

SPRINGHILL COMMUNITY DESIGN MANUAL
(ADVISORY DOCUMENT ONLY)

TABLE OF CONTENTS

WELCOME TO SPRINGHILL COMMUNITY	1
DESIGN CRITERIA	2
BUILDING SITE	3
ARCHITECTURE	7
UTILITY/SERVICE ELEMENTS	18
LANDSCAPE ELEMENTS	21
CLIMATIC DESIGN	25
HELPFUL HINTS	26
ENERGY CONSERVATION GUIDELINES	28
DESIGN CHECK LIST	29

WELCOME TO SPRINGHILL COMMUNITY

This manual was prepared to aid you, the property owner of Springhill Community, in understanding and applying recommended design standards. It will be updated and modified to keep pace with future technological advances, and with the changing needs and desires of the community's residents.

Each parcel of land in our community is as unique and different as the desires and personalities of our residents. The recommended design standards respect the unique elements of both the land and its owner, and encourage individual expression, provided it is harmonious with the overall community. Thoughtful development, coupled with awareness of our surrounding environment, is the single most important concern expressed by these recommended design standards.

The Gallatin County Planning Office staff will cooperate in effort to serve you, as well as to protect your property investment. We urge you to contact the office during the early stages of your construction planning.

Springhill Community Planning Advisory Committee:

Arnold Biggs
Marian Cook
Arne Hovin
Connie Mangas
Gene Todd
Bill Wright
Jim Madden (Chairman)

DESIGN CRITERIA

The purpose of these design criteria is to establish recommended minimum standards for those items that affect the physical aspects of Springhill Community's environment. Pertinent to appearance is the design of the site, buildings, plantings, and miscellaneous structures that comprise the built environment.

These standards are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance for the community, preserve property values, and promote the public health, safety and welfare.

Recognizing the progressiveness of the building industry, this document will consider new materials that can be utilized effectively in building while maintaining the aesthetic character of the community.

BUILDING SITE

INTRODUCTION

Proposed land development should address the opportunities and limitations present on a site and its adjacent surroundings. Site opportunities should be maximized to enhance the quality of the development and conscientious steps should be taken to lessen potential negative impacts on the site and to the surrounding community.

A comprehensive site analysis should be undertaken and a land use plan prepared prior to any land clearing and subsequent development. The physical, social, and psychological needs of the specific users of the site should be evaluated and appropriately incorporated into the site plan. The impacts of the proposed development on adjacent properties should be allocated a high priority of consideration during the site planning process.

Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation and other pertinent natural features. Natural land features should be recognized and integrated into the site plan, and strive to minimize site disturbance and to maintain the pattern of the natural land features on the site.

SITE DESIGN

The following minimum standards of site design are suggested for all new construction. Lots should be laid out to the greatest extent feasible to achieve the following objectives.

ENCOURAGE:

- a. Development on the most suitable soils for sub-surface septic disposal.
- b. Development on the least fertile soils for agricultural uses, and in a manner which maximizes the usable area remaining for such agricultural use.
- c. Placement of development within any woodland contained in the parcel, or along the edges of open fields adjacent to any woodland in order to reduce impact upon agriculture, to provide summer shade and shelter from winter wind, and to enable new construction to be visually absorbed by natural landscape features. Property owners should be aware of the fire danger and provide increased fire protection measures for buildings placed close to trees.

- d. Development in locations least likely to interrupt or detract from scenic vistas, as seen from public roads and neighboring properties.
- e. Minimum disturbance of existing landscape, vegetation, and topography.
- f. Substantial landscaping and buffering for development near public rights-of-way.
- g. Preservation or enhancement of existing wooded areas or hedgerows.
- h. Appropriate setbacks and buffering between housing and existing or proposed active agricultural areas.

AVOID:

- a. Development on exposed hillsides or ridgetops when development will be highly visible.
- b. Development along streambanks (set back of 50 feet required).
- c. Disturbing stream banks and adjacent vegetation.
- d. Development on steep slopes.
- e. Destroying existing trees. Mature tree stock takes decades to reestablish once removed from a site and replacement is a difficult and expensive process. Existing vegetation can provide a sense of permanence and continuity to new development.

ENCOURAGE:

- a. New development in close proximity to existing homes and roads to the maximum feasible extent for open space preservation.
- b. Development of architecture in scale, size and design to complement and fit in with the terrain and size of the parcel.
- c. Refinement of road design and layout to protect existing topography and landscape features such as streams, drainage patterns, hillsides, and wooded areas.
- d. Excavation that minimizes erosion.

EXCAVATION AND GRADING

To preserve existing land forms and site vegetation, every effort should be made to minimize grading and excavation. Cuts and fills are to be tapered into existing landscape unless retaining walls are used. Excavation to increase energy efficiency is encouraged when site conditions warrant.

Due to the existence of underground utilities within the Planning and Zoning District, it is recommended that the utility companies be contacted prior to any excavation or grading.

