



RESIDENTIAL DESIGN GUIDELINES
AND
REVIEW PROCESS

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STATEMENT OF POLICY AND PURPOSE

Pine Bluffs is envisioned as a community where architectural character and vocabulary can be defined as regional, indigenous, and non-urban in character, with creative, yet compatible expressions of style, materials, and forms. Other important influences include environmental concerns, economic factors, and ever-changing construction practices. These residential design guidelines are intended to provide a basis and template for consistency in the level of development, while still allowing for creative, yet appropriate expressions of style, form and massing.

Architectural "style" should reflect variety within an established definition, theme, and fabric rather than a haphazard collection of styles and vocabularies. The established architectural theme, as previously stated, can best be characterized as "regional" and indigenous in nature, with key factors included such as strong, simple forms, elements incorporated into a logical and aesthetically pleasing "composition", use of forms to create deep, rich shadow lines and patterns, building materials with strong textures, and exterior colors complimentary to the natural environment.

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1. GENERAL CRITERIA

1.1 GUIDELINES

- a. Designs shall reflect harmonious "style" and consistent quality.
- b. Building masses shall be "human" in scale.
- c. Massing and scale shall be given special attention at development edges and at highly visible areas such as major circulation routes, open space amenities, trail areas, and other view corridors.
- d. Strong and simple forms should be combined.
- e. Main roof forms shall have a "front-to-back" orientation when at all possible to create a more "human" scale at streetscapes, etc. This main roof form shall be alternated, articulated, etc. with other complimentary roof forms, including garage forms, to create visual interest and a unified composition.
- f. Residences should be stepped back and down in massing when possible in response to a site's particular topography, view corridors, public view exposure, etc.
- g. Shadows should be created through building massing and the use of strong, simple forms; chimney stacks, bay windows, balconies, recessed elements, roof overhangs, and contrasting, yet harmonious use of materials and textures.
- h. Massing of proposed landscape materials should soften, reduce and compliment building facades, while providing visual interest along the street scene.

2. RESIDENTIAL MASS, FORM AND SCALE

Within residential communities and neighborhoods, building mass, forms and scale play key roles in developing design continuity and defining "street scene". The design and articulation of building roof forms and facades provide the foundation of visual interest and variety within the "street scene".

2.1 CRITERIA

- a. Building masses should be appropriate relative to both lot size and setbacks, which may require innovative and "stepped" designs that place greater height and mass away from the streetscape.
- b. Masses of buildings should be broken up to reduce apparent scale, provide visual interest and depth, and achieve more articulated forms. "Box-like" designs are not appropriate.
- c. Designs should incorporate visually heavier and more massive elements at their base, with lighter, less massive elements above the base components. A second story, for example, should be proportionate and not appear heavier or to have greater mass than that portion of the base supporting it.
- d. Heights of buildings should be "stepped down" toward edges when possible to aid in the transition between buildings and to create "human" scale.
- e. In walk-out situations, unbroken, three-story masses are discouraged and should be avoided when at all possible.
- f. Vertical and horizontal elements should be used in contrast to one another, such as using chimney stacks, etc., to counterbalance strong, horizontal facade elements. Another example would be a generous roof overhang with rich fascia detailing to contrast with strong vertical elements.
- g. Recessed and projecting design elements should be used to increase shadowed effects. Opportunities for these include roof overhangs, bay and boxed out window treatments, chimney stacks, covered decks, porches and entries, and stepped foundation masses.
- h. Consistent and complimentary treatments should be used on individual facades of buildings. This is especially important at places where buildings are highly visible such as at major circulation routes, frequently-used open spaces; amenity areas, hiker/biker trails, etc., or when placed prominently against hillsides and skylines. Front, side and rear elevations should share common articulation features, detailing, and materials.
- i. Creative entry treatments should be used and other focal points created (such as porches, balconies, dormers, and shutters, if appropriate) with architectural elements selected from a vocabulary consistent with the overall design concept.
- J. Variation in the building footprint should be incorporated into the design.

