

Woodland
Park
Residential
Design
Guidelines

April 12,

2021

Amended and Restated Woodland Park Residential Design Guidelines

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The undersigned adopt the following Residential Design Guidelines:

WHEREAS, the original Design Guidelines were promulgated under the Woodland Park Master Covenants, recorded as document no. 2465132 ("Covenants") by the Declarant.

WHEREAS, Section 13.04(ii) of the Covenants provide that the Design Review Committee ("DRC") has sole and full authority to amend the Design Guidelines.

WHEREAS, the undersigned, constituting the one hundred percent (100%) of the Members of the DRC, are desirous of extending and amending portions of the Design Review Guidelines for Woodland Park Residential Owners Association Phase 1, 2 3, 4B, 4C and 5 a Major Subdivision, filed on the above-described real property and recorded in Plat J-512, records of Gallatin County, Montana.

As of April 12 1, 2021, the following changes and amendments to the original Design Guidelines are adopted and shall be enforceable with respect to all construction and modifications to permanent structures commenced after April 12, 2021, on the above-described real property located in Gallatin County, Montana, and shall inure to and pass with each of said Tracts and bind the respective owners, heirs, successors and personal representatives and assigns of the parties.

NOW, THEREFORE, the said Design Guidelines are amended and restated as follows:

Article I. DESIGN GUIDELINES FOR RESIDENTIAL LOTS (TYPE I)

Section 1.01 PURPOSE AND SCOPE OF DESIGN GUIDELINES:

- a) The purpose of the Design Guidelines (Guidelines) is to promote continuity of community character within the Woodland Park Major Subdivision (Woodland Park), via design review of individual structures. However, such continuity does not require uniform building design and/or uniform use of materials and colors.

The Guidelines are intended to assist owners, developers, and contractors through the process of obtaining required permits prior to construction.

- b) The scope and application of these Guidelines includes all residential zoned properties within Phase 1-Blocks 5, 6, 7, 8; Phase 2-Blocks 9, 10, 11, 12, 13, 14, 15, 16; Phase 3-Blocks 15, 16, 17, 18, 19, 20; Phase 4B-Blocks 30, 31, 32; Phase 4C-Blocks 30, 33, 34, 35, 36, 37; and Phase 5-Blocks 21, 25, 24 of Woodland Park.

The Guidelines are an integral part of the Woodland Park Major Subdivision Covenants, Conditions and Restrictions (CCRs), but may be published in separate format for ease of use.

Owners, contractors and other interested parties are advised that the contents of the CCRs include standards for property development and improvements which are also subject to regulations and permits by local and state governments with jurisdiction within Woodland Park.

Owners will be responsible for compliance. (Gallatin County/ Bozeman Area Zoning Regulation, Montana State Building Permit, et al). **Approval by the DRC is not a building permit or a Gallatin County Land Use Permit.**

Section 1.02 WOODLAND PARK DESIGN REVIEW COMMITTEE (DRC):

- a) The Board of Directors (Board) of the Woodland Park Property Owners' Association (Association) shall appoint three members of the Association by majority vote to serve as the DRC, subject to terms of office and duties as defined by the Board.
- b) The mission of the DRC is to assure that all structures and improvements in Woodland Park conform to the CCRs including these Guidelines, and that all applications for design review shall include appropriate approvals from all regulatory agencies with jurisdiction within Woodland Park.

Section 1.03 DRC DUTIES:

The DRC is responsible for administering the CCRs/ Guidelines and shall perform the following duties:

- a) Establish and adopt the rules, regulations and procedures for the DRC, including application submittal forms and review fees.
- b) Review all of the following it deems necessary:
 - i. Site Plans
 - ii. Landscape Plans
 - iii. Building drawings and specifications
 - iv. Exterior material colors and specifications
 - v. Other related Information
- c) Require improvements, such as the following, to be reviewed and approved by the DRC before any site work or construction commences:
 - i. Construction of buildings, auxiliary structures or roads.
 - ii. Exterior alterations and remodeling of existing structures.
 - iii. Landscaping, fences and walls.
 - iv. Parking facilities.
 - v. Signs and exterior righting.
 - vi. Other related improvements.
- d) Require completion of all improvements in substantial compliance with the approved plans and specifications.
- e) Inspect all completed construction for compliance with DRC approvals.
- f) Enforce the Guidelines in a court of law when necessary.
- g) Revoke or suspend approvals and order suspension or cessation of any construction in violation of the Guidelines or any approval issued by the DRC.

Section 1.04 LIABILITY:

Neither the DRC nor any member thereof shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of the following:

- a) The review and/or approval of any plans, drawings or specifications, whether or not defective.
- b) The construction or performance of any work, whether or not pursuant to approved plans, drawings, or specifications.
- c) The development or manner of development of any property within Woodland Park.

Section 1.05 PROPERTY DEVELOPMENT:

Residential lots within Woodland Park are subject to the requirements and standards of the Gallatin County/Bozeman Area Zoning Regulation Section 8: RX-MD Residential Existing Medium Density District.

Owners and other interested parties are advised to check with the Gallatin County Planning and Community Development Office to confirm the current Gallatin County/Bozeman Area Zoning Regulation standards. Zoning information listed herein may not be the most currently updated and may not reflect the zoning regulations. Owners shall not be entitled to rely on the information herein as a substitute for following applicable zoning regulations. The following information is listed to help guide initial building and development planning:

- a) Permitted Uses: As of March, 2018 the following land uses are allowed by the zoning regulation:
 - i. Residential (RX-MD): Single-family dwellings, family day care home, group day care home, garage, tool shed, other typical accessory structures and public parks. The design and color scheme of all accessory structures shall be compatible with the residence. (See zoning regulation for additional uses by conditional use permit).
 - ii. Minimum Dwelling Size: Each residential lot shall accommodate a minimum dwelling size of sixteen hundred (1,600) square feet of living space above grade (exclusive of garages, decks, porches and carports); with a minimum of twelve hundred (1,200) square feet above grade on the ground floor, unless otherwise approved by the DRC.
- b) Home Occupations: Home occupations or professional uses may be conducted within the residence by the Owner or occupant, provided there are no employees on the premises and there is no advertising of any product or service upon the lot. No signs are permitted for this use.
- c) Driveways and Parking: Driveways and parking spaces shall be concrete, and shall be located at least five (5) feet from an adjacent property line. Driveways shall be a minimum of twelve (12) feet wide. A minimum of two on-site parking spaces, each twelve (12) feet wide and nineteen (19) feet long, must be provided. No Owner shall fill or obstruct the flow of any borrow ditch, drainage swale or culverts.
- d) Sidewalks: Concrete sidewalks shall be constructed to Gallatin County standards and shall be installed as residences are completed on individual lots, if they have not already been

completed. Boulevard width is 6.5 feet from top back of curb. Sidewalk is 1 foot from property line. Sidewalk width is 5 feet.

- e) Easements: As shown on the recorded Woodland Park subdivision plat; easements for constructing, operating, maintaining, enlarging, removing, laying or re-laying utility lines; including but not limited to those providing natural gas, communications and electrical power. Fencing, hedges and other site improvements permitted by the CCRs may be placed along and in these easements as long as the intended use of such easements is not prevented.
- f) Utilities: It shall be the sole responsibility of the Owner or his authorized agent to contact and coordinate with utility providers prior to any excavation or grading.

All utilities service lines shall be installed underground. Utility meters shall be located to be accessible to the meter reader and yet not highly visible from adjoining streets.

- g) Garbage and Refuse Disposal: All garbage, refuse and rubbish shall be regularly removed from the property and shall not be allowed to accumulate.
- h) Landscaping: All residential lots in Woodland Park must be adequately landscaped and maintained in accordance with plans and specifications approved by the DRC. Landscaping is to be completed by the Owner upon completion of a house or as soon as weather permits if construction is during winter months. In any event, landscaping and installation of irrigation systems shall be completed within eighteen (18) months of receipt of approval of plans from the DRB.

Landscape trees, plants and planting materials should be carefully chosen with an understanding of the Bozeman area climate. Owners are encouraged to consult with qualified professionals for advice on appropriate selections. All landscaping should be designed with minimal use of underground sprinkler systems. Where necessary, such systems should incorporate timed drip irrigation.

Each lot owner will be required to meet minimum landscape specifications consistent with the overall plan for Woodland Park. These will include, but are not limited to: street trees, large canopy trees in specified yards, shrubs, mixed planting beds and turf lawns. Landscaping will be required for the entire lot, including up to the actual edge of the road, curbs, and sidewalks. Landscape, grading and irrigation plans shall be submitted and approved by the DRC concurrently with the plans for the residence.

Unless prevented by a utility easement or garage access, the Owner shall plant a minimum two trees for each lot frontage larger than sixty (60) feet. One tree must be in the boulevard and the other in the front yard. All lots with a corner side yard are required to provide two additional Boulevard trees every fifty (50) feet. Rear yard trees are encouraged but not required. All trees must be planted a minimum of eight (8) feet 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.

It is the responsibility of the Owner 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). Planting beds are required at minimum to extend from the front of the house to the midpoint of the house. Corner lots are required to have a planting bed at all areas visible from the street. Minimum planting spacing in the planting beds shall be no less than one (1) plant per five lineal feet of planting bed.

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. Landscape maintenance will be enforced by the Association as provided in the CCRs.

- i) Site Drainage: Each residential lot within Woodland Park shall be graded and landscaped in a manner that prevents drainage directly to neighboring lots. Each residential lot shall construct storm water retention/detention facilities, via small swales in back lots, small retention ponds or depression, etc. to a cumulative storage capacity of twenty-five (25) cubic feet. Storm water features shall be reviewed by the DRC.
- j) Fences: Maximum fence height is five (5) feet unless an increase to six (6) feet maximum is requested and granted by the DRC. Six (6) foot fence variances will be considered if the property abuts commercial lots or if there is an elevation change between residential lots of greater than 30". If approved by the DRC the six (6) foot section would only be allowed until the end of the house. No fences are allowed in required vehicle vision triangles at street corners. Maximum height of landscaping in required vehicle vision triangles is 30".

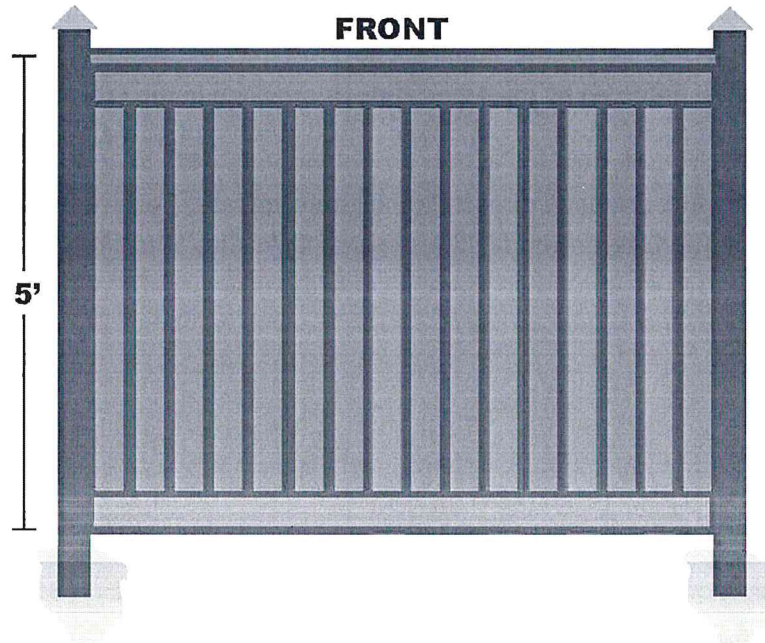
No fences are allowed in front yards unless approved by the DRC.

