Eagle Ranch

EAGLE, COLORADO

THE UPLANDS
DESIGN GUIDELINES

Revised February 2022 ~~October 2020~~

Uplands Design Guidelines

Table of Contents

1 Introduction 1
1.1 PURPOSE 1
1.2 THE EAGLE RANCH DESIGN PHILOSOPHY 1
1.3 Uplands Design Guidelines Overview 3
1.3.1 Organization 3
1.3.2 Land Pattern 4
1.3.3 Architecture 4
2 GENERAL CONSIDERATIONS 5
2.1 BUILDING SIZE 5
2.1.1 Floor Area 5
2.1.2 Accessory Unit 5
2.1.3 Maximum Site Coverage 6
2.1.4 Maximum Building Height 7
2.2 SITE DESIGN 7
2.2.1 Building Envelope and/or Setbacks 7
2.2.1.1 Building Envelope Governed Homesites 7
2.2.1.2 Setback Governed Homesites 8
2.2.2 Slope Stepping and Site Grading 9
2.2.3 House Orientation to the Street 9
2.2.4 Address Post 10
2.2.5 Driveways 11
2.2.6 Garages 12
2.2.6.1 Rear and Recessed Garages 13
2.2.6.2 Front Garages 13
2.2.7 Parking 14
2.2.8 Front Porch and Entry 15
2.2.9 Walkways 15
2.2.10 Patios, Balconies, and Decks 15
2.2.11 Outbuildings and Recreational Structures 17
2.2.12 Fences 18
2.3 BUILDING ELEMENTS AND MATERIALS 18
2.3.1 Exterior Wall Materials 18
2.3.1.1 Masonry 19
2.3.1.2 Wood and simulated wood siding 20
2.3.1.3 Trim 21
2.3.2 Garage Doors 22
2.3.3 Windows 22
2.3.3.1 General Comments 22
2.3.3.2 Window Trim 23
2.3.3.3 Divided Lights 24
2.3.4 Roofs 24
2.3.5 Fireplaces and Chimneys 25
2.3.6 Utility Connections 26
2.3.7 Exterior Lighting 26

2.3.8 Satellite Dishes 27
2.3.9 Cantilevered Upper Story Elements....27
2.3.10 Exterior Colors....28
2.4 LANDSCAPE GUIDELINES....28
2.4.1 Landscape Pattern Types....29
2.4.1.1 Setback Governed Landscape Pattern....29
2.4.1.2 Building Envelope Governed Landscape Pattern....30
2.4.2 General Landscape Considerations....30
2.4.2.1 Design and Plant Materials....30
2.4.2.2 Perimeter Planting Beds....31
2.4.2.3 Mulch....32
2.4.2.4 Landscape Lighting....32
2.4.2.5 Water Features....32
2.4.2.6 Berms....32
2.4.3 Pre-construction Homesite Maintenance....33
2.4.4 Front Yard....33
2.4.5 Side Yards....34
2.4.6 Rear Yards....34
2.4.7 Permanent Irrigation....35
2.4.8 Temporary Irrigation....36
2.4.9 Landscape Installation, Maintenance, and Remedy....37
2.4.9.1 Installation Performance....37
2.4.9.2 Maintenance....37
2.4.9.3 Association Authority to Remedy....37
3 ARCHITECTURAL STYLES....38
3.1 Design Intent....38
3.1.1 Architectural Style and Plan Repetition....39
3.1.2 Architectural Style Reservation .... **Error! Bookmark not defined.**
3.1.2.1 Conditional Style Reservation During Design Review Process..... **Error! Bookmark not defined.**
3.1.2.2 Permanent Style Assignment or Lapse .... **Error! Bookmark not defined.**
3.2 UPLANDS VICTORIAN STYLE....40
3.2.1 OVERVIEW....40
3.2.2 UPLANDS VICTORIAN DESIGN CRITERIA....42
3.2.2.1 Main Massing....42
3.2.2.2 Roofs....43
3.2.2.3 Front Porch....43
3.2.2.4 Façade....44
3.2.2.5 Exterior Materials....44
3.2.2.6 Windows....44
3.3 UPLANDS CRAFTSMAN STYLE....46
3.3.1 OVERVIEW....46
3.3.2 DESIGN CRITERIA....48
3.3.2.1 Main Massing....48
3.3.2.2 Roof Forms....48
3.3.2.3 Front Porch....50
3.3.2.4 Façade....50
3.3.2.5 Exterior Materials....50
3.3.2.6 River Rock....51
3.3.2.7 Windows....52
3.4 UPLANDS PRAIRIE STYLE....53

3.4.1 OVERVIEW 53
3.4.2 DESIGN CRITERIA 54
3.4.2.1 Main Massing 55
3.4.2.2 Roof Forms 56
3.4.2.3 Front Porch 56
3.4.2.4 Façade 56
3.4.2.5 Exterior Materials 58
3.4.2.6 Windows 58
4 THE DESIGN REVIEW AND APPROVAL PROCESS 59
4.1 TOWN OF EAGLE DEVELOPMENT REGULATIONS 59
4.2 MODIFICATIONS TO EXISTING HOMES 59
4.3 NEW CONSTRUCTION DESIGN REVIEW 59
4.3.1 STEP ONE: PRE-DESIGN CONFERENCE 60
4.3.1.1 Purpose: 60
4.3.1.2 Topics of Discussion: 60
4.3.1.3 Required Materials 60
4.3.1.4 Action 60
4.3.2 STEP TWO: PRELIMINARY PLAN REVIEW 61
4.3.2.1 Purpose: 61
4.3.2.2 Topics of Discussion: 61
4.3.2.3 Required Materials 61
4.3.2.4 Incomplete/Late Submittals 63
4.3.2.5 Preliminary Plan Review Actions 63
4.3.3 STEP THREE: FINAL PLAN REVIEW 64
4.3.3.1 Purpose: 64
4.3.3.2 Topics of Discussion: 64
4.3.3.3 Required Materials 64
4.3.3.4 Incomplete/Late Submittals 67
4.3.3.5 Action 67
4.3.3.6 Town of Eagle Building Permit Sets 68
4.4 CONSTRUCTION INSPECTIONS 68
4.4.1 Pre-Construction Meeting On Site 68
4.4.2 Improvement Location Certificate and Inspection 69
4.4.3 Building Height Certificate Inspection 69
4.4.4 Changes During Construction 69
4.4.5 Certificate of Compliance Review 70
4.4.6 Temporary Certificate of Completion 70
5 CONSTRUCTION REGULATIONS 72
5.1 Safety - 72
5.2 Erosion control and drainage - 72
5.3 Construction Fence – 72
5.4 Homesite Access - 72
5.5 Restoration or Repair of Property Damage - 73
5.6 Construction Trailers/Portable Field Offices - 73
5.7 Storage of Materials and Equipment - 73
5.8 Site Cleanliness - 73
5.9 Sanitary Facilities - 73
5.10 Vehicles and Parking - 74
5.11 No Traffic Through Capitol Street 74
5.12 Construction Hours 74

5.13 Construction Noise - 74
5.14 No Dogs Allowed – 74
5.15 Miscellaneous Construction Policies – 75
5.16 Enforcement 75
5.16.1 Authority to Fine 75
5.16.2 Fine Schedule 75
5.16.3 Notice 76
5.16.4 Violation Abatement 76
5.16.5 Hearing 76
5.16.6 Appeal 76
A. RECOMMENDED PLANT MATERIALS FOR THE UPLANDS 77

1 INTRODUCTION

1.1 PURPOSE

The Town of Eagle is a small and close knit community where the streets have a human, friendly character. Charming homes have yards, porches and sidewalks that foster neighborliness. The vision of Eagle Ranch is not of a gated community or resort, but of a close knit community where neighbors meet in their yards to chat while kids ride bikes down tree lined streets. Eagle Ranch intends to be a diverse community, serving the interests of full-time local working men and women, families, as well as retirees and second home owners.

The architecture in Eagle Ranch will represent the dominant styles brought to Colorado by settlers between the late 19th century and World War II. These styles include late Victorian, Prairie, and Craftsman vernaculars of architecture. The building designs of the original residences and stores of Eagle, as well as other western Colorado communities such as Glenwood Springs, Carbondale, Telluride, and Durango offer many fine examples.

The goal of these guidelines is to create a series of harmonious, people friendly neighborhoods with house designs that strengthen the sense of community within Eagle Ranch. The intent of the guidelines is to create buildings at ease with Eagle's ranching and mountain setting. The Victorian, Craftsman and Prairie architectural styles may be expressed in traditional vernacular or as contemporary interpretations of the traditional styles.

All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Eagle Ranch must be reviewed and approved in accordance with the provisions of these guidelines. The Eagle Ranch Design Review Board (DRB) has been established to implement these guidelines and assist owners with the design review process.

These guidelines may be amended from time to time and it is incumbent upon each owner, architect, realtor, contractor or other interested party to obtain and review the most recent version of the Eagle Ranch Design Guidelines.

1.2 THE EAGLE RANCH DESIGN PHILOSOPHY

The overriding vision for Eagle Ranch is to create a contemporary community based upon traditional architecture, planning, and design principles. The design philosophy is driven by a desire to

allow Eagle Ranch to develop with a true, strong sense of community values and traditions that will foster a close-knit small town culture.

The planning principles behind the overall design of Eagle Ranch and the inclusion of a neighborhood center, an elementary school, plentiful formal and informal parkland and features such as community gardens, ball fields and a public golf course all lay the foundation for the creation of a sense of community, sense of place, and a feeling of belonging. Equally important to the community's foundation are the various neighborhoods of Eagle Ranch and the carefully selected architectural vernaculars expressed in the home designs within these neighborhoods.

The neighborhoods of Eagle Ranch consist of three separately defined yet related design zones referred to as The Neighborhood Center, The Meadow, and The Uplands. An important concept of these guidelines is to recognize the unique characteristics of each of these design zones with specific architectural and landscape guidelines that respond to each setting.

Eagle Ranch Design Zones

Traditional Neighborhood
Tracts A, B, C, D, E, F, and G

The Meadow
Tracts H (Filing 1), I , P, Q, R and S

The Uplands
Tracts H (Filing 3) J, K, L, M, N, O
P-1, F-24, and F-25

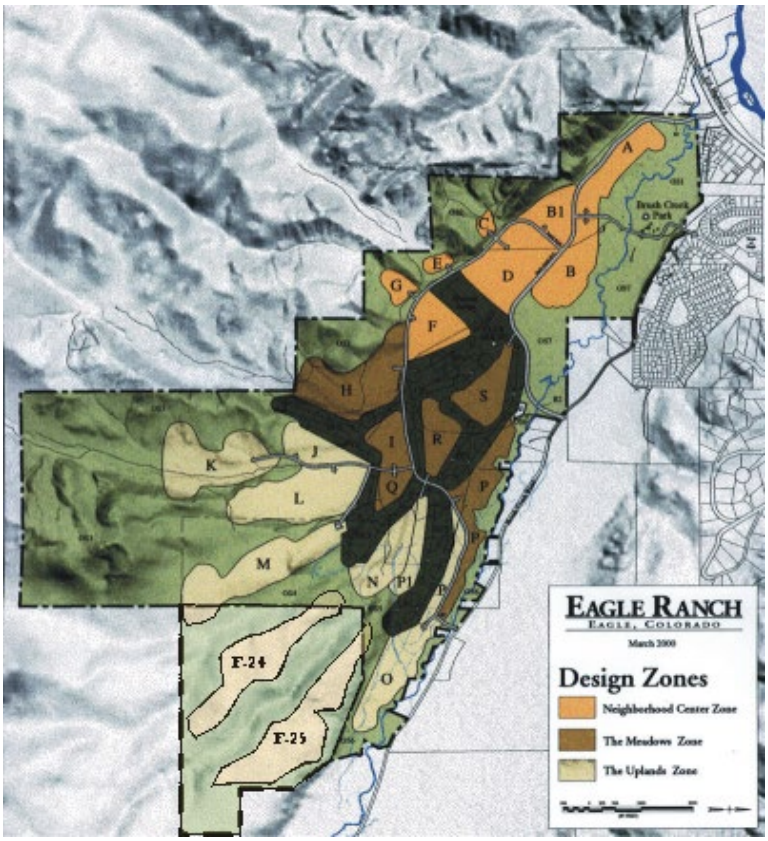

Figure 1-Design Zones

The Neighborhood Center

The Neighborhood Center consists of the traditional residential neighborhood that surrounds the civic and commercial center of Eagle Ranch. In this area, commercial buildings will follow an historic, traditional land pattern and selected design vernaculars seen in other historic western slope communities. One and two story buildings will front sidewalks and streets with on-street parking. Larger parking areas will be tucked to the side or rear of the buildings and a small civic park will anchor the block. The residential neighborhoods have been designed in a contemporary vision of a pre -World War II community land pattern. Homes will front sidewalks and tree lined streets will have convenient on street parking to further buffer the tranquility of the front yards. Front porches and picket fences will enhance the streetscape and most garages will be accessed via alleys rather than from the street. In this neighborhood a variety of homesite sizes and the option of three traditional styles of architecture, Victorian, Craftsman and Prairie will provide for a wide palette of architectural style and color to further enhance the neighborhood character. Within The Neighborhood Center the design guidelines will allow a contemporary interpretation of these three styles, while ensuring that the architectural style, size and height of the individual houses will be appropriate to the image and character of the neighborhood center.

The Meadow

The neighborhoods that surround the golf course and begin to extend into the adjacent uplands follow a more conventional street and homesite size pattern. These neighborhoods clustered in and around the golf course are collectively known as The Meadow. The streetscape atmosphere of the neighborhood center will be maintained by extending the sidewalks and the tree planting into The Meadow neighborhoods. The placement of garages to the side or rear of the buildings and the front porch architecture of the homes will maintain the vitality of the front yard. The guidelines for these neighborhoods allow a more liberal interpretation of the architectural styles that define the neighborhood center.

The Uplands

Further away from the neighborhood center located in the rolling uplands of the property are the more rural neighborhoods of Eagle Ranch. These neighborhoods are referred to as The Uplands. In this setting lower density neighborhoods are served by rolling, low traffic roadways. The sidewalks give way to a more rural streetscape with homes set within a natural landscape. The Uplands

architectural styles are less formal and more rustic than those in The Meadow neighborhoods.

The Uplands Design Guidelines provide primary design guidance and criteria. These guidelines are not, however, the only document that addresses development within Eagle Ranch. The Eagle Ranch P.U.D. Guide, the Declaration of Covenants, Conditions and Restrictions and other documents, including Town of Eagle regulations, contain information regarding design and construction within Eagle Ranch that should be reviewed prior to initiating the home design process.

