

Chatfield Corners



Design Guidelines



CHATFIELD
CORNERS



Chatfield Corners
Mandatory Design Requirements

This list includes some of the specific items required and should be provided to the architect, designer or builder of any home going into the Chatfield Corners Development. Every item on this list of requirements must be adhered to or approval of the Design Review Board (DRB) will not be granted. This list represents only a portion of the Chatfield Corners Design Guidelines. It is the responsibility of the owner and their design team to read and adhere to the Design Guidelines in their entirety.

General

1. The Meadows (Filing I) has a homesize minimum of 1100 square feet excluding garage. A two story home has a minimum 1st floor area of 600 square feet.
2. The Ridges (Filing II) has a homesize minimum of 1400 square feet excluding garage. A two story home has a minimum 1st floor area of 800 square feet.
3. 2 Acre Lot homes must have a minimum of 2000 square feet and 1200 square feet must be on the first floor.
4. 2 Acre Lot sites are provided with building envelopes. Homes and accessory buildings must be built within these building envelopes.
5. Maximum building height shall be 33 feet.
6. ***Accessory Buildings on all lots within the Meadows and the Ridges, excluding Two Acre Lots, shall have a maximum bearing wall height, (top plate height), not to exceed 6'-6". Accessory Buildings to have roof pitches to match main home.***
6. Minimum setbacks are front 25', side yard 10' and rear yards vary according to the recorded plat.
7. All homes must have front exterior covered porches with minimum 6' depth.
8. Exterior lighting must be downlighting with incandescent or metal halide lamps only. No high pressure sodium is allowed.
9. Absolutely no outside unenclosed trash container storage is allowed.
10. No outdoor clothes lines are allowed.
11. All exterior utility equipment (i.e. air conditioning units) must be completely screened from view unless specifically approved by the DRB.
12. Preliminary and Final Design submittals must be made in accordance with the Design Guidelines in order to obtain approval for construction. Preliminary Plans must be submitted and reviewed by the DRB prior to submittal of Final Plans.
13. A non-refundable DRB fee of 800.00 plus \$0.20 per square foot of house plan is charged for plan review effective January 1, 2006. Preliminary approval is valid for six months only. After six months the approval expires and the DRB fee will be charged again prior to reviewing the plans.

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14. A Landscape Deposit and Design Compliance Fee of \$1500.00, to be held in a non-interest bearing account, must be paid at Final Approval. Final Approval is valid for a period of one year. The Landscape Deposit and Design Compliance Fee shall be refunded when all requirements have been satisfactorily completed.
15. Homes in Chatfield Corners must obtain a TCO (Temporary Certificate of Occupancy) within one year of building permit issuance.
16. Only homes that conform to the specific requirements outlined herein and that contain the characteristics outlined in the Chatfield Corners Design Guidelines will be allowed by the DRB.
17. Homes that are prohibited in Chatfield Corners are those which meet any one or more of the following characteristics:
 - a. Homes commonly referred to as "mobile homes" or "trailer homes" and which are suitable in design for placement, erection, or installation on temporary foundations, permanent foundations or both;
 - b. Homes which bear serial numbers, vehicle identification numbers, title numbers, or for which a manufacturer's certificate of origin or manufacturer's statement of origin, such as that described in Section 38029-114, C.R.S., exists;
 - c. Homes for which a vehicle identification number, manufacturer's certificate of origin, or manufacturer's statement of origin, such as that described in Section 38-29-114, C.R.S., can be obtained;
 - d. Homes for which a certificate of title could be obtained pursuant to Section 38-29-107, C.R.S., were the home not permanently affixed to the ground so that it is no longer capable of being drawn over the public highways, as described in Sections 38-114(2) or 38-29-117(6), C.R.S.;
 - e. Homes for which a certificate of title may be purged by the procedure described in Sections 38-114(2) or 38-29-117(6), C.R.S.;
 - f. Homes suitable in design to be taxed as the personal property of the consumer;
 - g. Homes which are transferred by a manufacturer or retailer to the consumer by means of a bill of sale or a transfer of the certificate of title;
 - h. Homes which may be transferred by a consumer to a subsequent buyer by means of a bill of sales or a transfer of the certificate of title;
 - i. Homes with motive power;
 - j. Homes suitable in design for the efficient relocation of the home from one trailer park or mobile home park to another, regardless of whether the design of the home would also permit the home to be placed, erected, or installed on a permanent foundation;
 - k. Home suitable in design to be placed, erected, or installed on a temporary foundation as a fixture of the real property on which the home is situated;
 - l. Homes suitable in design for placement, erection, or installation on a temporary foundation, as compared to homes suitable only for placement, erection, or installation on a permanent foundation; and

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- m. Homes meeting one or more of the foregoing characteristics prior to the placement, erection, or installation of the home on a permanent foundation.
18. Specific colors approved by the Chatfield Corners DRB must be used for all homes in the development. Color samples are on display at the Chatfield Corners office and a list of colors is available there.
 19. Homes with individual attic roof vents located on the roof will not be allowed. Attic venting must be achieved through use of continuous roof vents, louvers at gable ends, eave vents or other non-obtrusive venting methods.
 20. The DRB must approve the completed building and landscape prior to the issuance of a CO by the Town of Gypsum.
 21. *All requirements of the Site Plan Specifications attached hereto as Exhibit "A" are included as a requirement of these Design Guidelines.*
 22. *A site specific drainage plan, prepared by Marcin Engineering, must be provided with all preliminary and Final Review submissions for Homes in the Ridges.*
 23. *The references to a "Chatfield Corners Survey- Provided by Chatfield Corners" in the Preliminary Plan Review Checklist and to a "Chatfield Corners Survey" in the Final Plan Review Checklist is hereby deleted. The applicant shall be responsible for all survey and site plan development necessary to comply with the Design Guideline submittal requirements.*
 24. *Site plans must include area calculations of all impervious materials, including such items as house foot print area, sidewalk and driveway areas and hardscape areas. The total area of impervious materials may not exceed 30% of the total lot area and needs to be clearly marked on the site plan.*
 25. *Homes in the Ridges to have window grids of a consistent style on all windows on every elevation of the home. Homes in the Meadows shall have window grids of a consistent style on all windows on the Front Elevation as a minimum and is encouraged at windows on all elevations.*
 26. *Garage doors which face a public street must be painted to match the color of the body of the house. Garage doors may be approved by DRB to be of a color different from the body of the house if the garage door is of distinct architectural style and detail.*
 27. *Porch detailing to include capital wraps on the top and bottom of all columns and a minimum of 2" x 2" pickets, 2" x 4" top and bottom rails and 6" x 6" columns.*
 28. *All exterior mechanical vents, including wall vents, roof vents, HVAC/Plumbing vents shall be painted to match the color of the material in which the vent is located, (i.e. roof color, siding color, etc.). All utility meters and service entrances, along with all exposed utility piping shall be painted to match the color of the adjacent materials, (i.e. siding, etc.).*
 29. *The Raw Water Tap Fee must be paid to the Chatfield Corners Metro District prior to the final approval of the plans by the DRB.*
 30. *All irrigation systems connected to the Raw Water Irrigation System must have a meter installed which monitors total usage of irrigation water. The*

meter must remain accessible for reading by the Chatfield Corners Metro District.

- 31. The installation of driveways and or/parking areas shall be limited to the area from the back of the sidewalk to the front of the garage and shall not exceed the width of the garage. No additional driveways, parking areas or concrete slabs, (excluding patios) shall be installed on any other portion of the lot**

Landscaping

Front yard landscaping and automatic irrigation is required. The design must be submitted in a professional format.

The Meadows

1. A minimum of five 5-gallon shrubs and ten 1-gallon shrubs is required.
2. A minimum of two 2 ½ inch caliper deciduous trees and one 6 foot high evergreen or 2 inch caliper ornamental trees are required. Two must be planted at the street.
3. Front yards must be sodded.
4. An automatic irrigation system must be installed to serve all planting in the front yards. (front yards, for the purpose of landscaping, extend to halfway back along the side of the home.)
5. **Fences must be white vinyl and only the type and style approved by the DRB.**
6. **Maximum of 5000 sq. ft. of irrigated turf.**

The Ridges

1. A minimum of ten 5-gallon shrubs and ten 1-gallon shrubs is required.
2. A minimum of three 2 ½ inch caliper deciduous trees and two 6 foot high evergreen or 2 inch caliper ornamental trees are required. Two must be planted at the street.
3. Front yards must be sodded.
4. An automatic irrigation system must be installed to serve all planting in the front yards. (front yards, for the purpose of landscaping, extend to halfway back along the side of the home.)
5. **Fences must be white vinyl and only the type and style approved by the DRB.**
6. **Maximum of 5,700 sq. ft. of irrigated turf.**

Two Acre Lots – The Meadows and The Ridges

1. **Maximum of 25,000 sq. ft. of irrigated turf.**

Roofs

1. Roof pitch must be minimum 5/12 and may not exceed 8/12.
2. Rakes shall be a minimum 12”.
3. Eaves shall be a minimum 18”.
4. Roofs shall be a minimum of 30-year asphalt shingles in colors approved by the DRB.
5. Roofs in the 2-Acre Lots may be metal with DRB approval.

6. Vents for plumbing and mechanical equipment shall be placed at the rear portion of the roof away from the street and shall be painted to match the roofing material.

Walls

1. Log homes, plywood siding, Masonite siding, T-111 and vinyl siding are not allowed.
2. A minimum of one window is required for each elevation.
3. Skirting is required at porches over 2' above the grade. Skirting may be latticework, masonry or siding.
4. Exterior wall studs shall be minimum 2"x6".
5. Posts at porches and supporting upper floors shall be minimum 6"x6".
6. Fascia shall be minimum 2"x 6" *if constructed out of dimensional lumber or a minimum of 5/4" x 6" if constructed out of engineered material, (i.e. hardi-plank or similar).*
7. Soffits at eaves and rakes shall be enclosed.
8. *When 4' x 8' sheathing is used for soffit treatment, battens need to be applied to the seams in a pattern approved by the DRB.*
9. *Window trim must be provided at all windows and shall be minimum 2"x4" if constructed out of dimensional lumber or a minimum of 5/4" x 4" if constructed out of engineered material, (i.e. hardi-plank or similar).*

Foundations

1. Foundations and foundation walls must be concrete, no treated wood foundation walls are allowed.
2. Exposed foundation walls over 2' high must be finished with one of the materials approved for exterior walls. (Stucco, stone, etc.)

Garages

1. A one-car garage minimum is required in the Meadows. One-car garages shall be a minimum of 14' x 21' and have a plate height of not less than 8'.
2. A two-car garage minimum is required in the Ridges and at the 2-Acre Lots. Two-car garages shall be a minimum of 21' x 21' and have a plate height of not less than 8'.
3. Driveways must be asphalt or concrete and shall be paved from the back of the street curb to the front of the garage slab.

The above listed items represent only a portion of the Design Guidelines that must be followed in Chatfield Corners. They are outlined here to make sure that the purchaser and designer are aware that specific requirements exist for the construction of a home in Chatfield Corners.

As a purchaser of property in Chatfield Corners Development I affirm that I have reviewed the Chatfield Corners Design Guidelines and agree that I shall abide by them.

