Saddleback Mountain

DESIGN STANDARDS

JANUARY 2003

All accessories of the roof, such as chimneys, flues, roof vents, gutters, skylights, etc. should be carefully located and finished to complement other elements of the design and the roof. Unfinished and exposed metal detailing will not be allowed. Flues and vents must be located out of view from the front of the home. All furnace and fireplace flues must be incorporated into chimneys.

All roofing materials shall be in conformity with the regulations for fire retardant roofing materials as prescribed by the Clear Creek Fire Authority of Clear Creek County.

Garage Orientation

Wherever possible garages should be oriented so that access is indirect and views of garage door openings are minimized. Where utilized, covered walks should be designed to complement the architecture and detailed in a manner similar to the residence.

Fire Sprinkler Systems

Interior fire sprinkler systems are required for all residences.

Accessory Structures and Utilities

Accessory buildings or structures such as, gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc., shall adhere to the Site Development and Architectural Standards and will only be considered if appropriate to the individual site. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main structure(s) on the Lot.

All exterior utility equipment shall either be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. All utility connections shall be underground and/or installed as outlined in Chapter 8 - Ancillary Improvement Standards: Utilities.

All solar equipment shall also be incorporated into the structure and building mass and be architecturally compatible with the residence.

Decks and Railings

Decks should maintain the overall form and be a natural extension of the architecture.

Railings and columns supporting decks are required to be constructed from the building materials of the home.

Deck supports must have a substantial scale that visually anchors them to the ground. Decks should be unobtrusive and integrated into the massing of the building rather than applied to the exterior of the building.

Undersides of decks and balconies should be detailed to provide a finished appearance. Exposed joist hangers or metal connectors should be minimized.

Decks on steeper lots should use cantilever techniques in order to avoid awkward columns whose length is out of scale with the home and its surroundings.

Standards for feature lighting of decks and outdoor spaces is outlined in Chapter 8 - Ancillary Improvement Standards: Lighting.

Chapter 7 – Landscape Standards

The landscape plan, at a minimum, must provide for revegetation of all areas disturbed by construction with native grasses or other approved ground cover.

The home site's natural setting and dominant plant species should be incorporated into the landscape design. Native plant species should provide the basis for the design's plant palette (See Appendix for Saddleback Mountain Plant List).

The ARC will critically evaluate landscape plans to assure that native plant species and natural landforms have been preserved or enhanced by the proposed improvements. The predominant use of indigenous plants and landscape materials will be required. Plant materials and maintenance practices that conserve water should be utilized. The duty of the ARC is to consider submittals within this context and to encourage overall quality through well conceived landscape plans.

Proposed exterior spaces should nestle the steep slopes and rock outcrops. The design should be considered an extension of the home by suitable placement of patios, decks, stone landscape walls, and windbreaks.

Retaining walls should be constructed with native rock material and run parallel with the existing topography and tie back to existing grade as quickly and aesthetically as possible.

Plant Materials

All introduced plant materials shall be drought tolerant and complement the existing vegetation. In addition, it is recommended that plant materials be used that are less palatable to browsing by deer, elk and other wildlife. (See Appendix for recommended Saddleback Mountain Plant List).

As a general design guideline, areas immediately adjacent to buildings may incorporate some ornamental plant materials but should quickly transition to more naturalized plant materials that preserve the natural mountain character of the area. These naturalized areas shall consist of grasses, groundcovers, shrubs, and trees that are native to the site and/or are analogous in appearance with low water requirements.

Lawn areas shall generally be limited to no more than 300 sq. ft. and be placed adjacent to the home in the rear or side yard area.

Natural groupings of native trees and shrubs that have been incorporated into the overall composition of the landscape design and function as wind breaks are encouraged. Linear planting of trees and shrubs along fences and property lines is prohibited.

Plant materials, including trees, shrubs, ground covers, vines, lawns, seasonal color, etc., must be at a quality, quantity and size appropriate to the mass, scale and proportion of the building. All materials should conform to the standards set forth by The American Association of Nurserymen, and Colorado Nurserymen Association.

Outdoor Irrigation

In accordance with current well permit restrictions, no outdoor watering of vegetation from wells is permitted.

Defensible Space Tree Thinning

Each Homeowner shall be responsible for defensible space thinning of trees for the establishment of fire safety zones around the Homeowner's residence in accordance with the requirements set forth by the Clear Creek Site Development Department. A Defensible Space Tree Thinning Inspection by the Clear Creek County Site Development Inspector is required for all new construction and for additions of 400 sq. ft. or more to existing structures.

Hardscape Materials

Landscape materials such as paving and deck surfaces, mulches, steel edging, sculpture, exterior lighting, etc. should be compatible and harmonious with the architectural design of the structure and surrounding neighborhood. The use of stone or gravel mulch for shrub beds is strongly discouraged.

Gardens

Vegetable gardens should be located in the rear or side areas of the home site so that both the garden and its accessory operating areas are substantially screened from view of adjacent Homeowners and roadways.

Retaining Walls and Landscape Walls

A general goal for Saddleback Mountain is to support the sense of openness throughout the community. For this reason, the use of landscape walls is limited to establishing privacy around outdoor spaces, and creating outdoor spaces such as courtyards to serve as architectural extensions of the residence.

Retaining walls should function to retain slopes along driveways, walks, etc. to protect existing vegetation and minimize site disturbance.

All retaining walls shall be constructed of stone or stone veneer. Materials used should complement the natural surroundings and the architecture. No timber walls will be permitted.

Retaining walls should be as low as possible. If walls are required to be higher than four (4) feet or have cuts into the hillside greater than six (6) feet, they shall be stepped or terraced to minimize impact.

Any walls exceeding four (4) feet in height must be designed by a registered professional engineer. A Slope Stabilization Permit may be required by Clear Creek County for construction of retaining walls and associated cut or fill slopes.

Landscape Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance

requirements include watering, pruning, removal and replacement of dead, dying or diseased plant material, elimination of weeds and undesirable grasses, removal of standing water and removal of trash.

The ARC shall retain the right to require that trees or shrubs on a Lot be located or trimmed so as to preserve or enhance the view from other Lots within the immediate vicinity.

Chapter 8 – Ancillary Improvement Standards

All ancillary improvements must be approved by the ARC before those ancillary improvements can be constructed or installed.

Fences and Enclosures

In order to maintain the spaciousness and visual quality of the natural environment of Saddleback Mountain and to ensure continuity throughout, continuous perimeter property line fences shall not be permitted on individual lots. Barbed wire or above ground electric fences are not permitted.

Any fence, or combination of fences (including gates) over 500 feet in total perimeter length shall be limited to a maximum height of forty-two inches; shall be of a see-through design, permitting wildlife to easily see what is on the other side and to allow for wildlife migration; and shall be of materials and design unlikely to cause injury to wildlife.

Fences may be constructed only within the Buildable Envelope for each Lot and no stockade or privacy fences shall be permitted.

Enclosures used for screening of outdoor use areas such as swimming pools, tennis courts, and children's enclosures, when approved, shall be constructed of wood, masonry, stucco and/or iron and shall be complementary in design to the main structure(s). These enclosures shall not exceed five (5) feet in height, with the exception of swimming pool enclosures which shall not exceed six (6) feet in height and tennis court enclosures which shall not exceed twelve (12) feet in height respectively. Tennis court fences shall be dark vinyl clad chain-link fence such as black, brown, green or similar colors. Wind screens shall be permitted on tennis court enclosures. All enclosures must be adequately screened from adjoining residences and roadways.

Dog Runs and Kennels

All dogs shall be confined by fencing of adequate height and design to preclude their escape from the fenced area. Dogs left unattended or outdoors overnight shall be confined in a fully enclosed kennel or run to protect pets from predatory wildlife. All fencing shall be within the Buildable Envelope for each Lot. The maximum size of the kennel or run shall not exceed one-half of the length and one-half of the depth of the Buildable Envelope, shall not exceed six feet in height and shall be sized appropriately for the number and type of dog(s).

Storage of Recreational Vehicles

No boats, campers, motor homes, trailers, trucks exceeding two axles, motorcycles, all-terrain vehicles, or any other recreational vehicles shall be parked or stored in, on or about any Lots or streets within the Properties, except within a Lot owner's garage. Any vehicle which cannot be stored within a Lot owner's garage because the vehicle is too large to place within the garage may be stored or parked outside the Lot owner's garage only with the prior written approval of the

Architectural Review Committee. The Architectural Review Committee may approve or reject request by a Lot owner for approval to park or store a vehicle outside the Lot owner's garage in its sole discretion. The Architectural Review Committee will only consider a request for parking or storage of a vehicle outside a Lot owner's garage if the vehicle will be parked and stored in a modified structure appurtenant to the Lot owner's garage which has been approved by the Architectural Review Committee or the outside parking and storage area is within the Buildable Envelope for the Lot owner's Lot, and the parking and storage area meets the criteria of total visual isolation from adjoining Properties and streets, through screening, site characteristics, or by other means, as determined by and approved by the Architectural Review Committee.

Lighting

Exterior lighting used to enhance architecture and landscape features is permitted. All exterior lighting shall be indirect lighting and/or of a "sharp cutoff" design in order to screen its source and minimize light spill onto adjacent properties.

Maximum height of pole lights shall be ten (10) feet, and maximum height of walkway lights shall be three (3) feet. Such fixtures, used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the architecture of the structure(s).

Street and tennis court lights are not permitted.

Manufacturer's cut sheets of all proposed exterior light fixtures must be submitted to the ARC for review and approval.

Signage

All sign restrictions set forth in the Saddleback Mountain Declarations shall be strictly adhered to. No signs shall be permitted on any Lot, with the exception of those listed below.

Lot / Builder Identification Signs:

The Developer shall provide Lot / Builder identification signs for each Lot to include address, Builders name and telephone number.

Residential Address / Identification Signs:

These shall be constructed of natural materials such as wood, masonry, and other materials, which are compatible with the architecture of the home. Such signs shall not exceed a total face area of one (1) square foot, unless otherwise approved by the ARC.

For Sale Signs:

These may be installed upon a Lot, provided that no more than one sign is erected and that it does not exceed a total size of five (5) square feet containing the words "For Sale" or "For Rent".

All "For Sale" signs must be removed within seven days after sale is completed. After this period a penalty of $50 per day per sign will be assessed to the Homeowner until sign has been removed from the Lot.

Temporary construction and marketing signs used by architects, lenders, contractors, subcontractors and tradesmen may not be erected at any time. No signs whatsoever shall be attached or fastened to any fences or natural features including existing trees. In addition, no sign shall exceed a height of four feet from grade.

Signs Required by Legal Proceedings:

All signs required by Clear Creek County for legal proceedings shall conform and adhere to the County standard. These signs are not subject to review or approval by the Architectural Control Committee.

Trash Receptacles

Trash containers shall be stored inside the residential dwelling or garage until the morning of actual pickup. Trash containers shall be maintained in good, clean condition and be animal resistant. The ARC may approve outdoor storage of garbage or trash if it is located within an enclosed structure complementary to the architecture of the home, uses similar or compatible building materials, and is animal-proof.

Mailbox Pedestals

Custom mailbox pedestal designs are required and must be approved by the ARC. The design must be architecturally compatible with the main structure, utilizing similar or compatible building materials. Mailbox designs with decorations or ornamentations are discouraged.

Utilities

All new utilities, with the exception of electrical transformers, satellite dishes, telephone boxes, cable TV boxes, or similar facilities shall be installed underground. Air conditioning and condenser units must be screened. All utility connections shall be underground whenever possible. Where utility connections and housing are above ground they should be carefully coordinated to match the color scheme of the architecture and/or screened from view by landscape plantings. Refer to Chapter 5 – Site Development Standards for Well and Septic Field criteria.

Satellite Dishes / Antennas

In compliance with the Telecommunications Act of 1996, one satellite dish / antennae may be installed on a residential Lot subject to the following conditions:

1. Intent of installation shall be registered with the ARC prior to installation (see Registration form in the Appendix).
2. The satellite dish / antennae measures one meter or less in diameter.
3. To the extent feasible, the satellite dish / antennae shall be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties.
4. The satellite dish / antennae shall be installed at the lowest possible placement (unless a signal is unattainable).
5. The dish / antennae may be required to be painted to match the surrounding environment or screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas.

Solar devices

Solar devices must be integrated into the building structure and massing or, if ground mounted, must be screened by the placement of plant material and earth berms.

Flagpoles

Permanent flagpoles shall not exceed twenty (20) feet in height. Flag and/or banner sizes shall not exceed four (4) by six (6) feet in width and length or twenty four (24) square feet. All flags and banners, other than the United States and State of Colorado Flags must be approved by the ARC.

