

PLANNING AREA 1A: SUNSET SADDLE ESTATES SPECIFICATIONS AND STANDARDS

Sunset Saddle Estates in Planning Area 1A is proposed as large-lot custom homes with private landscape, built upon single-family detached waterfront homesites.

House Square Footage

Maximum: 6000' – Minimum: 3000'

Maximum Lot Coverage:

50%

Maximum Building Height

30' as determined by International Building Code; the vertical distance from the grade plane to the average height of the highest roof surface, excluding architectural projections

Federal Emergency Management Act (FEMA)

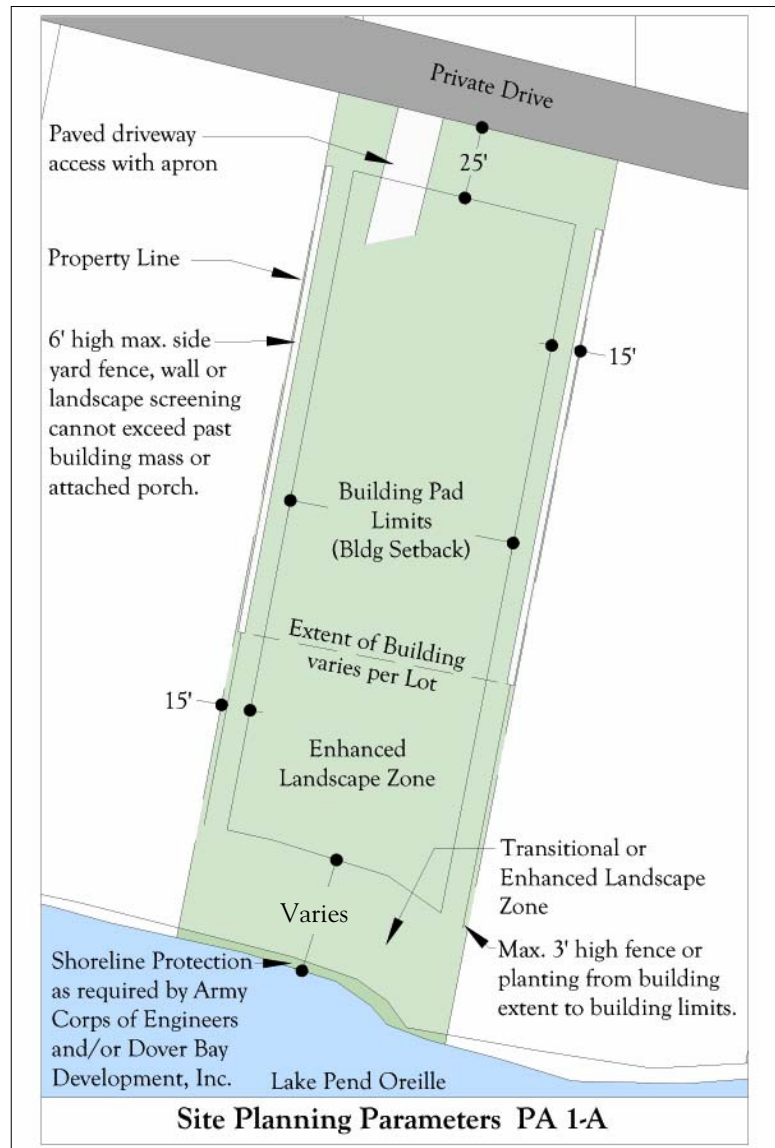
The flood elevation level at Dover is between 2069.2 feet and 2070 feet as depicted on the FIRM map. Refer to the April 27, 2005, FEMA letter in Appendix 3 and current FEMA guidelines for a building elevation determination before you build.

Shoreline Protection

Shoreline protection, as illustrated on page 1-36, may be required by the US Army Corps of Engineers and/or Dover Bay Development, LLC, to prevent erosion of your property.

Dock Location and Configuration:

Docks, dock fingers or any structural or architectural projection shall not exceed 560 Square Feet and shall extend from Artificial High Water Mark (AHWM). Refer to Appendix 6.



PLANNING AREA 1A – SPECIFICATIONS AND STANDARDS *continued*

SPECIFICATION ITEM	STANDARD
Garage Driveway	16' maximum width x 25' minimum length with guest parking, wheel ribbons permitted. Driveway must be paved.
Primary Street, Minimum Common Building Setback (property line)	25' house side, 25' garage; front, rear or side, 25' house front, 25' attached porch front
Minimum Side Building Setback (property line to building)	15' exterior walls, 12' to projections
Minimum Setback to Wetlands	10'
Minimum Water Setback (Artificial High Water Mark)	Lot No. 6 – 60' setback, Lot No. 7 – 60' setback, Lot No. 8 – 70' setback, Lot No. 9 – 80' setback, Lot No. 10 – 85' setback, Lot No. 11 – 90' setback, Lot No. 12 – 95' setback, Lot No. 13 – 85' setback, Lot No. 14 – 95' setback, Lot No. 15 – 95' setback, Lot No. 16 – 95' setback, Lot No. 17 – Southeast to Southwest closure at wetland delineation, 55' setback
Docks	All docks are subject to a joint application and approval by Idaho Department of Lands, United States Army Corps of Engineers and the DRB. Some restrictions may apply.
Accessory Structures	Gross square footage maximum ground level, not to exceed 1,152. Gross square footage maximum upper level not to exceed 750. Three structures total maximum. No structure exceeds two levels.
Porches	Substantial porches are required on front and rear. Side porches are encouraged.
Street and Front Yard Landscape	One (1) mature shade tree (3-inch min caliper) per 2,000 sq. ft. of area and one (1) ornamental tree per 1,000 sq. ft. recommended. Ratio of turf to planting beds shall be 2:1 (max) to 4:1 (min).
Side and Rear Yard Landscape	One (1) mature shade tree (3-inch min caliper) and one (1) ornamental tree per 3,000 sq. ft. of area recommended. Ratio of turf to planting beds shall be 3:1 (max) to 6:1 (min).
Sport Courts, Spas and Pools	All are permitted. Only kiddie blow-up pools permitted above ground.
Automated Irrigation Systems	Required.