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Purchasers**Date**

Lot/Block

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Purchasers

Date

Chatfield Corners

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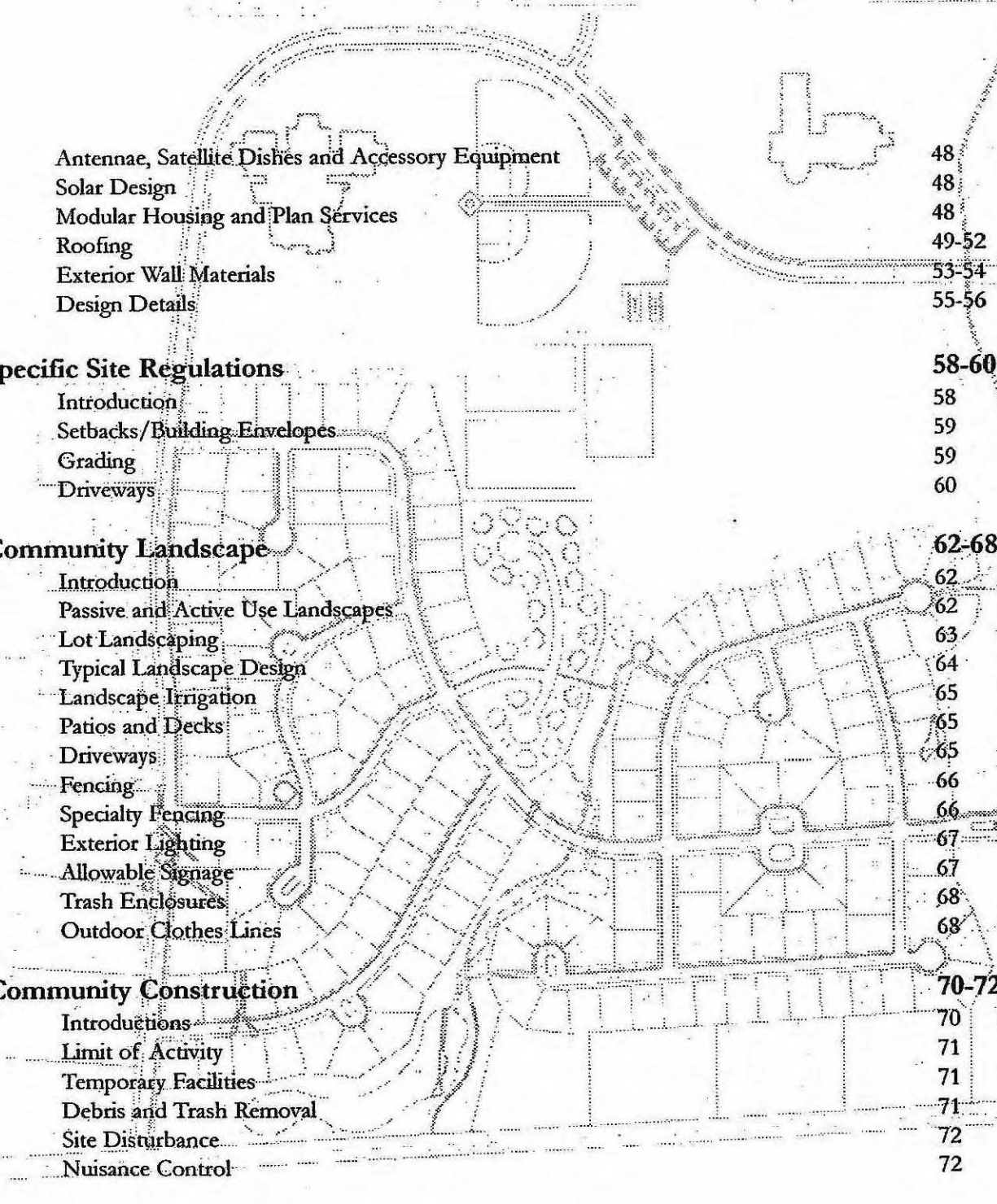
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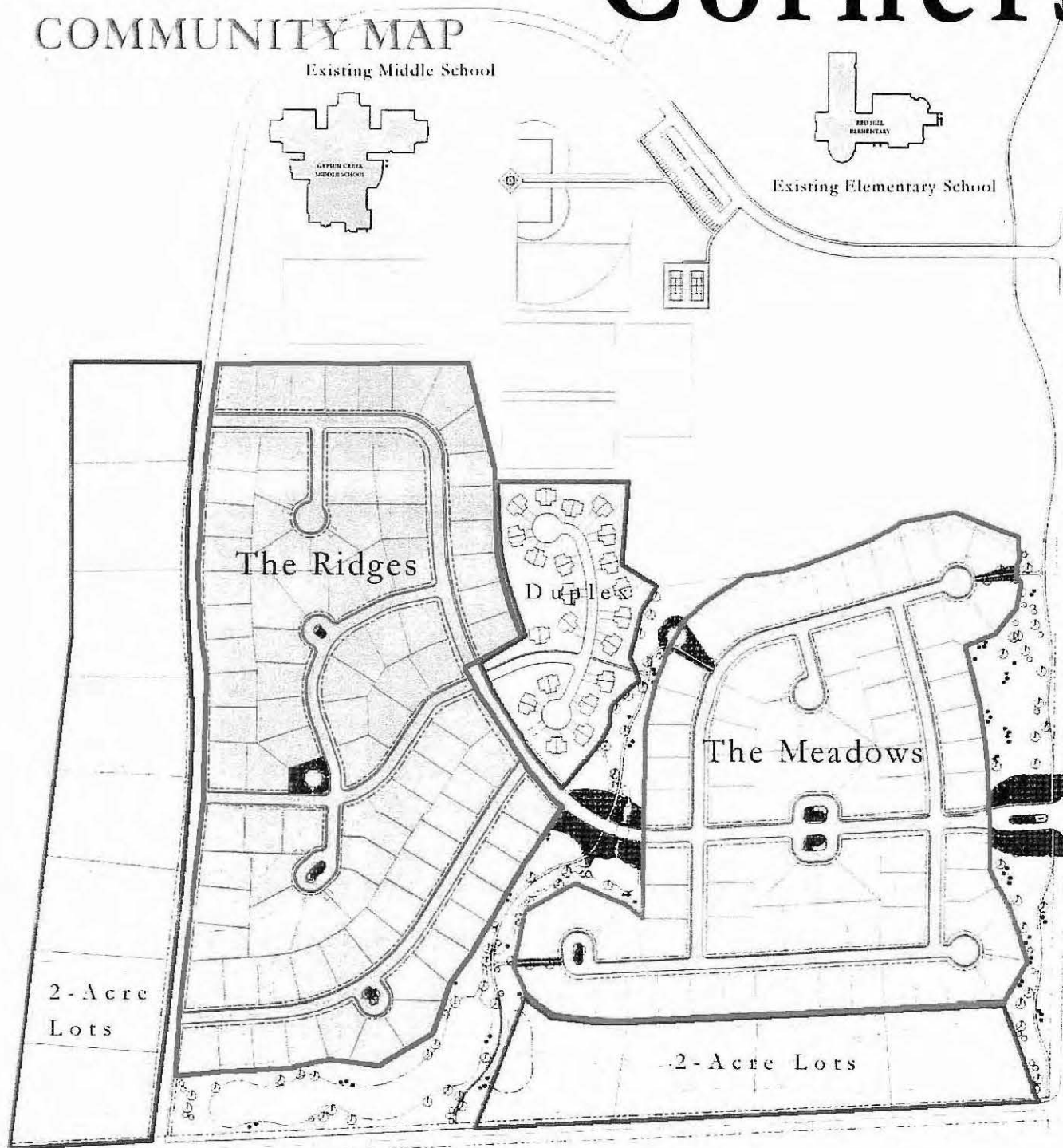
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Appendix



Chatfield Corners

COMMUNITY MAP



CHATFIELD
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Chatfield Corners

ORGANIZATION OF THE DESIGN GUIDELINES

The Chatfield Corners Design Guidelines are intended to serve as a guide for Homeowners and Developers who are interested in building within the Chatfield Corners development. The guidelines begin with a description of the character of Chatfield Corners, and how this character can be supported by the detailing and layout of the community.

After the general community outline, the Guidelines briefly describe the different housing options available within Chatfield Corners, and attempt to help those interested in building in the community see the different available community types and their associated character.

Once the overall community and the general housing types are introduced, the Guidelines take Homeowners and Developers through the design review process and its accompanying submittal requirements.

The Architectural Details and Community Landscape sections outline the architectural and landscape details that help to reinforce the character of Chatfield Corners. It is in these sections that specific design and construction details are outlined and tied to the general vision for Chatfield Corners.

Finally, the last section of the Design Guidelines outlines the regulations and methods of construction allowed within Chatfield Corners, and how the building of an individual home can be accomplished with minimum disturbance to surrounding properties.

An Appendix is found at the end of the Design Guidelines. In it are several forms that can be used during the design and submittal process.



The architecture of Chatfield Corners will reflect historic elements such as porches, divided light windows, and steeper roof pitches.

Chatfield Corners

COMMUNITY VISION

Located in Gypsum Colorado, the Chatfield Corners community has been designed to reflect the traditional architecture of Gypsum, while responding to and highlighting the natural beauty of the landscape in which it is located.

There are several types of housing located within Chatfield Corners, including single family detached (both small and large lot) and duplex. Although the majority of the site has been designed for single family homes, the duplex development planned for the center of the community supports a diversity of people and age groups.



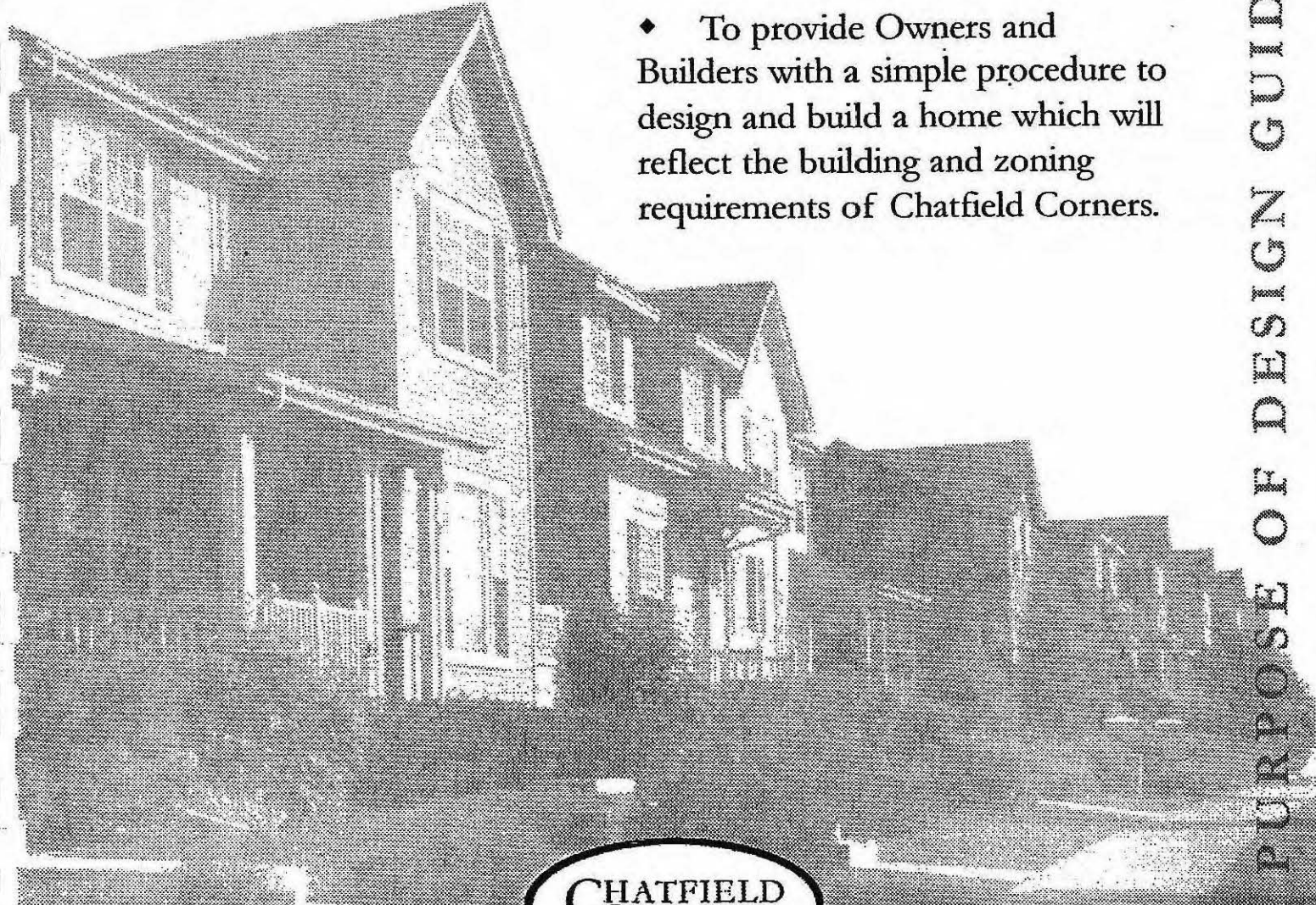
Chatfield Corners

PURPOSE OF THE DESIGN GUIDELINES

- ♦ To provide the framework to develop an attractive, well-designed, neighborhood community in harmony with the integrity and uniqueness of the location.

- ♦ To provide Owners and Builders with a simple procedure to design and build a home which will reflect the building and zoning requirements of Chatfield Corners.

PURPOSE OF DESIGN GUIDELINES



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Community Character

INTRODUCTION

The Traditional design of the homes in Chatfield Corners was developed in response to both the historic architecture of the Town of Gypsum, and the feeling that a more traditional architectural style reflected an image of quality and charm that created a richer and more diverse community character.

At Chatfield Corners, an attempt has been made to look carefully at the architectural and relational elements of traditional communities and outline how they help to support a sense of place and feeling of community.

In the following section, the general character of a Traditional community is outlined in images and text. Wherever possible, captions near the images help to explain how the architecture and placement of the homes reflects a more Traditional style. Although the Architectural Details and Landscape Construction sections more specifically describe the building elements that are found in Traditional architecture, the Community Character section acts to generally introduce the Traditional architecture style and its components.

Community Character



Typical Traditional home design
(note porch, 5/12 roof pitch, divided light windows and
variety in the facade elevation)

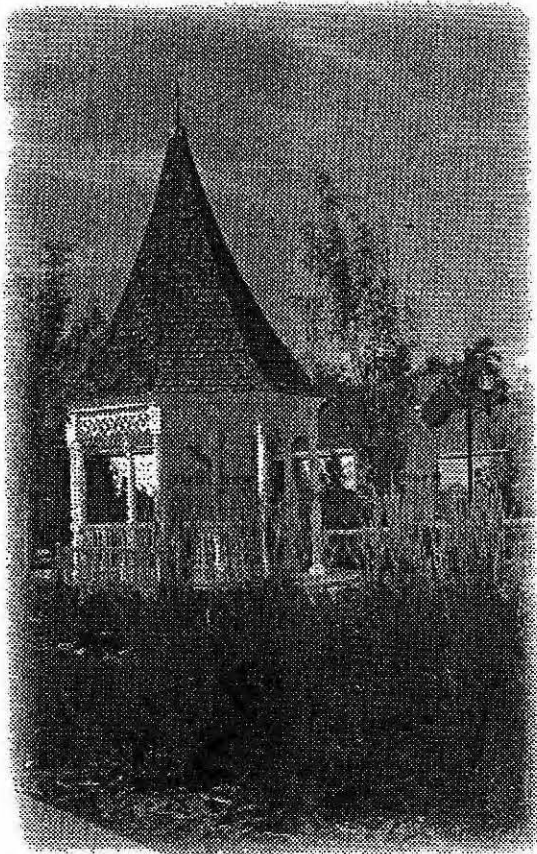


Traditional Roof Detailing

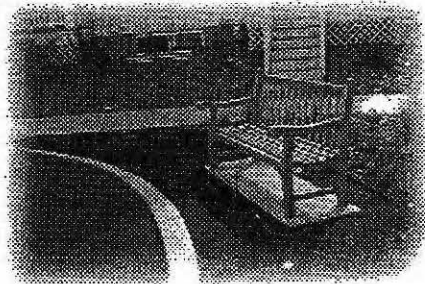


Example of Front Porch Detail
(note detail and scale of porch
columns and railings)

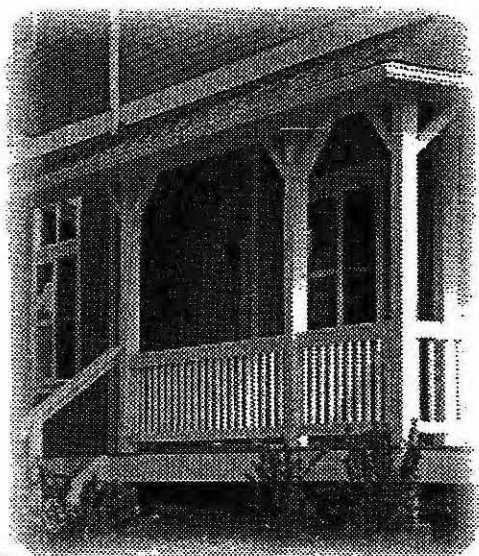
Traditional Architecture



Gazebos and other landscape elements are natural community gathering places



Park Benches provide areas for people to sit and talk



COMMUNITY CHARACTER

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Community Character

GENERAL GUIDELINES

In order to reflect a more Traditional home design, the architecture of Chatfield Corners should follow the style of features that are found in older, historic neighborhoods. The following are some examples of Traditional home elements.

