

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

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

### **Garage Orientation**

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

### **Fire Sprinkler Systems**

Interior fire sprinkler systems are required for all residences.

### **Accessory Structures and Utilities**

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

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

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

### **Decks and Railings**

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

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

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

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

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

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

## **Chapter 7 – Landscape Standards**

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

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

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

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

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

### **Plant Materials**

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

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

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

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

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

### **Outdoor Irrigation**

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

### **Defensible Space Tree Thinning**

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

### **Hardscape Materials**

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

### **Gardens**

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

### **Retaining Walls and Landscape Walls**

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

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

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

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

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

### **Landscape Maintenance**

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

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

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

## **Chapter 8 – Ancillary Improvement Standards**

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

### **Fences and Enclosures**

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

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

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

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

### **Dog Runs and Kennels**

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

### **Storage of Recreational Vehicles**

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

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

### **Lighting**

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

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

Street and tennis court lights are not permitted.

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

### **Signage**

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

#### **Lot / Builder Identification Signs:**

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

#### **Residential Address / Identification Signs:**

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

#### **For Sale Signs:**

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

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

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

#### Signs Required by Legal Proceedings:

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

#### Trash Receptacles

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

#### Mailbox Pedestals

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

#### Utilities

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

#### Satellite Dishes / Antennas

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

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



### **Solar devices**

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

### **Flagpoles**

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

### **Play structures / Sports Equipment**

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

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

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

### **Exterior Art / Sculpture**

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

## **PART IV - CONSTRUCTION PERIOD REGULATIONS**

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

### **Approval and Deposit**

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

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

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

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

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

### **Construction Site Logistics Plan**

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



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

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

### **OSHA**

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

### **Construction Hours**

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

### **Construction / Limits of Work Fence**

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

### **Construction Trailers, Sheds and Temporary Structures**

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

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

### **Excavation**

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

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

### **Debris and Trash Removal**

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

## **Vehicles and Parking**

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

## **Pets**

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

## **Blasting**

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

## **Restoration and Repair**

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

## **Dust, Noise and Odor**

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

## **Security of Construction Site**

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

## **Prohibited Uses**

The following items are prohibited during the construction period:

1. Changing oil of vehicles and equipment without proper receptacles and removal procedures.
2. Concrete equipment, cleaning of concrete equipment and dumping of concrete shall be confined to the Lot. All concrete equipment and construction materials related to concrete construction shall be removed from the Lot prior to completion of home.
3. Removing any rocks, trees, plants, or topsoil from any portion of the property other than the Homeowner's Lot.
4. Careless treatment of trees or no build area.
5. Use of spring, surface, or irrigation water for any purpose.

6. Signs other than approved construction or real estate signs.
7. Careless use of cigarettes or flammable items.
8. Firearms.
9. Open Fires.
10. Dumping of trash or EPA controlled substances on any Lot or any other property.
11. Careless or reckless driving.
12. Driving across any open space or areas not designated for construction.

## PART V – GLOSSARY / APPENDIX

### Glossary

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

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

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

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

**Declaration** - see Declaration of Covenants, Conditions and Restrictions.

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

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

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

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

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

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

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

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

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

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

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

**SADDLEBACK MOUNTAIN  
ARCHITECTURAL REVIEW COMMITTEE**

**SUBMITTAL APPLICATION FORM**

Submittal Date \_\_\_\_\_ Review Date \_\_\_\_\_

Lot No. \_\_\_\_\_

Street Address \_\_\_\_\_

Owner \_\_\_\_\_

Current Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

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

Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Pre-Design Meeting Date \_\_\_\_\_ ARC Member \_\_\_\_\_

**SUBMITTAL**

_____	Conceptual Plan	_____	Landscape Plan	_____	Other
_____	Final Plan	_____	Notice of Completion		
_____	Revisions & Additions	_____	ARC Fee Paid		

**COMMENTS**

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**SADDLEBACK MOUNTAIN  
ARCHITECTURAL REVIEW COMMITTEE**

**PRE-DESIGN MEETING**

Lot No. \_\_\_\_\_

Street Address \_\_\_\_\_

Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

Attendees \_\_\_\_\_

Owner \_\_\_\_\_ Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

Architect \_\_\_\_\_ Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

**CHECK LIST**

- Site Analysis \_\_\_\_\_
- Site Plan Concept \_\_\_\_\_
- Building site \_\_\_\_\_
- Architecture Concept \_\_\_\_\_
- Landscape Concept \_\_\_\_\_
- Ancillary Improvements \_\_\_\_\_

**COMMENTS**

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**SADDLEBACK MOUNTAIN  
ARCHITECTURAL REVIEW COMMITTEE**

CONCEPTUAL APPROVAL DATE \_\_\_\_\_  
 FINAL APPROVAL DATE \_\_\_\_\_  
 ADDITIONS AND REVISIONS \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_

Lot No. \_\_\_\_\_ Deposit \_\_\_\_\_  
 Owner \_\_\_\_\_ Telephone \_\_\_\_\_  
 Builder \_\_\_\_\_ Telephone \_\_\_\_\_

**Site Plan Checklist**

**Architecture Checklist**

**Ancillary Checklist**

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

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

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

Plans approved \_\_\_\_\_ Materials approved \_\_\_\_\_ Colors approved \_\_\_\_\_

Comments \_\_\_\_\_  
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**SADDLEBACK MOUNTAIN  
ARCHITECTURAL REVIEW COMMITTEE**

**CONSTRUCTION SITE LOGISTICS CHECK LIST**

Lot No. \_\_\_\_\_

Owner \_\_\_\_\_ Telephone \_\_\_\_\_

Builder \_\_\_\_\_ Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Telephone \_\_\_\_\_

**CONSTRUCTION CHECKLIST**

- |  |  |                             |
|--|--|-----------------------------|
| Existing improvements _____                      | Utilities:                                   |                             |
| Field Office locations _____                     | Existing utility locations                   | Performance security _____  |
| Storage trailers _____                           | Gas _____                                    | Construction Site Logistics |
| Materials stockpiles _____                       | Electric _____                               | Agreement _____             |
| Parking _____                                    | Communications _____                         |                             |
| Fences _____                                     | Water _____                                  |                             |
| Access points _____                              |  |                             |
| Sign locations &<br>specifications _____         | Proposed utility locations                   |                             |
| Material delivery<br>access points _____         | Gas _____                                    |                             |
| Dumpster locations _____                         | Electric _____                               |                             |
| Concrete truck washing<br>locations _____        | Sewage System _____                          |                             |
| Temporary toilet<br>facilities _____             | Communications _____                         |                             |
| Excavation haul routes _____                     | Water _____                                  |                             |
| Large construction<br>equipment identified _____ | Easement boundaries<br>with dimensions _____ |                             |
| Milestone schedule _____                         |  |                             |
| List of contacts _____                           |  |                             |
| Street cleaning program _____                    |  |                             |