Rear yards may be fenced with wood per the drawing in this section. Rear yard fencing cannot extend past the mid-point of the residence and garage. All rear fences in Phase 4B (Block 30, Lots 6-11) and Phase 4C (Block 30, Lot 1-5 and Block 37, Lots 2-6) shall not be constructed past the 10' Non-Interference easement. Owner is still required to maintain this easement area if a fence is built.

Any fence or wall constructed so as to have only one elevation "finished" (which shall be defined as not having its supporting members significantly visible), shall be erected such that the finished elevation of the fence is exposed to the adjacent property and street.

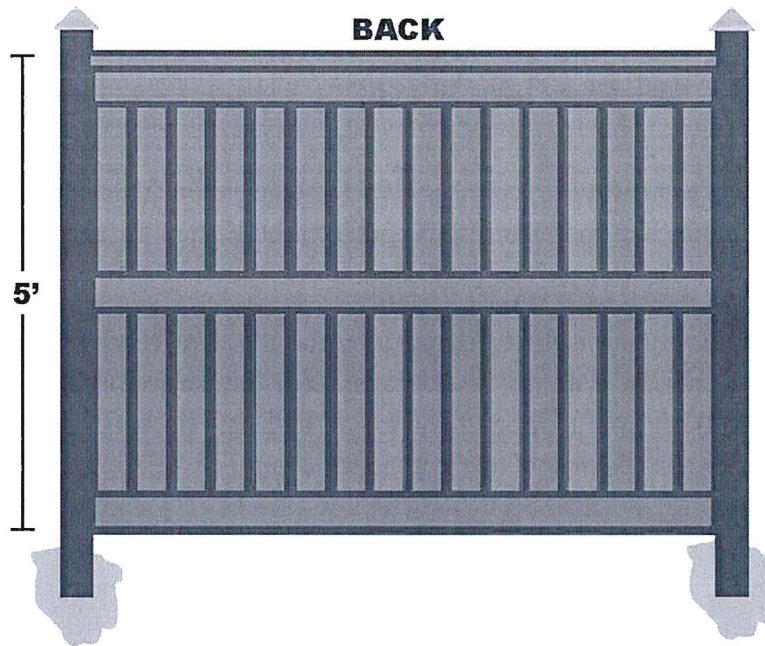
Fence design and location must be approved by the DRC. All fences shall be constructed per the drawing below. Sherwin Williams WoodScapes Semi-Transparent Stain Spice Chest (SW3513) or Chestnut (SW3524) are the allowed stains for all fencing. No wire, chain link, or vinyl fencing is permitted. Fencing shall be maintained in good condition.

Woodland Park Fence Detail *Hyalite Peak Traditional*



- 4x4 (option: 6x6) treated wood posts set in concrete
- Copper post caps
- 1x4 trim boards
- 2x4 top rail (option: 2x6)
- 5 1/2" Cedar pickets (option for tight pickets, shown, or up to 2-inch spaced)

top and bottom



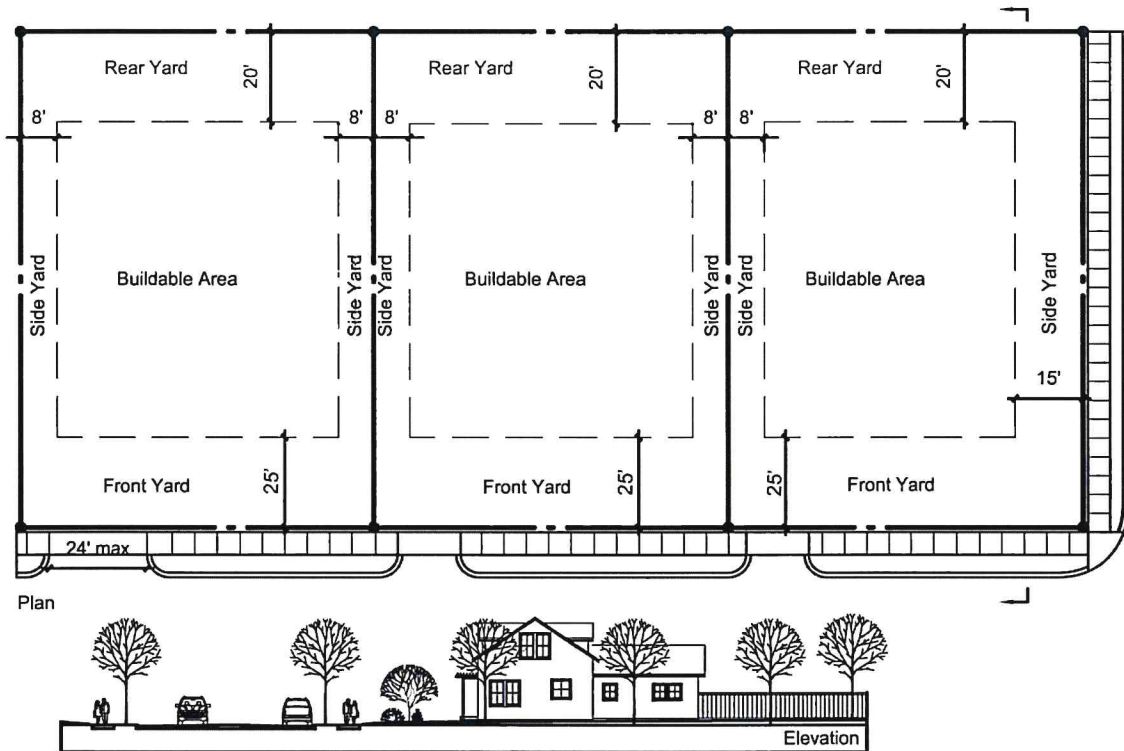
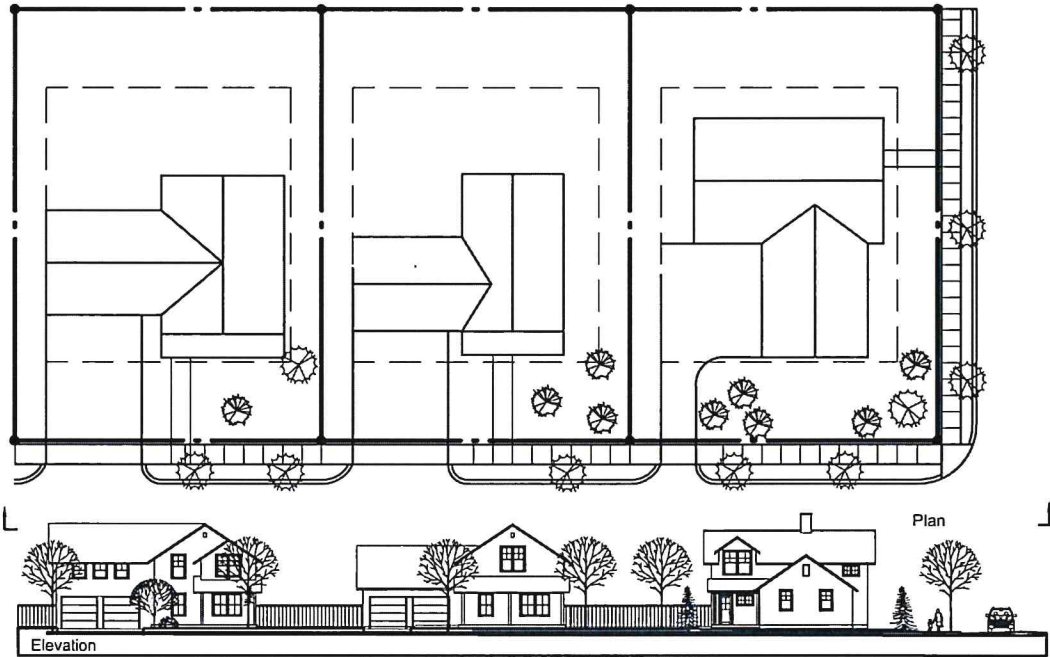
- 4x4 (option: 6x6) Treated Wood Posts set in concrete
- Copper Post Caps
- Three 2x4 treated support rails
- 2x4 top rail (option: 2x6)
- 5 1/2" Cedar pickets (option for tight pickets, shown, or up to 2-inch spaced)

