

# Sales Place Estates Design Guidelines

July 10,

# 2020

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Sales Place Estates Design Guidelines

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The undersigned adopt the following Residential Design Guidelines:

WHEREAS, the undersigned are desirous of extending and amending portions of the Design Review Guidelines for Sales Place Estates Owners Association, filed on the above-described real property and recorded in Plat \_\_\_\_\_, records of Gallatin County, Montana.

The following changes and amendments to the original Design Guidelines are adopted and shall be enforceable on the above described real property located in Gallatin County, Montana, and shall inure to and pass with each of said Tracts and bind the respective owners, heirs, successors and personal representatives and assigns of the parties.

NOW, THEREFORE, the said Design Guidelines are amended and restated as follows:

## DESIGN GUIDELINES FOR RESIDENTIAL LOTS

### Section 1.01      PURPOSE AND SCOPE OF DESIGN GUIDELINES:

- i.     The purpose of the Design Guidelines (Guidelines) is to promote continuity of community character within the Sales Place Estates Major Subdivision (Sales Place Estates), via design review of individual structures. However, such continuity does not require uniform building design and/or uniform use of materials and colors.

The Guidelines are intended to assist owners, developers, and contractors through the process of obtaining required permits prior to construction.

- ii.    The scope and application of these Guidelines includes all residential zoned properties within Sales Place Estates.

The Guidelines are an integral part of the Sales Place Estates Covenants, Conditions and Restrictions (CCRs), but may be published in separate format for ease of use.

Owners, contractors and other interested parties are advised that the contents of the CCRs include standards for property development and improvements which are also subject to regulations and permits by local and state governments with jurisdiction within Sales Place Estates.

Owners will be responsible for compliance. (Gallatin County/Bozeman Area Zoning Regulation, Montana State Building Permit, et al). **Approval by the DRC is not a building permit or a Gallatin County Land Use Permit.**

### Section 1.02      SALES PLACE ESTATES DESIGN REVIEW COMMITTEE (DRC):

- i.     The Board of Directors (Board) of the Sales Place Estates Property Owners' Association (Association) shall appoint three members of the Association by majority vote to serve as the DRC, subject to terms of office and duties as defined by the Board.
- ii.    The mission of the DRC is to assure that all structures and improvements in Sales Place Estates conform to the CCRs including these Guidelines, and that all applications for design review shall

include appropriate approvals from all regulatory agencies with jurisdiction within Sales Place Estates.

### Section 1.03      DRC DUTIES:

The DRC is responsible for administering the CCRs/ Guidelines and shall perform the following duties:

- i. Establish and adopt the rules, regulations and procedures for the DRC, including application submittal forms and review fees.
- ii. Review all of the following it deems necessary:
  - a. Site Plans
  - b. Landscape Plans
  - c. Building drawings and specifications
  - d. Exterior materials, colors and specifications
  - e. Other related Information
- iii. Require improvements, such as the following, to be reviewed and approved by the DRC before any site work or construction commences:
  - a. Construction of buildings, auxiliary structures or roads.
  - b. Exterior alterations and remodeling of existing structures.
  - c. Landscaping, fences and walls.
  - d. Parking facilities.
  - e. Exterior lighting.
  - f. Other related improvements.
- iv. Require completion of all improvements in substantial compliance with the approved plans and specifications.
- v. Inspect all completed construction for compliance with DRC approvals.
- vi. Enforce the Guidelines in a court of law when necessary.
- vii. Revoke or suspend approvals and order suspension or cessation of any construction in violation of the Guidelines or any approval issued by the DRC.

### Section 1.04      LIABILITY:

Neither the DRC nor any member thereof shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of the following:

- i. The review and/or approval of any plans, drawings or specifications, whether or not defective.
- ii. The construction or performance of any work, whether or not pursuant to approved plans, drawings, or specifications.
- iii. The development or manner of development of any property within Sales Place Estates.



## Section 1.05      PROPERTY DEVELOPMENT:

Residential lots within Sales Place Estates are subject to the requirements and standards of the Gallatin County/Bozeman Area Zoning Regulation Section 8: Residential Existing Medium Density (RX-MD), as Amended July, 2018.

Owners and other interested parties are advised to check with the Gallatin County Planning and Community Development Office to confirm the current Gallatin County/Bozeman Area Zoning Regulation standards. The following information is listed to help guide initial building and development planning:

- i.    Permitted Uses: As of July, 2018 the following land uses are allowed by the (RX-MD) zoning regulation:
  - a. Residential (RX-MD): Single-family dwellings, family day care home, group day care home, garage, tool shed, other typical accessory structures and public parks. The design and color scheme of all accessory structures shall be compatible with the residence. (See zoning regulation for additional uses by conditional use permit).
  - b. Minimum Dwelling Size: Each residential lot shall accommodate a minimum dwelling size of twenty two hundred and fifty (2,250) square feet of living space above grade (exclusive of garages, decks, porches and carports); with a minimum of seventeen hundred and fifty (1,750) square feet above grade on the ground floor, unless otherwise approved by the DRC.
  - c. Accessory Building: Accessory Buildings shall be limited to 1,200 sq. ft. and must be designed to mimic the architectural characteristics of the main home. Exterior materials, lighting, and site plan improvements should match the main home as well. Accessory structures are not permitted as accessory dwellings units.
- ii.   Home Occupations: Home occupations or professional uses may be conducted within the residence by the Owner or occupant, provided there are no employees on the premises and there is no advertising of any product or service upon the lot. The business use shall not occupy more than four hundred (400) square feet total of the dwelling, garage and storage shed combined. No signs are permitted for this use.
- iii.   Driveways and Parking: Driveways and parking spaces shall be asphalt or concrete and shall be located at least five (5) feet from an adjacent property line. Driveways shall be a minimum of twelve (12) feet wide. A minimum of two on-site parking spaces, each twelve (12) feet wide and nineteen (19) feet long, must be provided. All driveways are required to meet the local Fire Regulations. No Owner shall fill or obstruct the flow of any borrow ditch, drainage swale or culverts.
- iv.   Easements: As shown on the recorded Sales Place Estates subdivision plat; easements for constructing, operating, maintaining, enlarging, removing, laying or re-laying utility lines; including but not limited to those providing natural gas, communications and electrical power.

Fencing, hedges and other site improvements permitted by the CCRs may be placed along and in these easements, as long as, the intended use of such easements is not prevented.

- v. Utilities: It shall be the sole responsibility of the Owner or his authorized agent to contact and coordinate with utility providers prior to any excavation or grading.

All utilities service lines shall be installed underground. Utility meters shall be located to be accessible to the meter reader and yet not highly visible from adjoining streets.

- vi. Garbage and Refuse Disposal: All garbage, refuse and rubbish shall be regularly removed from the property and shall not be allowed to accumulate.

- vii. Landscaping: All residential lots in Sales Place Estates must be adequately landscaped and maintained in accordance with plans and specifications approved by the DRC. Landscaping is to be completed by the Owner within sixty (60) days of occupancy or as soon as weather permits if construction is during winter months. In any event, landscaping and installation of irrigation systems shall be completed within eighteen (18) months of receipt of approval of plans from the DRC.

As stated in the landscape covenants, landscaping will be required to enhance the value of the property and the aesthetics of the site. The entire site shall be landscaped, including up to the edge of the road. Landscape, grading and irrigation plans shall be submitted and approved by the subdivision DRC. The landscape plan should be drawn by a landscape professional. The plan shall show proposed plant species used and locations along with turf limits, native grass or seeding areas, proposed hardscape, address marker and any other information that would be considered within the built landscape. When locating trees and large shrubs on the landscape plan consideration for neighbor's view shed and sun penetration to their site should be considered. Irrigated turf areas shall not exceed 12,000 square feet and shall be installed as sod lawn.

Each lot owner will be required to meet minimum landscape specifications consistent with the overall plan for Sales Place Estates. These will include, but are not limited to: large canopy trees, shrubs, mixed planting beds and turf lawns. Landscaping will be required for the entire lot, including up to the actual edge of the road, curbs, and sidewalks. The landscape plan shall show proposed plant species used and locations, along with turf limits, native grass or seeding areas, proposed hardscape, address marker and any other information that would be considered within the built landscape. Landscape, grading and irrigation plans shall be submitted and approved by the DRC concurrently with the plans for the residence.

The Owner shall plant a minimum eight trees for each lot. Trees shall be a minimum of two-inch caliper. All trees must be planted a minimum of eight (8) feet from the lot line when adjacent to a neighbor and may not be planted in the utility easements. It is the responsibility of the Owner to contact the appropriate utility companies before digging.

It is the responsibility of the Owner to check the appropriateness of species with specific site conditions. Deciduous trees are encouraged to be placed on the southern and western areas of the lot to provide shade in the summer months and allow sun to penetrate during the winter months. When

locating trees and large shrubs on the landscape plan, consideration for neighbor's view shed and sun penetration to their site should be considered.

Planting beds and any bedding around tree base areas shall be mulch or earth tone stone (not white). Planting beds are suggested to transition lawn areas to buildings and hardscape features. Minimum planting spacing in the planting beds shall be no less than one (1) plant per five lineal feet of planting bed.

Owners are required to maintain the landscaping on their lots in a manner that does not detract from the appearance and value of the adjoining lots or the aesthetics of the subdivision. Landscape maintenance will be enforced by the Association as provided in the CCRs.

- viii. Irrigation: Each lot is provided an individual 1" diameter irrigation water service from a centralized irrigation water delivery system owned and operated by the Sales Place Major Subdivision Owners' Association (SPMSOA). Each homeowner is responsible for the installation of a meter vault per the detail provided. The association will install meters and bill each homeowner at a frequency and rate as adopted by the association board.

