**	2'	NA	2'	2'***

1

1

LEGEND:

- 10' UTILITY EASEMENT
- 2' MAXIMUM ENCROACHMENT
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW
- SHARED USE EASEMENT

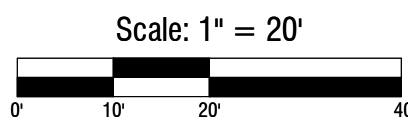
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TABLE R302.1(1) EXTERIOR WALLS			
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire- retardant-treated wood <sup>a b</sup>	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.  
NA = Not Applicable.  
a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.  
b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

NOTES:

- \* ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
- \*\* WHEN A 26' UTILITY EASEMENT RUNS ALONG ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCROACHMENT APPLIED TO 5' REAR SETBACK.
- \*\*\* IF 3' INTERIOR SIDE SETBACK IS USED WALL ALONG PROPERTY LINE MUST BE FIRE RATED. IF 3' INTERIOR SIDE SETBACK IS USED BUILDER MUST COORDINATE WITH ADJACENT LOT BUILDER TO ENSURE FIRE RATING REQUIREMENTS ARE MET. SEE TABLE R302.1(1) ABOVE. IF REQUIRED, WATER METER RELOCATION IS THE RESPONSIBILITY OF BUILDER IF USING A 3' SIDE YARD.



Westwood

1200 Bannock St.  
Denver, CO 80204

303.571.0053  
civiltasinc.com

AMENDMENT 1

11/15/24

MI

Revisions

Date

Appr.

Init.

No.

WINDLER PUBLIC IMPROVEMENT  
AUTHORITY (WPIA)

9155 E. NICHOLS AVE. SUITE 360  
CENTENNIAL, CO 80112  
PHONE (303) 795-9900

WINDLER FRLO AREA 1  
SITE PLAN (PA-4)