CALL BEFORE YOU DIG:

Montana Power Company (406) 586-1331
US West Communications (800) 424-5555

DRAINAGE

Soil conditions, natural drainage patterns and appropriate erosion control measures should be carefully considered during the initial stages of the site design process. Every effort should be made to preserve the natural drainage pattern of a site, but modifications may be necessary. While surface topography can be altered by grading, it will affect vegetation cover and drainage patterns. Ultimately, if not carefully planned and implemented, these changes can impact other areas within the watershed. Problematic subsurface conditions will typically require not only expensive design solutions, but may also result in long-term maintenance costs.

UTILITIES

Undergrounding of all utilities is recommended to maintain and enhance property values. It is recommended that a separate electrical service to a domestic water well and an associated switch not go via the primary residential structure, but be mounted on a separate panel unit away from the building to allow for uninterrupted water supply in case of fire in the building.

ARCHITECTURE

STRUCTURE: SIZE, SHAPE AND FORM

Each parcel of property in Springhill Community has a distinct set of characteristics which requires thoughtful consideration as to the design of a structure that would best serve that parcel.

When designing a building, consideration must therefore be given to its size, shape and form in relation to the surrounding buildings, landscape and environment. Often, a desired building design is simply not suitable for a particular area or location. A house designed for an open, flat site will more than likely not be appropriate for a wooded, sloped site.

The primary purpose of these design criteria is to have the homebuilder acknowledge that the exterior appearance of a structure including landscaping, responds to its site in an appropriate manner and that it does not adversely impact the surrounding area, the community, and its environment.

Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

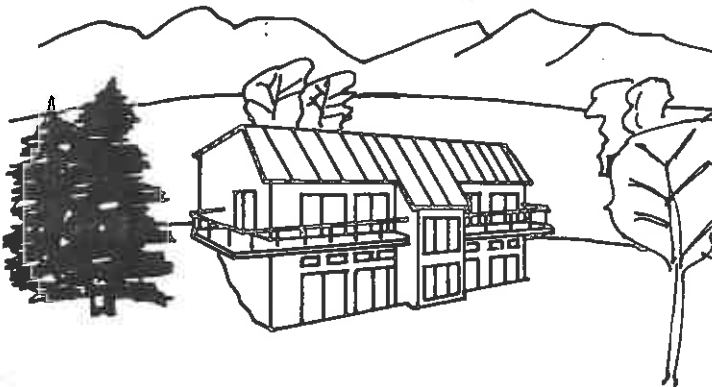
The design of a structure and its associated site development and landscaping should strive for grace and simplicity of form that will endure through the years and enhance Springhill Community.



WOODED SITE



OPEN RANCH SITE



CONTEMPORARY



TRADITIONAL FARMHOUSE

EARTHQUAKE ZONE

Springhill Community is within Zone 3 of the Seismic Zone Map of the United States, as outlined in the Uniform Building Code. Refer to the Uniform Building Code in reference to building requirements.

ROOFS

Roofs are a major factor in a building design. The design of a roof and the materials used can provide a distinct character image to an individual building or to the entire community. This section contains the following:

- Roof Form
- Ridgeline and Eaves
- Roof Slope (pitch)
- Snow Shedding
- Ice Damming
- Cold Roofs
- Snow Load Requirements
- Skylights
- Materials
- Color Palette
- Solar Panels

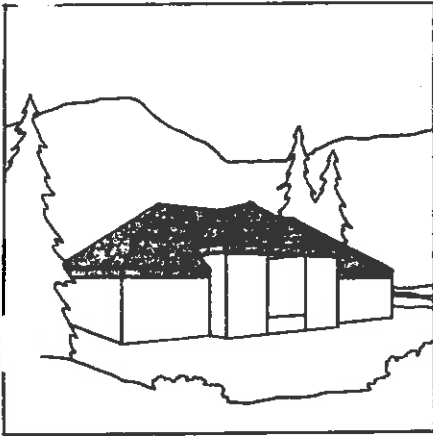
ROOF FORM

The roof design should be consistent with the building's size, shape, form, and be compatible with the environment and surrounding buildings.

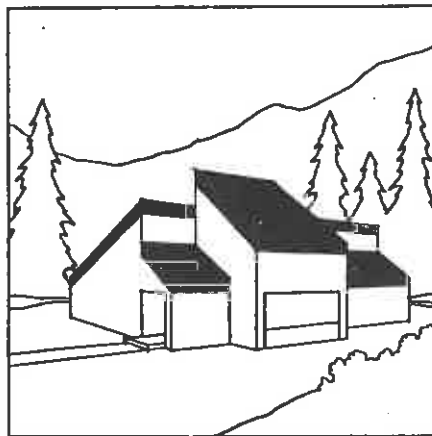
Designs which provide harmonious roof pitches and angles are encouraged. Respect for the traditional roof forms used within the community is encouraged.

