



# Design Guidelines and Regulations

**“Subdivided and recorded as Painted Pastures Subdivision – Branded name – BelleVista”**

DECEMBER 11, 2019  
Revised June 29, 2023

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## **1. Preface**

### **1.1 Introduction**

These Guidelines and Regulations have been created to ensure that all constructed improvements at the Painted Pastures Subdivision utilize a common set of rules, with the intent of stimulating a rich and diverse variety of creative architectural styles, drawn from a common palette of materials, and blended together to form a community, compatible with the beauty of its natural setting.

All persons involved in any building, landscaping, development, addition, deletion and/ or alteration to any property within the Painted Pastures Subdivision shall use these guidelines. All architecture shall be designed and developed in accordance with the included guidelines. All architecture shall also be designed in accordance with the zoning and planning regulations of Silt, Colorado, and applicable federal and state statutes, rules and ordinances.

In accordance with the Declaration of Covenants, Conditions, and Restrictions for Painted Pastures Subdivision (Declaration), this document establishes the general design theme, specific design requirements and stipulations, a design review process and all construction compliance regulations that apply to the Painted Pasture Subdivision.

These design guidelines are meant to be a guide in the design and construction at the Painted Pastures Subdivision. Although these guidelines are attempting to foresee all potential conflicts, it is understood that any set of design guidelines will not be able to account for the individual conflicts or problems that are found at each of the different sites. All problems that are not accounted for with these guidelines will ultimately be decided upon by the PPDRC.

This Document has been adopted by the Painted Pastures Design Review Committee (PPDRC) and may be amended from time to time by the PPDRC. Before submitting plans, it is the responsibility of the Owner, Architect, Contractor or Authorized Agent to obtain a current copy of the most recently revised design guidelines. Copies of the most recent Guidelines may be obtained as follows:

Real Estate Sales Trailer - On Site Location: 2399 W Sabino Lane, Silt, CO By Appointment Only:

PPOA link: <https://www.propertyprosteam.com/painted-pastures-owners-association>

Website link for Design Guidelines download: [www.bellevistalife.com](http://www.bellevistalife.com)

Note: The development was rebranded as BelleVista. The HOA remains Painted Pastures.

## **2. Site Development**

### **2.1 Introduction**

Site development involves the location and orientation of buildings, driveways and other improvements on a lot. Buildings should be oriented to maximize the physical and environmental attributes of the site, while minimizing the disturbance to the natural surroundings. The overall massing and placement of buildings should be designed in response to the topography of the site. The preservation of open space, common area and indigenous

vegetation, combined with sympathetic residential design and site planning, are overriding Committee goals.

## **2.2 Building Setbacks and Building Envelope**

The Building Envelope is the area on the Lot within which all improvements must take place. In accordance with the Town of Silt Zoning Ordinances, the following minor structures or uses may occur in setbacks:

- Driveways
- Planters
- Play equipment
- Signs, with an approved sign permit
- Walkways
- Minor utility facilities

With respect to the Lower Cactus Valley Ditch, no building, shed, garage or other structure shall be constructed within twenty-five (25) feet of the centerline of the Ditch and no fences, gates or other improvements, including without limitation, trees, shrubs or landscaping (other than grass or lawn) may be placed, maintained or permitted within fifteen (15) feet of the centerline of the Ditch.

The purpose of establishing a building envelope is to ensure that buildings are placed in a manner that minimizes impacts on the natural landscape, while maximizing the views of the surrounding landscape and exposure to the sun for all property owners and adjacent building envelopes.

## **2.3 Lot Coverage**

In no case shall building coverage, including driveways, at-grade patios, and covered porches, exceed 60% of the total lot area.

## **2.4 Site Utilities**

Site utilities (e.g. water, sewer, electric, gas, CATV) are to be installed underground on alignments that minimize grading, tree removal and other disturbances to the site. All utilities shall comply with the utility plan for Painted Pastures. Above grade utility leads to be screened by approved meter enclosures.

Sewer services provided may not be deep enough to allow gravity flow from basements. Individual sewer ejectors may be necessary for basement plumbing. If necessary, individual sewer ejectors shall be installed and maintained by the home owner.

## **2.5 Grading**

Grading should be designed with a combination of cuts, fills, and retaining walls that appear to be a natural extension of the surrounding landscape. Whenever possible, natural slopes are to be used instead of structures. Cut and fill slopes are to be re-vegetated with native

plant materials and blended into the surrounding site. No design and construction of improvements or drainage on a lot may cause a condition that will lead to soil erosion on the lot or adjacent property. With the exception of the grading for site access, all grading shall be limited to areas within the envelope.

## **2.6 Drainage Systems and Structures**

It is required that all natural drainage courses will be protected and existing drainage patterns maintained. Natural site drainage should be used whenever possible, and must substantially comply with the approved, platted civil engineering drawings for each land parcel. New drainage ways are to be designed to appear and function like natural drainage ways. Headwalls, ditches, and similar drainage structures, visible from off-site, are to be built of, or veneered with an approved Painted Pastures stone or other approved surface.

Pursuant to the Plat and a separate declaration of easements, the Town of Silt and the Declarant have established drainage easements on certain Lots. Refer to the Plat and to the individual Site Plan for specific locations.

The drainage plan for the Property details drainage patterns for the entire parcel. Any modifications to individual site drainage must comply with said plan. Runoff from impervious surfaces, such as roofs and paved areas, shall be directed away from entries and public areas to natural or improved drainage channels or absorbed into naturally vegetated areas. No curbs or gutters shall be installed without Committee approval.

Any improvement, which creates an obstruction to surface flows resulting in a back-up of water onto a neighboring lot or tract, is strictly prohibited.

## **2.7 Retaining Walls**

Retaining walls may be constructed of approved boulders, veneer walls, or laid stone, used in traditional patterns. Other materials may be approved on a case-by-case basis. No railroad tie retaining walls will be allowed.

Retaining walls over 4' in height are discouraged. Every effort should be taken to blend retaining walls into their surroundings, avoiding abrupt transitions.

## **2.8 Driveways**

Driveway access points are limited to one per lot. Double lane drives shall be eighteen (18) to twenty (20) feet wide. Driveways should follow alignments that minimize grading, tree cutting or other disruption of the site. All driveway surfaces are to be of asphalt or concrete. A concrete apron adjacent to the garage doors is permitted. Driveway grades should not exceed 8% unless approved by the PPDRC.

## **2.9 Snow Management**

All paved driveway and parking areas must be designed to provide for the removal and adequate

storage of snow. Snow storage areas in the amount of 25% of the paved surface area must be provided adjacent to the paved surfaces. These areas must be shown on the site plan.

## **2.10 Paths, Outdoor Spaces, and Terraces**

It is required that all paths, decks, patios and terraces are to be designed within the building envelope to blend into the natural topography and vegetation, and to create a harmonious and integral design with the architecture. These elements can serve as an effective transition between the mass of a building and the topography and natural characteristics of the site.

Materials are to be natural and designs must not encourage soil erosion. Acceptable paving materials for terraces, patios, and walkways include flagstone, sandstone, concrete pavers or colored concrete. Colors and textures shall be reviewed by the PPDR. Crusher fine material may be used. Asphalt walks will not be allowed.

On above grade decks, support columns and underside decking shall be finished to match the materials used on the main residence. Underpinning for decks more than three feet (3'-0") above grade must be designed without visible cross bracing or with a continuous screen wall to conceal structural supports. Railing systems should be subtle and blend into architecture.

All materials are to be submitted to and approved by the PPDR.

## **2.11 Fences and Landscape Boundaries**

Fencing must be incorporated into the architectural design and must be approved by the PPDR. All fences, walls, and gates must be integrated and harmonious with the design of the house, using similar materials and finishes. Fences will not be allowed as a complete boundary or enclosure delineating the property line. Fence construction within an easement is at the risk of the Owner.

Small enclosures attached to and integrated with the house will be permitted at the discretion of the PPDR. Such enclosures may define pet runs, small yards, courtyards, terraces or hot tub areas in close proximity to the residence for the purpose of privacy.

Fences, privacy or screen walls must not exceed five (5) feet in height, measured from existing natural grade. Those Lots that have frontage on two (2) streets shall not have any fence exceeding forty-two (42) inches in a yard adjoining a street without prior written approval by the Town of Silt. Fenced areas shall be limited to a maximum of 1,500 square feet, unless otherwise approved by the PPDR.

All fences must be constructed with the finished side facing outward from the lot. The unfinished side of the fence must not be visible at ground level from any street or other tract of land.

Fences must be designed and constructed of materials which assure that they remain straight and plumb. Acceptable materials are:

1. wood, metal, stone or brick,
2. framed wire mesh, and

3. galvanized steel posts, 2 inches in diameter, extending not higher than the top of the fence, when used on the interior of a solid fence.

Wood fencing should be stained. Any paint or stain requires approval and must be muted shades. Fences of one material must be of one color.

#### **2.12 Dog Runs**

Invisible fences for the purpose of confining pets will be allowed to define the limits of the property.

Dog runs must be located in the Rear or Side Yard and in an area that does not cause a disproportionate adverse impact on neighboring properties or residents.

Dog runs are not to be allowed for the purpose of a permanent living area and must be located at least 5 feet from the property line. A dog run may not exceed five (5) feet in height.

#### **2.13 Exterior Utility Areas**

Trash disposal and outdoor service areas must be included within the envelope, and as appropriate made inaccessible to wildlife. All service areas must be approved by the PPDR. Trash container, maintenance equipment, and firewood must be screened and/or enclosed from view. Such features shall be of an approved color.

#### **2.14 TV Dishes and Antennas**

Any TV or radio antennas, dish or equipment must be sufficiently concealed or screened so as to not be highly visible from any public view or neighboring property where possible. Large freestanding satellite dishes and/or other types of equipment are prohibited.