Play structures / Sports Equipment

Play structures and sports equipment should be integrated into the overall Landscape Plan and located to minimize visual and acoustical impact on adjoining properties. Appropriate screening may be required.

No permanent play structure or sport structure will be allowed in the front area of the Lot. No steel striped A-framed types are permitted.

Basketball backboards must be made of a clear material and mounted on a post.

Exterior Art / Sculpture

Appropriate screening and integration into the overall Landscape Plan will be required.

PART IV - CONSTRUCTION PERIOD REGULATIONS

In the interest of all Homeowners and contractors, the following regulations shall be enforced during the construction period.

Approval and Deposit

Before an Applicant may proceed with construction of any Improvements, the following must occur:

A minimum performance security deposit of $1000.00 must be deposited with the Architectural Control Committee. An additional deposit, as determined by the ARC, may be required based on the size and scope of the project and the probable costs of remedying and/ or correcting noncompliance.

The purpose of the performance security deposit is to ensure compliance with this Construction Period Regulations section of the Design Standards. The ARC may apply all or any portion of this deposit toward payment of any costs incurred to ensure compliance, including, but not limited to, street cleaning cost, costs of repair of streets, gutters, medians, utilities and other infrastructure elements and cost of repairing and replacing damaged landscaping.

The ARC may incur such costs without notice to the Homeowner or general contractor, although the ARC will make a good faith effort to provide prior notification.

The ARC shall be entitled to any interest accruing on said deposit prior to issuance of a Certificate of Compliance for the project. Within sixty (60) days after the issuance of said Certificate, the ARC shall refund any remaining portion of the deposit. If at any time prior to issuance of a Certificate of Compliance for the project the amount of the deposit drops to less than $500.00 as a result of application and use by the ARC as set forth above, the ARC may require an additional deposit to increase the total deposit on hand to the original amount of the deposit. Unless said amount is deposited within fifteen (15) days after notification by the ARC of the requirement for the additional deposit, the ARC may prohibit further construction until the additional amount is deposited. In addition, if the amount of any additional deposit required by the ARC is not deposited within fifteen (15) days after notification by the ARC of the requirement, the ARC may impose a penalty equal to 5% of the required deposit amount for each month, or part of a month, that elapses between the date the required deposit was due, and the date the additional required deposit is made. Any amounts expended by the ARC to ensure compliance over and above the amount of the deposit available shall bear interest at the rate of 1-1/2% per month until a sufficient amount to cover the shortfall is deposited with the ARC.

Construction Site Logistics Plan

Prior to construction, the Homeowner and contractor must submit a detailed construction site logistics plan to the ARC and obtain the ARC's approval of that plan (see Final Plan submittal requirements, B. Construction Site Logistics Plan). The plan shall include size and location for construction material storage areas, limits of disturbance, access areas, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, location of concrete clean out and a construction sign. Erosion control and quick seeding of all disturbed areas must be

planned. Care must be given to existing drainages to assure they are left undisturbed during the construction period

Construction techniques should be considered that have minimal impact on the site. Staging may be difficult, as no natural locations exist. Staging clear-cuts will not be allowed. The contractor should plan in advance for any required off-site soil storage. Access must be carefully controlled, as compaction of the natural ground cover will result in permanent scarring.

OSHA

All applicable OSHA regulations and guidelines must be strictly observed at all times.

Construction Hours

Construction hours shall be between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. Saturday, Sunday and Holidays.

Construction / Limits of Work Fence

Black vinyl construction fence shall be installed around the entire perimeter of the limits of disturbance and or limits of construction as illustrated on the Construction Site Logistics Plan.

Construction Trailers, Sheds and Temporary Structures

In addition to the Construction Site Logistics Plan, prior to construction, the Homeowner and contractor must submit plans for the size, configuration, design and location of all construction shelters and obtain ARC approval of those plans. All temporary structures shall be removed upon completion of construction. A $50.00 per day fine will be levied on each temporary structure not removed upon construction completion. All temporary structures must be maintained and kept in a clean and professional appearance.

Maximum duration for each approval of such temporary structures shall be 12 months.

Excavation

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads, or on other lots (except as approved on a site specific basis by the ARC). Excavation, except for utility trenching, shall be on the Homeowner's Lot only.

Contractors are prohibited from placing excess debris or material over the remainder of the Lot or any other lot without approval.

Debris and Trash Removal

Regular cleanup of the Lot during construction is mandatory. In order to enhance the aesthetics of the Lot and to prevent fires, all trash and debris shall be stored in a fenced trash disposal area and shall be removed from the construction site on a weekly basis or when full, whichever is sooner. All soil and debris flowing into the road(s) or open spaces from the construction site shall be cleaned immediately. Violation of these regulations will result in a $50.00 fine per day.

Vehicles and Parking

All vehicles must be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight. All violators will be fined $50.00 per day per vehicle.

Pets

Contractors, subcontractors, and employees are prohibited from bringing dogs or other pets to the construction site. All violators will be fined $50.00 per day.

Blasting

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting area. All violators will be fined $50.00 per day.

Restoration and Repair

Damage to any property other than the Homeowner's shall be promptly repaired at the expense of the Homeowner and/or person or entity causing the damage. All violators will be fined $50.00 per day.

Dust, Noise and Odor

Every effort shall be made to control dust, noise (including the personal use of radios, CD and tape players), and odor emitted from the construction area. The contractor will be responsible for watering, screening or using dust inhibitors on problem areas as well as controlling noise and offensive odors from the Lot. All violators will be fined $50.00 per day.

Security of Construction Site

Security of construction site and materials shall be the Homeowner's responsibility.

Prohibited Uses

The following items are prohibited during the construction period:

1. Changing oil of vehicles and equipment without proper receptacles and removal procedures.

2. Concrete equipment, cleaning of concrete equipment and dumping of concrete shall be confined to the Lot. All concrete equipment and construction materials related to concrete construction shall be removed from the Lot prior to completion of home.

3. Removing any rocks, trees, plants, or topsoil from any portion of the property other than the Homeowner's Lot.

4. Careless treatment of trees or no build area.

5. Use of spring, surface, or irrigation water for any purpose.

6. Signs other than approved construction or real estate signs.

7. Careless use of cigarettes or flammable items.

8. Firearms.

9. Open Fires.

10. Dumping of trash or EPA controlled substances on any Lot or any other property.

11. Careless or reckless driving.

12. Driving across any open space or areas not designated for construction.

PART V – GLOSSARY / APPENDIX

Glossary

Architectural Review Committee (ARC) - The Architectural Review Committee established pursuant to the Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain.

Buildable Envelope - The area of a Lot that is available for construction.

Conceptual Plans - A set of drawings, that include a site analysis map, professional survey, preliminary site plan, and preliminary landscape and architecture plans for a Lot that are submitted to the Architectural Review Committee for approval before proceeding to the Final Plan submittal level.

Declarant – Declarant shall mean and refer to Uphill Limited Liability Company, its successors and assigns.

Declaration - see Declaration of Covenants, Conditions and Restrictions.

Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain - The Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain as amended and restated, recorded November 26, 2002 under Reception No. 216 797, Book 656, Pages 299-332 of the real property records of Clear Creek County, Colorado and any Amendments or Supplemental Declaration thereto.

Design Standards - Those design standards, review procedures and construction regulations adopted and enforced by the ARC as set forth in this document and as amended from time to time by the ARC.

Developer – Developer shall mean and refer to Saddleback Mountain Development Corporation (SMDC), its successors and assigns.

Final Plan - a set of drawings, that include a site plan, construction site logistics plan, architecture and landscape plans for a Lot that is submitted to the Architectural Review Committee for final approval after approval of the Conceptual Plan.

Final Plat - a recorded subdivision map for a specific Saddleback Mountain land area showing the division of land into streets and lots and indicating the measurements of the individual parcels.

Grading and Drainage Drawings - Development master drainage plan approved by Clear Creek County identifying restrictions, preservations, easements and changes to the existing drainageways for the entire Project.

Homeowner - The Homeowner of record of a Lot, whether one or more persons or entities and all authorized agents of the Homeowner.

Improvements - Any Improvements, alterations or additions to a Lot from its condition at the time of purchase.

Lot - The entire platted Lot within the Saddleback Mountain subdivision.

Saddleback Metropolitan District - Saddleback Metropolitan District shall mean a local government subdivision formed according to the laws of the State of Colorado.

Saddleback Mountain Development Guides - a map or maps illustrating restrictions and guidelines for development placed on a specific Lot within the Saddleback Mountain subdivision.

SADDLEBACK MOUNTAIN
ARCHITECTURAL REVIEW COMMITTEE

SUBMITTAL APPLICATION FORM

Submittal Date _____ Review Date _____

Lot No. _____

Street Address _____

Owner _____

Current Address _____

City/State/Zip _____

Home Phone _____ Business Phone _____

Review comments to be sent to (if other than Owner)

Name _____ Company _____

Address _____

City/State/Zip _____

Pre-Design Meeting Date _____ ARC Member _____

SUBMITTAL

_____ Conceptual Plan _____ Landscape Plan _____ Other

_____ Final Plan _____Notice of Completion

_____ Revisions & Additions _____ ARC Fee Paid

COMMENTS

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

SADDLEBACK MOUNTAIN
ARCHITECTURAL REVIEW COMMITTEE

PRE-DESIGN MEETING

Lot No. _____

Street Address _____

Meeting Date _____ Time _____

Attendees _____

Owner _____ Home Phone _____ Business Phone _____

Architect _____ Home Phone _____ Business Phone _____

CHECK LIST

Site Analysis _____
Site Plan Concept _____
Building site _____
Architecture Concept _____
Landscape Concept _____
Ancillary Improvements _____

COMMENTS

SADDLEBACK MOUNTAIN
ARCHITECTURAL REVIEW COMMITTEE

CONCEPTUAL APPROVAL DATE _____
FINAL APPROVAL DATE _____
ADDITIONS AND REVISIONS
APPROVAL DATE _____

Lot No. _____ Deposit _____

Owner _____ Telephone _____

Builder _____ Telephone _____

Site Plan Checklist

Building envelope _____
Building location _____
Building orientation _____
Fences _____
Grading _____
Erosion control _____
Drainage _____
Driveway / site access _____
Driveway treatment _____
Grading issues _____
No build areas _____
Setbacks _____
Site Sections _____
Snow storage _____
Survey _____

Architecture Checklist

Accessory structures and utilities _____
Building height _____
Colors _____
Decks / Outdoor spaces _____
Elevations _____
Entry _____
Electrical Plan _____
Exterior materials _____
Finish floor elevation _____
Fire sprinkler system _____
Mass / Proportion / Scale _____
Roof plan _____
Top of foundation _____
Shadow lines _____
Structural Plans _____

Ancillary Checklist

Antennas _____
Dog runs & kennels _____
Flagpoles _____
Parking _____
Play structures _____
Lighting _____
Signage _____
Solar devices _____
Sports equipment _____
Storage of recreational vehicles _____
Trash receptacles _____
Utilities _____
Exterior art / sculpture _____

Plans approved _____ Materials approved _____ Colors approved _____

Comments _____

SADDLEBACK MOUNTAIN
ARCHITECTURAL REVIEW COMMITTEE

CONSTRUCTION SITE LOGISTICS CHECK LIST

Lot No. _____

Owner _____ Telephone _____

Builder _____ Telephone _____

Architect _____ Telephone _____

CONSTRUCTION CHECKLIST

Existing improvements _____
Field Office locations _____
Storage trailers _____
Materials stockpiles _____
Parking _____
Fences _____
Access points _____
Sign locations & specifications _____
Material delivery access points _____
Dumpster locations _____
Concrete truck washing locations _____
Temporary toilet facilities _____
Excavation haul routes _____
Large construction equipment identified _____
Milestone schedule _____
List of contacts _____
Street cleaning program _____

Utilities:
Existing utility locations
- Gas _____
- Electric _____
- Communications _____
- Water _____

Proposed utility locations
- Gas _____
- Electric _____
- Sewage System _____
- Communications _____
- Water _____

Easement boundaries with dimensions _____

Performance security _____
Construction Site Logistics Agreement _____

CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT
Post Office Box 2000, Georgetown, Colorado 80444
303-679-2421 or 303-679-2428

DEFENSIBLE SPACE TREE THINNING INSPECTION APPLICATION
Application fee is $75.00

Owner(s)_____

Home Phone_____ Work Phone_____

Mailing Address_____

City_____ State_____ Zip_____

Applicant(s)_____

Home Phone_____ Work Phone_____

Mailing Address_____

City_____ State_____ Zip_____

Property Where Defensible Space Tree Thinning Is Being Requested:

Legal Description_____

Parcel #'_____

Property Address, if assigned_____

- I certify that the information I have provided is true and correct to the best of my knowledge.
- I (we) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request
- Any and all changes to the proposed tree thinning require notification of the Site Development Department.
- I will allow the Site Development Department staff to go onto my property in order to process this request.