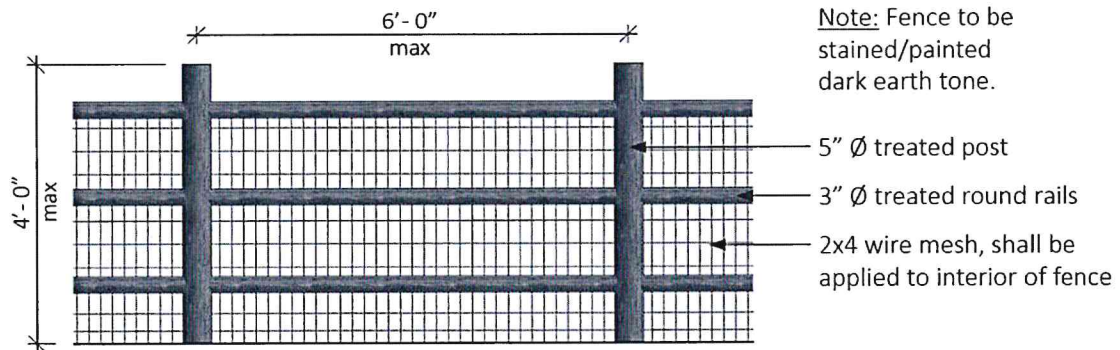
The meter vault and irrigation system shall be installed within the first sixty (60) days after occupancy, weather and season permitting. Water provided to each lot will be delivered at pressures between forty-five (45) and seventy-five (75) pounds per square inch. Irrigation systems shall be designed by a landscape professional and zoned for a total flow rate of no more than fifteen (15) gallons per minute. The water is from a surface source and may have small amounts of turbidity so spray heads and drip irrigation zones should be filtered appropriately or avoided altogether. Bubbler nozzle zones should be considered as an alternate to drip irrigation due to the potential plugging of small orifices.

Homeowners shall be restricted to irrigating on a schedule as managed by the SPMSOA for water conservation purposes and to avoid high demands on the main pump station. The schedule zones are shown on the detail drawing provided. The irrigation season shall be defined by the SPMSOA and residents notified of the timing of seasonal early summer start-up and late summer shut-down. Periodic irrigation water service outages and changes to the required irrigation schedule can be expected for system maintenance or unexpected water source quantity or quality disturbances.

- ix. Site Drainage: Each residential lot within Sales Place Estates shall be graded and landscaped in a manner that prevents drainage directly to neighboring lots. Each residential lot shall construct storm water retention/detention facilities, via swales, small retention ponds or depression, etc. Storm water features shall be reviewed by the DRC.
- x. Fences: All fencing must be installed per the approved fence design for Sales Place Estates and must be approved by the DRC. A maximum of 200 lineal feet of fencing is allow on each lot at Sales Place Estates. The 200 lineal feet of fencing may be used to enclose a yard, a dog run, a garden, a kennel, a play area, or other such feature, but the length is maximized at 200 feet. Perimeter fencing is prohibited. All fencing should organize around building forms and should be designed to complement the overall design.



Sales Place Estate Approved Fence Design:



- xi. Sheds: All out buildings shall be complementary to the design of the home and must be approved by the DRC.
- xii. Kennels: See Fences above for information on kennels.
- xiii. Garden walls and retaining walls: visible from nearby streets or public spaces shall match the fencing or relate to the residential structure, and shall be built of brick, treated wood, shingles, or poured-in-place concrete with a surface texture approved by the DRC. Garden walls should appear as an extension of the building and are encouraged to be of the same building material as the structure. Gates in garden walls shall be made of wood, wrought iron, steel or alternative material approved by the DRC.
- xiv. Foundation Design: Basements may be constructed in areas of adequate depth to groundwater. Some lots do not allow construction of basements and/or crawl spaces.  
  
Exposed concrete foundations shall be limited to a maximum of eight (8) inches from the bottom of the exterior wall siding to the finish grade. Foundation exposures greater than eight (8) inches must be covered by shrubs, masonry veneer, textured coating such as synthetic stucco or exposed aggregate.
- xv. Building Height: Residential height limits are thirty two (32) feet for roof pitch greater than 6:12, twenty eight (28) feet for roof pitch between 3:12 and 6:12, and twenty four (24) feet for roof pitch less than 3:12. Height is measured from the average adjacent grade to the highest ridge point on the roof. Average adjacent is defined as the average of the highest and lowest grades touching the building.
- xvi. Lot Coverage: No more than forty (40) percent of the lot area may be occupied with buildings.
- xvii. Required Yards: Every residential lot shall have the following minimum landscaped yards:
  - i. Front yard: Twenty-five (25) feet.
  - ii. Rear yard: Twenty (20) feet.
  - iii. Side yard: Fifteen (15) feet.
  - iv. Corner side yard: Fifteen (15) feet.
- xviii. Building Form: High quality design is required for all structures in Sales Place Estates. Garage doors should be de-emphasized and if possible, oriented away from the street. Building walls

shall not exceed 32 feet in length without a step to break in the wall plane to add interest to the structure. Traditional, Classic, Modern, Rustic, and Mountain Modern styles will all be considered. The DRC is not looking for a particular style, but we are striving for high quality architecture that compliments the natural beauty of the Montana landscape.

- xix. Roof Form, Pitch and Eaves: Roof forms shall consist of traditional gable, hip or shed roof designs. Secondary roof forms are encouraged to enhance architectural scale and variety. No roof ridge line shall extend more than forty (40) feet without interruption by an intersecting roof line, secondary roof structure, or step-down roof. The DRC is encouraging creative architecture and quality design. Minimum and maximum roof pitches are not being stated, but left to the creativity of the design team. The DRC reserves the right to reject designs that do not conform to the quality standards they deem appropriate.

All primary roof forms shall have a roof overhang or eave projection and gable of a minimum of twenty-four(24) inches, measured from the finished wall. Secondary roof forms may have proportionally reduced overhangs or eave projections. Soffits shall be required to cover all rafter tails and rough framing material except where framing members are finished and protected from exposure. All roof edges shall have a minimum fascia of six (6) inches in height, or as deemed appropriate by the DRC.

- xx. Materials: Materials should be selected for durability, aesthetics and consistency within the overall development of Sales Place Estates. The DRC reserves the right to reject any material it deems inappropriate. Acceptable materials include the following:

i. Roofing materials: Wood shakes and shingles, synthetic shakes and shingles, asphalt multi-tab shingles and pre-finished metal roofing. No rolled roofing is allowed.

Exposed flashing around chimneys or in roof valleys shall be colored, textured or painted to match or complement the roof design and color. Rain gutters should be colored to match the trim or color of the roof.

ii. Exterior Walls: The exterior siding of all residences and any accessory structures shall consist of stone (both natural and high-quality synthetic), stucco or cement board, natural wood or wood product siding, brick or other high-quality masonry materials, and metal panel siding.

No vinyl siding or plywood panel siding is permitted.

- xxi. Exterior Color: All residence colors shall be subdued with white, cream or natural earth tones for the body of buildings or alternative colors approved by the DRC. Stronger complementary colors or compatible accents may be used for window, door and fascia trim. All building facades shall be painted or stained.

Color schemes shall be varied between adjacent houses.

- xxii. Exterior Windows and Door: Windows and doors shall be wood, metal-clad wood, fiberglass, or vinyl. Energy-saving design features are strongly encouraged by the DRC. All windows shall be double or triple glazing. Low "E" coatings are encouraged for maximum energy performance.

- xxiii. House Numbers: All house numbers shall be a minimum of 6" and clearly visible from the street.
- xxiv. Exterior Light Fixtures: Exterior lighting fixtures shall be Dark Sky compliant. No unshielded exterior fixtures will be approved.
- xxv. Roof Equipment: All roof mounted equipment shall be integrated into the overall roof design and screened. All sewer, bath fan, hot water heater, wood or gas stove, or other roof venting stacks shall be painted a color as similar as possible to the roof material color. Skylights shall be flat in profile (no bubbles or domes).
- Skylights shall be applied parallel and flat to the roof.
- Any use of solar panels or collectors must be approved by the DRC. Any approved solar panels or collectors shall be inconspicuously located, and shall be integrated into the overall roof design, parallel with the slope of the roof or wall of the building.
- xxvi. Chimneys: Chimneys may exit the building on an exterior wall or within the structure. It is strongly encouraged that chimneys emerge from the highest roof volume. When part of an exterior wall, chimneys may be used as an accent form to break up the mass of the wall. Prefabricated metal flues shall be concealed within a chimney. Chimney caps may extend no more than sixteen (16) inches above the chimney top.
- Chimney material shall compliment the other exterior finishes; and may include brick, natural stone, stucco, or wood framing when the finished wood material is the same as the siding.
- xxvii. Entries: Main entry doors are encouraged to be designed with a roof form extending over the entrance. Roof forms shall provide weather protection and visual definition for entries. Front entries are intended to be open to allow for interaction with the street.
- Front stoops shall be made of brick, concrete, or stone. Wood may be used only when constructed to form an apparently solid mass. Porch supports shall be stone, masonry or concrete piers no less than sixteen (16) inches square, or wood piers no less than eight (8) inches square. Tapered columns may not be smaller than eight (8) by eight (8) inches at the top.
- xxviii. Decks: Decks may be located only in rear yards. The space below first floor elevated decks visible from nearby streets or public spaces shall be enclosed or covered with a suitable screening material.
- xxix. Antennas and Satellite Dishes: No external television or radio antennas shall be permitted. Smaller satellite dishes of the latest technology [not exceeding two (2) feet in diameter] will be allowed. All satellite dishes shall be inconspicuously located and screened from neighboring and street views.
- xxx. Allowed Construction Hours: Construction noise is allowed from 7 am to 8 pm.

IN WITNESS WHEREOF, Declarants have hereunto set their hands as of this 10<sup>th</sup> day of July, 2020.

GENMAR ENTERPRISES, INC.  
a Montana corporation, Declarant

By: \_\_\_\_\_  
Kevin Cook, its President

## Section 1.06      FORMS:

There is a \$1,500.00 fee payable to the Sales Place Estate DRC to review both the Sketch Submittal and Construction Submittal. This process will take between two to three weeks. Deferred or additional submissions will be subject to additional fees and additional time.

### **SKETCH REVIEW SUBMITTAL REQUIREMENTS**

Sketch plan submittals are required for all projects within the Sales Place Estates Subdivision. Sketch plan review will verify that site setback requirements have been met and that all proposed designs fall within the design requirements outlined in the design guidelines.

