

**Fairway Pines Estates Owners Association
Architectural Review Committee
Monthly Meeting
Monday, June 6, 2016 @ 9:30 AM (MDT)
Tower Room, Divide Clubhouse, 151 Divide Ranch Circle
Ridgway, CO 81432
Minutes**

The monthly meeting was called to order at 9:30 AM by Chairman Terry Thomas. Members present were Mike Forstner, Phyllis Ward, and Deb Yoder. Erich Montgomery and Anise Herod were excused. Dudley Shaw is visiting to see if he wants to join ARC. Mike Saville was present for Item No. 4. Deborah and Randy Collins were present for Item No. 5. Tony Girard and Kari Wage were present for Item No. 6. Barry Zane and Greg Doudt were present for Item No. 7. Board liaison, Ann Blakely, was present. Mary Ann Guilinger, recording secretary, was present.

1. Review and approve the minutes for May 9, 2016, emailed by Mary Ann to committee members on May13, 2016.

Terry Thomas reviewed his changes to the May 9, 2016, ARC meeting minutes. Phyllis Ward made a motion to accept the amended, May 9, 2016, ARC meeting minutes. Deb Yoder seconded the motion. ARC unanimously approved the motion.

2. Association member comments: Any association member or representative may attend and will be given up to 5 minutes to comment on an ARC-related matter not on this agenda.

Karen Brooks attended the meeting to meet the Saville's, Item No. 4. Fred McKnight attended the meeting for Item No. 5.

3. Review and ratify decisions made by ARC Chair/Alternate since last meeting.

The Board President of Fairway Pines requested to clear trees down a 10-foot utility easement for water wells on Lot 121, an Association-owned lot. The phone conversation occurred on May 31st and was documented in an email dated June 1, 2016.

Terry Thomas explained that if requests come to ARC for small items that come during the month, then he will circulate the email to the ARC members and get their approvals. At the next meeting, the decisions are ratified. If the request is for a major item, then Terry may make an email request for a special meeting or bring it up at the regular ARC meeting.

Terry Thomas stated that Anise Herod sent an email dated May 22, 2016, to re-stain their home with the same color stain at 380 Marmot Drive, Lot 117. Phyllis Ward approved the request. Ann Blakely questioned whether re-staining with the same color had to be requested with ARC. Terry Thomas stated that it's a good practice so there is no misunderstandings.

Terry stated that he needed a motion to ratify the two decisions. Mike Forstner made a motion to ratify the two decisions made by ARC since the last meeting. Phyllis Ward seconded the motion. The motion was unanimously approved by ARC.

4. Lot 436, TBD Badger Trail South, Mike and Joanna Saville, Owners, Preliminary Review. Agenda Item Time: 9:45 AM.

Mike Saville had attended the May 9, 2016, ARC meeting with the conceptual design plans. The home's image that he provided was in reverse. Mike has submitted the correct image of how the home sits on the lot. ARC reviewed and approved the conceptual plan at that meeting. The initial application was signed and approved. HOA dues and golf fees have been paid.

Mike stated that he does not have the specific details for the preliminary plan review.

Site Plan Review

1. Property boundaries – Mike engaged a survey company do the overall plat map. The home, garage, septic, and leach field are identified on the site plan. Mike will produce survey drawings with better definition for the plot and topo. The overall property boundaries on the drawings are OK. Complete.

2. Building footprints – The Owner has staked on the ground the house, garage, deck, and driveway on the Lot. The house and garage outline is staked with yellow/lime string. The driveway entrance and deck on the east side of the house is staked with pink/orange string. All of the vegetation within the footprint is obviously removed and other vegetation to be removed is marked with blue tape. Incomplete; deferred to final plan review.

3. Building setbacks – The building setbacks are outlined on the ground. Final plot plan is pending. Incomplete; deferred to final plan review.

4. Driveway – gravel, The Owner has outlined the driveway on the lot. Location shall be provided on plot plan. Incomplete; deferred to final plan review.

