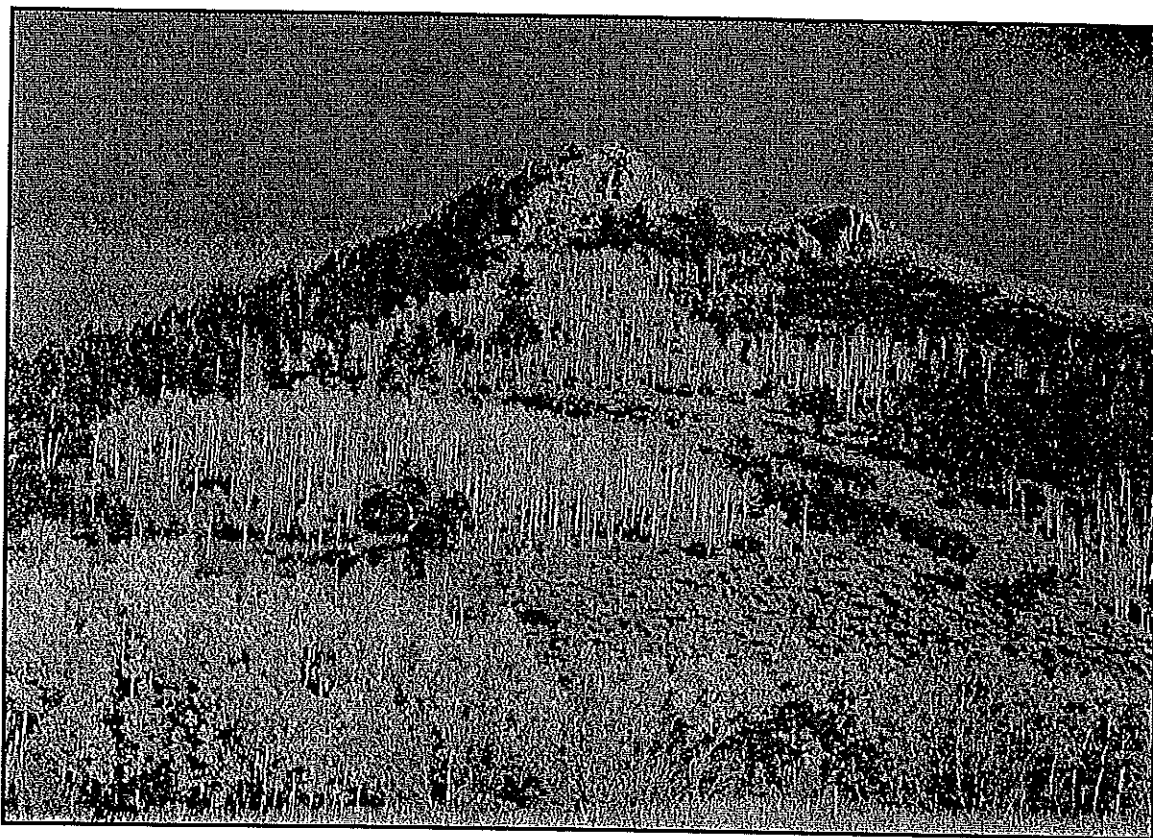


SAVE

NEIGHBORHOODS AT YOUNG'S PEAK DESIGN GUIDELINES



AUGUST, 2007

Rec 10/19/07
with H.A. Van
request. *[Signature]*

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I. PURPOSE OF DESIGN GUIDELINES – The overarching goal of The Neighborhoods at Young's Peak design guidelines is to promote neighborliness and a community feel. Within the neighborhoods, innovation, beauty, and quality of construction of the homes are strongly encouraged.

In accordance with the requirements established by The Neighborhoods at Young's Peak (NYP) Declaration of Covenants, Conditions, and Restrictions (CC&R's), this document sets forth the Architectural, Site Planning, and Landscape Guidelines that state the general design theme of all lots within NYP. The CC&R's are binding upon all property Owners and other persons in NYP who at any time construct or modify any improvement within NYP, or make any change in the natural or existing surface, drainage, or plant life in NYP. The attached Design Guidelines have been incorporated into the CC&R's as an integral part thereof, and are administered and enforced by the NYPOA Board and Design Review Board ("DRB") in accordance with the CC&R's.