These Design Guidelines and the design review process itself are not exact. Rather they establish architectural and land pattern direction that will be implemented in balance with each site's unique attributes. These Design Review provisions are purposeful and appropriate in the interests of facilitating architectural and land pattern excellence to achieve a truly livable community, cost effective design and to enhance property values. Owners and Declarant share these interests. Both benefit from their conscientious application. Declarant has a proven record in successful community development and management and looks forward to implementing effective Design Review at Eagle Ranch.

It is important that each Owner contact the Design Review Board at the very beginning of the design process to facilitate timely, cost effective design and review. These Guidelines may evolve over time as provided in the Declaration for Eagle Ranch. The Board's interpretations of these Guidelines may vary based upon the neighborhood area and site-specific considerations.

The Design Review Board is part of the Eagle Ranch Association and operates under the authority of the Eagle Ranch Covenants, Conditions and Restrictions. The Declaration of the Eagle Ranch Association provides (in part) that the Design Review Board will be appointed, removed and replaced by Declarant, pursuant to Section 6.6 of the Declaration for Eagle Ranch. The Executive Board of the Association is the successor to Declarant.

1.3 Uplands Design Guidelines Overview

1.3.1 Organization

The Uplands Design Guidelines are organized into several sections. The General Considerations section criteria apply to every homesite. The Architectural Styles sections further define Uplands Victorian, Uplands Prairie, and Uplands Craftsman architectural styles. The

Review and Approval Process, Construction Regulations, and Appendix are self-explanatory.

1.3.2 Land Pattern

The Uplands Design Guidelines land pattern goal is to establish site design criteria that respond to the setting and terrain, and that promote a strong sense of neighborliness.

The Uplands landscape setting contains formerly cultivated dryland fields and native sagebrush slopes with scattered Pinion/Juniper trees at the margins. These two conditions call for different landscape treatments. Both will contain modestly proportioned irrigated landscapes that will not cover the entire homesite. Preservation or re-establishment of native vegetation for its wildlife value is a principal landscape goal on residual areas of homesites in the natural areas or former fields, respectively.

The Uplands' sloped landforms call for less formal residential land patterns than The Meadow. The sloped terrain and varying road cuts and fills affect the elevation relationship between adjacent homes and of each to the street. These factors introduce substantial variation in the placement of improvements on the homesite, and results in a more sequential, rather than a contiguous streetscape.

1.3.3 Architecture

Beyond a conscientious response to the setting, and less formal land pattern goals, the architectural goal in The Uplands is to establish homes and neighborhoods that recall and restate those of The Meadow neighborhoods at Eagle Ranch. Uplands homes will employ rustic proportions, massing, materials, and details derived, but not copied from The Meadow architectural styles. The Uplands neighborhoods are well suited to asymmetrical floor plans and naturalized landscapes that step with the slope and result in modest site grading. Flat-lot floor plans on pads starkly cut into or perched on the slopes with expansive formal landscapes are not appropriate.

In general the massing of residential structures in The Uplands will rely on lower height asymmetrical structures of 1 or 1 ½ stories with or without walk-out levels rather than compact massive two-story buildings. Compact, boxy 2 story structures such as the "American 4-Square" Prairie style that work well in The Meadows setting are not appropriate in The Uplands neighborhoods.

2 GENERAL CONSIDERATIONS

These General Considerations section criteria apply to every homesite in The Uplands neighborhoods of Eagle Ranch.

References made to any specific trade named product in these Design Guidelines is intended to identify a product type or characteristic, and is not an endorsement of the named product.

2.1 BUILDING SIZE

(*FILING 14 CRITERIA INCLUDED AT END*)

2.1.1 Floor Area

1) The house floor area including garage, ADU and all habitable finished and unfinished space may not exceed 7,000 gross square feet, (This measurement does not include roof overhang which are permissible by not more than 30 inches) per the zoning at Eagle Ranch. (*Filing 14 area total is 6,000 gross square feet*). Gross square footage includes everything measured from the exterior of the framed and concrete walls to include, at a minimum, garages, staircases, chases, closets, and mechanical spaces. Crawl spaces that measure 5'-0" or less to the underside of the framing are excluded. Areas above grade that are 5'-0" or less to the structural framing are not included in the gross square footage. Dead spaces 5'-0" or more that could be accessible will count toward the overall square footage.

2) The minimum floor area of any home is 2,000 gross square feet of finished habitable space not including garage. (*Filing 14 = 1,500 gross square feet*) Gross square footage includes everything measured from the exterior of the framed and concrete walls to include, at a minimum, staircases, chases, closets, and mechanical spaces. Garages are excluded from the minimum square footage requirement. Crawl spaces that measure 5'-0" or less to the underside of the framing are excluded. Areas above grade that are 5'-0" or less to the structural framing are not included in the gross square footage. Dead spaces 5'-0" or more that could be accessible will count toward the overall square footage.

~~3) Square footage shall be measured as outside dimensions in accordance with the Town of Eagle definition of Floor Area.~~

2.1.2 Accessory Dwelling Unit

~~1. The Eagle Ranch PUD allows an accessory dwelling unit (ADU), not to exceed 700 square feet to be incorporated into an Owner~~

~~occupied single family home. If the ADU is accessed through an interior stair, then the interior stair and landings shall not count against the allowed square footage of the ADU.~~

~~2. The accessory unit must be architecturally integrated into the home or garage in such a way as to maintain the appearance of a single family home.~~

~~3. Accessory unit off-street parking is required.~~

~~4. The accessory unit may be available for rent or other homeowner use, but may not be sold or subdivide as a separate dwelling unit.~~

The Eagle Ranch amended PUD allows an Accessory Dwelling Unit (ADU) that must be subordinate to, and contained within or adjacent to, a single-family dwelling, subject to the following requirements:

1. The accessory unit shall not exceed 850 square feet of floor area (as defined herein) with a maximum of one-bedroom. The floor area within the inside perimeter of the exterior wall framing or concrete of the building under consideration, without deduction for corridors, ramps, closets, the thickness of interior walls, columns, or other features. Floor area shall not include shafts with no openings, interior courts, stairs, mechanical rooms, garages, and decks and porches that are not enclosed.

2. The accessory unit must architecturally compliment the home or garage in such a way as to maintain the appearance of a single residence.

3. The accessory apartment will be a complete, separate housekeeping unit.

4. The owners of the residence in which the accessory unit is created shall occupy at least one of the dwelling units on the premises except for temporary absences, during which time the owner-occupied dwelling unit shall remain unoccupied.

5. Accessory unit off-street parking is required.

6. The accessory unit may be available for rent or other homeowner use, but ay not be sold or subdivided as a separate dwelling unit.

7. The Eagle Ranch Property Owners Association may regulate accessory dwelling use through its Rules, Regulations, and Guidelines.

~~5.~~

2.1.3 Maximum Site Coverage

1) Maximum site coverage for all buildings is 30%.

2) Maximum site coverage for all impervious materials is 50%.

2.1.4 Maximum Building Height

1).The maximum building height allowed is 35 feet as determined by a plane elevated 35 feet above the more restrictive of the existing or finished grade measured along the perimeter of the building or within the building footprint. No portion of the building or structure, except for chimneys may exceed this plane by 3'-0". 2) The minimum height of the main mass of the house at the facade zone should be at least 16 feet to the mid-point of the sloped roof measured from the existing grade directly below.

2.2 SITE DESIGN

2.2.1 Building Envelope and/or Setbacks

The Annexation Agreement with the Town of Eagle determines the buildable area on Uplands homesites in one of two ways. On homesites larger than ½ acre (21,780 square feet) and that are situated in native vegetation areas of Parcels K, L and M, homes, all improvement locations are to be contained within a dedicated Building Envelope. On homesites situated on historically cultivated lands and any homesite less than ½ acre (21,780 square feet), homes and improvement locations are governed by setbacks from property lines.

2.2.1.1 Building Envelope Governed Homesites

Building Envelope governed homesites are those so designated on the Building Envelope Exhibit to the Final Plat. As part of the Preliminary Plan submittal, the owner of such lots will designate a Building Envelope not to exceed 16,500 square feet as follows:

1) The Building Envelope should be compact in shape to retain as much contiguous natural vegetation as practicable.

2) Building Envelopes may not include slopes greater than 30% gradient.

3) All disturbance shall be contained within the Building Envelope, including but not limited to site grading, construction impacts, buildings, driveways, walkways, patios, retaining walls, outbuildings, and landscaped areas.

4) Permitted actions outside the Building Envelope are limited to the following:

   a. Street cut and fill slopes and utility crossings to be promptly revegetated to a natural condition;

   b. Noxious weed control.

5) No other grading, disturbance, structures, vegetation manipulation, or landscaping shall be permitted on lands

outside the Building Envelope without prior approval by the Town of Eagle and the DRB.

6) Prior to any construction on the site, the Building Envelope will be fenced with an approved construction fence that shall be maintained throughout the construction process.

7) Placement of buildings within the Building Envelope must also respect building setbacks as described in Sect 2.2.1.2 Setback Governed Homesites below.

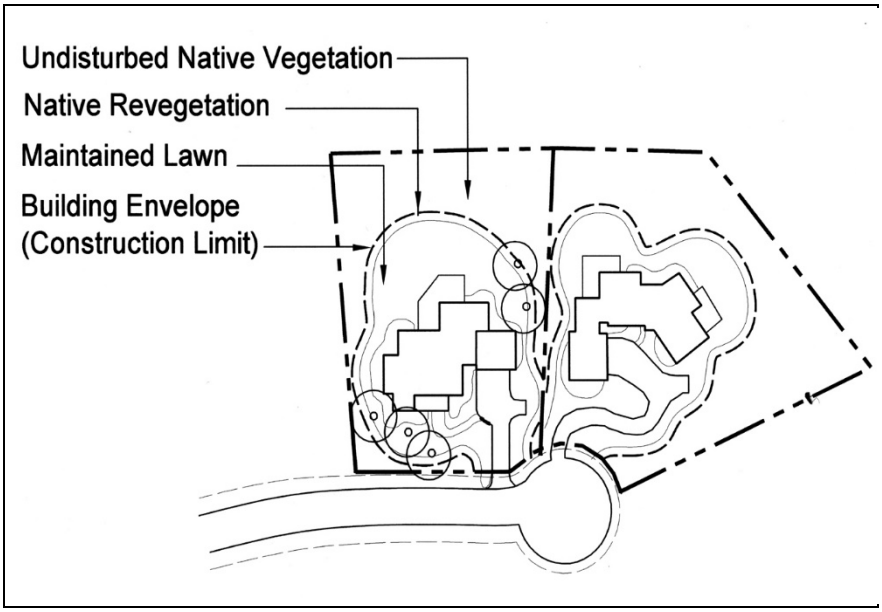

Figure 1 Typical Building Envelope

2.2.1.2 Setback Governed Homesites

The exterior walls shall not encroach within the following setbacks on all homesites

1) Front Yard Setback – a minimum of 35 feet from street right-of-ways (see also Section 2.2.3 House Orientation to the Street below). The DRB may grant a variance for a front yard setback of not less than 25 feet in instances where 35 feet presents a hardship.

2) Side Yard Setback – 15 feet. *(Filing 14 = 12 ft. side yard setback*).

3) Rear Yard Setback – 25 feet from the property line opposite the Front Yard. On corner lots, only one Rear Yard Setback is required. It should be designated along the property line opposite the front entry to the home. The DRB may approve a variance to the location of the Rear Yard Setback as site specific considerations may require.

4) Roofs may overhang the above building setbacks by not more than 30 inches.

5) No improvements other than landscape plant materials may be placed under, upon or over any platted easement. Access for Town of Eagle Public Works personnel and equipment must be maintained.

6) No improvements may be placed on slopes of 30% gradient or greater. Slopes of 30% gradient or greater shall be protected against adverse impacts from adjacent development. Prompt remedial efforts shall be implemented by the owner of adjacent development should adverse impacts occur.

2.2.2 Slope Stepping and Site Grading

1) Flat lot floor plans set on sloped sites are not acceptable design solutions.

2) Minimize site grading by conscientious design and placement of all improvements on the homesite to step with the natural grade to the greatest practicable extent.

3) Finished grades around the perimeter of the residence may not vary from existing ground by more than 5 feet.

4) Positive drainage away from the building must be provided per geotechnical recommendations.

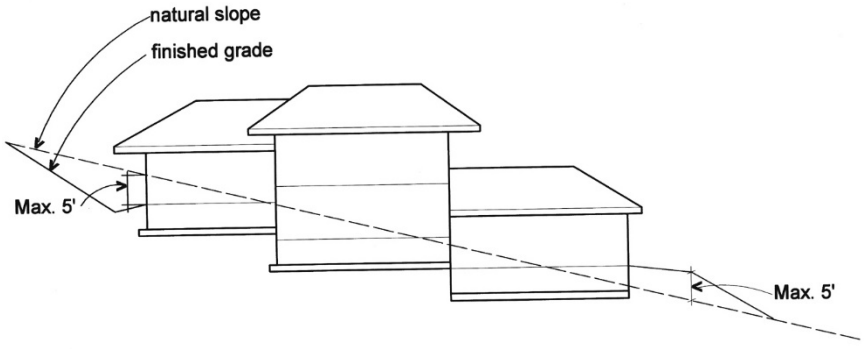

Figure 2 Slope Stepping

2.2.3 House Orientation to the Street

The design intent for house orientation to the street is to encourage house orientation that is responsive to site characteristics without compromising the neighborhood friendly street presence of each home.

1) Parallel orientation of the front façade of the home to the street is preferred. A maximum of 30° skew is allowed.

2) An element of the structure at least 24 feet wide must be placed between 35 feet and 50 feet from the front property line. Cul-de-sac and "flag-lot" homesites may require a greater front setback and will be evaluated on an individual basis.

2.2.4 Address Post

The intent of the address post is to create a uniformly recognizable way-finding element at the driveway entrance.

Permanently display the street address number at the driveway entrance. The numerals must be in 3 to 4 inch reflective numerals, and must be readily visible under conditions of normal visibility. Mount the numerals vertically approximately 3 feet above grade on a 6 x 6 treated wood post within 10 feet to the right of the driveway at the front property line. Orient the numerals to be visible from the principal arrival traffic flow. Numerals mounted on a boulder are

acceptable. Alternative address markers may be approved upon specific DRB review and approval.