5. 10 foot apron for gravel driveways – The ARC standards need to be followed with the drawings showing the design of the apron, what type of concrete and the tie-in into the road. Incomplete; deferred to final plan review.

6. Details of Driveway culvert and address marker – The driveway culvert and stone headwall design need to be detailed on design drawings. The address marker needs to be shown on the drawings. The address marker has to be located on the property; not in the road easement. The address marker should be located near the driveway. The design of the address marker needs to be included on the drawings with a rock or other item, the size of the numbers is to be 6 inches. Incomplete; deferred to final plan review.

7. Parking – The house shall have a three-car garage. The three bedroom house shall be required one external parking location, minimum size 10' by 20'. The Owner proposes to locate the 10' by 20' parking location in front of the third-car garage. The ARC discussed this proposal and consented to this concept. Detail dimensioned drawings shall be provided. Incomplete; deferred to final plan review.

8. Walk locations – Walkways should be shown and dimensioned on Plot Plan. .Detail walkway materials. Incomplete; deferred to final plan review.

9. Septic system location/copy of engineered drawings or sanitary district line and holding tank location – The final septic system design needs to be provided. Mike Saville has engaged Alpine Engineering. There has been potholing on the lot for the septic system and foundation. The locations of the septic system including the leach field will be put on the site plan. Information needs to be provided on the drawings. Eventually, the design drawings submitted to Ouray County need to be provided. Incomplete; deferred to final plan review.

10. Existing trees and trees proposed to be removed – Need to clearly mark on the ground. Mostly scrub oak will be taken out. Incomplete; deferred to final plan review.

11. Vegetation, landforms – A landscape plan is required at the Final Plan Review. Terry Thomas provided examples of landscape plans. The plan needs to show what topsoil and re-vegetation will be done. If any other particular trees are added, they need to be noted. The disturbed ground needs to be restored with mountain-type ground cover. Detail needs to be given for revegetation and landscaping around the house. The plan can be hand drawn but needs to communicate the landscaping clearly. For small changes that happen as the house is being built, Mike needs to send an email to ARC for approval. Incomplete; deferred to final plan review.

12. Other site improvements (retaining walls, decks, fountains, etc.) – decks on house, clearly defined. Complete.

13. Natural gas line and meter location shown – The routes for the utility lines for water and power (electrical and natural gas) and the tie-ins from the road to the house need to be marked on the drawing. The trenching and utility lines need to be shown on the site plan and marked on the lot. Incomplete; deferred to final plan review.

14. Topo/Drainage (existing and proposed) not more than two-foot (2') intervals – Orion Survey is completing the drawing for the topo drainage. Incomplete; deferred to final plan review.

Once topography and plot plan drawings are complete, Mike will forward them to ARC.