Sketch Plan Submittals will include the following drawings and information:

1. Form A, filled out and signed.
2. Electronic copy of the drawings and documents can be submitted to [drc@salesplaceestates.com](mailto:drc@salesplaceestates.com). All drawings and submission materials must be submitted to the Design Review Committee in a pdf format.
  - a. Site Plan (please include the following information)
    - i. Drawings scale and north arrow
    - ii. Property lines and setbacks
    - iii. Building footprints including porches, decks, etc.
    - iv. Dimensioned driveways, walkways, and patios
    - v. Approximate elevation of building first floor and elevation of street at access point
    - vi. Approximate site grading
    - vii. Conceptual drainage plan
    - viii. Conceptual landscape plan
  - b. Floor Plan (1/8"=1'-0" minimum scale) showing the following:
    - i. Overall building dimensions
    - ii. Building square footage by floor and overall
    - iii. Rooms labeled and interior dimensions shown
    - iv. All window and door locations shown as well as door swing
    - v. All floor and/or roof overhangs shown and dimensioned
  - c. Exterior Elevations (1/8"=1'-0" minimum scale) showing the following:
    - i. Exterior materials depicted and labeled
    - ii. Floor heights noted
    - iii. Porches and decks shown with associated stairs, railings and other details
    - iv. Overall building height
    - v. Roof pitch(es) indicated



**FORM A**

**SALES PLACE ESTATES SUBDIVISION  
SKETCH DESIGN REVIEW APPLICATION**

Lot Number: \_\_\_\_\_ Gross Square Footage: \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Contractor/Builder:** \_\_\_\_\_

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Architect/Designer:** \_\_\_\_\_

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Landscape Architect/Designer:** \_\_\_\_\_

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**DRAWINGS AND INFORMATION**

Are any variances from the Sales Place Estates Subdivision Design Review Guidelines being requested with this application? Yes ☐ No ☐

If yes, please describe the variance and reason for the request.

\_\_\_\_\_  
\_\_\_\_\_

Drawings submitted (please check):

- ☐ Site Plan
- ☐ Floor Plans
- ☐ Roof Plan
- ☐ Elevations & Sections
- ☐ Samples & Cut Sheets
- ☐ Rendered Elevation
- ☐ Landscape Plan

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

## CONSTRUCTION REVIEW SUBMITTAL REQUIREMENTS

Prior to beginning any work on the Lot, owner or its contractor shall make a \$1,000 deposit, payable to Sales Place Estates MOA for site maintenance. At its discretion, Sales Place Estates MOA may inspect the lot and ensure the lot and surrounding common areas are kept reasonably clean and undamaged during the construction process. Upon owner's notice to the Sales Place Estates MOA that the construction is substantially complete, the Sales Place Estates MOA shall inspect the lot and surrounding common area to ensure the same has been returned to an acceptable condition. If (i) during construction, the Sales Place Estates MOA determines the lot or surrounding common areas is unreasonably unclean or damaged as a result of the construction; or (ii) after construction, any additional cleanup/repair must be made by Sales Place Estates MOA as a result of the construction, then in either event, the cost of such cleanup/repair shall be made by the Sales Place Estates MOA and first be deducted from the deposit. Thereafter, the owner shall be responsible for any additional costs incurred by the Sales Place Estates MOA. Any amounts remaining (or the entire deposit if no additional cleanup/repairs is required) will be returned to person who provided the deposit. Construction plan submittals are required for all projects within the Sales Place Estates Subdivision. This review will verify that each design meets the design requirements outlined in the design guidelines. In addition, the review will verify that comments made during the sketch plan review have been incorporated into the final design.

All Construction Plan Submittals will include the following drawings and information:

1. Form B, completely filled out and signed.
2. Electronic copy of the drawings and documents can be submitted to [drc@salesplaceestates.com](mailto:drc@salesplaceestates.com). All drawings and submission materials must be submitted to the Design Review Committee in a pdf format.
  - a. **Site Plan** (please include the following information)
    - i. Drawings scale and north arrow
    - ii. Property lines and setbacks with dimensions
    - iii. Building footprints with square footage and dimensioned location on the property including porches, decks, etc.
    - iv. Identification of all elements that encroach into the setbacks (even if allowed by the design guidelines)
    - v. Location, material and dimensioning of all surface paving
    - vi. Utility connections to structure
    - vii. Location of any ground mounted mechanical equipment
    - viii. Location of garbage dumpster locations (commercial projects)
    - ix. Storm water plan with associated calculations (commercial only)
    - x. Site grading
    - xi. Site lighting including detail/cut sheets of any proposed light fixtures
    - xii. Approximate elevation of building first floor and elevation of street at access point
  - b. **Final Landscape Plan** showing planting scheme with plants and planting material identification and standard installation details
  - c. **Floor Plans** (1/8"=1'-0" minimum scale) showing the following:
    - i. Floor plans fully dimensioned
    - ii. Building square footage by floor and overall
    - iii. Rooms labeled and interior dimensions shown

- iv. All wall, window and door openings shown and dimensioned
- v. All floor and/or roof overhangs shown and dimensioned
- d. **Exterior Elevations and Sections** (1/8"=1'-0" minimum scale) showing the following:
  - i. Exterior materials depicted and labeled
  - ii. Color/material board with samples and colors of proposed materials
  - iii. Floor heights and maximum building height
  - iv. Minimum of one building section showing all structural systems (1/4"=1'-0" scale)
  - v. Porches and decks shown with associated stairs, railings and other details
  - vi. Wall sections as necessary to explain construction
  - vii. Roof pitch(es) indicated

**FORM B**

**SALES PLACE ESTATES SUBDIVISION  
CONSTRUCTION DESIGN REVIEW APPLICATION**

Lot Number: \_\_\_\_\_ Gross Square Footage: \_\_\_\_\_

**Owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor/Builder:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Architect/Designer:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Landscape Architect/Designer:** \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**DRAWINGS**

Drawings submitted (please check):

- ☐ Site Plan
- ☐ Floor Plans
- ☐ Roof Plan
- ☐ Elevations & Sections
- ☐ Samples & Cut Sheets
- ☐ Rendered Elevation
- ☐ Landscape Plan

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

## ADDITIONAL STRUCTURES AND DEFERRED SUBMITTAL REVIEW REQUIREMENTS

Plan submittals are required for all projects (i.e. Sheds, building additions, and exterior material or paint changes) within the Sales Place Estates Subdivision. This review will verify that each design meets the design requirements outlined in the design guidelines.

All Additional Structures Plan Submittals will include the following drawings and information, if applicable:

3. Form C, completely filled out and signed.
4. Electronic copy of the drawings and documents can be submitted to [drc@salesplaceestates.com](mailto:drc@salesplaceestates.com). All drawings and submission materials must be submitted to the Design Review Committee in a pdf format.
  - a. **Site Plan** (please include the following information)
    - i. Drawings scale and north arrow
    - ii. Property lines and setbacks with dimensions
    - iii. Building footprints with square footage and dimensioned location on the property including porches, decks, etc.
    - iv. Identification of all elements that encroach into the setbacks (even if allowed by the design guidelines)
    - v. Location, material and dimensioning of all surface paving
    - vi. Utility connections to structure
    - vii. Location of any ground mounted mechanical equipment
    - viii. Location of garbage dumpster locations (commercial projects)
    - ix. Storm water plan with associated calculations (commercial only)
    - x. Site grading
    - xi. Site lighting including detail/cut sheets of any proposed light fixtures
    - xii. Approximate elevation of building first floor and elevation of street at access point
  - b. **Final Landscape Plan** showing planting scheme with plants and planting material identification and standard installation details
  - c. **Floor Plans** (1/8"=1'-0" minimum scale) showing the following:
    - i. Floor plans fully dimensioned
    - ii. Building square footage by floor and overall
    - iii. Rooms labeled and interior dimensions shown
    - iv. All wall, window and door openings shown and dimensioned
    - v. All floor and/or roof overhangs shown and dimensioned
  - d. **Exterior Elevations and Sections** (1/8"=1'-0" minimum scale) showing the following:
    - i. Exterior materials depicted and labeled
    - ii. Color/material board with samples and colors of proposed materials
    - iii. Floor heights and maximum building height
    - iv. Minimum of one building section showing all structural systems (1/4"=1'-0" scale)
    - v. Porches and decks shown with associated stairs, railings and other details
    - vi. Wall sections as necessary to explain construction
    - vii. Roof pitch(es) indicated

**FORM C**

**SALES PLACE ESTATES SUBDIVISION**

**FEE: All requests \$250.00 payable to Sales Place Estates DRB**

**ADDITIONAL STRUCTURES / DEFERRED SUBMISSION DESIGN REVIEW APPLICATION**

Lot Number: \_\_\_\_\_ Gross Square Footage: \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Contractor/Builder:** \_\_\_\_\_

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Architect/Designer:** \_\_\_\_\_

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

**Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**DRAWINGS**

Drawings submitted (please check):

- ☐ Site Plan
- ☐ Floor Plans
- ☐ Roof Plan
- ☐ Elevations & Sections
- ☐ Samples & Cut Sheets
- ☐ Rendered Elevation
- ☐ Landscape Plan

**Submitted by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

## **Exhibit A-Irrigation Detail**

Meter vault detail and map of irrigation schedule zones, as referenced in Section 1.05.viii: Irrigation.

**\*\*Remaining page intentionally left blank.\*\***



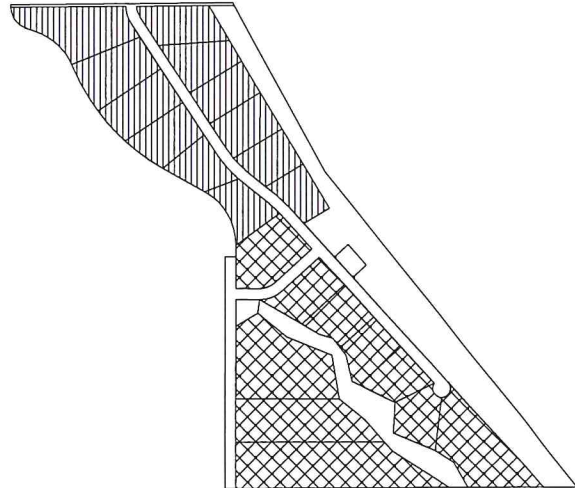
# TO BE INSTALLED BY CIVIL CONTRACTOR

- ① IRRIGATION MAIN. SEE PROJECT PLANS.
- ② 1" ROMAC DOUBLE STRAP SERVICE SADDLE.
- ③ TAP WATER MAIN (DRY AND LIVE): 1" CORP STOP X 1" POLYETHYLENE PACK JOINT ADAPTER WITH STIFFENER
- ④ 1" SDR 7 HDPE SERVICE PIPE (250 PSI).
- ⑥ 1" MUELLER 300 BALL CURB VALVE. INSTALL WITH 1" POLYETHYLENE PACK JOINT ADAPTER WITH STIFFENER AS REQ'D.
- ⑦ COMPATIBLE CURB BOX ADJUSTED TO FINISH GRADE.
- ⑧ 2"x4" PAINTED BLUE EXTENDED 3' MINIMUM ABOVE FINISHED GRADE
- ⑨ 1"x18" THREADED BRASS NIPPLE
- ⑩ 1" CAP TO BE REPLACED WITH COUPLING AS REQUIRED BY PROPERTY OWNER WHEN METER VAULT IS INSTALLED.