#### **2.15 Night Lighting**

The intent of the lighting guidelines is to maintain the rural character of the setting, preserve the night sky and protect neighboring properties from bright lights and direct light sources. With the exception of subdued down-lighting located along drives, parking areas, walkways, and decks, all exterior lighting shall be attached to the home.

In all cases, down lighting shall be installed such that the direct light source is not directly visible. Frosted or seeded glass is required for exterior lighting fixtures. Low wattage bulbs must be installed and shall not exceed 100 watts. Up-lighting of trees shall not be permitted.

Decorative lighting fixtures must be an integral and compatible part of the architecture of the dwelling. Other light fixtures must be inconspicuous and unpretentious. Light fixtures and their supports must be of materials and colors which are in harmony with the natural environment.

Seasonal lights may be displayed for a period not to exceed 6 weeks. Seasonal displays must be limited in scope so as to not become a nuisance or annoyance to the neighborhood.

## **2.16 Miscellaneous Improvements**

The PPDRC may approve at its discretion hot tubs or spas, dog runs, small swing-sets and play houses, ancillary buildings, or any other specific item not outlined, which are proposed to be located within the envelope. All such items to be approved must be enclosed by fencing to provide proper screening. Outdoor pools, temporary shelters, tents, and temporary storage units are prohibited.

## **2.17 Wetlands**

Wetlands shall be avoided in order to preserve the natural landscape. All property located adjacent to the wetlands along Overo Boulevard shall be specifically addressed with the PPDRC. Wetland disturbance will not be permitted in any form.

## **3. Landscape Guidelines**

### **3.1 Introduction**

The goal of landscape design for Painted Pastures is to create harmony between the developed areas within a building envelope and the surrounding natural landscape. Painted Pastures should blend with the natural setting and not replace all existing natural vegetation and features with lush lawns, gardens and other man made elements. The objective of these guidelines is to ensure that the landscape design blends naturally with the existing environment and that it complements the architecture.

### **3.2 Landscape and Plant Materials**

Approved and Prohibited plant species are listed in the Appendices of this document.

Plant materials used for erosion control are used to establish rapid surface stabilization. The PPDRC may also require that other stabilization measures such as jute matting be employed.

Riparian and wetland areas are to be protected from disturbance during construction.

### **3.3 Minimum Landscaping Requirements**

The Home Builder is responsible for planting a minimum of one (1) street tree per forty (40) feet of street right-of-way, but not less than one (1) tree per Lot. Street trees shall consist of Little Leaf Lindens, 2" minimum caliper. Other acceptable trees are listed in the Recommended Plant List, but should be used to supplement the Little Leaf Lindens. *Example:* Eighty (80) linear feet of street frontage requires two (2) street trees. Sixty-five (65) linear feet of street frontage requires two (2) street trees.

The Home Builder is responsible for planting a minimum of five (5) shrubs per forty (40) feet of street right-of-way. Planting groups should include a combination of the following in order to compliment plantings along Grand Avenue and Overo Boulevard: Blue Mist Spirea, Cinquefoil, Juniper "Blue Chip", Sand Cherry "Pawnee Butte", and Wild Rose. Other acceptable shrubs are

listed in the Recommended Plant List. Shrubs must be a minimum of 5-gallon container. *Example:* Eighty (80) linear feet of street frontage requires ten (10) shrubs. Sixty-five (65) linear feet of street frontage requires ten (10) shrubs.

The Owner of the associated Lot will be responsible for maintenance of the plantings. Basic Maintenance involves mowing, irrigation, fertilizing, and pruning.

Irrigation will be provided by the Home Builder for all merchant built Lots.

The Home Builder is responsible for the replacement of plantings during the one (1) year warranty period. After that period, the Owner will be responsible for the replacement of neighborhood zone plantings. Replacement materials will be the same size and variety as the existing plant materials at the time of installation.

Lawns may consist of sod appropriate for the climate.

100% landscape materials will be required. This consists of trees, shrubs, grass, and approved ground treatments, including mulch and rock. A maximum of 50% may be hardscape, mulch or rock.

It is the responsibility of the Owner to ensure that the minimum required landscape has been provided.

### **3.4 Irrigation**

As water is a valuable resource in the semi-arid west, the PPDRC is committed to conserving water. The overriding goal is a landscape character that is indigenous to the area and limits the irrigation to a minimum.

A raw water system is available for irrigation purposes within Painted Pastures. This water is not treated to drinking water standards and is not meant for human consumption. Connection to this system will require separate metering and payment for usage as coordinated with the Town of Silt.

The Town of Silt allows home owners to irrigate up to 3,500 square feet of lawn space. In the interest of water conservation, the PPDRC encourages home owners to limit irrigated areas. Submittal, review and approval of an irrigation plan are required as described in the submittal sections of this document.

## **4. Architectural Guidelines: Residential**

### **4.1 Introduction**

The intent of the Painted Pastures Architectural Residential Guidelines is to encourage diversity and flexibility in design, while developing a general unity between the design and appearance of individual residences.

Each residence should respond to the natural features of its lot including its grades, trees and plants. Each residence should also respond to its relationship with neighboring residences.

#### **4.2 Single Family Residential**

Every single family home is to have at least 1,200 square feet and a two-car garage. Each lot must provide parking for a minimum of two cars. No more than a three-car garage will be allowed.

#### **4.3 Multiple Family / Cluster Residential**

No more than a three-car garage will be allowed. Each unit must provide off-street parking in accordance with the Town of Silt Municipal Code requirements.

Multi-family unit developments of 8 or fewer units per lot shall be designed so that the overall feeling of the combined units is of one single family residence. To this end, identical building materials and surface finishes must be used on all units. Landscaping must also create the illusion of a single family home.

Multi-family units of 9 or more located on a single parcel may be designed and massed as single, multiple, attached or detached structures, subject to PPDRC approval.

#### **4.4 Building Area**

The floor area is defined as all livable, enclosed space of a building, as measured from the exterior face of structure. Only garage and appropriately sized mechanical spaces can be excluded from the calculation of livable floor area.

The Town of Silt requires that the width of a residence along the front building line be at least two-thirds (2/3) the depth of the residence.

#### **4.5 Building Height**

Building height restrictions are twenty-seven (27) feet for structures of 8 or fewer units per single parcel, forty five (45) feet for 9 or more unit structures at 16 units per acre or less and seventy (70) feet for structures of 16 or more units per acre. Applicants should refer to the available documents from the Town for further definitions and maximums for applicable height restrictions. Also refer to the definitions portion of these guidelines.

The height of a building is the vertical distance above a reference datum or existing grade measured to the mid-point height of the highest gable of a pitched or hipped roof.

#### **4.6 Materials and Construction Techniques**

Material and construction techniques are to be high quality, durable, and proven effective in similar climate applications. Cold roof or super-insulated roof designs are suggested. Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The predominant exterior materials will consist of approved manufactured surface, wood, stucco or stone.

Building masses should be comprised of no more than three building materials. Plywood or synthetic sidings such as aluminum, vinyl and fiberglass products are prohibited. Alternative wood composite materials are subject to PPDRC approval. Metals such as copper and wrought iron are encouraged as decorative elements to enhance the building's appearance.

#### **4.7 Roofs**

Primary roof materials allowed include metal roofs, wood shingles and shakes, or heavy composition shingles. Roof materials should be non-reflective. Rolled composition roofing is not allowed.

The secondary roof material, if pertinent to the overall scheme and approved by the PPDRC, may consist of a non-reflective steel or metal material, treated to enhance their natural patina. Flues, vents, and mechanical equipment should be organized and housed in chimney forms. If not feasible, such projections must penetrate the roof behind the ridge and be compatible in height, material and color with the existing built form.

Roofs are to be gabled, hipped, or a variation on these forms. Roofs shall maintain a pitch of between 6:12 and 10:12 for the primary roof forms. Secondary roof forms are to maintain a pitch of between 4:12 and 6:12. Variations in slope may be approved at the discretion of the PPDRC.

Flat roofs are discouraged and will be allowed only as a secondary roof element where not highly visible. Flat roofs where allowed, must be finished with a colored aggregate ballast or cap sheet matching the walls or other roof material of the residence.

Roof overhangs should extend a minimum of 12" from the exterior on rake conditions, and a minimum of 18" on eave conditions.

Porches and covered entries are encouraged. The idea of creating a transition between the front door and the street is important. The roof of the porch is to be an extension of the roof theme of the architecture. Snow diverters and retainers may be necessary on certain roof forms. If used, they shall be designed as decorative elements consistent with the overall design of the residence.

Visible flashing is to be minimized. Colors and materials should blend with the overall building theme. All exposed metal must be finished or painted to blend with the adjacent material.

Other desirable design considerations for roofs include:

1. Ridge line lengths should be less than a 40' maximum.
2. The breaking up of expansive roof surfaces through the introduction of dormers, cupolas, or clerestory windows is encouraged. Dormers may be gable, hip, or shed forms.

#### 4.8 Dormers

Dormers are encouraged as a roof element. Dormers should be used as an alternate to second story walls to bring natural light and glazing to second story spaces. When used, dormers are to appear as a proportional element of the roof plane. Dormers should be used as a method of adding texture to large linear roof forms.

#### 4.9 Walls

A limited palette of materials based upon the natural context should be used in the composition of all walls. These materials should consist of natural stone, approved manufactured products, wood and stucco. In all applications, the material used must enhance form, so as not to appear as a veneer. Materials not permitted for exterior walls include but are not limited to plywood siding, concrete block, adobe, and contrasting light or dark grout or mortar.

Every house is to be designed on all four sides, not designed for the front facade only. Large expanses of continuous wall planes shall be avoided. Walls shall be broken by detailing, material selection, and depth to provide a pleasing and sensitive design. Changes of building material shall occur at inside (versus outside) corners. Stepped fascias comprised of multiple layers of trim material are encouraged to provide relief.