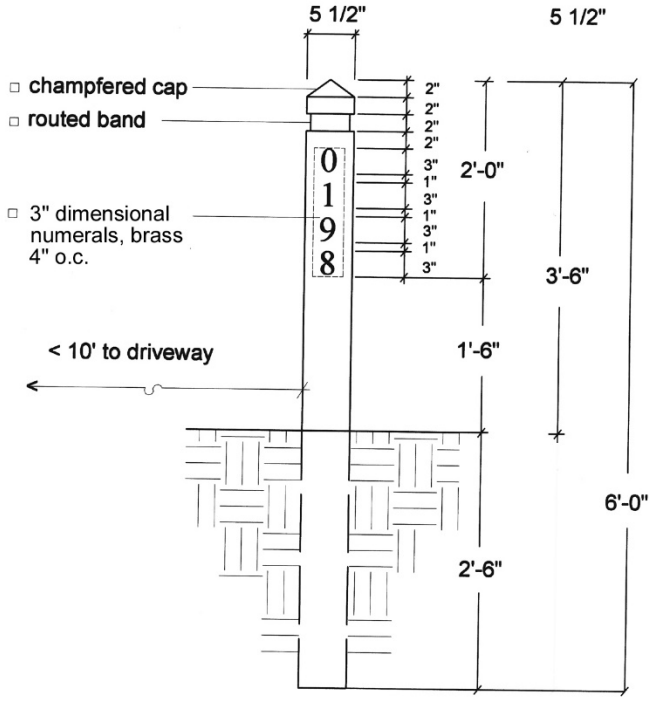

Figure 3 Street Address Sign

2.2.5 Driveways

1) Strong preference is given to driveway placement not closer than 15 feet to any side lot line in areas between the street and the plane of the building closest to any street. Landscape screening or other suitable mitigation is also required as part of an approved variance. On narrow fronted lots, driveways forward of the building may be placed as close as 7.5 feet from the side lot line. In no instance may any driveway, parking area or vehicle circulation area may be placed within 7.5 feet of any side lot line.
2) Driveway grades should not exceed 6% grade up or down gradient for the first 20 feet from back of curb or pavement edge (where no curb exists).
3) Driveway grades may not exceed 12% gradient elsewhere.
4) Driveways and parking areas shall be paved with either asphalt, concrete, or sand set stone or concrete pavers. Gravel driveways are not permitted.

5) The maximum driveway platform width outside the Building Envelope or setbacks is 16 feet as follows: hard surfaced driveway width 12' plus 4 feet of shoulder (2 ft each side). Construction fencing must be placed prior to the commencement of driveway construction 5 feet outside the top of cut and toe of fill.

6) On homesites regulated by Building Envelopes, the total disturbed area includes all driveway construction impacts, finished cuts and fills or retaining walls as necessary, and landscaping.

7) Driveways should not be placed in side or rear setbacks. The DRB may approve placement within the side or rear yard setback up to half the dimension of the setback.

2.2.6 Garages

The design intent regarding garages in The Uplands neighborhoods is to minimize the visual presence of the automobile and its appurtenances.

Every residence in The Uplands must have a garage suitable for two or three ~~cars~~ vehicles as follows.

1) Garages located behind or recessed from the front of the residence are strongly preferred.

2) Garages must compliment the architectural style, materials and color palette as the house.

3) All two-car garages must have single-car doors. The finished opening for single-car garage doors may not exceed 10 feet in width and 10 feet in height.

4) Three car garages may have three single-car doors (each being not more than 10 feet wide and 10 feet tall) or one single car door and one two-car door (not more than 18 feet wide and 10 feet tall).

5) Recreation Vehicles (RV) garage bays:

   a. Oversized garage bays for recreational vehicles (RV) will be considered on a case-by-case basis on lots larger than .60 acres.

   b. An RV garage door counts as one of the allowed garage doors. A total of 3 garage doors is allowed on the homesite.

   c. The RV garage bay must be integrated into the mass of the garage or residence and shall not be a large mass on the street or be taller than the house.

   d. An RV garage bay may be included in an auto court

e. The RV garage door may not exceed 10 feet wide by 12 feet tall and must be designed to match the other garage doors (i.e. match windows in top panel, same trim package, same materials) or the height above 10 feet tall shall be concealed with an architectural treatment. Doors over 12 feet are not allowed.

6) See Section **2.3.2. Garage Doors** (below) for exterior appearance criteria.

2.2.6.1 Rear and Recessed Garages

1) Rear or recessed garages that face the street are limited to two single-car doors the plane of which must be a minimum of 25 feet behind the front plane of the residential structure.

2) Rear or recessed garages the door plane of which is oriented at right angles (± 22.5°) from a line drawn between the two front corners of the homesite may have up to three single-car doors or one single-car and one two-car door and must be recessed a minimum of 15 feet behind the front plane of the residential structure.

2.2.6.2 Front Garages

1) Side-loaded garages with auto court are permitted in front of the residence where terrain or lot shape precludes rear or recessed garage locations. See Sect 2.2.6 1) above. If other locations are proposed, the burden is on the owner to show that a floor plan that addresses the site with the preferred garage location cannot reasonably be achieved.

2) A front stand-alone garage with auto court may be approved for homesites, the steepness of which precludes practical grading for other garage locations.

3) Garages projecting forward of the front façade of the home may be approved as follows:

a. Door plane must be oriented at right angles (± 22.5°) from a line drawn between the two front corners of the homesite.

b. Where practicable, the door plane should be oriented away from the principal arrival traffic flow.

c. Either a two or three car auto court garage is permitted.

d. Either end door of three car garage must be recessed a minimum of 2 feet behind the plane of the other door(s).

e. All garage doors must be set in a reveal of at least 6 inches behind the exterior wall plane into which they are set.

f. Provide substantial landscaping around the auto court to screen it from view as seen from the street and to soften the transition from pavement to front porch.

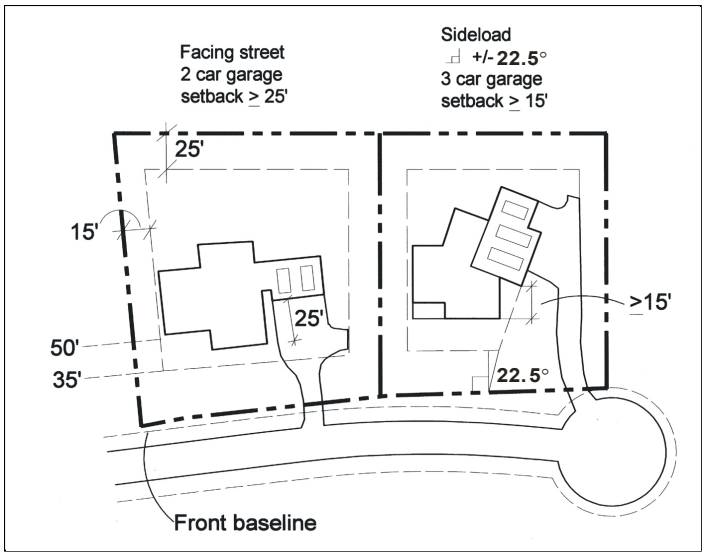

Figure 4 Rear Garages Preferred

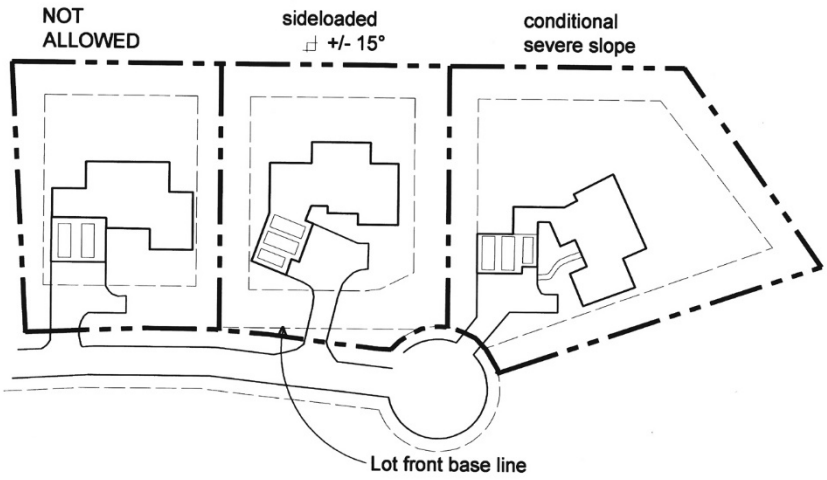

Figure 5 Front Garages

2.2.7 Parking

The design intent for parking is to comply with Town of Eagle standards for off-street parking. Off-street residential parking must be provided as follows:

1) 2 spaces for residences of 2 bedrooms or less; or

2) 3 spaces for residences of 3 bedrooms or more; plus

3) 1 additional dedicated space for an accessory dwelling unit.

4) Parking credit shall include interior garage and exterior surface spaces in front of the garage or within the approved auto court.

5) Additional off-street guest parking is recommended but is not mandated by the Town of Eagle.

Note: The Town of Eagle does not permit on-street parking in The Uplands. Short-term on-street parking is generally accommodated for events, parties, etc. when the homeowner notifies the Police Department *in advance* – a practiced and successful strategy in other parts of Eagle. Otherwise, one may expect the Police to ticket offenders.

2.2.8 Front Porch and Entry

The design intent for entries and front porches is to promote an inviting, neighborhood friendly street presence throughout The Uplands.

1) Provide a one-story roofed front porch at least 16 feet wide and 8 feet deep visible and accessible from the street.

2) Provide a front door that is visible from the street opening onto the front porch.

3) Multi-story entry features are not permitted.

4) Railings are not required if front porch is at grade level.

2.2.9 Walkways

1) Provide a hard surfaced walkway from the front entry to the on-site parking.

2) Appropriate materials for walkways include flag stone, pavers or concrete flat work. Asphalt and gravel walkways are not permitted to main entrance or ADU entrance.

2.2.10 Patios, Balconies, and Decks

The design intent for patios and decks is to provide attractive, convenient outdoor living spaces without compromising the architectural integrity of the house. At-grade patios and first floor decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site. For second story applications, balconies integrated into the mass of the house are strongly preferred. Imposing second story decks, particularly on front façades are not permitted.

1) Patios and Decks must respect Building Envelope and/or setbacks.
2) Appropriate materials for on-grade patios include stone, concrete pavers, or flat work, but not asphalt.
3) First story decks within 4 feet of finished grade should be enclosed below and tied back to grade at one or both ends.
4) Second story decks must be consistent with the architectural style of the residence and integrated into the mass of the structure. At least 6 feet of the depth of second story decks must be covered by roof. Scabbed-on or scaffold like decks are not permitted.
5) Second story decks may not project farther than 6 feet beyond the outboard wall plane of the building perimeter.
6) Second story decks may not span more than 50% of a building elevation.
7) Second story deck vertical supports must present an average cross section of not less than 8 inches square. If constructed as a group of two or more post elements, each element must be a minimum of 6 inches in its minimum cross sectional dimensions.
8) Second story deck posts are limited in height to the floor-to-floor height of the story below plus not more than 4 feet to railing height.
9) Any taller post (e.g. a post that supports a roof above the deck) must spring from a substantial pier or wall.

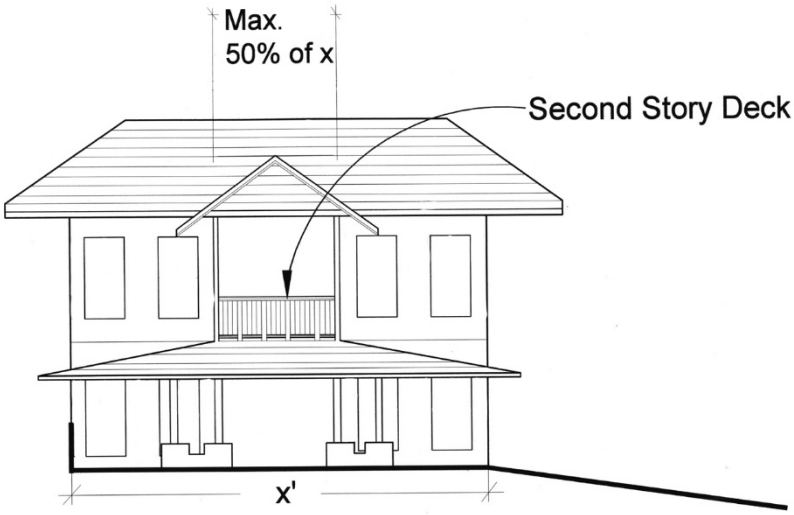

Figure 6 Second Story Deck Elevation – NOT ALLOWED

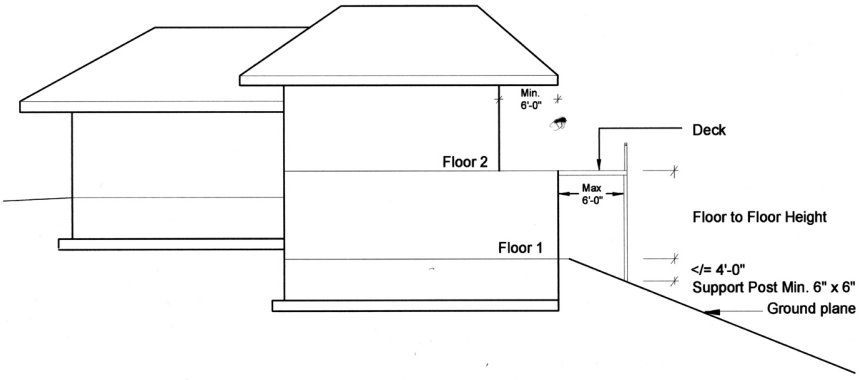

Figure 7 Second Story Deck Support

2.2.11 Outbuildings and Recreational Structures

1) see Outbuildings, Recreational Structures & Fire Pits Policy

2.2.12 Fences- See Eagle Ranch October 2020 Revised Fence Guidelines attached

2.3 BUILDING ELEMENTS AND MATERIALS

The intent of this section is to describe building elements and materials that apply to all residents in The Uplands neighborhoods regardless of which architectural style is proposed. Additional criteria are contained in Chapter 3 Architectural Styles below.

The architectural concept within The Uplands neighborhoods is to create robust and rustic forms in keeping with the rural setting through skillful architectural massing, proportions, and composition of exterior materials, and colors. Designs that evoke a light frame or refined appearance are not permitted.

Designs that evoke an international motif are strongly discouraged. Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate current residential space planning, yet must express the characteristics of the underlying style as described in Architectural Styles sections to follow.

Each design will be evaluated on the basis of this section plus the specific Architectural Style section applicable to the proposal. The DRB does not warrant, express, or imply the suitability or durability of any building material.

2.3.1 Exterior Wall Materials

The design intent of this section in concert with the specific Architectural Styles sections is to encourage a range of exterior materials, organized and arranged to evoke rustic character and logical design integrity.

1) All exterior materials must be approved by the DRB.
2) The type and detailing of exterior materials should be consistent on all sides of a particular massing element of the house.
3) The use of different exterior materials or siding types on different massing elements of the house is permitted. However, materials shall be used in ways that are true to their characteristics. For instance, a heavy material such as stone may not be used above a lighter material such as stucco, nor may stucco or stone be used above wood.
4) Siding details must be provided and match architecture style of the house.