# TO BE INSTALLED BY PROPERTY OWNER

- ②① PRIVATE IRRIGATION MAIN LINE
- ②② 1" COUPLER TRANSITION TO PRIVATE IRRIGATION MAIN LINE
- ②③ 18"Ø MUELLER EZ-SETTER METER BOX (330RS1842FSBNN) WITH MUELLER 790018 NON-LOCKING LID. SET BOX ON TOP OF 1" MASONRY BLOCKS PLACED CONTINUOUSLY AROUND ENTIRE BOTTOM OF METER BOX ON TOP OF MECHANICALLY COMPACTED NATIVE SOIL. SET RIM 2" ABOVE FINISH GRADE ELEVATIONS. IF METER IS INSTALLED IN TRAFFIC AREAS, BOX SHALL BE TRAFFIC RATED WITH LID SET FLUSH AT FINISH SURFACE ELEVATIONS.
- ②④ OWNER TO INSTALL 10.75" (MIN) THREADED BLANK (METER IDLER). HOA INSTALLS METER.

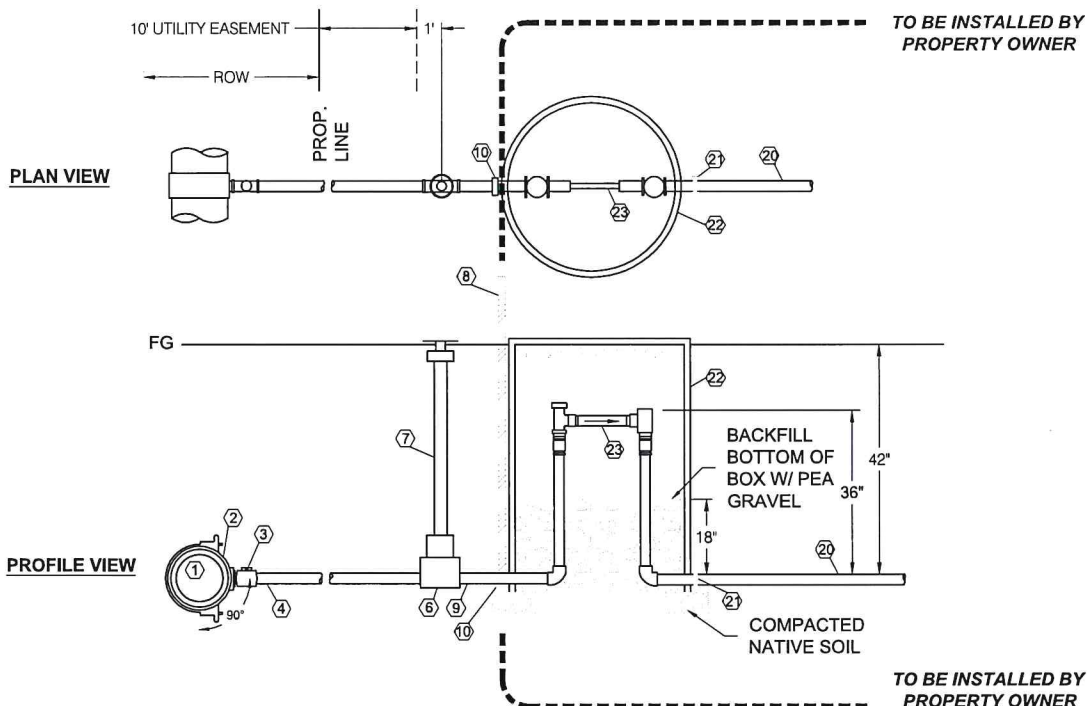
# IRRIGATION SCHEDULE ZONES



- ZONE 1 - MONDAY, WEDNESDAY, AND FRIDAY 3:AM-10AM**
- ZONE 2 - TUESDAY, THURSDAY, AND SATURDAY 3:AM-10AM**

- EXCEPTIONS:**
1. NEW LANDSCAPING MAY RECEIVE DAILY WATERING FOR THE FIRST SUMMER SEASON. TOTAL WATERING MUST NEVER EXCEED 1 INCH PER WEEK.
  2. HAND WATERING OF POTTED PLANTS AND VEGETABLE GARDENS IS NOT LIMITED TO THE ABOVE SCHEDULE.

# IRRIGATION SCHEDULE ZONES



**HYALITE**

2304 NORTH 7TH AVENUE STE L BOZEMAN, MT 59718  
PHONE: (406) 587-2781 FAX: (406) 522-9225  
WEB: [www.hyaliteeng.com](http://www.hyaliteeng.com)

**SALES PLACE ESTATES**  
**IRRIGATION SERVICE DETAIL**  
**AND ZONE SCHEDULE MAP**

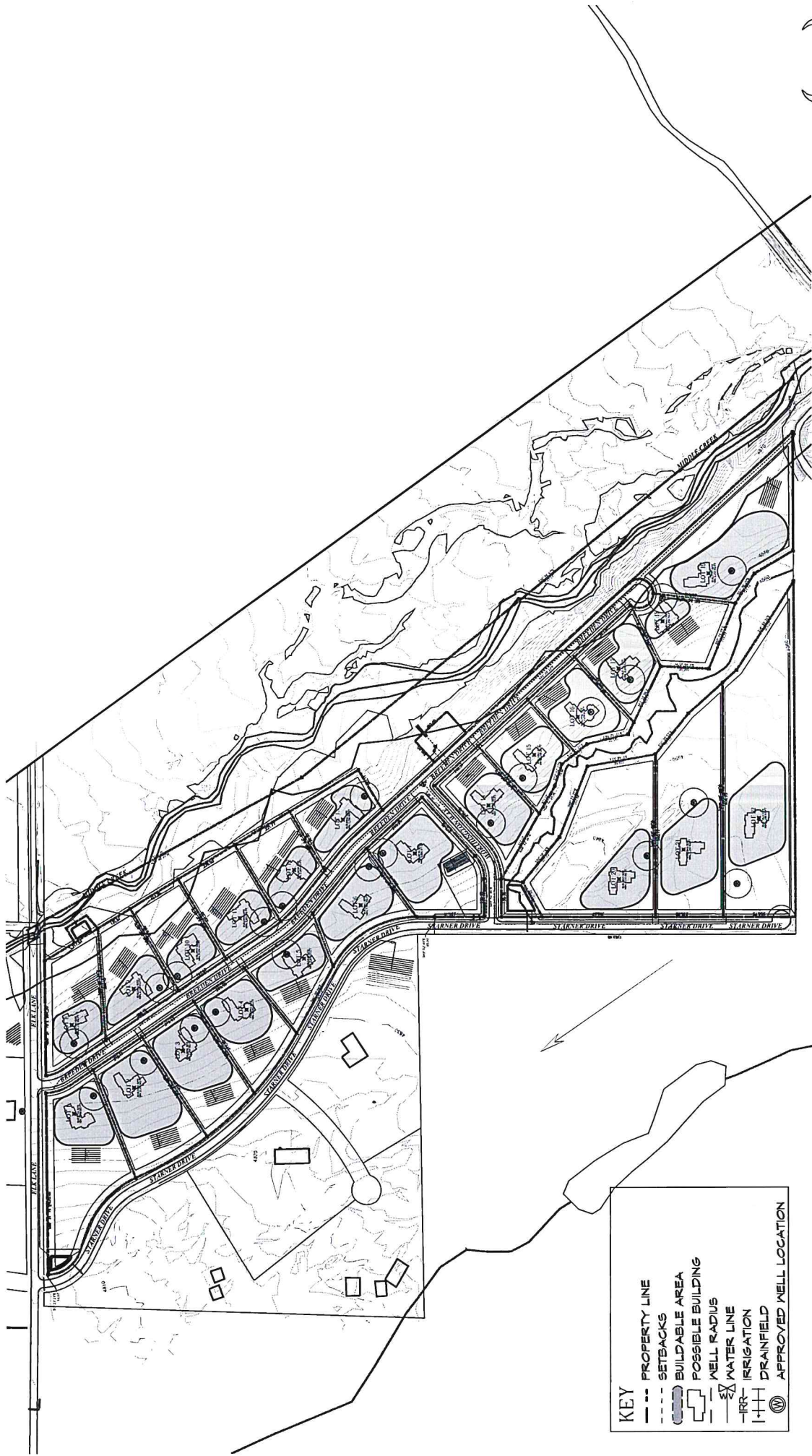
DATE : 05/13/2019  
SCALE : NTS  
JOB NUMBER : 162552  
SHEET : 1 OF 1



## **Exhibit B-Buildable Area per Lot**

The following maps display Property Lines, Buildable area, Possible Building, Well Radius, Water Line, Irrigation, Drainfield and Approved Well location for each lot.

