

## The Keystone Design Review Board

July 24, 2017

### Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 p.m. in the Neighbourhood Company conference room on Monday July 24, 2017.

#### Board Members Present:

Mark Mathews, President  
Ken O'Bryan, Member  
Todd Webber, Member  
Randy May, Member

#### Other Attendees:

Mindy Bothel, Administrator

### Approve Previous Meeting Minutes

The previous meeting minutes dated July 10, 2017 was approved as amended.

#### I. Lot 1 Settlers Creek Estate – Sands - New Home – CD Review #1 – 1:15 – 1:45 (Jon Gunson, Architect)

- Changing grade on the West side of the property needs to be approved by Summit County and a copy of the approval needs to be submitted to the Board for the file.
- Stamped and signed architectural and structural plans will be required for final approval.
- The HOA is requesting the retaining wall be constructed of Siloam stone, noted on the final plan, and terraced with 2 steps. The wall will need to have a licensed engineer sign off for final approval.
- The Board will need to have snow storage verified on the final plans.
- The change in grade within the drainage easement on the West side of the property needs to be approved by the county and the Board will need a copy of the approval for the file.
- Stone should be raised on the East side of the home.
- The outriggers need to be consistent in size and cannot extend out over the building envelopment.
- The drive way is going to be asphalt and needs to be noted on the final plans.
- The decks will be constructed of the Evergreen product.
- The project is approved to move to the final CD review phase.
- The Board will approve the final CD phase electronically to allow for submittal to the county.

II. Lot E-1, Ph. 5 West Ranch –Lynett – New Home – Preliminary Review #1 – 1:45 – 2:15 (Jason Davis, Rocky Mountain Home Builder Representative)

- The deck is outside the building envelop and must be reviewed.
- The front stairs need to be reviewed and shown on site plan.
- The Board request all windows be reviewed and must be egress.
- Cover sheet must note all building specifics for the next review.
- All stone used on the home must be real stone.
- Details of the deck railing over the garage is needed.
- Verify material placement on the plans.
- All utility meters need to be indicated on the plans.
- Lighting cut sheets will be required for final approval.
- Show all walks, roofs, decks, etc.. on the site plan to ensure the home is within the property boundaries. The Board will require a grading plan, including snow storage areas, for final approval.
- All existing trees indicated in the proposed driveway path should be maintained if possible and replaced if removed.
- Final building height must be noted on the final plans.
- The walkway from the garage to the front door must stay within the property boundaries. Any common area that will need to be accessed must be approved by the HOA in writing.
- Any ground disturbed by construction activity will be required to be revegetated to original conditions prior to compliance deposit refund.
- If any common area will be accessed for construction prior HOA approval is necessary and it will need to be revegetated to original condition prior to compliance deposit refund.
- An actual materials board will be required for final approval.
- The compliance deposit of \$12,000 will be needed at the CD phase review.

III. General Discussion

The project at Lot 9 Bl. 2 Last Chance, Belin new home, will have a few revisions to the CD plans and will be submitted for approval.

IV. Adjournment

The meeting was adjourned at 2:35 p.m.