

Architectural Review Procedure Outline
October 23, 1997

The Architectural Review Committee (ARC) application package consists of this "Architectural Review Procedure Outline", the "PUD Architectural Guidelines" and the "Architectural Review Committee Application". Applicants should carefully review each of these prior to completing the application. Once the application and the required plans and information have been completed they should be submitted to:

Blue River Run Architectural Committee
C/O Castle Builders, Inc.
1114 W. 7th Ave.
Denver, CO 80204

The purpose of the architectural review and approval process is to protect property values in the Blue River Run PUD by assuring compatible architectural styling, materials and color. In addition to the recorded PUD requirements the general review criteria will include but not be limited to the following:

- A. Relationship of proposed structure (s) to lot.
- B. Relationship of proposed structure (s) to neighboring lots.
- C. Compatibility of Structure (s) within PUD design guidelines.
- D. Compatibility of Structure (s) within overall development plan.
- E. Compatibility of Structure (s) to general climate of the area.
- F. Structure (s) orientation to maximize views and preserve neighbor's views.

It is important to consult with the Architectural Review Committee (ARC) in the conceptual stage of your planning before starting the Town of Silverthorne approval process to review this criteria and other considerations that are important to design integrity and compatibility. This will save time and money in the event the ARC does not approve the completed plans upon application.

Written application and approval from the Blue River Run Architectural Review Committee (ARC) is required prior to the commencement of construction on any building and/or all exterior improvements upon the property such as exterior painting, fences, etc., or other items that will be visible on the exterior. In addition, any construction or improvements to the property must be approved by the Town of Silverthorne and be in compliance with all PUD requirements and applicable building codes and ordinances.

The attached PUD Architectural Guidelines apply to any proposed single family or multifamily structure (s) to be built in the Blue River Run PUD. For additional information and requirements please refer to the recorded PUD for Blue River Run.

Blue River Run
PUD Architectural Guidelines
October 23, 1997

A. STATEMENT OF INTENT

Subdivision of 43.32 acres for single family detached home sites and multi-family attached townhomes.

B. PERMITTED USES

1. AREA 1 - Single Family Dwellings
AREA 2 - Multifamily Dwellings
2. Garages
3. Playground, Trails

C. LOT STANDARDS

1. Lot Standards:

The maximum number of units shall be:

AREA 1 - Single Family Dwellings, Maximum 30 Units, Maximum lot coverage per building envelopes.

AREA 2 - Multifamily Dwellings, Maximum 81 Units, Maximum lot coverage 40%.

Building envelopes include all structures or disturbance except driveways, entry and walks.

2. Snow Storage:

The area provided for snow storage shall be a minimum of 30% of the private roadway and parking area.

- a. Multi-Family: $134,391 \text{ sf paved area} \times 30\% = 40,317 \text{ sf snow storage}$.
- b. Single-Family: stored on each lot.

3. Trash Removal:

Trash removal will be from individual containers stored at each dwelling unit, and contracted by the Home Owner's Association.

4. Landscape Maintenance:

AREA 1 - Single-Family Dwellings: Landscaping in individual lots shall be maintained by each individual property owner.

AREA 2 - Multi-Family Dwellings: the Home Owner's Association shall maintain All common area landscape in a healthy condition.

5. Front Setback:

- a. The minimum front setback for any building shall be 20 feet.

6. Side Setback:

- a. Multi-Family: The minimum side setback from a street to a building shall be 15 feet.
b. Single-Family: 10 feet from property line.

7. Rear Setback:

- a. Multi-Family: The minimum rear setback for any building shall be 15 feet. The rear setback area shall be the "Owner's Yard", for their use only. The yard area may contain additional landscaping, patios, and/or maximum 42-inch height fencing.
b. Single-Family: 20 feet from property line or wetlands boundary.

D. NO-BUILD AREA RESTRICTIONS:

No structures, grading, roads, patios, decks, or storage shall occur in the following areas:

- a. The 100-year flood plain, without approved revisions to the FEMA map designation, and/or approval from the Army Corp. of Engineers for the disturbance of wetlands.
b. Within 25' of recognized top of bank of any natural body of water or perennial stream. Set backs in the single family area shall be to the building envelopes as depicted on the Plat subject to the implementation of the Best Management Practices outlined in the "Blue River Run Stormwater Management and Water Quality Issues" report dated August 28, 1997, prepared by Aquatics and Wetland Company.

E. OFF STREET PARKING REQUIREMENTS

A minimum of 2 parking spaces per dwelling unit shall be provided on site and off street. The garage space and the exterior spaces directly in front of garage will count in the calculation. Spaces shall be for exclusive use of owner of unit.

- a. AREA 1 - Single-Family Dwellings: Single-family parking spaces will be provided at each individual lot.
b. AREA 2 - Multi-Family Dwellings: A minimum of 162 spaces shall be provided.

F. FENCES AND RETAINING WALLS:

1. Maximum fence height shall be 6 feet.
2. Fence permits are required for the construction of any fence over 6 feet in height.

