

LOT # _____ APPLICANT NAMES _____ ARCHITECT _____
 CONTACT EMAILS _____ CONTACT PHONE# _____
 MAIN LEVEL FINISHED SF _____ UPPER LEVEL FINISHED SF _____
 LOT AREA SF _____ ROOF PLAN COVERED AREA SF _____ HARDSCAPE SF _____

Site Plan - LUP/Septic Permitting – Conditions of SPR-FR Approval Requirements

1. **SITE PLAN SUBMISSION REQUIREMENTS**

Submit a site plan including lot lines and setback lines with dimensions; Building/Improvement footprints with entries, porches, balconies and decks delineated; Location, dimensions and materials for driveways; Elevation of first floor; Height of foundation from the top of the curb; Landscaping requirements and concepts; Location, height and material for retaining walls or garden walls; Water, electric, natural gas, telephone, storm water components, and sewer system; and Exterior light locations and type. The site plan shall indicate all final grade drainage flow patterns that shall convey all storm water to previously DEQ approved storm water basins. The site plan shall show the location of the address illumination fixture designed to illuminate the property address sign located at the end of the driveway.

Applicant response:

Provide a brief description of how this project meets the criteria for this item:

REVISIONS REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

2. **PERMITTING & HOA APPROVAL REQUIREMENTS**

The applicant must obtain a land use permit from Gallatin County prior to commencing any construction. With the Owner's application for a land use permit, the Owner shall also submit the Architectural Committee's approval letter or approval stamp on the Owner's plans, and a Gallatin County Wastewater Treatment System Permit as a prerequisite for Gallatin County reviewing and issuing such land use permit. Upon receipt of the Architectural Committee's approval letter, septic permit and the land use permit, the Owner may commence construction in strict accordance and adherence with the plans and specifications submitted to and approved of by the Architectural Committee. Any deviation from said plans and specifications which, in the judgment of the Architectural Committee, is a deviation of substance from the plans and specifications approved of by the Architectural Committee, the Architectural Guidelines contained herein, or any other provision of these Covenants, and/or is a detriment to the appearance of the Improvement or to the surrounding or neighboring areas or Lots, shall be promptly corrected by the Owner, at the Owner's expense. Any "Conditions of Approval" required by the FINAL REVIEW (FR) of this document shall be guaranteed by the applicant to be done and all deficiencies identified in the FR document shall be resolved in all final contract and bid documents by the Architect/Owner prior to the issuance for construction. The applicant shall have 18 months for project completion upon approval.

Applicant response:

Provide a brief description of how this project meets the criteria for this item:

REVISIONS REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

3. **SETBACK REQUIREMENTS**

No more than one single family residence with an attached garage, and one detached garage or accessory building may be constructed on each Lot. No living quarters are permitted in any detached garage or accessory building. The buildable area for each lot shall be defined by the building setbacks which are 30 feet from the front lot line, 40 feet from the rear lot line, and 15 feet from the side lot lines. In addition to these setbacks, retention ponds and drain fields shall not be built upon or relocated by any construction improvements. Landscaping trees & shrubs shall not be installed upon any primary/secondary drain field and storm water retention pond however ground coverings are required at these locations such as sod/native grasses/etc. All improvements shall have a minimum of a 50 foot setback from the irrigation ditches/water conveyance facilities and shall have a 15 foot setback from a manmade water feature. No accessory building may be erected in any required setback. Detached garages shall be erected no closer than 10 feet (overhang to overhang) of any principal residence. Buildings within 50 feet from any primary residence, whether existing or proposed, shall have fire suppression sprinklers. No other separate accessory use shall be erected within ten feet of any principal residence. No accessory building may be used as a guest residence or have any living quarters contained within the accessory building.

Applicant response:

Indicate the drawing/document that this information is shown: _____

Provide a brief description of how this project meets the criteria for this item:

REVISIONS REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

Building Design Submission & Approval Requirements

1. SUBMISSION REQUIREMENTS

The digital submission package shall include: Floor Plans showing: Foundation plan dimensioned; Exterior walls shown and dimensioned; Room use and dimension; Wall, window and door openings dimensioned; All overhangs of floors and roofs as dashed lines; Overall dimensions; and total enclosed square footage. Elevations including: A description of the material for the front street elevation; porches, balconies, doors and windows; Principal materials rendered and specified; Height of each floor, eaves, and roof peak dimensioned from the first floor; Overall height from ground level; Roof pitch; Major building sections; Typical walls from ground to ridge; and Typical porch section from ground to roof. Roof Plan: Elevations of the Roof; and description of roof materials. Landscape Plan: Listing of all trees and plants to be installed and their respective locations. A digital material board shall be provided of all exterior materials. Provide 3D color renderings showing the exterior material design of the project.

