

ALDER POINT PLAT 1

Lot #	Address	Area SF	Front Setback	Rear Setback	Side Setback	Width (Small Side) (MINUS Setback)	Depth (large side) (MINUS Setback)	Deck Setback	Building Envelope	Type (Flat, Daylight, Walkout)	High Side	M.O.E	M.G.S.	Sidewalk Width	Sidewalk Lin Ft	Easements
1	1023 NW Yorktown Drive/920 NW Sproul Drive	8,866	30	25	5'	40.00	65.00	*	40 x 65	Flat	Left	1020.50	N/A	5'	197	PUE & overland flowage north, sanitary east
2	1029 NW Yorktown Drive	6,000	30	25	5'	40.00	65.00	*	40 x 65	Flat	Left	1020.50	N/A	5'	50	PUE & overland flowage north
3	1035 NW Yorktown Drive	6,000	30	25	5'	40.00	65.00	*	40 x 65	Flat	Right	1020.50	N/A	5'	50	PUE & overland flowage north
4	1041 NW Yorktown Drive	6,000	30	25	5'	40.00	65.00	*	40 x 65	Flat	Right	1022.40	N/A	5'	50	PUE & overland flowage north
5	1047 NW Yorktown Drive	6,000	30	25	5'	40.00	65.00	*	40 x 65	Flat	Right	1022.40	N/A	5'	50	PUE & overland flowage north
6	1053 NW Yorktown Drive	6,000	30	25	5'	40.00	65.00	*	40 x 65	Flat	Right	1022.40	N/A	5'	50	PUE & overland flowage north
7	1059 NW Yorktown Drive	6,137	30	25	5'	40.00	60.03	*	40 x 60	Flat	Right	1022.40	N/A	5'	53	PUE & overland flowage north
8	1065 NW Yorktown Drive	6,660	30	25	5'	40.39	64.47	*	40 x 64	Flat	Right	1022.40	N/A	5'	64	PUE & overland flowage north, PUE west
9	1071 NW Yorktown Drive	6,099	30	25	5'	39.50	59.85	*	39 x 59	Flat	Right	1022.40	N/A	5'	53	PUE & overland flowage north, storm & overland flowage west
10	1077 NW Yorktown Drive/915 NW Winthrop Drive	8,687	30	25	5'	42.70	45.00	*	42 x 45	Flat	Left	1022.40	N/A	5'	182	PUE & overland flowage north, storm & overland flowage east
11	935 NW Winthrop Drive/1186 NW Petersen Drive	9,412	30	25	5'	48.40	58.26	*	48 x 58	Flat	Right	1022.40	N/A	5'	196	sanitary north, overland flowage south
12	1178 NW Petersen Drive	6,727	30	25	5'	45.54	58.54	*	45 x 58	Flat	Right	1022.40	N/A	5'	53	sanitary north, overland flowage south
13	1170 NW Petersen Drive	6,739	30	25	5'	45.00	62.54	*	45 x 62	Flat	Right	1022.40	N/A	5'	53	sanitary north, overland flowage south
14	1162 NW Petersen Drive	6,600	30	25	5'	45.00	65.00	*	45 x 65	Flat	Left	1022.40	N/A	5'	55	sanitary north, overland flowage south
15	1154 NW Petersen Drive	6,600	30	25	5'	45.00	65.00	*	45 x 65	Flat	Left	1022.40	N/A	5'	49	sanitary north, overland flowage south
16	1146 NW Petersen Drive	6,600	30	25	5'	45.00	65.00	*	45 x 65	Flat	Left	1022.40	N/A	5'	45	sanitary north, overland flowage south
17	1138 NW Petersen Drive	6,549	30	25	5'	44.16	65.00	*	44 x 65	Flat	Right	1020.50	N/A	5'	54	sanitary north, overland flowage south
18	1130 NW Petersen Drive	6,830	30	25	5'	44.00	68.13	*	44 x 68	Flat	Right	1020.50	N/A	5'	55	sanitary north, overland flowage south
19	1122 NW Petersen Drive/940 NW Sproul Drive	10,167	30	25	5'	40.00	76.50	*	40 x 76	Flat	Right	1020.50	N/A	5'	224	sanitary north, sanitary east, overland flowage south, storm SE