Some of the residential roof shapes that are encouraged include:

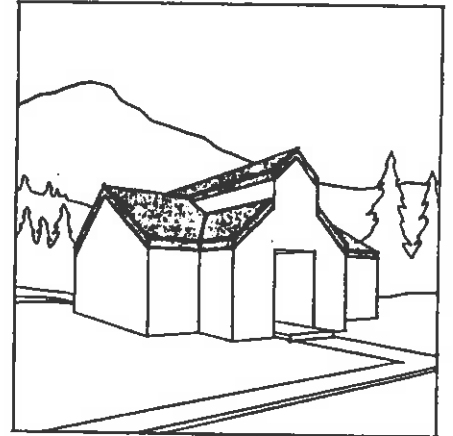
- Full hip roof
- Gable roof
- Shed roof



FULL HIP



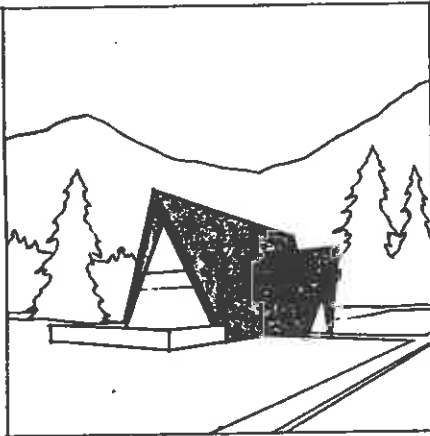
SHED ROOF



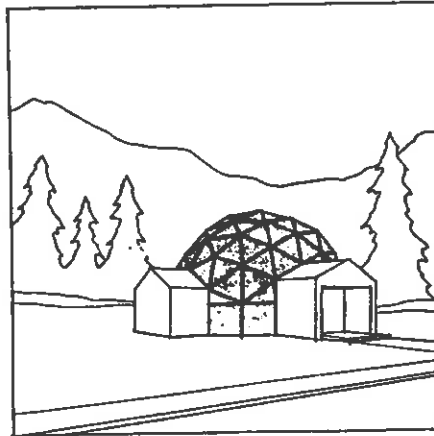
GABLE

The following roofs are discouraged:

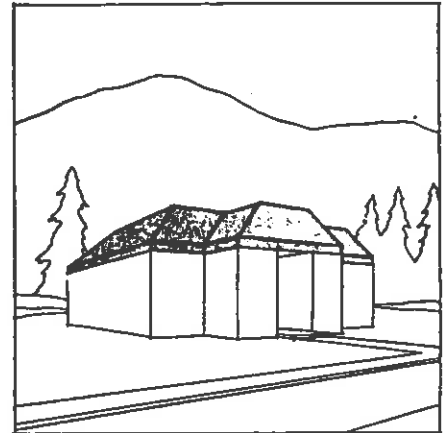
- A-Frame
- Mansard roof
- Pseudo-mansard roof
- Curvilinear roof
- Domed roof
- Flat roof



A-Frame



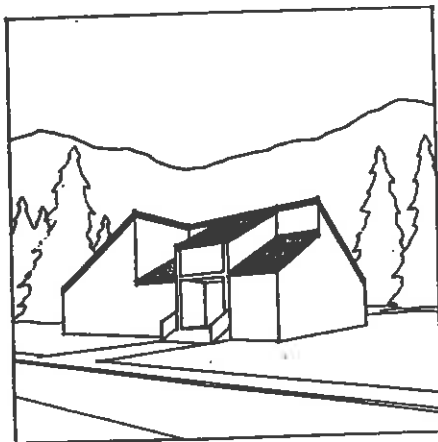
Domed



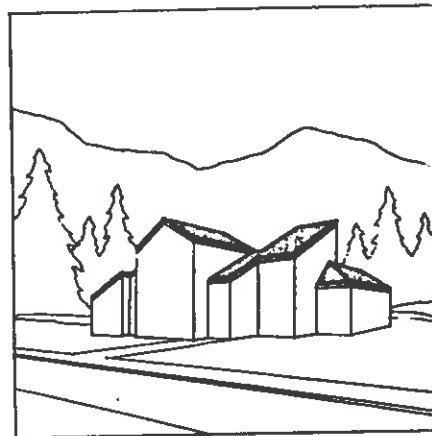
Mansard

RIDGELINE AND EAVES

Sometimes a plan for a residence is developed without concern for the integration of rooflines. This can create a chaotic or arbitrary appearance as roof planes intersect at odd points. Ultimately, ridgelines and eaves become haphazardly broken and detract from the overall architecture of the building.



Encouraged



Discouraged

ROOF SLOPE (PITCH)

Design of roof slope is of personal preference, affected mainly by the interior design of a building. Thought should be given, however, to the design of the slope to prevent excess snow buildup, allow snow shedding, and to achieve harmony with surrounding buildings and environment.