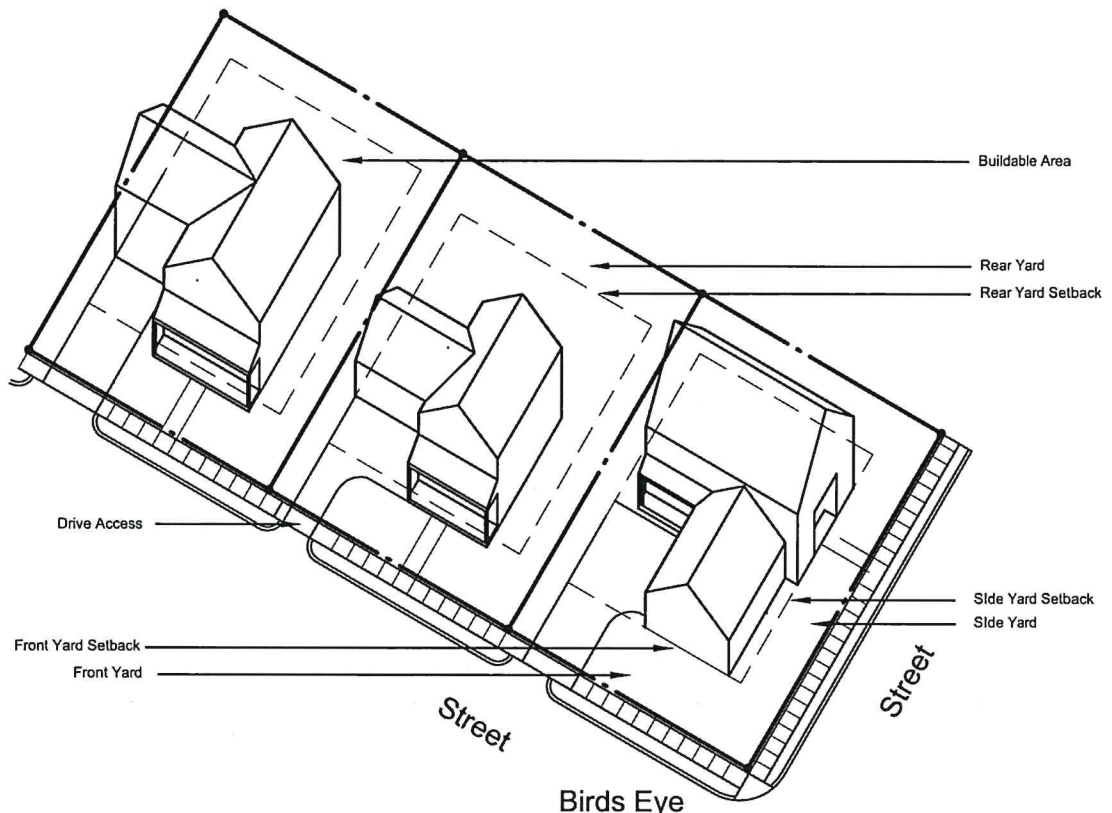
Drawing courtesy of **CONOVER FENCE**

- k) Sheds: All out buildings shall be complementary to the design of the home and must be approved by the DRC.
- l) Kennels: Shall be permitted within the fenced back yard, shall not be higher than fence height and shall not be visible.
- m) Garden walls and retaining walls: visible from nearby streets or public spaces shall match the fencing or relate to the residential structure, and shall be built of brick, treated wood, shingles, or poured-in-place concrete with a surface texture approved by the DRC. Garden walls should appear as an extension of the building and are encouraged to be of the same building material as the structure. Gates in garden walls shall be made of wood, wrought iron, steel or alternative material approved by the DRC.
- n) Foundation Design: The top of all building foundations shall be at least eighteen (18) inches above the top of the street curb adjacent to the lot. Basements may be constructed in areas of adequate depth to groundwater. Some lots do not allow construction of basements and/or crawl spaces.

