

The Bridges at Black Canyon  
**APPLICATION PACKAGE**

1. Preferred Builder Application
  - a. All Builders wishing to build at the Bridges at Black Canyon must complete a Builders Application Form. Upon verification of information received on application, Builders will be added to the Bridges Preferred Builder list.
2. Design Guidelines
  - a. All Owners/Builders (Applicants) wishing to build at the Bridges at Black Canyon must obtain a copy of the most recent Design Guidelines prior to commencing any design plans.
  - b. The Design Guidelines are subject to change at the sole discretion of the Design Review Board. It is the Owner/Builder's responsibility to ensure adherence to current guidelines.
  - c. All application fees and/or deposits, preliminary plans, final plans and permits must be submitted within the schedule described in the Design Guidelines and delivered to the General Manager's office at the Golf Club.
  - d. Failure to comply with the Guidelines will result in a Non-Compliance status and will be addressed through the Association.
3. Meeting
  - a. Upon acceptance of the completed package, Applicant will be notified of the next meeting and placed on the agenda for review of submission.
4. Compliance Process
  - a. In order to guarantee an error-free building process, all "paperwork" as described in the Design Guidelines, including but not limited to application forms, fees/deposits, Preliminary submittals, Final submittals and required permits will be delivered to the General Manager's office at the Golf Club. The Design Review Board administrator will immediately be notified of such delivery.
  - b. All required checks should be made payable to **The Bridges at Black Canyon Owners Association**, along with submittals.
  - c. Applicants must meet with the Design Review Board prior to approval of Preliminary Plans. Board meetings are scheduled for the first Friday of every month and are held at the Bridges.
  - d. Applicant may not begin construction until written notice is received from the Design Review Board for the Final Design Review. Preliminary approval is NOT Final approval.

We look forward to your working with you in the future!

The Bridges at Black Canyon  
**BUILDER APPLICATION**

Company Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Company Federal ID#: \_\_\_\_\_ How many years in business? \_\_\_\_\_

List all Company Officers: \_\_\_\_\_

Local Bank Reference, Contact Name and Phone Number:

\_\_\_\_\_

List three local construction trade references: Company Name, Address and Phone Number

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List of the last three homes built:

Owner Name	Owner address/contact information	Job Site Address
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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List all lawsuits, bankruptcy and any unfinished homes in the last three years. Give explanations and list all companies you are involved with.

\_\_\_\_\_

\_\_\_\_\_

All Builders are required to have a minimum of \$1,000,000 liability/risk insurance coverage. Please attach copy of insurance with application.

I certify that all information is true and correct, to the best of my knowledge. By signing this application, I agree to authorize Remington of Montrose CC, LLC or any of its principals or assignees to contact any of my past customers. I hereby authorize each of these clients to speak to representatives of the Design Review Board. I authorize the Design Review Board to confer with my bank references and obtain a credit report on myself and/or my company.

I understand that becoming a registered Builder, in no way, precludes my participation in the Design Review process necessary to have building plans approved to build in Remington of Montrose CC, LLC. and does not obligate the principals of Remington of Montrose CC, LLC Design Review Board to approve any plans for construction that I may submit in the future, nor does it guarantee that additional information may be required at the time I may be approved and commence construction on a lot in Remington of Montrose CC, LLC.

In the event I withdraw from a building project which has been approved by the DRB under my general contractor's license for a residence in Remington of Montrose CC, LLC, I will immediately cease all construction efforts of the project.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

FOR DESIGN REVIEW BOARD USE ONLY

Application complete, Accepted for review  
Application incomplete, Returned for corrections  
DRB meeting date \_\_\_\_\_ Comments \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

To: All Bridges Builders

From: The Bridges Management

Congratulations on your upcoming home construction. We hope you enjoy your experience here. During the construction of your new home, you will be required to maintain your building site in accordance with the storm water discharge regulations.

The Bridges maintains a Storm Water Discharge Permit issued by the Colorado Department of Health which regulates discharge of sediment and other materials into the city storm drains and water ways. Our subdivision is inspected by the City of Montrose on a regular basis for compliance with this permit, so any home sites which are under construction should comply with these regulations.

Attached to this letter is a construction site checklist which outlines the items on your building site that will be inspected periodically for compliance and a copy of our permit for reference. Please give special attention to the tracking of sediment onto city streets and sidewalks, covering your dumpster, and installing rock wattles around the nearest curb inlet downstream of your site. There will also be a concrete washout constructed within The Bridges where all concrete trucks will be required to clean their trucks. In the meantime, please purchase a kiddie pool or similar container to discharge wash water in.