The foundation should step down and should follow the contours of the site. On steep sites, it is required that all houses have a more substantial base on the downhill sides. No more than 18" of exposed concrete is permissible. All exposed concrete should receive a stucco or mortar-wash finish and be painted to blend unobtrusively with adjacent materials.

Stone is another appropriate base material which provides a visual anchor attaching the building to the site. The appropriate type of stone should be indigenous to the area and must be approved by the PPDR. Stone should not end on an outside corner or appear to be applied as a veneer.

A wood wainscot may be used in conjunction with a cementitious or stone foundation. Clearance between the wood siding and grade shall be per the applicable building code requirements.

It is encouraged that wood be used as a primary exterior material. Timber, log, and various wood veneers in the form of board and batten, tongue and groove, shiplap siding or shingle siding are recommended to provide texture to the wall. The use of siding must be mixed to include trim bands, built-up panels, etc. Due to the extreme climatic conditions, siding materials should be no less than 5/8" in thickness, and it is strongly encouraged that full 3/4" material be used where possible. Trim board material is encouraged to be 1-1/2" thick material where possible. Wood surfaces such as boards and shingles can be used as freestanding elements or infill panels. Wood surfaces should appear finished in more of a natural rather than a milled state.

Timber structures are to be designed and detailed in a manner that results in an authentic-appearing facade. Spacing, size and treatment of the material should reflect its specific structural properties. Log construction is limited to logs of 12" in diameter maximum (measured at the wide end of a tapered log).

Samples of all wood materials to be utilized must be submitted for approval.

Stucco may also be used as an element in concert with stone or wood. It is encouraged that the stucco be finished in muted tones.

#### **4.10 Porches & Exterior Rooms**

Porches are encouraged and should be constructed of materials that appear as natural extensions of the buildings that adjoin them.

Decks and Balconies can reinforce the connection with nature by extending the interior living space to the exterior and inviting people outside. A strong connection with the roof form is encouraged, not only to protect outdoor space from the elements, but also to provide a visual transition from inside to outside. The massing of the building should support these elements; stone columns can help to tie the deck to the ground. Roof design, overhangs and snow fences at a minimum should attempt to protect above grade decks from snow shedding.

#### **4.11 Entries and Exterior Doors**

The main entry to the residence should be immediately recognizable and visible from the street. It should enhance the streetscape as a focal point of the design of the residence. The entry should also be well protected from any substantial shedding snow from the roofs above. The use of timber joinery and post and beam styling to visually support these opening is suggested.

#### **4.12 Windows**

Windows are a very important design element on the residences. Openings for windows are to be appropriate to the structural expression of the building and are to be designed with sills.

Windows may be made of wood, vinyl or other approved quality material. Large window groups should be composed of several smaller windows. This does not preclude the use of large picture windows, but large windows must be used in combination with other smaller windows.

Large window surfaces are to be subdivided with structural members, permanently applied, integral, or snap-in muntins. Large single panes of glass are acceptable provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized panes.

Clear, solar gray and solar bronze glass may be used. Other colored, reflective or mirrored glass is not permitted.

Exterior wood shutters shall be reviewed by the PPDRRC on a case by case basis.

Interior window coverings should be considered during design as they will be visible from the exterior. Only materials intended for use as window coverings shall be allowed. Foil is not permitted. Security bars are not permitted.

#### **4.13 Garages and Garage Doors**

Garages shall not dominate the structure and shall be subordinate to the residence. Side entry garages, where applicable, are preferred to those visible from the street or public areas. Front

entry garages are encouraged to be set back three (3) feet from the front plane of the residence. Each garage space as required by the Town of Silt ordinances shall measure no less than ten (10) feet by twenty (20) feet.

Two garage doors are the maximum allowed. Single or Doublewide garage doors are permitted. All garage doors should be protected from snowfall from roofs above, by the design of the roof whenever possible.

Wood panel, wood-sided or wood-faced insulated sectional overhead doors are recommended. Lightweight embossed metal face overhead doors are prohibited.

#### **4.14 Colors & Finishes**

A limited palette of subdued colors derived from nature is encouraged, however, this does not exclude the consideration of colors and color combinations that may reflect trends with a wider palette of colors, as may be introduced from time to time. Accent and trim colors should harmonize with the building field colors, whether using similar or contrasting tones and hues. Proposed colors are subject to PPDRC approval.

Colors approaching the primary range (red, blue, yellow) are discouraged.

#### **4.15 Skylights and Solar Applications**

All homes at Painted Pastures are encouraged to use and select "green" materials. The introduction of passive energy technology is greatly encouraged. These conservation measures must coincide with the intent of these guidelines.

Solar panels, when used, shall be integrated with the roof form to be as unobtrusive as possible. All solar applications must be approved by the PPDRC.

Skylights are allowable when their introduction does not detract from the integrity of the building or the surrounding site. Any material used in a skylight must be non-reflective. Frames shall match adjacent surfaces. All skylights must be approved by the PPDRC.

#### **4.16 Chimneys**

Chimneys are strong design elements integral to any home. Any chimneys for fireplaces, boiler flues, etc. which are exposed to view by the public or neighbors must be concealed within an enclosure. The standard chimney material recommended is stone, wood or stucco consistent with the materials used on other portions of the building. Tacked-on or exposed metal flue elements will not be allowed. An architectural or masonry chimney cap is encouraged to help conceal the top of the chimney flue or termination cap.

Due to the extreme fire danger usually present in arid regions, all chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor. Wood burning fireplaces are prohibited.

#### **4.17 Prefabricated Modular Buildings**

Mobile homes are not allowed in Painted Pastures. Modular structures that are manufactured or assembled off-site and are delivered in modules or completely disassembled for transportation may be permitted by the PPDRC if it is designed in compliance with the Design Guidelines.

#### **4.18 Signage**

Address signage is limited to two (2) square feet for both numbers and letters. Street names and address numbers may be included. Addresses should be located on the residence where visible to the street. Addresses may be located near the driveway intersection with the street in situations where the signage would not be visible on the residence. Addresses may be placed upon a stone or wood monument, but their design and location require approval by the PPDRC. Such monument shall be no higher than 6' above the ground to any part, including any lighting.

All signage must be in compliance with the Town of Silt Signage Code prior to installation. All permitted signs, regardless of type, are subject to the approval of the PPDRC for style, design, color, text, location, and duration of exhibit, prior to their placement for display. Any other signs are prohibited and will be removed. At no time shall signs be placed on or nailed to trees.

### **5. Construction Regulations**

#### **5.1 Introduction**

The construction process at the Painted Pastures Subdivision is the final key to the realization of these design guidelines. The purpose of these construction procedures is to regulate construction activity within Painted Pastures to minimize the impacts of construction on Owners and Guests. Further, it is the intention of the PPDRC that the construction process has a rigorous guideline to ensure the quality development envisioned from the outset.

Construction shall not begin until final plan approvals have been issued by the PPDRC, a Pre-Construction Meeting has been held on-site with the general contractor and a building permit has been issued from the Town of Silt. Refer to the Appendices of this document for the full regulation on construction activity.

#### **5.2 Construction Management Plan**

All built projects are to provide the PPDRC with a Construction Management Plan before construction showing the limits of construction, location of construction trailer if any, parking, lay down area, sanitary facilities, dumpster and construction signage. Scale of drawing is to be same as site plan.

### **5.3 Limits of Construction**

The physical limits of construction and related activity shall be indicated on the construction management plan. All construction activity, storage of all construction materials, temporary construction trailer and sanitary facilities, vehicle parking, dumpsters and other construction equipment or facilities shall be located within the Limits of Construction area.

### **5.4 Protection of Existing Vegetation**

Methods for protecting existing vegetation, particularly vegetation within the Limits of Construction, shall be indicated on the Construction Management Plan. All protective measures shall be taken prior to construction. Consult with a landscape architect as to their recommendation for protection.

### **5.5 Location of Construction Trailers**

Trailers should be located within the designated limits of construction. Construction signs shall conform to the standard Painted Pastures sign regulations. All temporary structures shall be removed upon the issuance of the Certificate of Occupancy.

### **5.6 Temporary Sanitary Facilities**

Job sites shall be equipped with sanitary facilities. Such facilities shall be screened from view from adjacent properties and roadways.

### **5.7 Construction Phasing and Schedule**

A construction schedule indicating the estimated start and completion date of all major phases of construction shall be submitted and approved by the PPDRC prior to construction.

### **5.8 Construction Site Maintenance**

Job sites shall be cleaned up daily to remove construction material and debris. Any debris that cannot be temporarily stored in dumpsters shall be removed from the site daily. Concrete remaining from the cleanup of trucks shall be removed from the site within seven days. All excavation material not used for backfill or final grading shall be removed from the construction site and the development within one month of excavation. Roads are to be swept and cleaned on a regular basis during construction per the time of year.

### **5.9 Restoration and Repair**

Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

### **5.10 Dust and Noise Control**

Reasonable noise and dust levels shall be maintained at all times. When necessary, mitigating measures may be required by the PPDRC to reduce noise or dust levels.

### **5.11 Construction Hours**

Hours of construction shall be limited to 7 a.m. to 6 p.m. Mondays through Fridays unless such Monday through Friday falls on a holiday recognized by the State of Colorado. Saturday, Sunday and holiday construction will be strictly limited to the hours of 9 a.m. to 4 p.m. Noisy activities, such as hammering, sawing, excavation work, concrete delivery, radios, etc., should be curtailed on holidays and Sundays of each week.

### **5.12 Material Deliveries**

All building materials, equipment and machinery required to construct a residence on any lot must be delivered to and remain within the building envelope to each lot, clear of all setbacks. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that remain on-site overnight. Material delivery vehicles may not drive across adjacent lots or tracts to access a construction site under any circumstances.