- k. Contrast and depth should be achieved through exterior selections that emphasize a dominant building material but include contrasting and complimentary materials, detailing, and colors. Transitions between materials should be detailed appropriately to the materials being used and should have a visual, as well as a structural, logic. Materials with varying textures and depths should be used.
- l. Simple lines should be used, and incongruous angles are discouraged.
- m. Excessive facade trims on window and door assemblies can result in a busy, cluttered appearance and should be avoided.

3. **ROOF FORMS AND ELEMENTS**

Roof forms and elements are dominant features of residential architecture and should enhance interest and variety of the "street scene" and skyline, as well as definition of the building massing. Roof forms should not be overly complex. The mass of a building's roof should be broken into smaller planes or roof elements to help reduce the apparent scale, avoid the repetition of roof forms, and provide visual interest through articulation.

3.1 CRITERIA

- a. A dominant roof form should be used in conjunction with complimentary secondary and minor roof forms and elements.
- b. Gable and hip roof forms, in general, should be used with complimentary dormers, sheds, turrets, etc., as well as other possible minor elements that are appropriate with the desired vernacular. Other types of possible dominant roof forms will be considered on a case-by-case basis with the DRC (Design Review Committee as outlined in the Declaration of Covenants, Conditions and Restrictions for Pine Bluffs Article V.5.2b).
- c. The dominant roof form should be oriented from front to back to lower the apparent height and to reduce the impact of high gabled roof ends on the "street scene".
- d. On the dominant roof form, a minimum (5:12) roof pitch should be used. The use of steeper pitches (9:12 and above) on dominant roof forms will be considered on a case-by-case basis and must be consistent with the individual architectural design, style, and character of the submission. This will also apply to the pitch, detailing, and materials used on secondary and smaller roof elements. Combining varying and complimentary pitches adds interest to rooflines; however, too many pitches, and those not applied in a sensitive and

logical manner but merely to "make the plan work", are not desirable and should be avoided.

- e. Roof forms should be proportional to the spaces they cover and help tie the overall composition together. In addition to providing visual interest, they should define the residence's interior functions, spaces, and configuration. Gables, dormers, and other secondary roof elements should also be proportional to the overall roof size and form. These roof elements can help break up the mass of the roof and the attached building walls.

4. EXTERIOR DESIGN ELEMENTS

Appropriate exterior design elements and details integrated into residential architectural design are desirable to enhance overall building appearance and provide visual interest, relief, and richness. Elements should be proportional to the building scale as well as to "human" scale. Each element should help to unify an overall composition with regard to forms, textures, and proportions.

4.1 CRITERIA

4.1.1 RECESSED AND PROJECTED ELEMENTS

Recessed and projected elements are encouraged to achieve more articulated and visually interesting forms. Use of these elements can also provide cohesive and consistent relationships between indoor and outdoor spaces.

4.1.2 CHIMNEYS

Chimneys are strong roof elements that punctuate rooflines, sculpt wall surfaces, and add architectural interest. Specific criteria include:

- a. Masonry materials are preferred for chimney stacks; brick, stone, stucco.
- b. Proportions and materials should give chimneys a substantial and stable appearance.
- c. Gas fireplace box-outs and direct-vent applications should be handled in an appropriate architectural manner and should not have the appearance of being "tacked on" in any manner.

4.1.3 COVERED ENTRYWAYS AND OUTDOOR LIVING AREAS

Covered entryways and outdoor living areas, including front porches, patios, decks and balconies, are encouraged to provide gracious transitions to outdoor areas as well as being important architectural features in a building's overall composition. Specific criteria include:

