



RED SKY RANCH

DESIGN REVIEW ADMINISTRATION

Final Plan Review Submittal Requirements/Procedure

- ❑ Completed, signed and dated full application
- ❑ Design Review Fee (see fee schedule) payable to Red Sky Ranch Association
- ❑ **(1) set full size and (7) 11"x17"** reduction of final plans that provide all information necessary to communicate the goals and design intent of the proposed project, demonstrate compliance with the rules and regulations of the DRB and should be substantially consistent with the approved sketch plans, while responding to any/all conditions or revisions imposed by the DRB at sketch plan review. Architects licensed in the State of Colorado must prepare the drawings. The final plans include the following information:

A. Final Site Plan (minimum scale 1" = 20'-0")

The final site plan shall include proposed building footprint(s), roof dripline, property boundaries and easements, scale and north direction, utility locations, existing vegetation, existing and proposed 2 foot contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Proposed driveways should include spot elevation. Snow storage areas should be located and building site coverage as a percent of land area should be noted on plans.

B. Footing and Foundation Plan (scale 1/4" = 1'0")

Submit plans and sections to illustrate the location and size of foundation walls and footings. Foundation plans should clearly indicate unexcavated and crawl space areas.

C. Floor Plans (scale 1/4" = 1'0")

Indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Indicate location and area allocated to the secondary residence if applicable.

D. Elevations (scale 1/4" = 1'0")

Illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimneys(s) as compared with the ridge of the roof, the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors and finishes (walls, roofs, trim, chimneys, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate shadow patterns and material textures.



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E. Building Sections (scale 1/4" or 1/2" = 1'0")

Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationship of the building as well as the building's relationship to the site.

F. Perspective Sketches (scale optional)

Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures and trim details.

G. Model (scale 1/16", 1/8", or 1/4" = 1'0")

Indicate three-dimensional building massing, form, openings, and relationship to the surrounding site topography.

H. Details

Provide design details to sufficiently represent the visual expression of the building, exposed connections, and materials interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.

I. Building Height Calculations

Submit one copy of building height calculations, drawn over the building elevations.

J. Roof Plan

Indicate areas of snow shedding and water removal, as well as the specific techniques proposed to manage snow shed areas which may conflict with pedestrian and vehicular zones. In addition, indicate the location of all mechanical devices, which are proposed to penetrate the roof (chimneys, flues, plumbing vents, etc.).

K. Landscape Plans (minimum scale 1" = 20'0")

The proposed landscape plan shall include:

- *Grading Plan* – Include existing and proposed contours at 2 foot intervals, spot elevations, drainage patterns, rim and invert elevations and snow storage areas.
- *Planting Plan* – Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan. Locate rock outcrops, decks or patios, service yards, driveways, and any other freestanding structures.
- *Irrigation Plan* – Locate all temporary and permanent irrigation systems, including controllers and type and size of equipment. For seeded areas, rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review.
- *Lighting* – Locate in details all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy.

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- *Identification Sign* – Indicate and detail proposed identification sign.

L. Specifications

Provide written specifications, samples and color boards as appropriate for the following items:

- Exterior wall materials and colors, (samples of logs must be submitted for proposed log building);
- Windows and exterior door with colors;
- Exterior trim materials and colors;
- Fireplace equipment cusheets;
- Exterior lighting fixture cutsheets.

M. On-Site Mock- Up

An on site full mock-up of all exterior materials and colors is required during the construction phase for final DRB approval.

N. Erosion Control and Revegetation Plan

Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following that are appropriate for the site in question:

- The limits of construction and the technique proposed for defining that limit prior to and during construction;
- Location and proposed method of tree and vegetation protection;
- Placement and type of perimeter filters;
- Water control methods;
- Vehicular access points and surface treatment;
- Spoil storage and stabilization measures;
- Siltation control devices;
- Proposed revegetation methods;
- Proposed seeds and fertilizer types, application rates and methods;
- Mulch types, rate application and stabilization methods;
- Type and location of any permanent or temporary irrigation methods to be used.