TYPICAL LOT SETBACKS 1

DRAWN BY:  
NL

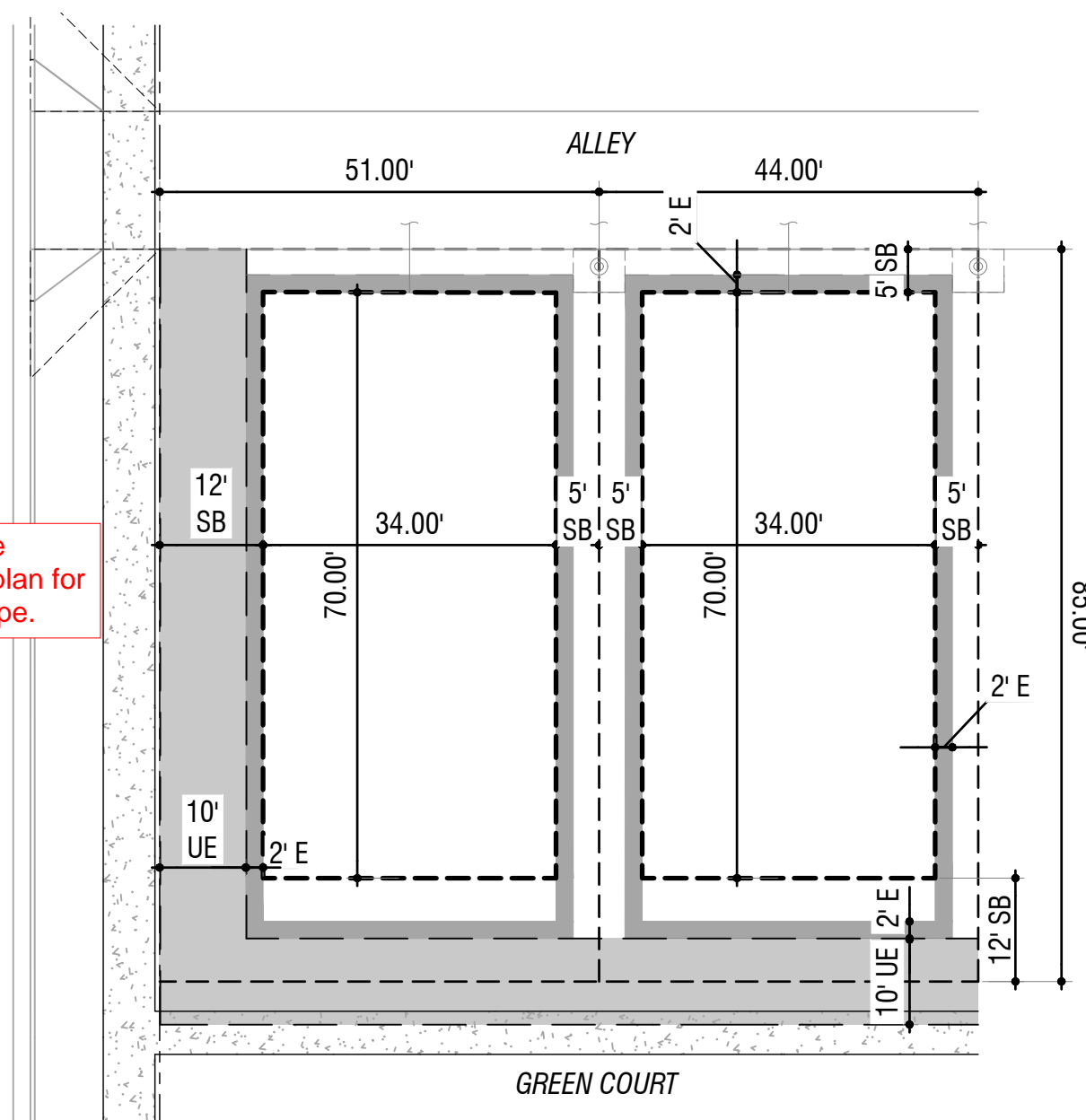
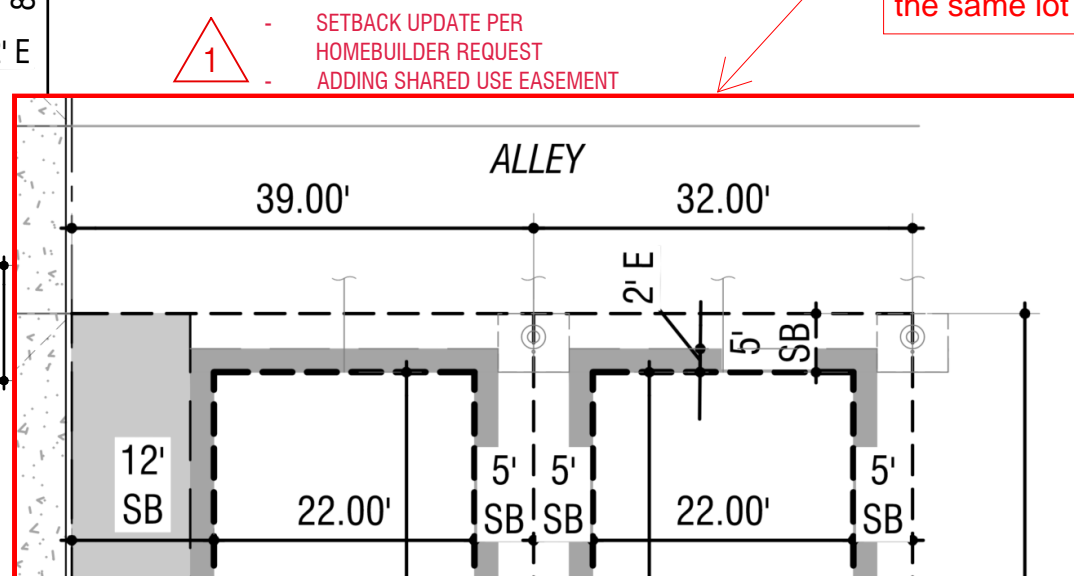