This document may be amended from time to time by the NYPOA Board. It is the responsibility of each individual lot owner, architect, general contractor, and all other persons subject to these Guidelines to obtain and review a copy of the most current Guidelines.

II. DESIGN PHILOSOPHY & STYLE – The Neighborhoods at Young's Peak is located in Stagecoach, adjacent to Stagecoach Reservoir, Stagecoach Mountain, Lynx Pass, National Forest Land, and a handful of existing single family and multi-family residences. The character of the region is primarily a rural, low density housing area with superb recreational amenities, open space and views, and a few remaining agricultural properties. There is no one distinct architectural style prevalent in the area, although a majority of homes tends to incorporate a character reminiscent of a rural, alpine environment (i.e. more use of natural materials, such as wood and log, steeper roof pitches, use of decks for outdoor space, etc.).

The philosophy behind these design guidelines is to encourage design styles that respect the rural and mountain environment in which the development is located by incorporating natural materials that blend and are compatible with the native landscape and to create functional and aesthetically pleasing neighborhoods by instituting sound planning and urban design principles.

There are three distinct neighborhoods that comprise The Neighborhoods at Young's Peak: the Doublecreek, Young's Peak, and Blacktail Meadows Neighborhoods. Due to their physical separation by existing developments and open space and because of their location and proximity to unique natural features, there is an opportunity to encourage that each neighborhood develop a unique character, while still incorporating basic underlying design principles.

The design guidelines that follow begin with design principles that all development within the Neighborhoods at Young's Peak must adhere to, followed by additional criteria that are specific to certain lots within each neighborhood.

III. ARCHITECTURAL DESIGN – The purpose of this section is to outline the specific architectural details and site planning techniques that each structure must conform to in order to comply with the overall design philosophy.

A. EXTERIOR MATERIALS – Materials should reflect the natural environment found in and around Stagecoach and should blend in with the natural landscape and should be sturdy enough to withstand a harsh climate, as well as be relatively low maintenance. Exterior materials shall predominantly consist of wood and native stone.

The following is the approved exterior material list that must be incorporated into the design of houses:

- a. Wood: beveled or tongue in groove board siding, board-on-board, board and batten; cedar shingle, and log are allowed; bare metals that have architectural aging qualities (corrugated metal, etc.) are also allowed; stucco may be used as accent material only.
- b. Native stone is encouraged, but simulated, imitation, or cultured stone are allowed. River rock veneer should be limited and only be used when the DRB feels it resembles its natural native counterpart.
- c. Synthetic siding like aluminum, vinyl, and fiberglass are prohibited, unless the DRB determines, on a case by case basis, that these materials would be indistinguishable from their natural wood counterparts, such as hardboard.
- d. Colors: Natural, earth tone colors, or "subdued" colors are preferred; white and primary colors shall be used only for accent or trim.
- e. If a desired material is not on this list, the DRB may approve an alternative material if it is deemed by the DRB to accomplish the overall goals of the Design Guidelines.

B. ROOFS – Roofs tend to be the most prominent visual feature of a house. Pitched roofs are more indicative of an alpine environment and are more practical than flat roofs in a snowy climate.

- a. The minimum roof pitch shall be 5:12; however, roof pitches between 8:12 and 12:12 pitch are preferred; One-third (1/3) of the horizontal roof area may be flat; Lower pitches are discouraged, but may be allowed at discretion of DRB;

- b. Snow shed protections for pedestrian and vehicle areas, to the extent practical, shall be included;
- c. Articulation of large roof surfaces through the use of dormers and other architectural roof features is encouraged;
- d. Roofing material shall be non-reflective and shall consist of raised seam metal roofs, asphalt shingle, fire retardant treated wood shingles or shakes, rusted corrugated metal or other material approved by the DRB.

C. WALLS – Long walls without any breaks or articulation are not allowed. Offsets and indentations in wall planes create visual interest and add depth via shadow lines. Offsets shall be more substantial than simply changing the texture of an existing material, they should be structural.

D. WINDOWS – Windows provide an opportunity to reinforce human scale and to add interest and individual character to structures. Windows should generally convey a traditional rectangular pattern and avoid circular and triangular patterns. The historical proportion and orientation of windows in the region tends to be vertically oriented with a height to width ratio of 2:1. Windows of unusual shapes and sizes and the use of colored, reflective, or mirrored glass are discouraged. Semi-circular windows incorporated with rectangular or square window patterns mentioned above shall be deemed appropriate.

