

**EAGLES NEST**  
CONCEPTUAL DESIGN REVIEW APPLICATION

**PROJECT INFORMATION**

Project \_\_\_\_\_ Submittal Date: \_\_\_\_\_  
Lot # \_\_\_\_\_ Filing # \_\_\_\_\_ DRC Meeting Date: \_\_\_\_\_  
(To be completed by DRC)

Project Address \_\_\_\_\_

**CONTACT INFORMATION**

Owner's Name \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Contractor \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Project Architect / Contact \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Landscape Architect/ Contact \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

In order for an application to be considered by the DRC, six (6) copies (one full size and five half size) of the following material shall be submitted to the DRC at least two (2) weeks prior to the scheduled meeting date. Refer to the Architectural Design Guidelines for additional information on these submittal requirements.

- 🍏 Perspective and other informal sketches of the proposed residence.
- 🍏 Conceptual site plan of the lot
- 🍏 A topographic survey of the proposed Building Area.
- 🍏 Photos of the site and surrounding area. [Images of existing conditions to be affixed or presented in 8 \_ x 11 format – Rev. 2, Jan 03]
- 🍏 Any other drawings or information requested by the DRC.
- 🍏 DRC Conceptual Review Application Fee of Five Hundred Dollars (\$500). Checks shall be made payable to the EAGLES NEST HOMEOWNERS ASSOCIATION
- 🍏 Optional Submittal Material: A massing model of the proposed residence

# **EAGLES NEST**

## PRELIMINARY DESIGN REVIEW APPLICATION

### **PROJECT INFORMATION**

Project \_\_\_\_\_  
Lot # \_\_\_\_\_ Filing # \_\_\_\_\_  
Project Address \_\_\_\_\_

Submittal Date: \_\_\_\_\_  
DRC Meeting Date: \_\_\_\_\_  
(To be completed by DRC)

### **CONTACT INFORMATION**

Owner's Name \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Contractor \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Project Architect / Contact \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Landscape Architect/ Contact \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

In order for an application to be considered by the DRC, six (6) copies (one full size and five half size) of the following material shall be submitted to the DRC at least two (2) weeks prior to the scheduled meeting date. Refer to the Architectural Design Guidelines for additional information on these submittal requirements.

- 🍏 Topographic survey at a scale of 1"=10'-0" or 1"=20'-0"
- 🍏 Site Plan at a scale of 1"=10'-0" or 1"=20'-0"
- 🍏 Grading Plan at a scale of 1"=10'-0" or 1"=20'-0"
- 🍏 Floor Plans at a scale of 1/8"=1'-0" or \_"=1'-0" with dimensions of all proposed buildings.
- 🍏 Roof plan (to be drawn on site plan showing existing contours and USGS elevations for ridges)
- 🍏 Building elevations of all proposed buildings at a scale of 1/8"=1'-0" or \_"=1'-0"
- 🍏 Building section through site
- 🍏 Landscape Plan at a scale of 1"=10'-0" or 1"=20'-0".
- 🍏 Exterior lighting design with pictures of proposed fixtures.
- 🍏 List of building materials and colors and all landscape materials. [Images of materials to be copied and presented in 8 \_ x 11 formats, Materials to be identified on copy by manufacturer, product line, and specific selection – Rev.2, Jan 03]
- 🍏 Proposed Construction Management Plan as outlined in Section VII
- 🍏 Site staking and identification of trees to be retained and removed.
- 🍏 Any other drawings, materials, or information requested by the DRC.
- 🍏 DRC Preliminary Review application fee of Five Hundred Dollars (\$500). Checks shall be made payable to the EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

# **EAGLES NEST**

FINAL DESIGN REVIEW APPLICATION

**PROJECT INFORMATION**

Project \_\_\_\_\_  
Lot # \_\_\_\_\_ Filing # \_\_\_\_\_  
Project Address \_\_\_\_\_

Submittal Date: \_\_\_\_\_  
DRC Meeting Date: \_\_\_\_\_  
(To be completed by DRC)

**CONTACT INFORMATION**

Owner's Name \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Contractor \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Project Architect / Contact \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Landscape Architect/ Contact \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
Mailing Address \_\_\_\_\_

After Preliminary Review approval, the following material shall be submitted to the DRC. The purpose of this review is to ensure that final construction plans and documents are consistent with the plans approved at Preliminary Review.