2.3.1.1 Masonry

Masonry encompasses stone and stucco. Masonry is permitted for use as exterior materials as described both in this section and in the specific Architectural Styles sections below.

1) Not more than 50% of the exterior (e.g. walls, dormer and gable ends, and deck structures) of any elevation may be clad in masonry. The DRB may grant an exception for homes clad predominantly in stone that meet the requirements below.
2) Stone applications are permitted as follows:
    a. Stone should appear to be self-supporting or structural.
    b. Stone cladding expressed as a non-structural veneer is not permitted.
    c. Indigenous Rocky Mountain stone is strongly recommended. All stone must be expressed in a horizontally oriented random ashlar lay-up. A minor proportion of the lay-up (up to 15% of the field area) may incorporate randomly scattered angular fieldstone elements.
    d. River rock may be permitted on Ranch Craftsman style homes only. See Craftsman Style section below.
    e. The DRB may approve the use of simulated stone. It must express the range of surface colors and textures of natural stone.
3) Stucco (cement or other) is permitted as follows:
    a. Stucco applications must appear to be load bearing. Appropriate details that support the load bearing appearance are required (e.g. wall batter, radiused corners, deep reveals at penetrations, substantial lintels at penetrations, etc.).
    b. Stucco must be finished in a random medium to heavy skip trowel pattern, but not "hump-and-bump" or repetitive trowel pattern. Particular attention is required to achieve a rustic surface treatment of synthetic stucco applications.
    c. Formed stucco trim, lintels, water tables and other architectural details are not permitted. Trim, lintels and other architectural details must be expressed as wood, simulated wood or stone.
4) Poured in place concrete with less than 12 inches exposure above grade is permitted as a base material.
5) Brick, concrete block, slump block, adobe, and any other unit masonry are not approved for use as exterior building materials in The Uplands neighborhoods.

6) If an entire wall of a mass is expressed as masonry within an elevation, then other exterior walls of that same mass should be expressed as masonry.

7) Masonry cladding may terminate at inside corners only.

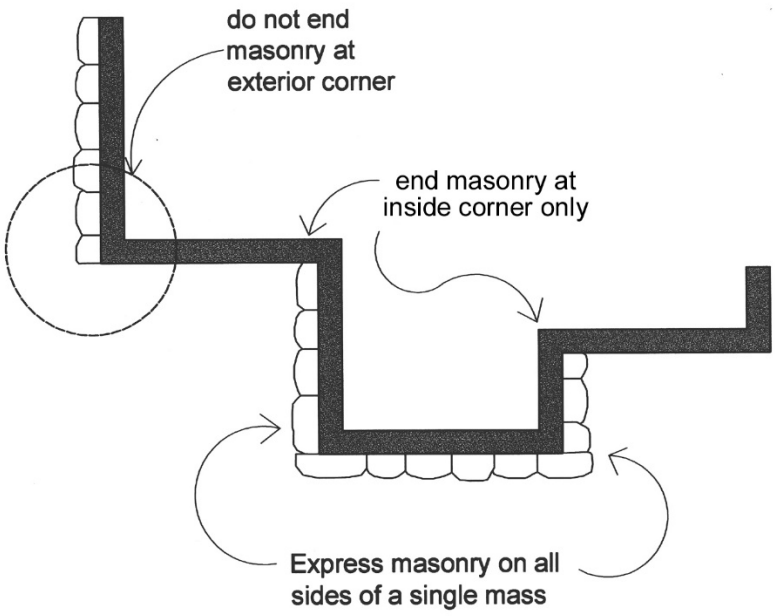

Figure 8 Masonry

2.3.1.2 Wood and simulated wood siding

~~1)~~ Wood siding is a traditional building product in the mountains and is encouraged. The reveal for wood siding (either horizontal or vertical) may not be less than 6 inches nor more than 12 inches. Battens shall sized to complement the wood siding dimension.

2) Simulated wood materials including fiber-reinforced cement, engineered wood, and composite products are approved for exterior wall cladding. Because simulated wood products have innately more refined dimensions and finishes, careful attention must be given to colors and supporting details to evoke the robust and rustic expression sought in The Uplands neighborhoods.

3) Flat profile heavy timber and heavy planking (fitted or chinked) are acceptable exterior materials. The surface of such materials may be smooth, rough sawn or adzed.

4) Round logs may be used as follows:

a. The use of horizontally laid, chinked round logs as exterior wall materials is permitted for Mountain Victorian style residences in Tracts K, M, O and the BLM Exchange Parcel of The Uplands. Wall logs must retain their natural taper and have an average diameter between 8 inches and 14 inches consistent with the lodgepole pine historically used throughout this region.

b. All logs must be drawknife or adze peeled. Turned logs, radius faced log timbers, and radius faced siding are not permitted as exterior materials.

c. Round logs may be used as a unified system of post and beam frame elements, rafters, and/or exposed trusses.

5) Wood shingle siding is allowed except as noted otherwise. Fiber cement or other hardboard shingles are permitted where individual shingles are expressed by through cut divisions. Shingles implied only by an embossed pattern on otherwise continuous boards are not permitted.

6) Sheet stock products (e.g. plywood, wafer board, T-111, Masonite™, etc.) are not acceptable exterior wall cladding materials. Such products are approved for soffit sheathing.

7) Vinyl and aluminum siding are not permitted as exterior wall cladding.

8) Cor-Ten™ and other corrugated raw cold rolled steel are popular and attractive exterior wall cladding materials. Their use in such architectural applications is without warrantee and in some cases is specifically identified by the manufacturers as being unsuitable. The DRB may approve its use in applications that are consistent with Section 2.3.1 Subsection 3) above on the condition that its manufacturer's recommendations are disclosed by note on the plans.

9) Non-reflective metal siding panels and metal vertical corrugated siding may be used sparingly and approved on condition of integrating into the style of the house. Weathering metal is preferred.

10) Any other exterior wall cladding material must be approved by the DRB prior to installation on the structure.

2.3.1.3 Trim

1) Provide corner boards wherever wood (or simulated wood) siding is used as an exterior material. All corner boards and trim must be at least 2 inch by 6 inch (nominal) dimensions to establish a rustic proportional relationship to other exterior wall materials. Interior corner shall use a 2 inch by 2 inch trim board. Corner boards are not required at vertical siding.

2) If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular. (See Windows section for Window Trim discussion.)

3) All trim should be shown in detail in plans.

2.3.2 Garage Doors

1) Garage door cladding must appear to be flat panel wood with trim to compliment other exterior cladding on the residence.

2) Wood or metal raised panel doors are not permitted as they project a more refined image than is appropriate in the Uplands neighborhoods. Modern flat panel metal garage doors may be considered if integrated into the style of the house.

2.3.3 Windows

The design intent for windows is to provide light and ventilation and express a unifying design element throughout the residence that is consistent with this Section and Chapter 3 Architectural Styles (below).

2.3.3.1 General Comments

1) Windows should be square or vertical rectangles in proportion. In general, vertical windows are preferred. Horizontal transom windows mulled above other windows or doors are acceptable.

2) Horizontal windows may be used sparingly and must be approved by the Board on a case by case basis.

3) Arched, circular, octagonal or triangular windows are not permitted.

4) Glass-to-glass corner (butt glazed) windows are not permitted.

5) Paired windows and end units of the gang must be of identical dimensions.

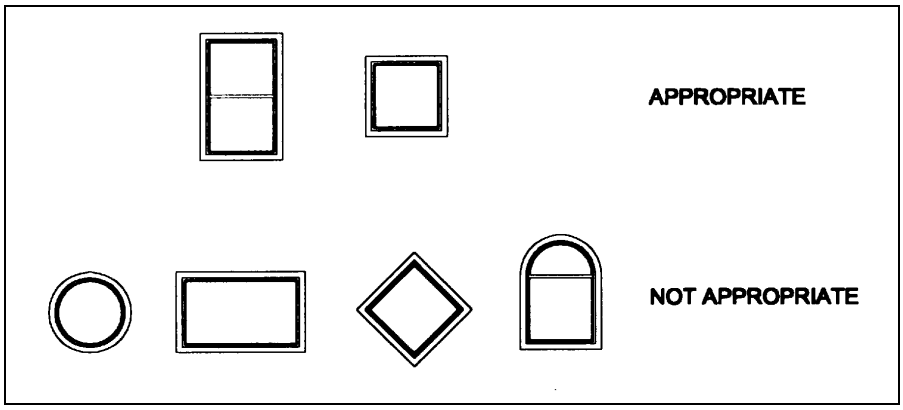

Figure 9 Windows

6) Except as provided in specific architectural styles sections below, no more than 4 windows may be ganged together. "Ganged" means windows attached to each other (frame-to-frame), not separated by post or siding.

7) Window sizes, placement and detailing should be consistent with historic precedents of the architectural style of the house. See the specific house type requirements for more information.

8) The maximum height of a continuous window opening is limited to 10 feet. There must be at least 6 inches of wall or structure between upper and lower windows over 10 feet in height.

9) Bay windows where the projecting bay continues to the ground are preferred. Cantilevered bay windows supported by architectural elements consistent with the house style may be approved. Curved bay windows and bays with corner angles other than 90 or 135 degrees are discouraged.

2.3.3.2 Widow Trim

1) Windows set in wood or simulated wood clad walls must have trim around them. Trim thickness should be 2-inch (nominal) stock and establish a rustic proportional relationship with the other exterior materials. It should be simple in its design, not ornate.

2) Window trim must be detailed with head or sill differentiated at a minimum, unless a 2x2 buck is used. A 2x2 buck may be approved on a case by case basis by the Board. All trim members must stand proud of the surrounding wall cladding except as may be permitted for deeply set windows within masonry constructions.

3) Trim, lintels and other architectural details for windows set in masonry-clad walls must be expressed as wood, simulated wood or shaped stone

4) Windows set in stucco may have stucco or wood trim that completely surrounds the window opening. If the trim is expressed as head and sill only, then the window must be recessed into the wall a minimum of 2 inches.

5) Linking windows on successive stories of the house with trim and/or exterior material patterns is prohibited.

6) Metal band window trim not less than 2 inch is allowed if consistent with the architectural style of the house.

2.3.3.3 Divided Lights

1) Windows with muntins may be either true or simulated divided light windows. Muntins must occur on both the interior and exterior surfaces of the glazing and must be not less than ¾ inch wide. Airspace-only muntins are not permitted in Uplands Neighborhoods.

2) No muntins are required with single or double hung windows. Muntin patterns on other windows (except large fixed glass picture windows) must either emulate the look of a double hung window (i.e. a single, 1 1/2" wide horizontal muntin at the mid line) or present a muntin pattern consistent with the architectural style of the house. Such a muntin pattern may be achieved either by true or simulated divided light patterns on the window itself, or as a divided light transom mulled frame-to-frame above the operable window.

2.3.4 Roofs

The design intent of this section in concert with the specific Architectural Styles sections is to encourage a range of roof forms, materials, and colors that are harmonious with the land forms and among the houses.

1) All roofs must be sloped within the pitch ranges described in the Architectural Styles sections below.

2) Dormers are encouraged, the forms of which are described in the Architectural Styles sections below.

3) Dormers protecting entries and steps from snow and ice are encouraged.

4) Any roof may be clad in the following materials:

   a. natural or simulated cedar shingles or shake shingles;

   b. architectural grade composite or asphalt shingles;

   c. flat profile concrete tile with low reflectance color and finish;

   d. slate or simulated slate.

5) Metal roof elements may be approved under special consideration. Low reflectance metal roofing such terne metal, "Gavlatique", pre-weathered galvanized steel, patinated copper, or Cor-Ten™ steel may be approved for porch and other low pitched minor roofs.

   a. Cor-Ten™ and other corrugated raw cold rolled steel are popular and aesthetically attractive roofing materials. Their use in such architectural applications is without warrantee and in some cases is specifically identified by the manufacturers as being unsuitable. The DRB may approve its use in applications that are consistent with Subsection 3) (above) on the condition that its manufacturer's recommendations are disclosed by note on the plans.

   b. Not more than half the entire roof may be metal.

   c. Metal fascia is not permitted.

6) Terra Cotta clay tile, Spanish, oriental or other shaped tile, and glazed tile roofing are not allowed.

7) Roof penetrations and equipment (e.g. plumbing stacks, exhaust fan caps, combustion gas vents, HVAC equipment, etc.) other than chimneys should not be placed on roof planes facing the street. The burden is on the applicant to show that the preferred roof penetration locations cannot be reasonably achieved.

8) Wood or simulated wood wall cladding, and/or sheet stock products (e.g. plywood, wafer board, T-111, Masonite™, etc.) may be approved for soffit sheathing. Masonry, metal, and vinyl soffits are not permitted.

2.3.5 Fireplaces and Chimneys

1) The Town of Eagle does not permit any solid fuel appliances (e.g. fireplaces, wood or pellet stoves, etc.) in new construction within its corporate limits including Eagle Ranch. The Town of Eagle does not regulate outdoor solid fuel devices such as fire pits and BBQ installations.

2) Direct-vent appliance vents may not be placed on the front elevation of any residence.

3) Chimneys must be clad in masonry or metal.

4) Decorative chimney caps are required of such scale and configuration as to screen vents and other roof penetrations housed therein.

2.3.6 Utility Connections

Gas meters, electric panels, telephone equipment etc. must be enclosed, screened, or located such that they are visually screened from the street. The enclosure must be architecturally consistent with and integrated into the design of the residence.

2.3.7 Exterior Lighting

The design intent for exterior lighting is to encourage exterior lighting practices and systems that will minimize light pollution, glare, and light trespass; conserve energy; maintain night-time safety; and preserve the irreplaceable beauty and majesty of our diamond studded cobalt velvet drape of night – the dark night sky.