### **5.13 Vehicles and Parking**

All vehicles shall be parked in the designated area shown on the construction management plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on roads overnight.

### **5.14 Firearms**

The possessions or discharge of any type of firearm by construction personnel on any construction site, lot or common element with Painted Pastures is prohibited.

### **5.15 Alcohol and Controlled Substances**

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, lot or common element within Painted Pastures is prohibited.

### **5.16 Fires and Flammable Materials**

No on-site fires are allowed, except for small, confined, attended fires for the purpose of heating masonry water. The build-up of any potentially flammable materials constituting a fire hazard on-site is prohibited.

### **5.17 Signage**

No sign or signs shall be displayed to the public view from any Lot except that:

1. Each general contractor, architect or interior designer, during the active construction period of a new home or major addition to any existing home, may display a single construction sign, no larger than six (6) square feet. Approval of this sign design by the PPDRC is required.
2. The general contractor of a market home may, with the consent of the PPDRC, continue the display of his construction sign, for advertising and sales purposes after

construction has been completed, until such time that a contract for sale has been executed.

All permitted signs, regardless of type, are subject to the approval of the PPDRC for style, design, color, text, location and duration of exhibit, prior to their placement for display. Any other signs are prohibited and will be removed. At no time shall signs be placed on or nailed to trees.

#### **5.18 Pets**

Pets, in particular dogs, must be restrained at all times by a leash while on-site.

#### **5.19 Blasting**

Any plans to blast shall be brought to the attention of the PPDRC before commencement and shall require the approval of the PPDRC. Property safety and proactive actions shall be used and are the responsibility of the contractor of record.

#### **5.20 Construction/Damage Deposit**

A refundable Construction/Damage deposit shall be required prior to the beginning of any new construction or site preparation in the Painted Pastures Subdivision. The deposit shall maintain a designated balance during the duration of construction. The deposit shall be paid directly by the general contractor and is in addition to any PPDRC compliance deposit. The deposit shall be used as a security to ensure that the contractors comply with the approved construction management plan and the performance standards as outlined in this section. Any damage that is caused during construction (i.e. curb or street damage, landscape damage) shall be paid for from the Construction/Damage Deposit. In addition, the deposit may be used to complete any required improvements or to remove any non-conforming improvements in order to ensure compliance with the approved plans. The General Contractor shall add payments as necessary to compensate for any reductions from the original deposit. Multi-Unit development deposits shall be set at the discretion of the PPDRC.

#### **5.21 Construction Fines**

The PPDRC may assess fines for violations of any provision of these guidelines as follows: First violation, fifty dollars (\$50.00); second violation, one hundred dollars (\$100.00); third violation and subsequent violations, five hundred dollars (\$500.00). In the event that any person fails to cure (or fails to commence and proceed with diligence to complete the work necessary to cure) any violation of the Design Guidelines, including these Construction Regulations, within fourteen (14) days of the date on the written notice from the PPDRC designating the particular violation, the PPDRC shall have the power and authority to impose upon that person a subsequent fine as outlined above. There shall be no limit to the number or the aggregate amount of Violation Fines, which may be levied against a person for the same violation if not timely cured. The Violation Fines, together with interest at the highest lawful rate per annum and any costs of collection, including reasonable attorney's fees, shall be a continuing lien upon the Lot against which such Violation Fine is made. Continued failure to comply may cause the PPDRC to pursue legal remedy in the form of a "stop work" injunction or punitive damages.

In some cases, a fine may be assessed immediately without written notice. This would apply to violations witnessed by the PPDRC or its representative in areas which are immediate in nature, repetitive or cause immediate damage such as noise violations, pets not on a leash, port-a-let outside limits of construction zone, damage to setback areas, beyond construction fencing or on neighboring property, etc. A written notice will be provided to the Owner and Contractor of any immediate fines assessed. If payment of fines has not been made by the day of a request for final release and return of the construction/damage deposit, the fines will be deducted from the deposit.

## **6. The Painted Pastures Design Review Process**

### **6.1 Introduction**

The Painted Pastures design review process consists of a series of submittals to and meetings with the lot Owner(s), Architect(s) and/or the Owner's Representative(s) and the Painted Pastures Design Review Committee (PPDRC). This process starts with an informal meeting and ends with the completion of site improvements. For milestones throughout the process, a series of meetings have been established to ensure a smooth, productive and cohesive design process for each site/lot/parcel and/or residential development. The PPDRC should be looked at as an integral member of the Owner's design and construction team, whose purpose is to guide the Owner through the guidelines established to keep the Painted Pastures Subdivision as a tremendous example of Colorado community living.

The PPDRC will evaluate each proposal based upon the guidelines and regulations. Some of the guidelines are written to relatively broad standards, leaving interpretation to the Applicants and to the discretion of the PPDRC. The Town of Silt Municipal Code and Building Department determine other guidelines such as utility setbacks, size of the residences and building heights. Still others such as building materials and landscape zones are more clearly established by the PPDRC.

With the idea that each project will have its own unique qualities, characteristics and goals, the PPDRC has the authority to approve deviations from any of the design guideline standards. However, any request to deviate from the Painted Pastures Design Guidelines and Regulations will be evaluated at the sole discretion of the PPDRC. It will be incumbent upon the applicant to creatively demonstrate that the proposal is consistent with the overall objectives of these guidelines, and further, that the deviation will not adversely affect adjoining lots within Painted Pastures as a whole.

The PPDRC has the authority to update these guidelines, along with the structure of the Design Review Committee, its members and its consultants, from time to time as necessary. All changes will become effective upon adoption by the Painted Pastures Owners Association (PPOA) and apply to all lots currently active in the design review process (having made a formal submittal).

### **6.2 Design Review Committee Membership**

The Painted Pastures Design Review Committee shall consist of three (3) members as appointed by the Board of Directors of the Painted Pastures Owners Association (PPOA). Members of the PPDRC need not be members of the PPOA. One member shall be a licensed architect in the State of Colorado. At its discretion, the Board of Directors may designate an alternate member for Committee members unable to be present at regularly scheduled meetings. A majority of members shall constitute a quorum to transact any business of the Design Review Committee.

The regular term of office shall be one year, coinciding with the Association's fiscal year. The Board of Directors may remove any member from the PPDRC at any time by written notice to such appointee. A successor to fill such vacancy shall serve the remainder of the term. Any member of the PPDRC may at any time resign upon written notice delivered to the Board of Directors.

### **6.3 Functions of the Committee**

All plans for the site preparation, building construction, major landscaping and site modifications, modifications to the exterior of the buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must receive written approval from the PPDRC. Approval from the PPDRC must be received prior to initiating any of the above activities. Alterations or remodeling of the existing improvements completely inside a structure and which do not change the exterior appearance of a structure may be undertaken without PPDRC approval.

Minor landscape improvements may be undertaken without the approval of the PPDRC at the owner's own risk. Any minor landscape improvement that does not have specific written approval from PPDRC will run the risk of not complying with the design guidelines. If the PPDRC members or any member of the association should feel that an improvement is not in compliance with the design guidelines, a formal review may be required to determine if corrective action is required.

During construction, no changes, alterations or additions to any PPDRC Approved plan or specification shall be made prior to obtaining written approval by the PPDRC.

The PPDRC shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The PPDRC shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the PPDRC may approve variances from any regulation or restriction contained herein, in accordance with the provisions of the Declaration of Covenants, Conditions and Restrictions for Painted Pastures.

The PPDRC or its designated representative may monitor any approved project to the extent required to ensure that the construction or work on such project complies with any and all plans and construction procedures. The PPDRC or its designated representative may enter upon any property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the PPDRC may withdraw approval of any project, and require all activity at such project to cease and desist if deviations from approved plans or construction procedures are not corrected or reconciled within a

reasonable time limit established within written notification to the Owner specifying such deviations. Any material to be submitted or notice given to the PPDRC shall be submitted at the office of the PPDRC.

#### **6.4 Design Review Committee Meetings**

The PPDRC shall select its own Chairman and Secretary from among its members. The Chairman, or in their absence the Secretary, shall be the presiding officer of the PPDRC meetings. The Chairman shall preside over all PPDRC meetings and be responsible for the coordination and direction of the PPDRC's works, and promulgation of its Guidelines and any amendments to same from time to time. The Secretary shall keep the minutes of the proceedings and its records and shall publish and disseminate such materials as may be necessary or desirable to guide Owners and enforce these provisions.

Meetings shall be held upon call of the Chairman or Vice-Chairman. All meetings shall be held via conference call or at a designated location as necessary to transact its business. Applicants are encouraged to attend any PPDRC meeting addressing their application, but the Applicant need not be present for the PPDRC to act. Questions and plan submittals should be addressed to:

Painted Pastures Design Review Committee  
c/o Edquist Management Attn: Keith Edquist  
PO Box 3351 Glenwood Springs, CO 81602  
970-390-8401  
kedquist@usa.net

A majority of members shall constitute a quorum for the transaction of business. The affirmative vote of a majority of the members of the PPDRC shall constitute the action of the PPDRC on any action before it. An alternate member may participate at meeting which there is not a quorum and shall have all of the full authority of a regular member. In the absence of a quorum, PPDRC meetings shall be adjourned to a later time or date as determined by the Chairman.

#### **6.5 Design Review Fees, Compliance Deposits and Fines**

The Board of Directors has established a fee schedule, including but not limited to a design review fee, re-submittal fee where necessary, refundable Construction/Damage Deposit and refundable Landscape Completion Guaranty Deposit. The fee schedule may be amended or modified from time to time by action of the Board. A copy of the current fee schedule will be provided with the Submittal Application Form for Design Review.