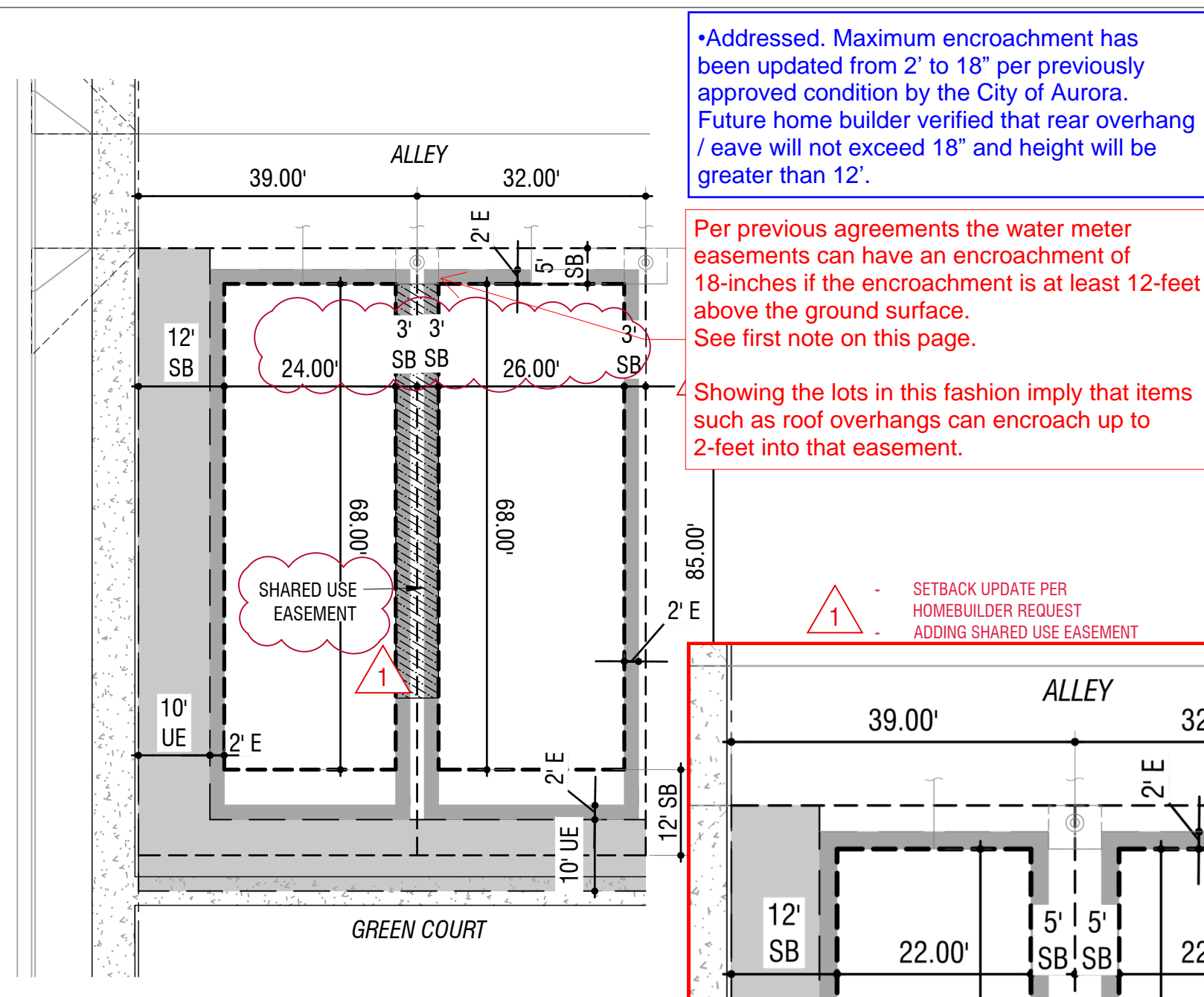
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DATE:  
04/05/2024




