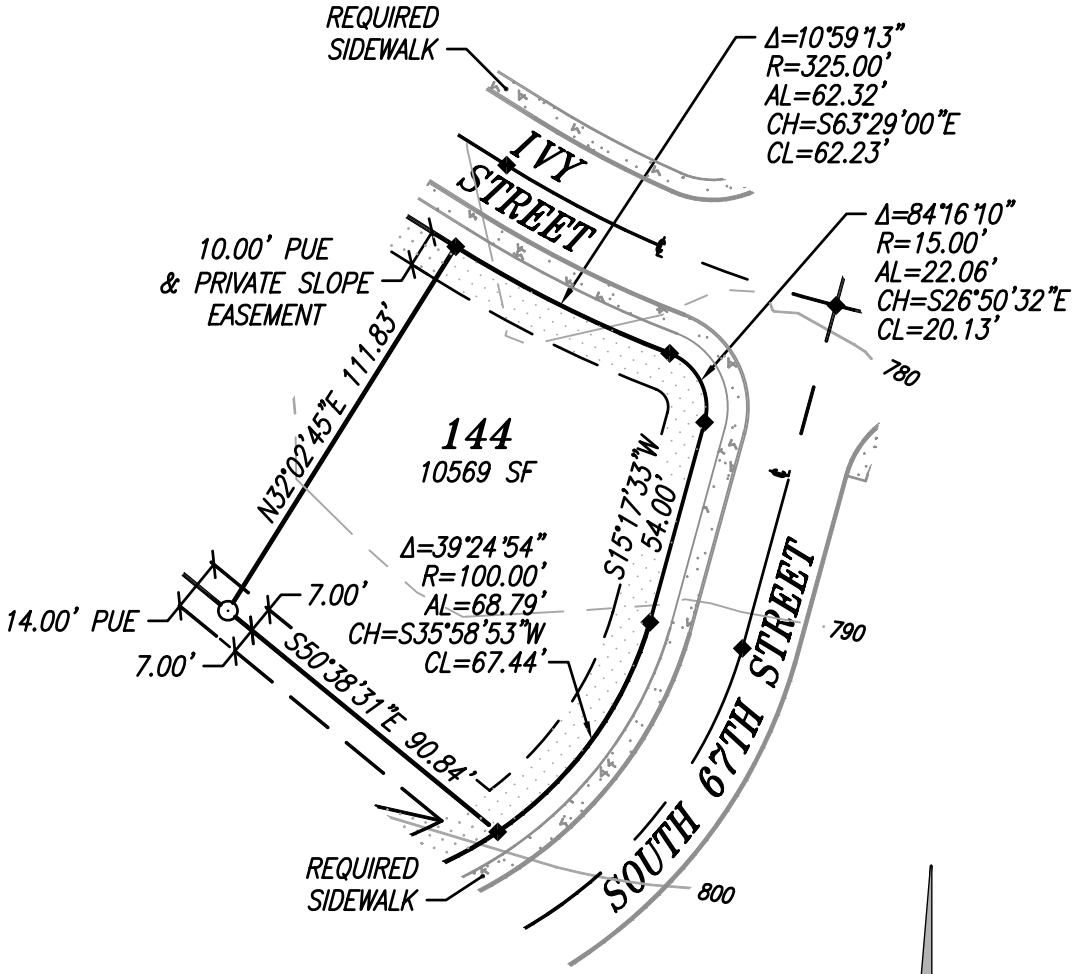
LOT 144 – MOUNTAINGATE 2ND ADDITION

LOT STANDARDS AND GUIDELINES

- 35% LOT COVERAGE PER SPRINGFIELD DEVELOPMENT CODE 16.040
- SPRINGFIELD LAND AND DRAINAGE ALTERATION PERMIT (LDAP) REQUIRED FOR EROSION CONTROL
- CLASS A OR B ROOFING IS REQUIRED
- SUBJECT TO FIRE PROTECTION PLAN
- TREE CONSERVATION EASEMENT – RESTRICTS BUILDING LOCATION, VEGETATION REMOVAL AND FENCING (SEE CC&R's)
- LEVEL II FOUNDATION ENGINEERING STANDARD (SEE GEOTECH REPORT)
- SIDEWALK REQUIRED
- HAZARD TREES NOT SHOWN AND MAY BE PRESENT; TO BE DETERMINED BY BUILDER AT TIME OF CONSTRUCTION.



SCALE: 1"=50'

THIS DOCUMENT IS PROVIDED FOR INFORMATIONAL PURPOSES TO ASSIST IN INDIVIDUAL LOT DEVELOPMENT. REFER TO THE SUBDIVISION PLAT, RECORDING No. _____, RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDING Nos. 2005-03370 AND _____ AND CITY OF SPRINGFIELD DEVELOPMENT SERVICE DEPARTMENT FILES FOR FULL DETAILS.