Applicant response:

Provide a brief description of how your application meets the criteria for SPR and FR:

REVISIONS

REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

2. SIZE REQUIRMENTS: Any primary residence constructed on a Lot shall have minimum living space, exclusive of garages, decks, and porches, of 2,000 square feet. Any residential Improvement constructed on a Lot shall not exceed a maximum living space, exclusive of garages, decks, and porches, of 6,000 square feet.

Applicant response:

What is the square footage of the living space of the primary residence: _____

REVISIONS REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

3. ROOF & HEIGHT REQUIREMENTS

The height of any Improvement shall be limited to a maximum of 32 feet. Improvements shall be measured from the highest ridge to the average grade of the Structure's footprint. A chimney, cupola, and other architecture feature may not exceed the given height limitations of 2 feet. Spark arrestor screens shall be placed on all fireplace and woodstove chimneys. One accessory building shall be allowed, which shall not exceed 24 feet in height. Roof designs shall be used in creative and aesthetically pleasing combinations and secondary roof forms shall be used to break up the larger primary roof masses. The minimum roof pitch shall be flexible for major components of any roof and secondary roof forms may have varying roof pitches. Entrances shall be expressed as a dominant roof design feature and be protected with adequate overhangs. Fascia materials shall be built-up and all eaves and soffits shall be designed to not allow embers to be caught or trapped in the event of a fire. Roof materials shall be constructed of fire resistant materials carrying a class A rating. The following are the only acceptable roof materials: Class A synthetic shakes or shingles; Class A wood or Cedar shakes; Natural and synthetic slate tiles; Asphalt shingles; Standing seam metal roofing. Dormers, skylights, chimneys, and solar collectors are considered secondary roof structures. Skylights shall be flat and not bubbled, and located away from valleys, ridges, and other areas where drifting snow and ice may hinder their performance and safety. All roof mounted equipment shall be integrated into the overall roof design and screened. All sewer, bath fan, hot water heater, wood or gas stove, or other roof venting stacks shall be painted a color as similar as possible to the roof material color. Any approved solar panels or collectors shall be inconspicuously located, and shall be integrated into the overall roof design, parallel with the slope of the roof or wall and the color of the roofing directly adjacent to the panels shall be designed to minimize the visual impact of the solar panel system.

Applicant response:

What is the primary residence maximum roof height and what sheet is this dimension shown: _____

What is the accessory structure maximum roof height and what sheet is this dimension shown: _____

Is all roof mounted equipment screened and are all vent stacks painted to match the roof color: _____

Provide a detailed description of how your project's roof design creates variation and interest and meets the requirements set forth in the design criteria: _____

REVISIONS

REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

4. GLAZING REQUIREMENTS

All windows shall be double or triple glazing and Low E coatings are permitted, but no mirror glazing is allowed. The glazing shall include a consistency of types and shapes that create visual interest and proportion. All building elevations shall include glazing design and the primary entrance of the project shall be a visually dominant and glazed design feature.

Applicant response:

Indicate the drawing/document that this information is shown: _____

Provide a brief description of how this project meets the criteria for this item: _____

REVISIONS REQUIRED: _____

Line item approved with no conditions Revise project to meet the conditions of approval listed above