E. GARAGE PLACEMENT – In most neighborhoods in America, as in Routt County, garages are typically placed at the front of the house and are the most dominating feature of the house, as viewed from the street. This “garagescape” effect creates an unsightly view from the street, as all you can see of the house is the garage door. Furthermore, it can also deter social interaction among neighbors as residents typically arrive and leave from inside their garages without the opportunity to interact with other people. De-emphasizing the garage from the front facade creates the opportunity for a front porch or other architectural features to be the most visible parts of the house to the street, which helps portray a more welcoming façade to the street.

There are several methods for de-emphasizing the garage, while still allowing for a normal sized garage and ease of access in and out of the site. All structures shall have at least a one car garage (the affordable housing units are strongly encouraged to have garages, but they are not required). Duplex units shall have at least a one car garage per unit. Two-car garages are strongly encouraged in the Doublecreek Neighborhood and Lots 9-13 in the Blacktail Meadows Neighborhood. All lots with garages (where they are required) must incorporate one of the following techniques:

- a. Option I: The front façade of the garage shall be setback at least ten (10) feet further from the street than the front façade of the house (see Figure A below); and the street facing façade of the house shall be at least five (5) feet wider than the garage to establish the house as the dominant feature (see Figure B below);

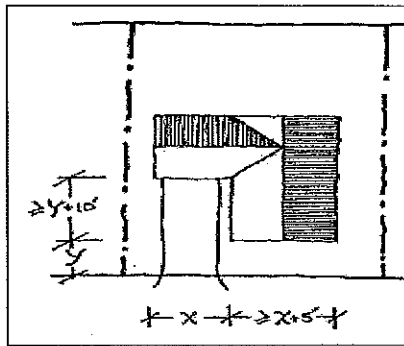


Figure A



Figure B

(Note: garages may be attached or detached to the house)

- b. Option II: Garages may be located in front of the façade of the house if it is side loaded (i.e. instead of the garage doors directly facing the street, the garage is turned 90 degrees to the side, so that the garage doors are much less visible from the street (see Figure C below for example).



Figure C

- c. Option III: If the topography of the lot does not allow the garage to be located at least 10' behind the façade, the front façade of the garage may be located closer to, or on the same plane as the front façade of the house (but not in front), provided that the garage doors utilize materials and colors similar to the primary structure to make the doors blend in with the house, so that they essentially "disappear" from view (as demonstrated in Figure D below);



Figure D

- d. Three car bays shall be permitted provided they comply with the requirements in Section (a.) above. In addition, the third bay shall be setback by at least 36" from the other two garage bays to prevent a long, uninterrupted façade (see Figure E below);

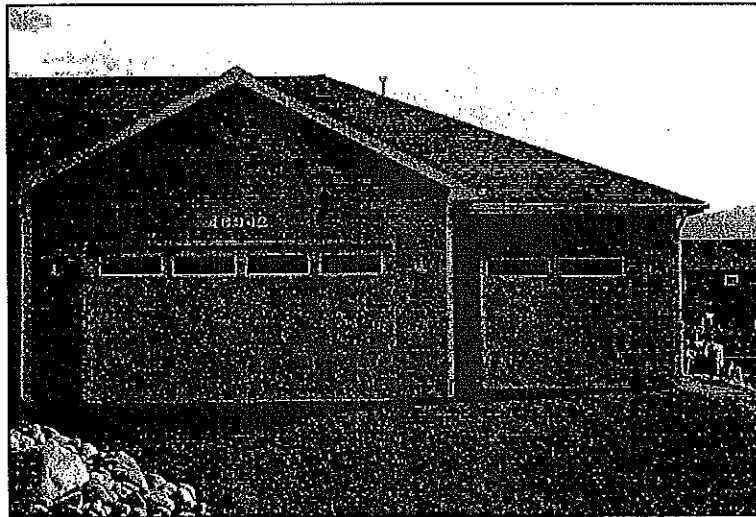
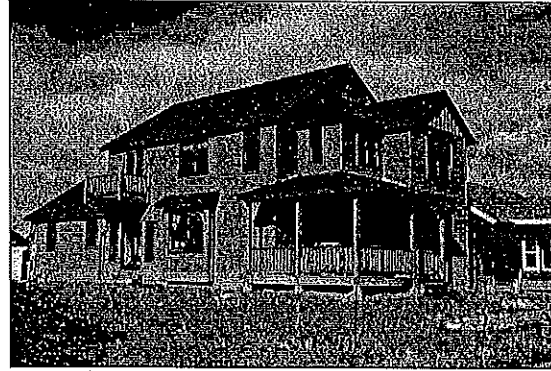