SCALE:  
AS SHOWN

FILE NO:  
R0043248.00

SHEET NUMBER  
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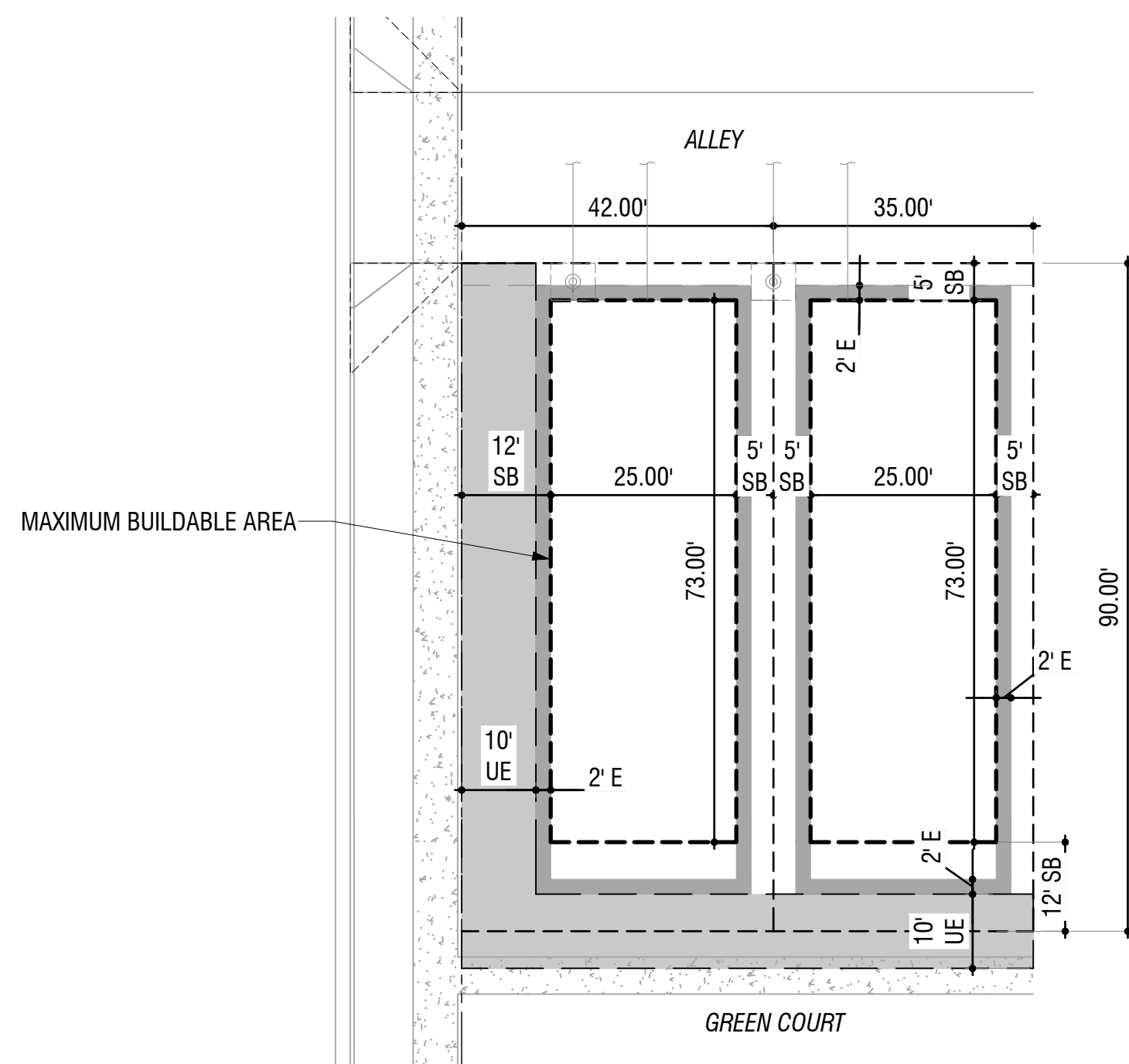


- LEGEND:

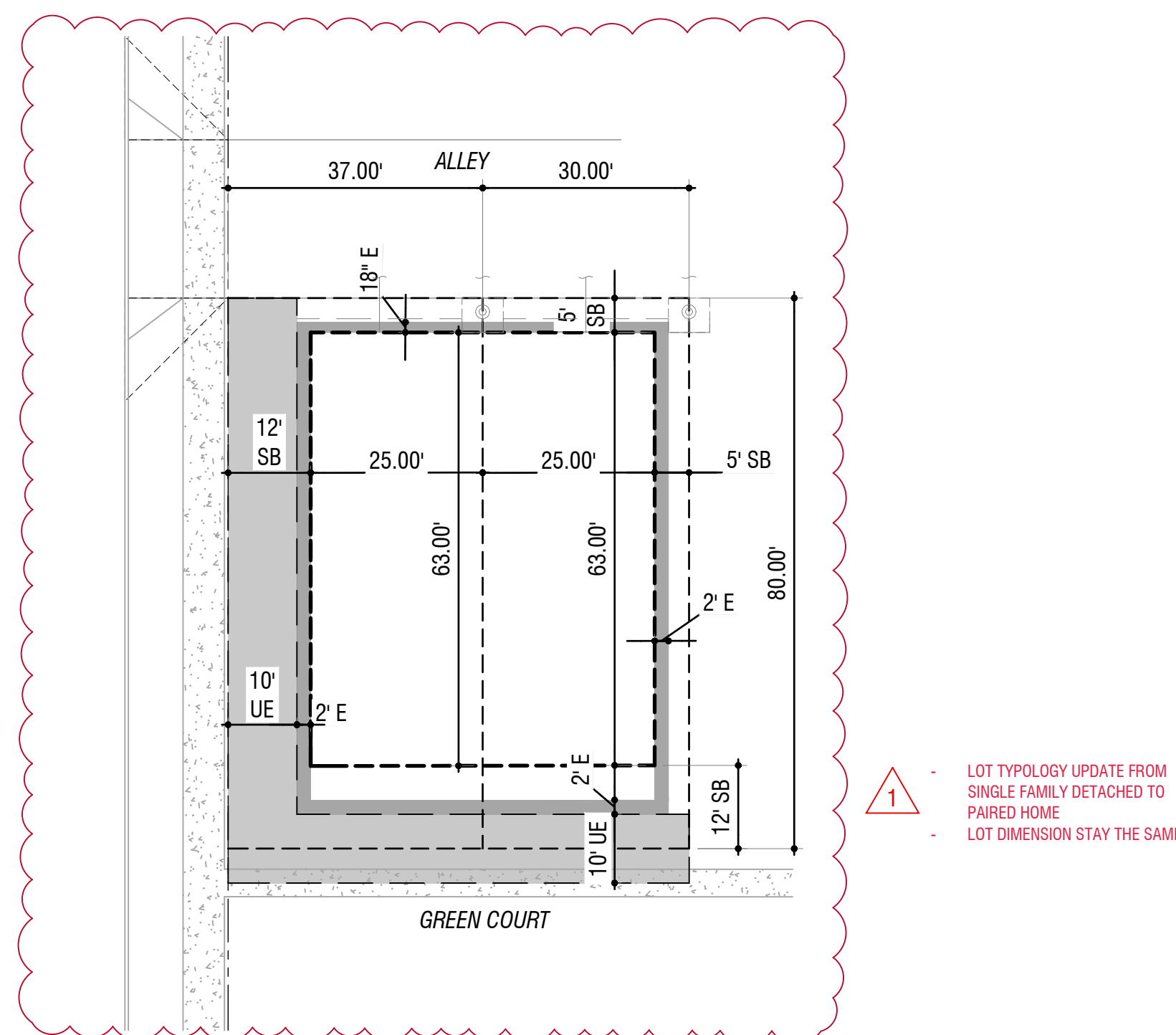
-  10' UTILITY EASEMENT  
 2' MAXIMUM ENCROACHMENT  
 - - - - SETBACKS/BUILDABLE AREA  
 - - - LOT LINES  
 - - - - ROW  
 SHARED USE EASEMENT