- a. The size of a porch, deck, patio or balcony should be compatible with human scale and proportional to the size of its base structure.
- b. Porches, patios, decks and balconies, in general, should be compatible with the architectural character of a design as well as with the massing. These elements should be "nested" into the design when possible and become part of the architecture. Elevated decks should not look as though they are "tacked on" or an afterthought, but rather utilized as an architectural element in the overall architectural composition.
- c. Materials and colors of all elevated decks shall be consistent with or complimentary to the main residence.
- d. Elevated balcony and deck columns and support posts must have substantial mass, width and visual substance. Proportions must be proper on these vertical elements. Vertical elements must look as though they can visually support the structure above them. In general, a minimum 6" x 6" column must be used and built up with detailing to a minimum of 10" x 10" unless otherwise reviewed and approved by the DRC. Stucco, stone, and brick-veneered vertical elements are strongly encouraged. It is strongly recommended that deck and patio designs be submitted as early as possible to avoid any miscommunications or intents.
- e. Masonry columns at rear elevations of walk-out situations should be proportional to any three-story building mass, with character and detailing consistent with the proposed architectural style.

4.1.4 ROOF OVERHANGS, FASCIA AND SOFFITS

Roof overhangs, fascia, and soffits are very important exterior design elements. Roof overhangs are important with regard to their aesthetic quality as well as their practical functions. They create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater in conjunction with gutters and downspouts. Specific criteria include:

- a. Overhangs should be proportional to the sizes of roofs, the roof pitch, and the height of the subject-building facade. Larger roof areas, shallow pitches, and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang. Aesthetics and detailing should be a main influence in this determination.
- b. Generally, overhangs should be a minimum of twelve inches (12") unless design styles and treatments (such as built-up frieze bands and details) require alternative solutions. These will be reviewed on a case-by-case basis in context with the entire architectural composition.

- c. Heavier and more substantial fascia and soffit details are desirable in keeping with the regional and indigenous theme desired.
- d. Fascia and soffit detailing should be proportional to the size of overhangs and roof pitches utilized and in keeping with the architectural character.
- e. A minimum eight-inch (8") width is required for fascia boards or some comparable combination of built-up and relief boards. Six-inch (6") fascia is not acceptable.

4.1.5 COLUMNS AND SUPPORTS

Columns and supports are important elements of the architectural image of a building. Their architectural presence includes their scale in relation to the building as well as to what they support and their general character and detailing. Specific criteria include:

- a. Column proportions should be consistent with any involved entryways, porches, and roof areas. Columns set on larger, more massive bases help transition these design elements to the ground plane.
- b. Tapered columns should have a minimum base diameter of twelve inches (12"), and boxed-out columns should also minimally be twelve by twelve inches (12" x 12"). Grouping of columns is encouraged.
- c. Column character and detailing should be consistent with the proposed architectural style. Brick columns at entryways and front elevations, for example, should have detailed coursing to break up the apparent height of the column.

4.1.6 WINDOWS

Windows are an obvious important exterior design element. Specific criteria include:

- a. Windows should be placed (location, height and orientation) to respect the privacy of adjacent residences as well as to enhance interior spaces with regard to views and adding to overall building character.
- b. Window and door heads, and assemblies of multiples of both, should have a logic to them and be integrated into the overall architectural composition. Generally window and door heads should have a consistent height unless specific designs demand otherwise (reviewed on a case-by-case basis).
- c. Proportions and forms of window and door openings should reflect human scale and compliment rooflines, eaves and soffits.

- d. Trim treatments for specialty windows should be consistent and/or complimentary with trims on standard windows. Windows with distinctive shapes, sizes, or details (such as divided glass, arches and bays) should be considered to compliment the form and massing of structures.
- e. Window types of the same manufacturer and series should be used whenever possible and are encouraged to be consistent with the level of housing being designed and built.

4.1.7 GARAGE PROPORTIONS, ELEVATIONS AND DOORS

Garage proportions, elevations and doors are some of the most important exterior design elements with regard to their impact on the "street scene" and overall contribution to any architectural composition. They require sensitivity and forethought in the design process. Garage proportions should demonstrate human scale and not dominate or overwhelm the front elevation. Specific criteria include:

- a. Design elements and details should be incorporated into the garage elevation. This is especially important when the garage is side-loaded from the street.
- b. Architectural forms and materials similar to those used in the main entry of a structure should be incorporated into the garage elevation. An exception is made for tuck-under garage conditions.
- c. Second floor elevations above garages should be offset (setback) from the garage elevation plane.
- d. When a garage is distinguished by an individual roof form, the roof must be treated separately from the primary roof body. The garage header and eave height must be of human scale and cannot be excessive in size as to look "disproportionate". If the building's design requires a substantial garage header and eave height, this must be accommodated with some kind of architectural detailing (arches, recesses, corbelling, etc.) to lower the perceived height. This will be reviewed on a case-by-case basis by the DRC and is an extremely important issue.
- e. Different garage types and orientations should be considered to create a varied, more visually interesting "street scene". Generally, garages should be "de-emphasized" in elevation rather than emphasized.
- f. Three-car garages having a singular, flat, front-loaded plane are discouraged and will be reviewed on a case-by-case basis and queried for alternative solutions.
- g. Garage doors should be simple in design and, if possible, recessed within the elevation, especially in front- or side-street-loaded cases. Applied decorations

should be minimized, but accent colors and simple door patterns complimentary to the architectural character are encouraged.

4.1.8 EXTERIOR MATERIALS AND COLORS

Exterior materials and colors are intended to assist in the development of strong and compatible architectural character. Certain building materials and colors are considered "more desirable" for use in the community than others and should be considered. Specific criteria include:

- a. Acceptable exterior wall materials include natural wood, hardboard, and other types of wood siding, stucco, brick and stone.
- b. Masonry materials (such as brick, stone or stucco) shall be incorporated into the design of all front elevations of residences. These materials shall be aesthetically balanced and proportional to other facade materials used. Generally, when a mix of facade materials is used, masonry materials should generate from the "base" structure, being a perceived "heavier" material. In a design that incorporates an all-stucco exterior, substantial "banding", color changes, detailing, etc., should be used so as to give the appearance that the building is resting on a base and generated from the ground plane on up.
- c. Additionally, side and/or rear elevations shall also incorporate masonry materials aesthetically proportioned to other facade materials, especially where the exposed elevation will be visible from public areas including the following locations:
 - i. homes located on corner lots,
 - ii. homes backing to, or having side yards adjacent to, public roads and/or entry drives, and
 - iii. homes backing to public or common open space areas, trails, including amenity areas.
- d. Facade materials must be continued to within eight inches (8") of finished grade on all elevations, eliminating large areas of unfinished foundation walls.
- e. Masonry materials should end on inside corners or built-out columns. When masonry veneers are used, designs should create impressions of substantial mass and not a "wallpaper veneer" application. Veneers should always wrap corners and have logical and proper terminations.
- f. Sufficient, logical, and proper trim details should accompany any change of materials.
- g. Siding widths should be proportionate to structure size and should not exceed a six-inch (8") dimension.

- h. Exterior wall colors should be compatible with individual sites and adjacent buildings.
- i. Natural, earth-toned colors should be utilized.
- J. Accent colors should be used logically and are encouraged.
- k. Trim colors should accentuate roof forms and window and door openings and not simply be applied to building corner trim boards.
- l. Roofing materials must conform to a Class " A" rating and must be harmonious and/or complimentary with the proposed color and material palette, as well as the surrounding neighborhood. Clay, slate, concrete tiles or asphalt composite dimensional shingles are required (excluding barrel vault sections). New products that meet Class "A" standards will be considered on a case-by-case basis.
- m. Entry monumentation and driveway treatment designs are encouraged to be integrated into overall architectural and landscape compositions of proposed residences (to be reviewed on a case-by-case basis).

5. SUBMISSION OF PLANS

The duties and powers conferred on the DRC (Design Review Committee) are defined under "Architectural Review" in Section 5.2 of the Declaration of Covenants, Conditions and Restrictions for Pine Bluffs.

In accordance with the procedures of Section 5.1 and 5.3 of the Declaration of Covenants, Conditions and Restrictions for Pine Bluffs all architectural and landscape activities are to be reviewed by the DRC.

The DRC will review application on time lines established by the DRC.

The DRC may approve minor changes through an administrative process.