Please contact Eric Feely, General Manager, or Chris Carter, Golf Course Superintendent if you have any questions regarding these regulations. Thank you for your cooperation.

Sincerely,

The Bridges Management

# CHECK LIST

- 1 Keep sediment and other materials from leaving your site!
- 2 Educate employees and subcontractors about BMPs and water protection.
- 3 Conduct daily site inspections and cleanings.
- 4 Provide a contained pit for concrete washout.
- 5 Dewatering – Sediment must be removed and permission from the local jurisdiction obtained before water enters the storm drainage system.
- 6 Anchor portable toilets and locate away from paved surface.
- 7 Cover your dumpsters to prevent rainwater from entering.
- 8 Have your site landscaped as soon as possible.

Construction site operators play a key role in protecting our water quality. Be sure to have appropriate erosion, sediment, and waste control BMPs in place on your site.

This information is provided to help you make good choices during construction projects in order to protect our local waterways and avoid costly fines.

**KEEP IT CLEAN,**  
'cause we're all downstream!

# FURTHER RESOURCES

Colorado Department of  
Public Health and Environment  
Water Quality Control Division  
[www.cdphpe.state.co.us](http://www.cdphpe.state.co.us)  
303-692-3500

Environmental Protection Agency  
[www.epa.gov/npdes/stormwater](http://www.epa.gov/npdes/stormwater)

Urban Drainage and Flood Control District  
[www.udfcd.org](http://www.udfcd.org)



**KEEP IT CLEAN  
PARTNERSHIP**

Communities in the Boulder and  
St. Vrain watersheds working  
together to protect our water quality.

BOULDER • BOULDER COUNTY • ERIE  
LONGMONT • LOUISVILLE • SUPERIOR  
303-441-1439 • [KeepItCleanPartnership.org](http://KeepItCleanPartnership.org)

# WATER PROTECTION GUIDE

HOMEOWNERS • CONTRACTORS • SUBCONTRACTORS

What you  
need to know  
when building  
or remodeling  
on less than  
one acre of land.

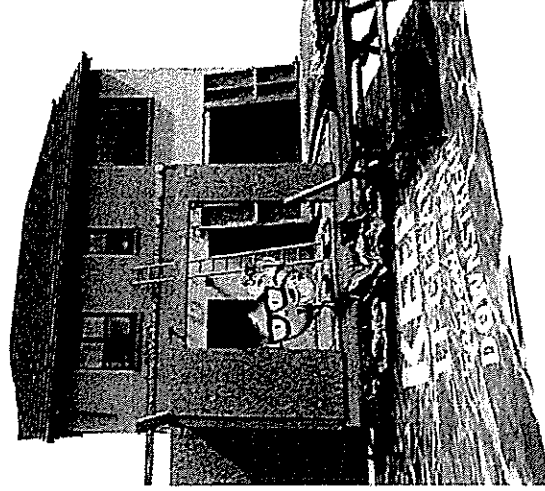
# CONSTRUCTION REGULATIONS

We all want clean drinking water and healthy streams. So, we all have to do our part to protect our local water quality. Your help is crucial and is required by law.

Stormwater runoff picks up pollutants as it flows over the ground or paved areas; these pollutants are then carried into the storm drainage system and directly to our creeks. Common sources of pollutants from construction sites include:

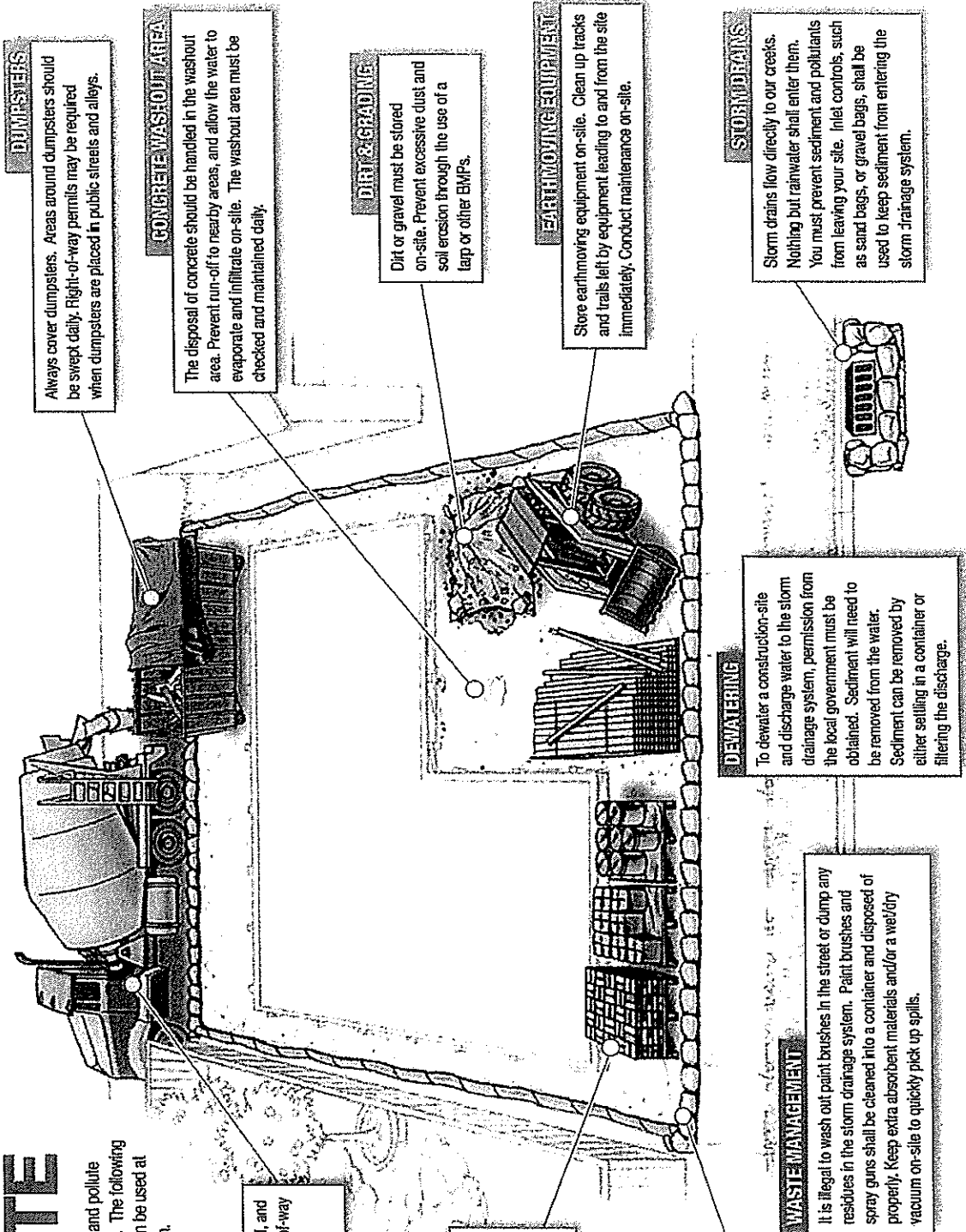
- sediment from soil erosion
- construction and landscape materials and waste (e.g., paint, solvents, concrete, drywall, mulch, gravel)
- landscaping runoff containing fertilizers and pesticides
- spills of oil, fuel, and other fluids

Construction sites are required by law to prevent pollutants from leaving the site. Your solution is Best Management Practices (BMPs) – actions or structural practices that protect storm drains and prevent pollution.



# BMPs ON-SITE

Spills and sediment from work sites can flow into storm drains and pollute local creeks. Pollutants leaving work sites are prohibited by law. The following drawing illustrates Best Management Practices (BMPs) that can be used at construction sites to protect storm drains and prevent pollution.



**DUMPSTERS**  
Always cover dumpsters. Areas around dumpsters should be swept daily. Right-of-way permits may be required when dumpsters are placed in public streets and alleys.

**CONCRETE WASHOUT AREA**  
The disposal of concrete should be handled in the washout area. Prevent run-off to nearby areas, and allow the water to evaporate and infiltrate on-site. The washout area must be checked and maintained daily.

**DIRT & GRADING**  
Dirt or gravel must be stored on-site. Prevent excessive dust and soil erosion through the use of a tarp or other BMPs.

**EARTHMOVING EQUIPMENT**  
Store earthmoving equipment on-site. Clean up tracks and trails left by equipment leading to and from the site immediately. Conduct maintenance on-site.

**STORM DRAINS**  
Storm drains flow directly to our creeks. Nothing but rainwater shall enter them. You must prevent sediment and pollutants from leaving your site. Inlet controls, such as sand bags, or gravel bags, shall be used to keep sediment from entering the storm drainage system.

**DEWATERING**  
To dewater a construction-site and discharge water to the storm drainage system, permission must be obtained. Sediment will need to be removed from the water. Sediment can be removed by either settling in a container or filtering the discharge.