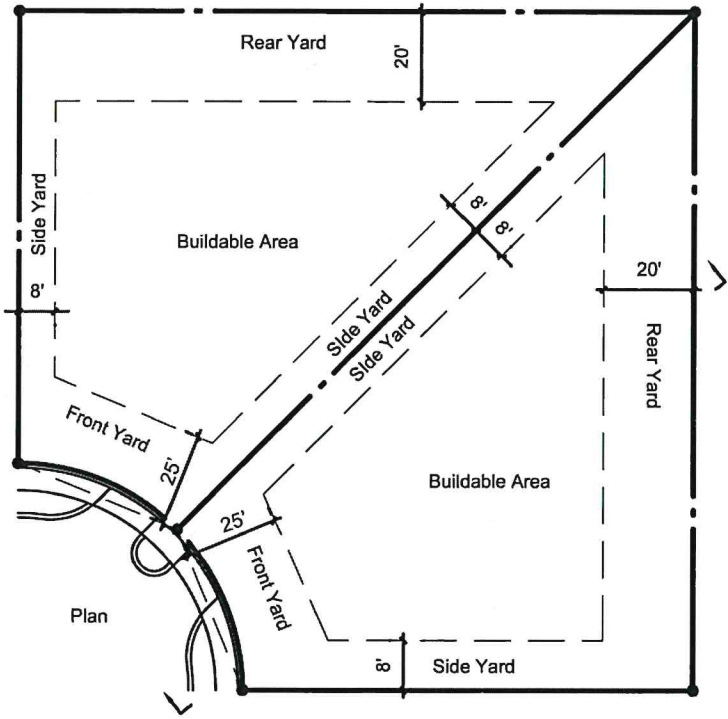
Exposed concrete foundations shall be limited to a maximum of eight (8) inches from the bottom of the exterior wall siding to the finish grade. Foundation exposures greater than eight (8) inches must be covered by shrubs, masonry veneer, textured coating such as synthetic stucco or exposed aggregate.

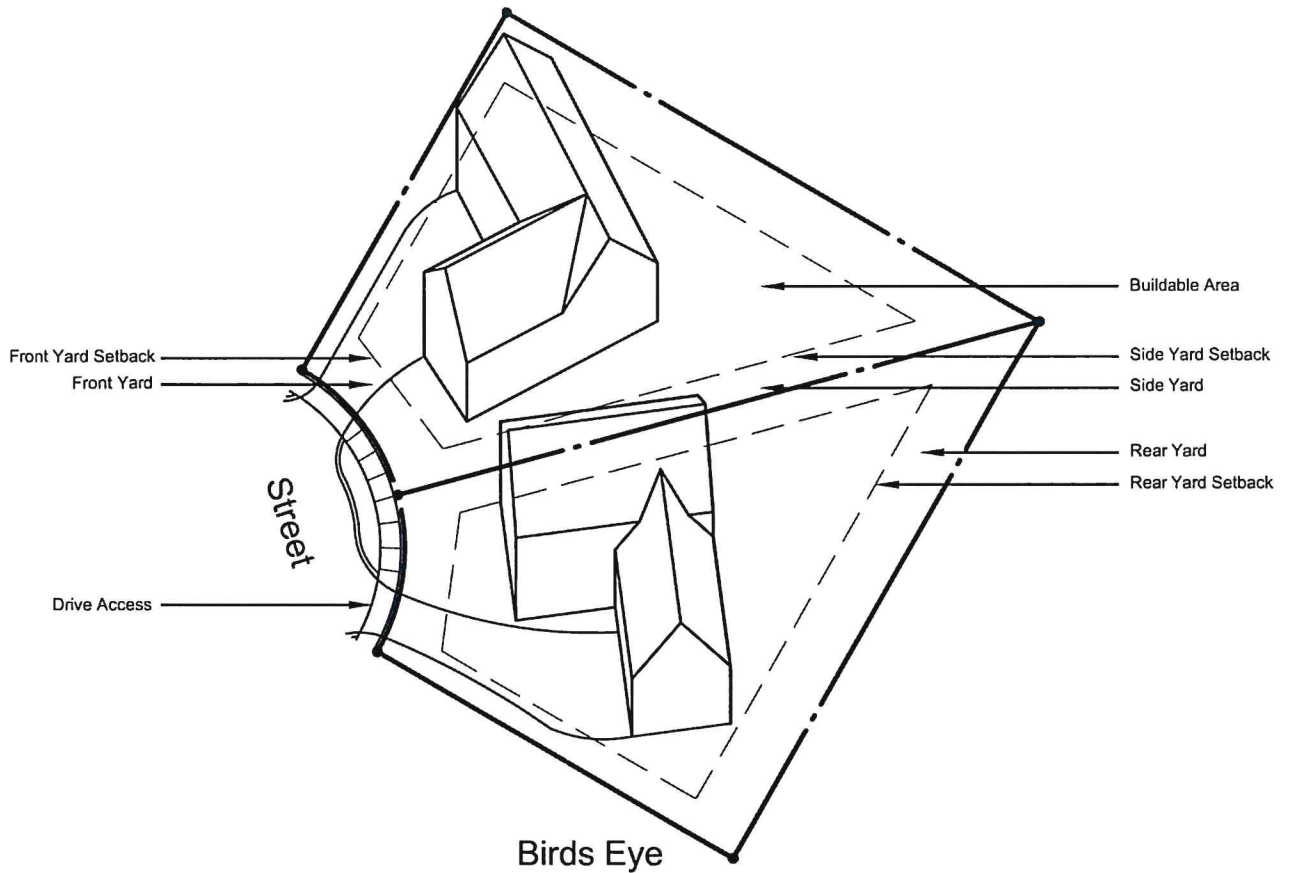
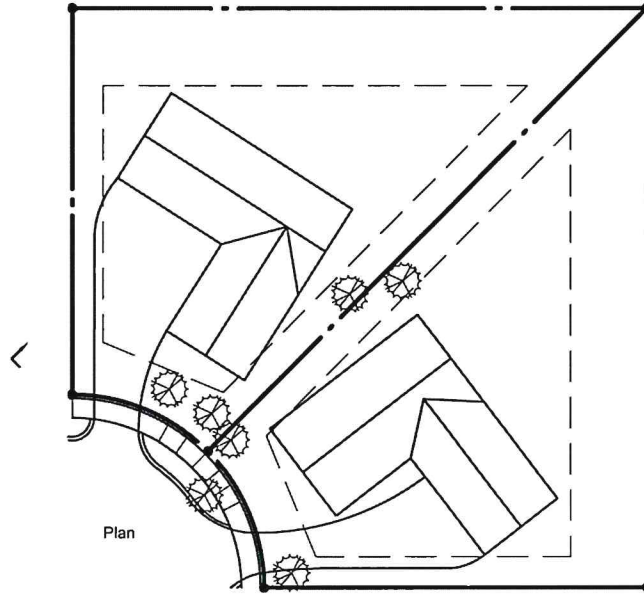
- o) Building Height: Residential height limits are thirty-two (32) feet for roof pitch greater than 6:12, twenty-eight (28) feet for roof pitch between 3:12 and 6:12, and twenty-four (24) feet for roof pitch less than 3:12. Height is measured from the highest adjacent grade to the highest point on the roof.
- p) Lot Coverage: No more than forty (40) percent of the lot area may be occupied with buildings.
- q) Required Yards: Every residential lot shall have the following landscaped yards:
 - i. Front yard: Twenty-five (25) feet.
 - ii. Rear yard: Twenty (20) feet.
 - iii. Side yard: Eight (8) feet.
 - iv. Corner side yard: Fifteen (15) feet.
 - v. Allowed Encroachments into yard setbacks include:
 - a. Architectural features per section 50.060 of the Gallatin County/Bozeman Area Zoning provided such features shall not extend more than five feet (5') into the Front, Rear or Corner side yards. On Side yards these features shall not extend more than three feet (3').
- r) Building Form: Garage doors must be recessed a minimum of two feet (2') from the front façade of the structure. If the front façade of the structure is a porch, it must have a roof element over it. Identical, like or similar house plans shall not be approved if located directly adjacent to each other. Like plans shall not be approved up to but no more than, three times per phase. As a guide to Owners, the following sketches illustrate desired building forms consistent with the design objectives of Woodland Park:





Birds Eye





- s) Roof Form, Pitch and Eaves: Roof forms shall consist of traditional gable, hip or shed roof designs. Secondary roof forms are encouraged to enhance architectural scale and variety. No roof ridge line shall extend more than forty (40) feet without interruption by an intersecting roof line, secondary roof structure, or step-down roof. Primary roof forms shall have a minimum pitch of 6:12. Secondary roof forms may have varying roof pitches, but no roof component shall have a pitch less than 4:12.

All primary roof forms shall have a roof overhang or eave projection and gable of a minimum of eighteen (18) inches, measured from the finished wall. Secondary roof forms may have proportionally reduced overhangs or eave projections. Soffits shall be required to cover all rafter tails and rough framing material except where framing members are finished and protected from exposure. All roof edges shall have a minimum fascia of six (6) inches in height

- t) Materials: Materials should be selected for durability, aesthetics and consistency within the overall development of Woodland Park. The DRC reserves the right to reject any material it deems inappropriate. Acceptable materials include the following:

i. Roofing materials: Wood shakes and shingles, synthetic shakes and shingles, asphalt multi-tab shingles and pre-finished metal roofing. No rolled roofing is allowed.

Exposed aluminum or "silver" flashing around chimneys or roof valleys is not allowed unless colored, textured or painted to match or complement the roof design and color. Rain gutters should be colored to match the trim or color of the roof. Galvanized steel gutters are not permitted.

ii. Exterior Walls: The exterior siding of all residences and outbuildings shall consist of stone (both natural and high-quality synthetic), stucco or cement board, natural wood or wood product siding, or brick.

There shall be an element on the front of the house that consists of stone, natural wood or wood product siding, brick or pre-finished metal. No rolled metal is allowed.

No vinyl siding, sheet or panel metal siding or plywood panel siding is permitted.

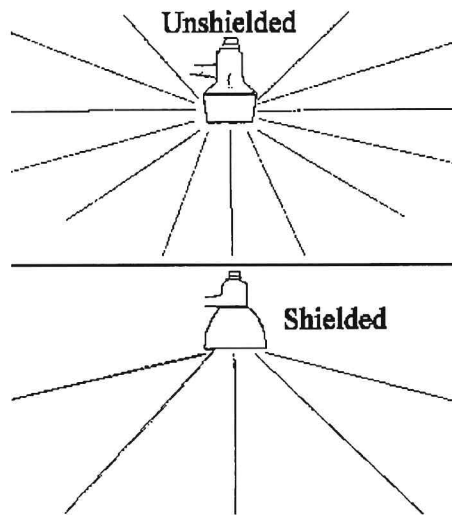
- u) Exterior Color: All residence colors shall be subdued with white, cream or natural earth tones for the body of buildings or alternative colors approved by the DRC. Stronger complementary colors or compatible accents may be used for window, door and fascia trim. All building facades shall be painted or stained.

Color schemes shall be varied between adjacent houses.

- v) Exterior Windows and Door: Windows and doors shall be wood, metal-clad or vinyl Energy-saving design features are strongly encouraged by the DRC. All windows shall be double or triple glazing. Low "E" coatings are permitted, but no mirror glazing is allowed.

- w) House Numbers: All house numbers shall be a minimum of 6" and clearly visible from the street.

- x) Exterior Light Fixtures: Exterior lighting fixtures shall be equipped with cut-off shields, and arranged so that no light is deflected onto adjacent properties.