20	1123 NW Petersen Drive/970 NW Sproul Drive	12,896	30	25	5'	40.22	85.04	*	40 x 85	Flat	Left	1018.40	N/A	5'	256	buffer, detention, storm, & PUE north, storm SE
21	1131 NW Petersen Drive	8,818	30	25	5'	40.00	84.67	*	40 x 84	Daylight	Left	1018.40	N/A	5'	51	buffer, detention, & PUE north
22	1139 NW Petersen Drive	8,098	30	25	5'	40.00	80.13	*	40 x 80	Daylight	Left	1018.40	N/A	5'	50	buffer, detention, & PUE north
23	1147 NW Petersen Drive	6,368	30	25	5'	40.00	54.98	*	40 x 54	Daylight	Right	1018.40	N/A	5'	50	detention & PUE north
24	1155 NW Petersen Drive	5,500	30	25	5'	40.00	55.00	*	40 x 55	Daylight	Right	1018.40	N/A	5'	50	PUE north
25	1163 NW Petersen Drive	5,500	30	25	5'	40.00	55.00	*	40 x 55	Flat	Right	1018.40	N/A	5'	50	PUE north
26	1171 NW Petersen Drive	5,531	30	25	5'	40.00	53.96	*	40 x 53	Daylight	Left	1018.40	N/A	5'	50	PUE north
27	1179 NW Petersen Drive	6,222	30	25	5'	40.00	49.36	*	40 x 49	Daylight	Left	1018.40	N/A	5'	51	detention & PUE north
28	1187 NW Petersen Drive	7,446	30	25	5'	40.00	53.60	*	40 x 53	Daylight	Left	1018.40	N/A	5'	56	buffer, detention, & PUE north
29	1195 NW Petersen Drive	6,635	30	25	5'	40.00	55.46	*	40 x 55	Daylight	Left	1018.40	N/A	5'	59	buffer, detention, & PUE north, snow storage south
30	1203 NW Petersen Drive	8,797	30	25	5'	39.67	64.12	*	39 x 64	Daylight	Left	N/A	1019.80	5'	34	buffer, detention, & PUE north, snow storage south, sanitary SW
31	1211 NW Petersen Drive	14,120	30	25	5'	39.62	88.30	*	39 x 88	Flat	Right	1021.00	N/A	5'	32	buffer, detention, & PUE north, snow storage south, sanitary SE, storm, overland flowage, & PUE west
32	950 NW Winthrop Drive	9,011	30	25	5'	39.76	71.10	*	39 x 71	Daylight	Right	1021.00	N/A	5'	39	storm, overland flowage, & PUE west, snow storage east
33	940 NW Winthrop Drive	7,159	30	25	5'	40.00	66.72	*	40 x 66	Daylight	Right	1021.00	N/A	5'	60	storm, overland flowage, & PUE west, snow storage & sanitary east
34	930 NW Winthrop Drive	7,378	30	25	5'	40.00	85.65	*	40 x 85	Flat	Right	1021.00	N/A	5'	50	storm, overland flowage, & PUE west, sanitary east
35	920 NW Winthrop Drive	6,942	30	25	5'	40.00	76.93	*	40 x 76	Flat	Right	1021.00	N/A	5'	50	storm, overland flowage, & PUE west, sanitary east, PUE south
36	910 NW Winthrop Drive	6,504	30	25	5'	40.00	66.86	*	40 x 66	Flat	Right	1021.00	N/A	5'	50	storm, overland flowage, & PUE west, sanitary east, PUE north, storm south
37	1089 NW Yorktown Drive	9,489	30	25	5'	40.00	42.24	*	40 x 42	Flat	Right	1021.00	N/A	5'	167	storm north, sanitary east, PUE west, PUE NW
38	1096 NW Winthrop Drive	7,342	30	25	5'	40.24	73.17	*	40 x 73	Daylight	Left	N/A	1016.10	5'	44	sanitary north, PUE south
39	1090 NW Yorktown Drive	7,776	30	25	5'	47.32	55.96	*	47 x 55	Daylight	Left	N/A	1016.70	5'	69	sanitary north, PUE east, PUE south

*Decks that are 29-inches or less can encroach into the rear setbacks. Anything 30-inches and over must meet the side and rear yard setbacks.

Decks over 50-square feet are only permitted in the rear yard.

Decks shouldn't be built over easements or drainageways.