Figure E

F. STREETScape ELEMENTS – In order to encourage a community feel and neighborliness and a pleasing human and pedestrian scale to the street facing façades, the following architectural and site planning details shall be incorporated:

- a. All street facing facades are strongly encouraged to have a street oriented entrance and principal window (the entry door shall not be setback more than 10' from front façade); and,

- b. All homes are encouraged to have a covered porch of at least fifty (50) square feet with a minimum depth of eight (8) feet on the front façade (similar to the examples below); and,



- c. Where the front lot line is generally parallel to the street, the front facades of buildings shall be parallel to the street and not at an angle;

G. DUPLEX STANDARDS – There are a total of twenty-five (25) duplex lots in the development, including nine (9) duplex lots in the Young's Peak Neighborhood and sixteen (16) duplex lots in the Blacktail Meadows Neighborhood. The same standards that apply to single-family residences, also apply to duplexes. In addition the following standards apply:

- a. The duplex structure shall architecturally attempt to simulate the character of a single-family structure. The individual units of each duplex shall not mirror each other. To that end, each duplex shall incorporate at least three (3) of the seven (7) following design elements to provide variety in design in each unit comprising the duplex:
1. Different silhouette of the rooflines;
 2. Different massing;
 3. Different location on façade for entry;
 4. Different size and placement of windows;
 5. Varying of front setback; or
 6. Varying of the size and placement of garage doors.
 7. Different unit sizes: one unit shall comprise at least two-thirds (2/3) of the total structure and the other unit shall comprise one-third (1/3) the size of the total structure;

IV. ADDITIONAL DESIGN CRITERIA FOR SPECIFIC LOTS

A. YOUNG'S PEAK NEIGHBORHOOD:

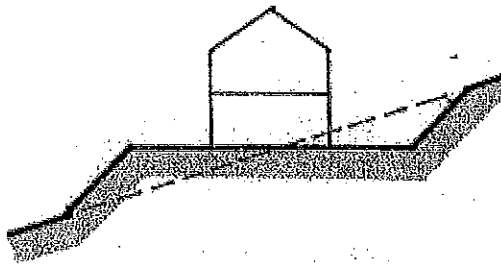
1. **Ridgeline Protection Zone** – Lots 19-30 comprise a portion of a ridgeline. To avoid skylining from viewpoints along County Roads 14 and 16, a

thorough view analysis has been conducted, resulting in building location and height restrictions. The following restrictions shall be applicable to structures constructed on those lots:

- a. Lots 20-24: These lots include building envelopes, which designate the portion of the lot that is allowed to be used for the structure. The specific location of the building envelope is designated on the final plat. No portion of the building shall be allowed outside of the building envelope. In addition, a twenty-five (25) foot height limit is imposed on structures at the ridgeline edge of the building envelope. From that point, the structure may rise one (1) foot for every one (1) foot of setback from the ridgeline edge of the envelope, until the structure reaches the maximum allowed 35' building height.
- b. Lots 25-30: These lots include building envelopes, which designate the portion of the lot that is allowed to be used for a structure. Consult the final plat for the specific location and boundary of the building envelope. No portion of the building shall be allowed outside of the building envelope. In addition, a fifteen (15) foot height limit is imposed on structure at the ridgeline edge of the building envelope. From that point, the structure may rise one (1) foot for every one (1) foot of setback from the ridgeline edge of the envelope, until the structure reaches the maximum allowed 35' building height.
- c. Lot 19: This lot includes a building envelope, but no height restriction is included beyond what is already required by the Low Density Residential (LDR) zoning established by Routt County.
- d. Structures on these lots shall be exempt from the requirements of Garage Placement. De-emphasizing the appearance of the garage from the street utilizing other methods is still encouraged.
- e. Activity Outside the Building Envelope: No structures are allowed outside of the building envelope. It is permissible, however, to have a backyard area that extends beyond the envelope to the north provided that it is low in profile and respects the visibility of the lot from viewpoints below. Specifically, it is permissible to have a backyard area that extends a maximum of 30' out from the north end of the building envelope that may consist of a yard and amenities normally associated with backyards, such as swing sets and playground equipment, barbecue grills, outdoor deck furniture, trampolines, etc. and outdoor living space, such as a deck, patio or terrace. Decks, patios, and terraces are allowed provided they are less than 30" in height and do not include railing. Fences may enclose this backyard area, but may be no taller than 6' in height and must be split rail in type of construction. No opaque fences are allowed.

