

RIVER VALLEY RANCH MASTER ASSOCIATION

COMMON SUBMITTAL DESIGN ISSUES

NAME: _____

BLOCK/LOT: _____

DATE: _____

ITEM

Design elements: Should build upon a 'ranch house vocabulary' as well as the architectural traditions of the area with complex buildings made up of different heights and forms

Masses: Minimum of three (3) distinct masses

Cascading roofs: Forms should appear to cascade from high mass to lower volumes at perimeters

Second Story must not exceed 60% of the ground floor square footage, including garage, covered decks, porches, and patios

Ridge Line: No unbroken horizontal length greater than 30 feet (34 feet with two overhangs)

Gable Roof Forms: Should be primary. Shed and hip roofs should be secondary

Gable Roofs: Minimum roof pitch (6:12) 6' height in 12' horizontal run

Shed Roofs: Minimum roof pitch (3:12) 3' height in 12' horizontal run. 20% max total roof area

Chimneys: Should be clad with stone with cut stone caps or a decorative metal cap. Roof projections must penetrate behind the ridge and must be compatible in height and material and/or be painted to match the roof color.

Windows with Stone: Sills will be above or recessed down into stone, not sitting directly on top

Retaining Walls: Must not be more than 4 feet high and must be backsloped

Drainage: Must be controlled on site so as not to impinge upon an adjacent lot or Master Common Area. Drainage Swales, dry wells, area drains, catch basins, etc. will be important features

Trees/Shrubs: Should be shown at mature sizes on plans and not too close to the property line or existing desirable vegetation

Construction fences: Should be shown on site plan

Photographs: Of neighboring homes must be included with submittals

Driveway widths: Must be kept to a 12-foot maximum with curb flaring to 16 feet.

Exterior Lighting, Solar Access, Green Building and Permeable Surface : Must be in compliance with the Town of Carbondale codes, ordinances and requirements.

Incomplete submittal packages will not be considered.