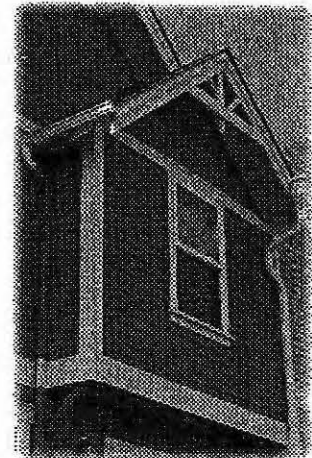
ATTACHED PORCHES

By attaching the porch to the home, it is integrated into the overall architecture



BAY WINDOWS

Windows that project out from the facade of the house help to enliven the architecture and provide interesting interior spaces.

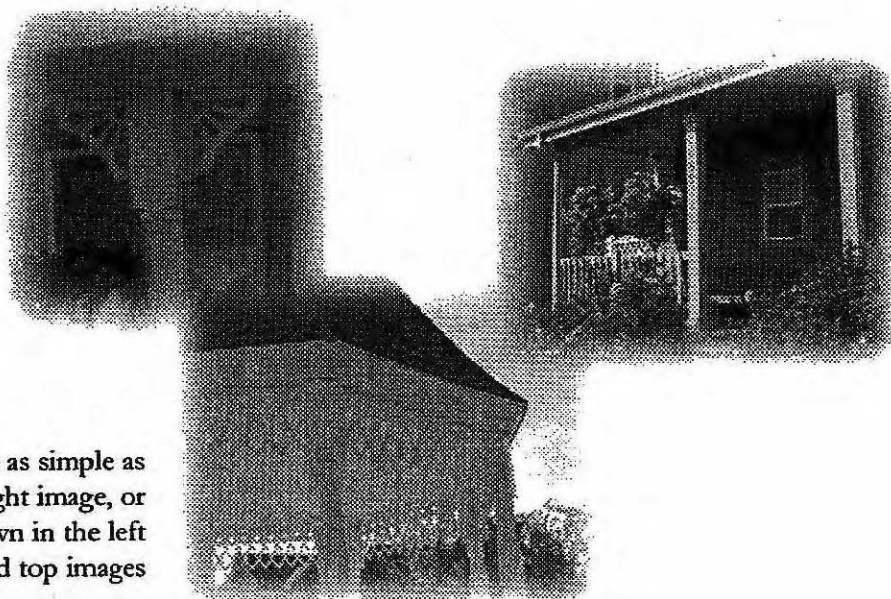




DECORATIVE MILLWORK

By using decorative elements on the millwork of porch rails and columns, a sense of historic character and charm is created.

Decorative elements may be as simple as those indicated on the far right image, or more ornamental, as shown in the left bottom and top images



ROOF GABLE DETAILS

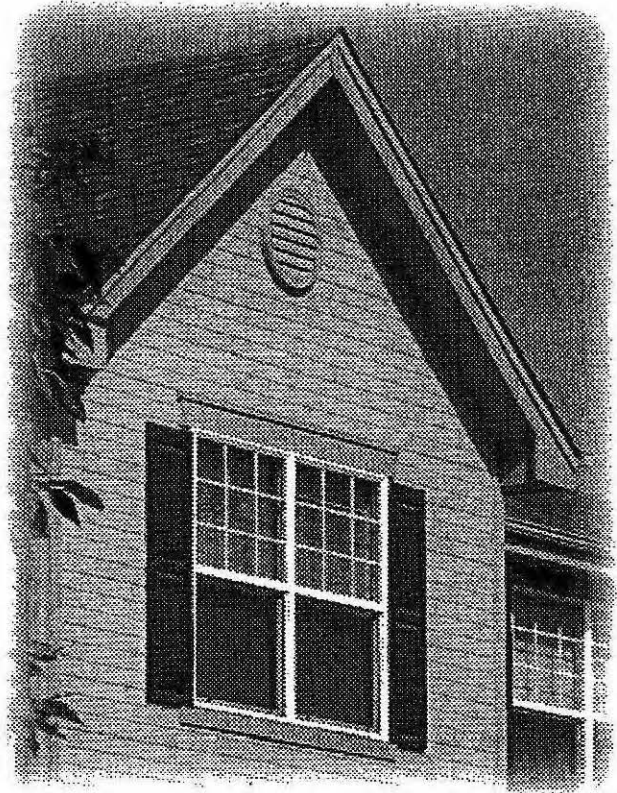
Truss's and wide beams at the ends of roof gables reinforce traditional architectural styling.



Community Character

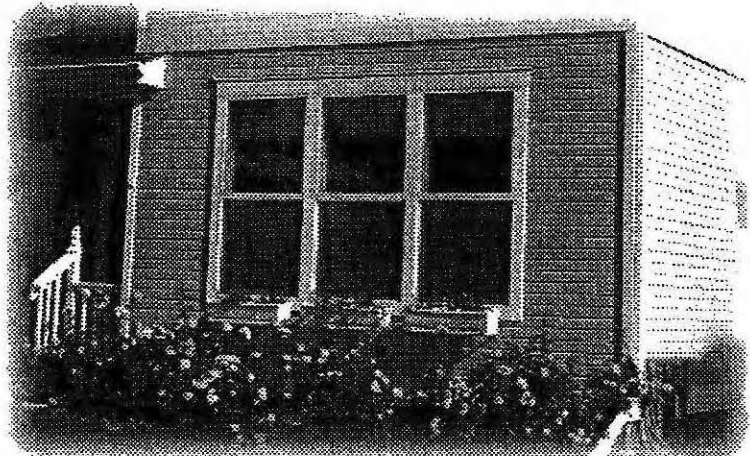
DIVIDED LIGHT WINDOWS

Windows that are divided into smaller panes of glass represent a more historic architectural style.



“RIBBON WINDOWS”

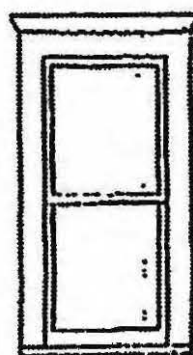
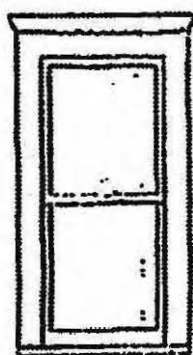
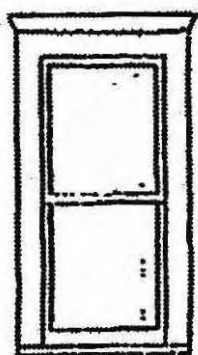
After the turn-of-the-century, windows began to be placed in groups or “ganged” together. These “ribbon windows” allowed more light to enter into homes and created a greater visual connection between the inside and outside.





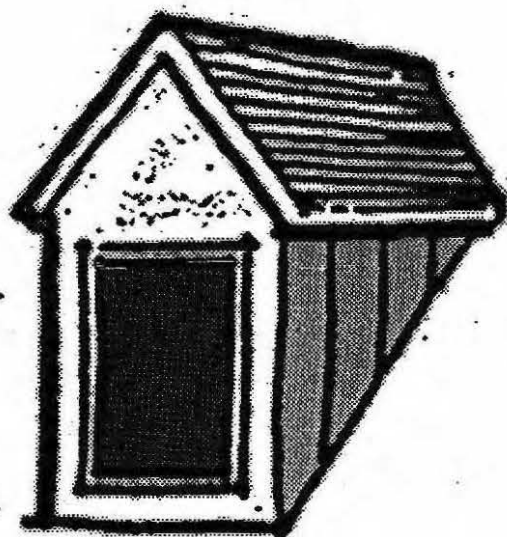
VERTICAL WINDOW PROPORTIONS

Windows that are taller than they are wide mimic the appearance and proportions of historic windows.



GABLED ROOF DORMERS

Gables add interest to large expanses of roof and look particularly appropriate on one-storey homes.



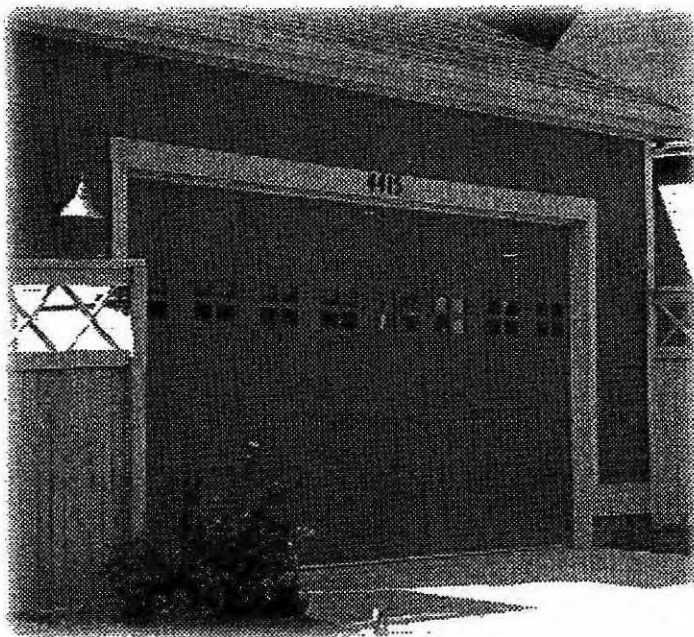
Community Character

SIDE LOADED OR RECESSED GARAGES

Recessed garages are preferred, and allow the main facade of the home to take precedence.

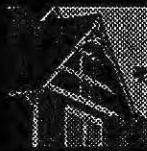


GARAGE ARTICULATION AND DETAILING



Garages with windows and woodwork details visually connect the architecture of the garage to that of the home.

An articulated garage also presents a more interesting and vibrant 'face' to the street, and prevents the garage door from looking like a blank wall.



MULTIPLE GARAGE DOORS

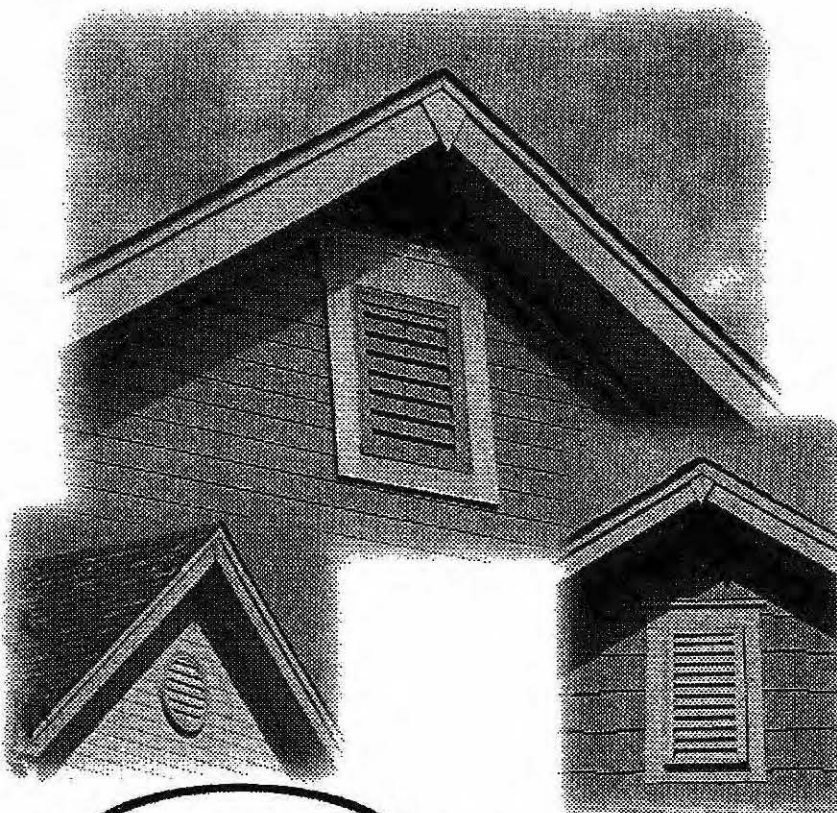
Where two or more garage doors are planned, they should be made as architecturally distinct as possible.

In this example, the garage doors have been separated into bays with a column between them. This separation allows the garages to more easily blend into the architecture of the home.