The Board of Directors has established a design review fee for each lot which includes the Pre-Planning meeting, one design review at both the Sketch Plan review and the Final Plan review and inspection at Final Release. Additional reviews will incur a per review fee. A refundable construction/damage deposit is required prior to any construction on a lot. These fees have been established to defray the costs of reviewing applications submitted to the PPDRC, as well as to secure a level of commitment to the quality of construction at Painted Pastures. Escrowed funds in an amount sufficient to guarantee completion of proposed landscaping or other site work will be required if a Final Release is requested prior to the completion of

landscaping and site improvements by the Builder, or is to be completed by the Purchaser after sale of the home. All fees and deposits shall be payable to the Painted Pastures Owners Association.

Building envelope, property line amendments and other miscellaneous variance requests will require payment of an additional fee as established by the PPDRC relative to the time involved in reviewing the request.

Failure to show up to a PPDRC meeting or pre-construction meeting may result in additional fees. Failure to have a site completely finished (including removal of all construction materials) at inspection for a Final Release and scheduling of more than three (3) meetings with the PPDRC for the review process may also result in additional fees or penalties, including but not limited to any rights the PPOA may have to finish or complete work or repairs and to assert a first lien position encumbering the real property in the full amount of costs expended.

#### **6.6 Design Consultants/Compensation**

The PPDRC is authorized to retain the services of one or more consulting architects, landscape architects or land planning consultants to advise the PPDRC in performing design review functions. Such consultants may be retained to assist the PPDRC on a single project, on a number of projects or on a continuing basis. Owners shall be notified if additional consultant review is needed prior to retaining these additional services. Costs of such services shall be borne by the applicant.

#### **6.7 Amendments of Design Guidelines**

The Painted Pastures Design Guidelines and Regulations may be amended from time to time at the sole discretion of the PPDRC. All such additions, revisions or other amendments shall have an effective date designated and shall be made part of the Painted Pastures Design Guidelines and Regulations and shall, therefore, have the same force and effect. Each owner is responsible for obtaining the most current set of design guidelines from the PPDRC.

#### **6.8 Enforcement**

The PPDRC shall have primary responsibility for the enforcement of the Design Guidelines and restrictions set forth herein. Authority of the PPDRC shall be as outlined in the Declaration of Covenants, Conditions and Restrictions for Painted Pastures. The PPDRC or PPOA may take legal action against the owner for all damages, losses, costs and expenses, including without limitation, reasonable attorney's fees and disbursements incurred by the PPDRC as a result of any violation of any term or condition of these regulations.

#### **6.9 Non-Liability**

Neither the Painted Pastures Design Review Committee, nor any member thereof, shall be liable to the Painted Pastures Owners Association or to any Owner or other Person for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of, or failure to approve, any plans, drawings and specifications, (b) the construction or performance of any work, whether or not pursuant to any approved plans, drawings and

specifications, or (c) the development or manner of development of any property within the Painted Pastures Subdivision. Every owner and other Person who submits plans for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Painted Pastures Design Review Committee, nor any member thereof. It shall be the sole responsibility of the Owner or other Person submitting the plans to the Painted Pastures Design Review Committee for performing any construction in compliance therewith.

Approval by the Painted Pastures Design Review Committee shall not be deemed to constitute compliance with the requirements of any local or federal building codes; it shall be the responsibility of the Owner and his representatives to comply therewith.

## **7. Design Review Committee Procedures**

### **7.1 Introduction**

This section provides a “road map” to guide an Applicant (Owner, Architect, or Owner’s representative) through the review and approval process of the Design Review Committee at the Painted Pastures Subdivision. This design review process must be followed for all construction activity to include:

- The construction of a new building,
- The renovation, expansion or refinishing of the exterior of an existing structure,
- Landscape changes to, any disturbance and/or improvements on a site.

The applicant must also meet the submittal requirements of the Town of Silt Building Ordinance, in order to obtain a Building Permit. Precise submittal requirements may be obtained from the Town of Silt.

### **7.2 Pre-Planning Meeting**

This meeting will take place at the Painted Pastures offices or at an otherwise specified location, with a representative and/or the Architect, to informally discuss issues relating to the site and the proposed project. The nature of this step is to provide the Applicant with the Introductory information that will establish the overall regulations, restrictions, and/or special conditions of the development. This meeting will provide an opportunity to discuss the nature and the general scope of the project. This meeting can be scheduled by placing a call to the Painted Pastures offices.

### **7.3 Sketch Plan Review and Approval**

Regularly scheduled meeting dates will be established by the PPDRC to review applicant submittals and to provide feedback regarding the proposed project and its interpretation of the guidelines. Materials must be submitted a minimum of two weeks in advance of a scheduled PPDRC meeting date to be on an agenda. The sketch plan approval is not an approval for construction of any kind, and will be valid for a period of six (6) months, after which it will expire.

The nature of this step is for the Applicant to provide the PPDRC with an accurate representation of the proposed site improvements and all building designs. The Sketch Plan Package should include the following materials and include the design review fee as determined by the fee scale.

1. Two (2) full size sets of drawings will be required for submittal. All drawings must contain a north arrow and a correct graphic scale.
2. Design Review Application and Fee  
Submit one copy of a completed application and sketch plan checklist as provided in the appendices and the design review fee with the required drawings.
3. Survey: minimum 1" = 10'  
Submit survey indicating the Building Envelope and any Easements of Record. Topography at 2' intervals and including any natural land features such as rock outcroppings, watercourses, wetlands, outline of existing tree and shrub locations, utilities, view angles, north arrow, and graphic scale.
4. Site Plan: minimum 1" = 10'  
Submit the proposed site plan, indicating existing and proposed topography, line of building envelope, area of disturbance, the footprint of all proposed structures, existing vegetation, driveway (include finish grading and slope %), proposed retaining walls, hardscape, proposed utility runs and connections, graphic scale and north arrow.
5. Conceptual Landscape Plan: minimum 1" = 10'  
Provide the proposed landscape plan, existing locations and type of existing vegetation, area of lawn, planting beds, and other improvements within the proposed landscape zones.
6. Building(s) Plans & Elevations: minimum 1" = 4'  
Provide the proposed building design, including floor plans for each level of the building(s), all exterior elevations of building(s) and roof plans of building(s). Elevations should include the elevation of each floor, concept materials, extents of property and the elevation of the highest ridge. Overall building dimensions should be indicated.
7. Building Height Calculation  
Provide the Building Height Calculation drawn over building elevations, relating to and coordinated with the required topographic survey. Existing and finished grades should be clearly indicated around the perimeter of all proposed structures.
8. Preliminary Material/Color Sample Board  
An 8-1/2" x 11" maximum size sample board showing the materials and colors to be used for all aspects of the building to include stone, wall materials, roofing, trim materials, windows and doors. A colored elevation of the street side of the residence should also be provided showing how the various materials and colors are utilized.

9. Letter from Painted Pastures Owners Association

Confirms current with all Association dues, fees and assessments.

The PPDRC will meet to discuss the proposed project at the regularly scheduled DRC meeting and will notify the Applicant in writing of its findings and decision. The Applicant may resubmit a sketch plan once under the initial fee if the findings are negative. The Applicant may also request in advance, attendance at the next meeting of the PPDRC to discuss any negative findings.

#### **7.4 Final Plan Review and Approval**

Regularly scheduled meeting dates will be established by the PPDRC to review the applicants proposed structures and landscape improvements more closely and to provide Feedback regarding the proposed project and its interpretation of the guidelines. Materials must be submitted a minimum of two weeks in advance of a scheduled PPDRC meeting date to be on an agenda. The Final Plan Review is primarily to verify that all conditions established in the sketch plan approval have been addressed and to review the details of the final plans required for submittal at this stage. After final approval has been given a period of eighteen (18) months to commence construction or the approval expires. An expired approval will be subject to a resubmittal fee of and a re-review of the same design under the then current design guidelines.

The nature of this step is for the Applicant to provide the PPDRC with all the necessary Information needed to reflect the proposed building(s), landscape and all other features requiring PPDRC approval. The Final Plan Package should include the following:

1. Two (2) full size sets of drawings will be required for submittal. All drawings must contain a north arrow and a correct graphic scale.
2. Cover Letter addressing Sketch Plan Approval Conditions.
3. Design Review Application  
Submit one copy of a completed application and Final Plan Review Checklist as provided in the appendices noting any changes from the previous sketch plan review Application with the required drawings.
4. Final Site Plan: minimum 1" = 10'  
The Final Site Plan shall indicate existing and proposed topography at 2' contours, line of building envelope, the proposed building(s) footprints, roof overhangs, fences, easements and building separation distances, underground utility locations and setbacks show areas of disturbance and existing vegetation to remain and to be removed, areas of cut and fill, drainage, proposed driveways, sidewalks, decks, and any other proposed improvements with spot elevations, graphic scale and north arrow.
5. Final Landscape Plan: minimum 1"=10'  
Planting Plan: indicate plant materials, sizes and quantities, rock outcrops, driveways, patios, and irrigation. Show all proposed outdoor lighting with cut sheets. Show Erosion Control and Revegetation Methods.