3. Retaining walls over 48 inches in height shall require certification by a professional engineer as to design and structural stability.
4. No barbed wire, cross wire, chain link or above ground electrical fence shall be permitted.
5. Fences are not permitted in the street right of way.
6. No fence over 42 inches in height shall be permitted within the required setback.
7. The maximum height of any single retaining wall shall not exceed 6 feet.
8. A minimum 4-foot wide planting area between multiple, stair stepped retaining walls and landscape with a minimum of 6 shrubs and one tree per 40 linear feet shall be provided.

G. LIGHTING:

1. Lighting shall not cast glare on adjacent or neighboring properties or streets.
2. Pole lights shall be downcast, cut-off type not to exceed 14 feet in height.
3. Building mounted lights must be directed downward or toward the building.
4. Light standards shall be designed in a manner as suggested in the Town's Urban Design Plan.

H. OPEN SPACE AND LANDSCAPING:

1. The minimum percentage of open space shall be 15%.
2. A minimum of 5 trees and 6 shrubs per dwelling unit (each single-family lot).
3. The following minimum sizes apply wherever landscaping is required:

Deciduous shade trees	2" caliper or 8' height for multi-stem
Evergreen trees	6' to 12' height
Ornamental trees	1 1/2" caliper
Shrubs	5 gallon container at 18 inch height
4. Maximum amount of high water consumption bluegrass sod shall be 20% (Townhome area) or 50% (Single Family Lots) of landscaped area.
5. Open space and areas adjacent to wetlands shall be seeded in a native seed mix to encourage continuation of the wildlife habitat.

6. All landscaping within the public R.O.W. shall be approved by the Public Works Dept. prior to plating.
7. The use of chemical fertilizers, herbicides, and pesticides shall be minimized by the use of organic controls and proper installation techniques in accordance with the Landscape Architect and Aquatics and Wetland Company recommendations.

Note: For more information please refer to the Landscape Plan prepared by Owens Landscape Design & Management, Inc. dated 8/25/97.

I. PROPERTY OWNER'S ASSOCIATION:

A mandatory homeowner's association will be established to provide for maintenance of any common areas not dedicated to a public entity such as landscaping and/or open space tracts; storm water detention facilities; entry way landscaping and/or open space tracts; stormwater detention facilities; private drives and open driveways; and individual and/or private sewer and water service lines.

J. ARCHITECTURAL DESIGN:

Architectural design shall reflect a Rocky Mountain resort town, similar to Telluride, Aspen, or Breckenridge. Masonry or stone bases are encouraged with gable forms over entrances. Visual interest and human scale will be provided by horizontal staggering, indenting facades, or by varying the materials, color and texture. In addition:

1. Height - Building shall not exceed thirty-five (35) feet, as measured from the average of the four corners of a building's existing grade to the highest roofline of the structure. Flues and chimney chases are excluded from this restriction.
2. Size - Single-family dwellings shall be a minimum of 1,500 square feet. Multi-family dwellings shall be a minimum of 900 square feet per unit of living space.
3. RoofLines - Roof pitches less than 6/12 with the exception of townhouse "C" minimum of 3.75/12, are prohibited. The palette of roof materials shall consist of #1 cedar, concrete tiles, slate, metal with non-reflective anodized baked enamel finish, or dimensional asphalt shingles. Roof forms to direct snow into storage areas are encouraged. Gable roofs and snow fences are suggested over pedestrian entrances.
4. Materials - The palette of materials shall consist of cultured stone, wood, cedar siding, stucco, brick and glass as a major visual element of the structures.

5. Colors - Exterior colors of the roof, siding, trim, window frames, doors, etc. shall be earth tones in general. Exposed metal flashings, flues, and chimney caps shall be flat black or a dark earth-tone color.
6. Garages - All single-family dwellings shall have a minimum of one (1) double car garage for each unit. The townhome units shall have a minimum of one (1) single car garage.
7. Decks - At least one exterior deck or patio shall be provided for each dwelling unit with a minimum of 50 square feet of area with appropriate railings and access.
8. Windows and Patio Doors - Large windows and interesting window shapes are encouraged to take advantage of views and solar opportunities. Be aware of the code requirements for the size of bedroom windows to provide for adequate egress.
9. Solar - Passive solar applications using skylights, transom windows, airlock entrances etc. are encouraged. Active solar, i.e. solar panels, are prohibited.
10. Mechanical - No rooftop mechanical equipment will be allowed. All mechanical equipment mounted on-grade will be screened with walls, fences, or landscaping.

K. GENERAL REQUIREMENTS:

Other issues not specifically addressed herein will be addressed by the Architectural Review Committee (ARC) and/or those standards in the Zoning Resolution for the district most similar to this PUD.

Blue River Run
Architectural Review Application
October 24, 1997

Applications for approval shall be made on the forms provided and in accordance with the "Architectural Review Committee Procedure Outline", the "PUD Architectural Guidelines", Town of Silverthorne Codes, Ordinances and requirements and this application. Applications which do not present complete information on the forms provided, or are drawn to incorrect scale, or are not professionally drawn shall be returned to the applicant to be properly resubmitted before they are considered by the Architectural Review Committee (ARC).