DECORATIVE LOUVERS

Decorative attic louver vents are in keeping with a traditional architectural character.



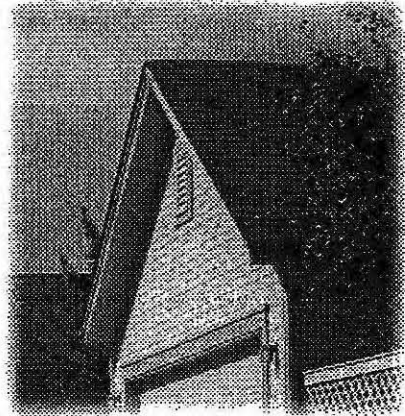
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COMMUNITY CHARACTER

Community Character

EAVE OVERHANGS

A slightly overhanging eave creates depth and shadow on the facade of a home. The minimum requirements at Chatfield Corners are a 12" rake and an 18" eave.



STEEPLY PITCHED ROOFS

Roofs with steeper pitches are in keeping with a Traditional architecture style





CONTRASTING PAINT COLORS

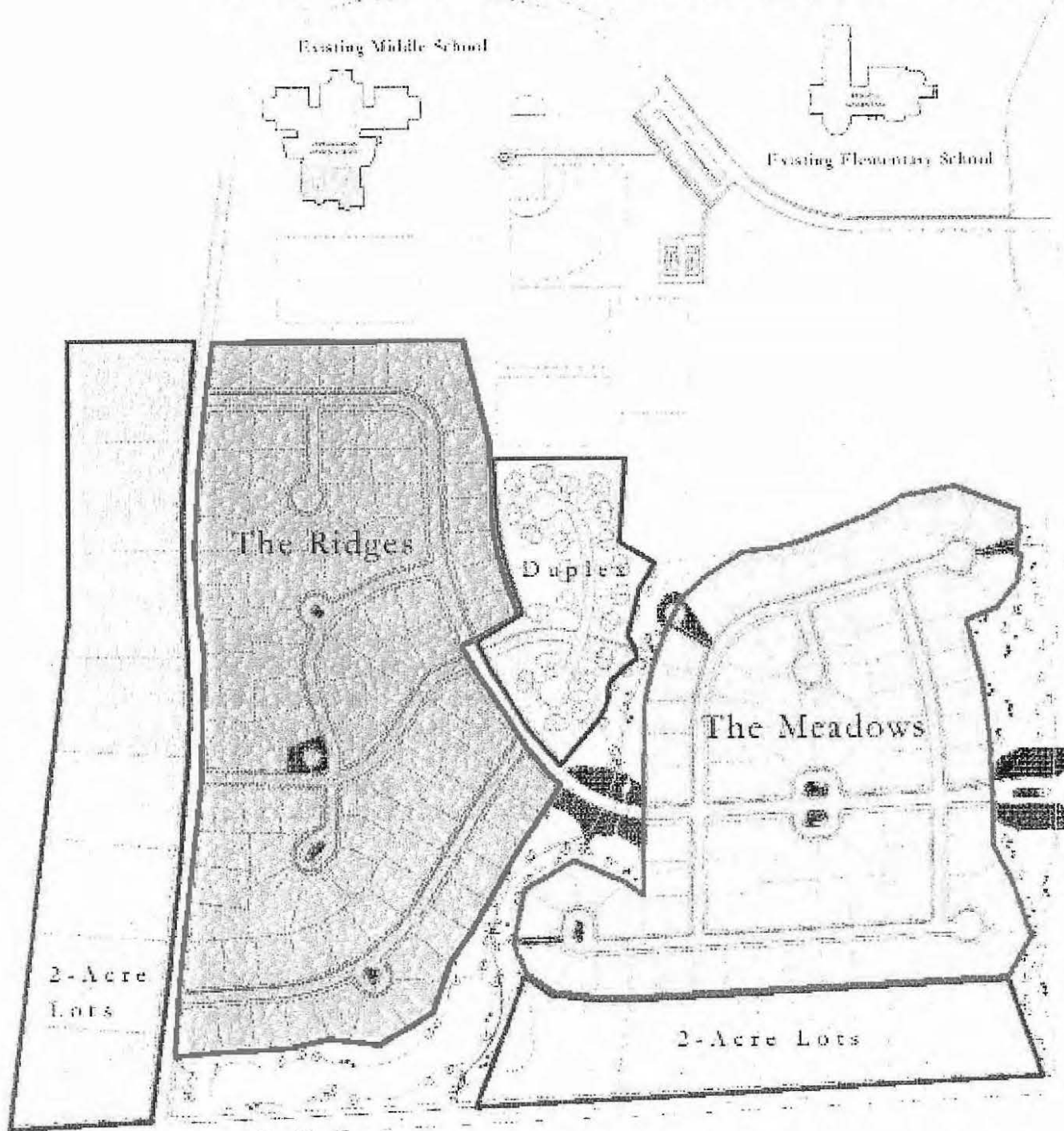
Paint colors with contrasting trim and detailing highlight the traditional details of a home.



COMMUNITY CHARACTER

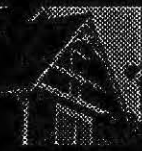
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Intro to Four Communities



INTRO TO FOUR COMMUNITIES





In the Two-Acre lots, it was especially important to locate building envelopes. By limiting development on these lots to only the area of the building envelope, the open and scenic character of the views from the site will not be blocked by dense housing. Instead, the more dense housing types have been placed at the interior of the site, where they do not restrict the view of others.

More than any other development at Chatfield Corners, the Two-Acre lots allow the Homeowner or Builder to have the greatest flexibility in size and placement of the home.

Duplex Housing

At the center of Chatfield Corners, a 42 unit Duplex housing development is planned. In the Duplex area, the homeowners will benefit from the proximity of trails and open space (from the adjacent trail system and school grounds), while also being able to enjoy the maintenance-free lifestyle of attached housing.

Intro to Four Communities

MEADOWS COMMUNITY

A 1-car garage (minimum) is required

1100 square feet (minimum) is required for the homes



RIDGES COMMUNITY

A 2-car garage (minimum) is required

1400 square feet (minimum) is required for the homes

2-ACRE LOT COMMUNITY

A 2-car garage (minimum) is required (May be detached)

2000 square feet (minimum) is required for the house, of which a minimum of 1200 square feet is required on the first floor



This community shall reflect the Traditional Architectural elements of the Design Guidelines

DUPLEX COMMUNITY

CHATFIELD
CORNERS

INTRO TO FOUR COMMUNITIES

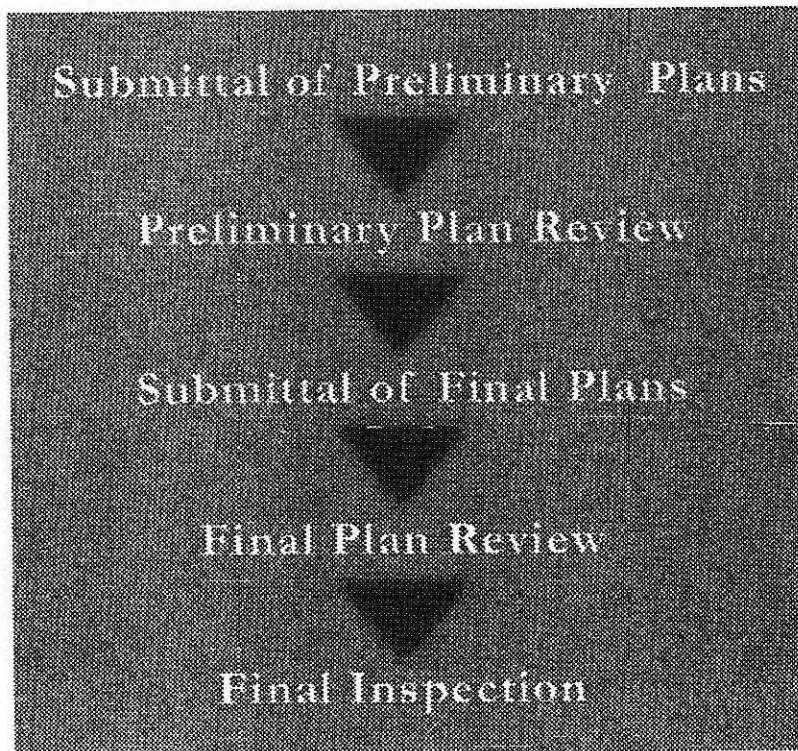
Design Review Process

INTRODUCTION

In order to ensure that proposed development is sensitive to the Chatfield Corners community vision, all plans for housing will be reviewed prior to construction.

The steps of the review process are as follows:

1. Submittal of Preliminary Plans
2. Preliminary Plan Review and Approval and/or Corrections
3. Submittal of Final Plans
4. Final Plan Review
5. Final Inspection by the Design Review Board



Design Review Process

SUBMITTAL OF PLANS

The DRB has been set up to provide guidance to Chatfield Corners property Owners.

For any new building, addition, renovation, refinishing, or significant landscape changes, the procedures outlined in the Chatfield Corners Covenants, these Design Guidelines, and amendments thereto must be followed. The Covenants and Design Guidelines together provide direction and assistance to the Owner for the development of a home site, and impose certain requirements for approval. All Owners must also comply with all zoning and other requirements of the Town of Gypsum.

Owners are encouraged to meet with the Design Review Board during the early design stages.

FEES AND DEPOSITS

Payment of the full design review fee is required simultaneously with the submittals for the Preliminary Plan Review. The current design review fee is \$300 plus 5 cents per square foot of house floor plan. The square footage will be determined by the Design Review Board, and shall be conclusive. All fees are non-refundable.

A Landscape Deposit and Compliance Fee is required once final approval has been given. Approved drawings will not be released to the Town of Gypsum for Building Permit until the deposit has been paid. The Landscape Deposit and Compliance Fee is \$1,500.00 per dwelling unit.

The Landscape Deposit and Compliance Fee will be reimbursed only after the completion of all building improvements, landscaping, paving, and after the planted material has been in the ground for one growing season. The landscaping and buildings must be per the approved plans.

Landscaping must be completed within one year or one growing season after completion of construction. If the landscape is not completed according to the submitted plans, the Design Review Board reserves the right to complete the landscape. If the cost to complete the landscape requires funding from the Design Review Board, a lien against the property may be applied.

Design Review Process

PRELIMINARY PLAN REVIEW AND REQUIREMENTS

During the Preliminary Plan Review Stage, the applicant will need to submit a materials board which graphically explains the colors and materials of the proposed architecture.

Topographic Survey

1. Drawn to a scale of 1" = 20' or greater
2. Indicate topographic contours at 2' intervals
3. Illustrate all easements, required setbacks, existing vegetation, rock outcroppings and other site features, including existing utilities

Materials Board

1. Illustrates all exterior material samples and colors (including wall materials and colors, exterior trim materials and colors, door and window colors, and fireplace chimney material and color)
2. Submitted on mat board, foam core board or equivalent
3. Submittal size of 8.5" x 11" or 11" x 17"

All Plan documents must be submitted fourteen (14) days prior to the scheduled review time. Only complete and timely submittals will be reviewed.

All submitted plans must be of professional quality and easy to read and understand. The DRB has the right to reject any proposal which is illegible, or otherwise incomplete or incapable of being comprehended.

The following information is required. Please provide two (2) sets of all drawings.

1. Design Review Fee.
2. Application Form.
3. A copy of the official survey blown up to a minimum scale of 1"=20' (unless a different size scale is agreed to by the DRB) depicting lot contours; all easements; all required setbacks; all existing vegetation, rock outcroppings, and other site features; and existing utilities.
4. Site Plan at a scale of 1" equals 10', showing proposed and existing topography and all proposed improvements including proposed building and access locations, easements and setbacks, unless a different scale is agreed to by the DRB.
5. Floor Plans, at a minimum scale of 1/8" equals 1 foot, including overall dimensions, door and window openings, and proposed location of mechanical equipment and utility connection.
6. Building Elevations, at a minimum are of 1/8" equals 1 foot, that are rendered to show steps in the building plane (shade and shadow); expression of proposed materials; and the relationship of elevations to the site. Indicated floor elevations and building heights to top of ridge line or top of parapet.
7. Preliminary Landscape Plan indicating all intended landscape improvements, including: types and quantities of vegetation proposed; decks; locations of rock outcroppings; boulders; decks and patios; service yards; driveways; location and detail of all outdoor lighting & trash enclosures.
8. Exterior material samples and colors. Wall materials and colors, roof materials and colors, door and window colors, exterior trim colors, fireplace chimney material and color.

The preliminary approval shall not be an approval for construction of any kind, and will be valid for a period of six months, after which it will expire. Expired preliminaries must be resubmitted and Design Review Fees repaid.

Design Review Process

FINAL PLAN REVIEW AND REQUIREMENTS

During the Final Plan Review Stage, the applicant will need to submit a REVISED topographic survey and materials board that reflects any changes or additions that were recommended during the Preliminary Plan Review. Both the Topographic Survey and the Materials Board submitted for the Final Plan Review must meet the Preliminary Plan submittal requirements.

Once the final construction documents have been completed, Owner may apply for a final plan review. All plans submitted must be of professional quality, easy to read, and contain sufficient information and detail. They must contain all information that the Town of Gypsum requires to obtain a building permit, and documentation that all conditions imposed by the Design Review Board at the preliminary review have been satisfied.

As with the preliminary review, Owner's submittal must be complete and received fourteen (14) days prior to the regularly scheduled Wednesday meeting. If not complete, or not on time, the submittal will not be reviewed. The Design Review Board has the right to reject any submittal if it deems there is not sufficient information about the construction of the building, or if lacking any other necessary information.