A written Notice to Proceed will be issued by the DRC for all plans that are consistent with approved Preliminary Review plans. The DRC shall issue the Notice to Proceed with two (2) weeks from the date complete Final Construction Plans are submitted. Prior to initiating construction, owners are responsible for obtaining a building permit from the Town of Silverthorne. A Notice to Proceed from the DRC indicating the project has received design approval will be required by the Town of Silverthorne in order to receive a building permit. Refer to the Architectural Design Guidelines for additional information on these submittal requirements.

- 🍏 A comprehensive full-sized set of construction drawings
- 🍏 Final Construction Management Plan
- 🍏 Installation of construction fence.
- 🍏 DRC Final Review application fee of One Thousand dollars (\$1000) Checks shall be made payable to the EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION
- 🍏 Compliance Deposit of Five Thousand Dollars (\$5000).

After final approval, but prior to any construction, the Owner and Contractor shall meet with the representative of the DRC. The purpose of this meeting is to ensure that the Owner and Contractor are aware of all Eagles Nest construction regulations.

## **SITE DIAGRAM NOTES - EAGLES NEST GOLF COURSE FILING NO. 1**

1. For lots 10, 16, 28, 32, 47, 48, 60-64, 84, 86, 87, 90-93, 100-103, 106 and 107, Buyers may need to install, at their cost, a sewer ejector pump. Buyers should consult with an architect or other qualified professional to determine whether a sewer ejector pump is necessary. Additionally, other lots may need a sewer ejector pump depending on the location and type of improvements to be constructed on the lot.
2. For lots 1-11, no dwelling or other building may be constructed with more than one floor of living space above the street elevation of that portion of Golden Eagle Road immediately adjacent to such lots without the Town of Silverthorne's approval.
3. All lots are subject to the Eagles Nest Golf Course Filing No. 1 Disturbance Permit dated July 1, 1999. Lots 10, 16, 18, 19, 23, 28, 29, 35, 36, and 108 are subject to special conditions set forth in the Eagles Nest Golf Course Filing No. 1 Disturbance Permit. As and when Buyers of these lots desire to construct a dwelling or other building or improvement on such lots, Buyers will be required to comply with all "Best Management Practices" applicable to their lots as set forth in the Eagles Nest Golf Course Filing No. 1 Disturbance Permit, or with other Best Management Practices approved by the Town of Silverthorne. Copies of this permit are available at the Town of Silverthorne Town Hall.
4. The Building Envelopes and required driveway locations (if any) shown on the Site Diagrams have been created by the Blue River Land Company, LLC and may be modified from time to time by the Eagles Nest Design Review Committee with the approval of the Town of Silverthorne. The Building Envelopes and required driveway locations (if any) have been designed to account for various development constraints, including without limitation, physical and natural features to be preserved, steep slopes and the location of easements. Buyers shall not construct improvements (other than driveways, sidewalks, utilities and retaining walls) outside of the Building Envelope on their lot. Additionally, if a required driveway location is shown on a Site Diagram for a lot, the driveway for that lot shall be constructed only within such area.
5. The Site Diagrams show certain development constraints imposed by the Town of Silverthorne with which Buyer must comply in connection with development of its lot, including without limitation, platted setbacks, wetlands and wetland buffer zones. Buyer must strictly comply with the development constraints imposed by the Town, but Seller has not confirmed the accuracy of the depiction of those development constraints on the Site Diagram and takes no responsibility therefor. As such, Buyer must confirm the nature, location and extent of the development constraints imposed by the Town of Silverthorne before commencing any grading, excavation, or construction on the lot. The Site Diagrams also show topographic contour lines. Seller has not confirmed the accuracy of such topographic information and Buyer should retain its own surveyor or other qualified professional to confirm the accuracy of such topographic information.

