

# Spring Creek Townhomes

## Background Information

**Project location:** 1130 South and 1700 West (kitty corner to RidgeStone Condominiums)

**Parcel size:** 5.25 acres

### Units:

- Types:
  - 32 - two story townhomes w/ 2-car garage and basement (1,864 ft<sup>2</sup> finished, 701 ft<sup>2</sup> unfinished = 2,565 ft<sup>2</sup> total)
  - 5 - two story townhomes w/ 1-car garage and basement (1,612 ft<sup>2</sup> finished, 667 ft<sup>2</sup> unfinished = 2,279 ft<sup>2</sup> total)
  - 10 - one story townhomes w/ 2-car garage and basement (1,411 ft<sup>2</sup> finished, 1411 ft<sup>2</sup> unfinished = 2,822 ft<sup>2</sup> total)
  - 6 - one story townhomes w/ 1-car garage and basement (1,280 ft<sup>2</sup> finished, 1280 ft<sup>2</sup> unfinished = 2,560 ft<sup>2</sup> total)
- Buildings (8): 6 with 7 units; 1 with 6 units; and 1 with 5 units
- Number: **53 units**

### Parking:

- Each unit will have a garage: 42 w/ 2-car; 11 w/ 1-car
- Each unit also has a driveway 20'+ long that can accommodate additional cars (48 w/ 2-cars; 5 w/ 1-car).
- Additional stalls - 19
  - Stall size – 9' x 18'

### On-site Storage:

- Storage requirement met by garages and basements.

### Amenities:

- Clubhouse – 800 ft<sup>2</sup>
  - Two bathrooms (toilet and sink)
  - Kitchen (refrigerator, range, sink and serving island)
- Pavilion - 960 ft<sup>2</sup> (attached to clubhouse)
  - 6 picnic tables (8')
  - direct access to clubhouse kitchen
  - gas BBQ
  - sink
  - 2 – freestanding BBQ
  - shuffle board facilities
- Picnic areas
  - 2 picnic tables (in addition to pavilion tables)
  - 1 with freestanding BBQ
  - horseshoe pit
  - volleyball/badminton

- Playground – 900 ft<sup>2</sup>
  - see examples attached for facility type
  - sand lot
  - 2 – park benches
- Splash pad (500 ft<sup>2</sup>)
  - see examples attached for facility type
- Sports court – 1300 ft<sup>2</sup>
  - Basketball – 1 standard/hoop
  - Paddle/Pickle ball - 1 net/court

### **Fencing:**

- Perimeter fence
  - Pre-cast/masonry fence along west and south sides of development will be installed in Phase II when units along the west side of the development are constructed.
- Limited Common fencing
  - Limited common areas facing 1130 South enclosed with site obscuring vinyl fencing.
  - All other limited common areas will be separated from each other by site obscuring vinyl fence, but open to common areas.
    1. Potential owners may request fencing to enclose limited common area, but they would then be responsible for landscaping and its maintenance.
    2. If limited common areas remain exposed to common area it would be landscaped (sod) and HOA would maintain.

### **Drainage:**

- Stormwater management systems have been re-designed so that all infiltration facilities are approximately 200'+ from private well site on Simonson's property.
  - (State code requires 200' separation between uncased wells and septic system drainfields; no requirement for stormwater separation)
- Land drain (collection system, sump and pump) will be installed to ensure groundwater remains at least 3 feet below proposed top of basement slab. Land drain will be installed around periphery of development. Sump will be located at the northeast corner of the project. Any required discharge will be pumped to Dry Creek (required discharges are expected to be minimal, and only during highwater season, Feb to Apr, of wet years).