The following information is required. Please provide three (3) sets of all drawings:

1. The Chatfield Corners Survey as described for the preliminary review.
2. Site Plan at minimum 1" equals 10' showing the entire site, all setbacks and easements, and all improvements to the property, unless a different scale is agreed to by the DRB.
3. Floor Plans at 1/4" equals 1' showing finished dimensions and floor elevations, locations of mechanical and electrical equipment, and enclosure of electrical and water meters.
4. Elevations at 1/8" equals 1', minimum. All exterior elevations showing both existing and proposed grades, all plate heights, roof pitch and ridge heights or top of parapet elevations, and all exterior materials and colors.
5. Landscape Plan at 1" equal 10' (unless a different scale is agreed to by the DRB) finalizing everything required at Preliminary Review, along with the irrigation system proposed. All trees, plantings, seeding, and turf, must be located with approximate sizes given. This plan will also include driveway and paving materials, and all exterior lighting. The Landscape Plan shall be at the same scale as the Site Plan and professionally drawn.
6. Details of specific exterior design requirements; window details, door details, trim details, as required to successfully demonstrate intended finish.
7. Footing and Foundation Plan.
8. Materials samples, showing color, texture, and materials of all exterior finishes.
9. Construction Schedule, including anticipated landscape installation, construction methods and practices review. At a minimum, the construction schedule should show when foundations complete, framing complete substantial building completion, and landscape complete.
10. Landscape Deposit & Design Compliance Fee of \$1,500.
11. All required material on the preliminary plan review required materials list must be submitted.

Final approval by the DRB does not eliminate the need to obtain all necessary approvals from the Town of Gypsum. The final approval will be valid for one year. If construction does not commence within one year of the final approval the applicant will be required to resubmit for final approval to be sure that their submittal is still in compliance with the then current Regulations. A resubmittal fee of \$100.00 will be required. The DRB will not consider, and assumes no responsibility for, the structural capacity, life safety, or building code compliance of the proposed improvement.

Design Review Process

INSPECTIONS

The DRB or its agents may at any reasonable time with or without prior notice prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, or during any repair or reconstruction enter upon any property subject to these Design Regulations or the Covenants, for the purpose of determining compliance with these Design Regulations and any approved plans. Neither the DRB, nor the Town of Gypsum, nor any of their members or agents shall be liable to any person for actions taken unless it be shown that such entity or person acted with malice or wrongful intent.

OWNER AND CONTRACTOR RESPONSIBILITY

If any construction or improvement is deemed by the DRB to be inconsistent with approved plans or specifications, the owner will be responsible for revising the construction to meet approved documents.

If, during the course of construction, a contractor or subcontractor in any way breaches these regulations, the DRB reserves the right to restrict future work by that contractor.

REVIEW OF REMODELS, TEMPORARY STRUCTURES, AND MISCELLANEOUS IMPROVEMENTS

Alterations of completed projects, or alterations of a project under construction, must be reviewed and approved by the DRB, BEFORE such action is taken. Any change done, no matter how minor, without approval will be in violation of the Covenants and these Design Regulations, and could be subject to enforcement action.

To receive a review of any change, a submittal must be made to the DRB outlining the intended improvement. All drawings must be submitted seven (7) days before any scheduled meeting and must be of professional quality with sufficient information.

FINAL INSPECTION BY THE DESIGN REVIEW BOARD

Approval from the DRB must be obtained prior to inspection and issuance of a Certificate of Occupancy by the Town of Gypsum. Owner shall submit a Notice of Completion to the DRB upon completion of the improvement, which shall include the name and telephone number of the person to contact in order to schedule the final inspection. The DRB shall make every effort to schedule and inspect the improvement within two (2) weeks of receipt of notice.

Providing the improvement passes inspection and is consistent with approved plans and specifications, a Final Certificate of Compliance will be issued by the Chatfield Corners DRB. The Final Certificate of Compliance will verify that the completed improvement is consistent with the approved plans and specifications. Owner may then seek a Certificate of Occupancy from the Town of Gypsum.

Design Review Board

INTRODUCTION

The DRB shall be composed of not less than three (3) or more than five (5) persons who shall be responsible for the administration and implementation of these Design Regulations. All decisions or rulings will require approval by three members of the DRB, one of which will be an architect.

SELECTION OF MEMBERS

The initial members of the DRB shall be appointed by the Developer, Chatfield Corners L.L.C. After the Developer's "period of control" as that term is discussed in the Covenants, DRB members will be appointed by the Executive Board of the Chatfield Corners Homeowner's Association. At all times the DRB shall include a licensed architect as one of its members.

TERM OF SERVICE

The members of the DRB will serve three year terms. A member may serve two consecutive terms and then must skip at least one term before serving again.

Design Review Board

AUTHORITY OF THE DESIGN REVIEW BOARD

The Declaration of Covenants, Conditions, Restrictions and Easement for Chatfield Corners (hereafter referred to as the Covenants) provide for the establishment of a single Design Review Board ("DRB") to adopt and establish written Design Guidelines.

PLAN REVIEW

The DRB shall review plans on the second and fourth Wednesday of each month, as necessary. All persons desiring to have plans reviewed must submit all required items to the DRB no later than fourteen (14) days prior to the scheduled Wednesday meeting. The DRB shall attempt to respond to all plans timely received by the Wednesday following plan submittal; however, shall have until the subsequent Wednesday meeting, if needed.

Until notified otherwise all items to be submitted for review shall be submitted to:

CHATFIELD CORNERS
PO BOX 920
GYPSUM, CO 81637

BOARD PROCEDURE

It is inherent that procedures and standards are subject to interpretation. The DRB will use its best judgment in making its interpretations; attempt to apply the Design Regulations in an even-handed manner; and do that which is in the best interest of Chatfield Corners.

CODE COMPLIANCE

Compliance with Town of Gypsum codes and regulations is beyond the jurisdiction of the DRB. Similarly, Town of Gypsum's approval of a project does not constitute compliance with Chatfield Corners Covenants or these Design Regulations. The required approvals must be obtained by an Owner from both the DRB and the Town of Gypsum before the start of construction. Approval from the DRB must be secured prior to approval by the Town of Gypsum.

ENFORCEMENT

If any Owner or person shall violate or threaten to violate any of the provisions of these Design Regulations, it shall be lawful for the DRB, the Chatfield Corners Homeowner's Association, or any person or persons owning real property in Chatfield Corners to institute proceedings at law or in equity to enforce the provisions of these Design Regulations to restrain the person violating or threatening to violate these Regulations, and to recover damages, actual and punitive, together with reasonable attorneys' fees, for such violations.

Site Planning Details

INTRODUCTION

From the Chatfield Corners site, there are wonderful views to the surrounding landscape. In order to preserve and highlight these views, builders are required to site homes so that, whenever possible, views to the surrounding landscape are preserved.

There are several steps in place to ensure that sensitive views are protected. The first of these is the use of individual building envelopes. On each lot on the Chatfield Corners site, a building envelope has been laid out. The effect of all proposed developments on the viewsheds of Chatfield Corners will be taken into consideration during the Design Review Process.

Site Planning Details

BUILDING ENVELOPES

The purposes of a building envelope are: to ensure that proposed development occurs on the least sensitive portion of each lot; to ensure that adequate buffers between lots are maintained; and, to limit the amount of construction that occurs on larger lots. During construction, all site work will be limited to the building envelopes.

In addition to the primary structure being located in the building envelope, all ancillary structures shall conform to the setbacks of the lot, and the style and color palette of the main residence. Ancillary structures shall not exceed 6 feet in height and shall require DRB approval.

BUILDING RELATIONSHIPS

In general, homebuilders at Chatfield Corners must be sensitive to the impact of their proposed development on the surrounding home and land uses. The Design Review Board will review the elevation of any proposed development and how it responds to the neighboring architecture in regard to both materials and colors.

EXTERIOR ELEVATION VARIETY

The same exterior elevation and colors may not be repeated in homes that are adjacent, or across from, each other.

GARAGES AND DRIVEWAYS

At Chatfield Corners, the location and access to residential driveways has been given careful consideration, for the placement of garages is critical in creating an interesting streetscape. For garages, side and rear-loaded configurations will be preferred. Garages shall not appear 'tacked-on' to the front of the house, but should be integral the overall appearance of the home.

Architectural Details

INTRODUCTION

While no specific historic style is required at Chatfield Corners, architecture that reflects the rural Traditional simplicity of the Gypsum area is preferred. Unlike the very ornate Traditional aesthetic that typifies more urban turn-of-the-century homes, a rural Traditional home had a more paired-down and simple appearance. Often, this simplified look was done out of necessity, however, over time it has come to signify the look of early rural homesteads.

Stylistically, rural Traditional architecture brings together several features of historic American home exteriors, including steeply pitched roofs, divided light windows that are taller than they are wide, and generous front porches. Also, the Traditional home allows for charming detailing of porch columns, roof gables, and window frames.

The typical Traditional home uses a variety of colors to highlight it's architecture, and the rural Traditional home also used paint to create contrast between the main body of the house and its wooden frame. At Chatfield Corners, the Design Review Board has approved a paint palette, and the painting scheme of all proposed homes will be reviewed.

Characterized by roofs with steeper pitches, patterned roofing materials, ornate exterior detailing and use of trim materials.



CHATFIELD
CORNERS

ARCHITECTURAL DETAILS - INTRO

The title 'Architectural Details' is displayed in a large, white, serif font. The word 'Architectural' is on the top line, and 'Details' is on the bottom line. The text is set against a dark, textured background that features faint, white line drawings of various architectural elements, including rooflines, windows, and structural details.

Architectural Details

BUILDING SQUARE FOOTAGE

The floor area of a building shall include all enclosed space, except garages, and be measured from the outside faces of exterior walls. It shall include all space with a ceiling height of 5 feet or greater, measured from the finished or unfinished floor to the underside of the structural members of the floor or roof structure above. Dropped ceilings, soffits, and the like shall not be considered in calculating ceiling height.

The minimum allowable square footage on the ground floor depends on the community.

BUILDING HEIGHT

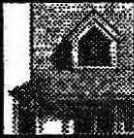
The maximum building height for all homes and any other permitted structures according to the building code of the Town of Gypsum is 27 feet for the principal building, and 20 feet for an accessory building.

The maximum building height allowed by these Design Guidelines shall be the same as that permitted by the Town of Gypsum as may be amended or changed from time to time. Owner shall check with the Town of Gypsum regarding the maximum building height and shall comply with Town of Gypsum regulation.

The vertical distance will be measured from the finished or existing grade (whichever is more restrictive) to the midpoint between the eave and ridge directly above that point. The building height is determined by averaging the heights of all of the intervals around the buildings.

FOUNDATIONS

The Town of Gypsum requires a soils test before it will issue a building permit. The soil test on each lot shall include site specific foundation recommendations for each lot and may be done at the time of building excavation.



BUILDING ELEVATION

All homes at Chatfield Corners shall be designed to look attractive from all four (4) sides. Specifically, elements on the building that create shadow lines and break up the façade of the building are encouraged.

Examples of elements that can be used to create interest in the façade of the home are:

Recessed windows, large overhangs, offset wall planes, window shutters, porches, masonry banding and bay windows are all excellent ways to create architectural interest in the façade of the home.

NOTE: A minimum of one (1) window will be required on each elevation, in addition to any basement windows.

SETBACKS

For the homes constructed on smaller lots, a uniform setback will be required. By ensuring that all homes have the same setback, a sense of streetscape and community will be reinforced. As the lots become larger (i.e., for the two-acre lots), a uniform setback will not be required.

GARAGES

Each home shall have a garage, attached where possible. All detached garages require the written approval of the DRB.

It is preferred that two car garages be divided by a column or other architectural detailing so that two distinct bays are created, however, double-wide garage doors are allowed. Where possible, garages should be recessed from the facade of the home.



Architectural Details

PORCHES AND DECKS

Covered entries and porches serve an important experiential function for those that arrive to and leave from a home. In Traditional architecture, the porch and covered entry provide a sheltered area from which to enter and exit the home. The porch also provides a transitional area from the interior private spaces of the home to the exterior public world.

In Chatfield Corners, all porches and covered entries should be architecturally integrated into the home, and not appear 'tacked-on'. Also, all porches should have a minimum depth of six (6) feet.

All risers accessing porches should be made of a solid material - no open wooden stairs are permitted.

Just as porches and garages are designed to be integral parts of the home, so too should deck columns, railing, stairways and supports compliment the character of the Traditional architectural style. All porches shall have detailed columns. Ornamentation of columns and railings, in particular, is encouraged and considered appropriate for the architectural style.

Deck supports need to be proportional to the exterior elevation of the house and deck.

All porches constructed more than two (2) feet above grade should be skirted with latticework, masonry or siding.

CHIMNEYS

The chimney element will be of the stone, wood, stucco or brick to match what is being used on the residence to give it an appearance which is consistent with the design of the building. Chimneys that appear "tacked on" will not be allowed. The top of the chimney flue or termination cap will be concealed by an architectural metal or masonry chimney cap with a spark arrester.





ANTENNAE, SATELLITE DISHES AND ACCESSORY EQUIPMENT

All accessory equipment or structures, such as solar collectors, must be screened from view. Exterior television or radio antennae, satellite reception dishes, and transmission devices must be approved by the DRB. Mounting antennae and satellite dishes within attic spaces or other internal spaces is encouraged as an alternate, or use of the new small television dishes which can be mounted under the eaves will be encouraged.

SOLAR DESIGN

Active solar systems will be allowed if careful placement of collectors necessary to provide maximum solar gain are made with minimum visual impact. Collectors and other elements must be integrated into the design of each home and site. The DRB will reject active solar panels if, in their opinion, they are visually unacceptable. Special consideration should be given to how finishes and reflective surfaces will affect neighbors.