1) All exterior lighting is subject to DRB approval and must meet the more restrictive of these guidelines or Town of Eagle lighting regulations.
2) No lamp (light bulb) may be directly visible from off site. All lamps must be frosted. Clear lamps in clear glazed luminaires are prohibited.
3) Luminaires (light fixtures) glazed with translucent glass (e.g. opalescent glass or colored art glass) are strongly preferred over transparent (clear) glass. If transparent glazing is used it must be seeded. All other white "milk glass", clear, or facetted glazing is prohibited. Spotlights are not permitted.
4) Total lighting output of all exterior lamps (light bulbs) on any residential lot may not exceed 5500 lumens of which in aggregate not more than 2000 lumens may be from unshielded luminaires.
5) Exterior luminaires that meet the following criteria is permitted:
    a. Unshielded luminaires with lamps rated at not more than 500 lumens per fixture.
    b. Partially-Shielded luminaires with lamps rated at not more than 1100 lumens per fixture. Partially-Shielded luminaires must be constructed in such a manner that not more than ten percent of the light emitted directly from the lamp or indirectly from any part of the fixture is projected above the horizontal.
    c. Fully-Shielded luminaires with lamps rated at less than 2000 lumens per fixture. Fully-Shielded luminaires must be constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal.

d. The table below gives wattage and lumen output for commonly available lamps approved for the various luminaire types:

Lamp Type	Luminaire Type		
	Unshielded	Partially-Shielded	Fully-Shielded
Incandescent	25 – 40 watts/ 200 - 500 lumens	60 watts/ 800 - 900 lumens	100 watts/ 1420 - 1750 lumens
Compact Fluorescent	7 watts/ 400 lumens	15 watts/ 1100 lumens	23 watts/ 1500 lumens

e. Fully shielded low voltage lighting not exceeding 10 watts per luminaire may be used to illuminate driveways and walkways.

5. Driveways, walkways, porches, and patios may be illuminated for safety and security

6. Up-lighting or lighting intended to illuminate or accent landscape elements or structure exteriors is not permitted.

7. Exterior seasonal lights, not to exceed 15,000 lumens in aggregate on any homesite may be displayed from mid-November through mid-January.

8. Motion-activated, dimmer, and/or timer-controlled switches for exterior lights are strongly encouraged.

9. Per Town of Eagle codes, except when in actual use, all exterior lights must be turned off from 11:00 p.m. until 5:00 a.m.

2.3.8 Satellite Dishes

Satellite dishes with a diameter of not more than one meter (39") are allowed, subject to location review by the DRB. Installations visible from the street must be placed in the most inconspicuous location possible and painted to blend with proximate building colors. Dish locations visible above the ridgeline of the roof are not permitted. (See attached Antenna and Satellite Dish guidelines for more details).

2.3.9 Cantilevered Upper Story Elements

Large cantilevered upper story elements are discouraged, because they are not typical of regional architectural precedents. The maximum width of a cantilevered element is 24 feet. The maximum projection is 4 feet.

2.3.10 Exterior Colors

The design intent for house colors is to introduce richness and variety of color without creating harsh contrasts either within the composition of a given house or within the streetscape.

1) Exterior colors in the range of the Roycroft Arts and Crafts and Victorian Romanticism arrays in Sherwin-Williams Preservation Exterior Palette are strongly encouraged.

   (Note: Selection of this palette of colors is not an endorsement of Sherwin-Williams products).

2) An exterior color palette of not less than two or more than four colors is permitted excluding masonry and roof material.

3) Bright primary colors, pastels colors and light value colors (e.g. white, off-white, beige) are not permitted for house body colors.

4) Accent colors should complement the principal house color and may be used on doors, doorjamb and trim, window jambs, sash and trim, eave details and fascia. Corner trim should be of similar value to the wall color.

5) An exterior materials and color sample board must be prepared for review on-site prior to installation on the structure. Colors will be reviewed for compatibility with the architectural style of the house, and the setting and character of the neighborhood.

2.4 LANDSCAPE GUIDELINES

The design intent for The Uplands landscaping is as follows:

1) Provide comparable landscape opportunities for homeowners;

2) Encourage creativity and personalized design of the landscaping;

3) Provide sufficient irrigated and manicured landscapes for customary outdoor activities, and to reduce wildfire hazards;

4) Retain and promote as much healthy native vegetation as practicable;

5) Conserve water by creating landscapes where water-wise plants predominate. Reserve the use of water-heavy plants to specific focal areas.

6) Limit total irrigation coverage, using skillful, microclimate responsive design of irrigation systems, and their conscientious operation;

7) Eradicate noxious weed infestations; and

8) Minimize site grading. All grading must be contained within the building envelope. Vegetation management outside the

building envelope is limited to implementation of Wildfire Criteria, noxious weed controls, and utility line restoration.

2.4.1 Landscape Pattern Types

The landscape design intent and building area determinations (see section 2.2.1 Setbacks and/or Building Area above) influence landscape patterns.

2.4.1.1 Setback Governed Landscape Pattern

Most setback-governed homesites are situated on previously cultivated lands. Some are smaller than ½ acre. Managed landscapes will likely cover a high proportion of these homesites because of their smaller size and to control noxious weeds typical found on fallow agricultural lands.

Figure 11 (below) shows the typical landscape pattern of setback-governed homesites. Drip irrigated perimeter beds will surround the homes. Overhead irrigated front and side yard landscapes will likely merge with the landscape of adjacent setback governed homesites. Temporary irrigation zones and non-irrigated areas will delineate irrigated rear yards. Temporary irrigation for a period of about two growing seasons is needed to re-establish healthy natural vegetation and for weed control.

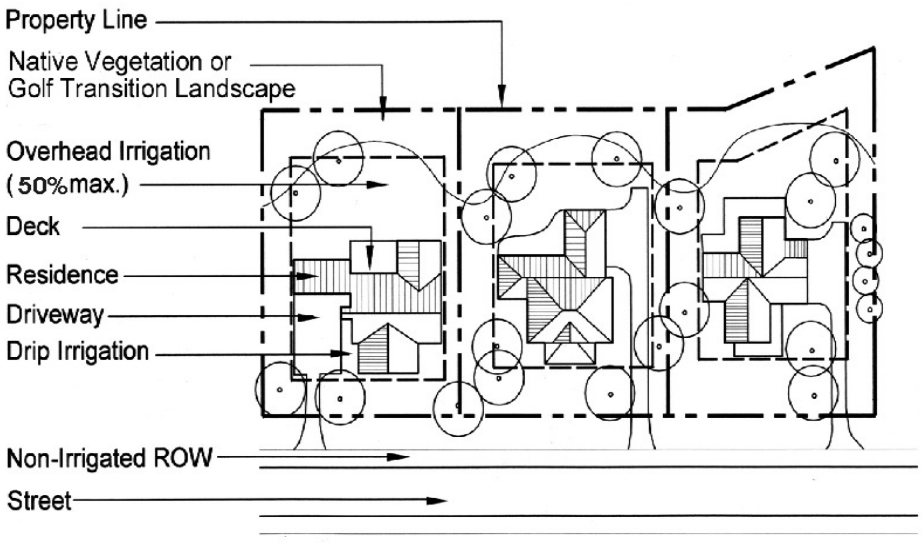

Figure 10 Setback Governed Landscapes

2.4.1.2 Building Envelope Governed Landscape Pattern

All Building Envelope governed homesites are within relatively undisturbed native vegetation. All are larger than ½ acre. Managed landscapes along with all other improvements on these homesites must be contained within a 16,500 square foot Building Envelope. Vegetation management outside the Building Envelope is limited to noxious weed control and utility line restoration.

Figure 12 (below) shows the typical landscape pattern of Building Envelope governed homesites. Drip irrigated perimeter beds will surround the homes. Overhead-irrigated landscapes will be broadly contiguous with the homes creating green provinces within the natural vegetation. Most irrigated landscapes will not merge with those of adjoining homesites. Each such province will be connected to the street by the drive and its landscaped borders. Temporary irrigation zones will encompass all other areas disturbed during construction for natural vegetation re-establishment and weed control. No vegetation management except noxious weed control and utility line restoration is permitted outside the Building Envelope without prior written approval of the Town of Eagle and the Design Review Board.

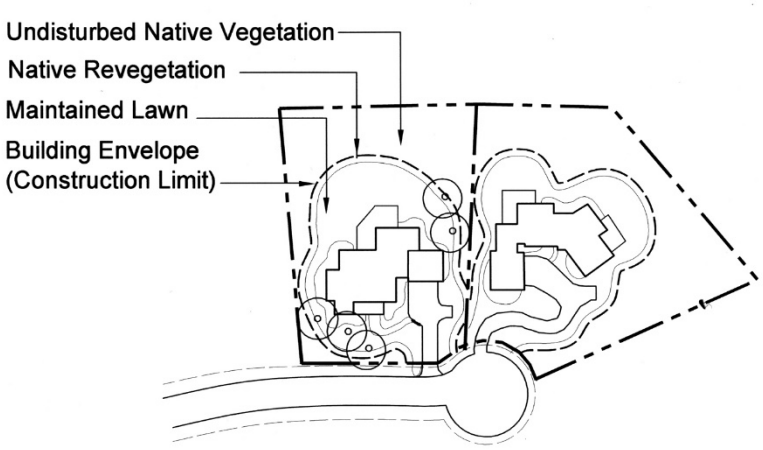

Figure 11 Building Envelope Governed Landscapes

2.4.2 General Landscape Considerations

2.4.2.1 Design and Plant Materials

1) It is strongly recommended that a landscape architect or designer with expertise in the local climate, and appropriate plant materials including water-wise (xeriscape) design

principals be retained to consult and/or design landscapes and irrigation systems.

2) Landscape plans should favor the use of water-wise (xeric) plant materials wherever possible. The recommended plant lists identify the water requirements of many selections.

   Note: Xeric plant materials typically require as much water to become established as other plant materials. Once established (typically after one or two grow-in seasons), xeric plants require substantially less irrigation than non-xeric plants.

3) Plantings of non-xeric ornamental plant materials with high water demands should be reserved to specific focal areas to accent front porch entries, views, and outdoor living spaces.

4) Introduction of plants with high allergy response history is strongly discouraged. Further, introduction of State and Federally listed noxious weed species is prohibited.

5) A variety of plant materials and sizes are encouraged. Minimum acceptable plant sizes and quantities for initial plantings are as follows:

Plant Type	Minimum Size	Minimum Quantity
Evergreen Trees	6 ft. in height	A total of 5 evergreen trees with a combined height above the root crowns of 40 ft.
Deciduous Trees	2 inch caliper	Not less than 8 individual deciduous trees or multi-stem aspen clumps or a combination thereof.
Shrubs	#5 pot	Not less than 25 shrubs
Perennials	#1 pot	Not less than 40 perennials
Annuals	No minimum	No minimum

2.4.2.2 Perimeter Planting Beds

Mulched planting beds shall be provided along all foundations not otherwise bounded by flatwork or decks. The intent of these planting beds is to create a transition from the buildings to the surrounding landscape and to provide a separation between spray irrigated landscapes and the building foundations. These perimeter beds may be un-irrigated or irrigated by drip irrigation systems only. No overhead spray irrigation systems may be placed within 3 feet of any building foundation.

2.4.2.3 Mulch

Edging and weed barrier fabric placed beneath mulch installations are strongly recommended due to the difficulty of weeding through mulch in place.

Organic mulch material such as shredded or chipped bark or other wood mulch is strongly preferred. Washed gravel, river rock, cobble, and decorative rock mulch treatments are subject to DRB review and approval prior to installation.

2.4.2.4 Landscape Lighting

The design intent for landscape lighting is to preserve the night sky views and to provide way-finding light for specific areas and uses (e.g. pathways, porches, timed or motion detector activated security lighting). See Section 2.3.7 Exterior Lighting (above).

1) Up-lighting of any kind is prohibited.
2) Low wattage full cut-off pathway lighting is permitted.
3) All exterior lighting is subject to DRB approval and must meet any current Town of Eagle lighting regulations.
4) Per Town of Eagle codes, except during periods of actual use, all landscape lighting must be turned off from 11:00 p.m. to the following dusk.

2.4.2.5 Water Features

Water features may be approved after review of a site specific geotechnical evaluation and recommendation provided by the applicant.

2.4.2.6 Berms

The design intent for berms is to provide visual interest in the landscape and privacy from adjacent uses, but not to screen the front of home from the street or appear to delineate property boundaries. Where practicable, coordinate berm placement and scope with adjacent properties to avoid double berms. Berm grading must not obstruct access along Town of Eagle lot perimeter easements.

Design criteria for earthen berms are as follows:

1) Berms must be delineated for DRB review on the ground prior to construction.
2) Berm height may not exceed 4 feet above natural grade.
3) Side slope gradients must vary in steepness with no slope exceeding 2:1 gradient. (By example: In section, a berm 4 feet

high with 2:1 side slopes on level ground would be 16 feet wide across its base).

4) The transition to other finished grades must present a smooth gradation over several feet in section. Sharply defined margins are not permitted.

5) The crest of any berm must vary in height by at least 1 foot in each 15 feet of berm length. In plan view, the crest of any berm must meander substantially to imply a natural feature and avoid the straight lined impression of a windrow of soil.

6) Side yard berms between houses are strongly discouraged.

7) Rear yard and front yard berms may not exceed 1/3 the length of the respective property or disturbance area boundary.

8) Boulders integrated into earthen berms must constitute less than 1/4 of the berm's plan view area with the resulting height being less than 4 feet above the berm's base grade. Boulder terracing may be approved on steep lots.

2.4.3 Pre-construction Homesite Maintenance

Each homesite owner is responsible to maintain any unoccupied homesite in a clean and orderly condition, to control erosion from wind and water, and to actively manage against the presence of listed noxious weeds.

In the event that a homesite is not maintained as described above, the Eagle Ranch Association shall have the authority to enter upon the property and conduct such maintenance measures as may be required to bring the homesite into compliance with these terms. The homesite owners shall then be assessed the cost of performing these tasks.

2.4.4 Front Yard

The design intent for front yard landscaping is to provide a driveway border and welcoming corridor to the front entry of each home. On setback governed homesites front yards may merge with adjacent homesite landscapes. However, it is not the design intent to create a streetscape of expansive front lawns.

1) Irrigated front yard landscapes should be moderate in extent and configured to complement the home's entry and façade.

2) Appropriate plant materials for front yards include native vegetation or wildflowers, trees, planting beds and modes areas of irrigated turf.

3) Irrigated borders for driveway and auto court (if any) should include all areas disturbed during their construction.

4) Irrigation systems should be designed to avoid watering closer than 5 feet of the street pavement edge. Irrigation systems may not be placed in the road right-of-way.

2.4.5 Side Yards

The design intent for side yard landscaping is to reduce fire hazards around the perimeter of each residence, to promote drainage, to provide visual screening between residences, and to revegetate areas disturbed during construction. On setback governed homesites side yard landscapes may merge with adjacent homesite landscapes. On Building Envelope governed homesites, the typical side yard landscapes will not merge with adjacent homesite landscapes.

1) Perimeter beds, turf borders for fire suppression, native vegetation or wildflowers, shrubs and trees are appropriate for side yards.

2) Hedges or other intensive screening landscape plantings may be located in side yards between buildings to provide privacy for specific window or use areas. However, these plantings must be carefully designed to avoid creating a fence like delineation along property lines.

3) Swing sets, play structures and outbuildings are allowed in the side yard but may not be located in any required setback and/or disturbance limit areas. Placement of such structures to respect adjacent property privacy and views is appreciated. Appropriate landscape screening may be required for such structures if they will be visually prominent from adjacent properties or the street. Such structures include but may not be limited to brightly colored play structures, outbuildings, and trampolines.