****Please ensure that all the above information is present when submitting for final plan review. Incomplete applications will not be accepted.**



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SINGLE FAMILY RESIDENTIAL APPLICATION FORM

Application Date _____

Date of DRB Meeting _____

Type of Review Sketch Plan Final Plan Modification Miscellaneous

-
1. Application will be accepted after all information is provided. Please note that a complete application will streamline the approval process by decreasing the number of conditions of approval that the DRB may stipulate.
 2. Fee must be submitted at time of application (see attached Design Review Board Application Fees). Please note that there is a fee required for both Sketch and Final Plan Review.
 3. Please contact the DRB staff regarding application questions.
-

SECTION I – PROJECT INFORMATION

A. Name of Project _____
Project Description _____

B. Legal Description: Filing _____ Lot _____
Street Address _____
Name of Applicant _____
Firm _____
Address _____
Telephone Number _____ Fax Number _____
E-Mail Address: _____

D. Name of Owner _____
Address _____
Telephone Number _____ Fax Number _____
E-Mail Address: _____

E. Architect _____
Address _____
Telephone Number _____ Fax Number _____
E-Mail Address: _____

I have read and will comply with the Red Sky Ranch Construction Activities and Compliance Deposit Regulation concerning construction activities and compliance deposit regulations of Red Sky Ranch.

Signature and Printed Name of Signatory

Date

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SECTION II

Continued

Name of Project _____

Location Filing _____ Lot _____

3. MODIFICATIONS to SKETCH PLAN/FINAL PLAN APPROVAL

A. Describe item(s) to be modified:

B. Plan requirements:

1. Submit photos or previously approved plans
2. Submit modified elevations, floor plans and/or site plan as appropriate.

C. Submit completed application. Sections I, II, IV and V as appropriate.

4. MISCELLANEOUS PROJECT REVIEW PROCESS

A. Submit two full size sets and six sets 11"x17" reductions of drawings as appropriate.

B. Submit completed Application Form, Sections I, II, IV and/or V as appropriate.

C. Submit check for review fee at time of submittal.

SECTION III - PROJECT DATA

Name of Project _____

Location Filing _____ Lot _____

- Check one: Single Family (one dwelling unit)
 Primary/Secondary (two dwelling units)

A. Number of Dwelling units: _____

B. Total Lot Acreage: _____

C. Maximum Allowable Building Height _____

D. Maximum Allowable Gross Floor Area: _____

E. Landscape Zone: _____

F. Proposed Maximum Gross Floor Area: _____

Primary Unit _____ sq.ft.

Secondary Unit _____ sq.ft.

Undeveloped _____ sq.ft.

Total _____ sq.ft.

Garages _____ sq.ft.

G. Number of Bedrooms, All Units _____

H. Number of Covered Parking Spaces _____

Number of Uncovered Parking Spaces _____

Total Parking _____

I. Number of Kitchens _____

Number of Bathrooms _____

Number of Fireplaces: (a)gas _____

(b)wood burning _____

J. Maximum Slope of Driveway ____% (First 20' of driveway is ____% slope)
(Last 20' of driveway is ____% slope)

K. Building Height Calculations: _____ feet.
(Submit drawing of building height calculations drawn over building elevations).

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SECTION IV – LIST OF MATERIALS

Name of Project _____

Location Filing _____ Lot _____

The following information must be submitted by the Applicant to the DRB prior to attending the meeting. Color Chips, siding samples, etc. should be presented at the DRB meeting.

A. Building Materials:	Type of Material	Specification, Product Color, Material, etc.
Roof (Pitch is _____)	_____	_____
Primary Wall Material	_____	_____
Other Wall Materials	_____	_____
Fascia	_____	_____
Soffits	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____
Flues, Caps	_____	_____
Flashings	_____	_____
Chimney Enclosures	_____	_____
Trash Enclosures	_____	_____
(locate of plans)		
Greenhouses	_____	_____
Snow Fence/Gutters	_____	_____

*Please indicate location of utility meters and exterior light fixtures on plans. Attach cutsheets for exterior light fixtures indicating type and material.

****Please note that a full scale on-site mock up of all exterior materials with proposed colors is required during the construction phase prior to installation for final DRB approval. Please refer to Construction Inspections, Section 5 of the Red Sky Ranch Design Guidelines.**

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SECTION V - LANDSCAPE PLAN

Name of Project _____

Location Filing _____ Lot _____

Please note minimum sizes for plant material:

- Deciduous trees – 10% of mix: maximum 2.5 inch caliper; 40% of mix: minimum 2.5 inch caliper; 45% of mix 3 inch caliper; 5% of mix 4 inch caliper.
- Juniper Trees – 10% of mix: maximum 6 foot height; 40% of mix: minimum 8 foot height; 50% minimum mix: minimum 10 foot height.
- Shrubs – 10% of mix: minimum large ball & burlap material; 40% of mix: 15 gallon containers; 50% of mix: 5 gallon containers.