6. **Footing and Foundation Plan: minimum 1" = 4'**  
Submit plans and sections to illustrate the location and size of foundation walls and Footings. Foundation plans should clearly indicate unexcavated and crawl space areas. Drawings to be stamped and signed by licensed Colorado Structural Engineer.
7. **Floor Plans: minimum 1" = 4'**  
Indicate all room sizes, door and window locations and sizes, plumbing, fixtures, fireplaces, kitchen appliances.
8. **Building(s) Elevations: minimum 1" = 4'**  
Illustrate all exterior appearances of all views labeled in accordance with the site plan. Indicate the height of chimneys as compared with the ridge of the roof, the ridge height of the roof, the elevation of each floor and existing and proposed grade lines. Describe all exterior materials, colors and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and the location of all exterior light fixtures. Provide one color elevation to illustrate all material colors and textures if any changes from the sketch plan submitted are proposed.
9. **Roof Plan: minimum 1" = 4'**  
Indicate the slope of each roof plane and the length of each overhang. In addition, show the location of all mechanical devices that penetrate the roof (chimneys, flues, plumbing vents, etc.).
10. **Building Sections: minimum 1" = 4'**  
A minimum of one cross section through the highest part of the building showing foundation materials, exterior wall materials and heights, existing and proposed grading, finish floor and ridge elevations.
11. **Details: (scale: as required)**  
Provide design details sufficient to accurately represent the typical visual expression of the building. Include Soffit/fascia details, window head and sill details, railing details, material transitions, porch, trellis, chimney, ridge and soffit vents, site fencing and other details necessary to represent the exterior of the building(s).
12. **Building Height Calculation**  
One copy of the Building Height Calculation drawn over building elevations, relating to and coordinated with the required topographic survey. Existing and finished grades should be clearly indicated around the perimeter of all proposed structures.
13. **Final Material/Color Sample Board**  
An 11" x 17" maximum size sample board showing the final materials and colors to be used for all aspects of the building to include stone, wall materials, roofing, trim materials, windows and doors. A colored elevation of the street side of the residence should also be provided showing how the various materials and colors are utilized if any changes from the sketch plan submitted are proposed. If no changes to the material/color board submitted for sketch plan review is required, no re-submittal of this item is required.

14. Exterior Lighting Plan  
Provide separate exterior lighting plans with locations, quantity of fixtures and cut sheets.
15. Wood Product Samples  
Small samples of all wood siding and trim materials to be utilized should be provided to confirm that they will meet the quality standards required by the guidelines.
16. Construction Management Plan: minimum 1" = 10'  
The construction management plan shall indicate the limits of construction, location of construction trailer if any, construction parking, lay down area, sanitary facilities, dumpster, and construction signage.
17. Construction Schedule  
Proposed construction schedule including landscaping.
18. Multi-family Common Area Agreement (as applicable)  
Each Multi-Family Common Area Agreement shall provide for the allocation of common costs and expenses among the owner of units within the unit, including cost and expenses related to:
  - the damage or destruction of improvements of structures common to both units within the structure, including, but not limited to, the foundation of such duplex unit, supporting walls, ceilings, and roofs;
  - the maintenance, repair or replacement of utility systems which services both units within the structure including, but not limited to , water, sewer, electric and gas systems;
  - the complete destruction of the structure;
  - the regular maintenance of the units, including, but not limited to, the maintenance of the roof, the painting of exterior walls and or other improvements, and all matters related to regular upkeep of exterior surfaces; and
  - such other matters which may be peculiar to the particular unit, including, but not limited to, the maintenance of yards and landscaping.

The PPDRC shall have the authority to require the Multi-Family Common Area Agreement to contain such additional terms and provisions as it deems reasonable or practical. (Prior to the issuance of a certificate of occupancy by the Town of Silt for a unit, the owner of the lot shall record in the records of the Clerk and Recorder of Garfield County the "Multi-Family Common Area Agreement" as provided to the PPDRC).

The PPDRC will meet to review the final submittal at the regularly scheduled DRC meeting and will notify the Applicant in writing of its findings and decision. The Applicant may resubmit final plans once under the initial fee if the findings are negative. The Applicant may also request in advance, attendance at the next meeting of the PPDRC to discuss any negative findings.

## **7.5 Design Review Committee Appeal Process**

All appeals shall be made to the President of the Painted Pastures Owners Association. All appeals shall be submitted in writing within 30 days of a PPDRC decision. A decision on the appeal will be rendered in writing to the applicant within 30 days of the receipt of the written appeal.

## **7.6 Modifications**

Approval by the PPDRC is required for all exterior modifications to an existing home or lot. This would include improvements such as changes to color, landscaping, the addition of new windows or an outdoor patio. The review of modifications to existing homes will generally follow the procedures outlined in the Final Plan Review. Submittal requirements will generally be limited to plans, written information, material samples or color samples as necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, owners are encouraged to contact the PPDRC to outline a review process and submittal requirements for the modification.

## **7.7 Final Working Drawing Submission**

Upon receiving final design approval, the applicant shall prepare and submit to the PPDRC one complete set of construction documents, signed and stamped by the architectural and structural team. These documents shall include but not be limited to final working drawings, specifications, and details. These drawings shall represent the building, as it will be constructed. The content of the final working drawings shall be substantially consistent with the approved final design review drawings. The documents will be reviewed by the PPDRC for verification of the above stipulations and a letter of verification from the Painted Pastures Design Review Committee will be forwarded to the Town of Silt Building Department for record. The receipt of the letter by the Town of Silt will represent approval from the PPDRC and facilitate completion of the building permitting process.

## **7.8 Town of Silt Plan Review and Approval**

It is the responsibility of the applicant to obtain all required permits from the Town of Silt. Precise submittal requirements can be obtained from the Town of Silt and the permitting process shall be as stipulated in the Town of Silt Municipal Code. (See link to Town of Silt Municipal Code under item 7.9 Construction Submittals and Approval).

## **7.9 Construction Submittals and Approval**

It is the responsibility of the applicant to coordinate and attain all required inspections and approvals from the Town of Silt Building Department. Precise inspection requirements can be attained from the Town of Silt Municipal Code. (See link below) [https://library.municode.com/co/silt/codes/code\\_of\\_ordinances?nodetid=SICOMUCO](https://library.municode.com/co/silt/codes/code_of_ordinances?nodetid=SICOMUCO)

#### **7.10 Completion of Construction**

The Owner shall, in any event, complete the construction of any improvement within twelve (12) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.

If the Owner fails to comply with this schedule, or if the diligent and earnest pursuit of the completion of the improvement ceases, or is abandoned for a period of one calendar month, or a cumulative period of four weeks during any 8 week span, the PPDRC may, upon the passage of sixty (60) days after written notification to the Owner, proceeds to have the exterior of the improvement completed in accordance with the approved plans, or remove the improvement and restore the Lot to its pre-construction condition to the greatest degree possible. All costs relating to the completion or remodel shall be borne and reimbursed to the PPDRC by the Owner, to be secured by a continuing lien on the Lot.

#### **7.11 Inspections of Work in Progress**

The PPDRC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the PPDRC of work in progress or compliance with these Design Guidelines.

#### **7.12 Final Release**

After a final inspection has been completed, and upon completion of all outstanding conditions that are identified at the inspection the Owner shall give written notice of completion of all conditions to the PPDRC. If this notice is not received within twelve months of the date of final inspection, a fine may be issued with a written notice of noncompliance.

Within 14 days of such owner notification, a representative of the PPDRC will inspect the residence for completion of all outstanding conditions. If all conditions have been completed and all improvements comply with these Design Guidelines, the PPDRC will issue a written approval to the Owner, constituting a final release of the improvements by the PPDRC, which release is to be issued with 30 days of the follow-up inspection.

If it is found that the work was not done in strict compliance with the approved plans or any portion of these Design Guidelines, the PPDRC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, which notice is to be issued within 30 days of the follow-up inspection.

The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-complying portions of his improvement. Longer periods may be allowed if identified in the notice of noncompliance. If, by the end of this time period the Owner has failed to remedy the noncompliance, the PPDRC may take action to

remove the non-complying improvements as provided for in these Design Guidelines, including, without limitation, injunctive relief or imposition of a fine.

The Refundable Compliance and Construction/Damage Deposits will be returned, less any outstanding fines or fees, once a final release has been issued indicating all improvements, including landscaping and paving are completed in conformance with the approved plans. No partial return of the Deposits will be considered.

If the PPDRC fails to issue a final release, and also fails to issue a notice of noncompliance to the Owner, within one (1) year of the PPDRC's receipt of the Owner's written notice of completion, the completed improvements shall be deemed to be in compliance with plans as approved by the PPDRC, and in compliance with these Design Guidelines.

### **8. Adoption**

These Design Guidelines & Regulations are adopted by Declarant effective 3/8/2022

 - Manager  
RALEY RANCH PROJECT, LLC

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## **9. Appendixes**

Appendix A – Plant Materials List: Approved Plant Species

Appendix B – Plant Materials List: Prohibited Plant Species

Appendix C – Submittal Form with Checklist and Fee Schedule

APPENDIX A

N = Native L = Low Water

Plant Materials List : Approved Species

<u>Botanical Name</u>	<u>Common Name</u>	<u>Notes</u>	
<b>Spreading Junipers (continued)</b>			
Juniperus sabina "Scandia"	Scandia		L
Juniperus sabina tamariscifolia	Tam Juniper		L
Juniperus scopulorum "Table Top"	Table Top Blue		L
<b>Broadleaf Evergreens</b>			
Arcstaphylos uva-ursii	Kinnikinnick	N	L
Cercocarpus montanus	Curl-leaf Mt. Mahogany	N	L
Mahonia repens	Oregon Grape Holly	N	L
Yucca	Yucca glauca	N	L
<b>Shrubs</b>			
Acer ginnala	Amur Maple	N	L
Acer glabrum	Rocky Mountain Maple	N	L
Amelanchier alnifolia	Serviceberry	N	
Artemisia filifolia	Thread-leaved Sage	N	L
Atriplex canescens	Saltbrush	N	L
Buddleia	Butterfly Bush		
Caryopteris x clandonensis	Blue Mist Spirea		
Ceratostigma plumbaginoides	Plumbago		
Chrysothamnus nauseosus	Rabbitbrush	N	L
Cornus stolonifera	Red Twig Dogwood		
Cornus sericea	Dogwood	N	
Cotoneaster acutifolia	Peking Cotoneaster		L
Euonymus alata	Burning Bush		
Holodiscus dumosus	Mountain Spray	N	L
Potentilla sp.	Cinquefoil	N	
Prunus besseyi	Western Sand Cherry	N	L
Prunus Besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	N	L
Prunus cistena	Purple Leaf Sand Cherry		L
Prunus virginiana	Chokecherry	N	L
Physccapus opulifolius	Common Ninebark	N	L
Quercus gambellii	Gambel's Oak	N	L
Rhamnus smithii	Buckthorn	N	
Rhus glabra	Rocky Mountain Sumac	N	L
Rhus trilobata	Three-leaf Sumac	N	L
Ribes americanum	Black Currant	N	
Ribes aureum	Golden Currant	N	
Ribes cereum	Wax Currant	N	
Ribes leptanthum	Western Gooseberry	N	
Ribes inerme	Common Gooseberry	N	
Rosa woodsii	Wild Rose	N	L
Rosa glauca	Redleaf Rose		

