



FROST CREEK

Design Review Process

Frost Creek offers a unique opportunity to create a community of homes situated in the spectacular Brush Creek Valley. The rich ranching heritage combined with the uncompromised beauty of the surrounding peaks of the Sawatch Range make it a truly special place.

Frost Creek has been planned and developed with a commitment to preserving and enhancing the pristine mountain valley environment. The natural topography and beauty of the land provides the context of all development within Frost Creek. The goal of the Frost Creek Design Guidelines is to ensure that Frost Creek's built environment respects and complements the natural beauty and splendor of its surroundings and that all homes complement and respect one another. The planning of the Frost Creek was developed to be in harmony with nature and the physical surroundings as evidenced by the relatively few homesites on the project's approximately 1,106 acres. Each of Frost Creek's custom homesites were carefully located to provide ample room between homes. This was done to ensure that every custom homesite in Frost Creek offers the utmost quality in its views, terrain, orientation, and privacy.

This overview is intended to provide a general framework for those considering building a home in Frost Creek. All of the design review information is provided at the following website:

MPGVail.com

<http://mpgvail.com/#review>

Contact Info: Allison Kent 970-390-8530
allison@mpgvail.com
Dominic Mauriello 970-376-3318
dominic@mpgvail.com
www.mpgvail.com

Frost Creek design review applications required for:

- Construction of a new home
- Major additions or modifications to the exterior of existing homes
- Changes to exterior paint colors or materials
- Deck or patio additions
- Landscape modifications (adding or removing landscaping)
- Addition of recreation equipment
- Driveway or walkway modifications

Applications are NOT required for:

- Interior remodels with no exterior changes
- Re-roofs using the same material
- Re-paints of the same colors
- Basic maintenance and repair

New Home Review Process

The Design Review Process consists of a series of meetings between the owner, their design team, and the Frost Creek Design Review Committee (DRC). The DRC is committed to helping the owners and their design team through the Design Review Process. The DRC is made up of design professionals and others who are familiar with the goals of Frost Creek and have extensive experience designing and building homes in the mountain environment.

The process is a four step process:

1. Pre-Design Conference is an informal review between the design team and the DRC administration.
2. Preliminary Plan Review is a review by the DRC to ensure that the conceptual plans generally conform to the Design Guidelines.
3. Final Plan Review is the final review by the DRC of the construction set of plans to ensure conformance with the Design Guidelines.
4. Technical Plan Review is the review by the DRC administration to ensure that

the building permit plans comply with the DRC approval. The administrator will then stamp the plan and the applicant can then submit these plans to Eagle County for building permit.

Onsite Wastewater Treatment Systems (OWTS)

Homes within Frost Creek each have their own Onsite Wastewater Treatment System (OWTS) to treat the wastewater generated at each home. There is no central wastewater treatment system in Frost Creek, wastewater from each home is treated onsite. In order to preserve the pristine environment in this beautiful area, advanced onsite wastewater treatment systems are required for all properties in Frost Creek. In order to ensure compliance with local regulations, the Frost Creek Homeowners Association assists homeowners with the process of installing an OWTS.

The homeowner or architect will need to contact Simon Farrell at JVA, Inc. at (303) 565-4974 to initiate the design process. JVA will request a preliminary site plan from the architect that identifies the number of bedrooms for the home, the

location of the home on the lot with major site features such as driveways, and a topographical survey. JVA will coordinate with the design team on the design of the system.

Additional information is provided as an appendix to the Design Guidelines.

Soils Testing and Engineering Requirements

Soils testing is required as part of the Onsite Wastewater Treatment System (OWTS) and as part of the design and construction of any home. Soils testing for the design of the home is to be completed by a qualified geotechnical engineering firm of the owner's choice and all costs are assumed by the lot owner. There are additional requirements for lots that may be subject to shallow groundwater, which specifically limit the time frame in which a geotechnical study must be completed.

Geotechnical studies shall be submitted to the Frost Creek DRC at the Technical Review stage and are required by Eagle County as part of the submittal for a building permit.