Passive solar features are encouraged.

MODULAR HOUSING AND PLAN SERVICES

All homes must meet the Uniform Building Code (UBC) standards.

Homes with serial, vin, title, number or a MSO (Manufacturer's Source of Origin) are not allowed.

Architectural Details

ROOFING

The elevation of a roof can significantly affect the character of a building. In the Chatfield Corners development, the required roof has a slightly steeper pitch (5/12), is broken up by porches and dormers, and is covered with a quality roofing material.

Although the main roof must have a steeper pitch, the pitch of the roofs that shelter the auxiliary elements (such as porches, dormers, bay windows, etc) may be somewhat shallower if approved by the DRB.

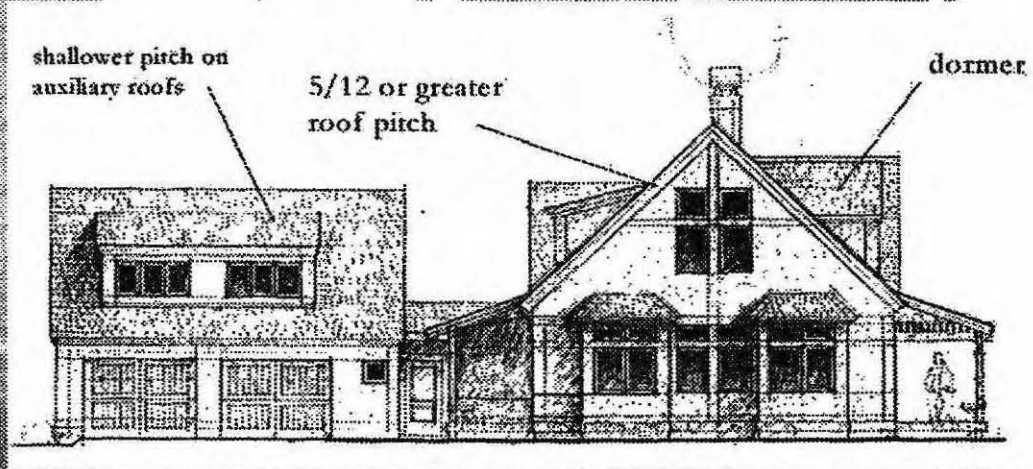
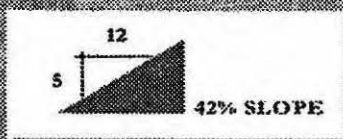
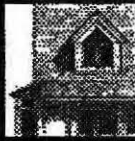


Illustration showing the relationship between a steeper main roof and a more shallow auxiliary roof.



Slope is calculated by taking dividing the rise (the height of a measured length) by the run (the distance of a measured length)



Wonderful example of a roof with great pitch and detailing. Both the dormers and the high-quality roofing material enhance the appearance of this home.

Shallow Roof Pitch

A roof with a shallow pitch does not respond to the historic Traditional architecture planned for the Chatfield Corners community.

All roofs in the Chatfield Corners development will need to be equal to or greater than a 5/12 pitch.



Example of a roof pitch that is too shallow

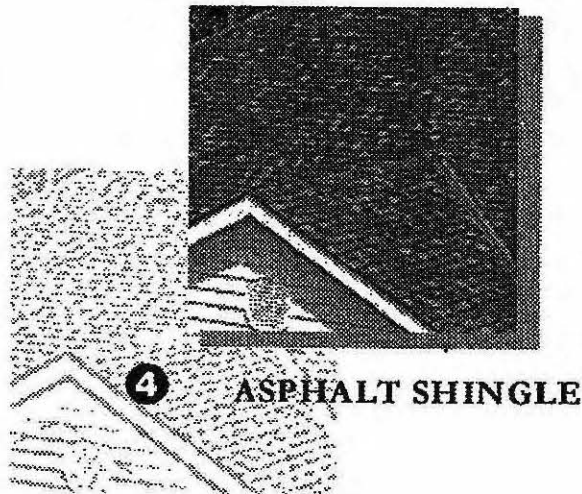
Architectural Details

ROOFING

Sloped roofs in the development shall have a pitch of not less than 5/12 and no greater than 8/12. The rooflines shall be broken by dormers, architectural louvers, chimneys, etc.

Although the overall roof pitch shall be a minimum of 5/12, any auxiliary roof structures that do not function as the main roof (such as porch roofs, roofs over bay windows, etc) may be of a more shallow pitch. By allowing these secondary roofs to have a shallower pitch, the overall composition of the roofs will be more reflective of Traditional architecture.

Roof venting shall be placed on the rear portions of the roof, away from the street. Roof vents shall be painted to match the color of the roofing material.



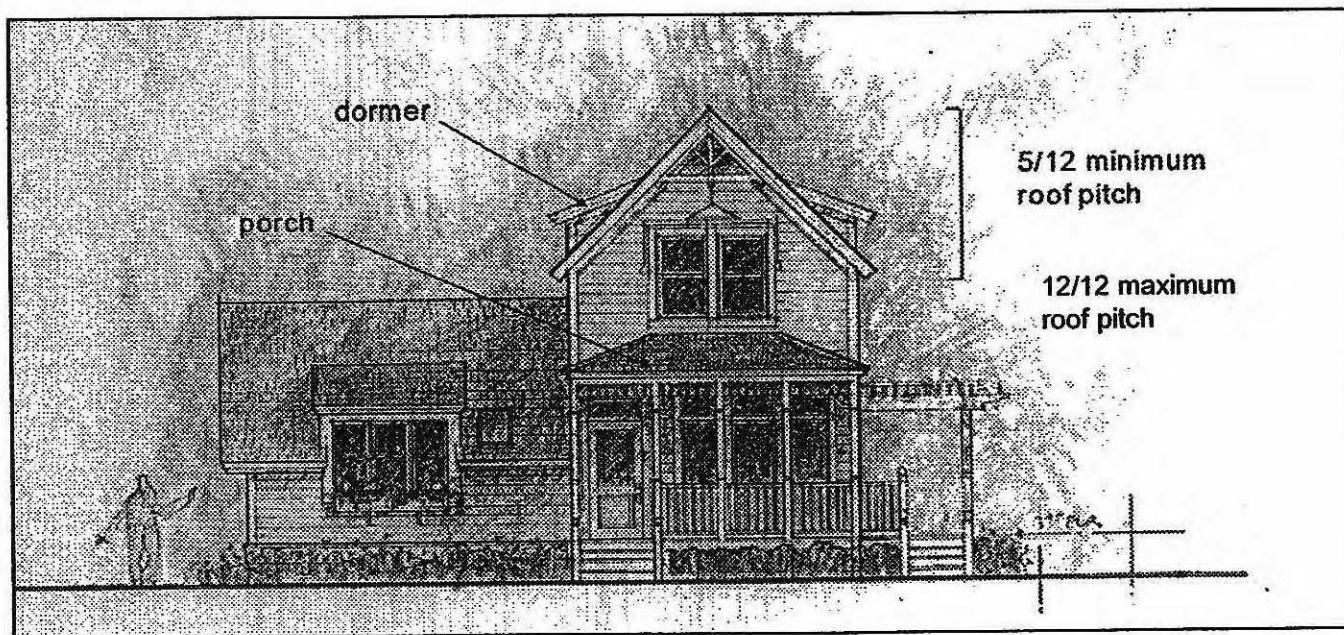
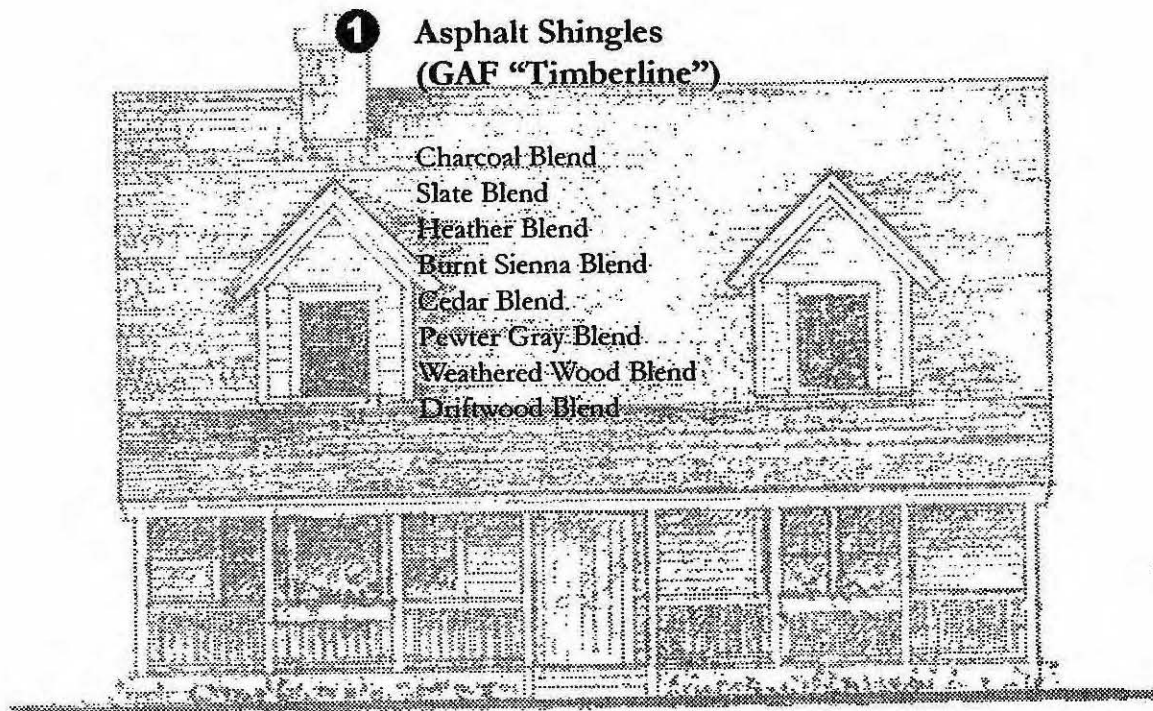
The roofing materials on all sloped roofs shall be 30-year or better asphalt shingles. Metal roofs may be permitted on the 2-Acre Lots with DRB approval.

The color of the roof material shall be muted earth tones that complement the home's exterior color scheme. The homeowner may select from a palette of colors offered by the DRB.

Overhangs should be designed to shade exterior walls and interior spaces from summer sun, and to allow winter sun into the house. Overhanging roofs can also conduct water away from the house.



**1 Asphalt Shingles
(GAF "Timberline")**



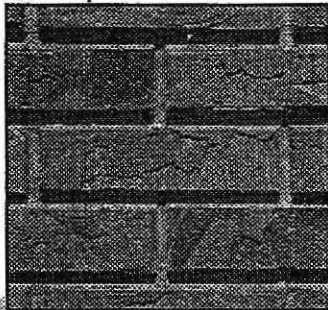
Elevation illustrating roof pitch and detailing

Architectural Details

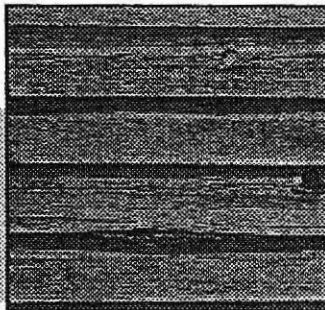
EXTERIOR WALL MATERIALS

The basic exterior wall materials will be Hardi-plank (or equal), wood, rock, stucco and brick. Wood materials may include, beveled or tongue-in-groove board siding or board-on-board installed horizontally. Natural colors of stain or paint shall be selected from a choice of colors offered by the DRB.

Brick Finish

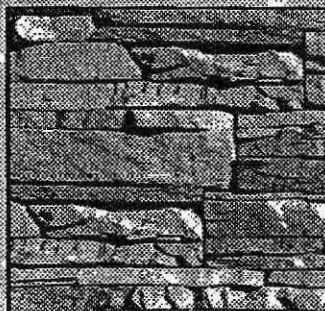


Wood Finish

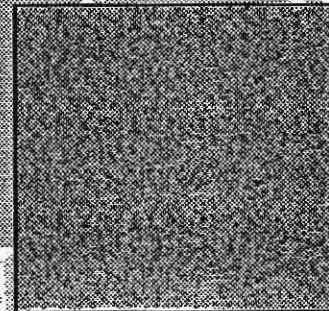


Concrete foundation walls which are exposed more than two (2) feet above the ground should be faced or stained to match exterior wall materials.

Dry Stone Finish



Stucco Finish



Siding materials such as stone, brick, wood, stucco or Hardi-Plank (a 40-year synthetic) are preferred, and in keeping with the traditional aesthetic of the Gypsum area.



The approved exterior wall materials and colors will be available from the Chatfield Corners Design Review Board.



Architectural Details

DESIGN DETAILS

When trying to build a cost-effective house, it is always challenging to determine what exterior finishes help to unify the architecture. The following are examples of exterior elements that have a great impact on the overall impression of a home.

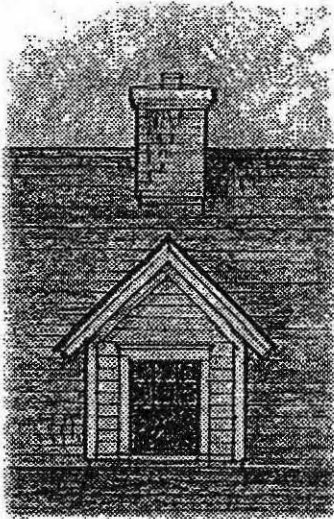
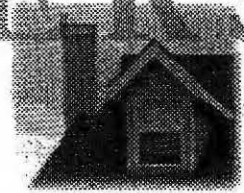
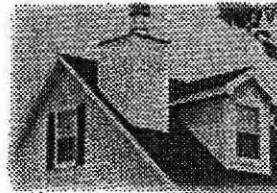


Illustration of Dormer

DORMERS

To give the roof greater articulation, the addition of dormers and varied roof pitches is encouraged.