**\*\*Remaining page intentionally left blank.\*\***



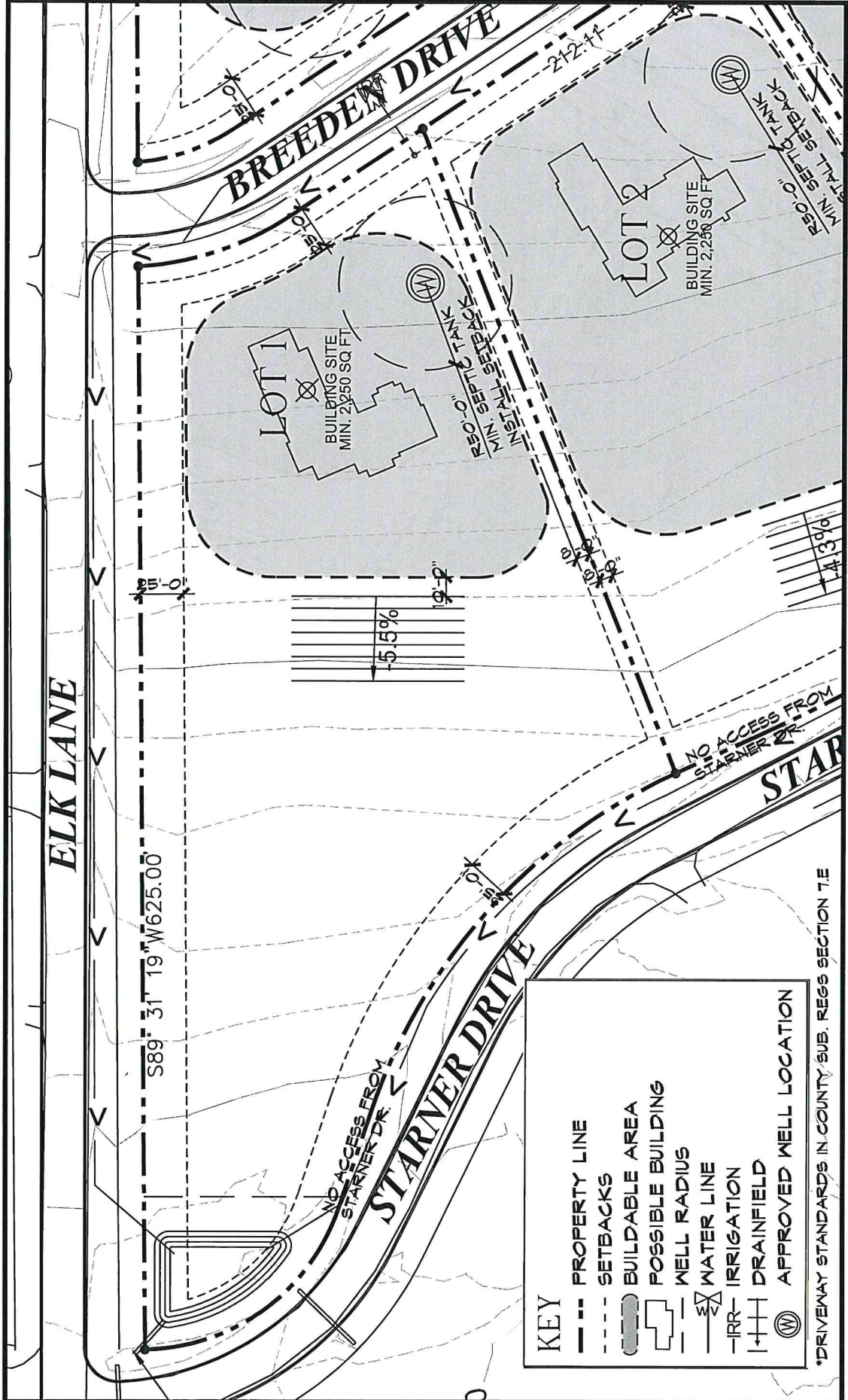
FAUZE HALVORSEN  
**ARCHITECTS**



**SALES PLACE ESTATES**  
GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)



SCALE: 1" = 300'0"




SCALE: 1" = 80'-0"

NORTH

SALES PLACE ESTATES

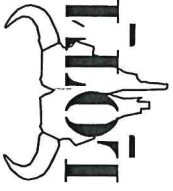
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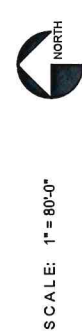
FAURE HALVORSEN  
**ARCHITECTS**

|| **HYALITE** ||  
ENGINEERS AND LAND SURVEYORS

|| **COOK** ||  
DEVELOPMENT







SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)



FAUHALVORSEN  
**ARCHITECTS**

# HYALITE

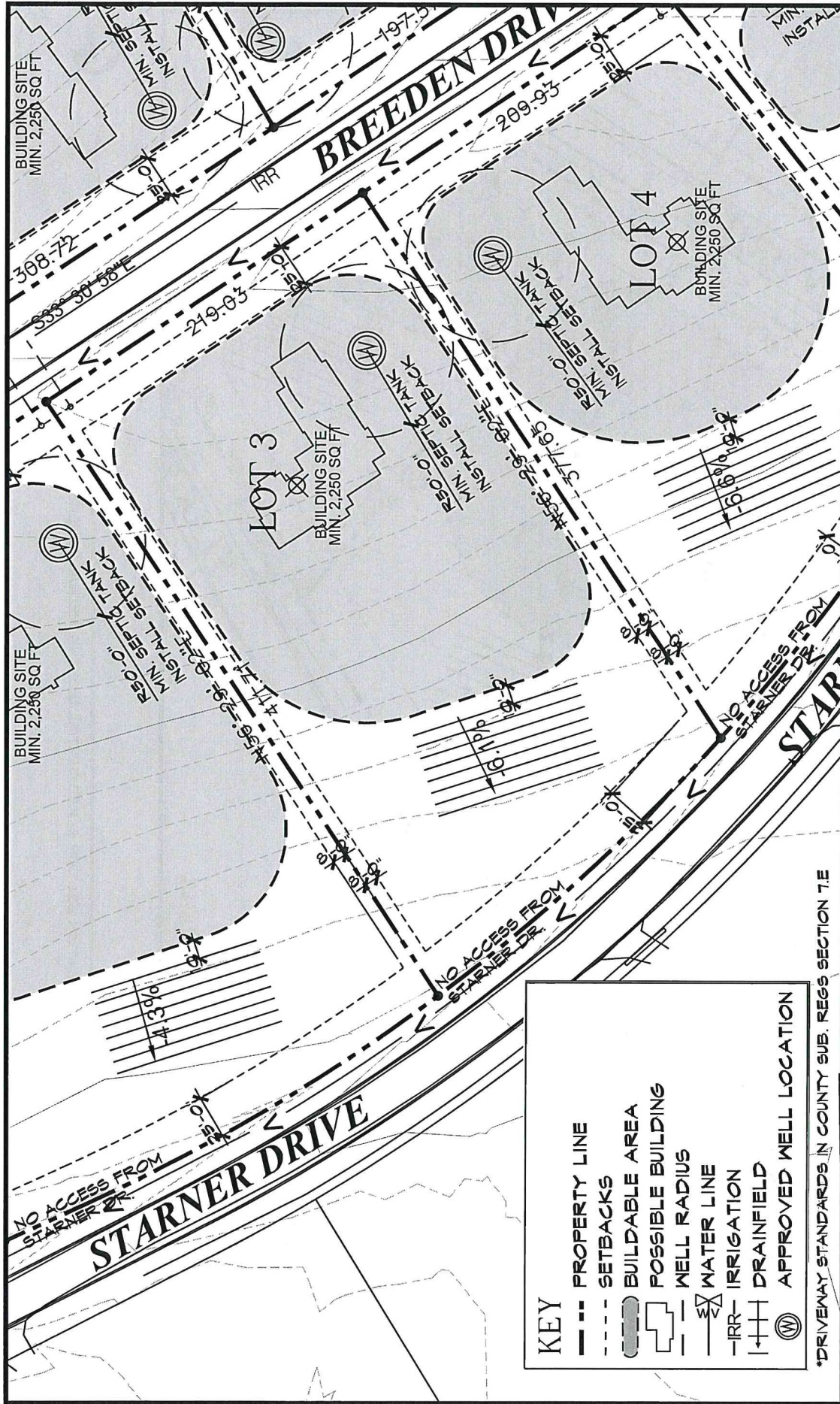


**COOK**  
DEVELOPMENT



**COOK**  
DEVELOPMENT





## SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)

SCALE: 1" = 80'-0"



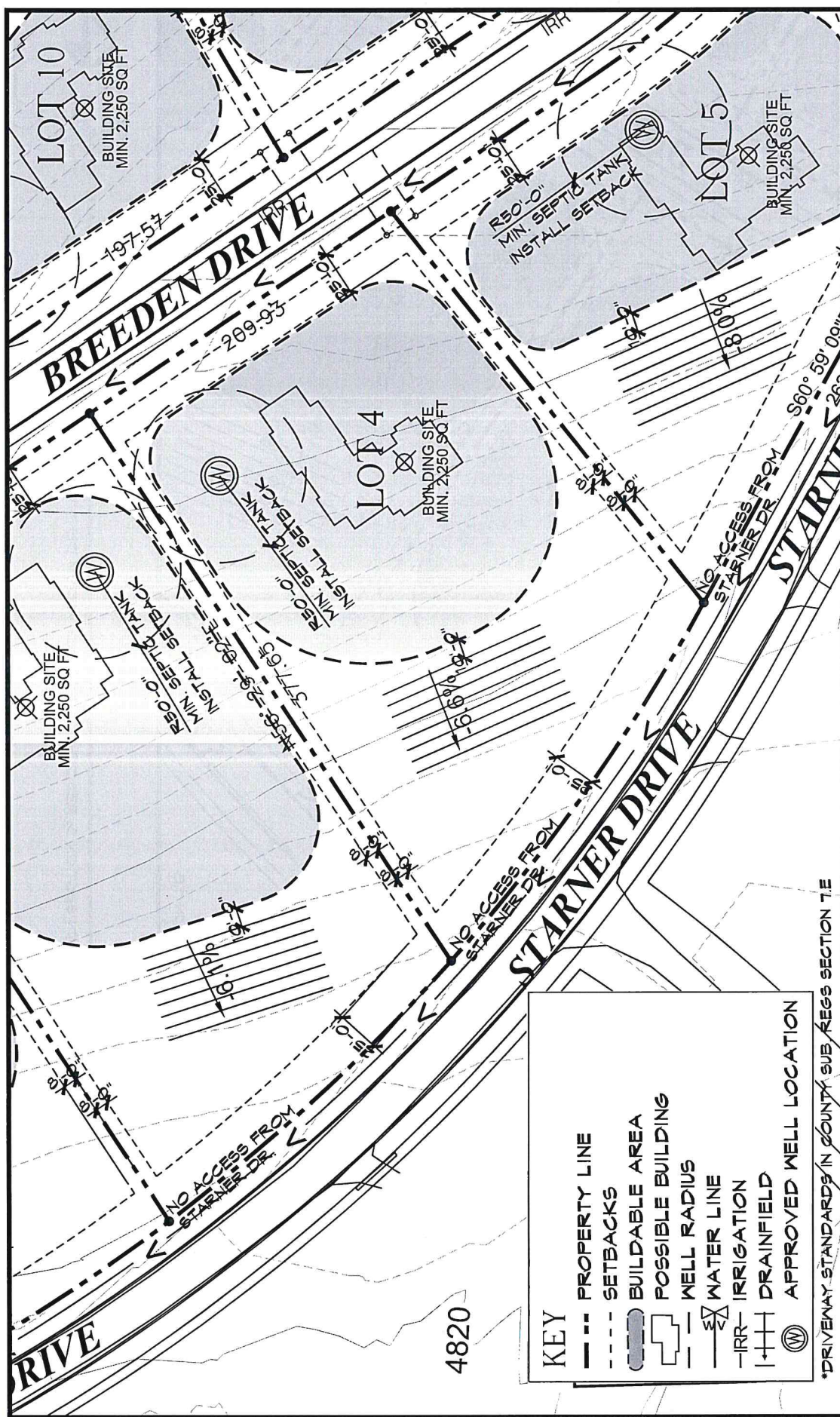
FAURE HALVORSEN  
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SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)