_____ _____
Owner / Applicant Date

Fee Paid_____Date Paid_____Receipt #_____Received by_____

CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT
Post Office Box 2000, Georgetown, Colorado 80444
303-679-2421 or 303-679-2428

BEST MANAGEMENT PRACTICES PERMIT APPLICATION
Application Fee is $405.00

Owner(s) _____

Home Phone _____ Work Phone _____

Mailing Address _____

City_____ State_____ Zip_____

Applicant(s) _____

Home Phone _____ Work Phone _____

Mailing Address _____

City_____ State_____ Zip_____

Property Where Best Management Practices Permit Is Being Requested:

Legal Description of Property _____

Parcel #'(s) _____

Property Address(es), if assigned_____

Road Identification Number or Name _____

Cubic Yards of Excavation and Fill _____

Description of Proposed Site Use _____

_____

_____

- ♦ I (we) do hereby certify that information contained in or presented in connection with this request for Best Manager Practices Permit is true and accurate to the best of my (our) knowledge and belief.
- ♦ I (we) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request.
- ♦ Any and all changes to the proposed tree thinning require notification of the Site Development Department.
- ♦ I will allow the Site Development Department staff to go onto my property in order to process this request.

_____ _____
Owner/Applicant Date

Fee Paid_____Date Paid_____Receipt #_____Received by_____

Clear Creek County Site Development Department
Permit Procedures and Requirements
For a Retaining Wall Permit.

One aspect of the Site Development Department is erosion control. One way to control erosion is to stabilize all cut and fill slopes. All cut and fill slopes and banks are required to be constructed to maintain a slope not steeper than 1½: 1 (horizontal: vertical). Slopes steeper than this or greater than 4 feet in vertical height will require a retaining wall permit.

Retaining wall(s) shall be designed by a Colorado licensed Professional Engineer. The submittals required for this type of permit are as follows:

- ☞Completed zoning disclosure form
- ☞Completed Landowner authorization form (if applicable)
- ☞Completed application
- ☞Scaled site plan
- ☞Two sets of stamped plans

Submit all paperwork and fee to the Site Development Department for review.

Site Development Department Directory:

Annette Colle, Secretary-303-679-2428
Tim Vogel, Site Development Inspector-303-679-2421

RETAINING WALL PERMIT APPLICATION

Application Fee

$280.00

CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT
Post Office Box 2000
Georgetown, Colorado 80444
303-679-2421 or 303-281-2930

OWNER(S) _____

HOME PHONE _____ WORK PHONE _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

APPLICANT(S) _____

HOME PHONE _____ WORK PHONE _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PROPERTY ADDRESS(ES) _____

PARCEL #'S _____

LEGAL DESCRIPTION OF PROPERTY _____
¼ Section & Section-Township-Range, Mining Claim Name & MS # or Subdivision-Lot & Block

_____

DESCRIPTION OF PROPOSED USE _____
_____
_____
_____
_____

I (we) do hereby certify that information contained in or presented in connection with this request for Slope Stabilization is true and accurate to the best of my (our) knowledge and belief. I (we) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request.
I (we) understand that the Site Development Department staff will need to go onto my (our) property in order to process this request.

_____
Owner/Applicant Date

FEE PAID_____ DATE PAID_____ RECEIPT #_____ RECEIVED BY_____

SADDLEBACK MOUNTAIN
ARCHITECTURAL REVIEW COMMITTEE

CONSTRUCTION SITE LOGISTICS AGREEMENT

1. Parties

A. Homeowner

_____
_____
_____

B. Homeowner's General Contractor

_____
_____
_____

C. Saddleback Mountain Architectural Review Committee

ARC Address _____
ARC Phone Number _____

2. Agreement

By execution of this agreement, ARC, Homeowner and Homeowner's General Contractor acknowledge that the Construction Site Logistics Plan dated _____, _____, ('Plan') submitted for development of the Homeowner's site located at or generally known as Lot No. ____ of Saddleback Mountain has been approved by the ARC subject to the conditions set forth in the ARC letter dated _____, _____ and that the ARC is holding a minimum of $1,000.00 performance security deposit to ensure compliance with the plan and with the Construction Site Logistics section of the Design standards. Homeowner and Homeowner's General Contractor acknowledge and agree that they will obey all directives of the ARC concerning matters or items not in compliance with the plan, and that the failure of Homeowner or Homeowner's General Contractor to ensure compliance with the plan or with the Construction Site Logistics section of the Design Standards or obey such directives will give the ARC the right (1) to forfeit all or any part of the performance security deposit, (2) to order an immediate halt to all construction on the site until compliance occurs, (3) to remedy or correct the noncompliance itself at Homeowner's expense, and (4) to require the posting of a new or additional performance security deposit as a prerequisite to allowing construction on the site to resume, which, if not paid in a timely manner, may be increased by penalty amounts.

Homeowner

_____

By _____

Homeowner's General Contractor

_____

By _____

Saddleback Mountain Architectural Review Committee

By _____

Date _____

SADDLEBACK MOUNTAIN
COMMUNICATIONS EQUIPMENT REGISTRATION FORM

Owner's Name _____

Property Address _____

Phone No._____Email Address: _____

Type of Equipment (Satellite Dish, Antenna, Internet Equipment, etc.)

_____

Size _____ Color_____

Please attach a flier showing the unit or provide a sketch on the reverse of this form.

Please describe the proposed location for the placement of the equipment

_____
_____
_____

How will the unit be mounted, i.e. bolted to the siding, attached to the eave, mounted on a support post?

_____
_____
_____

Does your proposal meet the intent of the Design Standards regarding minimal visual impact? Please explain how the location of the equipment has minimal visual impact.

_____
_____
_____

Date_____Owner's Signature _____

_____

DATE RECEIVED _____ ACCEPTABLE _____ REQUIRES MODIFICATION _____

SADDLEBACK MOUNTAIN
PLANT LIST

The following plants are included in this plant list because of their adaptability to extremes of climate and soil, hardy and vigorous natures, special design values, forms, foliage and or flower characteristics. This plant list is not intended to be all-inclusive. However, the Architectural Review Committee will encourage their use.

DECIDUOUS TREES

Thinleaf Alder
Saskatoon Serviceberry
Quaking Aspen
Canada Red Cherry
Native Chokecherry
Select Hawthorn Species
Select Maple Species
Alpine Currant
Native Chokecherry
Narrowleaf Cottonwood

EVERGREEN TREES

Bristlecone Pine
Lodgepole Pine
Colorado Blue Spruce
Ponderosa Pine
Douglas Fir
White Fir

EVERGREEN SHRUBS

Mugho Pine
Globe Spruce
Common Mountain Juniper
Rocky Mountain Juniper
Table Top Juniper

DECIDUOUS SHRUBS

Threeleaf Sumac
Mountain Lilac
Golden Currant
Squaw Currant
Native Red-berried Elder
Twinberry Honeysuckle
Rocky Mountain Maple
Select Serviceberry Species
Mountain Ninebark
Selected Sage Species
Siberian Peashrub

DECIDUOUS SHRUBS (cont.)

Peking Cotoneaster
Rabbit Brush
Selected Potentilla Species
Boulder Raspberry
Yellow Mountain Willow
Colorado Dogwood
Redtwig Dogwood
Russet Buffaloberry
Mountain Snowberry
Common Purple Lilac

GROUND COVERS, VINES AND PERENNIALS

Creeping Mahonia
Lupine
Rocky Mountain Penstemon
Kinnikinnick
Rocky Mountain Columbine
Select Cranesbill Species
Fleabane Showy Daisy
Carpet Bugle
Common Yarrow
Fringed Sage
Alpine Aster
Border Jewel
Coreopsis
Alpine Poppy
Shasta Daisy
Bellflower
Bee-Balm
Blue Flax
Select Poppy Species
Creeping Potentilla
Purple Leaf Wintercreeper
Common Yarrow

NATIVE GRASS / WILDFLOWER SEED MIXTURE

Listed below is recommended native grass seed mix suggested for roadside stabilization and building site revegetation:

Slender wheatgrass - Agropyron trachycaulum	5 lbs. PLS
Western wheatgrass – Agropyron smithii	4 lbs. PLS
Sheeps fescue – Festuca ovina	5 lbs. PLS
Hard fescue – Festuca longifolia	5 lbs. PLS
Mountain bromegrass – Bromus marginatus	4 lbs. PLS
Canby bluegrass – Poa canbyi	2 lbs. PLS
Canada bluegrass – Poa compressa	3 lbs. PLS
Rocky Mountain Wildflower Mix	6 lbs. PLS
	34 lbs. Total Pure Live Seed *

* As supplied by Arkansas Valley Seed Co.

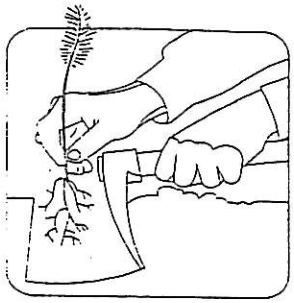
LOW GROW LANDSCAPE MIXTURE

Low growing grasses comprised of bunchgrasses and sod formers giving a varied texture for transitional areas adjacent to buildings:

SEED	VARIETY	(LB / ¼ Acre)
Chewing fescue	Shadow	2-1/4 lbs.
Red fescue	Pennlawn	2-1/4 lbs.
Hard fescue	Durar	1-1/2 lbs.
Sheep fescue	Covar	1-1/2 lbs.
		7-1/2 lbs.

CLEAR CREEK COUNTY

Site Development Requirements for a Single Family Residence



CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT REQUIREMENTS FOR A SINGLE FAMILY RESIDENCE

The Site Development Department is responsible for many of the permits for the initial phases of a property's development. The Driveway Permit, Defensible Space Plan, Flood Hazard and Wetlands determination and erosion mitigation are all handled by this Department. After you have completed your **Zoning Disclosure Form** , you will typically start the permitting process here.

Before starting any of these permit processes, you should be fairly certain of the locations of all of the proposed improvements: the building site; driveway; well; and leach field. The Environmental Health Department should be contacted for any restrictions on the proposed location of the well and leach field. Another initial consideration is the possibility that your site is located in a floodplain or designated wetlands area. If your property is along a water course, you may wish to contact this Department early in your development planning for information and restrictions. The Site Development Inspector will otherwise make that determination at the point of the driveway permit application and will contact you if there is any flood hazard or wetlands impact.

This packet will guide you through all of these processes as you work toward your goal of building your mountain residence. Please note that the requirements in this packet are for the Site Development Department only. Additional submittal requirements will be required for other applicable County permits and reviews and are explained in detail in other packets.

