

**Saska Hills Residential Planned Development
Entiat, Washington**

**Residential Design Guidelines
Phase 1, Draft
August, 2006**

Saska Hills R.P.D. Design Guidelines

CONCEPT AND PRINCIPLES

A. Concept:

Saska Hills Residential Planned Development (RPD) is a 190 lot single family subdivision designed for the development of approximately 80 acres of undeveloped land in the Town of Entiat, Washington. The subject property is located on the slopes north of Hedding Street. The property is partially hillside and partially plateaus. The plateaus and lesser slopes of the property have been used in the recent past as orchards. There is a natural ravine that slopes down through the center of the property. The design concept for the subdivision is to preserve the slopes and designated critical areas in their natural condition within protected open space tracts. Approximately 26 acres of the property will be placed within open space tracts. These tracts will be for the passive use and enjoyment of the neighborhood.

By utilizing the provisions of the Residential Planned Development Section of the Entiat Code, the developers are able to propose a subdivision plan for a residential community that respects the sensitive areas and provides for building lots on the plateaus and leveler slopes of the property. Under conventional subdivision criteria, the Entiat Codes require a minimum lot size of 8,500 square feet or a gross density of slightly over 5 units per acres. The provisions of the RPD code allow that with the dedication of permanent open space, the minimum lot size may be reduced by 35%. The actual plan for Saska Hills RPD plan calls for 190 lots on 54 acres of the total 80 acre site, for a gross density of 3.5 units per acre. The approximate lot size breakdown is 68 lots (36% of total) less than 8,500 sf and 43 lots (22% of total) in excess of 10,000 square feet. The application of the RPD standards to this site is not to increase the number of lots, but rather to provide for protection of sensitive areas and concentrate lots in the more desirable locations.

The development plan for the Saska Hills RPD is to create a community that is surrounded by open space with a variety of passive recreational opportunities, including trails, picnic areas, and tot lots. The final choice of amenities to be constructed will be up to the Homeowners Association. Once the first phase of the development is under way, the developer will work with the homeowners association to decide the scope of facilities and obligations to be assumed by the HMA. The homeowners association will have the obligation to fund and maintain the facilities and provide insurance for use of the community areas.

Individual residences within the subdivision will be constructed by different builders or the homeowners themselves. The builders will be required to incorporate into their plans thoughtful architecture, a high quality of construction and good site planning and landscaping. Site design plans will be reviewed by the Architectural Control Committee of the Homeowners Association to assure conformance and consistency with the Design

Guidelines herein and the Declaration of Covenants, Conditions and Restrictions (CC&R's). The intent of the guidelines and covenants is to develop a quality neighborhood that will provide housing opportunities to a variety of demographic segments. It is the goal through the Design Guideline and CCR's to create a community where homes of all values will blend in a harmonious way so as to enhance and protect the investments of all.

B. Residential Architectural Styles:

It is the overall intent of the design guidelines to provide a community where the homes have character reflecting common elements while allowing for individual design preferences. The main focus of common elements will be the roof lines of the homes. The minimum roof pitch will be 4:1 and it will be encouraged to design to at least a 6:1 pitch roof. It will be required to provide at least an 18" overhang on the eaves of the roof. Siding and roofing materials will be approved by the Architectural Review Committee. All homes will have at least a 2 car garage and paved driveway, and it is recommend at least one bay be long enough to store a boat and trailer.

It the intent of the development to provide a variety of home sites for a diverse demographic group. Within different locations on the project, controlled by location and views, with be building lots of different sizes and styles in a range of prices that provide housing opportunities for prospective individual buyers. The concept of the project is such that we want to attract the recreational buyer, retirement buyer and also provide home sites for the average working family in the area. It is recognized that recent developments in the Chelan area have priced out a lot of people out of the market, and we would like to provide a place for them to build in the City of Entiat.