2A SINGLE FAMILY DETACHED (32' X 85') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/ SIDE****	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,720	12'	NA/3'	5'	5***	NA/NA	NA**	2'	2'	NA	2***
CORNER	3,315	12'	12'/3'	5'	5***	10'/NA	NA**	2'	2'	2'	2***

2B SINGLE FAMILY DETACHED (44' X 85') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,740	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'***
CORNER	4,335	12'	12'/5'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'***



2C SINGLE FAMILY DETACHED (35' X 90') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/ SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,150	12'	NA/5'	5'	5****	NA/NA	NA**	2'	2'	NA	2***
CORNER	3,780	12'	12/5'	5'	5****	10/NA	NA**	2'	2'	2'	2***



3D SINGLE FAMILY ATTACHED PAIRED HOME (30' X 80')-GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER / SIDE	REAR	FRONT	CORNER / SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,400	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	18'***
CORNER	2,960	12'	12'/NA	5'	5'***	10'/NA	NA**	2'	NA	2' 	18'***

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a, b</sup>	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet.

For S1: 1 foot = 304.8 mm.  
NA = Not Applicable.

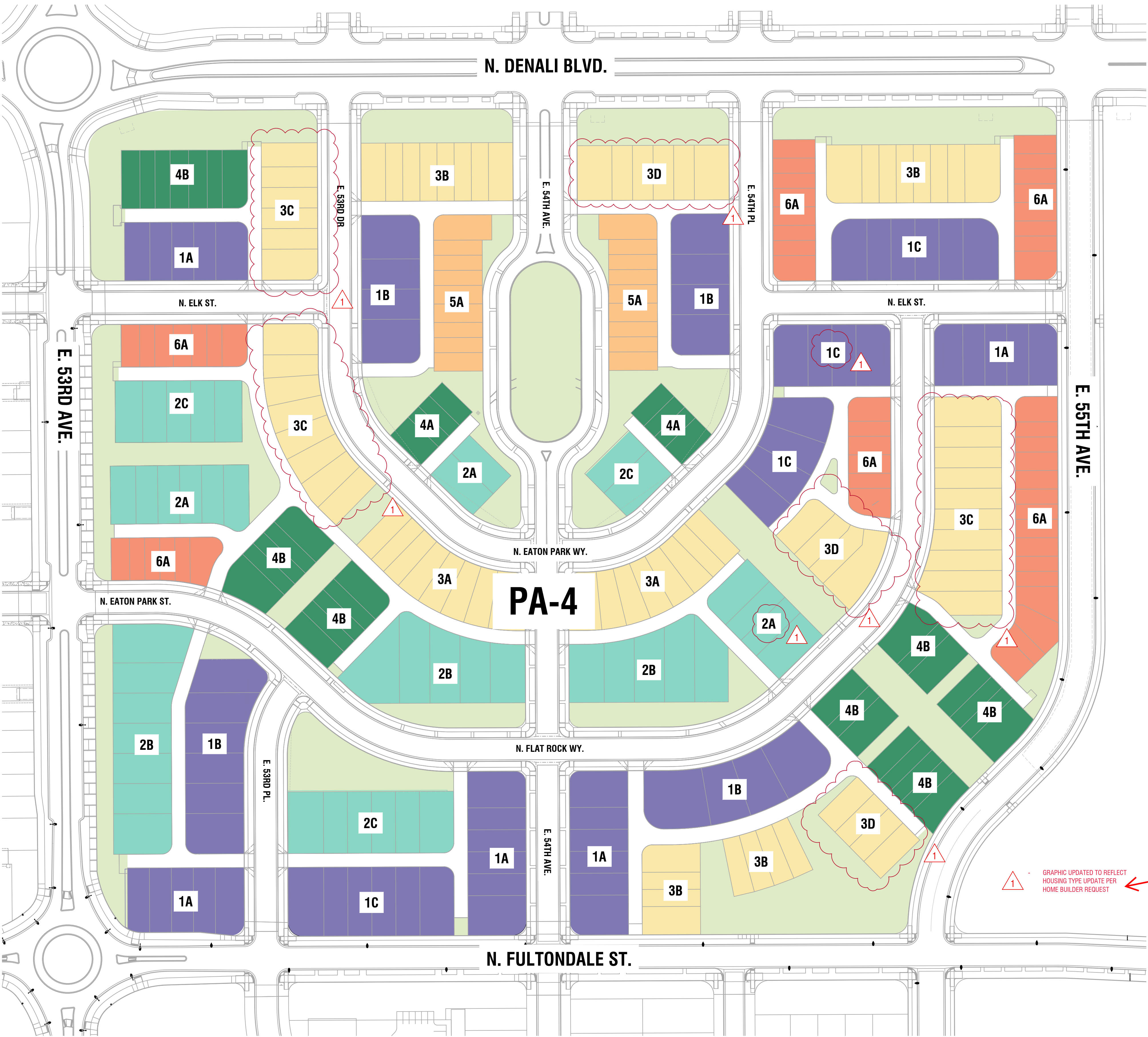
a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