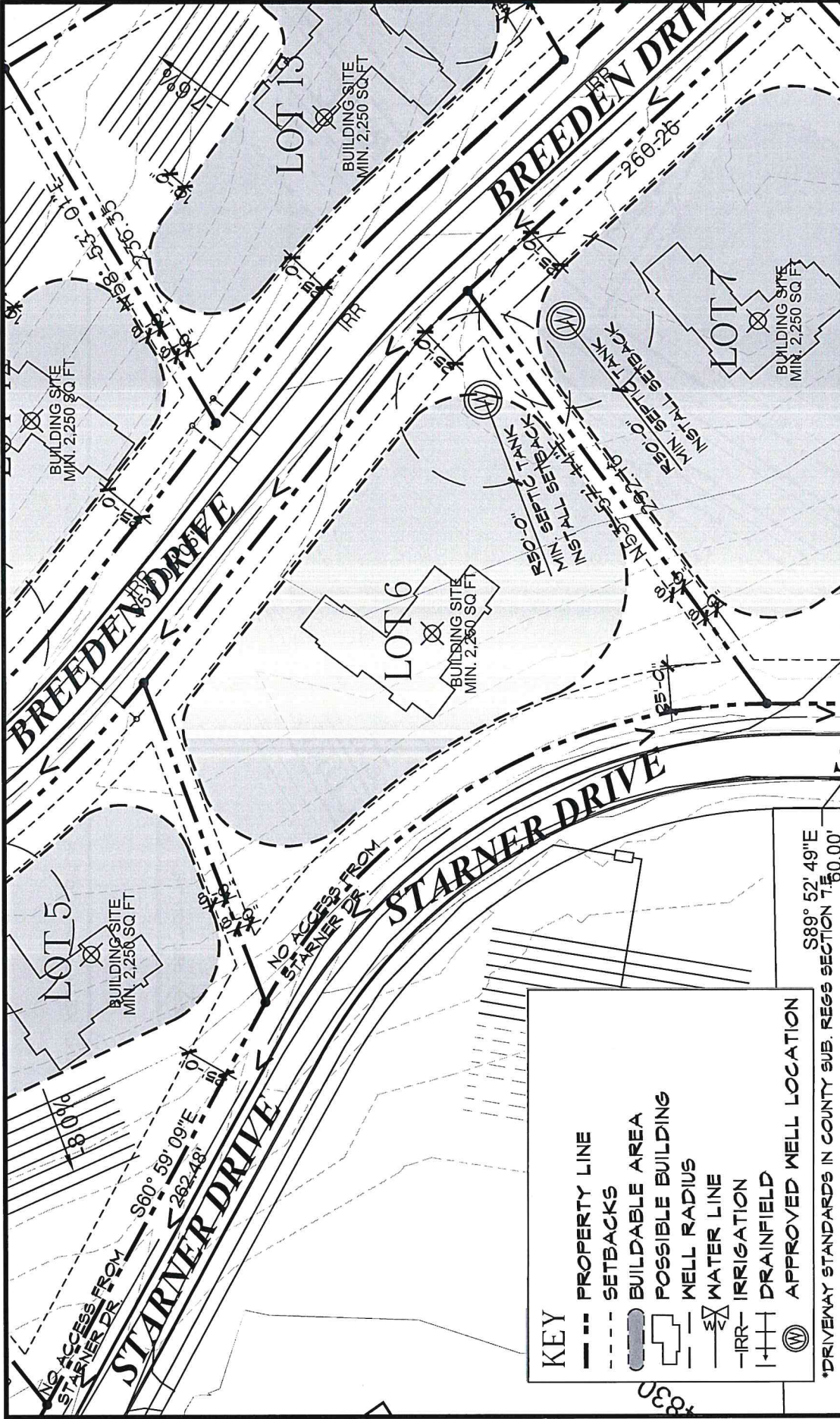
SCALE: 1" = 80'-0"











## SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)



**HYALITE**  
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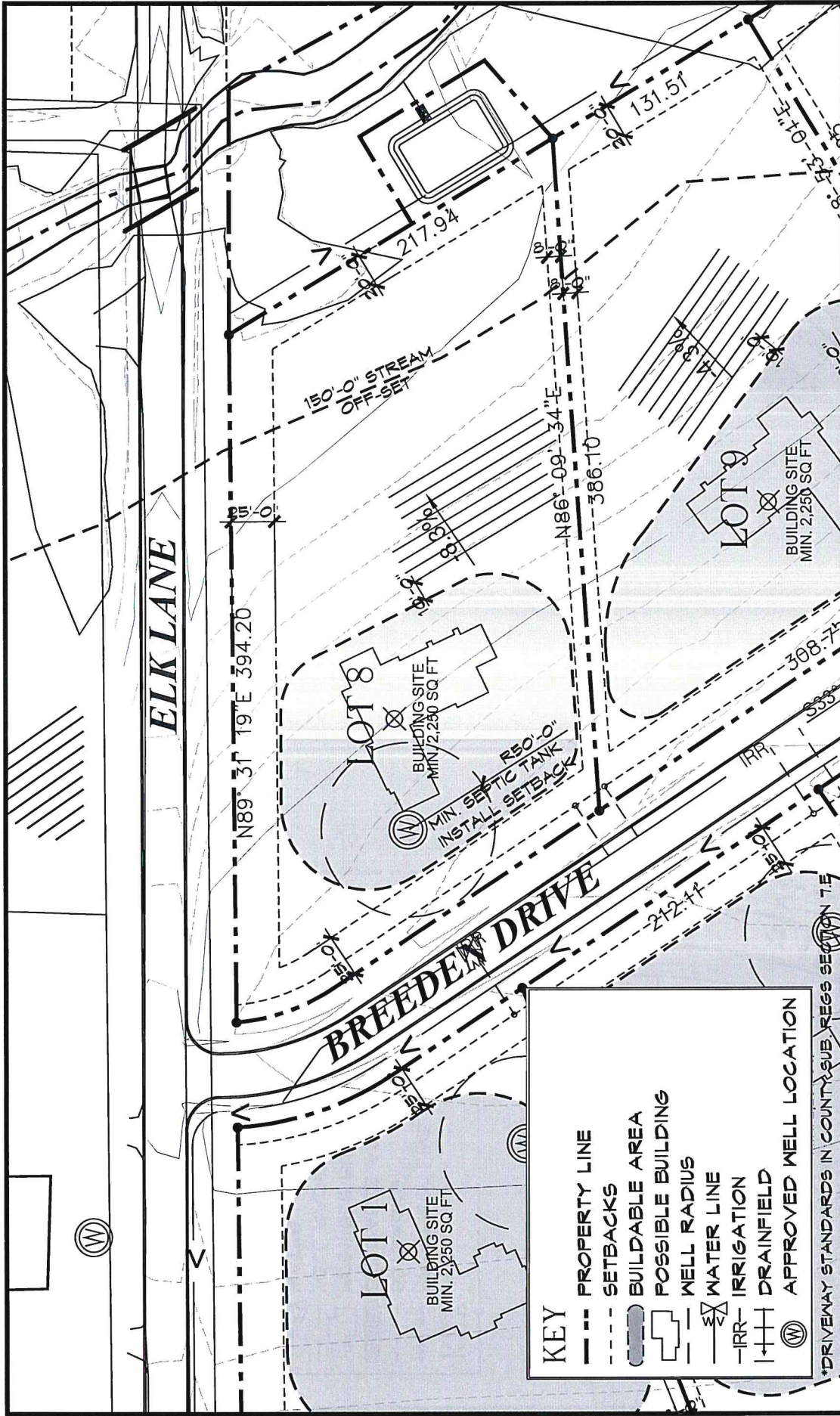
**COOK**  
DEVELOPMENT











## SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)



SCALE: 1" = 80'-0"

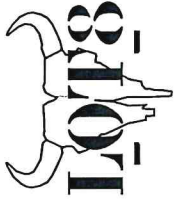


FAURE HALVORSEN

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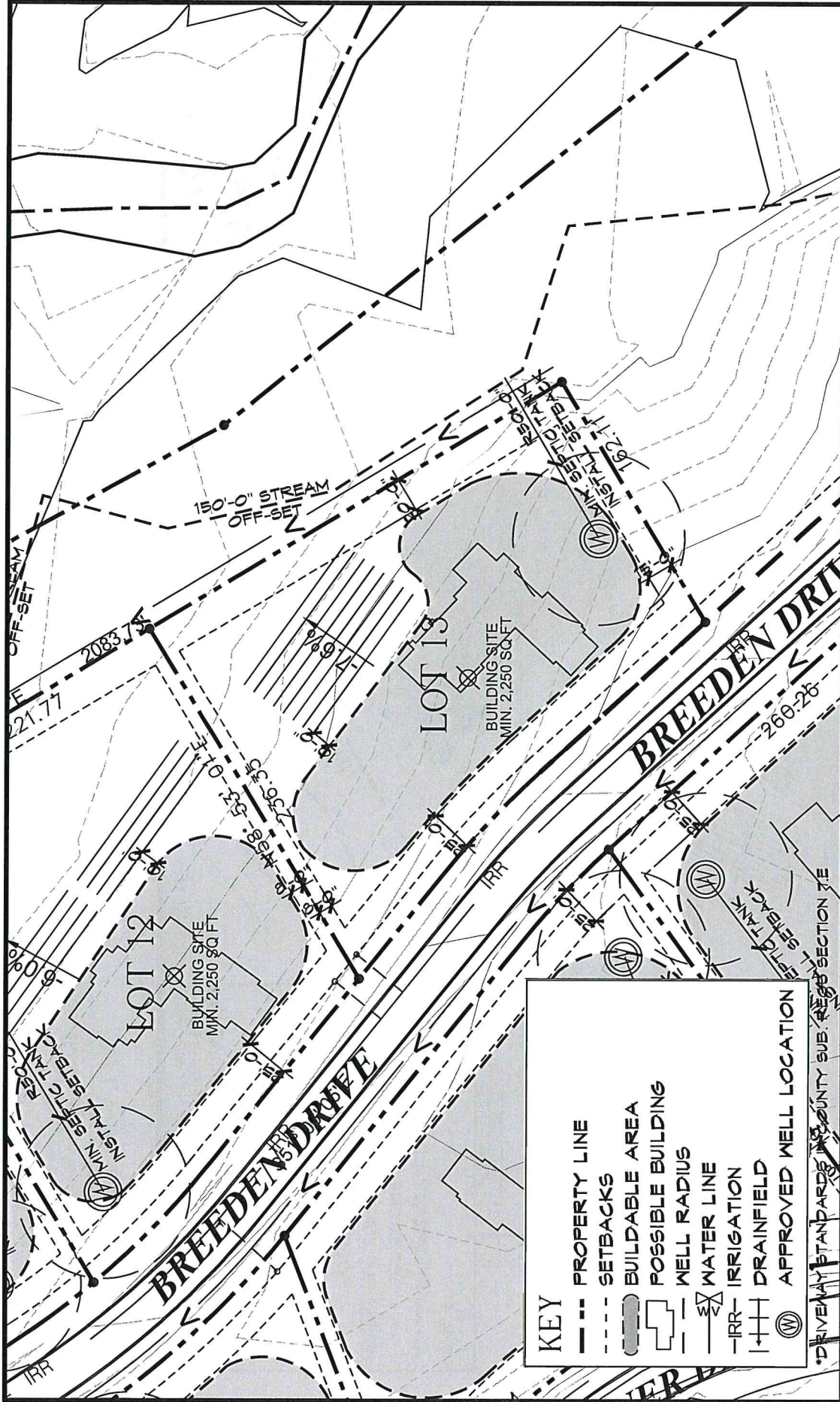