2.4.6 Rear Yards

The design intent for rear yards is to provide sufficient irrigated and manicured landscapes for each homeowner's customary outdoor activities. On setback governed homesites rear yards may merge with adjacent homesite landscapes. On Building Envelope governed homesites, the typical rear yard landscapes will likely not merge with adjacent homesite landscapes.

1) Irrigated turf, native grasses or wildflowers, trees, shrubs, planting beds and vegetable gardens are appropriate for rear yards.

2) Rear yard landscaped areas should be broadly contiguous with the rear of the residence to limit disruption of surrounding native areas.

3) Rear yard plantings should be designed to avoid creating delineation between properties.

4) On homesites that adjoin the golf course the landscape treatment within the rear lot setback shall provide a transition zone to the golf course landscape. This area shall be designed to provide smooth, irregular transition to avoid the delineation of property or setback lines. This transition area shall blend to the approved plant materials, maintenance level and irrigation regime of the golf course along the subject property line and adjacent homesites' golf related landscapes. Selected tree plantings may be located in this zone and maintained with a drip irrigation system. Where non-irrigated landscapes are used, a temporary (2 year maximum) irrigation system shall be utilized to enhance establishment and grow in of this area, but no permanent irrigation is permitted.

2.4.7 Permanent Irrigation

The design intent for permanent irrigation is to provide for efficient, conservative use of water resources appropriate to approved landscapes.

1) All homesites shall be required to install an underground automatic timer controlled irrigation system as approved by the DRB. Each system shall be designed for a water flow rate of not more than 12 gallons per minute at a minimum residual pressure of 40 pounds per square inch at the street.

2) Controlled irrigation perimeter beds are required along all exterior walls that are not contiguous with flatwork or decks.

3) Individual plant drip irrigation systems of fully planted beds comprised of larger perennials, shrubs, and trees are encouraged. Beds planted with annual flowers, and smaller plants are better irrigated with overhead sprinklers. When conscientiously managed, drip systems use about 60% of the water as compared to overhead sprinkler and mini-spray irrigation. In this regard, credit is given for areas under drip irrigation against the total allowable irrigation area as follows:

Irrigation Type	Conversion Factor
Overhead sprinkler system	1.0
Mini spray system	1.0
Individual plant drip system	0.6

4) The Town of Eagle requires that all irrigation be within the Building Envelope on Building Envelope governed homesites. Thus irrigated areas are limited to the residual of the 16,500 square foot Building Envelope not covered by buildings or other impervious surfaces.

Example of irrigation coverage for a Building Envelope governed homesite:

Building Envelope	16,500 sq. ft.
Impervious Surfaces	5,500 sq. ft.
Allowable Irrigation area	11,000 sq. ft.

5) For homesites governed by setbacks in The Uplands, irrigation is limited to 50% of the total lot area. Irrigation in the road right-of-way adjacent to driveways and front yards is included in the 50% allowance. On homesites adjacent to the golf course up to 1,500 square feet of additional overhead sprinkler irrigation may be approved within the rear yard setback to blend and match adjacent irrigated golf landscapes.

Example of allowable irrigation coverage for a setback governed homesite:

Gross Lot area	20,000 sq. ft.
Irrigation Allowance (50%)	10,000 sq. ft.

Irrigation Type	**Irrigated Area**	**System Factor**	**Allowance subtotal**
Overhead sprinkler lawns area	6,000 sf	1.0	6,000 sf
Mini spray annual flower beds	1,000 sf	1.0	1,000 sf
Drip system perennials, shrubs, trees	5,000 sf	0.6	3,000 sf
Total	12,000 sf		10,000 sf

2.4.8 Temporary Irrigation

Temporary (2 full irrigation seasons) overhead sprinkler irrigation is typically required to re-establish healthy vegetation on otherwise non-irrigated portions of setback governed homesites, and on disturbed areas of Building Envelope governed homesites that are not permanently irrigated. Temporary systems should be surface

mounted and must be removed at the end of the second full irrigation season after installation.

Note: Temporary irrigation is intended to reduce probable noxious weed infestations on disturbed areas. Effective eradication protocols are elusive and will change over time. Owners are responsible to keep informed of and implement the protocols as may be promulgated from time to time by regional agencies.

2.4.9 Landscape Installation, Maintenance, and Remedy

2.4.9.1 Installation Performance

Each homesite shall be fully landscaped in compliance with plans approved by the DRB within 180 days of the issuance of the Temporary Certificate of Completion of the residence.

The DRB may approve extension of this performance period due to winter conditions that are not conducive to the survival of the plantings.

2.4.9.2 Maintenance

The homesite owner shall diligently maintain the landscape plants in a manner that is consistent with the normal character of the plants. This shall include cooperation with the Association to minimize fire hazard through appropriate pruning, weeding, mowing, irrigation schedules and fuel load reductions.

2.4.9.3 Association Authority to Remedy

If recommended by the DRB, the Association has the authority to enter upon a homesite and undertake such maintenance measures as may be required for the landscaping to meet the minimum quality of appearance, health and fire safety that is consistent with the character of Eagle Ranch.

The Association may then levy a Reimbursement Assessment against such homesite owner for all costs and expenses incurred by the Association in completing such landscape maintenance work, including any costs and expenses of collection and attorney fees.

3 ARCHITECTURAL STYLES

3.1 Design Intent

The design intent for architectural styles in the Uplands neighborhoods is to establish design criteria that restate the Victorian, Prairie, and Craftsman architectural traditions with greater emphasis on lower massed interpretations where 1 story, 1 story over a walk-out level, and 1 ½ story structures predominate. Full footprint 2 story structures are inappropriate in the Uplands neighborhoods.

The Uplands homes employ rustic materials, forms, proportions, massing, and architectural elements derived, from traditional styles to create rustic interpretations of the historical architectural precedents of the Colorado mountain region.

While the traditional, refined American architectural styles are appropriate to the flat terrain, traditional streetscapes, and manicured surroundings of The Meadow's neighborhoods, neither the refined materials (e.g. brick, narrow reveal smooth siding, painted surfaces, etc.) nor the flat lot architecture are appropriate to The Uplands neighborhoods' sloped terrain and natural dryland surroundings.

The forms, massing and exterior of every house must adhere to the design principles established for the architectural styles described in Style Design Characteristics sections below. Three design architectural styles are established within The Uplands:

a. *Uplands Victorian* – Incorporating the vertically proportioned masses and steep pitched gable roofs of Victorian architecture arranged in stepped, parallel or right angled asymmetrical compositions.

b. *Uplands Craftsman* - Inspired by the compact 1 and 1 ½ story Craftsman bungalow style having living spaces within the volume of moderately pitched gable roofs over simple masses in stepped asymmetrical compositions; and that express structural elements such as rake brackets and exposed rafter tails.

c. *Uplands Prairie* – Incorporating the horizontally proportioned masses and shallow pitched hipped roofs of asymmetrical examples of the Prairie School of architecture arranged in stepped compositions. Two story symmetrical American Four Square designs are not permitted.

3.1.1 Architectural Style and Plan Repetition

a. No more than 3 houses in a row should be of the same architectural style. Upon special review the design review board may allow a style to be repeated more than 3 times in a row.

b. The Design Review Board must find that here are sufficient architectural differences in elements such as massing, roof forms, fenestrations, colors, exterior materials, and details between any two homes to avoid the appearance of the repetition of a plan within six (6) inter-visible lots.

c. A previously approved plan may be repeated following a finding and approval by the Design Review Board that:

   i. Written agreement for the plan's reuse has been provided to the Board by the Architect/Designer, the Owner of the plans, and the owners of record of all previously built instances of the floorplan;

   ii. The re-use instance is not inter-visible with another instance of the same design; and

   iii. Elevations are expressed in sufficiently different exterior finishes, details, and colors as not to be a replica of the previously built instance of the plans. Such differences shall include but not be limited to exterior materials, trim and other architectural details, and colors. Other differences that are strongly encouraged include but may not be limited to mirrored floor plan, fenestration placement, front porch variations, and roof massing.

   iv. The reuse of a plan shall be subject to a full design review process as with any other submittal for consideration.

   v. Design Review Preliminary or Final Approval will extend for up to twelve (12) months during which time construction must commence. Additional review fees may apply when approved plans are submitted for Technical Review after a lapse of twelve (12) months from approval.

3.2 UPLANDS VICTORIAN STYLE

Figure 12 Uplands Victorian in Stone and Siding

3.2.1 OVERVIEW

The Uplands Victorian Style encompasses a more rustic expression of asymmetrically massed Victorian homes in surrounding Colorado mining and ranching towns built in the late 19th and the early 20th centuries. In contrast to the refined, light frame Meadows Victorian vernacular, Uplands Victorian homes should express rustically proportioned exterior cladding and frame elements. In keeping, there are fine regional examples of timber or log homes with strong Victorian proportions. Those employing round-log walls are appropriate in Tracts K, and M and BLM Exchange Parcel neighborhoods.

(UPLANDS VICTORIAN CONT')

Figure 13 Uplands Victorian in Timber with Board and Batten

The Uplands Victorian Style results from a composition of simple vertically oriented gable roofed rectangular masses aligned and connected either at right angles or off-set but parallel to each other. At connections, the masses step up or down to respect the natural terrain. The principal masses of the structure are almost always the same number of stories in height. One story secondary masses or wings are encouraged to settle the structure into the landscape. A full or partial width one-story porch always occurs on the front facade and may wrap around one or both sides of the building.

Principal roofs are steep, symmetrically pitched gables with moderate overhangs at the eaves and rakes. A steeply pitched hip roof may form the connection between principal gable roofs. However the hip roof element must remain visually subordinate to the principal gable forms. Porch roofs

(UPLANDS VICTORIAN CONT')

are generally low pitched sheds. Dormer roof forms are often eclectic (gabled, shed, stylized) and forms may be intermixed.

Detailing and brackets should be very simplified rather than the lacy spandrels, trim and cornice line brackets of more refined, urban examples. Exterior cladding was almost always horizontal clapboard with decorative accent cladding at the gable ends.

3.2.2 UPLANDS VICTORIAN DESIGN CRITERIA

In all regards, the Uplands Victorian Style residence must meet the other provisions contained in these Design Guidelines except as modified below.

3.2.2.1 Main Massing

1) The house must be comprised of a one or two principal 1 1/2 or 2 story masses. The principal masses are simple, vertically oriented, and rectangular.
2) The principal masses should be aligned and connected either parallel or at right angles to each other and are almost always the same number of stories in height. At connections, the masses should step up or down to respect the natural terrain.
3) The secondary masses or wings are encouraged. They should be visually subordinate to the principal masses either in height or mass or both, and should also be aligned and connected either parallel or at right angles to other masses of the structure. In the case of an auto court arrangement, the garage mass need not be set at right angles to the remainder of the structure.
4) No wall plane that forms any part of the perimeter of the structure may extend above finished grade more than two stories plus 2 feet of foundation. Where the downhill side of a structure includes three stories, the upper floor must be contained within the volume of the roof.
5) A full or partial one-story covered porch must be placed on the front facade and may wrap around one or both sides of the building. Porches must have a depth of not less than 8 feet (see Section 3.2.2.3 below).

(UPLANDS VICTORIAN CONT')

3.2.2.2 Roofs

1) All primary roofs must be symmetrical gable roofs with 10:12 to 12:12 pitches. A hipped roof may be employed at the connection between the gable roofs of primary building masses.
2) The hipped roof pitch must match the gable roofs that it connects. If a hipped roof is proposed, it must be visually subordinate to the primary gable roofs. The latter may not appear simply as dormers on a large hipped roof but must be borne upon expressed masses beneath.
3) Minor roofed elements (e.g. dormers, porches, and first story bump-outs) of the house may have shed, hipped or gable roofs with pitches between 2:12 and 12:12. Shed roof connections may not occur above a line 3/4ths the height of the roof from which they spring.
4) Gable rake and eave overhangs should be moderate, not more than 24 inches or less than 12 inches and may either be open or enclosed.
5) Dormers are common and may have shed, gable, or eclectic roofs.
6) Dormers should not exceed 16 feet in width.
7) Gable end cladding that differs from but complements the other wall cladding is strongly encouraged.

3.2.2.3 Front Porch

A full or partial one story front porch including the front door to the house occurs on the front facade and may wrap around one or both sides of the building.

1) The front porch must be covered by a shed or hipped roof with a slope between 2:12 and 6:12. Porch roof may have a gable element on it for snow and drip protection at the front steps. Porch roof columns spring from deck level and be of more rustic proportion than in more traditional Victorian forms.
2) Porch columns should have some decorative detailing at base, capitol, connections to beams and brackets and at beam end conditions. Simplified, rustic, and reserved decorative detailing is strongly encouraged.
3) Front porches should not be higher than 30 inches above finished grade. All Uplands Victorian porches may be left open or screened with lattice below. Porches less than 18 inches above grade may be solid below.

(UPLANDS VICTORIAN CONT')

4) Where provided, railings should consist of vertical elements between top and bottom rails. (not required if front porch is at grade level)

3.2.2.4 Façade

1. The overall facade must be asymmetrical.
2. The design of individual elements and masses of the house including roofs, porches, windows, and doors should be symmetrical. There is often one large dominant window element on the first story of principal masses on the facade.
3. The proportions of the facade including the windows should be vertical. The detailing of the facade and rooflines in general should emphasize vertical lines.

3.2.2.5 Exterior Materials

Uplands Victorian exterior materials should be more rustic than the traditional materials in other parts of Eagle Ranch.

1) Frame and timber Uplands Victorian homes should employ exterior materials as follows:
   a. Base course materials may include a stone, stucco, or wood. The base should be low – less than 3 feet. The base should not be higher than floor level of the floor bearing upon the base.
   b. Wall cladding should be wide reveal horizontal siding or timbers (fitted or chinked).
   c. Vertical board and batten siding is also permitted with a belt course not less than 2x12 (nominal) at each floor. The intent is to eliminate butt joints in board or batten cladding.
   d. Trim for doors and windows and corner boards should be 2x (nominal) or thicker.
2) Where permitted, horizontally coursed round log walls may be constructed of naturally shaped, drawknife peeled logs whose average diameter is between 8 inches and 12 inches. No portion of any log may be less than 6 inches or greater than 16 inches in diameter. The specified size range is in character with the native lodge pole trees historically used in regional log construction.

3.2.2.6 Windows

All window design elements of Section 3.4.2 above apply to the Uplands Victorian style except as described below:

1) No more than 3 windows may be ganged together. "Ganged" means windows attached to each other (frame-to-frame), not separated by structure or siding.

2) Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply either a right angled box, hexagonal or octagonal bay.