NOTES:

*	ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
**	WHEN A 26' UTILITY EASEMENT RUNS ALONG ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCRoACHMENT APPLIED TO 5' REAR SETBACK.
***	10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.
****	IF 3' INTERIOR SIDE SETBACK IS USED WALL ALONG PROPERTY LINE MUST BE FIRE RATED. IF 3' INTERIOR SIDE SETBACK IS USED BUILDER MUST COORDINATE WITH ADJACENT LOT BUILDER TO ENSURE FIRE RATING REQUIREMENTS ARE MET. SEE TABLE R302.1(1) ABOVE. IF REQUIRED, WATER METER RELOCATION IS THE RESPONSIBILITY OF BUILDER IF USING A 3' SIDE YARD.

HOUSING TYPES



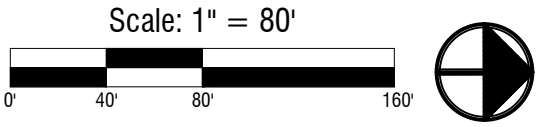
- 1 - SINGLE FAMILY DETACHED : ALLEY LOADED**  
1A. 32'x85'  
1B. 44'x85'  
1C. 35'x90'
- 2 - SINGLE FAMILY DETACHED : GREEN COURT**  
2A. 32'x85'  
2B. 44'x85'  
2C. 35'x90'
- 3 - SINGLE FAMILY ATTACHED : PAIRED HOME**  
3A. 25'x85'  
3B. 25'x85' (GREEN COURT)  
3C. 30'x80'  
3D. 30'x80' (GREEN COURT)
- 4 - SINGLE FAMILY ATTACHED : GREEN COURT TOWNHOUSE**  
4A. 22'x62' - 3 STORY TOWNHOUSE  
4B. 22'x85' - 2 STORY TOWNHOUSE
- 5 & 6 - SINGLE FAMILY ATTACHED TOWNHOUSE**  
5A. 22'x85' - 2 STORY TOWNHOUSE  
6A. 22'x62' - 3 STORY TOWNHOUSE

Please list why and/or what the change was and not per home builder request. That does not tell someone reviewing this now or in the future what actually changed.

Addressed

GRAPHIC UPDATED TO REFLECT HOUSING TYPE UPDATE PER HOME BUILDER REQUEST

LOT TYPOLOGY UPDATE FROM SINGLE FAMILY DETACHED TO PAIRED HOME  
LOT DIMENSION STAY THE SAME



SHEET NUMBER	DRAWN BY:	SCALE:	WINDLER FRLO AREA 1 SITE PLAN (PA-4) HOUSING TYPES	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	CIVIL TAS	1200 Bannock St. Denver, CO 80204  303.571.0053 civiltasinc.com	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodsps.com Westwood Professional Services, Inc. TEL: 720.482.9526	△	AMENDMENT 1	11/15/24	MI						
36	CHECKED BY:	AS SHOWN															
	DATE:	FILE NO:															
	04/05/2024	R0043248.00															