Building Plans

1. Building elevations (4) –Mike Saville provided building plans and elevations with minor red-line mark-ups showing adjustments for stone placement, roof pitch, garages, and an exterior wall. The ARC agreed with all the red-line mark-ups as proposed. To ensure the height of the house does not exceed the 30' maximum, the roof pitch may be adjusted. The elevation drawings show the stone work. A good sample of the stone needs to be provided with the actual material and manufacturer. The wainscot will be robust. The stone around the columns do not contribute to the 20 % stone calculation but the chimney does count. Mike's timeline for updating the drawings is to formalize them in the next 1 ½ weeks and get them to ARC within the next two weeks. He will provide the updates 10 working days before the next meeting, July 11th. Terry Thomas stated that he could send the drawings as they are completed. Mike will make one more update to the elevations. In progress; partial approval.
2. Roofing material proposed – The roofing material is architectural, 50-year/lifetime shingles. ARC needs to see the material so a sample needs to be provided with the color. Manufacturer's specifications, color, and material sample should be provided. In progress; incomplete.
3. Building form, massing and architectural expression – Acceptable, pending refinement. Complete.
4. Verification of stone percentage – Calculations for the stone percentage need to be shown on the drawing or a separate document. It needs to be formalized. The gross area of the home is used. Incomplete; deferred to final plan review.
5. Height of structure verified – Needs to be shown on drawings for ARC to verify it, Incomplete; deferred to final plan review.
6. Exterior walls – Details on exterior wall materials not provided. ARC needs material specs, samples, and color for stucco, rock, siding, soffits, columns, and trim. Incomplete; deferred to final plan review.
7. Chimney and flues – Complete.
8. Windows – Manufacturer, the colors, styles, and materials are to-be-determined and shall be provided. Incomplete; deferred to final plan review.
9. Doors and entryways – They are to-be-determined. Incomplete; deferred to final plan review.
10. Garage door – To-be-determined. Incomplete; deferred to final plan review.
11. Exterior lighting – Need cut sheets and pictures unless the lighting is recessed cans. Comply with Dark Sky ordinances. Incomplete; deferred to final plan review.
12. Roof pitch – The roof pitches need to be shown on the drawings. The materials/wood species and colors for the soffits and eaves need to be shown on the drawings. Incomplete; deferred to final plan review.

Inspection of Staked Lot

1. Location of main structure – All corners staked. Complete.
2. Location of garage (If separate from main building) – The garage is staked on the ground but all ARC members need to review it. Complete.
3. Location of driveway and turn around – define more of the driveway and walkways. Incomplete; deferred to final plan review.
4. Location of parking - Incomplete; deferred to final plan review.
5. Tag all trees to be removed. The trees to be removed will be a part of formal landscape plan so it will be a part of the Final Plan Review. All trees need to be marked on the lot. The landscape plan needs to be provided before the meeting for the Final Plan Review. Incomplete. Deferred to final plan review.
6. Location monument in place, if applicable – The Saville's don't need to do story poles. The elevations and benchmarks need to be documented. The finished floor at the garage floor may be the benchmark. The elevation of the home cannot exceed 30' above natural grade of the house. It is important to tie down the height. Lot 436 has a bit of grade.

The Project did not successfully complete the Preliminary Plan Review. There are two alternatives. First, ARC can go forward to a future meeting with a number of carryover items from the Preliminary Plan Review to the Final Plan Review. Or second, ARC could have another meeting for just the Preliminary Plan Review. Mike will have to let ARC know which alternative he wants. No motion was made to approve the Preliminary Plan.

The initial fee of \$2,000 was collected from Mike. Terry Thomas will send Mike the Appendix 8 that he was filling out and the meeting notes.

5. Lot 256, 38 Antler Place, Deborah and Randy Collins, Owners, Preliminary Review. Agenda Item Time: 10:20 AM

Deb and Randy Collins provided drawings with property boundaries and elevations, some updated from the conceptual review. Fred McKnight questioned the Collins about the marked five ponderosas in the back of the lot. The Collins are hoping that they do not have to come down. An excavator found all rock in the place that they wanted to place the septic system and leach field so they will place the septic system where the five ponderosa pines are located. There is another ponderosa pine very close to the house; within 15 feet. The Collins will try to keep the ponderosas. The six trees are marked on the lot. Terry Thomas stated that he walked the lot, and the six trees are marked. All ARC members had a chance to walk the staked lot.