Dormers not only allow more light into interior spaces, they also create unique spaces for the 2nd story of the home.



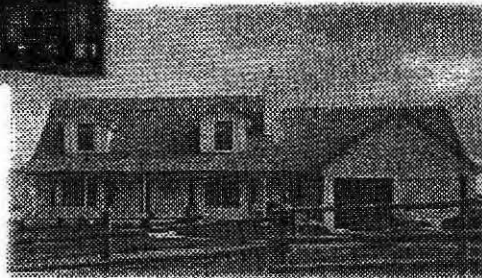
Dormers break up the roof plane and add interest to the building façade.

GARAGES

When planning for the placement and detailing of garages, consider the view of the garage from the street, and the relationship between the garage and the home.



A garage recessed from the front façade allows the entrance to the home to take precedence.



A 2-car garage can be given less visual dominance by separating the garage bays into two smaller doors, or by articulation the detail of the door.



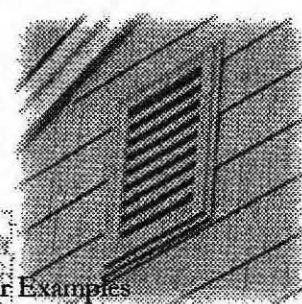
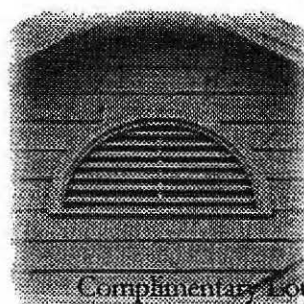
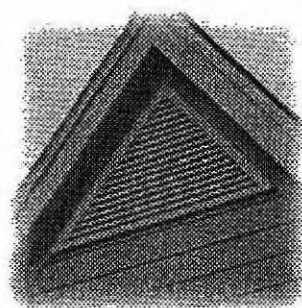
A wide, unarticulated garage door that faces the street draws attention away from the entrance to the house.

This garage dominates the façade of the house and takes away from the architecture of the home.



When thinking about venting attics and other spaces, consider the detailing and placement of the louver vents.

Louvers that compliment the materials and architecture of the building help to create a unified façade appearance.

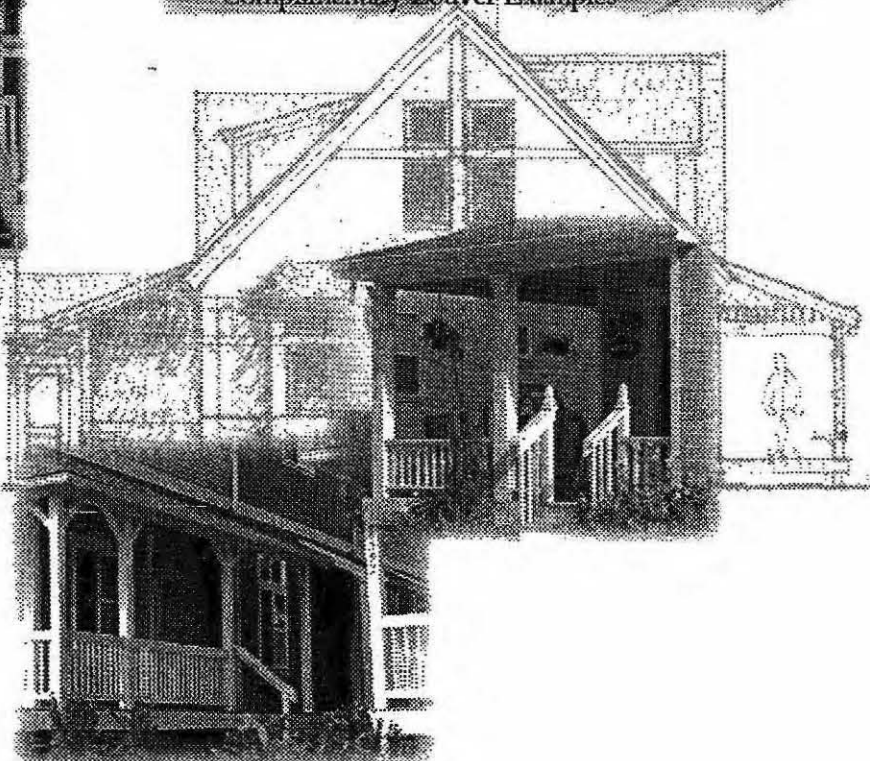


Complimentary Louver Examples



These porches are good examples of inexpensive, but appropriate, porch detailing.

They are both painted to coordinate with the house, and reflect Traditional Architecture.



PORCHES

CHATFIELD
CORNERS

ARCHITECTURAL DETAILS - ELEMENTS

Specific Site Regulations

INTRODUCTION

Before the construction of a home can begin, several important site considerations must be taken into account. Although these regulations are not part of building architecture, they make a significant impact on the appearance of the building and how it relates to the site.

As part of the Design Review Process, the Design Review Board will look at each of the following Site Regulations and determine in the proposed development adequately responds to elements such as grading, building setbacks and driveways.

Specific Site Regulations

SETBACKS / BUILDING ENVELOPES

Required setbacks define the building site, and should be consistent with the building envelopes shown on the Plat. Improvements including buildings and accessory buildings, roof overhangs, constructed site work, decks and terraces may not protrude into the setbacks.

Minimum allowable setback for any and all allowed improvements are as follows:

Front yard setback:	25 feet from the front lot line
Side yard setback:	10 feet from the side lot lines
Rear yard setback:	Varies. See recorded Plat.

GRADING

It is important that grading be done in a subtle manner that minimizes the disruption to the natural conditions and that grade changes be softened to avoid abrupt changes in the natural terrain. Grading that impacts adjacent property will not be allowed.

The drainage system for each site will depend on the site's unique characteristics. Natural overland drainage is recommended. Open, lined channels or pipes concentrate runoff rather than disperse it evenly and slowly, therefore they are not recommended.

No vegetation outside the actual building site shall be removed without the prior written approval of the DRB. Extensive cut and fill work is discouraged, and may not be permitted. In areas where large changes in grade occur naturally, retaining walls and terracing may be required.

Berming may be used, where appropriate, to create privacy or for landscape, or other purposes. In all cases, any proposed berming or change in the grading of a lot requires approval in writing from the DRB, and additionally the Owner may be required to hire a professional engineer to prepare drawings and obtain approval from the Town of Gypsum depending on the proposed grading and its potential effect on the drainage of and from the Lot.



DRIVEWAYS

The DRB will review the design of driveways for disturbance of the natural grade, safe access to public roads, and the durability and amount of surface materials.

Properly engineered culverts must be installed at all locations where driveways intersect drainage patterns. Such culverts must be in place during construction, as well as permanently after construction. Driveway slopes shall not exceed 8% for satisfactory year-round access. Driveways at Chatfield Corners must be finished with asphalt, concrete or other material approved in writing by the DRB. Only one driveway cut per lot is allowed, unless some hardship or exceptional circumstances can be proven for a specific Lot. Written approval from the DRB shall be required for an additional driveway cut.

Community Landscape

INTRODUCTION

The landscape philosophy is an integral part of the overall design philosophy at Chatfield Corners. The grading, planting, and other landscaping elements should serve to integrate the building into its environment. All areas disturbed during construction must be revegetated. Proper erosion control techniques shall be observed during and after construction.

PASSIVE AND ACTIVE USE LANDSCAPES

One of the hallmarks of the Chatfield Corners development is its incorporation of trails and open space into the community design. The trail system, in particular, is designed so that all the residents of the community have quick and safe access to trails. In order to enhance the sense of connection to the landscape, all trails lead to pocket parks and open spaces (including the adjoining Elementary and Middle Schools).

In the trail and open space areas, the landscape planting will reflect the more natural and casual atmosphere of the surrounding landscape and its native vegetation. Between the more natural trail areas and the areas of the homesites, a buffer of native grass or minor landscaping enhancements will be maintained by the Chatfield Corners Metropolitan District. A natural-looking transition between improved and native landscaping will be required and must be addressed in landscaping plans submitted for approval to the Design Review Board. Edge treatments between enhanced and native landscaping will warrant special attention in the Design Review Process. Builders and Homeowners must also plan front yard landscaping to be compatible with neighboring landscaping, whenever possible, creating soft or imperceptible edges between lots rather than hard edges.

Community Landscape

LOT LANDSCAPING

Builders are required to provide front yard landscaping included with the purchase of the home. The front yard landscaping is to be completed prior to issuance of a certificate of occupancy, or, if the closing occurs during the winter season, should be completed by the end of the following May. At a minimum, the following will be required:

Meadows Community

5 - five gallon and 10 - one gallon shrubs

3 trees (two being shade, and the other being either shade, evergreen or ornamental)

Ridges Community

10 - five gallon and 10 - 1 gallon shrubs

5 trees (three being shade, and the other two being either shade, evergreen or ornamental)

Plant Size Requirements:

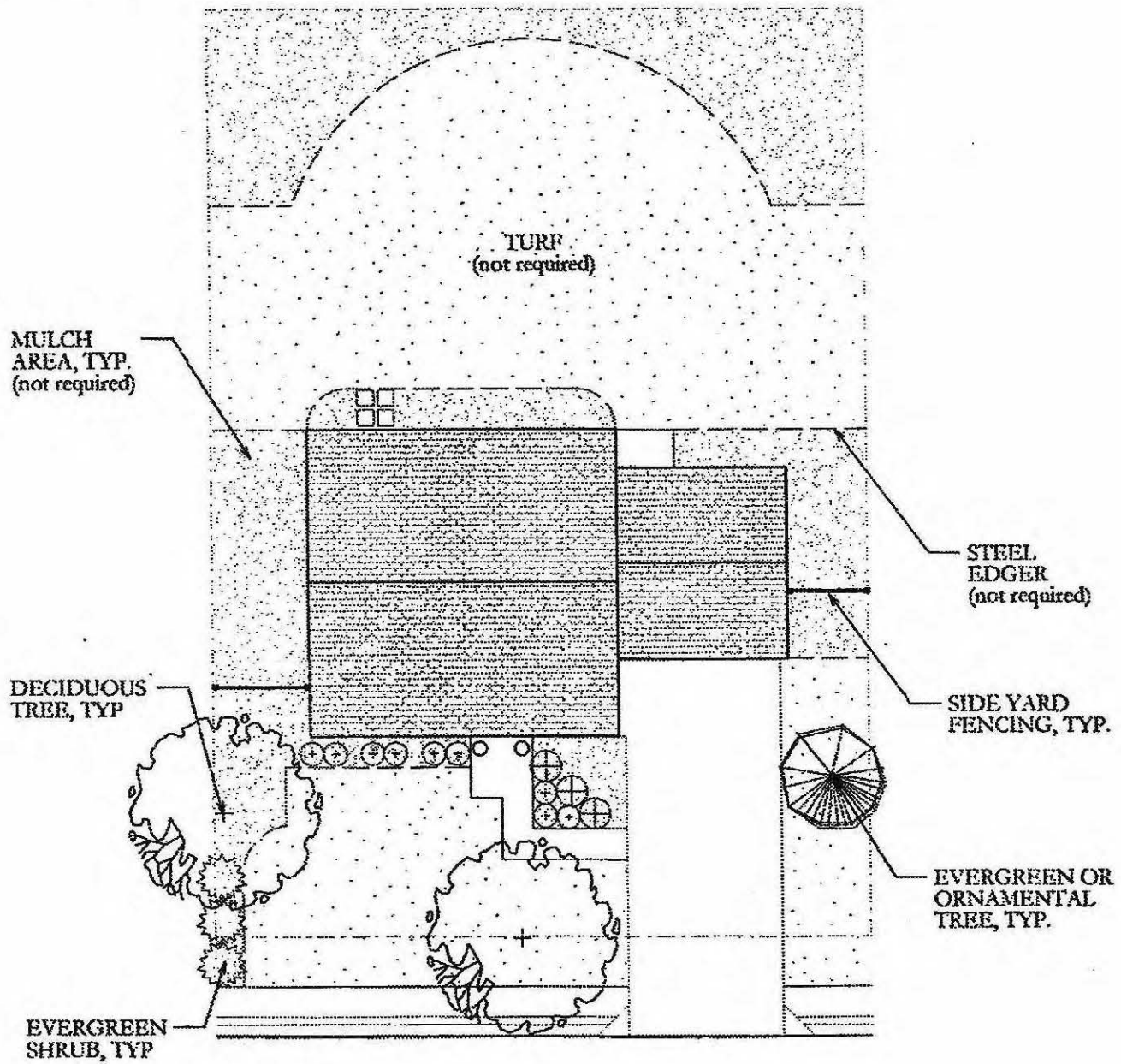
Shade Trees	2 1/2" caliper
Ornamental Trees	2" caliper
Evergreen Trees	6' height minimum
All Shrubs	5 gallon container

Groundcovers, Annuals and Perennials - No Restrictions

The use of shrubs, perennials, annuals and ground cover is encouraged. Large expanses of mulch or bed areas without substantial shrub or ground cover plantings is unacceptable. For erosion protection, ground and plant covers that use a consistent mulch material are required. Washed river rock (or a similar rock mulch) and natural wood mulch are allowed, while lava rock and white marble chips are not allowed.

See plan for typical landscape design.