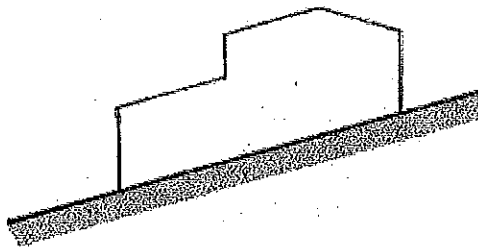
2. **Hillside Lots Construction Guidelines** - The above lots are also hillside lots and, as such, require additional design considerations to ensure that development reduces impacts to the natural environment and to neighboring properties. In general, the following principles shall apply:

- a. Avoid grading to create benched or terraced hillside sites. Grading on sloping terrain for the purpose of accommodating houses designed for non-sloping conditions will not be a basis for an acceptable hillside site plan.

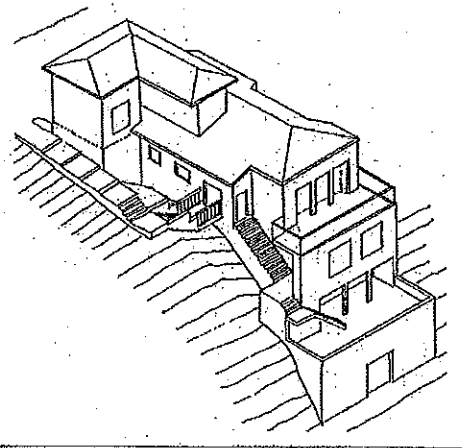


An example of an unacceptable method for constructing on hillside lots

- b. Limit grading for house construction on hillsides to driveways, garage pads, and understructure areas. House foundations should step with the terrain to minimize grading. Use of retaining walls shall be limited to a maximum of six (6) feet in height before they must be stepped back.



Homes on hillsides should be split-level, following the slope. Grading should be minimized.



An example of how homes on hillsides should “step” up the slope.

3. **Lots 61 & 62** – Lots 61 and 62 in the Young’s Peak Neighborhood contain small areas of isolated wetlands and building envelopes to prevent any structure from impacting the wetlands. In addition to building restrictions in the wetlands, these wetlands shall be further protected by not allowing any new landscaping, dredging, filling, or placing of any accessory structures in the wetlands, such as sheds. Further, people and household pets can damage wetlands, so lot owners are encouraged to fence the wetlands to prevent unnecessary damage.

B. DOUBLECREEK NEIGHBORHOOD: Located adjacent to the base of Young’s Peak, the Doublecreek Neighborhood contains unique natural features, such as two creeks, views of Stagecoach Reservoir, associated riparian vegetation, and an aspen tree grove. To protect these qualities, building envelopes limiting the area of disturbance are included and noted on the final plat, however, fencing, yards, decks, patios, and play structures are allowed outside of the building envelopes within the lot lines. All of the requirements placed on single-family residences and caretaker units apply to structures built here.

C. BLACKTAIL MEADOWS NEIGHBORHOOD:

1. **Hillside Protection Zone** – Studies conducted during subdivision design recommended that no development occur on the hillside to the south of the Blacktail Meadows Neighborhood and a Hillside Protection Zone was created and shown on the final plat to denote this area of restriction. In addition to preventing structures, other restrictions in this zone include fencing, landscaping, and any grading of the hillside to level it out.
2. **Landscaping Restrictions** – Due to its sensitive natural features, the only impacts allowed outside of the building envelopes in the Enclave portion of

the Blacktail Meadows (Lots 9-13) are landscaping, which includes a turf lawn area.