5. ELEVATIONAL DESIGN

The character of the exterior should be kept simple in order to harmonize and compliment the surrounding environment. Natural materials and subdued colors should pre-dominate the main body and exterior trim can be more colorful and contrast the main body. Large primary field background design elements shall be broken up using foreground secondary design elements. Projects shall be approved on an individual basis and be evaluated based on their ability to meet the intent of the requirements. No large areas of siding greater than 20' and no horizontal fascia line greater than 30' shall be allowed facing the public right-of-way. The design team is encouraged to use foundation jogs, small porch roofs, modern sun shade systems, and other secondary foreground design elements to create visual interest and variation towards the public right-of-way. Siding fields cannot be broken up using siding orientation and material as the only design strategy. The garage cannot be the dominant public right-of-way focal point. The entrance to the home shall be a primary architectural feature of the design and create a strong sense of entry from the street view. The garage shall be a secondary architectural form to the primary entry and the entry shall include unique design features. The exterior siding of all residences shall consist of natural stone (no artificial stone veneer), brick, cementitious siding systems, or wood which is painted or stained. Metal siding systems are allowed and must use high quality materials, that do not oil can (thin metal that warps and deflects), and use an earth tone color palate. Vertical siding systems shall have a minimum 16" on center vertical shadow line to break up the field of the siding system. There shall be no large unbroken planes of siding void of architectural detail and visual interest that are monotonous in nature. Architectural formed concrete elements shall be allowed as a design accent. Exposed foundation wall concrete shall be limited to a maximum of 8 inches from the bottom of the siding to the finish grade. All foundations shall be constructed to at least 6" above the finished grade adjacent to the Structure. All accessory buildings, including, but not limited to, garages and storage buildings, shall be architecturally compatible with the principal residence. Chimneys shall be of a material that compliments the other exterior finishes, and may include brick, natural stone, or finished wood material that is the same as the siding. All accessory structures shall be screened with landscaping (i.e. small greenhouses, prefab saunas...) and shall be included for review. Secondary design elements such as decks, balconies, and porches shall accentuate the architecture and create visual interest and variation. Basements may be constructed in areas of suitable ground water depths, but flood prevention building techniques must be used including sump pumps and approved foundation sealing. Egress window concrete & pressure treated retaining wall systems shall be screened with landscaping. Each single family residence is required to have a minimum of an attached or detached 2 car garage and the garage is to be designed so that it is a secondary design element. The garage doors must utilize design strategies such as orientation, driveway design, landscaping, or other elements to minimize their visual impact at the public right-of-way visual experience.

Applicant response:

Indicate the drawing/document that this information is shown: _____
Provide a DETAILED description of how this project meets the criteria for this item: _____

REVISIONS REQUIRED: _____

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6. EXTERIOR LIGHTING

All exterior residential lighting must be free of glare and shall be fully shielded or shall be indirect lighting. All exterior residential lighting on all Lots must be incandescent and limited to a maximum of 60-watt incandescent bulbs, and shall be of such focus and intensity so as to not cause disturbance to adjacent Lots. No direct lighting shall shine beyond the Lot line of any parcel. No exposed bulbs, mercury vapor or high-pressure sodium lights are permitted. LED lights are permitted, however the lighting focus and intensity shall be limited to that of an incandescent bulb listed above. Decorative fixtures or recessed or canned lighting is encouraged for porches, main entrances and other exterior applications to achieve softer, non-glare, lighting effects. All residential lighting shall comply with the Zoning Regulations and Gallatin County lighting requirements. Recessed or can lighting is encouraged for porches and main entrances for softer lighting effects. Clear glass fixtures (i.e. coach lantern style) are prohibited. Honey glass or amber glass panels are encouraged as an alternate. Obtrusive flood lighting and front yard landscape/pathway lighting, and clear glass or exposed bulb (non-cutoff) fixtures are prohibited. Yard and walkway lighting shall be compatible with the scale and architectural design of the main residence. Address illumination fixtures are required to be placed in a designated area near each lot's driveway entrance. DEFINITIONS: Fully Shielded lights: Outdoor residential light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by photometric testing. Indirect Light: Direct light that has been reflected or has scattered off of other surfaces. Glare: Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see.

Applicant response:

Indicate the drawing/document where the exterior lighting cut sheets are shown: _____
Provide a detailed of how all exterior lighting meets the design: _____

REVISIONS REQUIRED: _____

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7. LANDSCAPE & HARDSCAPE REQUIREMENTS

The Association shall have the authority to control and establish the irrigation schedule for all Lots, such that the Association shall provide each Owner a schedule of days and hours of the day during which the Owner may irrigate the Owner's Lot. Timed landscape irrigation system schedules shall be set to be between 11p.m.-6a.m. Owners are required to maintain the landscaping on their Lots in a manner that does not detract from the appearance and value of the adjoining Lots or the aesthetics of the Subdivision. It is the responsibility of the Owner to contact the appropriate utility companies before digging. When selecting trees, it is the responsibility of the Lot Owner to check the appropriateness of that species with specific site conditions. Landscape maintenance will be enforced by the Association as provided in the CCRs. Each Lot Owner shall submit a digitally generated landscape plan designed by a landscape professional whose primary occupation is working in the landscaping industry. This design shall include planting schedules, a completed "site" landscape plan