- y) Roof Equipment: 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. Skylights shall be flat in profile (no bubbles or domes).

Skylights shall be applied parallel and flat to the roof and are not to be on any roof parallel to the street.

Any use of solar panels or collectors must first be approved by the DRC. 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 of the building.

- z) Chimneys: Chimneys may exit the building on an exterior wall or within the structure. It is strongly encouraged that chimneys emerge from the highest roof volume. When part of an exterior wall, chimneys may be used as an accent form to break up the mass of the wall. Prefabricated metal flues shall be concealed within a chimney. Chimney caps may extend no more than sixteen (16) inches above the chimney top.

Chimney material shall compliment the other exterior finishes; and may include brick, natural stone, stucco, or wood framing when the finished wood material is the same as the siding.

- aa) Porches: Main entry doors are encouraged to be designed with a porch or gable extending over the entrance, and/or recessed a minimum of five (5) feet from the primary facade of the house. Such doors shall provide weather protection and visual definition. Front porches are intended to be open to allow for interaction with the street. Porch screens and glazing are not permitted.

Porch railings are encouraged to be closed and constructed of the same material as the adjacent form, unless otherwise approved. Any porches which are wholly or substantially facing the front yard shall be made of concrete only. Porches and decks wholly or substantially facing a back yard may be constructed of wood, brick or stone, and may be used only when constructed to form an apparently solid mass. Porch supports shall be stone, masonry or concrete piers no less than sixteen (16) inches

sixteen (16) inches square, or wood piers no less than eight (8) inches square. Tapered columns may not be smaller than eight (8) by eight (8) inches at the top.

The space below front porches shall be enclosed and integrated into a closed band, interrupted as necessary for drainage. Exterior stairs visible from nearby streets or public spaces shall only show stepped horizontal railings, except that diagonal handrails may be attached thereto. Exceptions will be considered on design merit.

Any attached flower boxes and planters shall be made of materials integrated into a closed band.

- bb) Decks: Decks may be located only in rear yards. The space below first floor elevated decks visible from nearby streets or public spaces shall be enclosed or covered with wood lattice, with a maximum of one to one and one-half (1-1/2) inch space between strips.
- cc) Antennas and Satellite Dishes: No external television or radio antennas shall be permitted. Smaller satellite dishes of the latest technology [not exceeding two (2) feet in diameter] will be allowed. All satellite dishes shall be inconspicuously located and screened from neighboring and street views.
- dd) Allowed Construction Hours: Construction noise is allowed from 7 am to 8 pm.

IN WITNESS WHEREOF, Declarants have hereunto set their hands as of this 12th day of April, 2021.


Kira Ogle, DRC Member


Kevin Cook, DRC Member


Kevin Black, DRC Member

Section 1.06 FORMS:

There is a \$300 residential fee and \$400 commercial fee for the DRC to review both the Sketch Submittal and Construction Submittal. This process will take between two to three weeks.

SKETCH REVIEW SUBMITTAL REQUIREMENTS

Sketch plan submittals are required for all projects within the Woodland Park Subdivision. Sketch plan review will verify that site setback requirements have been met and that all proposed designs fall within the design requirements outlined in the design guidelines.

Sketch Plan Submittals will include the following drawings and information:

1. Form A, filled out and signed.
2. Electronic copy of the drawings and documents can be submitted to drc@woodlandparkbzn.com. If preferred, the drawings listed below can be submitted on a minimum sheet size of 11"x17" and maximum sheet size of 24"x36". The Design Review committee the electronic copy.
 - a. Site Plan (please include the following information)
 - i. Drawings scale and north arrow
 - ii. Property lines and setbacks
 - iii. Building footprints including porches, decks, etc.
 - iv. Dimensioned driveways, walkways, and patios
 - v. Approximate elevation of building first floor and elevation of street at access point
 - vi. Approximate site grading
 - vii. Conceptual drainage plan
 - viii. Conceptual landscape plan
 - b. Floor Plan (1/8"=1'-0" minimum scale) showing the following:
 - i. Overall building dimensions
 - ii. Building square footage by floor and overall
 - iii. Rooms labeled and interior dimensions shown
 - iv. All window and door locations shown as well as door swing
 - v. All floor and/or roof overhangs shown and dimensioned
 - c. Exterior Elevations (1/8"=1'-0" minimum scale) showing the following:
 - i. Exterior materials depicted and labeled
 - ii. Floor heights noted
 - iii. Porches and decks shown with associated stairs, railings and other details
 - iv. Overall building height
 - v. Roof pitch(es) indicated

FORM A

**WOODLAND PARK SUBDIVISION
SKETCH DESIGN REVIEW APPLICATION**

Lot Number: _____ Block Number: _____ Gross Square Footage: _____

Owner: _____

Address: _____

Telephone: _____ Email: _____

Contractor/Builder: _____

Firm: _____

Address: _____

Telephone: _____

Architect/Designer: _____

Firm: _____

Address: _____

Telephone: _____

Landscape Architect: _____

Firm: _____

Address: _____

Telephone: _____

DRAWINGS AND INFORMATION

Are any variances from the Woodland Park Subdivision Design Review Guidelines being requested with this application? Yes No

If yes, please describe the variance and reason for the request.

Drawings submitted (please check):

- Site Plan
- Floor Plans
- Roof Plan
- Elevations & Sections
- Samples & Cut Sheets
- Rendered Elevation
- Landscape Plan
- Signage Details (Commercial Only)

Submitted by: _____ Date: _____

Signature: _____

CONSTRUCTION REVIEW SUBMITTAL REQUIREMENTS

Construction plan submittals are required for all projects within the Woodland Park Subdivision. This review will verify that each design meets the design requirements outlined in the design guidelines. In addition the review will verify that comments made during the sketch plan review have been incorporated into the final design.