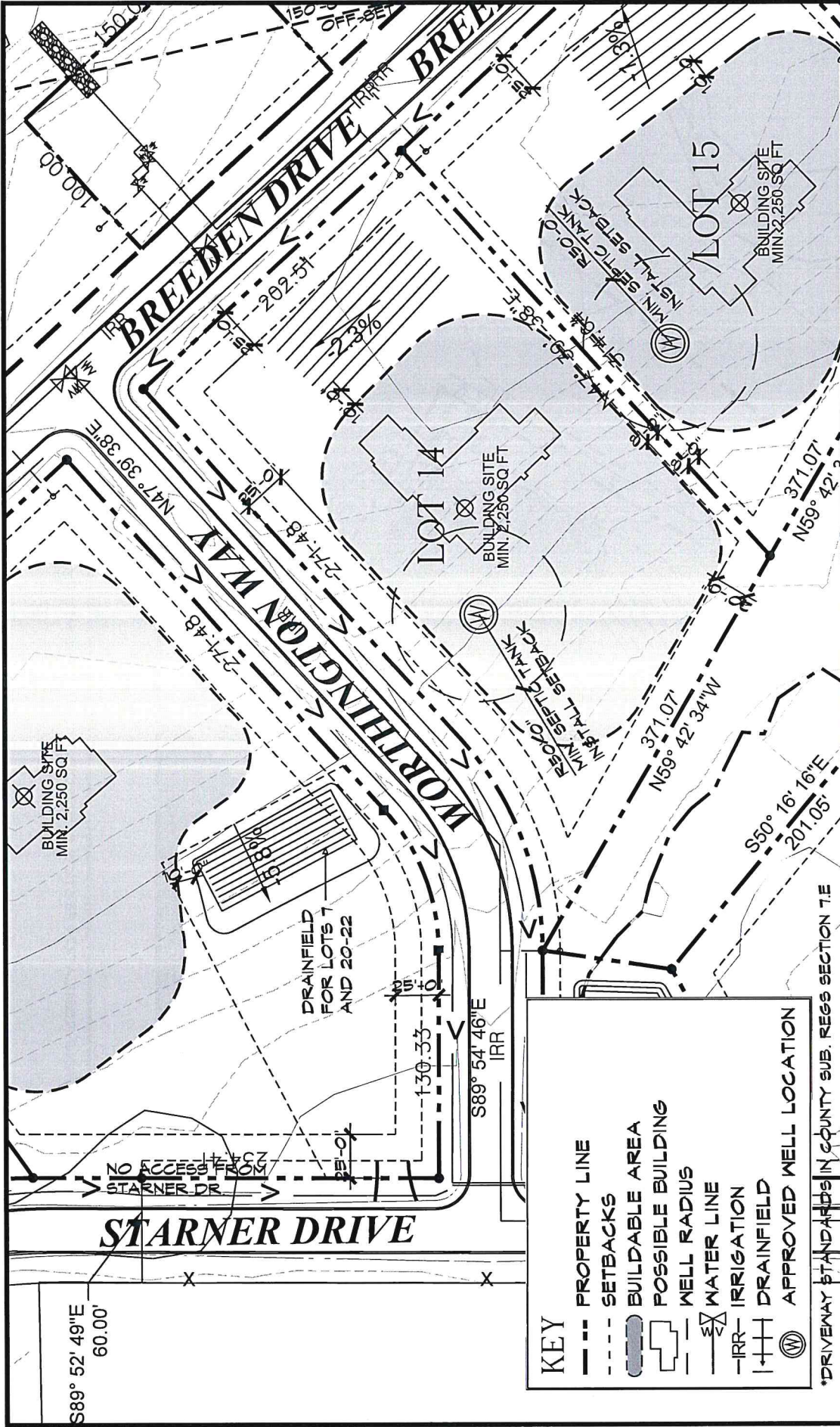
# SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)

SCALE: 1" = 80'-0"







## SALES PLACE ESTATES

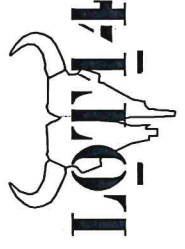
GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)

SCALE: 1" = 80'-0"



**HYALITE**  
ENGINEERS AND LAND SURVEYORS

**COOK**  
DEVELOPMENT



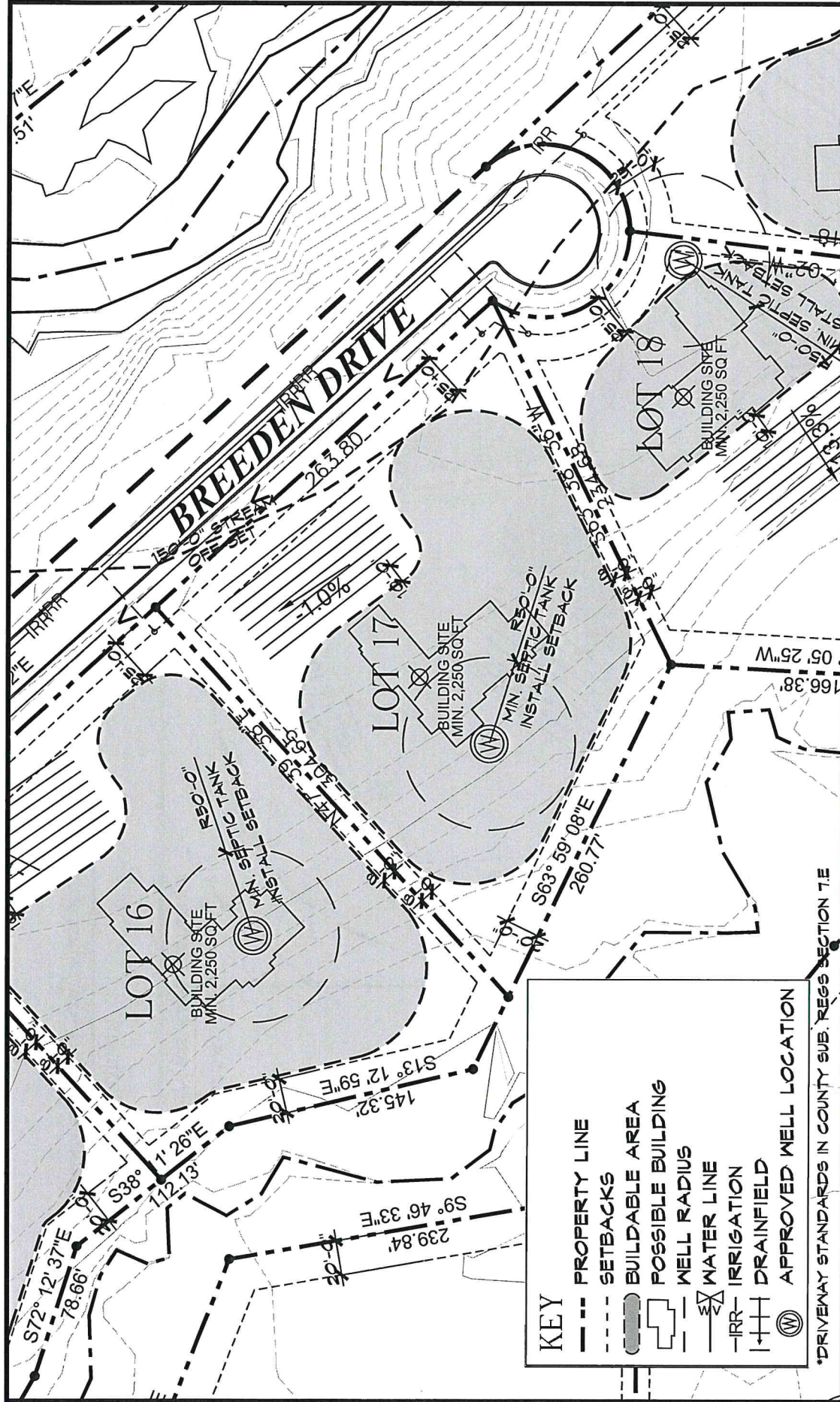












## SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)



SCALE: 1" = 80'-0"