PLANT MATERIALS:		<i>Botanical Name</i>	<i>Common Name</i>	<i>Qty</i>	<i>Size</i>
A.	Proposed Trees	_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
B.	Existing Trees (to be removed)	_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
C.	Proposed Shrubs	_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____

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SECTION V - Landscape Plan (continued)

Name of Project _____

Location Filing _____ Lot _____

PLANT MATERIALS: *Botanical Name* *Common Names* *Sq. Footage*

C. Ground Cover _____

D. Sod _____

E. Seed _____

F. Types of Edging _____

G. Type of Irrigation _____

H. Type or Method
of Erosion Control _____

(Submit Erosion Control and Revegetation Plan with Final Plans)

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SECTION V - Landscape Plan (continued)

Name of Project _____

Location Filing _____ Lot _____

I. OTHER LANDSCAPE FEATURES (retaining walls, fences, swimming pools, etc.)
Please specify height, materials and colors if applicable.

J. PAVING MATERIALS (driveway, walkways, patios, etc.)

K. EXTERIOR SIGNAGE – Description, (submit details and/or cutsheets if applicable)

L. SITE LIGHTING – Description, (note lighting locations on plan and submit cutsheets)

M. MISCELLANEOUS

Appendix C – Design Review Board Application Fees

Red Sky Ranch Design Review Board Application Fee Schedule For Single Family Residential Lots

<i>Square Feet of Max. Gross Floor Area</i>	<i>Sketch Plan Fee</i>	<i>Final Plan Fee</i>	<i>Total Fee</i>
0-5,000 SF	\$2,500	\$2,500	\$5,000
5,000-7,500SF	\$3,000	\$3,000	\$6,000
7,501-10,000SF	\$3,500	\$3,500	\$7,000
10,001-12,500SF	\$4,000	\$4,000	\$8,000
12,501 + SF	\$5,000	\$5,000	\$10,000

Miscellaneous Notes:

- Minor projects of under \$250,000, fee is 1.5% of project costs, minimum \$150.
- Modification to previously approved plans if implemented during initial construction, \$150.
- The DRB may impose an additional fee of \$1000 for any project having more than two Sketch Plan reviews or more than one Final Plan review.
- Lot Amendments - \$1,000.
- Appeals - \$500.
- Signs and/or Satellite Dishes if presented independently, \$50.
- Fees must be paid at time of submittal.
- Fees are calculated on Gross Floor Area, defined as the total floor area measured from the outside of all exterior walls, including basements, covered parking, storage and mechanical areas within the building.
- Fees for projects outside the scope of the current fee schedule will be determined by the DRB staff.
- Late submittal fee shall be an additional 50% of the fee due at the meeting. Acceptance of submittals after the deadline shall be at the discretion of the DRB staff.
- Make checks payable to **Red Sky Ranch Association.**

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Lot _____ Project _____

Physical Address _____ Date _____

RED SKY RANCH FEE CALCULATION

*(Must be completed and submitted with check. Make checks payable to **Red Sky Ranch Association.**)*

New Construction

<u>Sq. Ft. of Maximum Gross Floor Area</u>	<u>Sketch Plan Fee</u>	<u>Final Plan Fee</u>	<u>Total Fee</u>	<u>Check Amount</u>
0 - 5,000	\$2,500	\$2,500	\$5,000	
5,001 - 7,500	\$3,000	\$3,000	\$6,000	
7,501 - 10,000	\$3,500	\$3,500	\$7,000	
10,001 - 12,500	\$4,000	\$4,000	\$8,000	
12,501 and above	\$5,000	\$5,000	\$10,000	\$ _____

Minor Projects Under \$250,000

The greater of 1.5% of project cost or \$150. Attach a copy of the bid sheet or indicate estimated cost below and initial.

\$ _____ x .015 = \$ _____
(Cost) (Initials) \$ _____

Miscellaneous

	<u>Fee</u>	
Modifications to Previously Approved Plans (if implemented during construction)	\$150	\$ _____
Lot Amendment	\$1,000	\$ _____
Appeal of DRB Ruling	\$500	\$ _____
Signs and/or Satellite Dish if presented independently.	\$50	\$ _____

Fees for projects outside the scope of the current fee schedule will be determined by DRB staff.

(Print Name)

(Authorized Signature of Applicant)