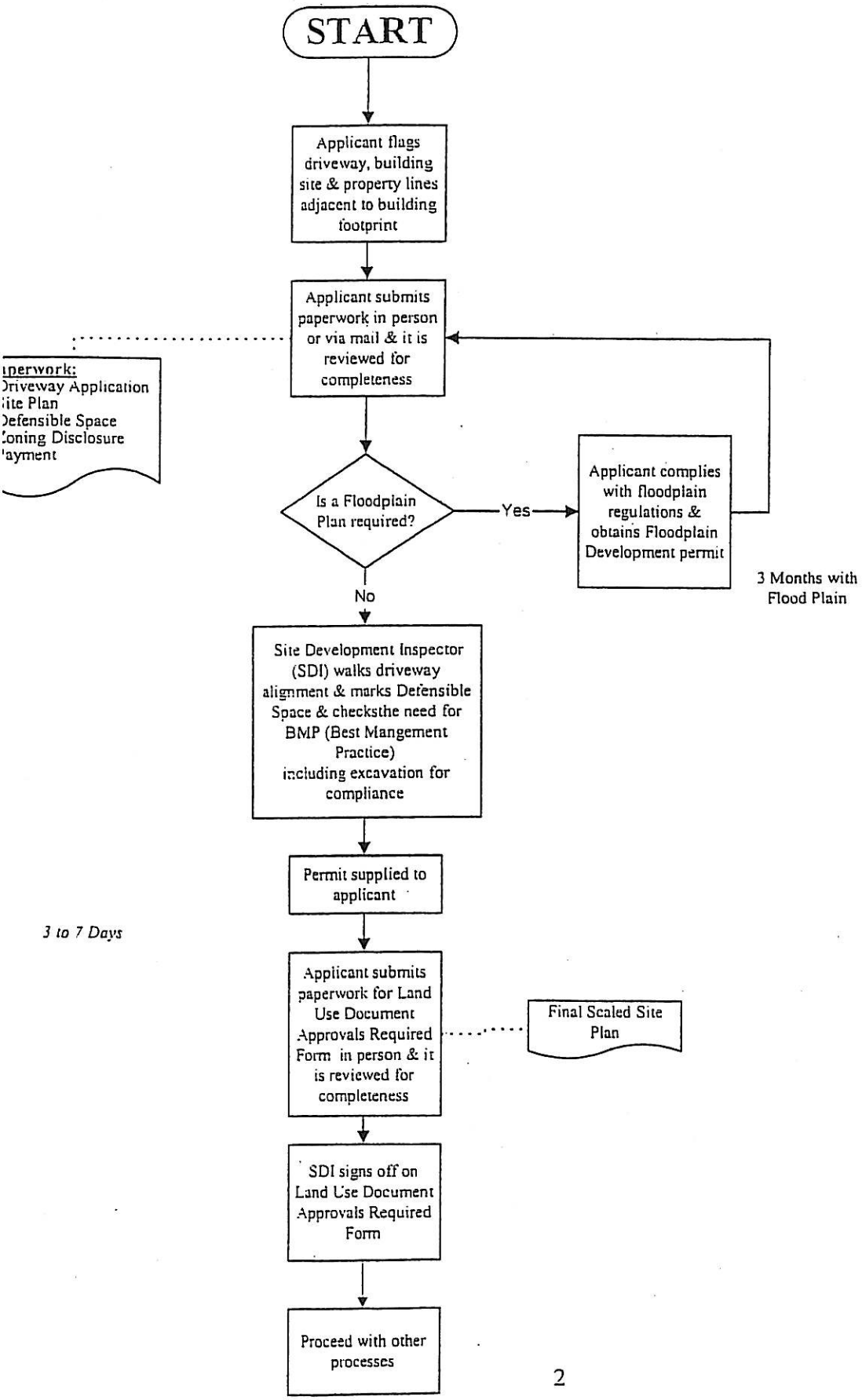
Packet Contents: Page #

Flow Chart 2
Site Development Applications Checklists 3
Driveway Design Standards 4,5
Driveway and Excavation Application Requirements 6,7
Defensible Space Information and Requirements 7-9
Best Management Practices and Permit Requirements 10
Slope Stabilization Requirements 10
Floodplain and Wetlands Information 11
Procedures to Request a Site Development Inspection 12
Application Forms 13,14

Site Development Department Directory:

Annette Colle, Secretary - 303-679-2428
Tim Vogel, Site Development Inspector - 303-679-2421
Fax - 303-679-2448
e-mail address - land-use@co.clear-creek.co.us
Web site - www.co.clear-creek.co.us/Depts/devsite.htm

Flow Chart


START
Applicant flags driveway, building site & property lines adjacent to building footprint
Applicant submits paperwork in person or via mail & it is reviewed for completeness
iperwork:
Driveway Application
ite Plan
Defensible Space
Zoning Disclosure
ayment
Is a Floodplain Plan required?
Yes
Applicant complies with floodplain regulations & obtains Floodplain Development permit
3 Months with Flood Plain
No
Site Development Inspector (SDI) walks driveway alignment & marks Defensible Space & checksthe need for BMP (Best Mangement Practice) including excavation for compliance
Permit supplied to applicant
3 to 7 Days
Applicant submits paperwork for Land Use Document Approvals Required Form in person & it is reviewed for completeness
Final Scaled Site Plan
SDI signs off on Land Use Document Approvals Required Form
Proceed with other processes

SITE DEVELOPMENT DEPARTMENT
APPLICATIONS SUBMITTAL CHECK LISTS

Required Submittal Documents and Site Development Approvals:

Driveway Permit Submittals -

- ☐ Completed **Driveway Permit Application**
- ☐ Copy of completed **Zoning Disclosure Form**
- ☐ Copy of recorded easements for the proposed driveway, if required
- ☐ Copy of State Highway Access Permit, if required
- ☐ Accurately scaled Site Plan; please refer to the "DRIVEWAY AND EXCAVATION APPLICATION REQUIREMENTS" on page 4 for a list and explanation of the required detail. The North arrow and scale of the site plan must also be shown
- ☐ Payment of the fee

Defensible Space Submittals -

- ☐ Completed **Defensible Space Application Form**
- ☐ Payment of the fee

Slope Stabilization Permit Submittals, when applicable -

- ☐ Completed **Slope Stabilization Application Form** (the Form will be provided when a retaining wall or other method of stabilization will be utilized and a **Slope Stabilization** Permit will be required)
- ☐ Two sets of detailed plans for retaining wall or other stabilization design prepared and stamped by Colorado Licensed Engineer
- ☐ Payment of the fee

Best Management Practices Permit Submittals, when applicable -

- ☐ Completed **Best Management Practices Application Form** (the Form will be provided when a large scale earth disturbance-20,000 sq. ft or more has been determined and a **Best Management Practices** Permit will be required)
- ☐ Payment of the fee

Floodplain and Wetlands Submittals, when applicable -

- ☐ Completed **Floodplain Development Application Form** (the Form will be provided when Flood Hazard has been determined and a **Floodplain Development** Permit will be required)
- ☐ Stream Channel Cross-Sectional Survey
- ☐ Payment of the fee
- ☐ Copy of Letter from Army Corps of Engineers when Wetlands Impact has been identified

DRIVEWAY DESIGN STANDARDS

The Clear Creek Board of County Commissioners has adopted design standards for the construction of driveways. These design standards were developed with the intent to provide reasonable ingress and egress for emergency vehicles. It is the responsibility of this Department to make sure all driveways are constructed in accordance with the adopted design standards while also taking into consideration any constraints imposed by the nature of the parcel and to mitigate for erosion both during and after excavation.

The complete *Clear Creek County Driveway Design Standards* is available at the Land Use Public Counter and must be requested by all excavation contractors and all property owners who are planning on doing their own excavation. The basic requirements are as follows:

→ All driveways shall have a minimum driving surface width of 12 feet. This width includes road shoulders, but does not include additional width required for proper drainage.

→ All horizontal curves shall have a minimum curve radii of 30 ft. measured from the centerline of the driveway to the center point of the curve.

→ All driveways shall end in an approved turn-around area with a minimum 13.75 ft. radius.

→ Sight distances at the intersection of the driveway with a public road shall be at least seven times the posted speed limit of the public road for speeds of 40 M.P.H. or less and grades of 6% or less. All other sight distances shall be at least eleven times the posted speed limit.

→ Driveways shall intersect a public road at right angles to each other. With supporting justification, a relaxation of up to 15 degrees can be requested from the county. Driveways shall meet the county road at a positive 4% grade for the length of the Right of Way but not less than 10 feet. Radii or flares of 20 feet are required.

→ The maximum allowable grade on straight sections of driveway is 10%. An exception of 12% can be requested under certain circumstances. Grades from 10% to 12%, when allowed, shall not continue for lengths greater than 100 ft. A maximum grade of 8% for curves with radius of less than or equal to 50 ft. at centerline shall be maintained. Grades through a switchback shall not exceed 4%.

→ Cut slopes and fill slopes should be constructed no steeper than a $1\frac{1}{2}$:1 slope ($1\frac{1}{2}$ feet horizontal to 1 foot vertical). Cut slopes steeper than $1\frac{1}{2}$: 1 shall be designed by a Colorado licensed engineer, prior to approval from the County. In areas of solid rock, slopes shall not be cut steeper than $\frac{1}{2}$: 1. Open rock cuts greater than ten (10) feet in height and steeper than $\frac{1}{2}$:1 slope, or greater than twenty (20) feet in height and steeper than 1:1 slope, shall be designed by a Colorado licensed engineer.

➔ All driveway accesses from existing private or public roads, which interfere with a natural or constructed drainage course, shall provide a drainage culvert. The culvert shall be a minimum of 15 inch diameter or of a diameter which will carry the flow of a 10 year storm event, as determined by the Site Development Inspector. The culvert shall be positioned offset to the drainage ditch centerline and away from the traveled portion of the access road. Cross road drainage must be provided at a minimum of every 800 feet or where an identifiable drainage course is defined, with culvert(s) of a minimum of 18 inch diameter or of a diameter which will carry the flow of a 10 year storm event, as determined by the Site Development Inspector.

➔ The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control shall consist of effective planting as a permanent control measure. Permanent soil stabilization measures shall be installed within thirty days after final grade is reached. Planting shall occur within the next window of opportunity, should construction be completed during winter months. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety. Existing trees, shrubs and grasses should be preserved where possible to prevent erosion. All topsoil shall be salvaged and redistributed. Any applicant creating an earth disturbance greater than 2,500 cubic yards shall be required to apply for a "Best Management Practices" permit.

➔ During construction emergency access must be maintained at all times.

➔ Failure to comply with any portion of these Driveway and Private Road Design Standards and Permit Procedures shall be sufficient grounds for denial, suspension, or revocation of any necessary permit. Financial penalties may also be imposed.

➔ All bridges shall be designed by a Colorado licensed engineer to meet the Colorado Department of Transportation requirements and specifications. Bridges shall meet elevation requirements of the Clear Creek County Floodplain Regulations (1989), if located in a designated Flood Hazard Zone A, as determined by the Flood Insurance Rating Map. All driveways and roads, which cross water courses designated as "Waters of the State" by the Army Corps of Engineers, must meet the requirements set forth by the Army Corps of Engineers for permitting before the county permits can be issued.

Where necessary, deviations from these standards may be requested. If determined appropriate, or if the public roadway that accesses your property is not a county maintained road, the increased hazard will be required to be mitigated by conforming to the "***Wildfire Hazard Mitigation Point System***". This determination will be made at the time you are issued your driveway permit. For further information regarding the " ***Wildfire Mitigation Point Plan System***", please refer to the Building Department Requirement Packet.

DRIVEWAY AND EXCAVATION APPLICATION REQUIREMENTS

All driveways, road cuts or building site excavations in Clear Creek County MUST have a driveway and excavation permit before any excavation is begun, whether the construction site is on a county maintained or non-maintained road. Please contact the Road and Bridge Department for any road cut permits needed for utility installation.

THE FOLLOWING DETAIL MUST BE DEPICTED ON BOTH YOUR APPLICATION AND SCALED SITE PLAN:

1. The linear distance of the property along the access road must be measured and labeled on the site plan. When the property is not crossed by or adjacent to the access road, the location of access road in relation to the property must be accurately shown on the site plan.

2. The actual width of the access road as traveled must be measured in the field and shown, as well as the width of the right of way, if the two widths are different.

3. In cases where easements are needed to access the property, the location must be shown on the site plan and a copy of the recorded easement must be submitted. Where other access permits, such as a State Highway Access Permit, are required, a copy of that permit must be provided with your driveway application.

4. The distance from the driveway to the nearest road intersection must be measured in the field and shown.

5. The surface width of the proposed driveway must be shown.

6. The total length of the proposed driveway must be shown.

7. The horizontal angle of approach where the driveway intersects the access road must be shown. This angle will be expressed in degrees, i.e. 90 degrees, 40 degrees, 30 degrees, etc.

8. The maximum grade of the proposed driveway and the length of any part(s) of the driveway which will exceed 10% grade must be shown. The grade is calculated by dividing the rise by the run, i.e. 1 foot rise in 100 feet of run or driveway length would be a 1% grade.)

9. The inside turning radius of each switchback of the proposed driveway must be shown. The radius is measured from the center point of the curve to the centerline of the proposed driveway.

10. The location(s) of both temporary and permanent erosion mitigation measures planned for the control of off-site erosion and sedimentation and the proposed revegetation schedule must be shown.

After the application, scaled site plan and permit fee have been submitted, the Site Development Inspector will make an appointment to meet the applicant at the site for the driveway inspection. It is advisable to combine the driveway inspection with the defensible space inspection. The property must be clearly marked with a sign that is visible from the roadway, which identifies the property. The proposed driveway centerline, excavation site and/or building footprint and adjacent property lines shall be staked out in advance of the initial inspection.

DEFENSIBLE SPACE INFORMATION AND REQUIREMENTS

A component of the *Wildfire Hazard Mitigation Plan*, which was implemented in 1996, is the development of a defensible space for all new construction and for additions of 400 sq. ft. or more to existing structures. It was established to reduce the hazards of the spread of fire for the protection of life and property. When the completed application and permit fee have been submitted, the Site Development Inspector will meet with the applicant at the site, ideally at the same time that the initial driveway inspection is performed, to evaluate the property and the proposed improvements, establish the fire safety zones and to mark the trees and lower branches, which will be required to be removed.

Establishing the Fire Safety Zones

To develop the most effective Defensible Space Plan possible, the property is evaluated and divided into 3 Zones. The following are explanations and illustrations of the Zones and their role in your Defensible Space Plan:

Zone 1 is the defensible space area immediately adjacent to the structure and the driveway. This area is where the greatest modification of thinning and cleanup will occur. It consists of an area of 15 feet around the structure in which all flammable vegetation is removed. This 15 feet is measured from the outside edge of the home's eaves and any attached structures such as decks.