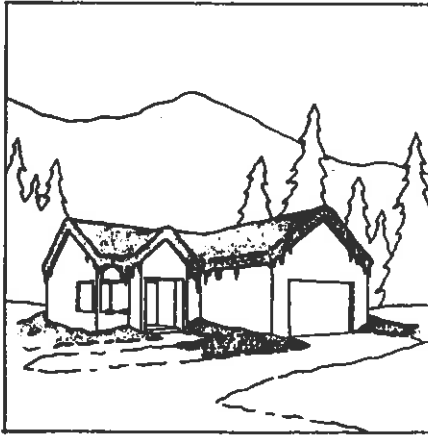
Minimum roof pitch of 1:4 is recommended for all structures.

SNOW SHEDDING

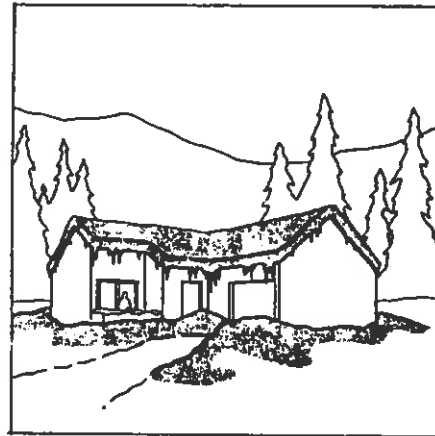
When snow builds up on a roof and eventually slides off, the results can be catastrophic. This snow shedding can crush decks, damage cars, and injure people.

Roofs should avoid sloping toward driveways, sidewalks, porches, decks, or other areas which may be damaged or cause injury through the shedding of snow and ice from the roof. Avalanche rails, clips, or other devices may be utilized as part of the roof. They are not to be depended upon to totally prevent shedding of snow from roof surfaces.

Consideration should be given to roof plans to avoid snow build-up behind projections and at valleys causing excessive snow loading and possible roof damage.



Encouraged



Discouraged

ICE DAMMING

The portion of roof directly over the heated living area of a house tends to warm and cause melting of accumulated snow. Heat from the sun also accelerates snow melt, as does heat from chimneys. As the snow melts it runs down the roof to the eave, where this unheated area causes the water to freeze and back-up, creating a damming effect. The most effective preventative to this situation is to provide proper ventilation and insulation between the roof and heated spaces below.

COLD ROOFS

A cold roof is specifically designed to allow outside air to circulate under the entire roof, thereby eliminating any warmed areas. It is recommended that a thorough investigation be made to determine the best roof system for each application.

SNOW LOAD REQUIREMENTS

Specific minimum snow load requirements for Springhill Community vary with building site elevation and exposure. Special attention should be paid by the owner, architect, and/or engineer to determine what snow loads must be accommodated for due to drifting, micro-climates, and other natural or man-made forces.

SKYLIGHTS

Skylights should not be indiscriminately "stuck onto" a roof. Again, sensitive and thoughtful design considerations should be given to both the interior needs for light and the exterior appearance of the skylight. As a minimum, skylights should be of quality, insulated, double wall construction.

MATERIALS

Roof materials that are thoughtfully chosen will enhance and support the character of the building and will help to bring about a cohesiveness within the community.

Roofing materials should be chosen for both aesthetic appeal and the function which they must perform, particularly that of shedding snow.

Encouraged roof materials:

- Cedar shingles and shakes
- Asphalt composition shingles
- Painted metal (standing seam, ribbed)

COLOR PALETTE

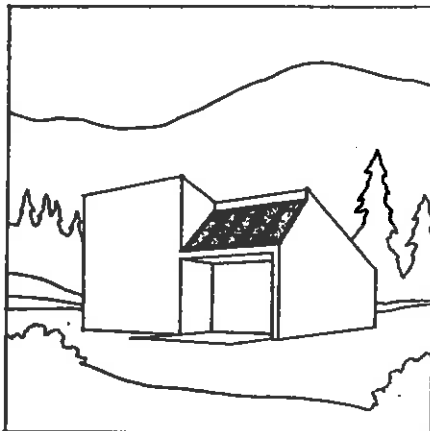
Muted and subdued colors should be chosen that harmonize with the natural environment and the color schemes of neighboring buildings.

Unpainted steel roofs are discouraged on residential dwellings.

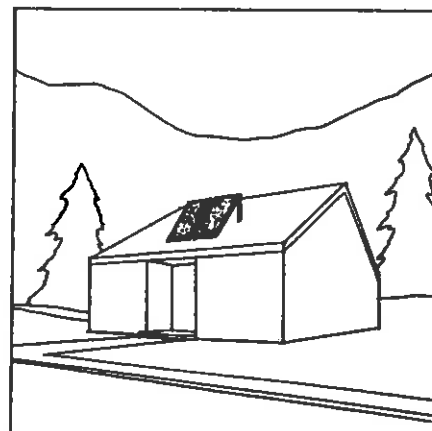
Highly reflective surfaces that create bright glares are discouraged.

SOLAR PANELS

Solar collectors should appear to be a part of the overall roof design and should be placed flush with the slope of the roof or integrated into the design of the roof, wall or other surface.



