

- 4.2.3 Once the DRB has approved any submitted plans and construction documents, it shall issue a letter of approval to the Owner or the Owner's Contractor (the "Approval Letter") along with the approved, stamped set of plans. The Owner or Contractor may apply for building permits only after receiving the Approval Letter and plans. **No construction may begin until the required permits have been issued and DRB written approval has been granted.** Any approval by the DRB is valid for only one year after the date of the Approval Letter and stamped plans. If construction does not begin within that time period, the Owner must resubmit the plans and related documents, applications and fees for approval and the process described above will be repeated.
- 4.2.4 In order to monitor compliance of construction with the approved plans, a representative of the DRB will make periodic visits to the site during construction. The General Contractor or Owner is to notify the Design Review Board two weeks prior to Certificate of Occupancy and request a review of the final constructed residence for design compliance. The General Contractor or Owner is to notify the Design Review Board one week prior to completing landscaping and request a review of the final installation for compliance.
- 4.2.5 A compliance and damage deposit in an amount determined by the DRB will be required before commencement of construction to insure that all Covenants and Design Guidelines are followed. The deposit will also insure any damage to PUD property caused by contractors, sub-contractors or employees and agents will be repaired. 50% of Deposit will be returned upon Certificate of Occupancy, and remainder upon landscape completion.

ARTICLE 5: PLAN REVIEW REQUIREMENTS

Plans shall contain enough information for the DRB to accurately assess impacts on the site and adjacent sites, and should give an exact indication of building location(s), mass and materials, access, grading, limits of disturbance and erosion control methods.

The following information shall be provided to the DRB:

5.1 Detailed Site Survey at a scale of 1" = 20', including at least the following:

- 5.1.1 Survey and legal description of Lot boundaries and any easements, provided by a licensed surveyor.
- 5.1.2 Existing topography, with a minimum one-foot contour intervals and extending to all property lines with indications of significant drainage ways.
- 5.1.3 Precise locations of all shrub masses, trees with two-inch or greater caliper.
- 5.1.4 Horizontal and vertical location of all adjacent roads.
- 5.1.5 Indication of north arrow and scale.
- 5.1.6 Name, address and telephone number of legal Owner(s), surveyor and Architect.

5.2 Construction program, at a scale of 1" = 20', including at least the following:

- 5.2.1 Precise building location(s).
- 5.2.2 Precise driveway and parking location(s).
- 5.2.3 Location of any other outbuildings, solar apparatus, decks, terraces, fences, paths, pools, tennis courts, lighting, hot tubs/saunas or other structural construction.
- 5.2.4 Proposed grading (minimum one-foot contour intervals) and drainage, including any necessary structures, culverts, detention areas, etc.
- 5.2.5 Proposed erosion control plan, delineating all disturbed areas and indicating control techniques to be used.
- 5.2.6 Routing of any required utilities including locations of any above-grade enclosures (switching boxes, transformers, etc.).
- 5.2.7 Location of any exterior enclosures required for solid waste removal.

5.2.8 Construction management plan depicting construction access and waste management program depicting location of temporary toilet facilities and temporary waste receptacles.

5.3 The plans shall also include:

5.3.1 Floor plans, at $\frac{1}{4}'' = 1'0''$.

5.3.2 Roof plans, at $\frac{1}{4}'' = 1'0''$.

5.3.3 Elevations of all sides of proposed construction at $\frac{1}{4}'' = 1'0''$, to accurately depict exterior materials to be used and include both existing and finished grade adjacent to these elevations and building height.

5.3.4 Pertinent sections.

5.3.5 Color board depicting all significant exterior materials, colors and textures.

5.3.6 Exterior lighting fixture specifications attached to structures.

5.4 Landscaping plans, including at least the following:

5.4.1 Planting plan(s) at $1'' = 20'$, indicating all existing and proposed plant location, quantities, sizes, conditions and any special remarks including location of all structures on Lot, all property lines, street curbs, bike-walk paths, building envelope, setbacks, easements, and other restrictions on property, material of all hardscapes surfaces, including color, any existing vegetation with trees to be removed and vegetation to be protected.

5.4.2 All erosion control materials shall be detailed.

5.4.3 Plan to indicate areas to be irrigated with types of irrigation. Show location of tap. Show temporary irrigation techniques to establish native areas.

5.4.4 Proposed plant list with quantity and sizes noting schedule for installation of landscaping.

- 5.5 **Plans for any other significant structures**, such as outbuildings, recreational facilities, sculptures, water features, play/sports equipment, retaining walls, dog runs, bridges, etc.
- 5.6 **A proposed schedule of construction.**
- 5.7 Soils Report

ARTICLE 6: ZONING, SETBACKS AND BUILDING HEIGHTS

6.1 River Residential 1 Zone District (Lots 16 – 28 and 63 – 70)

6.1.1 **Intent:** Individual lot ownership with single-family detached residential structures.

6.1.2 **Permitted Uses:** Single-family residential units; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

6.1.3 **Maximum building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

6.1.4 Minimum Building Envelope:

6.1.4.1 Front: 40' for lots that are a minimum of 200' deep
30' for lots less than 200' deep.

6.1.4.2 Rear: 50' for lots that are a minimum of 200' deep;
25' for lots less than 200' deep.

6.1.4.3 Side: 30' for lots 200' minimum width; 25' for lots less than 200' in width.

6.1.5 Building Envelope encroachments:

6.1.5.1 See County Requirements

6.1.6 **Parking:** A minimum of 4 off-street parking spaces