This area should be decorated with decorative rock or other non-flammable ground cover. If a non-combustible siding is used, then a widely spaced planting of low shrubs is acceptable. Make sure not to plant the shrubs under windows or eaves and foundation vents. Firewood and other combustible materials must not be stored in this area. For maximum safety, the area under decks should have a gravel ground cover and not be used for storage.

Zone 2 is an area of fuel reduction. It is a transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Typically, the Defensible Space should extend at least 75 to 125 feet from the structure. Thin trees and large shrubs so there is at least 10 feet between crowns. Crown separation is measured from the furthest branch of one tree to the nearest branch on the next tree (Figure 3). On steep slopes, allow more space between tree crowns. Remove all ladder fuels from under these remaining trees. Carefully prune trees to a height of 10 feet.

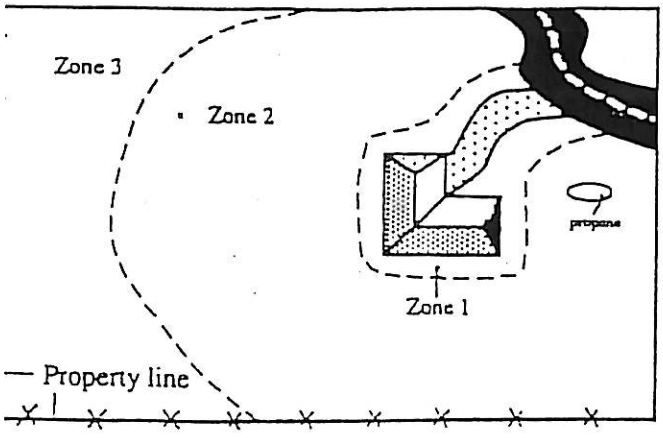
Limit the number of dead trees (snags) retained in this zone. Wildlife need only one or two snags per acre. Be sure any snags left for wildlife cannot fall onto the house or block access roads or driveways.

Locate propane tanks at least 30 feet from any structures, preferably on the same elevation as the house. Clear and keep away flammable vegetation within 10 feet of these tanks. Do not screen propane tanks with shrubs or vegetation.

Dispose of slash (limbs, branches and other woody debris) removed from your trees and shrubs through chipping or by piling and burning. Contact the Clear Creek County Sheriff's Office for information about burning slash piles. Only if neither of these alternatives is possible, lop and scatter slash by cutting it into very small pieces and distributing it over the ground. Avoid heavy accumulations of slash. Make it lay close to the ground to speed decomposition. If desired, no more than two or three small, widely spaced brush piles may be left for wildlife purposes. Locate these towards the outer portions of your defensible space.

Zone 3 is the area of existing forest from the edge of Zone 2 out to the property boundaries. Traditional forest management in this area will contribute to the wildfire hazard mitigation, the continued health of the surrounding forest and the property's aesthetics.

Illustration of the three Fire Safety Zones surrounding a building site.



jure 1: Forested property showing the three fire-defensible nes around a home or other structure.

Illustration of the crown spacing

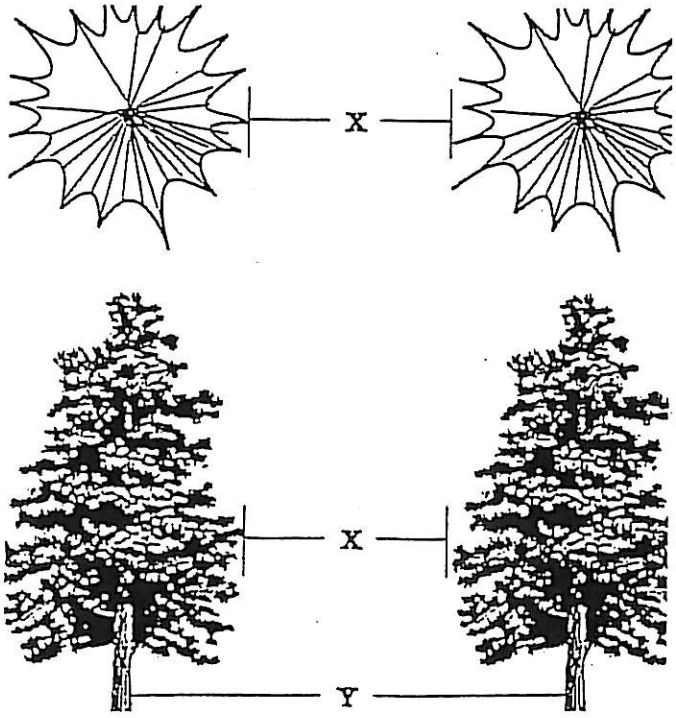


Figure 3: X = crown spacing; Y = stem spacing. Do not measure between stems for crown — measure between the edges of tree crowns.

Commonly Asked Questions About Defensible Space -

"What is a defensible space and why do I need this?" According to the National Wildfire Coordinating Group, it is defined as "a fuel break adjacent to improvements, in which you can safely defend the improvements". In order for a structure to survive a wildfire, radiated heat and fire intensity must be kept to a minimum. This is accomplished by a combination of clearing and thinning of trees and other vegetation around the proposed or existing structures and along the driveway. Our defensible space requirements are designed to minimize the impact to the property while still providing safety for the structures, the inhabitants, and the firefighters.

"How are the trees selected?" The trees are selected by considering the crown spacing, the types of trees and topographical characteristics of the property. As a fire grows in intensity, it can move into the crowns of trees and by a heat transfer mechanism known as convection, it will rapidly move up slope and down wind. A crown fire can outrun the surface fire and cause ground fires to start as it passes. The crown spacing must then be wider closer to the home and can be narrower as the distance from the home increases. Smaller trees and diseased trees will be selected first. The homeowners' selection of "special" trees, for screening and aesthetics, will be considered and worked around whenever possible.

"Do I have to clear cut everything from around my home?" This is a common misconception of the defensible space program. The area immediately adjacent to the home is 3 - 5 feet wide. If th home is sided with flammable material, it is advised not to plant any trees, shrubs or flammable ground cover in this area. If non-combustible siding is used, widely spaced shrubs are acceptable but should not be planted under windows or next to vents. From this zone, extending out away from the home, crown spacing decreases gradually and additional lower branches are allowed to remain.

"What else can I do to help protect my home?" In addition to the Defensible Space Plan requirements, there are numerous suggestions in the Colorado State Cooperative Extension Publications. Some of the more important but often overlooked items are:

- ➔ Posting signs for quick address identification, designated emergency vehicle parking areas, and bridge load limits.
- ➔ Routine maintenance of the Defensible Space.
- ➔ Clearing debris from roof and gutters.
- ➔ Removal of branches overhanging the chimney.
- ➔ Outdoor water supply is available complete with hose and nozzle.
- ➔ Fire extinguishers are checked and in working condition.
- ➔ Storing tool , such as rakes, hoes, axes, and shovels in an easily accessible area for use i case of a fire.
- ➔ Practicing family fire drills and fire evacuation plan. Escape areas should be open with good visibility all around. Meadows, rock outcrops, and wide roads are good examples.
- ➔ Proper screening of attic, roof and eave openings, and proper skirting, screening or enclosing the sides of stilt type foundations.
- ➔ If time allows as the wildfire approaches, covering windows shutters or heavy draping ar moving furniture to the center of rooms.

and moving furniture to the center of rooms.

BEST MANAGEMENT PRACTICES INFORMATION AND REQUIREMENTS

In order to prevent any earth disturbing activity from adversely affecting water quality, erosion control and revegetation are handled through the Best Management Practices (BMP) Permits. In most instances, the BMP Permit for a single family residence will be handled as a part of the Driveway Permit for that property. The following guidelines will be used to control erosion for most residential development:

- ➔ Both temporary and permanent measures will be utilized to prevent soil erosion and to protect water quality
- ➔ Silt fence or brush barriers are to be used to control erosion as a temporary method while construction is taking place. These sediment barriers are to be in place on any new disturbed earth by the end of that working day.
- ➔ When possible, top soils shall be set aside during excavation and reused during revegetation. Top soil must be stockpiled away from roads or waterways and should be revegetated while being stock piled.
- ➔ Preserve existing trees, shrubs and grasses where possible to prevent erosion. A site plan should indicate a green belt that will remain around a property's perimeter. In large areas of disturbance, replacing trees and bushes may be required.
- ➔ Seeding side slopes shall be completed at the end of construction for irrigated sites. Non-irrigated sites shall be seeded through October and November or April and May.
- ➔ In dry areas, mulching may be used to protect germinated seeds. On steeper slopes staked netting or matting may be necessary.
- ➔ For sites completed during winter months, or when a final inspection is expected before actual revegetative growth occurs, a performance bond may be required.

When the proposed earth disturbance is 2,500 cubic yards or greater, a separate BMP Permit will be required and the **Application Form** and detailed requirements will be provided.

SLOPE STABILIZATION INFORMATION AND REQUIREMENTS

One of the aspects of erosion control is the stabilization of all cut and fill slopes. As discussed in the Driveway Design Standards, all cut and fill slopes and banks are required to be constructed to maintain a slope not steeper than $1\frac{1}{2}$:1 (Horizontal : Vertical). In areas of solid rock, steeper slopes of $\frac{1}{2}$:1 are allowed. Slopes and rock cuts steeper than this or greater than 4 feet in height will require a Slope Stabilization Permit and the retaining wall(s) or other method of stabilization shall be designed by a Colorado licensed Professional Engineer. Excessive bank cuts, as determined by the Site Development Inspector, may need to be retained by structural retaining walls to prevent the slopes, during periods of heavy moisture, from sloughing onto the roadways or otherwise causing heavy siltation in waterways. The **Slope Stabilization Permit Application Form** and additional information will be provided when required by the Site Development Inspector.

FLOODPLAIN AND WETLANDS INFORMATION

If your property is adjacent to one of the county's main watercourses, your property may have a designated Flood Hazard Zone and you will have to conform to the Clear Creek County Floodplain Regulations. These regulations are designed to protect properties along these watercourses from damage due to unexpected rises in the base flood elevations as a result of development activities. The Site Development Inspector can be contacted to make a Flood Hazard determination early in your development planning or the determination will be made at the time your driveway permit is processed and issued.

It is in your best interest to investigate the Flood Hazard potential of your property as early as possible, as the process of obtaining a Floodplain Development Permit can add a substantial amount of time required for the issuance of your permits.

When a bridge is required, the structure must meet elevation requirements of the Clear Creek County Floodplain Regulations (1989) if located in a Zone A, as determined by the Site Development Inspector using the Flood Insurance Rating Maps. A Building Permit will also be required for the proposed bridge and the Building Department information packet will explain the requirements.

In many areas of our County, there are designated Wetlands which must be protected from damage Although Clear Creek County does not have authority to regulate jurisdictional wetlands, it is in our best interest to ensure that property owners are aware of the permitting procedures necessary for wetland development as required by the U.S. Army Corps of Engineers. The determination of Wetlands Impact will be made during the processing of your Driveway Permit and you will be notified with further information and will need to contact the Army Corps of Engineers. Copies of all correspondence with the Army Corps of Engineers must be provided to this Department.

PROCEDURES TO REQUEST A SITE DEVELOPMENT INSPECTION

In order to manage all the inspection requests for all open permits, we must ask that you follow the established procedures whenever possible. We will make every effort to perform the requested inspection within 48 hours of receiving your request. It is preferable to combine the initial driveway inspection and the defensible space inspection. The Site Development Department will contact you to arrange that meeting. There may be circumstances where the inspection may be delayed and you will be notified when that is the case.

CLEAR CREEK COUNTY PHONE NUMBERS: LOCAL - 303-569-3251
METRO- 303-679-2300

Please enter 7 4 1 and your call will be directed into an "interactive" mail box.
Choose option #3. The voice will prompt you to leave the following information:

- ⇨Name and Phone Number of Contractor Requesting Inspection
- ⇨Permit Number- (Receipt Number for Defensible Space) and Legal Description of the Property
- ⇨Type of Inspection Being Requested (any further information, i.e. special instructions, lock box or gate combination, requested date for the inspection, if other than the next inspection day, or other special message can be left on the inspection line by just continuing to speak)

BE PREPARED WITH THE REQUIRED INFORMATION BEFORE YOU CALL. It is very important to wait for the tone before responding, speak clearly and then press the # key after your response.

CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT
Post Office Box 2000, Georgetown, CO 80444
303-679-2421

If temporary address is needed for utility hookup please check this box.

☐ Temporary Address Requested

DRIVEWAY AND BUILDING SITE EXCAVATION PERMIT APPLICATION

Application fee is $280.00. If construction has been started without the permit approval, the fee is $560.