Encouraged



Discouraged

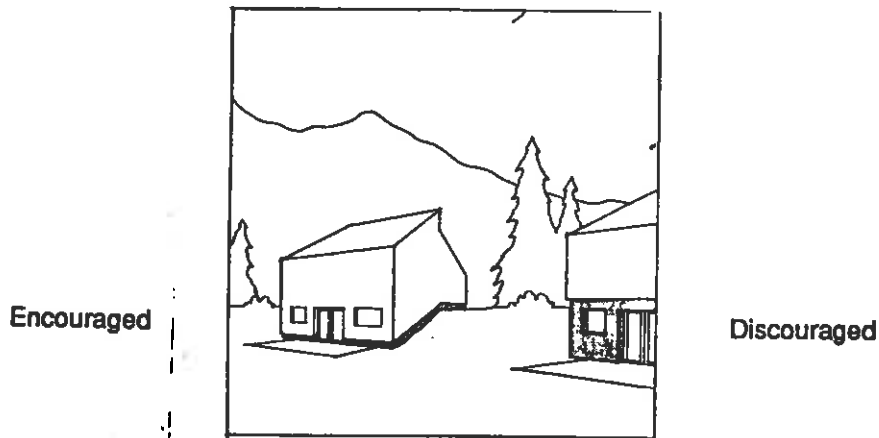
FOUNDATION - Design and Materials

Besides the structural importance of a foundation wall, the overall building design should include the foundation as a cohesive part. It is recommended that accurate soil survey reports be obtained along with site specific conditions to insure properly designed foundations.

Unfinished exposed foundation walls between ground level and exterior wall siding should be a maximum of 18 inches.

Exposed foundations over 18" high should be painted, stained, stuccoed, board formed or textured.

Unfinished concrete or masonry is discouraged, except for a maximum height of 18" above grade.



EXTERIOR WALLS

Design

Exterior Walls are one of the most important aspects of the exterior design.

Aside from considerations of scale and proportion, as mentioned under "Structure: Size, Shape, And Form", materials and colors chosen for the exterior surface are a major part of the aesthetic appeal.

Materials

Materials should be durable and have good architectural character. Materials should be selected for suitability to the type of building and the design in which they are used, and to provide for harmony of the structure with its surroundings.

Materials that are acceptable:

- Natural wood siding that can be stained or painted.
- Log
- Natural Stone or Brick
- Board and Batt
- Horizontal lap siding
- Painted hard board

Materials that are discouraged:

- Unfinished concrete block
- Vertical metal siding
- Plastic or vinyl siding
- Plywood panels
- Asphalt siding

COLOR PALETTE

The building exterior should harmonize and complement the surrounding environment of both the site and neighboring buildings.

The color palette chosen should be sensitive to the surrounding environment and the existing community character. The colors chosen should not dramatically contrast with the structure's surroundings.

Brilliant, primary or vibrant colors are discouraged.

Traditional color schemes, however, that complement traditional designs are encouraged.

UTILITY/SERVICE ELEMENTS

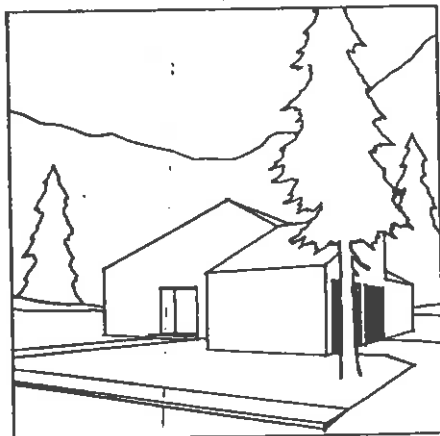
GENERAL

In addition to designing the right building for a specific site, good design planning includes proper utilization and thoughtful integration of the service elements which surround a residence. Often, the best architecture can easily be destroyed when poorly conceived service elements appear tacked-on or are indiscriminately scattered on a property. Service elements include such items as:

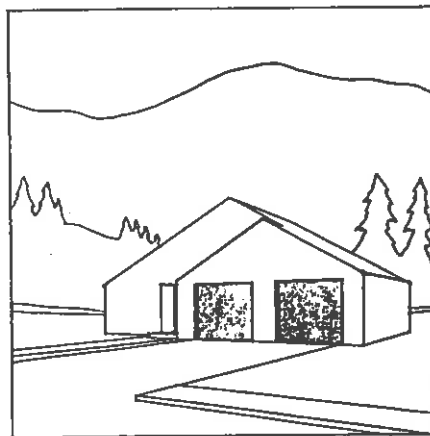
- Garages
- Storage Sheds
- Solid Waste containers
- Antennas/Satellite dishes
- Temporary structures

GARAGES

Because of their size, garages often dominate the front facade of a dwelling. Creative and sensitive garage placement should be explored so that, where feasible, a garage may be incorporated into the plan without detracting from the overall residence.



