

Buckhorn Ranch Design Guidelines checklist.

Owners Name : _____

Address and Lot : _____

General info:

- To start an official review – Deliver the \$700.00 Non-refundable design review fee, Two full-size plan sets (24 x 36), 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.
- This payment of the deposit is due upon picking up and signing your Project Design Approval Letter at Toad Property Management.

Site	compliant	Non- comp	
Lot & filing numbers with owner’s and builder’s and designer’s name.			
The scale of 1:10 feet or larger			
Square footage of the lot			
Property Lines and adjacent property lines within 20’ of the subjected 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. Must be 20% of the Driveway SF.			

Architectural	compliant	Non- comp	
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 overall height from the average grade at the foundation. Not to exceed 32'.			
Provide floor and slab heights			
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	
Full finished landscape plan at a 1":10' scale			
Irrigation ditches, including easements			
List and note all materials			
Gardens			
Irrigation plan (sprinkler system). If not planning on irrigation, please note			
Square footage of lawn. Maximum lawn 1000 SF			
Note size of trees or bushes			

General Notes