Botanical Name	Common Name	Notes
<b>Shrubs Continued</b>		
Rubus deliciosus	Thimbleberry	N
Rubus ideaus	Wild Red Raspberry	N
Shepardia argentea	Silver Buffaloberry	N
Symphoricarpos albus	Common Snowberry	N
Symphoricarpos oreophilus	Mountain Snowberry	N
Syringa patula	Dwarf Lilac	
Syringa vulgaris	Lilac	L
<b>Tall Perennials</b>		
Achillea millefolium	Yarrow	
Cleome hassleriana	Spider Flower	
Cleome serrulata	Bee Balm	
Consolida	Larkspur	
Cosmos	Cosmos	
Echinacea purpurea	Cone Flower	
Euonymus alatus	Firebush, Burning Bush	
Helianthus	Sunflower	
Malvaviscus drummondii	Turks Cap	
Papaver	Poppies	
Perovskia atriplicifolia	Russian Sage	
Phlox	Phlox	
Rudbeckia	Black-Eyed Susan	
Salvia	Indigo Spire Salvia	
<b>Mounding Perennials</b>		
Aquilegia	Columbine	
Aster	Aster	
Callirhoe	Wine Cups	
Dianthus	Pinks	
Gaillardia	Blanket Flower.	
Lantana	Lantana, Shrub Verbena	
Lavandula angustifolia	English Lavender	
Leucanthemum	Shasta Daisies	
Linum	Blue Flax	
Oenothera	Evening Primrose	
Scutellaria	Pink Skull Cap	
Tanacetum	Feverfew	
<b>Annuals</b>		
Cleome	Spider Flower	
Consolida	Larkspur	
Coreopsis	Tickseed	
Cosmos	Cosmos	
Lantana	Lantana	
Osteospermum	Sun Daisy	

Botanical Name	CommonName	<u>Notes</u>
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**Annuals Continued**

Senecio	Pentas	
Tropaeolum	Dusty Miller	
Verbena	Nasturtium	
	Verbena	

**Bulbs, Corms, Tubers**

Crocus	Dutch Crocus	
Iris	Iris	
Narcissus	Daffodil	
Scilla	Siberian Squill	
Tulipa	Tulip	

**Groundcovers, Creeping plants, Filler Plants**

Arctostaphylos uva-ursi	Kinnikinnick	
Cerastium tomentosum	Snow In Summer	
Delosperma	Ice Plant	
Fragaria sp.	Wild Strawberry	
Sedum	Sedum	
Stachys byzantina	Lambs Ear	
Thymus	French Thyme	
Thymus	Woolly Thyme	
Violaceae	Johnny Jump-Ups	
Varies	Herbs	

Botanical Name

**Ornamental Grasses**

Schizachyrium	Little Bluestem
Andropogon	Big Bluestem
Festuca	Blue Fescue
Pennisetum	Fountain Grass
Muhlenbergia	MuhlyGrass

Common Name

**Native Grass Mixes**

All seeding shall be done with a proven grass seed mix and sown at recommended application rate. The seed mix purity rate shall be a minimum of 90-95 percent pure live seed (PLS). Certain slope aspects, particularly those which are south facing, may require special planting such as water and mulching to ensure successful plant establishment. Recommended seed mixtures are as follows:

*Garfield County Native Low Grow Mix* (available from Rivendell Distribution & Sod Farm)

Common Name                      Pure Live Seed (PLS) %

BlueFescue	19.68%
BlueGramma	19.50%
Sideoats Grama	18.88%
Arizona Fescue	14.15%
Indian Ricegrass	9.94%
Prairie Junegrass	4.40%
Sandberg Bluegrass	2.45%
Bottlebrush Squirreltail	2.34%

**Sod / Turf Mix**

*Bluegrass Blend* (available from Rivendell Distribution & Sod Farm)

Common Name                      Pure Live Seed (PLS) %

Everest	25.00%
Moonshadow	25.00%
Avalanche	25.00%
SR2284	25.00%

*Turfgrass* (New Castle Sod Farm)

Common Name                      Pure Live Seed (PLS) %

Kentucky Bluegrass	40.00%
TallFescue	40.00%
Perennial Ryegrass	20.00%

## APPENDIX B

### Plant Materials List : Prohibited Species

<u>Botanical Name</u>	<u>Common Name</u>
Ulmus parvifolia	Chinese Elm
Populus nigra 'Italica'	Lombardy Poplar
Ulmus hollandica	Dutch Elm
All species of palm trees	Palms

#### Colorado Noxious Weeds

List A species in Colorado that are designated by the Commissioner for eradication:

<u>Botanical Name</u>	<u>Common Name</u>
Peganum harmala	African rue
Alhagi pseudalhagi	Camelthorn
Crupina vulgaris	Common crupina
Euphorbia cyparissias	Cypress spurge
Isatis tinctoria	Dyer's woad
Salvinia molesta	Giant salvinia
Hydrilla verticillata	Hydrilla
Centaurea pratensis	Meadow knapweed
Salvia aethiopsis	Mediterranean sage
Taeniatherum caput-medusae	Medusahead
Euphorbia myrsinites	Myrtle spurge
Hieracium aurantiacum	Orange hawkweed
Lythrum salicaria	Purple loosestrife
Chondrilla juncea	Rush skeletonweed
Lespedeza cuneata	Sericea lespedeza
Centaurea virgata	Squarrose knapweed
Senecio jacobaea	Tansy ragwort
Centaurea solstitialis	Yellow starthistle

List B weed species are species for which the Commissioner, in consultation with the state noxious weed advisory committee, local governments, and other interested parties, develops and implements state noxious weed management plans designed to stop the continued spread of these species:

<u>Botanical Name</u>	<u>Common Name</u>
Artemisia absinthium	Absinth wormwood
Hyoscyamus niger	Black henbane
Saponaria officinalis	Bouncingbet
Cirsium vulgare	Bull thistle
Cirsium arvense	Canada thistle
Clematis orientalis	Chinese clematis
Tanacetum vulgare	Common tansy
Dipsacus fullonum	Common teasel
Anthemis arvensis	Corn chamomile
Dipsacus laciniatus	Cutleaf teasel
Linaria dalmatica	Dalmatian toadflax, broad-leaved
Linaria genistifolia	Dalmatian toadflax, narrow-leaved

<u>Botanical Name</u>	<u>Common Name</u>
Hesperis matronalis	Dame's rocket
Centaurea diffusa	Diffuse knapweed
Myriophyllum spicatum	Eurasian watermilfoil
Cardariadraba	Hoary cress
Cynoglossum officinale	Houndstongue
Euphorbia esula	Leafy spurge
Anthemis cotula	Mayweedchamomile
Verbascum blattaria	Moth mullein
Carduus nutans	Musk thistle
Chrysanthemum leucanthemum	Oxeye daisy
Lepidium latifolium	Perennial pepperweed
Carduus acanthoides	Plumeless thistle
Elytrigia repens	Quackgrass
Erodium cicutarium	Redstem filaree
Acroptilon repens	Russian knapweed
Elaeagnus angustifolia	Russian-olive
Tamarix chinensis, T.parviflora, and T. ramosissima	Salt cedar
Matricaria perforate	Scentless chamomile
Onopordum acanthium	Scotch thistle
Onopordum tauricum	Scotch thistle
Centaurea maculosa	Spotted knapweed
Anoda cristata	Spurred anoda
Potentilla recta	Sulfur cinquefoil
Hibiscus trionum	Venice mallow
Carum carvi	Wild caraway
Cyperus esculentus	Yellow nutsedge
Linaria vulgaris	Yellow toad.flax

**List C weed species are species for which the Commissioner, in consultation with the state noxious weed advisory committee, local governments, and other interested parties, will develop and implement state noxious weed management plans designed to support the efforts of local governing bodies to facilitate more effective integrated weed management on private and public lands. The goal of such plans will not be to stop the continued spread of these species but to provide additional education, research, and biological control resources to jurisdictions that choose to require management of List C species.**

<u>Botanical Name</u>	<u>Common Name</u>
Cichorium intybus	Chicory
Arctium minus	Common burdock
Verbascum Thapsus	Common mullein
Hypericum perforatum	Common St. Johnswort
Bromus tectorum	Downybrome
Convolvulus arvensis	Field bindweed
Halogeton glomeratus	Halogeton
Sorghum halepense	Johnsongrass
Aegilops cylindrical	Jointed goatgrass
Sonchus arvensis	Perennial sowthistle
Conium maculatum	Poison hemlock

Botanical Name

Common Name

Tribulus terrestris  
Abutilon theophrasti  
Panicum miliaceum

Puncturevine  
Velvetleaf  
Wild proso millet

**Natural Vegetation Reading Resources:** Both publications include color pictures.

Garden Smart Colorado: A Guide to Non-Invasive Plants for your Garden, by Colorado Weed Management Association and Colorado Big Country Resource, Conservation & Development, Inc. 2007. Contact Garfield County Vegetation Management Office for a free copy.

Noxious Weeds of Colorado, Ninth Edition, Colorado Weed Management Association 2007. Contact Garfield County Vegetation Management Office for a free copy.