to scale, specifications, plant and tree listings, an irrigation plan, turf limits, native grass or seeding areas, hardscape areas, retention ponds, and drain fields. Each Lot owner will be required to meet minimum landscape requirements consistent with the overall plan for the Subdivision, be designed to include the area around the residence and improvements, and under no circumstances include water features. All driveways and parking areas shall be surfaced with concrete and or asphalt, and in no case be located closer than five (5) feet to adjacent Lot lines. A four foot zone of reduced vegetation shall be required on each side of the driveway for fire truck access. No Lot Owner shall fill or obstruct the natural flow of any borrow ditch, drainage swale, or culverts. No above ground interior Lot line/boundary fencing shall be permitted. Temporary fences for the protection of plantings, as identified above, may be permitted. All Lot owners shall include enough planting quantity to adequately screen and create visual interest for their unique design. When locating trees and large shrubs on the landscape plan, consideration for sun penetration to their site should be considered. Each lot owner will be required to meet minimum landscape specifications consistent with the overall plan. These will include, but are not limited to: large canopy trees, shrubs, mixed planting beds and turf lawns. Trees shall be a minimum of two-inch caliper and all trees must be planted a minimum of the radius of the full growth canopy for each species from the lot line when adjacent to a neighbor and may not be planted in the utility easements. It is the responsibility of the Owner to contact the appropriate utility companies before digging and to check the appropriateness of species with specific site conditions. Deciduous trees are encouraged to be placed on the southern and western areas of the lot to provide shade in the summer months and allow sun to penetrate during the winter months. Planting beds and any bedding around tree base areas shall be mulch or earth tone stone (not white/pink/red). Planting beds are suggested to transition lawn areas to buildings and hardscape features. Minimum planting spacing in the planting beds shall be no less than one (1) plant per five lineal feet of planting bed. Property boundary shelter belts shall not be allowed. Sod is required in landscape areas adjacent to buildings, pathways, patios, etc. Water wise, drought hardy grasses such as sheep fescue, buffalo grass, and crested wheat grass are recommended. Irrigation bubblers and drip systems shall be used to minimize evaporation inefficiencies. All properties shall be maintained to be free of noxious weeds and the overabundance of biomass which can contribute to grassland fire danger over time. Through effective use of planting, the architectural elements can be softened and blended into the land forms and vegetation of the site. Large caliper trees are encouraged to be used in an effort to screen the buildings and a landscape design using indigenous plant materials is recommended. Landscape plans should include a variety of plant materials with distinctive foliage, bark, and seasonal flowers. Planting shall be used to visually screen undesirable areas such as accessory structures, egress window wells, garage door site lines, hot tubs, and any other element identified by the review board. Planting can be used effectively to screen yards and decks for privacy and to avoid glare from sources such as automobile headlamps. Varied sizes of plant materials are encouraged to help create the impression of a natural landscape.

Applicant response:

What sheet number is the landscape plan and how does it meet the design criteria:

REVISIONS

REQUIRED:

Line item approved with no conditions Revise project to meet the conditions of approval listed above

8. FIRE TRUCK REQUIREMENTS

To allow for emergency vehicle access to Structures, the Lot Owner shall provide a driveway meeting the following requirements as approved by the FPAHJ: a minimum unobstructed driving surface of 12 feet for driveways less than 300 feet long and a 16 foot driving surface for any driveway over 300 feet long; a vertical clearance of 15 feet; and a four foot zone of reduced vegetation on each side of the driving surface. If a driveway that is less than 16 feet wide is approved by the FPAHJ, turnouts shall be designed and constructed every 300 feet along the driveway's length. For all Improvements or Structures sites on driveways over 300 feet in length, the Lot Owner shall provide a turnaround including but not limited to a drive-through, cul-de-sac or hammerhead turn-a-round. All gates, bridges, culverts, cattle guards and all related constructs affecting access shall be a minimum of two feet wider on each side of the driveway. The entire driveway shall have a 30-ton minimum rating for two-axle trucks including all bridges, culverts, cattle guards and all other constructs of the driveway. Fire apparatus shall be able to park on a roadway, driveway, or fire apparatus parking area within 150 feet of all parts of the exterior of the building. The roadway, driveway, or fire apparatus parking area shall be engineered and constructed to safely support a 30-ton, two-axle fire apparatus.

Applicant response:

Provide a detailed response of how the design meets the criteria above for fire truck access requirements:

REVISIONS

REQUIRED:

Line item approved with no conditions Revise project to meet the conditions of approval listed above

END OF HOME 40 SKETCH PLAN & FINAL REVIEW DOCUMENT

Brett R. Potter, AIA, LEED AP.

Principal, Yellowstone Architects