3. **Possibility of Affordable Housing Duplex Lots** – It is possible that the 16 duplex lots (or contiguous blocks of lots thereof) in the Blacktail Meadows neighborhood will be developed as an affordable housing development by Yampa Valley Housing Authority (YVHA) or others. If this scenario occurs, structures on these lots will have their own set of design guidelines, so that they remain affordable to the residents. In order for the units to be compatible with the free market units, minimum standards have been established (as noted below). If these lots are not developed as affordable housing, then the lots shall be subject only to general duplex design standards found earlier in the guidelines.

The following requirements shall apply for the possibility of affordable housing duplex lots in the Blacktail Meadows Neighborhood:

- a. Materials otherwise allowed under these guidelines are required on the street facing façade to retain an aesthetically pleasing streetscape, but more “economical” materials are allowed on the sides and rear facades to maintain affordability. The use of low quality exterior materials, as decided by the DRB, is prohibited.
- b. The affordable units may be smaller than the free market homes to aid in affordability. The minimum unit size shall be 1,200 square feet (not including the garage) to maintain a scale that does not detract from the free market units.
- c. At least a one car garage per unit is strongly encouraged, but a garage is not required.
- d. The duplex shall architecturally represent a single-family structure and the dwelling units shall not mirror each other by incorporating at least two (2) of the seven (7) following design elements:
 1. Different unit sizes: one unit shall comprise two-thirds (2/3) of the total structure and the other unit shall comprise one-third (1/3) the size of the total structure;
 2. Different silhouette of the rooflines;
 3. Different massing;
 4. Different location of entry;
 5. Varying the size and placement of windows;
 6. Varying of front setback;
 7. Varying the size and placement of garage doors.

D. Waterbody Setback Requirement – In order to protect water quality and reduce adverse impacts to wildlife habitat and visual quality surrounding water bodies, the Routt County Zoning Resolution requires that all structures and improvements which require a building permit or other County approval be located a minimum 50' setback from the ordinary high water line of all water bodies. The Neighborhood at Young's Peak subdivision was designed to avoid any intrusion into the 50' setback through the inclusion of building envelopes on a portion of lots. Lots without building envelopes that are adjacent to a Waterbody shall utilize a surveyor to determine where the required 50' setback occurs on their lot to ensure the structure is outside of the setback.

According to the current Routt County Zoning Resolution, exceptions to this regulation may be approved by Routt County under certain circumstances. Please consult the Routt County Planning Department for guidance.

V. LANDSCAPING, FENCING, ACCESSORY STRUCTURES

A. Landscaping – While many of the lots are located in open meadow areas and some are devoid of trees or other significant vegetation, others have mature trees and other vegetation. New landscaping shall be provided to provide privacy as well as aesthetic appeal. The following shall be adhered to:

- a. Each lot shall install a minimum of six (6) trees on their lots.
- b. Removal of existing vegetation, including grading activities, on a lot is prohibited unless approval from the Board has been obtained.
- c. The ridgeline lots, Lots 20-30 in the Young's Peak Neighborhood, require additional landscaping in order to help mitigate their visual impacts from public areas below. As such, a minimum of ten (10) trees shall be provided on the lot, with a minimum of five (5) trees placed between the structure and the top of the ridge to provide partial screening of the structure, as viewed from County Road 14 and County Road 16.
- d. At least half of the trees required shall be evergreens and the remainder may be deciduous (e.g. aspens) or ornamental.
- e. The minimum size of trees are six (6) feet in height for evergreen trees, 1 1/2" caliper for deciduous trees and 1 1/2 " caliper for ornamental trees.
- f. Landscaping shall be planted in an informal, natural manner and planting of trees in straight lines, circles, or other unnatural patterns should be avoided.
- g. The list below is a recommended landscaping list of appropriate type landscaping for the area:

Evergreen Trees

Subalpine Fir
Engelmann Spruce
Colorado Blue Spruce
Lodgepole Pine
Limber Pine

Deciduous Trees

Rocky Mountain Maple
Boxelder
Quaking Aspen
Narrowleaf Cottonwood
Gambels Oak

Ponderosa Pine

- h. Given that the region is an arid landscape, owners are strongly encouraged to use xeriscaping and water conservation methods and minimize the use of formal manicured lawns with water intensive grasses such as Kentucky Bluegrass.