ARCHITECTURAL STANDARDS

A. Architecture Review Process:

Architectural review will be the responsibility of the Developer. An Architectural Control Committee (ACC) shall be formed by the developer. Among other things this committee shall review building design materials and colors for all buildings constructed within the RPD. Building permits will be issued by the City only after receiving notification of approval by the ACC.

B. Architectural Design:

A variety of historic and contemporary designs are encouraged. If one builder constructs a series of houses he shall not use the same elevation on adjacent lots or lots directly or diagonally across the street from one another. The homes shall have at least a two car garage which can be attached or detached.

C. Exterior Siding – Colors and Materials:

Siding Materials—Wood lap, shingles, board and batten, brick and stone shall be allowed. In addition, high quality vinyl, cement lap and cultured stone may be allowed if they provide the appearance of the natural materials that they mimic. No 4x8 or 4x9 composite or plywood panels shall be used as a primary siding material. However, panel products may be used for soffits, porch ceilings, or siding when used in a “board and batten” presentation.

Trim—Windows and door trim shall be included on all front windows and on side and rear windows abutting or visible from a right of way or other public place.

Windows— Vinyl, aluminum or wood.

Exterior Doors—Wood, fiberglass or steel. The front door style shall compliment the architecture of the house. Sliding glass doors shall be allowed for secondary access (on the side or rear of the house only.)

Color Palette—Diversity is encouraged. A minimum of 8 base colors must be used per phase. Base colors shall include; light, medium and dark tones (a suggested ratio would be 2 light colors, 4 medium colors, and 2 dark or high intensity colors). Three distinct colors should be used per home (additional colors may be allowed if they are a close shade of one of the other three colors). Trim colors (fascia, cornice, window and door trim, kick panels, etc.) should contrast or compliment the siding color without being too bright or bold. The use of accent colors will help provide diversity and provide a greater range of colors. Appropriate areas for accent colors include doors, moldings, medallions, door and window trim, gable end siding and changes in material texture.

Colors and materials must be approved by the ACC.

D. Roofs:

Roof Pitch – Minimum 4:12, Maximum 12:12

Materials – Architectural composition, wood shingle, metal, or tile. ACC approval is required.

Colors—A variety of colors in any phase is encouraged. A minimum of 4 colors shall be used per phase. ACC approval is required.

Roof Vents—Orient toward the rear elevation.

Flashing—Shall match roof or body color.

Gutters and Downspouts—If installed, finish shall match trim or be factory applied white finish. Fascia gutters shall be allowed.

Skylights—Skylights shall be flat glass. 2'x2', 2'x4', and 4'x4', are allowed.

Overhangs—Minimums: Gable Ends—12", Horizontal – 16".

Solar Collectors—Shall not be allowed on front elevations unless special approval is given by the ACC.

E. Mechanical Equipment:

Mechanical equipment such as air conditioning compressor units, HVAC units, and meters shall be screened from direct view from the street.

F. Fences and Hedges:

Front Yard—Decorative fences and hedges are allowed; the maximum height shall be 42". Allowable materials include wood, synthetics, wrought iron, or masonry. No metal fabric (chain link) shall be allowed. Fences shall be setback a minimum of 2 feet from public sidewalks and driveways. A gate or entry shall be provided to access the interior sidewalk and front door. Front yard fences shall compliment the architecture of the house. Please note that a corner lot has two front yards.

Rear and Side Yard - rear and side yard fences and hedges are allowed. A maximum height of 72" shall be allowed along the rear lot line and along the side lot line(s) behind the front plane of the house (not the garage, porch or stoop). Please note that per the EMC, no fence greater than 48" is allowed within 20' of a public street right-of-way. Allowable materials include wood, synthetics, wrought iron, or masonry. No metal fabric (chain link) shall be allowed. Fences shall be setback a minimum of 2 feet from public sidewalks and driveways.

Fences must be approved by the ACC.