Encouraged

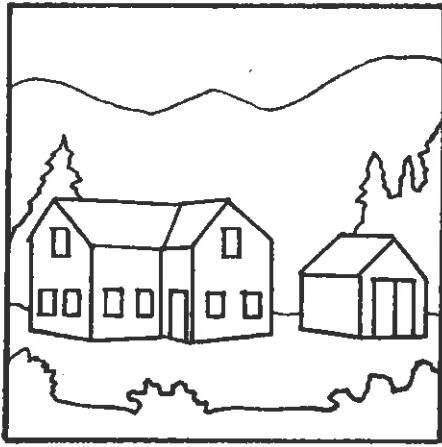


Discouraged

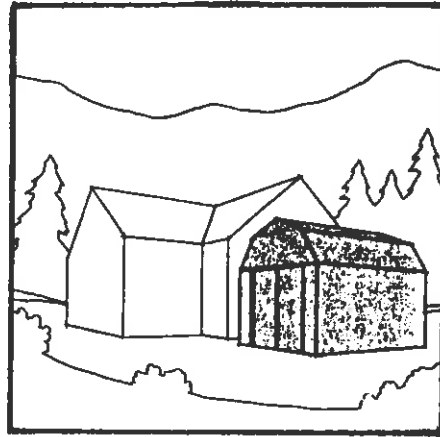
STORAGE SHEDS

Detached storage buildings should be planned for and built to complement and not detract from the overall design of the building site. Use of similar color schemes and materials is strongly recommended.

One way to avoid a "tacked-on" storage shed appearance is to integrate needed storage space into the overall design of the main living structure.



Encouraged



Discouraged

SOLID WASTE CONTAINERS

All waste containers should be stored out of view except during a reasonable period prior to pick up. They should be removed from view as soon as possible after pick up.

Permanent waste receptacles or dumpsters should be surrounded by a screening device. The screening device should be constructed with materials that are compatible with the structures it serves.

ANTENNAS/SATELLITE DISHES

Visible exterior satellite dishes or large antennas should be screened from view of neighboring properties and public roads.

TEMPORARY STRUCTURES

Temporary buildings, trailers, mobile homes, shacks, or similar structures are recommended not to be allowed for more than an eighteen (18) month maximum period during construction of a primary residence.

Movie set constructions should be removed and the site restored to its prior condition or better within 60 days of conclusion of filming at that site. Under any conditions, the maximum time period allowed for set construction, utilization, and demolition should not exceed six consecutive months.

LANDSCAPE ELEMENTS

GENERAL

Careful consideration of modifications to the surrounding terrain is necessary to bring about a planned cohesiveness to the building site. In this section we will discuss the approach to the building site and those areas around the building site.

DRIVEWAYS, PARKING AND GARAGES

Driveways and parking areas should be designed to be as unobtrusive as possible. A garage should not be the principal visual element of a residence. Measures should be taken to lessen its visual impact. Landscape berming and plant materials can be used to conceal the presence of a driveway and of parked cars.

FENCES/PRIVACY SCREENS

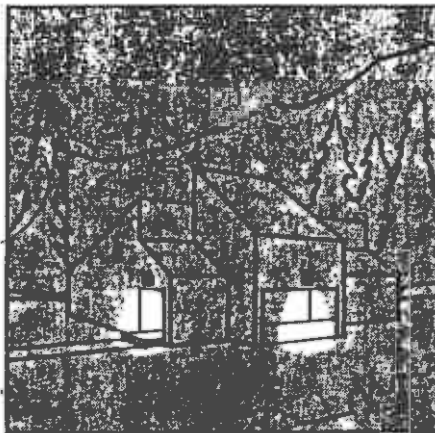
Waste receptacles, refuse storage areas, and abandoned vehicle or equipment should be screened from view from neighboring properties and public roads.

The screening should be consistent with the overall design of the nearby buildings. Materials and colors used for the screen should complement those used for the exterior walls of nearby buildings. Height of the screen should be no more than the minimum required.

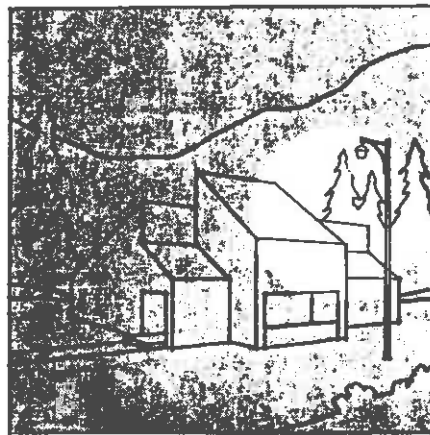
Appropriate landscape planting can provide a very effective screen and is encouraged.

EXTERIOR LIGHTING

Any exterior lighting for any use should be arranged and shielded so that the light source cannot be seen from adjacent roads or property and so that no direct beams fall upon other private property or public roads.



Encouraged



Discouraged

SIGNS

All signs within the Planning District should conform to the following requirements. No blinking, neon, temporary or portable signs. Signs should be harmonious with their location and the surrounding environment. Signs should be rural in appearance and only be illuminated by shielded light sources.