**APPENDIX C**

**PAINTED PASTURES DESIGN REVIEW COMMITTEE (PPDRC) SUBMITTAL FORM**

Application No. \_\_\_\_\_ (Office use only)

**IMPORTANT NOTE:** APPLICATION WILL NOT BE REVIEWED UNTIL PAYMENT OF ALL APPLICABLE FEES AND CONSTRUCTION/DAMAGE DEPOSIT AND LANDSCAPE COMPLETION GUARANTY DEPOSIT.

**OWNER NAME:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
FAX: \_\_\_\_\_

Lot Street Address: \_\_\_\_\_

Lot #: \_\_\_\_\_ Livable Area of Proposed Home: \_\_\_\_\_

**OWNER'S REPRESENTATIVE (if applicable):**

Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_  
FAX: \_\_\_\_\_

**LICENSED ARCHITECT:** \_\_\_\_\_ Firm/Company: \_\_\_\_\_

Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_  
FAX: \_\_\_\_\_

**BUILDER:** \_\_\_\_\_ Firm/Company: \_\_\_\_\_

Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_  
FAX: \_\_\_\_\_

**PURPOSE OF REVIEW:**

- |   |  |
|---|--|
| <input type="checkbox"/> Sketch Plan Review                         | <input type="checkbox"/> Additional Reviews                    |
| <input type="checkbox"/> Final Plan Review & Approval               | <input type="checkbox"/> Pre-Planning Meeting                  |
| <input type="checkbox"/> Inspections                                | <input type="checkbox"/> Improvements/Additions Remodels       |
| <input type="checkbox"/> Architectural Plans (2 hard copies, 1 PDF) | <input type="checkbox"/> Material Samples/Specifications       |
| <input type="checkbox"/> Electrical/Utility (2 sets)                | <input type="checkbox"/> Landscaping/Deck patio plans (2 sets) |
|   | <input type="checkbox"/> Other(specify) _____                  |

PPDRC USE: Meeting dates \_\_\_\_\_

Site: \_\_\_\_\_ Foundation: \_\_\_\_\_ Framing: \_\_\_\_\_ Final: \_\_\_\_\_

Landscape: \_\_\_\_\_ Irrigation: \_\_\_\_\_

**Fees and Deposits Paid:**

\_\_\_\_\_ Design Review and Inspection

\_\_\_\_\_ Construction/Damage Deposit

\_\_\_\_\_ Landscape Completion Guaranty Deposit

COMMENTS FOR CONSIDERATION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have read and understand the Design Review Guidelines and agree to abide by all requirements and regulations set forth in the Covenants and Design Review Guidelines.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name of Applicant: \_\_\_\_\_

## **REVIEW SUBMITTAL CHECKLIST (for new home construction)**

Painted Pastures Design Review Committee (PPDRC) allows for a Pre-Planning Meeting if the Owner and their Architect wish to discuss the design intent prior to the start of the design phase. This meeting should be set up as soon as possible once the Owner establishes when they want to begin their project. A Sketch Plan Review is to determine that the project is falling within the limits of Painted Pasture's Design Guidelines to reduce the amount of Building and Site Design changes that could occur if Design Guidelines are not followed. A Final Plan Review is required. This is to verify that the project design has been completed according to the Painted Pastures Design Guidelines. The following are the Sketch Plan Review Checklist, Final Plan Review Checklist and Landscape Plan Check List. These are guides and minimum requirements for the review submittals. Study the Design Guidelines to determine the detailed information that is needed for the reviews. The application, signed checklist, drawings, fees, deposits and material boards are all to be submitted for any review to begin.

Plans shall contain enough information for the PPDRC to accurately assess impacts on the site and adjacent sites, and should give an exact indication of building location(s), mass and materials, access, grading, limits of disturbance and erosion control methods.

### **\_\_ Preliminary Plan Review Checklist**

**\_\_ Final Plan Review Checklist** (All information required for Preliminary Review is also required for the Final Review in addition to the information noted.)

### **\_\_ Landscape Plan Review Checklist**

## **Plan Requirements:**

### **Title page to include:**

- \_\_ Name, address and phone number of, Owner, Surveyor and Architect**
- \_\_ Lot number, subdivision name, street address**

### **Site Survey: (at a scale of 1" = 10' minimum)**

- \_\_ Legal description of Lot boundaries and any easements**
- \_\_ Existing topography, with a minimum two-foot contour intervals and extending to all property lines with indications of significant drainage ways**
- \_\_ Building Envelope or setbacks**
- \_\_ Easements on property**
- \_\_ View Angles**
- \_\_ Any natural land features such as rock outcroppings, watercourses or wetlands**
- \_\_ Precise locations of all existing shrub masses, trees with two-inch or greater caliper**
- \_\_ Horizontal and vertical location of all adjacent roads**
- \_\_ Utility locations**
- \_\_ Indication of north arrow and scale**

**Site Plan: (1" = 10' minimum (to include survey information))**

- Topography at minimum of 2' intervals, existing and revised
- North Arrow and scale
- Building Envelope
- Location of proposed home and outline of roof
- Location of additional structures or elements proposed to be located on the site
- Driveway location, length and slope
- Location of all retaining walls
- Proposed utility runs and connections
- Existing vegetation
- Proposed hardscape
- Area of disturbance
- At Final**, Elevation and materials of retaining walls
- At Final**, note driveway, walk, patio materials
- At Final**, Location of utility meters, trash enclosures, accessory buildings, fences, etc.

**Conceptual Landscape Plan (1" = 10' minimum)**

- Type and location of existing vegetation
- Area of lawn and planting beds and other improvements within the proposed landscape zones
- At Final**, Plant materials, sizes and quantities
- At Final**, Rock outcrops, driveways, patios and irrigation
- At Final**, Outdoor lighting with cut sheets
- At Final**, Erosion control and revegetation methods

**Floor Plans: (1" = 4' minimum)**

- Floor area calculation of all spaces including living space, garage, and any unfinished basement
- Spaces labeled by use
- Elevation of floor levels (relate to site plan elevations)
- Any adjoining decks or patios
- At Final**, fully dimension plan including window and door sizes
- At Final**, Show all plumbing fixtures, fireplaces and kitchen appliances

**Roof Plan: (1" = 4' minimum)**

- All roof pitches
- Any large rooftop equipment
- At Final**, Dimension of roof overhang
- At Final**, Any roof penetrations, chimneys, skylights or crickets
- At Final**, Label roof materials

**Exterior Elevations: (at 1" = 10' minimum)**

- All pertinent elevations, (4) minimum including elevation of each floor
- Accurately depict exterior materials to be used
- Existing and finished grade with dimension of height per Painted Pastures and Garfield County requirements
- Building height calculation drawn over building elevations
- At Final**, Notation of all exterior materials and colors
- At Final**, Location of address numbers

**At Final**, Locate all exterior lighting

**At Final**, Location of utility meters, trash enclosures, fences, etc.

**Preliminary Material/Color Board**

Showing all materials and colors including stone, wall materials, roofing, trim, windows and doors

Colored elevation of the street side of the residence

**At Final**, new submission required only if changes have been made

**Footing and Foundation Plan (1" = 4" minimum)**

**At Final**, Plans and section to show location and sizes of foundation walls and footings

**At Final**, Indicate unexcavated and crawl space areas

**At Final**, Drawings to be stamped by licensed Colorado structural engineer

**Building Section: (at 1" = 4' minimum)**

**At Final**, Showing building configuration, foundation materials, exterior wall materials and heights

**At Final**, Showing existing grade and proposed grading, finish floor and ridge elevations

**Details (scale as required)**

**At Final**, design details for soffit, fascia, window head and sills, railing, material transition, porch, trellis, chimney, ridge and soffit vents, fencing and other details necessary to represent exterior of building

**Wood Products Samples**

**At Final**, Samples of all wood siding and trim materials

**Other Significant Structures:**

**At Final**, Plans and detailed elevations for items such as outbuildings, recreational facilities, sculptures, water features, play/sports equipment, retaining walls, dog runs, bridges, etc.

**Exterior Lighting Plan:**

**At Final**, Separate exterior lighting plan with locations, quantity of fixtures and cut Sheets

**Construction Management Plan: (at a scale of 1" = 10' minimum)**

**At Final**, Precise building location(s)

**At Final**, Precise driveway and parking location(s)

**At Final**, Location of any other outbuildings, solar apparatus, decks, terraces, fences, paths, pools, tennis courts, lighting, hot tubs/saunas or other structural construction

**At Final**, Construction access

**At Final**, Proposed grading (minimum one-foot contour intervals) and drainage, including any necessary structures, culverts, detention areas, etc.

**At Final**, Proposed erosion control plan, delineating all disturbed areas and indicating control techniques to be used

**At Final**, Routing of any required utilities including locations of any above-grade enclosures (switching boxes, transformers, etc.)

**At Final**, Location of all construction vehicle parking

**At Final**, Location of dumpsters, material storage, temporary toilets, staging, trailers or other temporary structures, and job signs.

**Construction Schedule:**

At Final, Proposed schedule of construction

I have reviewed and completed the Review Submittal Checklist. All the information stated in the checklist requirements has been noted and is provided in the submittal as required.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name of Applicant: \_\_\_\_\_ Lot # \_\_\_\_\_

## **Fee Schedule**

The Painted Pastures Design Review Committee (PPDRC) has established this fee schedule in order to maintain design standards and ensure a harmonious residential experience.

### **FEES AND DEPOSITS**

**Design Review Fee –per lot/home \$1000.00**

**Construction/Damage Deposit \$1,500.00**

**Landscape Completion Guaranty Deposit \$1,000.00**

**Design Review Fee –minor projects \$150.00**

\* Fees subject to change pending PPDRC approval

\*\* Fees are not refundable once plans are submitted to the PPDRC/Architect for review