**WASTE MANAGEMENT**  
It is illegal to wash out paint brushes in the street or dump any residues in the storm drainage system. Paint brushes and spray guns shall be cleaned into a container and disposed of properly. Keep extra absorbent materials and/or a wet/dry vacuum on-site to quickly pick up spills.

**CONCRETE TRUCKS/PUMPS**  
Truck must be washed out on-site where wastewater is contained, and all spills to streets or paved surfaces must be cleaned up. Right-of-way permits may be required for concrete pumpers parked in public streets or alleys.

**BUILDING/LANDSCAPING MATERIALS STAGING AREAS**  
Materials must be stored on the site at all times. Materials should always be covered when not in use to prevent run-off caused by wind or rain. Don't deliver or stockpile landscaping materials in the street or right-of-way.

**PERIMETER CONTROLS**  
It is your responsibility to ensure that sediment does not leave your site. Gravel bags, silt fences, and straw wattles are acceptable perimeter controls. Understand your site's drainage pattern and install BMP's accordingly. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. When cleaning sediment from streets, driveways, and paved areas on construction-sites, use dry sweeping methods.

The Bridges at Black Canyon  
**PRELIMINARY DESIGN REVIEW**  
**SUBMISSION PACKAGE CHECKLIST**

Applicant Name \_\_\_\_\_ Lot Number \_\_\_\_\_

- Two (2) complete hard copies plus a digital copy of all plans, along with the DRB Review Fee must be received ten (10) working days prior to the Preliminary Design Review meeting. Electronic copies can be emailed to the DRB administrator at: [Christi@teamprettyman.com](mailto:Christi@teamprettyman.com)

	Submitted	Complete	Incomplete
1. PRELIMINARY DESIGN REVIEW APPLICATION FORM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. SITE PLAN (Scale: 1"=20', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Verify property pins and benchmarks, show property lines and building setbacks, existing topography and proposed grading and general site drainage, building footprint with finished floor grades, setbacks, specific elevations (see Exhibit A of the Guidelines), driveway, parking area, drainage, fences/walls, roofs, patios, decks and any other site amenities.			
3. BUILDING PLAN (Scale: 1/4"=1', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Show all exterior elevations, roof pitch and building height measured from existing grade to its highest point, floor plans to include all living and garage floor areas.			
4. CONCEPTUAL LANDSCAPE PLAN (Scale: 1"=20', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Show irrigated areas, planting, turf areas, preliminary plant list and all other landscape features, site lighting (type and location) existing trees to be retained and/or removed, vegetation and land forms, water features, patios, decks and other significant design elements. This may be combined with the Site Plan.			
5. GRADING, DRAINAGE AND EROSION CONTROL PLAN (Scale: 1"=20', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Show existing and proposed grading, drainage elements, and general erosion control methods.			
6. MATERIAL SAMPLES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Roof material and color			
▪ Wall material and color			
▪ Exterior trim material and color			
▪ Stone/rock materials and colors			
▪ Door/window materials and colors			

FOR DESIGN REVIEW BOARD USE ONLY

Submittal complete, Accepted for review                      Date \_\_\_\_\_  
Submittal incomplete, Returned for corrections              Date \_\_\_\_\_  
Preliminary Design Review meeting date \_\_\_\_\_ Comments \_\_\_\_\_

The Bridges at Black Canyon  
**PRELIMINARY DESIGN REVIEW  
APPLICATION FORM**

**LEVEL OF REVIEW:**

- Conceptual Approval (general idea of uses, scale, context)
- Preliminary Design Review
- Modification

**PROJECT INFORMATION:**

1. Lot Number \_\_\_\_\_ Project Description \_\_\_\_\_

2. Name of Owner(s) \_\_\_\_\_

Street Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

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

3. Name of Builder \_\_\_\_\_

Street Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

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

**ITEMS REQUIRED:**

- Completed Preliminary Design Review Application Form
- DRB Review Application Fee: <10,000 sf=\$500.00 fee >10,000 sf=\$750.00 fee
- Completed Preliminary Design Review Submission Package
- Presentation board to be used at the Preliminary Design Review meeting may be brought directly to the meeting and must accurately reflect colors and materials that are proposed.

Application will be accepted after all of the above information has been received. Please make checks out to the **Bridges at Black Canyon Owners Association**. Once application has been accepted, a Preliminary Design Review meeting will be scheduled within ten (10) working days from the receipt of a complete submission. Please contact the DRB administrator at 970-856-7791 regarding application questions.

