

Buckhorn Ranch Design Guidelines checklist.

Owners Name: _____

Address and Lot : _____

General info:

- To start an official review – Deliver the \$850.00 Non-refundable design review fee, Two full-size plan sets (24 x 36), and all exterior physical color samples to Toad Property Management. Along with sending one digital copy of the plans to the DRC Manager. bart@b2buildingscience.com
- A \$10,000.00 construction deposit shall be required for projects to be built upon M2 and M3 lots as well as accessory dwellings, remodels, and airplane hangars. This payment is due upon picking up your project design approval letter.
- A \$20,000.00 construction deposit shall be required for single-family residences on large lots other than M2 and M3 lots.
- A \$10,000 per unit deposit is required for multi-family projects.
- Payment of the deposit is due upon picking up and signing your Project Design Approval Letter at Toad Property Management.

| Site | compliant | Non- comp | Notes |
|--|-----------|-----------|-------|
| Lot & filing numbers with owner's and builder's and the designer's name. | | | |
| A scale of 1:10 feet or larger | | | |
| Square footage of the lot | | | |
| Property Lines and adjacent property numbers within 20' of the subject lot | | | |
| Set Back lines – Labels and dimensions. | | | |
| Adjoining Roads with names | | | |
| Easements of any kind – Labels and dimensions | | | |
| Proposed utility lines fully labeled | | | |
| Existing Topography on a 2' contour | | | |
| Proposed final topography on 2' contours | | | |
| Building Location, including roof overhangs. All roof overhangs must be within the setbacks. | | | |
| Driveway location, dimensions, and square footage. | | | |
| All proposed improvements (decks, gazebos, greenhouses...) | | | |
| Detail and note the square footage of the snow storage. It must be 20% of the Driveway SF. | | | |

| Architectural | compliant | Non- comp | Notes |
|--|-----------|-----------|-------|
| Overall concept meets the intent of the Guidelines. | | | |
| Floor plans at a ¼" = 1' scale | | | |
| Note all square footage, including the garage. | | | |
| Roof plan at a ¼" = 1' scale with a notation on roof pitches and their overall percentages. The roof must be 60% 6:12 pitch or higher. | | | |
| No unbroken roof plain over 30'. | | | |
| All fascia is square-cut | | | |
| Provide elevations at a ¼" = 1' scale | | | |
| Detail electric and gas meters on the elevations | | | |
| Label all exterior finishes with material and color. | | | |
| Provide garage door overlay finish details. | | | |
| Provide overall height from the EXISTING average grade at the foundation. Not to exceed 32'. | | | |
| Provide floor and slab heights per elevation. | | | |
| Provide physical samples of the exterior finishes. | | | |
| Provide a building sectional at ¼" = 1' scale. | | | |
| Call out fireplace fuel. | | | |
| Call out Fire Protection if needed. | | | |
| Note exterior lighting locations on the elevations and the floor plans. Make a note of compliance with the Gunnison County LUR requirements for exterior lighting. | | | |
| Provide a foundation plan. | | | |

| Landscaping | compliant | Non- comp | Notes |
|---|-----------|-----------|-------|
| Full finished landscape plan at a 1":10' scale | | | |
| Irrigation ditches, including easements | | | |
| List and note all materials | | | |
| Gardens | | | |
| Irrigation plan (sprinkler system). If you are not planning on irrigation, please note. | | | |
| Square footage of lawn. Maximum lawn 1000 SF | | | |
| Note the size of trees or bushes. | | | |

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| It is incumbent upon the owner to inform all neighboring lots of their intention to construct a home on their lot. | | | |
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| General Notes |
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