

Heritage at Grimes – Plat 45 - 12 Lots

SITE ADDRESS _____ LOT # _____

- **Architectural Considerations**
 - The minimum dimension of the main body of the house is 20' per City of Grimes Zoning Ordinance.
 - 1,450 SF Minimum SF for Ranch / 1,750 SF Minimum for 1.5 or 2 Story homes
 - ~~Vinyl siding allowed on any non-street facing facade~~ – Hardie Plank or similar durable material acceptable on all sides
 - Accessory structures much match architectural design. Accessory structures larger than 12' x 12' are not allowed.
- **Required Building Setbacks Per Heritage at Grimes PUD**
 - Front yard setback is 30' for all single family residential lots
 - Rear yard setback is 25' for all single family residential lots
 - Side yard setbacks: 7' / 14'
- **Landscape Requirements**
 - Minimum 2 trees per lot - refer to Chapter 3, Section 12, 3.
 - Minimum 1 tree must be from Overstory list. Second tree can be Overstory or Ornamental. Overstory minimum size at planting is 2.5" caliper. Ornamental minimum size at planting is 1.5" caliper.
- **Fencing Requirements**
 - All fencing, if proposed, must be black vinyl chain link, 48" in height.
- **Swimming Pools**
 - Swimming Pools can be in-ground pools only (above ground temporary pools with a depth less than 24" are allowed).
 - Safety fencing as required by applicable State and Federal guidelines must meet Heritage PUD guidelines
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TO BE INCLUDED WITH THIS SUBMITTAL

- SIGNED APPLICATION FORM
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- ARCHITECTURAL ELEVATIONS AND FLOOR PLANS
- COLOR SWATCHES FOR EXTERIOR MATERIALS
- STONE / BRICK PHOTO FOR EXTERIOR MATERIALS
- SITE PLAN (DIMENSION LOCATION ON SITE, SHOW 2 TREES MINIMUM)

Please allow a minimum 3 days for review and comment.
Return all materials to: heritageatgrimesreview@gmail.com