TYPICAL LANDSCAPE DESIGN



Option A
(Minimum Improvements)

Community Landscape

LANDSCAPE IRRIGATION

All irrigation systems should be designed by a landscape architect or an irrigation specialist to ensure efficient water management and plant growth. The irrigation system must be designed so that water does not cross property lines. The irrigation system should consider environmental conditions such as sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control and wind. All landscaped areas should be irrigated and zoned according to the water demands of plantings and plant locations. Automatic irrigation systems are required for all required landscaping. Irrigation systems shall be connected to the Chatfield Metropolitan District's non-potable irrigation system. A tap fee of \$1500 will be payable to the Chatfield Metropolitan District prior to connection. Use of domestic water is not permitted for irrigation purposes.

PATIOS AND DECKS

Patios, decks, and other hard surface areas should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Materials and colors must be compatible with those of the main structure. It is recommended that paving materials be earthtone colors.

DRIVEWAYS

All lots shall include hard surface driveway material from the back edge of the curb or sidewalk to the garage.

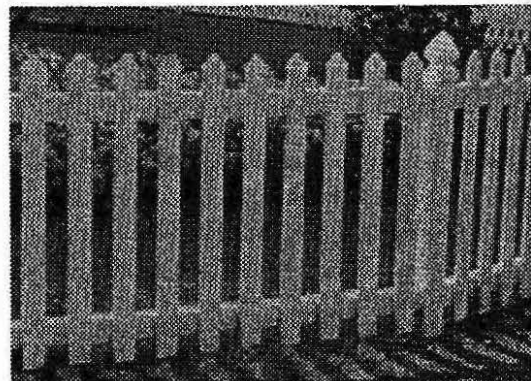
FENCING

Chatfield Corners will provide prospective homeowners with two (2) fence types, of which the homeowner may select one (1).

Fences are allowed only in back yards, extending up to half of the side elevation, and not to extend beyond the front of the house. The extension of the house to enclose a patio with compatible architectural materials will be allowed subject to the written approval of the DRB.

Subject to approval of the DRB, dog or cat runs will be allowed.

Fences should be designed and constructed so as not to obstruct the views from any other Lot.



Vinyl Fence detail

Community Landscape

EXTERIOR LIGHTING

All exterior landscape lighting plans must be submitted for review and approval by the DRB. Owner shall endeavor to avoid excessive glare and visibility to neighboring properties with exterior lighting. Lighting shall be directed downward and not shine or glare onto any neighbors property

All exterior light sources shall be incandescent or metal halide. No high pressure sodium will be permitted.

ALLOWABLE SIGNAGE

Two types of signs shall be allowed in Chatfield Corners: (1) "Project Signs" for projects under construction shall be permitted providing such signs are placed 25 feet from the edge of the asphalt road, facing the street, and shall be in compliance with the requirements below; (2) "Public Safety Signs" installed by governmental entities for public safety purposes.

"Project Signs" are temporary and must be removed within fifteen (15) days after following the issuance of a Temporary Certificate of Occupancy (TCO).

All other signs are subject to Chatfield Corners Conditions, Covenants and Restrictions (CC&R's)

Signs that are posted without evidence of the required approval from the DRB shall be removed. The DRB or its agents may enter upon the subject property to remove the such signs and may retain the sign. The prohibited sign shall be returned to the property owner or his agent at no charge for a first time violation. Thereafter, a \$50 charge shall be imposed for each sign posted.

"PROJECT SIGNS"

Information will be limited to the following:

- A. Lot, Block, Filing, and Street Address
- B. Owner or Project Name
- C. General Contractor
Address, Phone #
- D. Architect/Designer
Address, Phone #
- E. Building Permit #
- F. Chatfield Corners DRB will provide builders with a standard sign format and specifications at the time of final plan review

TRASH ENCLOSURES

All trash containers that are not kept within the confines of the residence must be placed in enclosures that are completely screened from view of any adjoining property or public space. Any separate enclosures must be approved in writing by the DRB. Absolutely no outside exposed trash container storage will be allowed.

OUTDOOR CLOTHES LINES

No outdoor clothes lines, either temporary or permanent, are allowed.

Community Construction

INTRODUCTION

During the construction phase of development, there are several Regulations that must be taken into consideration as work progresses. Each of these Regulations helps to keep the activities associated with building a home from disturbing any other residents or homebuilders.

Community Construction

LIMIT OF ACTIVITY

All construction activity must take place strictly within the property lines of the Lot being improved, and whenever possible construction activity should be limited to the building site in order to preserve the undisturbed Lot area.

Outdoor construction and construction will be limited to the time period between 7:00 a.m. and 7:00 p.m. Monday - Saturday. Construction work on the exterior of the home is not allowed on Sundays and Holidays.

TEMPORARY FACILITIES

On-site office trailers and sales offices are prohibited, unless specifically approved by the DRB. Under no circumstances will a trailer be allowed for living purposes.

Temporary sanitary facilities shall be provided by the contractor. Such facilities will be located so as to lie entirely within the site's setbacks, and if possible to be screened from view of neighboring property. Construction and storage trailers are permitted until issuance of the TCO.

DEBRIS AND TRASH REMOVAL

Construction sites must be kept trash-free and orderly. Construction debris will be collected and contained at the end of each day in a dumpster or other receptacle, which will prevent the trash from blowing around, and which will be emptied in a timely manner. Proper disposal of refuse is the owner's and the contractor's responsibility. If trash is not removed in a timely manner, the DRB has the right to send a written notice to the owner and his contractor requesting that the debris be removed. If it is not removed within twenty-four hours of receipt of the written notice, the DRB will have the debris removed at the Owner's expense.

There shall be no burning of any trash, construction debris, or site clearing debris at any time on the site.



SITE DISTURBANCE

Excavation, except for utility trenching, shall be done on the owner's site only. Excess excavation material shall be removed from Chatfield Corners. The material shall not be placed on common roads, areas, or other lots.

NUISANCE CONTROL

Every effort shall be made to control dust and noise emitted from a construction area. Loud music at the job site is prohibited. The contractor shall be responsible for controlling excessive dust from the site.

Pets are not allowed on job sites.

All construction vehicles will be parked so as not to inhibit traffic, and so as not to damage the natural landscape or impact adjacent properties.

Appendix

The following are copies of the required forms/checklists that need to be followed as part of the Chatfield Corners Design Review process. Preliminary Design Review Submittal forms may be obtained from the Chatfield Corners DRB. Forms/check lists are subject to change. You are encouraged to contact Chatfield Corners DRB for the most recent edition of the forms and checklist.

APPENDIX

CHATFIELD
CORNERS

**DESIGN REVIEW SUBMITTAL
CHATFIELD CORNERS DESIGN REVIEW**

Submittal Date: _____ Preliminary or Final Review: _____

LOT INFORMATION

Legal Description/Lot#: _____ Street Address: _____

OWNER INFORMATION

Names: _____

Mailing Address: _____

City: _____ State/Zip: _____

Mobile Phone: _____ Email: _____

DESIGN INFORMATION

Architect/Designer: _____

Contact Person: _____

Address: _____

City: _____ State/Zip: _____

Mobile Phone: _____ Email: _____

CONSTRUCTION INFORMATION

Contractor/Builder: _____

Contact Person: _____

Address: _____

City: _____ State/Zip: _____

Mobile Phone: _____ Email: _____

LOT INFORMATION

Legal Description/Lot#: _____ Street Address: _____

Detailed Description of Submittal: _____

Lot Square Footage: _____

Total square footage of proposed home or addition: _____

Have you had soils/engineering/other tests performed on the lot? ☐ Yes ☐ No *If yes, please attach copies of all reports*

Does the lot have any unique features? ☐ Yes ☐ No

If yes, please describe: _____

Are there any restrictions affecting the lot? ☐ Yes ☐ No

If yes, please describe: _____

Design Review Fee: \$0.20/square foot of heated living space - subject to adjustment if total square footage determined to be different

Administration Fee: \$800

Total fee included with preliminary review submittal: _____

Please submit this completed Design Review Submittal Form along with 1set of plans, 1 electronic copy, your check for the design review fee and the administrative fee, made payable to the Chatfield Corners Design Review Board.

By mail/delivery:

Marchetti & Weaver, LLC
28 Second Street, Ste 213
Edwards, CO 81632

Electronically:

lmayer@lksmdesign.com
Leah Mayer
970-376-6623

Requested Date For Review: _____

Office Use Only

Date Received: _____ Review Date _____

Owner Notified _____ Fees Received: _____

PRELIMINARY PLAN REVIEW CHECKLIST

The following checklists are supplied to help you prepare your submittal. Any additional information that you feel helps to clarify or explain your submittal should also be included.

SITE SURVEY

- _____ Scale: 1" = 20'-0"
- _____ Site contours
- _____ Easements and Setbacks
- _____ Existing natural site features
- _____ Existing Utilities

SITE PLAN***

- _____ Scale: 1" = 10'-0", minimum
- _____ North Arrow
- _____ Title Block, including Lot/Block/Filing, name of project, owner, date
- _____ Building Location
- _____ Line of proposed roof overhangs
- _____ Property Lines
- _____ Setbacks and Easements Natural Site Topography
- _____ Proposed Topography
- _____ Existing natural site features
- _____ Outdoor mechanical equipment locations
- _____ Trash container enclosures
- _____ Proposed ridge line height or top of parapet
- _____ Finished floor elevations
- _____ Existing and proposed grade elevations at all building corners
- _____ Proposed walks, driveways, and parking areas
- _____ Total Lot Coverage; must not exceed 30%
- _____ Utility locations and Meter locations
- _____ Bearings and distances to the property lines

FLOOR PLANS

- _____ Scale: 1/8" = 1'-0", minimum
- _____ North Arrow
- _____ Title Block
- _____ All Exterior Dimensions
- _____ Door and window openings and locations
- _____ Walls, partitions, and stairways
- _____ Decks, porches, and balconies
- _____ Floor area calculations

ELEVATIONS

- _____ Scale 1/8" = 1'-0", minimum
- _____ Title Block
- _____ Elevation of each exterior view
- _____ Door and window locations
- _____ Roof material and slope
- _____ Exterior siding materials
- _____ Chimney
- _____ Railings
- _____ Skylight locations
- _____ Building height
- _____ Finish floor elevation
- _____ Proposed and existing grade
- _____ General material notes

LANDSCAPE PLAN***

- _____ Scale 1" = 10'-0"
- _____ North Arrow
- _____ Title Block
- _____ Building Location
- _____ Proposed roof overhangs
- _____ Proposed contours
- _____ Driveway, walks, terraces, and decks with materials listed
- _____ Location of all plants, trees, sod, seeded areas, etc.
- _____ Location of fences

NON-DRAWING ITEMS

- _____ Application Form
- _____ Color Board, showing all exterior materials and colors

*** Site and Landscape Plans may be combined on one sheet

FINAL PLAN REVIEW CHECKLIST

The following checklists are supplied to help you prepare your submittal. Any additional information that you feel helps to clarify or explain your submittal should also be included.

SITE SURVEY

- _____ Scale: 1" = 20'-0"
- _____ Site contours
- _____ Easements and Setbacks
- _____ Existing natural site features
- _____ Existing Utilities

SITE PLAN***

- _____ Scale: 1" = 10'-0", minimum
- _____ North Arrow
- _____ Title Block, including Lot/Block/Filing, name of project, owner, date
- _____ Building Location
- _____ Line of proposed roof overhangs
- _____ Property Lines
- _____ Setbacks and Easements
- _____ Natural Site Topography
- _____ Proposed Topography
- _____ Existing natural site features
- _____ Outdoor mechanical equipment locations
- _____ Trash container enclosures
- _____ Proposed ridge line height or top of parapet
- _____ Finished floor elevations
- _____ Existing and proposed grade elevations at all building corners
- _____ Proposed walks, driveways, and parking areas
- _____ Total Lot Coverage; must not exceed 30%
- _____ Utility locations and Meter locations
- _____ Bearings and distances to the property lines

FLOOR & ROOF PLANS

- _____ Scale: 1/4" = 1'-0", minimum
- _____ North Arrow
- _____ Title Block
- _____ All Exterior Dimensions
- _____ Door and window openings, locations and sizes
- _____ Walls, partitions, and stairways
- _____ Line of proposed roof overhangs
- _____ Meter Locations
- _____ Decks, porches, balconies, terraces, with materials noted
- _____ Trash enclosures
- _____ Location of heating/cooling units
- _____ Floor area calculations

ELEVATIONS

- _____ Scale 1/8" = 1'-0", minimum
- _____ Title Block
- _____ Elevation of each exterior view
- _____ Door and window locations, material, and color
- _____ Roof material and scope
- _____ Exterior siding materials, type and color
- _____ Chimney material and height
- _____ Deck & Railing material, type, color, and dimensions
- _____ Fascia and Trim material type and color
- _____ Skylight locations, type and color
- _____ Building height
- _____ Finish floor elevations
- _____ Proposed and existing grade
- _____ Meter locations
- _____ Trash enclosures
- _____ Garage door material and color
- _____ All other materials, finishes, and color

BUILDING SECTIONS

If required by the Design Review Board.

LANDSCAPE PLAN***

- _____ Scale 1" = 10'-0"
- _____ North Arrow
- _____ Title Block
- _____ Building Location
- _____ Proposed roof overhangs
- _____ Proposed contours
- _____ Driveway, walks, terraces, and decks with materials listed
- _____ Location and size of all plants, trees, sod, seeded areas, etc.
- _____ Location of fences, meter and trash enclosures, etc.
- _____ Description of erosion control techniques
- _____ Irrigation note or plan

DETAILS

- _____ Window and door head, jamb and sill
- _____ Fascia
- _____ Chimney Cap
- _____ Other trim

NON-DRAWING ITEMS

- _____ Color Board, showing all exterior materials and colors
- _____ Construction Schedule
- _____ Landscape Deposit and Compliance Fee

*** Site and Landscape Plans may be combined on one sheet