Site Plan Review

1. Property boundaries – plan view drawings C100 and C101; clearly defined; Complete.
2. Building footprints – clearly defined; Complete.
3. Building setbacks – clearly defined – None of structure is in the setbacks. Complete.
4. Driveway – gravel, 10 foot apron concrete, driveway from road – On the drawings, the driveway still won't be concrete even though it states that it will be concrete. The driveway will probably be gravel. The Collins need to submit a design drawing for the driveway. Incomplete; deferred to final plan review.
5. 10 foot concrete apron for gravel driveways – For the concrete apron, the Collins need to provide a detailed design. The concrete apron needs to show how it connects with the road. It cannot be higher than the road. Incomplete; deferred to final plan review.
6. Details of Driveway culvert and address marker – The Collins did not have designs for the culverts. The culverts need to be shown on the drawings and how they will be completed. The address marker needs to be shown on the drawings and how it will be completed. Will the address marker be on a rock? The numbers should be 6-inches high. The address marker has to be located in the property boundary not in the road easement. Incomplete; deferred to final plan review.
7. Parking – Since the Collins home is only two bedrooms, then an additional parking space is not required. The Collins will have a turning area. Complete.
8. Walk locations – The walk locations will be near the driveway and outlined on the landscape plan. The walkways were outlined on the drawings with the original conceptual plan. For the walkways, the Collins need to show the dimensions, location, definition, scaling, and material. Partially complete; deferred to final plan review.
9. Septic system location/copy of engineered drawings or sanitary district line and holding tank location – The preliminary septic system design was sent with the conceptual design. The preliminary septic system design is now final. Complete.
10. Existing trees and trees proposed to be removed – All the trees to be removed are marked on the lot. The trees will be removed because of the leach field. Complete.
11. Vegetation, landforms – The Collins provided ARC a general landscape plan at the meeting. The Collins need to submit a final landscape plan noting clearly where they will be placing vegetation; identifying trees, plants, dirt, rock, and mulch especially where construction disturbs the lot. The final landscape plan needs to be provided 10 days in advance of the next meeting for the Final Plan Review. Incomplete; deferred to final plan review.
12. Other site improvements (retaining walls, decks, fountains, etc.) – On the general landscape plan, the Collins identified a rear, exterior patio including a fire pit, hot tub, barbeque, and rock work. The final landscape plan should show these site improvements. The landscaping needs to be included on the project schedule.

Approval will be given by ARC and the final buildout can be later. Incomplete; deferred to final plan review.

13. Natural gas line and meter location shown – The routes of utility lines, electric, natural gas, and water, to the house and tie-ins at the road need to be marked on the site plan. Also, the routes for the utilities need to be shown on the ground with the vegetation to be removed clearly marked. Randy Collins stated that the water tap is on the back corner, not near the electric and natural gas. Incomplete; deferred to final plan review.

14. Topo/Drainage (existing and proposed) not more than two-foot (2') intervals – topo with actual grades. From the floor elevation, the house will stay below 30'. The height needs to be shown on the drawings. The height needs to be from original natural grade. Lot 256 does not have a lot of fall on the lot. The existing grades/original elevations and finished grades need to be shown on an elevation view. The topo should show the grade lines. If the Collins need to do any drainage such as swales, they need to be shown on the topo. Incomplete; deferred to final plan review.

Building Plans -

1. Building elevations (4) – The Collins provided updated drawings keeping timber frame around front door and showing minor changes to elevations. The Collins asked about using rusted metal. The elevation drawings need to show where casement windows with splits are located or where slider windows will be located. The timber frame will go down to the windows. Terry Thomas stated that the ARC-retained architect mentioned that four material types on one wall is odd but does not violate ARC standards. The Collins may want to think about it. There will be a real window up at the garage attic storage. The side elevations need to be refined. The elevations are being refined. ARC has not received final elevations. Near complete; deferred to final plan review.

2. Roofing material proposed – The Collins will be using 50-year, asphalt Oakridge shingles for the roof. The roofing material needs to be shown on the drawings. The Collins need to provide a picture, the manufacturer, and color for the roofing materials. The roofing material should be high definition. Incomplete; deferred to final plan review.

3. Building form, massing and architectural expression – Complete.

4. Verification of stone percentage – The stone calculations need to be shown on the drawing. Incomplete; deferred to final plan review.

5. Height of structure verified – The height of the structure is shown on A-200. The height needs to be tied to the topo. Complete.

6. Exterior walls – A description of the exterior walls needs to be included on the drawings. The color board should show the definitions of what the materials are along with the colors. The materials need to be defined better. Incomplete; deferred to final plan review.