3.3 UPLANDS CRAFTSMAN STYLE

Figure 14 Uplands Craftsman in Stone and Shingle

3.3.1 OVERVIEW

The Uplands Craftsman Style differs from the other styles in its roof forms, detailing, and expression of structure.

Medium pitched gable roof forms with moderate to wide overhangs dominate. Substantial second story dormers are prevalent because occupied spaces are incorporated within the volume created by the roof.

Among the most distinctive features of the Craftsman style are the level and type of exterior detailing - thence the name "Craftsman." Structural elements are expressed rather than hidden. Shaped rafter tails are always exposed under the eaves. Substantial, decorative beams or braces appear under the gable rake ends.

(UPLANDS CRAFTSMAN CONT')

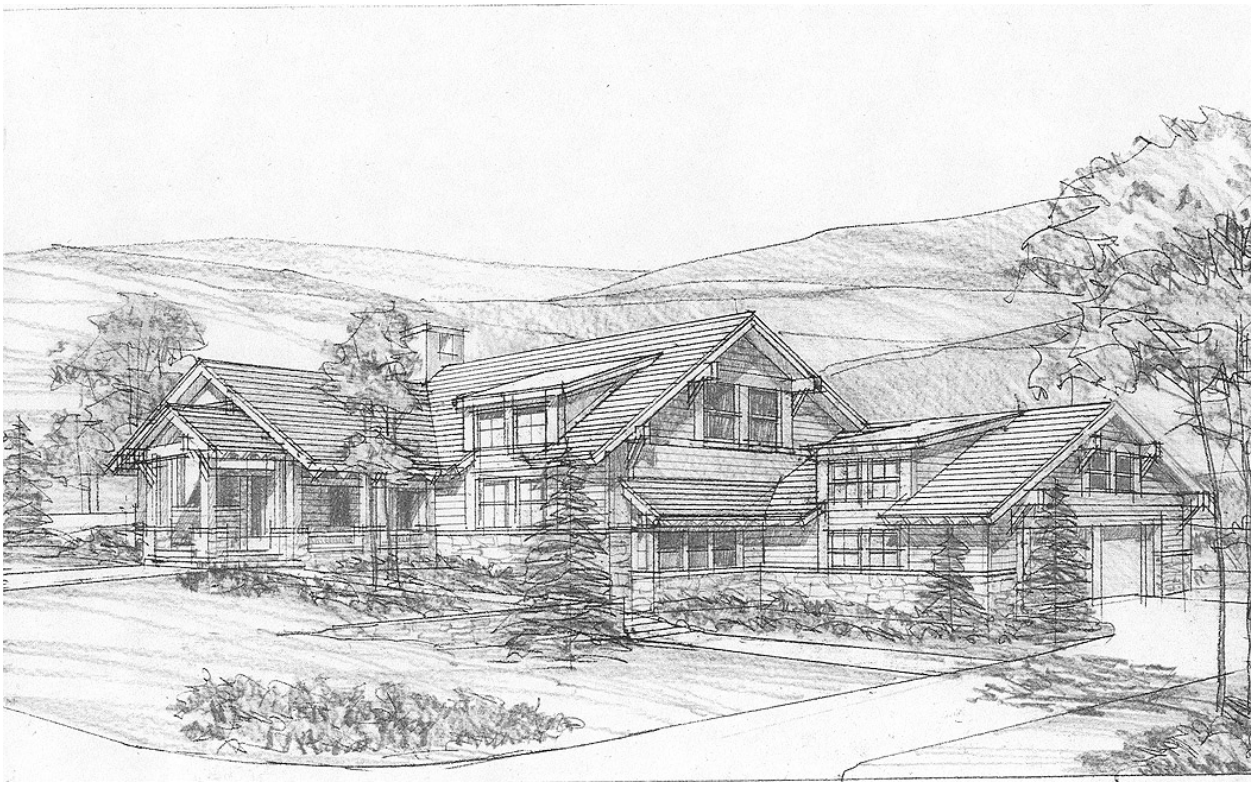

Figure 15 Uplands Craftsman in Stone and Horizontal Siding

Principles that underlie the Craftsman Style are durability, fitness for the life that is to be lived in the house, and harmony with its natural surroundings. Craftsman houses are designed with regard to economy of space and material; to secure openness of space and freedom in the interior; and the avoidance of crowding. The vernacular depends upon the liberal use of wood finished to reveal its friendliness; upon warmth, richness, and variety of color; and the charm and expression of structural features and built in furnishings[1]. The interior treatment is arguably the most distinctive feature of the Craftsman Style. A combination of interests in the Arts and Crafts movement, wooden architecture, and appreciation for the manual arts strongly influenced these intricately detailed interiors.

[1] p.9, Gustav Stickley, Craftsman Homes, Dover Publications, Inc., 1979

(UPLANDS CRAFTSMAN CONT')

Craftsman Style in The Uplands neighborhoods incorporates asymmetrical compositions of the Craftsman style of architecture with emphasis on American Bungalow forms as described below.

3.3.2 DESIGN CRITERIA

In all regards, the Uplands Craftsman Style residence must meet the General Considerations contained in these Design Guidelines and as supplemented below.

3.3.2.1 Main Massing

1) The Uplands Craftsman Style of architecture is identified by one or at most two principal rectangular masses of 1 or 1½, stories with or without a walk-out level beneath.
2) Second story habitable spaces, not incorporated into the volume created by the roof, may not be more than 25% of the building footprint. Two story walls facing the street are strongly discouraged.
3) No wall plane that forms any part of the perimeter of the structure may extend above finished grade more than two stories plus 2 feet of foundation. Where the downhill side of a structure includes three stories the upper floor must be fully contained within the volume created by the roof.
4) Secondary masses are clearly subordinate in floor area and height.
5) The masses should be set on a strong base that does not extend more than 30 inches above the first floor elevation of the mass. Stone veneer may extend higher than 30 inches above the first floor elevation.
6) Parallel or 90° alignment between masses are preferred but not required. At connections, the masses should step up or down to respect the natural terrain.

3.3.2.2 Roof Forms

1) Roofs are simple, sheltering gable forms with pitches from 6:12 to 10:12. Upper-story living spaces are incorporated into the volume created under these roof forms.
2) The gable rake ends and eaves are open and have large overhangs of at least 30 inches but not more than 48 inches.
3) Exposed rafter tails having some ornamental detailing (other variations require board approval) at the end conditions are required at all eave overhangs. Maximum spacing of exposed

rafter tails is 48 inches. Tail dimensions should be proportional to the spacing to imply structural adequacy.

(UPLANDS CRAFTSMAN CONT')

4) Beams and/or brackets having some ornamental detailing (other variations require board approval) at the connections and end conditions must support rake ends.

5) Gable or shed dormers are typical. The two forms are rarely intermixed. The "eyebrow" gable (a Greene & Greene trademark) may also be used. Dormer roofs may have 2:12 to 10:12 pitches.

3.3.2.3 Front Porch

1) A one story covered front porch incorporating the front entry is required. The porch must be at least 16 feet wide and 8 feet deep and may wrap onto one or both sides of the residence.

2) The porch is always solid below being clad with the same material as the base of the house. Front porch enclosures may be either full parapet, half height parapet with truncated railing, or full railing between piers or columns. Vertical railing elements should be of substantial dimension and detailing. (not required if front porch is at grade level)

3) Front porch roof supports are massive and composed of short tapered, square or grouped-post columns resting on more massive, capped piers that rise uninterrupted from the ground level to above the porch railing level. The piers may extend to the porch roof structure.

4) Porch columns have some decorative detailing at base, capitol, connections to beams and brackets and at beam end conditions. Simplified, rustic, and reserved decorative detailing is strongly encouraged.

3.3.2.4 Façade

1) In general the primary elements of the facade of the house should have some decorative detailing.

2) The façade should express elements of underlying structure.

3.3.2.5 Exterior Materials

Exterior materials in Uplands Craftsman Style include stone, stucco, wood or simulated wood siding, and shingles as follows:

1) The base of the house may be of stone, stucco, or heavier wood siding. The base should have a horizontal emphasis or banding and should not be higher than 30 inches above first floor level or full wall height of a walk-out level. Stone veneer is permitted to extend higher than 30 inches above the first floor level.

(UPLANDS CRAFTSMAN CONT')

2) Wall cladding above the base should be horizontal wide reveal timbers (fitted or chinked); wood, simulated wood products and/or shingles. Board and batten cladding enhances verticality and may be used only sparingly.

3) Trim for doors and windows and corner boards should be 2x (nominal) or thicker and must stand proud of other wall cladding by not less than ¼ inch.

3.3.2.6 River Rock

Native Eagle River Valley river rock is conditionally permitted as an exterior material on Uplands Craftsman style homes only. Careful and purposeful lay-up of river rock is critical. Examples abound of poorly executed river rock applications that appear to be ill fitted, and glued-on. River rock applications in Eagle Ranch must evoke the sense of mass and structural integrity that is implicit in masonry structures. The individual rocks' size range, general shape, orientation in the lay-up, tightness of fit, and resulting narrow, deeply raked mortar joints must be carefully and purposefully executed. To this end, a 4-foot high by 8-foot wide sample panel of the specified lay-up shall be constructed for DRB inspection and acceptance prior to approval of river rock. Applications that differ from the approved sample panel are subject to removal and re-installation. River rock applications in Eagle Ranch shall meet the following specifications:

1) Size range of exposed face of any individual stone:
   a. Minimum stone size = 4" x 6"; Smaller fitting-stones may be used occasionally to manage mortar joint width.
   b. Maximum dimension = 16" in any dimension
   c. The overall lay-up shall contain an evenly graded blend of sizes within the range.

2) General shape and proportion exposed face of individual stones:
   a. Not less than 70% of the exposed surface shall be comprised of distinctly oval or round-cornered rectangular shapes;
   b. Not more than 30% of the exposed surface may be comprised of round or other polygonal shapes;

3) Orientation of stones in the lay-up:
   a. Orient shapes horizontally;
   b. Place round or polygonal stones randomly within the field of horizontally placed oval stones;

c. Place larger, thicker stones within lower parts of the lay-up;

(UPLANDS CRAFTSMAN CONT')

d. The overall exposed surface should be closely planar with a batter (if any) accommodating the use of the larger stones;

e. Where river rock capstones are used, they shall be selected and fitted to form a strongly horizontal course not less than 6" in height.

4) Fit and Mortar Joints:

a. Select and fit stones to nest into irregularities of and between the stones below;

b. Mortar joints shall be as narrow (1/4" to 3/4") and deeply raked while respecting the lay-up's stability.

3.3.2.7 Windows

1) General Considerations Windows section 3.4.2 et al apply.

2) Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply a right angled box bay. Bay windows that emulate hexagonal or octagonal forms are discouraged in the Uplands Craftsman style as they are more suited to the Victorian vernacular.

3.4 UPLANDS PRAIRIE STYLE

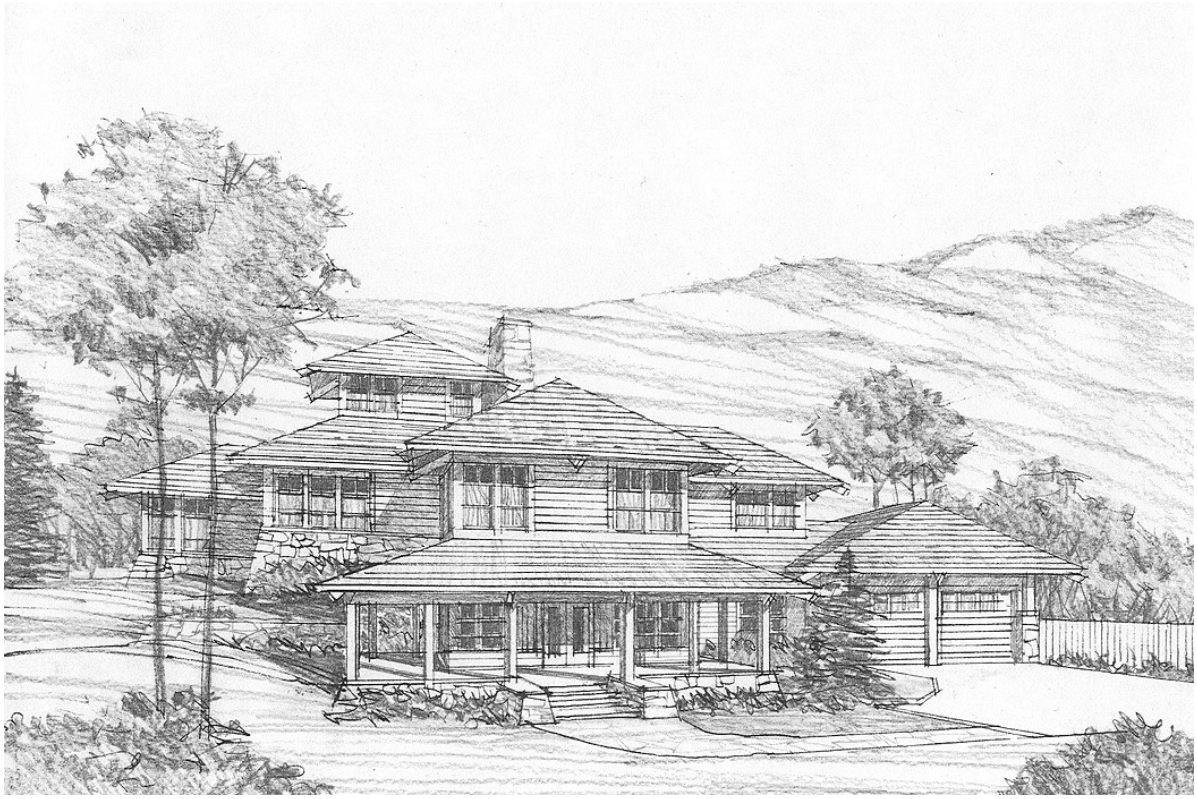

Figure 16 Uplands Prairie in Stone and Horizontal Siding Front-load Garage

3.4.1 OVERVIEW

The Uplands Prairie Style is an eclectic architectural vernacular defined by the dominance of horizontal line with a spirited interplay of short vertical accents. Virtually every aspect of the design establishes the horizontal line. The structure is often set upon the broad base. The disposition of the principal or composite masses of the structure, the shape and proportion of the low hipped roof, the horizontal banding of windows, with often a belt course or shelf roof between stories reinforce the horizontal. The resulting continuity of line, edge, and surface lends horizontal unity to the design. Short vertical accents such as piers, mullions and subsidiary masses enliven the design[2].

