Keystone Design Review Board

November 14th, 2022

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, November 14th, 2022. The meeting was called to order at 1:00 pm.

Board Members Present:
Mark Mathews, President
Todd Webber, Member
Randy May, Member

Other Attendees:
Jaclyn Cartwright, Admin. Assistant

The previous meeting minutes dated October 24th, 2021, were approved as amended.

I. Lot 3, The Ranch – Owner: Quinn – Window Installation – Schematic Review #1 – 1:05 to 1:15 (Board Members Only).
   - Project is approved as submitted.

II. Red Hawk Lodge – Applicant: Redhawk Lodge HOA – Exterior Paint – Schematic Review #1 – 1:15 to 1:30 (Board Members Only).
   - Color on the submitted material sample is approved.

III. Wild Irishman Condo – Applicant: Wild Irishman HOA – Exterior Lighting Enhancement – Schematic Review #2 - 1:30 to 1:45 (Chris Juergens, Architect).
   - Project is approved as submitted.
   - The solar-powered freestanding lights will be 36”

IV. Lot 9,10,11, Elk Crossing – Owner: Paulson – Exterior re-siding/ Window replacement – Schematic Review #2 – 1:45 to 2:15 (Shawna Emarine, Project Manager).
   - Project is approved as submitted.

V. Lot 9, Estates at the Alders – Owner: Mirran – New Home – CD Review #2 – 2:15 to 2:35 (Board Members Only).
   - The Site/Yard Wall Detail (Site/1) should be shown on the Foundation Plan with the top of walls and footing elevations.
   - Sheet A2.1 note describes the area drain draining to daylight needs to be changed to area drain run to dry-well. No daylighting of drains and disturbance into the Wetlands Setback.
   - Project is approved at the CD level.

VI. Wintergreen Ridge – Applicants: Gorman – New Development – CD Review – 2:35 to 3:15 (Nathaniel Stark, Architect).

- Please submit a Final Plat after the County has approved and recorded it.
- Final approval is contingent on the submittal of the Refundable Compliance Deposit of $30,000.

VII. Lot 12, The Alders – Owner: Pietraszek – New Home – Schematic Review #1 – 3:15 to 4:15 (Paul Minor, Architect).

- Bulk plane section (figure 9B, page 27, in the design guidelines) needs to be called out in the plans.
- The wall and roof on the North side need to be broken up. Large expanses of continuous wall planes shall not be permitted per the guidelines on page 30.
- Further architectural comments will be made as the project progresses.
- Building envelope needs to be shown on all sides.
- Building structure and overhangs must be contained within the building envelope. Building Structural shall not encroach into Easements and beyond the Envelope.
- The board will need to review a grading plan.
- Please show in plans how the hot tub will be accessed.
- Project is approved to move to the Preliminary phase.

VIII. General Discussion

- No items were brought up for general discussion.

IX. Adjournment

- Meeting adjourned at 4:15 pm.