G. Landscaping and Exterior Surfaces:

Landscaping—Front yard landscaping shall be provided by the builder prior to occupancy. Typical designs shall be approved by the ACC prior to installation. Plant materials shall be appropriate to the area and shall reflect local water conservation recommendations. Side and rear yards shall be landscaped within 6 months of occupancy by the homeowner. A minimum of 20% of each lot shall be landscaped.

Interior Sidewalks and Driveways—Interior sidewalks shall be a minimum of 42” in width and constructed of concrete, concrete pavers, stone or brick pavers. Sidewalks shall connect the front door to the City sidewalk. Driveways shall be construed of concrete, or asphaltic concrete materials, or pavers. Portions of the drive or overflow parking areas may be constructed with turf blocks.

H. Decorative Exterior Elements:

Decorative elements may include flagpoles, arbors, trellises, play structures, etc. Individual elements shall be approved by the ACC. Heights up to 10' are allowed for all decorative elements except for flagpoles, which shall have a maximum height of 20'.

I. Accessory Buildings:

Storage Sheds (and Outbuildings)—Shall be allowed as provided for by the UBC and city code, with the exception that these structures shall be no taller than 10 feet at the highest point. They may not be placed within a front yard, and must match materials and colors of the house unless otherwise approved by the ACC. Sheds with a footprint less than 120 square feet do not require a building permit. Design and site plans shall be approved by the ARC.

Minimum side and rear yard setbacks are:

- 3' to the eaves for sheds with a footprint less than 120 square feet, a roof peak limit of 10' and an eave height maximum of 8', and
- 7.5' to the eaves for all others.

Play Structures – shall not exceed 10 feet in height and shall only be installed in back yards. Design and site plans shall be approved by the ACC.

Accessory Dwelling Units and Detached Garages - Accessory dwelling units (ADUs) and detached garages may be allowed on all lots with ACC approval and appropriate City permits. These structures may not be placed within a front yard, and must match materials and colors of the house unless otherwise approved by ACC. Detached ADUs and garages shall meet all city codes and requirements; however, they shall be allowed to comply with the setbacks specified within this document and shall be allowed a maximum height of 30' to the highest point.

LOT STANDARDS

A. Building Height:

A maximum 30' roof height and a maximum of two stories unless approved by the ACC.

B. Lot Sizes & Building Setbacks:

Saska Hills offers lots from just under 6,000 square feet to well over 10,000 square feet. The approximate breakdown is 61 lots in excess of 10,000 SF, 44 lots from 8 to 10,000 SF, 65 lots from 6 to 8,000 SF and 20 lots just under 6,000 SF. This will allow for a variety of home sizes. Set backs from lot lines will be per the City of Entiat Zoning Codes.

C. Streetscape:

The adopted street design drains to the center of the road where there will be islands to collect the storm water. The islands will have bioswales and infiltration features. The islands will also be used for power transformers, telephone pedestals and street lights. The islands shall be staggered to allow for access to lots by u turns as required. In areas where there are no islands there will be pavement that will allow for overflow parking and snow storage in the winter. There will be a 6" curb integrated with a 5' sidewalk on both sides of the street. We will also provide street trees in the islands. Maintenance of the landscaping in the islands will be the responsibility of the Homeowners Association.

D. Natural Features:

The areas designated as open space have been created for the protection of the natural environment and for the aesthetic benefit of the residents of the subdivision. The intent is to protect the quality of these areas while still allowing them to be open for the passive use of the residents. There shall be no use or actions considered detrimental to these open space areas. Prohibited uses shall include but not be limited to the following, storage of construction equipment, vehicles or debris, grazing of livestock, use of off road vehicles, or any other use deemed by the Homeowners Association to be or potentially be damaging to these areas. The natural channel will be maintained for emergency storm runoff.

The existing road system will be incorporated into part of a trail system for the residents. Benches and picnic areas will be located along the trails next to the ravine within the common areas. Maintenance of the facilities in the common areas will be that of the Homeowners association.