Agricultural Uses: One (1) identification sign, not to exceed twenty (20) square feet.

Residential Subdivisions: One (1) identification sign, not to exceed twenty (20) square feet.

Real Estate, Architect, Contractor/Builder, Developer: One (1) identification sign, not to exceed six (6) square feet.

Commercial Business: One (1) identification sign, not to exceed twenty (20) square feet.

Recreation or Forestry Uses: One (1) identification sign, not to exceed twenty (20) square feet.

Residential Uses: One (1) identification sign, not to exceed three (3) square feet. See paragraph below.

Residence Identification - A sign identifying their residence may be placed by owners on their property. It should be visible from the road but not larger than three (3) square feet. It should be harmonious with the surrounding environment in its design, material and color.

Roadway Signs - Signs erected along roads must meet county road standards and may be purchased from Gallatin County Road Department.

Temporary Signs - Signs of a temporary nature not to exceed 18" X 24" such as "Open House" or "Model" **should be removed when not in use.** Larger signs and banners are recommended only for community functions and shall be removed immediately after the function.

LANDSCAPING REQUIREMENTS AND DESIGN CONSIDERATIONS

Purpose:

Landscaping of a building site will over time enhance its aesthetics and economic value. It also adds to the pleasure of other Springhill Community residents and visitors to the area.

Design consideration:

An informal landscape using adapted or indigenous plant material is highly recommended because of the extreme variations in temperature and moisture of the area. Prevailing winter winds are from the north west, so evergreens should be placed to the north to provide a wind break, and also to the east as needed. Deciduous trees and tall shrubs placed to the south and west of the building will provide shade in summer and allow for the sun to shine against the building during winter.

Before locating trees on a site, the owner should consider how they will affect the view corridors and sun penetration to the sites of neighbors. Well-placed plant material can serve as effective screening of drive-ways and service areas used for wood storage and propane tanks, as well as provide visual privacy and buffer to noise and dust from roads and open agricultural land.

Recommendations:

The Springhill Community Design Standards recommend that all land disturbed during the building process be protected from erosion and restored or landscaped. Owners and their builders should designate land areas that will remain undisturbed during construction. The owner should be responsible for restoring disturbed property and landscaping of dwellings and accessory buildings. To sow wild grass seed over a disturbed area is insufficient to restore the land. Be aware of the high fire hazard during the summer if the grounds are not properly maintained.

It is recommended that a planting schedule include a minimum number of 5-ft tall trees to have been planted and established as follows:

After first growing season:

- * Have planted and kept alive 3 trees per 1,000 sq. ft. of living space.

The following is a list of suggested plants that are adapted to the planning district (USDA Soil Conservation Service and local nurseries can recommend additional plant materials):

- * Trees: Deciduous: Aspen, Crabapple, Chokecherry, European Birch, Japanese Birch, Paper Birch.
 Evergreen: Austrian Pine, Fir, Scotch Pine, Spruce.

- * Shrubs: Alpine Currant, Caragana, Cotoneaster, Juniper, Lilac, Oregon Grape, Plum, Potentilla, Russian Olive, Red Twig Dogwood, Serviceberry, Snowberry.
- * Ground-cover: Kinnickinnick, Periwinkle, Phlox, Potentilla (many varieties), Sedum (many varieties).
- * Grasses: Many adapted range and pasture grasses.
- * Lawns: Medium to high maintenance: Mixtures containing primarily Kentucky Blue Grass. Low maintenance, infrequent mowing: Crested wheatgrass, sheep fescue.
- * Wildflower: Mixtures adapted to district and Rocky Mountains, and free of noxious weeds.
- * NO NOXIOUS WEEDS ARE HIGHLY DISCOURAGED.

CLIMATIC DESIGN

PASSIVE SOLAR DESIGN CONSTRUCTION

Passive solar design can easily be incorporated when the basic house planning begins.

-Elongate the building along east-west axis, thereby exposing a greater surface area towards the south for maximum solar radiation benefits.

-Locate main living areas such as living and dining rooms, and, if possible, bedrooms, along the south side of the structure for maximum sunlight during winter months. Locate garages, storage rooms, closets, hallways, bathrooms, and utility rooms along the north side as thermal buffer from the prevailing winter winds.

-Design patios, decks, and main entryways on south to southwest sides to avoid shading from building and prevailing winter winds.

-Place deciduous trees on the south side of the building for summer shading from the sun. On the north and northwest side place burms and coniferous trees to protect the building from prevailing winter winds.

-Provide a double entry for wind protection/heat loss, possibly combined with a utility room or mud room.

-Windows should be located primarily along the south and southeast walls of the building with a minimum of windows along the north side except where needed for ventilation, natural light or a particular view. South and southwestern windows may need summer shading devices such as roof overhangs, interior shade devices, or other operable devices.

-Interior floor and wall materials can be chosen for their thermal storage capacity, storing excess heat during the day and radiating the stored heat back into the interior spaces at night.