B. Front Yard Fencing – Front yard fencing shall not be more than 48” in height, as measured from natural grade, in all areas forward from the front of the front façade of the house, to allow the front yard to become an extension of the streetscape and to prevent a wall from occurring between the house and the street. In order to create a uniform design throughout the subdivision, the only acceptable fencing design shall be split rail (see example of split rail in photo below). Either two, three, or four rail split rail fences are acceptable. A natural wood stain shall be applied to fencing. All fencing shall be reviewed for approval by the Design Review Board prior to installation.



C. Side and Rear Yard Fencing – Side and rear yard fencing (i.e. fencing from the front façade of the house to the rear) shall be no more than 6’ in height and shall utilize split rail fencing for design. Either two, three, or four rail split rail fences are acceptable. Chicken wire may be used between the rails in the fence in the side and rear yard fences for restraining pets. Homeowners may also install an “invisible electric pet fence”. A natural wood stain shall be applied to fencing. All fencing shall be reviewed for approval by the Design Review Board prior to installation.

D. Caretaker Units – Caretaker units are allowed on all lots in the Neighborhoods at Young’s Peak, with the exception of the following lots:

- Young’s Peak Neighborhood: Lots 15-30 and duplex Lots 1D-9D
- Blacktail Meadows Neighborhood: Lots 10-13 and duplex Lots 14D-29D

Caretaker units shall be limited to 800 square feet and one bedroom per unit and may be either attached or detached from the primary unit. If detached from the primary unit, the caretaker unit shall be located above a detached garage. A maximum of two vehicles per caretaker unit shall be allowed parked on the lot at any one time.

E. Accessory Structures – Accessory structures are those structures detached from the principal structure and are ancillary in use to the principal structure, such as a shed. With the exception of detached garages and detached caretaker units above garages, accessory structures shall be limited in size to no greater than 10% of the gross floor area of the principal structure. All accessory structures, including garages, shall comply with the required setbacks for the principal structure. Only one accessory structure per lot shall be allowed, except for duplex lots which may have two accessory structures.

F. Outdoor Storage – All outdoor storage is encouraged to be in an enclosed structure or stored behind the house and out of site from the street to the extent possible.

G. Routt County Requirements – Owners shall be required to comply with the applicable requirements of the Routt County Zoning and Subdivision Regulations, or as modified by The Neighborhoods at Young's Peak PUD (see PUD document for specific details). If there is a question as to a regulation, contact the Routt County Planning Department for assistance.

H. Outdoor Lighting – All outdoor lighting shall be directed downward and completely shielded so that no part of the light bulb is visible from neighboring properties. Generally, appropriate night lighting may be provided for security and safety. Both construction and permanent exterior lighting should be designed to conserve energy and to eliminate glare or annoyance to adjacent properties or public areas. Primary light sources should be shielded and directed downward. Light bulbs should be of a minimal wattage and have a warm light color.

VI. SITE WORK/GRADING/DRAINAGE/UTILITIES

A. Site Work – Site grading shall be limited to construction of new foundations/basements of the home and garage. Excess fill shall be removed from the site as soon as possible and disturbed areas shall be re-vegetated within one growing season. Disturbance or fill in wetland areas is prohibited without DRB approval and all applicable governmental permits.

B. Grading and drainage – Site grading and drainage must occur with minimum disruption to the lot, without altering natural drainage patterns as runoff leaves lot. Site drainage must be contained on the lot – drainage cannot be diverted onto another lot without an easement from the other property owner and approval from the DRB.

C. Driveways – Each lot shall have only a single access from the street. Paving of driveways is encouraged to minimize mud and debris being tracked onto the street, but not required. Each lot shall provide off-street parking for a minimum of two vehicles.

VII. CONSTRUCTION REGULATIONS

A. Construction Regulations: During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other lots or open space. Owners and builders shall clean up all trash and debris at the end of each day and an appropriate trash receptacle must remain on site all times for this purpose. Any clean up costs incurred by the Design Review Board or the Association in enforcing these requirements shall be payable by the owner. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, and driveways. Allowed construction hours of operation shall be from 7AM to 7PM. Contractors are not allowed to bring unleashed dogs onto the site.