7. Chimney and flues – no chimney, not applicable.
8. Windows – The windows will be aluminum clad in a dark bronze color. The Collins need to provide cut sheets on the windows, and the windows need to be defined on the drawing. Incomplete; deferred to final plan review.
9. Doors and entryways – The Collins provided a rendering of the front door. The Collins need to provide cut sheets for the front door and other entries along with the manufacturer's information. The manufacturer needs to be provided or if it is a custom-made door, then that needs to be noted. The Collins are removing the door to the garage which is shown on the front elevation drawing. Incomplete; deferred to final plan review.
10. Garage door – The garage door will be metal with a wood look. Complete.
11. Exterior lighting – The Collins need to provide cut sheets for the exterior lighting unless the lighting is recessed cans. It appears that the drawing provided shows the exterior lights with clear glass. Because of the Dark Skies ordinance the glass should be frosted lights with low watt bulbs or the exterior lights can be downward sconce-type lights. There will be three lights by the garage doors. The exterior lights need to be shown on the drawings. Incomplete; deferred to final plan review.
12. Roof pitch – The roof pitch is shown on the drawings; 6:12; 8:12; and 10:12. Complete.

Included in the color board should be samples of the stone with the brand and color and the type of wood and color for the fascia and soffits.

Inspection of Staked Lot

1. Location of main structure – All corners are staked. The string lines are set. Terry Thomas asked ARC if there were any issues with how the house is sited on the lot. There were no comments. Complete.
2. Location of garage (If separate from main building) – The location of the garage is clearly staked. Complete.
3. Location of driveway and turn around clearly staked - The location of the driveway and turn around is clearly staked. Complete.
4. Location of parking - The location of the parking is clearly staked. Complete.
5. Tag all trees to be removed – All the trees to be removed are marked. The one ponderosa pine tree in front marked may be trimmed back instead of removed. There are no issues with how the lot is staked. Complete.
6. Story poles and location monument in place, if applicable – Not applicable.

The updated drawings and items for the Final Plan Review need to be submitted to ARC 10 working days in advance. For the final plan, the drawings need to provide good visual idea on elevations, front, back, and sides.

The Collins paid the \$2,000 initial fee via check.

Phyllis Ward made a motion for ARC to approve the Collin's Preliminary Plan with some items to be provided in the Final Plan. Mike Forstner seconded the motion. ARC approved the motion unanimously.

6. Lot 440, TBD Badger Trail South, Tony Girard/Three Quails LLC, Owner, Conceptual Review. Agenda Item Time: 10:50 AM

Tony Girard, the owner of Lot 440 and Kari Wage, broker from Ponderosa Real Estate, attended the ARC meeting to present the conceptual design for a spec home on Lot 440. Kari Wage passed out the drawings. Three Quails, LLC is the owner of the Lot. Crestone Homes is the contractor. Both entities are owned by Tony Girard, therefore, he has no agent. Tony Girard signed Appendix 7 – Initial Application. There is no fee for the conceptual design review

Tony Girard needs to send the drawings in Pdf format.

The concept for the spec home on Lot 440 is five bedrooms with a 3-car garage. The lot is at the dip in the road on the east side at South Badger Trail. There is natural drainage on the lot and that is where the driveway culverts will be placed inside the property line. No driveway culverts will be at the road. The driveway will be built up 6 feet. The site plan shows the setbacks. There will be a single-car garage door for each of the 3 car bays. There were be two external parking spaces 10' by 20' because there are five bedrooms. The driveway will be concrete.

Tony Girard is opting into the Fairway Pines Sanitation District. Connection fees are being negotiated, as per Tony Girard. The HOA dues and golf fees were paid at closing on the Lot 440 on March 31, 2016. Tony Girard will provide confirmation that this Lot is current on all fees paid.