All Construction Plan Submittals will include the following drawings and information:

1. Form B, completely filled out and signed.
2. Electronic copy of the drawings and documents can be submitted to drc@woodlandparkbzn.com. If preferred, the drawings listed below can be submitted on a minimum sheet size of 11"x17" and maximum sheet size of 24"x36". The Design Review committee the electronic copy.
 - a. **Site Plan** (please include the following information)
 - i. Drawings scale and north arrow
 - ii. Property lines and setbacks with dimensions
 - iii. Building footprints with square footage and dimensioned location on the property including porches, decks, etc.
 - iv. Identification of all elements that encroach into the setbacks (even if allowed by the design guidelines)
 - v. Location, material and dimensioning of all surface paving
 - vi. Utility connections to structure
 - vii. Location of any ground mounted mechanical equipment
 - viii. Location of garbage dumpster locations (commercial projects)
 - ix. Storm water plan with associated calculations (commercial only)
 - x. Site grading
 - xi. Site lighting including detail/cut sheets of any proposed light fixtures
 - xii. Approximate elevation of building first floor and elevation of street at access point
 - b. **Final Landscape Plan** showing planting scheme with plants and planting material identification and standard installation details
 - c. **Floor Plans** (1/8"=1'-0" minimum scale) showing the following:
 - i. Floor plans fully dimensioned
 - ii. Building square footage by floor and overall
 - iii. Rooms labeled and interior dimensions shown
 - iv. All wall, window and door openings shown and dimensioned
 - v. All floor and/or roof overhangs shown and dimensioned
 - d. **Exterior Elevations and Sections** (1/8"=1'-0" minimum scale) showing the following:
 - i. Exterior materials depicted and labeled
 - ii. Color/material board with samples and colors of proposed materials
 - iii. Floor heights and maximum building height
 - iv. Minimum of one building section showing all structural systems (1/4"=1'-0" scale)
 - v. Porches and decks shown with associated stairs, railings and other details
 - vi. Wall sections as necessary to explain construction
 - vii. Roof pitch(es) indicated

FORM B

WOODLAND PARK SUBDIVISION

FEE: Residential \$300, Commercial \$400 payable to Woodland Park Master

CONSTRUCTION DESIGN REVIEW APPLICATION

Lot Number: _____ Block Number: _____ Gross Square Footage: _____

Owner: _____

Address: _____

Telephone: _____ Email: _____

Contractor/Builder: _____

Firm: _____

Address: _____

Telephone: _____

Architect/Designer: _____

Firm: _____

Address: _____

Telephone: _____

Landscape Architect: _____

Firm: _____

Address: _____

Telephone: _____

DRAWINGS

Drawings submitted (please check):

- Site Plan
- Floor Plans
- Roof Plan
- Elevations & Sections
- Samples & Cut Sheets
- Rendered Elevation
- Landscape Plan
- Signage Details (Commercial Only)

Submitted by: _____ Date: _____

Signature: _____

ADDITIONAL STRUCTURES REVIEW SUBMITTAL REQUIREMENTS

Plan submittals are required for all projects (i.e. fences, sheds, building additions, and exterior material or paint changes) within the Woodland Park Subdivision. This review will verify that each design meets the design requirements outlined in the design guidelines.

All Additional Structures Plan Submittals will include the following drawings and information, if applicable:

3. Form C, completely filled out and signed.
4. Electronic copy of the drawings and documents can be submitted to drc@woodlandparkbzn.com. If preferred, the drawings listed below can be submitted on a minimum sheet size of 11"x17" and maximum sheet size of 24"x36". The Design Review committee the electronic copy.
 - a. **Site Plan** (please include the following information)
 - i. Drawings scale and north arrow
 - ii. Property lines and setbacks with dimensions
 - iii. Building footprints with square footage and dimensioned location on the property including porches, decks, etc.
 - iv. Identification of all elements that encroach into the setbacks (even if allowed by the design guidelines)
 - v. Location, material and dimensioning of all surface paving
 - vi. Utility connections to structure
 - vii. Location of any ground mounted mechanical equipment
 - viii. Location of garbage dumpster locations (commercial projects)
 - ix. Storm water plan with associated calculations (commercial only)
 - x. Site grading
 - xi. Site lighting including detail/cut sheets of any proposed light fixtures
 - xii. Approximate elevation of building first floor and elevation of street at access point
 - b. **Final Landscape Plan** showing planting scheme with plants and planting material identification and standard installation details
 - c. **Floor Plans** (1/8"=1'-0" minimum scale) showing the following:
 - i. Floor plans fully dimensioned
 - ii. Building square footage by floor and overall
 - iii. Rooms labeled and interior dimensions shown
 - iv. All wall, window and door openings shown and dimensioned
 - v. All floor and/or roof overhangs shown and dimensioned
 - d. **Exterior Elevations and Sections** (1/8"=1'-0" minimum scale) showing the following:
 - i. Exterior materials depicted and labeled
 - ii. Color/material board with samples and colors of proposed materials
 - iii. Floor heights and maximum building height
 - iv. Minimum of one building section showing all structural systems (1/4"=1'-0" scale)
 - v. Porches and decks shown with associated stairs, railings and other details
 - vi. Wall sections as necessary to explain construction
 - vii. Roof pitch(es) indicated

FORM C

WOODLAND PARK SUBDIVISION

FEE: Fencing No Charge, All other requests \$75.00 payable to Woodland Park Master

ADDITIONAL STRUCTURES DESIGN REVIEW APPLICATION

Lot Number: _____ Block Number: _____ Gross Square Footage: _____

Owner: _____

Address: _____

Telephone: _____ Email: _____

Contractor/Builder: _____

Firm: _____

Address: _____

Telephone: _____

Architect/Designer: _____

Firm: _____

Address: _____

Telephone: _____

Landscape Architect: _____

Firm: _____

Address: _____

Telephone: _____

DRAWINGS

Drawings submitted (please check):

- Site Plan
- Floor Plans
- Roof Plan
- Elevations & Sections
- Samples & Cut Sheets
- Rendered Elevation
- Landscape Plan
- Signage Details (Commercial Only)

Submitted by: _____ Date: _____

Signature: _____