APPLICATION FOR: Driveway_____ Building Site Excavation_____

Owner_____Home Phone_____Work Phone_____

Mailing Address_____

Applicant_____Home Phone_____Work Phone_____

Mailing Address_____

Legal Description:_____

Parcel Number:_____

Access Road Name or County Road Number:_____

ALL APPLICATIONS AND SCALED SITE PLANS MUST INCLUDE ALL NECESSARY DETAIL AND DEPICT THE FOLLOWING:

.. Frontage of lot along access road -_____Ft

2. Width of access road as traveled - _____Ft; Width of Right of Way, if different -_____Ft

3. Required easements - ☐ Yes (attach copies) ☐ No; State Highway or other access permit required - ☐ Yes (attach copies) ☐ No

4. Distance from driveway to nearest road intersection -_____Ft

5. Width of proposed driveway -_____Ft, If more than one driveway is requested, width of secondary driveway -_____Ft

6. Total length of proposed driveway -_____Ft, If more than one driveway is requested, length of secondary driveway -_____F

7. Horizontal angle of driveway approach to access road- _____°(degrees)

8. Maximum grade of the proposed driveway -_____%; Length of section(s) exceeding 10% grade -_____Ft

9. Inside turning radii of each turn - 1st turn_____Ft, 2nd turn_____Ft, 3rd turn_____Ft

10. Areas and types of proposed mitigation to control off-site erosion and proposed revegetation schedule (attach description - _____

- I certify that the information I have provided is true and correct to the best of my knowledge.
- I have read, understand, and will comply with the above information and attached documentation.
- Any and all changes to the proposed driveway or building site require notification of the Site Development Department
- I will allow the Site Development Department staff to go onto my property in order to process this request.

_____ _____

OWNER/APPLICANT DATE

FEE PAID_____DATE PAID_____RECEIPT #_____RECEIVED BY_____

(REV 03/15/01)

Saddleback Mountain Design Standards
January 2003

CONTENTS.....1

PART I - INTRODUCTION

Chapter 1 - Legal Authority

Legal Basis for the Design Standards.....4

Chapter 2 - Vision

Vision Statement.....4

PART II - DESIGN REVIEW PROCESS

Chapter 3 - Design Review: Requirements and Procedures for Submittal

Summary of the Design Review Process.....5
Pre-Design Site Meeting.....5
Conceptual Plan Submittal.....5
Final Plan Submittal.....7
Landscape Plans.....9
Revisions and Additions to Final Plans.....10

Chapter 4 – Compliance

Review of Work in Progress.....11
Period of Plan Validation.....11
Liability.....11
Severability.....12
Review Fees.....12

PART III - DESIGN STANDARDS

Chapter 5 - Site Development Standards

Locating the Homesite.....13
Determining the Buildable Envelope.....13
Site Access and Driveways.....14
Parking.....15
Grading Standards.....15
Drainage.....16
Erosion Control.....16
Well and Septic Fields.....16

Chapter 6 - Architectural Standards

Exterior Elevations.....17
Massing, Proportion, Scale and Size.....17
Architectural Detail.....18
Exterior Materials.....18
- Stone
- Siding
- Stucco

Walls and Openings.....19
Colors.....19
Roofs.....19
Garage Orientation.....20
Fire Sprinkler Systems.....20
Accessory Structures and Utilities.....20
Decks and Railings.....20

Chapter 7 - Landscape Standards

Plant Materials.....21
Outdoor Irrigation.....22
Defensible Space Tree Thinning.....22
Hardscape Materials.....22
Gardens.....22
Retaining Walls and Landscape Walls.....22
Landscape Maintenance.....22

Chapter 8 - Ancillary Improvement Standards

Fences & Enclosures.....23
Dog Runs and Kennels.....23
Storage of Recreational Vehicles.....23
Lighting.....24
Signage.....24
Trash Receptacles.....25
Mailbox Pedestals.....25
Utilities.....25
Satellite Dishes / Antennas.....25
Solar Devices.....26
Flagpoles.....26
Play Structures / Sports Equipment.....26
Exterior Art / Sculptures.....26

Part IV - CONSTRUCTION PERIOD REGULATIONS

Approval and Deposit.....27
Construction Site Logistics Plan.....27
OSHA.....28
Construction Hours.....28

Construction / Limit of Work Fence..... 28
Construction Trailers, Sheds, and Temporary Structures..... 28
Excavation..... 28
Debris and Trash Removal..... 28
Vehicles & Parking..... 29
Pets..... 29
Blasting..... 29
Restoration & Repair..... 29
Dust, Noise, Odor..... 29
Security of Construction Site 29
Prohibited Uses..... 29

PART V – GLOSSARY / APPENDIX

Glossary..... 31

Appendix

ARC Forms:
Submittal Application..... 33
Pre-Design Meeting..... 35
Conceptual Approval -
Final Approval - Additions & Revisions..... 37
Construction Site Logistics Checklist 39
Construction Site Logistics Agreement..... 41
Communications Equipment Registration..... 43
Saddleback Mountain Plant List..... 45
Clear Creek County Site Development Requirements for a
Single Family Residence. 47

PART 1 - INTRODUCTION

Chapter 1 - Legal Authority

Legal Basis for the Design Standards

The legal authority for these Design Standards is the Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain as Amended and Restated recorded November 26, 2002 under Reception No. 216 797, Book 656, Pages 299-332 of the real property records of Clear Creek County, Colorado (Declaration) and any Supplemental Declarations relating thereto. The Declaration establishes the Architectural Review Committee (ARC) and grants specific powers and authority to the ARC. The Declaration also gives authority to the ARC to issue standards and rules relating to the procedures, materials to be submitted, fees, additional design criteria and other factors that will be taken in to consideration in connection with the approval of any proposed improvement to property in Saddleback Mountain. These Design Standards have been adopted by the Architectural Review Committee to satisfy that requirement.

All property owners should review the entire Declaration. If there are any inconsistencies between the Declaration and these Design Standards, the Declaration will control, unless any requirement set forth in these Design Standards is more stringent than the Declaration with respect to the same subject matter, in which event the Design Standards shall control. The Architectural Review Committee reserves the right to revise these Design Standards as changing conditions and priorities dictate in order to maintain maximum aesthetic benefits to the community while enhancing property values.

Other Legal Authority

In addition to the Declaration and these Design Standards, the following documents govern the use of land at Saddleback Mountain, and should be reviewed in their entirety by all Homeowners prior to commencement of the development process:

1. Saddleback Mountain Final Plat recorded August 30, 2000.
2. Supplementary Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain, if any.
3. Saddleback Mountain Development Guide maps for Lots 1 thru 86.

Copies of the Declaration, these Design Standards and all of the other documents listed above are available from the Architectural Review Committee office at 25 Saddleback Drive, Evergreen CO 80439, telephone number (303) 674-0000.

Chapter 2 - Vision

Vision Statement

Due to its visual prominence from adjacent areas, and the desire by the Developer and the residents to preserve the established natural character of the area, dominated by the stands of mature pines, residences built at Saddleback Mountain must be carefully and sensitively nestled into the landscape. Landscaping must blend with and complement the natural environment. It is the intent of these Design Standards to provide guidance to architects, landscape architects, designers, builders, and owners in developing appropriate architectural and site plans that satisfy these concerns.

PART II - DESIGN REVIEW PROCESS

Chapter 3 – Design Review: Requirements and Procedures for Submittal

The Design Review Process adheres to a strict series of requirements and procedures that all Homeowners and/or their designated representatives must comply with in order to gain approval for all Improvements. Any Improvements that are to be undertaken in this community, whether new residential construction, subsequent exterior renovations, or site development construction such as walks, driveways, drainage, fencing, landscape planting or other exterior improvements, are subject to review by the Architectural Review Committee. Each step of the review process must be completed and plans submitted to the ARC for approval before advancing to the next submittal level. After Final Plan approval has been achieved the appropriate building permit(s) may be applied for, and when obtained, construction may begin.

Pre-Design Site Meeting

The first step in the review process is the requirement that the Homeowner and/or members of the Homeowner's design team and a representative of the Architectural Review Committee attend a Pre-Design Site Meeting. The purpose of the Pre-Design Site Meeting is to review the pre-established criteria for submittals and to conduct a site analysis of the Lot. The site analysis will assist the Homeowner in understanding the intrinsic qualities of the home site including the potential and limitations for his or her proposed ideas. A summary of the Pre-Design Site Meeting will be sent to the Homeowner and the designated representatives, and will be filed in the ARC office.

Conceptual Plan Submittal

Requirements for Submittal:

Following the Pre-Design Site Meeting the Homeowner will direct the design team to prepare conceptual building and site plans. All sheets of the Conceptual Plans shall be 24" x 36" in size and include the Lot number with Homeowner's and Builder's names. The Conceptual Plan Submittal must include the following:

A. Professional Survey:

- A professional survey, by a licensed surveyor, shall be provided of existing conditions including, but not limited to, topography, adjacent roads, pre-existing driveway stub-outs, utilities, drainage ways, vegetation and other natural features, legal restrictions, including rights-of-way, easements, property lines, setbacks, and Buildable Envelopes.
- Survey information should extend to the property lines of the Lot and beyond, if necessary, to include any drive access easements directly adjacent to the Lot.
- The survey shall include topography at a two (2) foot contour interval (or at one foot intervals as special conditions may warrant) for the entire Buildable Envelope and extending to the roadway on the front of the Lot and to the side Lot line boundaries. The Development Guide may not be used to establish existing topography.
- The survey shall be tied to benchmarks existing in the Saddleback Mountain development and use U.S. Geological Survey mean/sea level datum.
- The survey shall be at a scale of 1" = 20'-0" and include a north arrow. The survey shall also be submitted to the ACC in digital format.

B. Site Analysis Map (optional):

Although not specifically required, it is recommended that a Site Analysis Map be prepared to help evaluate the home site's intrinsic characteristics, identifying both areas to be protected from disturbance and opportunities for locating the residence and other site improvements. The following suggested characteristics and qualities to be mapped are: slopes, drainages, soils, vegetation, views, relationship to surrounding residences and climatic conditions including sun angles, dominant wind direction and potential snow drifting patterns. The Site Analysis Map should be at a scale of 1" = 20'-0".

C. Site Plan:

- The Site Plan shall be at a scale of 1" = 20'-0" and extend fifty (50) feet beyond the limits of disturbance of all proposed improvements.
- The Site Plan shall locate building footprint, driveways, parking areas, walkways, patios, fencing, limits of construction, vegetation, drainage patterns, erosion control treatments, utility locations, well site location, mechanical treatment equipment and septic field locations, and areas for snow storage.
- Easements, setbacks, Buildable Envelope, and existing and proposed grading at a two (2) foot contour interval with appropriate spot elevations are to be shown and must include the entire access corridor.
- The Site Plan shall also be submitted to the ARC in digital format.
- A Key Map, at a scale of 1" = 300'-0" locating the entire Lot within the context of Saddleback Mountain and indicating all proposed building improvements on the Lot.

D. Architectural Plans

- Roof and floor plans at a scale of 1/8" = 1' - 0" or 1/4" = 1' - 0".
- Architectural elevations (front, sides and rear) at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, and top of slab elevations.
- Indicate and define all proposed exterior materials.
- Any other proposed Improvements (i.e. mailbox, decks, awnings, gazebos, greenhouses, hot tubs, terraces, etc.).

E. Site Sections:

- In order to assist the ARC in evaluating potential impact to adjoining Lots, the Homeowner shall provide site sections showing the relationship of proposed improvements to all adjoining properties.
- Site sections shall be at a scale of 1" = 20'-0" and include proposed structures, parking areas, drives, existing and proposed grading, existing vegetation and vegetation to be removed, and other special site features such as rock outcroppings.
- The site sections shall also show homes on adjacent Lots that have been either constructed or approved for construction.

F. Landscape Plan (optional):

The Conceptual Plan Submittal may also include a Conceptual Landscape Plan. The plan

should illustrate a general layout of proposed landscape improvements. (See Chapter 7 - Landscape Design Standards and Appendix for Saddleback Mountain Plant List).

G. Additional Submittal Requirements:

It is incumbent upon the applicant to convey all design elements to the Architectural Review Committee. To this end, the ARC reserves the right to require additional information such as a study model, architectural renderings, etc. be submitted for review.

H. Staking

In order to assist the ARC, the Homeowner shall provide accurate staking (within 1 foot) of all proposed building corners (red top) and the driveway centerline at twenty (20) foot intervals (blue top). All stakes must extend at least 3' above grade and must be identified and color-coded. Staking must be completed at time of Conceptual Plan submittal for ARC review.