VIII. DESIGN REVIEW PROCESS

A. General: Individual site and landscaping plans, building designs, and building remodels and modifications shall be reviewed and approved by the Design Review Board (DRB) before any work commences. The design review process is outlined below.

B. Design Review Board: The original DRB shall be made up of three representatives who are appointed by the developer of The Neighborhoods at Young's Peak. Following the expiration of the period of developer control, the DRB shall be appointed according to the Declarations. At least one representative shall be a design professional.

C. Submittal Requirements: Four complete sets containing all elements of the Design Review Checklist (see Section IX.) shall be submitted to the DRB. Site plans shall be 1" = 10' scale and floor plans and exterior elevations shall be at 1/4" or 1/8" = 1'. Photos of existing homes that are representative of the proposed design are encouraged to be submitted. Plans should be on 24" x 36" paper and each of the four sets shall be bound with a completed copy of the Design Review Checklist.

D. Design Review Procedures: Depending on the number of submissions, a decision in writing to approve or not approve will generally be made within 45 days following submission of all required documents. A meeting may be requested by the DRB to discuss details of the plan. Approvals are valid for three years from the date of approval. After Design Review Board Approval, construction drawings must be submitted to the Routt County Building Department for regulatory approvals. After all approvals, but before commencement of construction, one (1) copy of the project construction drawings and specifications shall be submitted to the Design Review Board.

- E. Stagecoach Property Owners Association (SPOA):** It may be necessary to receive approvals from SPOA for determination of compliance with their covenants. If necessary, submittals to SPOA may precede or be concurrent with NYP submittals to the DRB.
- F. Fees:** A \$350 fee is required for review of the plans by the DRB. The fee shall be payable with the submittal of the plans (note: this fee includes the review and feedback by a licensed design professional).
- G. Exemptions:** Re-painting or re-staining, of the same color, associated with the prudent maintenance of an existing residence and interior remodels do not require approval by the DRB.
- H. Additions:** Building additions, and exterior remodels require re-review by the DRB in accordance with the above procedures.
- I. Variances:** Variances from the provisions of these Design Guidelines may be requested from the DRB if requests are consistent with these guidelines and does not impose significant impacts on adjacent properties.

IX. DESIGN REVIEW CHECKLIST

- A.** Checklist provided on next page.

DESIGN REVIEW CHECKLIST

Neighborhoods at Young's Peak

Neighborhood: _____ Lot No: _____

Owner: _____ Address: _____

Phone: _____ e-mail: _____

Architect: _____

Address: _____ Phone: _____

FINAL SUBMITTAL (4) copies Date Submitted: _____ Fee: _____

Lot Survey/Topo (1"=10') by Surveyor With –

Lot lines, Building Envelope	<input type="checkbox"/>	_____
Setbacks	<input type="checkbox"/>	_____
Easements	<input type="checkbox"/>	_____
Utilities	<input type="checkbox"/>	_____
Topo contours	<input type="checkbox"/>	_____
Existing Improvements	<input type="checkbox"/>	_____
(If applicable)		

Proposed Site Plan (1"=10') With

Proposed Structures	<input type="checkbox"/>	_____
Proposed Floor Plan	<input type="checkbox"/>	_____
Fences/Walls/Retaining Walls	<input type="checkbox"/>	_____
Parking Areas	<input type="checkbox"/>	_____
Drives & Walkways	<input type="checkbox"/>	_____
Patios & Decks	<input type="checkbox"/>	_____
Grading, Drainage	<input type="checkbox"/>	_____

Landscape Plan ☐ _____

Building Elevations (1/8" or 1/4" = 1') ☐ _____

Façade Material	<input type="checkbox"/>	_____
Roof Materials & Geometry	<input type="checkbox"/>	_____
Exterior Color Scheme	<input type="checkbox"/>	_____
Material/Paint Samples	<input type="checkbox"/>	_____

NOTES:

1. After all approvals, but before commencement of construction, one (1) copy of the project construction drawings and specifications shall be submitted to the Design Review Board.
2. The review fee of \$350.00 shall be made payable to "NYPOA DRB" and shall be due at the time of Final Submittal.