Upon final approval through this process, a letter will be issued which must accompany the building permit application.

6. PLAN SUBMITTAL STANDARDS

6.1 PRELIMINARY SITE PLAN

6.1.1 SITE PLAN

- a. Building location (footprint) with setback dimensions, street curb and public walk if applicable, drainage ways, driveway and sidewalks, patios and/or decks, any retaining walls, north arrow. Also see Drainage Guidelines (page 14).
- b. Required scale: 1" = 10'
- c. All site plan submittals shall include top of foundation elevations as well as spot elevations at the property corners, at the pavement or sidewalk intersections with the property line extended, and at all grade breaks along property lines. Top of foundation elevations and approximate locations of the structure on adjacent lots shall also be shown, if possible. The base grading information shall be obtained through a topographic survey performed by a licensed engineering upon request of the lot owner and provided by the Homeowners' Association. Special attention shall be paid to maintaining existing drainage patterns and to the encouragement of adjacent owners to cooperate on side lot landscaping concepts. Any proposed field changes to the approved foundation location and/or elevations must be re-submitted to the Design Review Committee prior to implementation.

6.1.2 ARCHITECTURAL PLANS

- a. Floor plans to include: proposed finished floor area, patios and/or decks, roof plans, major view and proposed glazing areas, other misc. design features.
- b. Minimum scale: 1/4" = 1'-0" preferred
- c. Exterior elevations including indications of materials proposed for use.

6.2 FINAL PLAN SUBMITTAL

6.2.1 SITE PLAN

- a. Update of preliminary site plan to include: top of foundation elevations, grading (including any earth berms) at 2' contour intervals, all paved areas, patios and/or decks, retaining walls, easements, setbacks, and existing walls and/or fences.
- b. Required scale: 1" = 10'
- c. Lot and Filing numbers, address, site dimensions, and north arrow.
- d. Any plant materials or trees that may be required in special situations.

6.2.2 ARCHITECTURAL PLANS

- a. Complete construction drawings with details and material indications.

6.2.3 COLOR BOARD

- a. Samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (foam core) and clearly marked with the builder's name, lot, and street address (24" x 24" boards from Capco Tile are also acceptable).
- b. A front elevation must be included on the color board presentation. Cut sheets for exterior lighting must also be submitted. Additionally, a typed schedule *of* material samples, *or* specifications *of* exterior materials and colors must be included.
- c. colors must be approved prior to issuing the final approval letter.

7. SPECIFIC CRITERIA AND REQUIREMENTS

7.1 BUILDING SETBACKS

Building Setbacks are measured from the property line to face of foundation wall (excluding chimneys). As set forth in Pine Bluff Development Guide (Pine Bluffs in the Town of Parker Planned Development Zoning District Regulations).

7.1.1 MINIMUM SETBACKS

Front: 20'

Side: 5'

Corner 15'

Rear: 15'

Minimum distance between structures: 10 feet

No structure elements (walls, decks) are allowed beyond the limits of the building envelope.

7.2 BUILDING HEIGHT

Building Height must be 35' as measured by the Town of Parker.

7.3 GRADING INFORMATION

Drainage plans, adjacent site plans (when available), and suggested drive locations will be provided (see Site Plan Criteria).

7.4 ENGINEERING

A specific soils investigation report for individual sites is the responsibility of each builder/owner.

7.5 ROOF MATERIALS AND COLOR

Only products that meet Class "A" standards will be permitted.

7.6 LANDSCAPE DESIGN

Landscape designs must be submitted to the DRC for approval. Trees should be integrated into planting beds whenever possible. If trees stand alone in a turf area, the base of the tree should be surrounded with mulch (to retain moisture and provide for easier maintenance around the tree trunk).

7.7 RETAINING WALLS

Retaining walls should be as low as possible and intergraded in to the entire landscape plan. The use if terracing is required in order to maintain a maximum height of 4' vertical wall face wherever possible.