Procedure for Submitting:

A. After preparing the appropriate plans, the Homeowner shall submit the plans to the ARC.

B. The Homeowner or their designated representative, will be allowed thirty (30) minutes to make a presentation to the ARC of his or her proposed plans at the next scheduled ARC meeting. The ARC will then have 30 days to review the submitted plans and staking, and to issue a written response of approval, conditional approval or denial.

C. If Conceptual Plans have been approved by the Architectural Review Committee, the Homeowner may proceed to the Final Plan submittal stage. If Conceptual Plans have been conditionally approved by the ARC, the Homeowner shall submit revised plans that satisfy the recommendations and/or requirements set forth in the conditional approval before the Homeowner can submit Final Plans. In the event of a denial, a written response will be given explaining the reasons for denial. The resubmittal of Conceptual Plans shall follow the Conceptual Plan submittal procedures.

Final Plan Submittal

Requirements for Submittal:

Following the Conceptual Plan Approval, the Homeowner shall direct his design team to prepare the Final Plans. All sheets of the Final Plans shall be 24" x 36" minimum in size and include Lot number with Homeowner's and Builder's names. The Final Plan Submittal shall include the following:

A. Site Plan:

- The Site Plan shall be at a scale of 1" = 20'-0" and extend fifty (50) feet beyond the limits of disturbance of all proposed improvements and shall indicate Lot lines, easements, setbacks and Buildable Envelope.
- Existing and proposed grading at two (2) foot contour intervals with appropriate spot elevations, including the entire access corridor.

- Exact location of building footprint relative to property corners and adjacent property lines, finish floor and top of slab elevations
- All site Improvements including driveways, parking areas, walkways, patios, fencing, lighting, etc.
- Limits of construction, existing vegetation to be removed, areas to be revegetated, erosion control treatments, and areas for snow storage.
- All utility locations, well site location, mechanical treatment equipment and septic field locations.
- The Site Plan shall also be submitted to the ARC in digital format.
- A Key Map, at a scale of 1" = 300'-0" locating the entire Lot within the context of Saddleback Mountain and indicating all proposed building improvements on the Lot.

B. Architectural Plans:

- Detailed roof and floor plans at a scale of 1/4" = 1' - 0"
- All exterior elevations (front, rear and sides) at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, top of slab elevations and building height calculations. All materials shall be specified.
- Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
- Samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (1/8" thick) clearly marked with the Homeowner's name and Lot number. Cut sheets for exterior lighting must also be submitted. Final approval of exterior materials will be issued after inspection of a 4' x 4' lay-up of material at the Lot (generally 30 days prior to the start of construction). In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included with the Final Plans. The color board must include a rendered elevation of the front of the home.
- Complete set of electrical plans.
- Complete set of structural plans.
- Complete set of mechanical plans.

C. Construction Site Logistics Plan

- The Construction Site Logistics Plan shall include a site plan drawing at a scale of 1"=20' which will show all rights-of-way, locate limits of construction, erosion control materials, temporary drainage control, access, contractor's field offices and construction structures, stockpile of construction materials, parking, trash storage, construction fences and location of portable toilets (See Part IV - Construction Period Regulations for additional specific requirements).

D. Utility Information (if available) including Septic Permit, Well Permit, Well driller's logs, and Well monitoring data.

E. Staking

Any adjustments in building/driveway staking shall be made at this time and the ARC shall be notified.

Procedure for Submitting:

A. After preparing the Final Plans, the Homeowner shall submit the plans to the Architectural Review Committee.

B. Upon receiving the Final Plans the Architectural Review Committee will have thirty (30) days to review the submitted plans and staking, and to issue a written response of approval, conditional approval or denial. If Final Plans have been approved by the Architectural Review Committee the Homeowner may submit the Final Plans to the County for the appropriate building permit(s) and, once issued, begin construction. If Final Plans have been conditionally approved by the Architectural Review Committee the Homeowner shall submit written documentation that the recommendations and requirements set forth in the conditional approval have been satisfied to the ARC before the Homeowner can obtain County permits. In the event of a denial, the resubmittal of Final Plans shall follow the Final Plan submittal procedure.

Landscape Plans

Landscape Plans shall be submitted and approved by the Architectural Review Committee prior to issuance of the Certificate of Occupancy. All sheets of the Landscape Plans submittal shall be 24" x 36" minimum size and include Lot number with Homeowner's and Landscape Designer's name. The plans shall include the following:

- Existing roads, easements, vegetation, property lines, Buildable Envelopes, well and septic field locations, proposed grading at a two (2) foot contour interval, north arrow and scale.
- Identify and locate all plant selections of the proposed landscape design and include a plant list indicating quantity, common name, botanical name, and tree and container sizes.
- Layout and grading of all additional landscape improvements such as berms, walks, fences, play equipment and other structures not covered under the Conceptual Plan submittal requirements.

Procedure for Submitting:

A. After preparing the Landscape Plans, the Homeowner shall submit the plans to the Architectural Review Committee.

B. Upon receiving the Landscape Plans the ARC will have thirty (30) days to review the submitted plans and to issue a written response of approval, conditional approval or denial. If Landscape Plans have been approved by the ARC the Homeowner may begin construction. If Landscape Plans have been conditionally approved by the ARC the Homeowner shall submit written documentation that the recommendations and requirements set forth in the conditional approval have been satisfied to the ARC before the Homeowner can begin construction. In the event of a denial, the resubmittal of Landscape Plans shall be required.

Revisions and Additions to Final Plan

Requirements for Submitting:

If, after approval of the Final Plan is granted by the ARC, the Homeowner desires to make revisions or additions to that plan, the entire Final Plan as revised and/or expanded must be

submitted to the ARC for approval. The revised Final Plans must be 24" x 36" minimum in size, include Lot number with Homeowner's and Builder's name. Construction of proposed revisions and/or additions shall not begin until approval has been given. The revised Final Plan submittal will include the following.

A. Survey:

Revisions and/or additions to the professional survey, as needed.

B. Site Plan

Revisions and/or additions to the Site Plan, as needed.

C. Architectural Plans:

- Revisions and/or additions to the detailed roof plans, floor plans, electrical plans, mechanical plans, and/or structural plans at a scale of 1/4" = 1' or larger.
- Revisions or additions to the exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, and top of slab elevations. Additions must show relationship to the existing structure.
- Revisions or additions to wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
- Resubmittal of revised, changed and /or added samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (1/8" thick) clearly marked with the Homeowner's name, and Lot number. Cut sheets for exterior lighting must also be submitted. A 4' x 4' lay-up of exterior material at the Lot shall be erected. In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included on the Final Plans.

D. Staking

Any building additions or driveway realignments shall be staked at this time and the ARC shall be notified.

Procedure for Submitting:

A. After preparing revisions and/or additions to the Final Plans, the Homeowner shall submit the plans to the Architectural Review Committee.

B. Upon receiving revisions and/or additions to the Final Plans the Architectural Review Committee will have thirty (30) days to review the submitted plans, and staking, and to issue a written response of approval, conditional approval or denial. If revisions and/or additions to the Final Plan have been approved by the ARC the Homeowner may submit the plans to the County for the appropriate building permit(s) and, once issued, begin construction. If the revisions and/or additions to the Plans have been conditionally approved by the ARC, the Homeowner shall submit written documentation that the recommendations and requirements set forth in the conditional approval have been satisfied to the ARC before the Homeowner can obtain County permits. In the event of a denial, the resubmittal of the additions and/or revisions of the Final Plans shall follow the Final Plan requirements for Submittal.

Chapter 4 - Compliance

Review of Work in Progress

The Architectural Review Committee may review all work in progress and give notice of noncompliance. Absence of such reviews or notification during the construction period does not constitute either approval by the ARC of work in progress or compliance with these Design Standards or the Declaration. Any ARC visits are in addition to standard inspections required by other jurisdictions throughout the construction process and are made for the purpose of verifying compliance with these Design Standards only.

Upon completion of any residence or other improvements for which the ARC gave final approval, the Homeowner or the duly authorized representatives shall give written notice of completion to the ARC. Within thirty days from receipt of the written notice of completion, the ARC may review all Improvements in accordance with the Final Plans. If it is found that construction was not completed in compliance with the approved Final Plan, the ARC will notify the Homeowner in writing of such noncompliance and require the Homeowner to remedy the discrepancies.

Approval of plans by the ARC shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety and health or fire codes. It shall be the responsibility of the Homeowner or duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Homeowner or their representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the ARC and local jurisdictions where applicable.

Period of Plan Validation

Final approval of plans is valid for twelve (12) months. Construction must begin within this period. If not, plans must be resubmitted for re-review by the ARC. A submittal proposing a different dwelling for the same Lot requires the review process to restart with the Pre-Design Site Meeting.

Liability

ARC approval pursuant to these Design Standards does not approve or guarantee engineering or architectural design or compliance with law and applicable governmental ordinances or regulations, and does not reflect any representation by the ARC as to such matters. By approving plans and specifications, neither the ARC, its members, its agents, nor the Declarant, Developer, Saddleback Metropolitan District, Saddleback Mountain Property Owner's Association, employees or officers of them assumes any liability or responsibility for engineering or architectural design or compliance with law and applicable governmental ordinances or regulations or any other matter relating thereto, other than these Design Standards. Neither the ARC, its members, its agents, nor the Declarant, Developer, Saddleback Metropolitan District, Saddleback Mountain Property Owner's Association, employees or officers of them shall be liable to any Homeowner or other person for any damage, loss, or prejudice suffered or claimed on account of:

1) approval or disapproval of any plans,

2) performance of any work, whether or not pursuant to approved plans, drawings and specifications; or
3) development of any property within the subdivision.

Every Homeowner or other person who submits plans to the ARC for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the ARC, its members, its agents, nor the Declarant, Developer, Saddleback Metropolitan District, Saddleback Mountain Property Owner's Association, employees or officers of them to recover damages.

Severability

Invalidation of any one of these design standards or provisions by judgment or court order shall in no manner affect any other provisions which shall remain in full force and effect.

Review Fees

The review fee charged for Conceptual Plan, Final Plan, Landscape Plan submittals, including Revision and Additions to Final Approved Plan shall be initially waived. The ARC reserves the right to assess a fee of $500.00 for problematic submissions requiring significant additional review time, re-review of Plan submittals that exceed the period of Plan validation, or Plans proposing a different dwelling for the same Lot that had been previously submitted and reviewed by the ARC. The ARC reserves the right to adopt a fee schedule for Plan submittals in the future in its sole discretion.

PART III – DESIGN STANDARDS

Chapter 5 – Site Development Standards

Locating the Home Site

When considering a building's suitability to a particular home site, the Architectural Review Committee will evaluate the sensitivity given to placement and integration with the site as well as its potential impact on adjoining home sites.

A strong connection and sense of harmony between the land form and the siting of the proposed building is desirable. Rocks, existing plant material and natural drainage features should be protected from disturbance and incorporated into the overall site design. Pick the home site to maximize the views and privacy. Wherever possible, consideration should also be given to privacy and the views of adjacent home sites.

The Homeowner should consider the intrinsic qualities of the home site, specifically the visual and climatic exposure created by the combination of existing slopes, vegetation, and orientation. Homes should be "nestled" in among the tall vegetation where natural openings occur if possible. Site design techniques should be utilized to create a strong connection between indoor and outdoor spaces.

The Homeowner should preserve the natural vegetation and land form while maximizing its screening qualities. The site's mature stands of Lodgepole Pine, Douglas Fir and/or Aspen must be respected, but where significant improvement of a design is possible, the existing plant materials may be removed to allow patios or the actual home. Selective thinning of existing vegetation to afford a better view will be considered by the ARC on a case-by-case basis.

Determining the Buildable Envelope

The Buildable Envelope is the volume of space that the home and other site improvements may occupy. The building constraints, described below, establish the boundaries of the buildable envelope

Setbacks and No Build Areas:

Setbacks and no-build areas for Saddleback Mountain have been established to protect site features, vegetation, and wildlife and to confine construction to slopes generally thirty (30) percent or less. Specific setbacks and no-build areas for individual Lots are identified as part of the Saddleback Mountain Plats and Development Guides.

Building Height and Profile:

The number of stories per building should be in direct relationship to the terrain and must follow the general slope of the homesite. Building height and profile should be in scale with the surrounding features such as existing vegetation and topography. Site specific variables will be evaluated when considering building height and profile.

The maximum unbroken wall plane permitted will be two (2) stories (20' to 24'). No more than three (3) stories (30' - 35' Ht.) will be allowed.

The maximum height of any building is thirty-five (35) feet. The height of a building is defined as: The Tallest Side of the Building, excluding Appurtenances.

Tallest Side of the Building: Shall be measured on the side with the greatest vertical distance between the ground surface elevation, where a structure intersects finished grade, and the highest point of the coping of a flat roof or from the average elevation between the ridge and eave of the gable of a sloped roof.