Free energy books are available from the Montana Department of Natural Resources and Conservation, 1520 East Sixth, Helena, MT 59620, (406) 444-6697.

SOLAR COLLECTORS

Solar collectors integrated into the roof design can be used, for example, to heat water for domestic use or for baseboard heating.

The optimum placement for both winter and summer solar collection should be calculated for maximum heat gain.

HELPFUL HINTS

FOOTINGS

For protection against frost heaving the bottom of footings shall be below the frost line.

SNOW AND WATER SHEDDING

Door openings should be protected from wind, drifting snow, and from overhanging roofs that permit direct rain and snow runoff. Refer to the "Snow Shedding" section listed under Roof for further information.

Attention should be given to drainage areas where water from roof snow melt may freeze on walkways or stairs and cause hazardous conditions.

PLUMBING

Avoid placing water supply pipes in exterior walls to prevent freezing.

HEATING UNITS, CHIMNEY AND FLUES

Heating Units

Heating units should be air-tight and meet current air quality standards.

Chimneys

Chimneys and flues are to be designed to avoid smoke and fumes at ground levels during adverse wind conditions. Hillside homes should give special attention to down drafts, as should homes with a unique roof design. Chimney and flues must be cleaned and checked regularly due to the collection of creosote from the soft woods used. All chimneys and flues should meet the latest UL standards.

Venting

Venting to an outside fresh air supply aids in avoiding the drawing off of the warm air within the home and also back drafts in a stove or fireplace. By use of fresh air venting, the air quality in a home is cleaner and combustion in a stove or fireplace is safer and more efficient.

DRIVEWAYS AND PARKING

To avoid hazardous situations during winter conditions where driveways meet main roadways, the maximum driveway grades should not exceed 5% for the first 20 feet from the main roadway, and should not exceed 10% beyond.

Driveways and parking areas should be crowned or sloped for adequate drainage.

FIRE SAFETY

- * Develop an escape route and practice it
- * Keep fire departments and emergency numbers by the phone
- * Make sure everyone know how to report a fire
- * Install proper fire extinguishers and know how to use them
- * Install smoke detectors at strategic locations
- * Periodically inspect home for fire hazards
- * Set a good example for other members of the family
- * Establish and practice good fire-safe habits

ENERGY CONSERVATION GUIDELINES

INSULATION

Minimum roof insulation should be rated to R-30, with a recommendation of R-50. Escaping heat through the roof is not only costly, but can cause ice dams.

Wall insulation should be rated to R-19 minimum.

ENERGY CONSERVATION CONSIDERATIONS

- Foundation Insulation
- Double or triple glazing
- Openings caulked around windows/doors
- Weatherstripping
- Limited north facing openings
- Storm doors or windows

DESIGN CHECK LIST

TO AID IN PLANNING A BUILDING PROJECT IN SPRINGHILL COMMUNITY	YES	NO	DOES NOT APPLY
Does the overall design of the building fit into the surrounding environment, and is it compatible with neighboring homes?			
Has consideration been given so site location does not detract from neighbors views or negatively impact neighboring lots?			
Is the building height 35 feet or less?			
Are snow load requirements adhered to?			
Is the roof design consistent with the overall building?			
Is the roof design compatible to the building location?			
Are roofs sloped away from door entries, porches, or garage entries in case of snow shedding?			
Has a cold roof or other roof assembly been used to reduce heat loss and damming?			
Are roof materials of either cedar, asphalt, or painted metal?			
Are roof materials colors of a subdued range?			
Is roof insulation adequate?			
If collector panels are used, are they integrated into the roof design?			
Are foundation walls exposed less than 18" vertically form finished grade?			
If foundation walls are exposed over 18" vertically, have they been covered with either treated wood, stucco, stone, or are board formed?			

TO AID IN PLANNING A BUILDING PROJECT IN SPRINGHILL COMMUNITY	YES	NO	DOES NOT APPLY
Are the materials chosen for exterior walls a natural wood, log, natural stone or other acceptable material?			
Is exterior siding compatible with existing community character and environment?			
Is insulation adequate?			
Are windows double or triple glazed?			
Are chimneys and flues designed to avoid smoke and fumes at groundlevel and built to latest UL standards?			
Is the garage in scale with the house?			
Will solid waste containers, refuse, abandoned and vehicles be stored out of view?			
Is outdoor lighting indirect and not impacting neighbors or public roads?			
Are satellite dishes and large antennas screened form view of neighboring properties and public roads?			
Does the grade of the driveway conform to maximum limits?			
Is driveway and parking area crowned or sloped for drainage?			
Is driveway culvert, if necessary, 12" in diameter with flared terminal ends, extending beyond driveway surface at both ends to provide adequate access?			
Have the landscape design standards been met?			
Are grading cuts and fills tapered into existing landscape?			
Is site drainage adequate?			

TO AID IN PLANNING A BUILDING PROJECT IN SPRINGHILL COMMUNITY	YES	NO	DOES NOT APPLY
If used, do signs meet design standards for appearance and size?			