7.8 FENCING

Fence construction and replacement designs must be submitted to the DRC for approval.

a. General Statement

The intent of this section is to limit the type and location of fences within the subdivision to insure that open feeling of subdivision is maintained and views are protected. Homeowners are encouraged to limit the amount of fencing and only fence what is needed to insure their safety and to secure their pets.

b. Fences installed by the developer or the builder along or abutting property lines, arterial streets, collector streets and local streets may not be removed, replaced, painted or stained a different color or altered in any way without approval from the Design Review Committee (DRC).

c. All fences constructed within the subdivision require approval from the Design Review Committee (DRC).

d. Permitted Fencing

Permitted Fencing shall be limited to a 3 rail dimensional rough cut cedar. The maximum height of any portion of the fence shall be 48 inches measured from the grade of the ground to the highest point of the fence. Fence may be stained with a natural clear stain or stain that is the natural color of cedar. Wire mesh may be added to the inside of the fence for pet control but in no case shall it extend above the highest point of the fence.

e. Fence Locations

1. Front yard fences are not permitted. All fences must meet the same front setback as the dwelling. In the case of a corner lot, fences may extend in from the side of the house to the property line to enclose the backyard; however, the front yard must remain open.
2. Side and rear lot line fencing is permitted.

f. Screening
The screening of accessory uses such as patios, decks and hot tubs shall be permitted upon approval from the Design Review Committee (DRC). Such screening shall be limited to the area around the accessory use and shall meet the setbacks for the dwelling.

g. Pet Runs
Pet runs are not permitted within the front setback of the lot.

7.9 MAILBOXES
Postal Service requires grouped boxes at locations to be determined.

7.10 CONSTRUCTION TRAFFIC
All construction traffic must use the entrances approved by the DRC.

7.11 NORMAL CONSTRUCTION STANDARDS
Normal construction standards for the industry shall apply as follows:

- a. OSHA requirements.
- b. No careless activity during work hours.
- c. Trash removal.
- d. No excessive noise.
- e. No pets.
- f. No radios.

7.12 EROSION CONTROL
Erosion control measures must be installed to contain silt on individual sites. Mud tracked onto pavement will be cleaned up by responsible builder, or builder will be invoiced for costs of required cleanup.

7.13 EXCESS DIRT
Excess dirt from sites can be moved to an area in the development to be determined. Containment and removal of all construction debris is to be the responsibility of the builder.

8. DRAINAGE GUIDELINES

All site plans must be drawn in 1"=10' scale with elevations based upon the "as-built" improvement survey done by licensed engineer or architect and available through the Design Review Committee (DRC).

Site plans must show:

- a. top of foundation elevations for the garage, main level, and garden/walk out, if applicable
- b. proposed 2' contour intervals
- c. swales, berms designed to create swales, and arrows on property lines and drainage swales indicating direction of flow, also
- d. bottom of swales must be established on property lines and properly indicated with contour lines.

At the backfill stage:

- a. swales and berms must be established per the approved site plan, and
- b. "whisker pins" must be installed at 20' -30' intervals and critical points along the bottom of swales to positively identify the location of the swales.

Within 2 weeks from backfill, submit to the DRC an 8-1/2" X 14" "as-built" site plan verifying:

- a. top of foundation - elevations as shown on the approved site plan, also
- b. show any changes to swale locations from approved site plan, and
- c. show "whisker pin" locations with elevations
- d. site plans need to be done at the same time as your Foundation Improvement
- e. survey and must include all whisker pin locations and elevations. Site plans must be done and stamped by your surveyor

The "as-built" site plan survey will be returned for additional information if needed or signed off as approved by the DRC

Established drainage patterns and erosion control must be maintained throughout the construction process per the Town of Parker standards. This same information must be presented to your Buyers so that these drainage patterns will continue to be maintained after closing and during the landscape process.

Landowners, whether they are builders or homeowners, are solely responsible for proper drainage and erosion control. The DRC is here to insure that proper drainage (as designed by the builder's engineer) is established and maintained.

If these requirements are not met, further DRC approvals will be tabled on the respective property or any other property held by that builder.