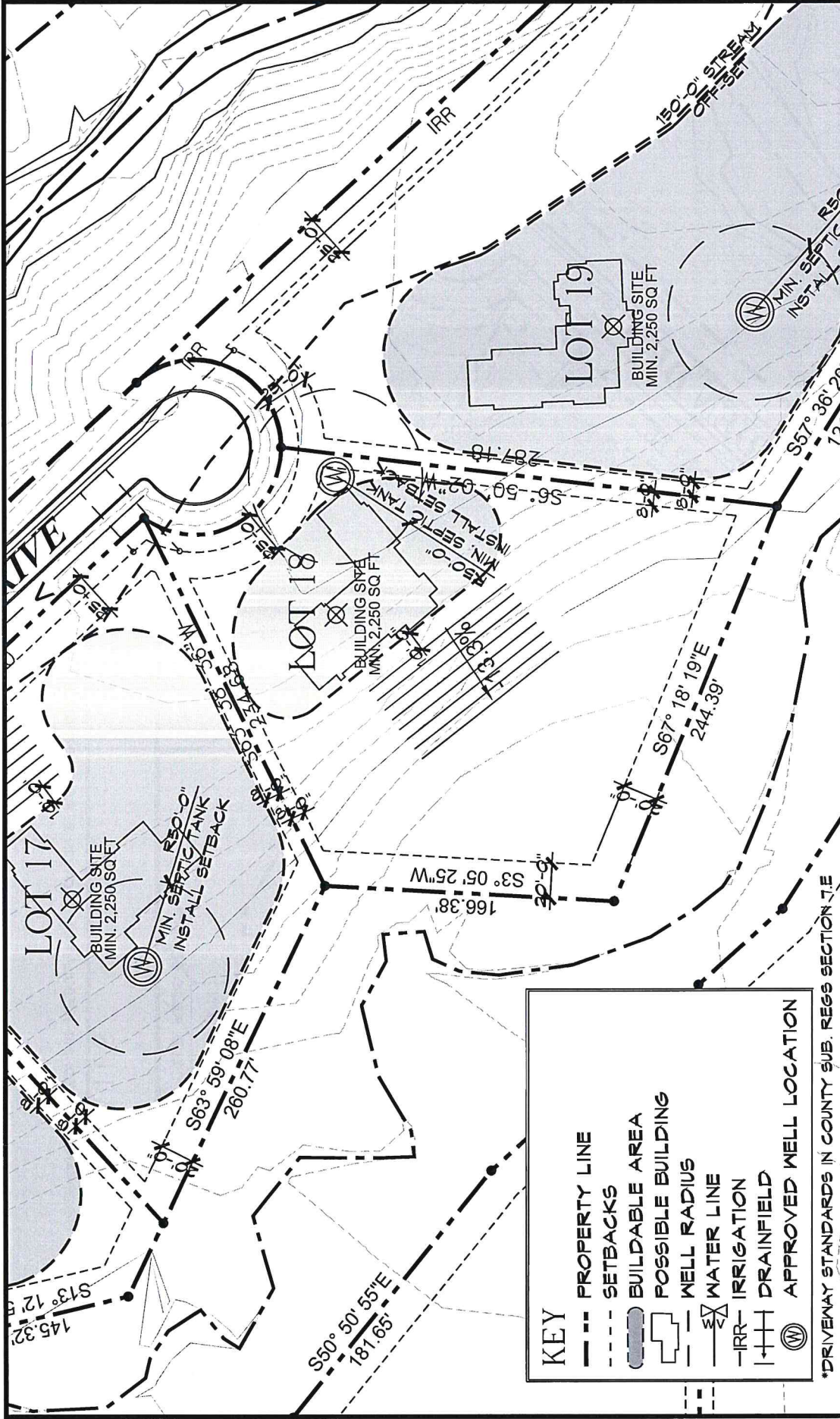
FAURE HALVORSEN  
**ARCHITECTS**

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DEVELOPMENT

**LOT 17**





# SALES PLACE ESTATES

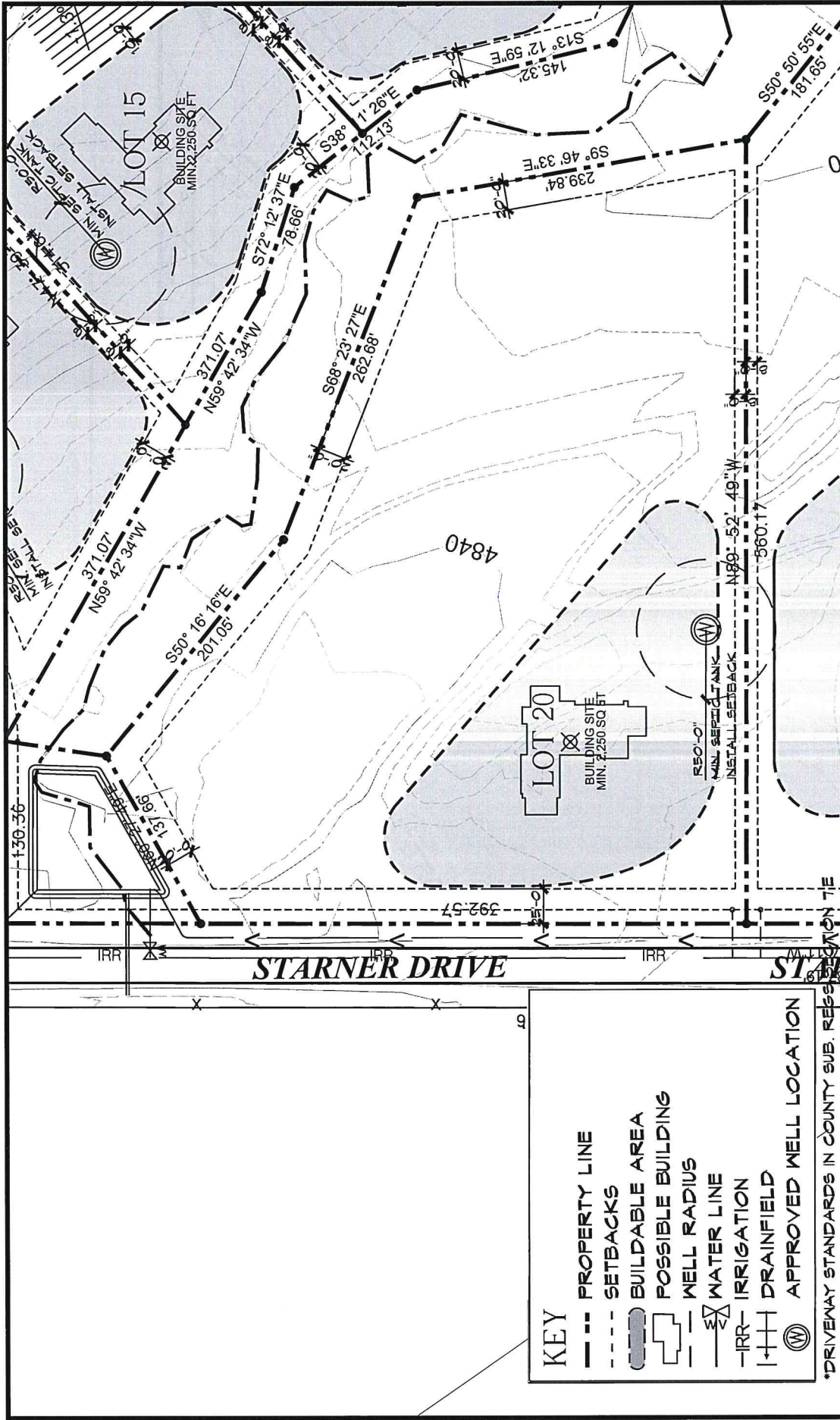
GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)

SCALE: 1" = 80'-0"

NORTH







## SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)



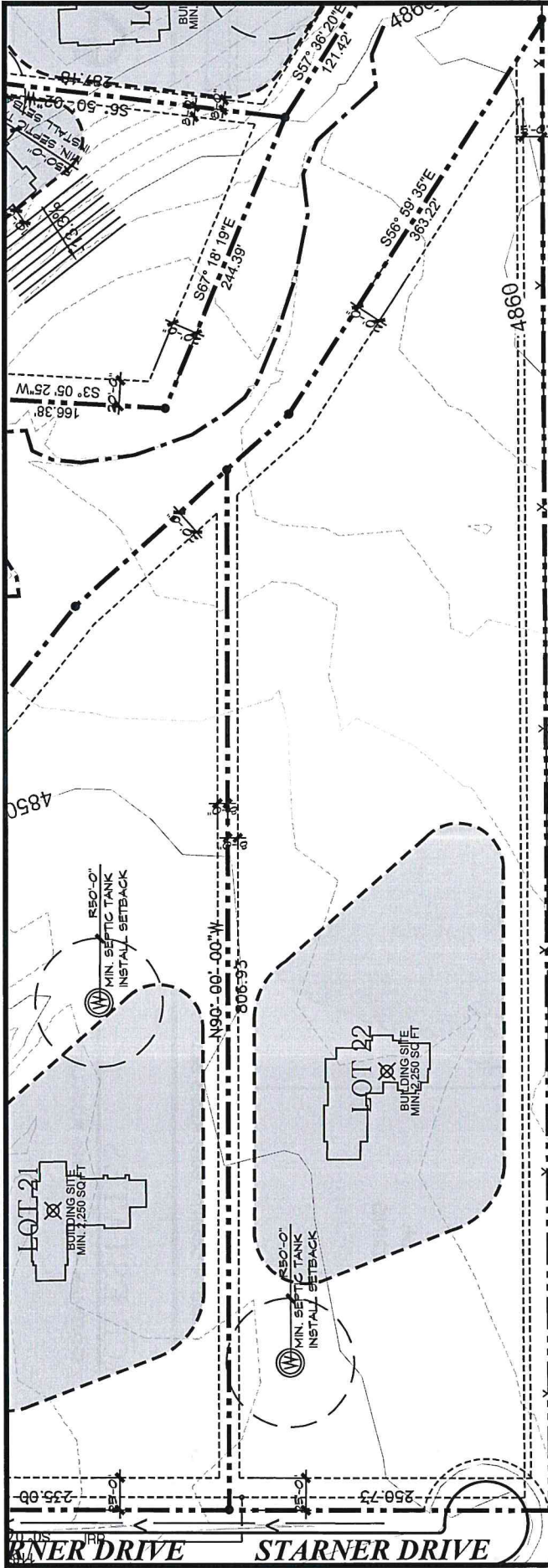
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**COOK**  
DEVELOPMENT









KEY

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PROPERTY LINE

SETBACKS

BUILDABLE AREA

POSSIBLE BUILDING

WELL RADIUS

WATER LINE

IRRIGATION

DRAINFIELD

APPROVED WELL LOCATION

\*DRIVEWAY STANDARDS IN COUNTY SUB. REGS SECTION 7E

# SALES PLACE ESTATES

GALLATIN COUNTY / BOZEMAN AREA ZONING REGULATION SECTION 8: RESIDENTIAL EXISTING MEDIUM DENSITY (RX-MD)

SCALE: 1" = 120'-0"



FAURE HALVORSEN

ARCHITECTS

HYALITE  
ENGINEERS AND LAND SURVEYORS

COOK  
DEVELOPMENT