Appurtenances: The visible, functional, or ornamental objects accessory to and part of a building (e.g., chimneys, vents, and television or radio antennas that do not exceed by more than 10% the maximum height allowed).

Site Access and Driveways

Driveway access points for lots have been cut-in and graded by the Developer and have been approved by the Site Development Inspector for Clear Creek County. The driveway stub-outs should be used by the Homeowner for site access. Request for an alternate access point will only be considered by the ARC based on extraordinary site conditions or circumstances. Driveways should intersect the street at ninety (90) degrees. With supporting justification, a relaxation of up to fifteen (15) degrees can be requested from Clear Creek County. All driveway accesses from existing roads, which interfere with a natural or constructed drainage course, shall provide a drainage culvert a minimum of fifteen (15) inches in diameter or of a diameter that will carry the flow of a ten (10) year storm event, as determined by the Clear Creek County Site Development Inspector.

Driveway alignments should be considered that minimize the visual and physical impact on the Lot by following natural contours of the site and meandering around existing trees and other natural features. Long, straight runs should be avoided. Circular drives will be discouraged and may only be considered by the ARC if appropriate to the Lot configuration and architectural design.

Driveways shall be constructed to the specifications of the County adopted amendment to Chapter 14 of the Uniform Building Code for Wildfire Hazard Mitigation. Driveway standards prohibit grades in excess of ten (10) percent. Driveways between eight (8) to ten (10) percent shall not exceed 150 feet in length. Grades of eight (8) percent or less have no length requirement. A maximum grade of eight (8) percent for curves with radius of less than or equal to fifty (50) feet at centerline shall be maintained. Grades through a switchback shall not exceed four (4) percent. The minimum inside turning radius at any point of any driveway shall be thirty (30) feet. The surface width shall be a minimum of twelve (12) foot driving surface not including drainage.

Driveway apron, parking and turnaround areas should not exceed five (5) percent slopes. All driveways shall end in an approved turn-around area with a minimum fifteen (15) feet radius.

The required surface material for the driveway is asphalt. Concrete, masonry pavers or similar materials are an acceptable surface material only in the immediate area of the home, courtyard, patio and garage areas.

All residential driveways shall comply with the Subdivision Improvements Agreement. Homeowners must obtain a County Driveway Permit and may be required to obtain a County Best Management Practices (BMPs) Permit.

The construction of residential driveways shall be the responsibility of the Lot owner.

Parking

Parking areas, where provided, should be screened from neighboring home sites with natural shaped earth berms and plantings. A minimum of two (2) off street guest parking spaces, including covered parking within garages or carports, which may be used for guest parking, shall be provided per dwelling unit.

Residential parking areas along the roads within the subdivision shall be provided where private residential driveways cannot be constructed to the County adopted amendment to Chapter 14 of the Uniform Building Code (UBC) for Wildfire Hazard Mitigation. When the UBC standard cannot be met, two (2) on-site residential parking areas shall be designated and located off of the road easement. Where such off road easement parking areas are required, "as built" drawings will have to be submitted to the County showing the location of such. The construction of residential parking areas shall be the responsibility of the Lot owner.

Grading Standards

In order to prevent any earth disturbing activity from adversely affecting water quality, erosion control and revegetation, a Best Management Practices (BMP) Permit is required by Clear Creek County when the proposed earth disturbance is 2,500 cubic yards or greater.

Most home site improvements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slope.

Driveways, where possible, should be parallel with the contours or, if they have to cross contours, should incorporate low retaining walls to minimize grading. Where grading is necessary, cut and fill slopes should maintain a slope not steeper than 2:1 (horizontal to vertical), with steeper slopes of 1-1/2:1 permitted when excessive disturbance of the ground would otherwise result. In areas of solid rock, steeper slopes of ½:1 are allowed. Slopes steeper than 1-1/2:1 and rock cuts steeper than ½:1 or greater than 4 feet in height will require a Slope Stabilization Permit from Clear Creek County. Retaining walls or other methods of stabilization shall be designed by a Colorado licensed professional engineer. Excessive bank cuts, as determined by the Clear Creek Site Development Inspector, may need to be retained by structural retaining walls to prevent slopes from sloughing onto the roadways or otherwise causing heavy siltation in waterways during periods of heavy moisture.

Each Homeowner is responsible for having a soils test and a soils engineer's report of the homesite prepared by a registered professional engineer. It is the Homeowner's responsibility to assure that proposed improvements comply with the findings of the soils engineer's report. The ARC shall not have any liability to any Homeowner, or to any other interested party, with respect to the condition of soil on the Lot.

Where possible, topsoil shall be set aside during excavation and reused during revegetation. Topsoil must be stockpiled away from roads or waterways and should be revegetated while being stockpiled.

All grade slopes should be 'rolled' back into existing slopes, so that after revegetation, no sharp contrast exists between existing and disturbed slopes. All areas to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected with orange vinyl construction fence

throughout the construction period. No grading shall extend beyond existing property lines of the Lot without express written permission of and coordination with the adjacent property Homeowner.

Upon completion of any residence or associated structure(s) the Lot shall be final graded in a manner so as to ensure positive drainage away from the structure's foundation. Drainage swales shall be designed to have a minimum grade of two and one half (2 1/2) percent. Swales shall be no closer than ten (10) feet from any foundation wall. Minimum slopes away from the foundation should be ten (10) percent for the first ten (10) feet or in accordance with the Homeowner's soils engineering report, whichever is most restrictive.

Drainage

Disruption to existing drainage courses is not allowed without approval from Clear Creek County and the ARC. Once written approval is granted reconstruction of drainage courses should occur in a naturalized manner that will allow water to percolate instead of concentrate or flow in a destructive course. If culverts or structural channels are required, these should be designed to blend in with the surrounding environment.

On most properties, the location and the volume of water that currently enters and departs the Lot must be accepted and maintained. Within the site, adjustments can be made as described above. However, some Lots contain areas of land that have been improved by the Developer which function as drainage facilities for the overall project. These areas must be maintained and incorporated into the drainage design for the specific Lot. Refer to the final grading and drainage maps for such parcels.

Erosion Control

During all site construction, techniques for controlling erosion within the Lot and onto other sites shall be mandatory and strictly enforced by the ARC. Both temporary and permanent measures shall be utilized to prevent soil erosion and to protect water quality. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Existing trees, shrubs and grasses shall be preserved where possible to prevent erosion.

Seeding side slopes shall be completed at the end of construction for irrigated sites. Non-irrigated sites shall be seeded through October and November or April and May. In dry areas, mulching may be used to protect germinated seeds. On steeper slopes staked netting or matting may be necessary.

Wells and Septic Fields

The location of wells and septic drain fields must take in consideration both the natural and man-made features of the Lot it is to be placed as well as the distance from wells and septic fields located (or to be located in the future) on adjacent Lots. A distance of 200 feet must be maintained between adjacent well sites and 200 feet must be maintained between the septic field and any well. The ARC and the Saddleback Metropolitan District will review proposed well and septic field locations to ensure adverse impacts are not created to adjoining properties. A

Letter of Compliance for well and septic field locations must be obtained from the Saddleback Metropolitan District.

Grading for septic drain fields should conform to the natural terrain. Artificial mounding for drainage, spoils areas, etc. will be strongly discouraged. Finished grades should blend with the natural terrain as quickly as possible.

Chapter 6 – Architectural Standards

These Design Standards have been developed with attention toward general goals and concepts and less attention toward detail in order to allow individual expression within a visually cohesive community. It is the duty of the Architectural Review Committee to consider submittals within this context, and to encourage overall quality through balanced design and detailing.

No mandatory architectural 'style' is required for Saddleback Mountain. However, it is the intent of these standards that residential design solutions be harmonious with the existing natural environment, reduce apparent visual mass, incorporate materials, color and textures that generally blend with the landscape, and develop proportions and details appropriate to the home site. Proposed designs should reinforce the character of the home site. Building footprints, roof lines and access drives should conform to topography. Where appropriate, structures should be multilevel, step down hillsides and maintain a low apparent profile. Where homes are visible from below, careful consideration should be given to create aesthetically pleasing, balanced massing and articulated elevations.

Exterior Elevations

No duplication of exterior elevations within the subdivision shall be allowed. Each home must be a "one-of-a-kind" design.

Massing, Proportion, Scale and Size

In reviewing the forms of a proposed building, careful scrutiny should be given to the massing, proportions, and overall scale of the building in relation to the home site. The ARC will encourage designs that achieve a balance between distinctive form and subtle impact on the immediate environment.

Homes developed around more than one axis generally exhibit roof lines that are less monotonous than linear designs. Attention to this architectural detail will reduce building scale, increase individuality and diversity.

Large, unbroken planes are not considered in keeping with the desired scale of the development. Therefore, wings, courtyards, stepped walls, covered entries, integrated decks with well-designed and proportioned railings are encouraged to develop balanced massing. This will avoid a 'three-story look' that will be reviewed with disfavor by the ARC.

Upper levels that are smaller than the building footprint are encouraged in order to reduce overall building scale. The ARC will also review the location, type, and size of door and window openings for their effect on proportions and continuity. All elevations of the home will be given equal importance and must maintain the continuity of the building massing and detailing.

Each residential dwelling constructed on any Lot shall contain a minimum of 2000 square feet of

fully enclosed living space (excluding basements and garages).

Architectural Detail

Architectural detailing can make a substantial contribution to the individuality of a residence and to the sense of quality in the community. Thoughtful and consistent detailing, from the smallest to the largest component, lends integrity to each design.

Homeowners and architects are encouraged to give consideration to elements that add detail and interest, such as expressed timber beam work, exposed rafter tails, expressed headers at window and door openings, recessed window and door openings, decorative and ornamental iron work in railings, window shutters and planter boxes, detailed fascias, defined chimneys and wood veneered garage doors.

Architectural elements, such as porches, trellises or verandas, can also be employed to create shade and interesting shadow patterns.

Exterior Materials

All materials and finishes should be harmonious with the surrounding environment. Quality materials such as natural stone, acrylic-based stucco, and natural wood will be encouraged. Other materials not addressed in these standards shall be reviewed on an individual basis. These include, but are not limited to, brick, manufactured, artificial, simulated, or imitation sidings. No metal facades will be permitted on any home.

Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building.

No bright, unfinished or mirrored surfaces will be allowed. All exterior materials, as accepted by the ARC, will require 4' x 4' lay ups 30 days prior to construction as a condition of approval.

The following are acceptable materials to be used:

Stone:

A minimum of forty (40) percent of all exterior elevations shall have natural or synthetic stone veneer. The ARC may relax this requirement, at its own discretion, based on aesthetic considerations. All stone veneer should be comprised of materials that are compatible with the palette of colors selected for the home. Appropriate natural stone materials include indigenous Colorado sandstone, granite, moss rock and rhyolite.

Stone should generally be laid in informal horizontal coursing with deep rake mortar joints. Irregular shapes with larger pieces below lend an informal and realistic character to the walls. Unbroken masonry wainscoting, by itself, is not considered a strong application of masonry. Wrapping building masses, expressing chimneys and detached columns in stonework add visual interest.

Siding:

Western Red Cedar, Redwood and other natural wood siding materials are acceptable. Knotty

species and 'rustic' profiles are acceptable materials for log homes. When lap siding is used a maximum exposure of 5" will be allowed. Plywood siding and composite 'Hardboard' materials will not be acceptable except for use in soffits.

Stucco:

Cementuous and acrylic stucco are acceptable materials. Comprehensive detailing is required in the application of this material. A high level of articulation in wall surfaces through relief and color blending adds character and visual interest.

Walls and Openings

The walls of a building are an important part of its overall visual impact and should be carefully detailed.

Siding and trim materials should be consistently used throughout the building. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element.

Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. Entries should be articulated and be at a human scale. Recessed openings at doors and windows are strongly encouraged to lend shadow and detail.

Colors

The acceptable palette of colors for exterior materials are subdued earth tones such as grey, green, brown, muted blues or reds, or other similar colors. White, primary colors, and other bright colors shall be permitted as accent colors only.

Roofs

The roof form is the most prominent visual element of a home and central to defining its architectural character. Therefore, the form and materials used to create a building's roof will be given special attention by the ARC.

Styles such as; gable, hip, and shed will generally be acceptable for residential construction, while mansard, gambrel and A-frame and flat roofs will be discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms.

Detailed fascia and eave treatments serve to frame the roof as a strong design element and are encouraged.

Roofing materials should be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. The blending of these elements with the surrounding natural environment will also be a consideration for approval.

Composition type roofs must be multi-dimensional in layering.

Roof pitches greater than 6 in 12 are more compatible with the surrounding landforms and are encouraged.