## **SITE DIAGRAM NOTES - EAGLES NEST GOLF COURSE FILING NO. 4**

1. For lots 1-4, 12-16, 34, 35, and 37, Buyers may need to install, at their cost, a sewer ejector pump. Buyers should consult with an architect or other qualified professional to determine whether a sewer ejector pump is necessary. Additionally, other lots may need a sewer ejector pump depending on the location and type of improvements to be constructed on the lot.
2. All lots are subject to the Eagles Nest Golf Course Filing No. 4 Disturbance Permit dated April 2000. Lots 1, 2, 26, 27, 30, 31, and 35 are subject to special conditions set forth in the Eagles Nest Golf Course Filing No. 4 Disturbance Permit. As and when Buyers of these lots desire to construct a dwelling or other building or improvement on such lots, Buyers will be required to comply with all “Best Management Practices” applicable to their lots as set forth in the Eagles Nest Golf Course Filing No. 4 Disturbance Permit, or with other Best Management Practices approved by the Town of Silverthorne. Copies of this permit are available at the Town of Silverthorne Town Hall.
3. The Building Envelopes and required driveway locations (if any) shown on the Site Diagrams have been created by the Blue River Land Company, LLC. The Building Envelopes and required driveway locations (if any) have been designed to account for various development constraints, including without limitation, physical and natural features to be preserved, steep slopes and the location of easements. Buyers shall not construct improvements (other than driveways, sidewalks, utilities and retaining walls) outside of the Building Envelope on their lot. Additionally, if a required driveway location is shown on a Site Diagram for a lot, the driveway for that lot shall be constructed only within such area.
4. The common driveways that provide access to Lots 2 & 3, 10 & 11, 12 & 13, 14-16, 28 & 29, and 31 & 34 are private driveways, not public roads. As such the Town will not maintain or repair these common driveways. The owners of the lots served by each such common driveway shall arrange for such maintenance and repair of such common driveways, including snowplowing and removal, as they deem necessary and shall share all costs incurred in connection therewith equally.
5. No lot shall be served by more than one access point. Accordingly, each of lots 2 & 3, 10 & 11, 12 & 13, 14-16, 28 & 29, and 31 & 34, which are served by common driveways shall obtain access by such common driveways and may not obtain access from any additional access point.
6. Proper care must be exercised to investigate and carefully design the grading and drainage on each site to account for the existing geologic conditions. In order to reduce the potential for instability as a result of site development, it is recommended the provisions of the Engineering Geology Investigation (on file with the Town of Silverthorne) be adhered to on each building site. Of particular importance are the following: A geotechnical engineering stability evaluation should be conducted for site grading. Subsurface drain systems should be included at the base of all cut slopes and around all building levels cut into the hillside. The surface drainage patterns should not be changed by proposed construction unless alternate surface design is developed. A foundation investigation should be conducted to determine the foundation type and allowable bearing pressures for each residence. A qualified registered engineer should conduct these geotechnical, grading and drainage studies.
7. The Site Diagrams show certain development constraints imposed by the Town of Silverthorne with which Buyer must comply in connection with development of its lot, including without limitation, platted setbacks, wetlands and wetland buffer zones. Buyer must strictly comply with the development constraints imposed by the Town, but Seller has not confirmed the accuracy of the depiction of those development constraints on the Site Diagram and takes no responsibility therefor. As such, Buyer must confirm the nature, location and extent of the development constraints imposed by the Town of Silverthorne before commencing any grading, excavation, or construction on the lot. The Site Diagrams also show topographic contour lines. Seller has not confirmed the accuracy of such topographic information and Buyer should retain its own surveyor or other qualified professional to confirm the accuracy of such topographic information.