In the conceptual design floor plan, upstairs there is a den with a closet so it is classified as a bedroom. On the lower level, north elevation, there is a step down with a walk-out. The front elevation will be at the natural grade. The home will be built up with boulder retaining walls. Terry Thomas told Tony that he needed to have on the drawings for the Preliminary Plan Review, the original natural grade and what the final grade with an explanation about what is being built up to document the height; to make sure it's under 30'. The south side of the home will not have much build-up.

The home will be all stucco and stone. Terry Thomas said that counting in the boulder retaining walls for the 20 % stone calculation may not work.

There will be 8” by 8” columns. There will be cedar fascia. The windows will be clad in a bronze color. Tony Girard stated he will provide a notebook with colors, styles, and manufacturers.

Terry Thomas asked the ARC members if there were any questions about the conceptual design. There were no questions. Terry Thomas reminded Tony to send the conceptual design drawings in pdf.

Mike Forstner made a motion to accept the conceptual design plans for Lot 440. Phyllis Ward seconded the motion. ARC unanimously approved the motion.

Tony Girard stated that once he sends in his drawings for Preliminary Plan and Final Plan, he will request a special ARC meeting within 10 days after he submits them. Terry Thomas stated that ARC still needs to make neighbor notifications, and ARC allows them two weeks to respond. Terry Thomas cautioned Tony that ARC members may not be available as quickly as he wants.

7. Lot 229, 181 Woodchuck Place, Barry Zane, represented by Dallas Creek Construction. Preliminary and Final Review. Agenda Item Time: 11:15 AM.

Barry provided all checks: \$2,000 for the non-refundable, initial application fee; \$7,500 for the refundable conformance deposit; \$1,000 for the non-refundable road impact fee; and \$500 for the refundable contractor’s conformance deposit; a total of \$11,000 with \$8,000 refundable if all ARC standards are met in building the home. The drawings submitted for the project should be very clear at the front-end for review and approval by ARC so there are no problems at the end of the project.

Barry Zane, Greg Doudt, and ARC reviewed the drawings, project design notebook, and color board for Appendix 8, Preliminary Plan Review.
Site Plan Review

1. Property boundaries – Defined. Complete.
2. Building footprints – Complete
3. Building setbacks – Complete
4. Driveway – The gravel driveway will have a 10-foot concrete apron. The drawings for the driveway needed better detail. The following items were added to the drawing: 1) The driveway will be 14’ wide at the street. 2) The soils will be removed; road base of 4” minus rock will be laid 8” deep and compacted. The top coarse gravel will be ¾” decorative colored pea gravel and finished 4” deep. Barry Zane signed the drawing with the date of June 6, 2016. Complete.

5. 10 foot apron for gravel driveways – The concrete apron from the road will be 10' long, 14' wide concrete, 3500 psi, 6" thick. These items were written on the drawing. The concrete tie-in into the road needs to be below the road surface. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
6. Details of Driveway culvert and address marker – The driveway culvert will be a 14" oval culvert; grouted stone headwalls, 24" wide. The culvert will be level with the driveway. These details were written on the drawing. The details of the address marker were written on the drawing. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
7. Parking – Parking will be on the east side of the driveway and garage; a minimum of 10' by 20' with the same pea gravel as the driveway. Dimensions were added to the drawing. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
8. Walk locations – There will a pea gravel walkway from the driveway to the front entry; 4' wide. Dimensions added to the landscape plan. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
9. Septic system location/copy of engineered drawings – The engineered, septic system design has gone to Ouray County and been approved. ARC has received it. Complete.
10. Existing trees and trees proposed to be removed – The trees to be removed were tagged on the lot on June 3, 2016, which have been reviewed by ARC. The area in red on the lot will be disturbed by the home construction. Notes added to the landscape plan were that all areas disturbed by construction will be revegetated with native grasses, limits are shown on drainage and grading, and comments about the trees tagged on June 3, 2016. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
11. Vegetation, landforms – Barry Zane plans to leave the vegetation as is; leaving the juniper trees and scrub oak for screening. A note was added to the drawing: All vegetation as existing shall remain except vegetation disturbed by construction. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
12. Other site improvements (retaining walls, decks, fountains, etc.) – Rock retaining walls will be added as necessary to protect grade (the topo shows the arrows). A note added to the drawing. Barry Zane signed the drawing with the date of June 6, 2016. Complete.
13. Natural gas line and meter location shown – The route of the utilities lines to the house are shown on the drawings. The utilities include electric, water, natural gas. Complete
14. Topo/Drainage (existing and proposed) not more than two-foot (2') intervals – To fit the house's footprint, with its walkout lower level, to its building location, the main level of the house will be raised 2 to 3 feet above natural grade and the lower level will be sunk approximately 3 feet below natural grade. An improved swale shall be constructed from the front of the house to the west side of the house to direct drainage away from the structure. At the rear of the lower floor walkout, retaining walls of natural rock shall be constructed on east and west sides to direct drainage away from