I have read and will comply with the Bridges at Black Canyon Design Guidelines concerning construction activities and the Amended and Restated Covenants, Conditions and Restrictions for the Bridges at Black Canyon.

Signature of Applicant \_\_\_\_\_ Date of application \_\_\_\_\_

**FOR DESIGN REVIEW BOARD USE ONLY**

Application acceptance date \_\_\_\_\_ Preliminary Design Review scheduled meeting date \_\_\_\_\_



The Bridges at Black Canyon  
**FINAL DESIGN REVIEW**  
**SUBMISSION PACKAGE CHECKLIST**

Applicant Name \_\_\_\_\_ Lot Number \_\_\_\_\_

- Two (2) revised (if required from Preliminary meeting) hard copies plus a digital copy of all plans, along with the Construction Compliance Deposit and Landscape Deposit must be received ten (10) working days prior to the Final Design Review meeting. Electronic copies can be emailed to the DRB administrator at: [Christi@teamprettyman.com](mailto:Christi@teamprettyman.com)

	Submitted	Complete	Incomplete
1. FINAL DESIGN REVIEW APPLICATION FORM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. SITE PLAN (Scale: 1"=20', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Verify property pins and benchmarks, show property lines and building setbacks, existing topography and proposed grading and general site drainage, building footprint with finished floor grades, setbacks, specific elevations (see Exhibit A of the Guidelines), driveway, parking area, drainage, fences/walls, roofs, patios, decks and any other site amenities.</li> </ul>			
3. BUILDING PLAN (Scale: 1/4"=1', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Show all exterior elevations, roof pitch and building height measured from existing grade to its highest point, floor plans to include all living and garage floor areas.</li> </ul>			
4. LANDSCAPE PLAN (Scale: 1"=20', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Show irrigated areas, extent and location of all plant materials and landscape features, site lighting (type and location) existing trees to be retained and/or removed, vegetation and land forms, water features, patios, decks and other significant design elements. This may be combined with the Site Plan.</li> </ul>			
5. GRADING, DRAINAGE AND EROSION CONTROL PLAN (Scale: 1"=20', minimum)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Show existing and proposed grading at 1 foot contour intervals, drainage elements and erosion control methods required for Stormwater Maintenance Plan, including construction activity, best management practices, spill prevention and response methods.</li> </ul>			
6. FINAL MATERIAL SAMPLES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ All Roof, wall, exterior trim, door, window, stone and rock materials and colors</li> </ul>			
7. CONSTRUCTION SCHEDULE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Include start and completion dates for both building and landscape construction. All construction shall be started within twelve (12) months of Final Review Design Approval date and shall be completed within twelve (12) months from the start of construction.</li> </ul>			

**FOR DESIGN REVIEW BOARD USE ONLY**

Final Submittal complete, Accepted for review Date \_\_\_\_\_  
 Final Submittal incomplete, Returned for corrections Date \_\_\_\_\_  
 Final Design Review meeting date \_\_\_\_\_ Comments \_\_\_\_\_

The Bridges at Black Canyon  
**FINAL DESIGN REVIEW**  
**APPLICATION FORM**

**LEVEL OF REVIEW:**

Final Design Review

**PROJECT INFORMATION:**

1. Lot Number \_\_\_\_\_ Project Description \_\_\_\_\_

2. Name of Owner(s) \_\_\_\_\_

Street Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

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

3. Name of Builder \_\_\_\_\_

Street Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

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

**ITEMS REQUIRED:**

- Completed Final Design Review Application Form
- Construction Compliance Deposit: \$1.50/sf of gross developed area, including storage and covered parking
- Landscape Deposit \$1,000.00
- Storm water management plan
- Completed Final Design Review Submission Package
- Presentation board to be used at the Final Design Review Board meeting may be brought directly to the meeting and must accurately reflect colors and materials that are proposed.

Application will be accepted after all of the above information has been received. Please make checks payable to the **Bridges at Black Canyon Owners Association**. Once application has been accepted, a Final Design Review Board meeting will be scheduled within ten (10) working days from the receipt of a complete submission. Please contact the DRB administrator at 970-856-7791 regarding application questions.

I have read and will comply with the Bridges at Black Canyon Design Guidelines concerning construction activities and the Amended and Restated Covenants, Conditions and Restrictions for the Bridges at Black Canyon.

Signature of Applicant \_\_\_\_\_ Date of application \_\_\_\_\_

**FOR DESIGN REVIEW BOARD USE ONLY**

Application acceptance date \_\_\_\_\_ Design Review Board scheduled meeting date \_\_\_\_\_