The ARC shall have a maximum of thirty (30) days to review said plans. If plans are not accepted or rejected within thirty (30) days from the date of the submittal of the completed plans, the plans shall be considered approved. Every effort will be made to have the approval process completed within ten (10) days after complete plans and applications have been received. Any approval granted is valid for one (1) calendar year. If construction begins subsequent to the calendar year, owner must re-apply plans for approval. It must be noted by the applicant that the ARC members must find a convenient and suitable time to meet based on varied schedules, and strives to expedite applications for approval as quickly as possible.

Before a C.O. is issued, the ARC shall be notified and shall have seven (7) days to inspect the premises to insure that all items covered by the covenants have been complied with, including but not limited to paving, colors, etc. The ARC shall notify the Town within seven (7) days after this request whether or not all requirements of the ARC have been met. If the ARC does not notify the Town within said seven (7) days, it shall be presumed that all requirements have been met.

The for single family lots the following items must be submitted to the Architectural Review Committee before approval will be considered:

A. Plans provided by an architect, or person regularly engaged in the design and planning of dwellings, professionally drawn to scale, and containing the following items:

1. SITE PLAN - 1" = 10' scale to include North arrow, lot number block number, street address and:

- a. Building location, dimensions to property lines
- b. Set backs and easements
- c. Contour lines for grading, drainage flow arrows
- d. Driveway (must be hard surfaced)
- e. Utilities (show location and routes)

- f. Landscaping plan and plantings description
- g. Garage location
- h. Out buildings (dotted lines if future location)

2. FLOOR PLAN - Minimum 1/8" = 1' scale, showing and/or describing:

- a. Type of construction and insulation values
- b. Exterior dimensions, room dimensions and total square footage per level
- c. Name of each room
- d. Fire walls
- e. Additional out buildings

3. ELEVATIONS - Minimum 1/8" = 1' scale, showing and/or describing:

- a. The four major view elevations, or a perspective and two views of the opposite sides
- b. Height dimensions from grade to highest roof elevation
- c. Exterior materials for walls, roof, trim, etc.
- d. Exterior colors mounted on sample board/s
- e. Exterior lighting

NOTE: All completed applications, color boards and three (3) sets of architectural plans must be delivered or sent to:

Blue River Run Architectural Review Committee
C/O Castle Builders, Inc.
1114 W. 7th Ave.
Denver, CO 80204

A personal conference may be required after the submittal and before the project is approved to assure mutual understanding of the approval. Upon approval, the ARC will sign three (3) copies, retaining one for ARC files, return one to the applicant, and one copy will be for applicant's submittal to the Town of Silverthorne.

1. GENERAL INFORMATION

DATE _____

OWNER: _____

BUILDER: _____

ARCHITECT: _____

LOT _____ ADDRESS: _____

OWNER ADDRESS: _____

PHONE/S : _____ FAX: _____

BUILDER ADDRESS: _____

PHONE/S: _____ FAX: _____

ARCHITECT ADDRESS: _____

PHONE/S: _____ FAX: _____

ESTIMATED STARTING DATE _____

ESTIMATED COMPLETION DATE _____

PLANNING CONSULTANT _____

FINANCING FROM _____

PROJECT TYPE

Sq. Ft/Living

Sq.Ft/Deck/s

1. New Construction Single Family _____

Comments: _____

2. Alteration (Description):

3. Additions (Description):

4. Restaining/Repainting:

Color: (manufacturer name and number required with sample board)

TYPE OF MATERIALS

DESCRIPTION	COLOR (MFG.& NO.)
ENTRY DOOR	
GARAGE DOOR	
WINDOWS	
SIDING	
TRIM	
ROOF	
FENCING	

NOTE: A SAMPLE OF ALL COLORS INCLUDING MANUFACTURER AND COLOR NAME TO BE SUBMITTED AT TIME OF APPLICATION TO THE ARC.

2. ACKNOWLEDGMENT - The undersigned acknowledges that he/she have been advised:

a. That no temporary buildings and/or construction trailers are permitted on the building site/s. Campers, travel trailers, mobile homes or other temporary quarters intended for living purposes are also not permitted.

b. That it is the responsibility of the Owner and/or Contractor to provide a closed container and promptly remove all construction waste materials and trash from the building site. Paper, insulation, roofing materials, and other lightweight materials shall not be permitted to be carried by the wind to other areas of the development.

c. All adjoining lots, open space, and easements must be restored to their natural state if damaged in any way, and property corner survey pins shall be replaced if removed or destroyed.

d. Escrowing of funds will be required on paving or landscaping which has not been completed or cannot be completed due to weather constraints.

e. Applicants hereby understand that all aforementioned must be complied with and agreed upon by the ARC through proper methods. After reasonable notification, applicant will be required to correct any items not in compliance with ARC guidelines. If said Applicant does not correct items within a reasonable time the ARC will turn the matter over to Association attorneys, and Applicant will then be responsible for any and all legal fees and other costs incurred to resolve the matter and an agreement is made.

Applicant's Signature

Date

Recommended Changes:

Other Comments:

ARC APPROVAL

DATE: _____ BY: _____

(PRINT NAME)