the house to meet lot slope. Rock retaining walls to be installed north side of garage and 10' by 20' parking area to support grades. Notes and detail added to Site Plan drawing. The lot will be contoured as necessary. Complete.

Building Plans

1. Building elevations (4) – The house will be built up about three feet. There will be a step up to the porch which will be the same as the floor elevation. The walkway will be 1 to 1 ½ feet above natural grade. The garden area will be raised a bit between the garage and portico. A retaining wall will be built in the back with rock. Terry Thomas asked ARC members if there were issues. No issues. Complete
2. Roofing material proposed – The roofing material proposed is GAF lifetime, asphalt shingles. The roof material is high definition with a color of heather with shading. The material is shown on the color board. Terry Thomas had Barry Zane mark in the project notebook as roof for Lot 229 project. Complete.
3. Building form, massing and architectural expression – The building form, massing and architectural expression appears acceptable pending refinement. Complete.
4. Verification of stone percentage – The stone calculation is on Drawing A2, South and North Elevation; calculated at 20.6 %. The stone veneer is a tight grout. The sample material was on the color board. Terry Thomas had Barry Zane mark in the project notebook as supported by sample on color board for Lot 229 project. Complete.
5. Height of structure verified – The total height of the structure is 27.9'. The house will be built up 2' above natural grade one or two steps up. The walkout in the back on the north side will be 3'. The driveway will be fairly level with a minimum slope if at all but will be built up above the natural grade. Complete.
6. Exterior walls – The exterior walls will be stucco with the color on the color board. The eaves to the side of the porch will have wood siding; vertical cedar barn wood, minimum 4", and not reclaimed. The fascia and gables will be rough sawn cedar. The wood trusses over the porch and garage will be Douglas fir. Complete.
7. Chimney and flues – no chimney; Not applicable.
8. Windows – The windows are Jeld-wen, anodized wood clad; W-3500, high-altitude windows as outlined in the project notebook. The color board shows the color as bronze. They are casement and awning type windows. Terry Thomas had Barry Zane mark in the project notebook as supported by sample on color board for Lot 229 project. Complete.
9. Doors and entryways – The front door will be wood. The front door may not come from the manufacturer noted in the project notebook. Terry Thomas had Barry Zane mark in the project notebook a custom door to be defined and provided to ARC at a later date, form and character as shown and as noted on color board. The sliding glass doors in the back will be Jeld-wen in the same series as the windows. Complete.

10. Garage doors – The garage doors will be metal, faux wood. The color is medium brown as shown on the renderings. Complete.

11. Exterior lighting – The exterior lighting is shown on the drawings. The exterior lighting is Dark Skies compliant. The exterior lighting is not included in the project notebook but is shown on the color board; Kichler exterior light for all locations.

Complete

12. Roof pitch – The roof pitches are shown on the drawings. 6:12 for the home and 5:12-for the garage. Complete.

Inspection of Staked Lot

There is good staking on the ground. The benchmark for the natural elevation is 7,829'. The height of the home is not close to the 30' maximum.

1. Location of main structure – All corners staked.
2. Location of garage (If separate from main building)
3. Location of driveway and turn around
4. Location of parking
5. Tag all trees to be removed
6. Story poles and location monument in place, if applicable – Story poles probably won't be needed. Generally, story poles are requested when the house is blocking neighbor's views and to determine how high a structure is going to be.

The general lot lines from the corners and easements to house are defined.

Terry Thomas stated that Barry Zane needs to provide two sets of the drawings with all the notes, his signature, and date.

Deb Yoder made a motion to approve the Preliminary Plans for the spec home on Lot 229, 181 Woodchuck Place. Mike Forstner seconded the motion. ARC passed the motion unanimously.

Barry Zane, Greg Doudt, and ARC reviewed the drawings, project notebook, and color board for Appendix 9, Final Plan Review:

A. Checklist: Items carried forward from preliminary review.

None.

B. Checklist: Final Plan Review

1. Color boards, color coordination approval. The color board and color coordination was covered in the preliminary review. Terry Thomas asked if there were any comments about the color board and color coordination. No ARC member had any comments. Complete.
2. Materials approval (Roof, Siding, and Deck). The siding will be wood. The deck will be trex. The roof is high definition, lifetime asphalt shingles. Complete.
3. Final plans complete – ARC has a copy of all final plans with the structural drawings and foundation drawings dated June 6, 2016; signed by Barry Zane. Complete.
4. Building plans complete (same as county requirements) and two copies provided to ARC for committee use – Barry Zane needs to provide a second set of drawings marked up the same way as was done in the Preliminary Plan Review; signed by Barry with the date as June 6, 2016. Complete.
5. Copy of county application for septic system permit. – Received. Complete.
6. Landscape plans complete – Yes. Complete.
7. Other site improvements (Retaining walls, Decks, Fountains, etc.) – Yes. Complete.
8. Construction schedule: Start of construction, estimated completion. The construction schedules are in the project notebook. Complete.
9. Exterior lighting cut sheet picture – Located on color board. Complete.
10. Color delineation of structure (minimum two contiguous elevations) – Yes. Complete.
11. Satellite dish location – The location of the satellite dish is Number 9 on the drawing. It will located at the side of the house, not on the front. Complete.
12. Payment of fees due at Final Plan Approval final fees paid by separate checks – \$2,000 for the non-refundable initial application fee; \$7,500 for the refundable conformance deposit; \$1,000 for the non-refundable road impact fee; and \$500 for the refundable contractor’s conformance deposit; a total of \$11,000.

C. Summary

1. Preliminary plan approved – Yes. Complete
2. Final plan approved – Yes. Complete.
3. Letter of approval to Ouray County – Sent in an email dated June 9, 2016. Complete.
4. Letter of approval to Owner - Sent in an email dated June 9, 2016. Complete.

Mike Forstner made a motion to approve the Final Plan for the spec home to be built on Lot 229, 181 Woodchuck Place. Phyllis Ward seconded the motion. ARC approved the motion unanimously.

8. Review status of active Projects:

- Blumke home, 22 Puma Lane, Lot 146 – The Blumke’s home is under construction, progressing well. The trash container is covered.
- American Classic Homes, 1878 Marmot Drive, Lot 565 – The lot has a hole dug but no forming material has been placed.
- Jones home, 32 Marten Court, Lot 562 – The building of the home is in good progress with a nice gravel driveway.

9. Other Business

Mike Forstner suggested that the ARC standards should include a good set of ARC drawings for owners who are building homes to follow.

Deb Yoder made a motion to adjourn the meeting, Phyllis Ward seconded the motion. The meeting adjourned at 2:00 PM.

10. Next Scheduled Meeting – Monday, July 11th, Divide Ranch and Club Tower, at 9:30 AM.

Respectfully submitted,

Mary Ann Guilinger
Recording Secretary
June 14, 2016