[2] p. 3 - 6, H. Allen Brooks, The Prairie School, 1972

(UPLANDS PRAIRIE CONT')

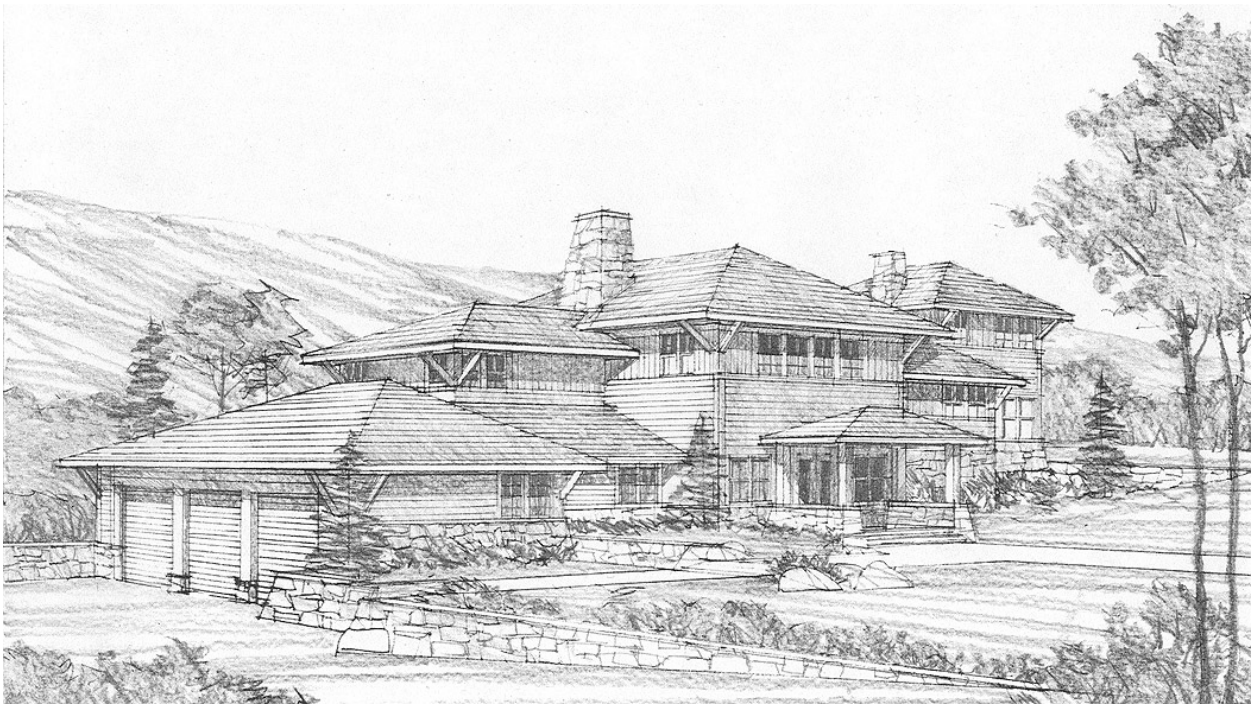

Figure 17 Uplands Prairie Design Criteria Side-load Garage

Nearly every feature of the Uplands Prairie Style incorporates asymmetrical compositions of low rambling rectangular shapes with forward and/or laterally projecting elements. The Uplands Prairie Style is to be expressed in rustic exterior materials consistent with those of the other architectural styles in The Uplands neighborhoods.

Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate the changes in residential spaces and uses that have occurred over time, yet must express the underlying characteristics of the Prairie Style. Designs that evoke an international motif are strongly discouraged.

3.4.2 DESIGN CRITERIA

In all regards, the Prairie Style residence must meet the other provisions contained in these Design Guidelines except as modified below.

(UPLANDS PRAIRIE CONT')

3.4.2.1 Main Massing

1) The "American Foursquare," vernacular within the Prairie style is not appropriate in The Uplands. Its symmetry and blocky 2-story massing are not suited to sloped terrain or the Uplands' open setting.

2) An asymmetrical 1 story or 1 story over a walk-out level composition that steps with the terrain is appropriate. Full second story spaces may not exceed 25% of the building footprint. The highest roof ridge should be located toward the upslope end of the structure. The lowest roof ridge should be located toward the downslope end of the structure.

3) The house should be placed on a strong horizontal base that steps with the terrain.

4) The principal mass of the structure should be distinctly rectangular (not square) and with the narrower side of the rectangle facing toward the street. At connections, the masses should step up or down to respect the natural terrain.

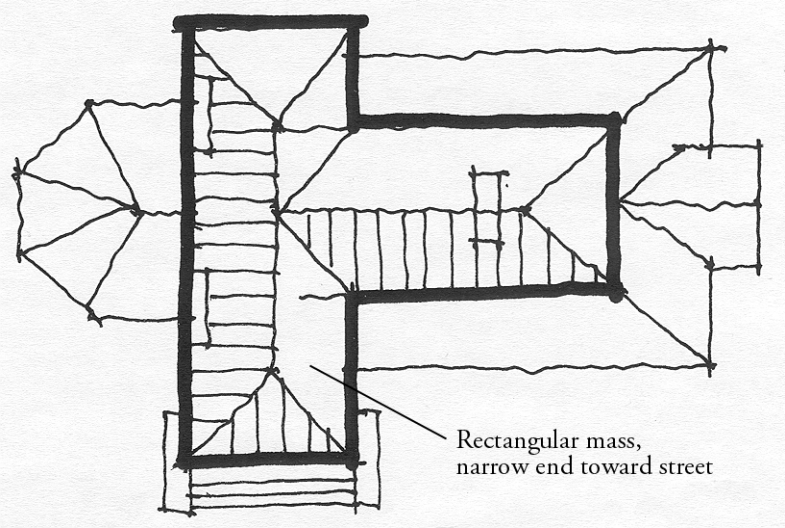

Figure 18 Rectangular mass orientation toward street

5) No wall plane that forms any part of the perimeter of the structure may extend above finished grade more than two stories plus 2 feet of foundation. Where the downhill side of a structure includes three stories the upper floor or floors must be set back from the lower floors by not less than 6 feet and demarked by a shelf roof.

(UPLANDS PRAIRIE CONT')

3.4.2.2 Roof Forms

1) Low pitched (4:12 to 6:12) hipped roof are required.
2) Wide overhangs 36 inches or greater with enclosed flat boxed soffits are required.
3) In general occupied space should not be created within the roof due to the low roof pitches. Roof volume may be incorporated into living spaces below.
4) Use gables sparingly. All gables must be hip roofed.
5) Gable roof dormers to protect entry and garage doors are permitted.

3.4.2.3 Front Porch

1) A covered, one story porch must be placed on at least 16 feet of the front facade and may wrap around one or both sides of the building to form a broad veranda. This porch must have a depth of not less than 8 feet and be less than 5 feet above finished grade at its highest point. This porch must be closed below by a wall and/or parapet clad in a suitable base material.
2) The porch roof must be supported on substantial columns. The columns (with plinth and capitol) are typically set upon a porch parapet or masonry piers that terminate at or slightly above railing height. A beam must be expressed resting on the porch columns.
3) It is encouraged to tie first floor porches directly to finished grade as site topography permits.
4) Railings should be constructed of slender vertical elements between substantial top and bottom rails. (not required if front porch is at grade level)

3.4.2.4 Façade

1) The overall composition should be asymmetrical.
2) The detailing of the facade and rooflines should emphasize horizontal lines including a strong horizontal base and horizontal façade detailing.
3) Primary elements of the facade of the house may have some decorative detailing. This detailing need not be historically

correct. It may be simplified, abstracted or modern versions of the traditional.

(UPLANDS PRAIRIE CONT')

4) In keeping with the Uplands' rustic character structural elements should be expressed.

3.4.2.5 Exterior Materials

Exterior material applications in Uplands Prairie Style include stone, stucco and wood as follows:

1) The strong horizontal base, including first story deck and porch parapets (if any), is typically expressed in stone or stucco. If wood is used it should be expressed as a more substantial material than other siding materials.

2) The base may extend not more than 42 inches above the first floor elevation. Stone veneer may extend higher above the first floor elevation.

3) Wall cladding above the base may be any material permitted in the General Considerations section above. Shingle cladding is permitted.

4) Horizontal siding for the main body of the house should express a wide reveal. A narrower reveal is permitted for the second story frieze (if any).

5) Trim for doors and windows, and corner boards should be 2x (nominal) or thicker and must stand proud of adjacent siding.

3.4.2.6 Windows

1) In keeping the horizontal emphasis of the Prairie style, windows may be ganged to a greater extent than with other architectural styles rather than as single windows punched into the wall plane.

2) Individual windows within the gang should be vertically oriented rectangles of identical height and width.

4 THE DESIGN REVIEW AND APPROVAL PROCESS

The following sections describe the steps involved in the Eagle Ranch design review process. Submittal material required for each step in this process is also listed. The DRB may, at the request of an owner or at their own discretion, modify any of these submittal requirements. Approved plans will be valid for 1 year from date of approval. Administrator will determine level of review after expiration.

4.1 TOWN OF EAGLE DEVELOPMENT REGULATIONS

While these Design Guidelines are the primary tool for developing the architectural character of Eagle Ranch, other material must also be considered during the design process. In addition to these Guidelines, the annexation of Eagle Ranch into the Town of Eagle included the approval of a development guide, preliminary and final subdivision plats, and subdivision covenants. The Town of Eagle has adopted various codes and regulations, which apply to residential development (e.g. building and electrical codes, lighting ordinance, etc.). The Town of Eagle Building Official may be contacted by phone at (970) 328-6354. In some cases, there may be conflicting provisions within these control documents. In the event of such conflict, the most restrictive provision shall apply.

4.2 MODIFICATIONS TO EXISTING HOMES

DRB approval is also required for any exterior modifications to an existing home or homesite. This includes improvements such as changes to color, landscaping, outbuildings, play structures, or the addition of new windows or an outdoor patio. The review of modifications to existing homes will generally follow the procedures outlined in the Preliminary Review Step. Submittal requirements will generally be limited to plans, written information, material samples or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, owners are encouraged to contact the DRB to facilitate the review process.

4.3 NEW CONSTRUCTION DESIGN REVIEW

The design review process for new construction encompasses three design stages followed by construction inspections as follows:

4.3.1 STEP ONE: PRE-DESIGN CONFERENCE

4.3.1.1 Purpose:

The Pre-Design Conference is an informal review to exchange information between the DRB Administrator and the Owner, architect and/or builder. The purpose of the Pre-Design Conference is to facilitate the smooth, timely and cost effective design effort, review, and approval of development at Eagle Ranch. It is intended that the Pre-Design Conference be held at the very beginning of the design process prior to the owner committing substantial professional design costs.

4.3.1.2 Topics of Discussion:

The typical Pre-Design Conference, without limitation, will focus on:

- ❑ Property boundaries and setbacks;
- ❑ Easements and utilities;
- ❑ Topographic survey;
- ❑ Site characteristics (e.g. views, sun, adjacent properties, etc.), land use pattern, site planning and construction;
- ❑ Architecture and other design considerations; and
- ❑ Design Guidelines and other related Town of Eagle regulations.

4.3.1.3 Required Materials

Meeting materials to be presented by the Owner at the Pre-Design Conference include:

1. Pre-Design Conference Application (provided at the meeting).
2. Pre-Design Conference Fee - call DRB Administrator.
3. Soils report for buildings with basements as appropriate.
4. Conceptual site plan of the homesite indicating the location of all proposed structures and other site improvements.
5. Perspective and other informal character sketches, clippings, etc. of the proposed residence floor plans and elevations. Formal detailed plans are not required at the Pre-Design stage.

4.3.1.4 Action

Actions taken at the Pre-Design Conference are informal. After discussing the materials presented, the DRB Administrator will summarize those elements that he believes may raise potential issues at the Preliminary Plan Review.

4.3.2 STEP TWO: PRELIMINARY PLAN REVIEW

4.3.2.1 Purpose:

The Preliminary Plan Review is the first of two review stages conducted with the full Design Review Board. The purpose of the Preliminary Design Review is to ensure that design development level drawings conform to the Design Guidelines prior to construction level drawings being undertaken. It is intended to provide the Owner and DRB with the information needed to avoid wasted time and professional fees that result from pursuing a design in conflict with the Design Guidelines.

4.3.2.2 Topics of Discussion:

The typical Preliminary Plan Review, without limitation, will focus on:

1. Response to matters identified at the Pre-Design Conference;
2. Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations;
3. Preliminary materials and color selections;
4. Preliminary exterior lighting plan;
5. Preliminary landscape plant massing and irrigation concept plan;

4.3.2.3 Required Materials

Meeting materials are to be submitted electronically by Owner per the schedule posted on the Eagle Ranch Association website:

1. Preliminary Plan Review Application;
2. Preliminary Plan Review Fee (call DRB Administrator); and
3. Topographic survey prepared by a licensed surveyor drawn at scale 1" = 10' of the subject homesite. The survey shall show:
    a. Property boundaries of the subject homesite and adjacent property lines and structure footprints within 25 feet of the subject homesite,
    b. Setback lines,
    c. Platted easements,
    d. 2' contour intervals, significant natural features including but not limited to rock outcrops, drainages, existing trees greater than 4" diameter at breast height, and

e. Other improvements or structures affecting development on the homesite.

4. Full-scale plan sets (File and Technical Review copies) (Board review copies) of the following:

   a. Proposed Site Plan using Topographic Survey information (see above) (Full-scale: 1" = 10'; Half-scale: 1"=20') showing:

      1) Property boundaries of the subject homesite and adjacent property lines and structure footprints within 25 feet of the subject homesite,

      2) Design Guideline Setback lines;

      3) Easements;

      4) Existing and proposed contours at 2' intervals;

      5) Building footprint and eave drip line locations;

      6) Driveways;

      7) Site drainage;

      8) Utilities including evidence of adequate sewer service gradient;

      9) Site improvements such as fences, decks, patios, walks, pools, etc.;

      10) Site Coverage Table listing in Square Feet and as a % of Lot Area the Total Lot area, Area disturbed by construction, Building coverage, Impervious area coverage.

   b. Proposed Architectural Plans (Full-scale: ¼" = 1'-0"; Half-scale: 1/8" = 1'-0") showing:

      1) Floor plans of the all proposed buildings;

      2) A Summary Table of Square footage of all floor plans including total building(s) footprint and impervious surfaces;

      3) All elevations with existing and final grade shown;

      4) Longitudinal and cross building sections through all principal masses of the building;

      5) Building height calculation may be shown on the elevations sheets as a 35 foot offset line from the natural or constructed grades (whichever is the more severe);

6) Proposed exterior materials and color specifications and samples including color photographs for the file.

7) Proposed exterior lighting.

c. Preliminary landscape plan (Full-scale: 1" = 10'; Half-scale: 1"=20') showing::

1) Footprint of buildings;

2) Existing and final contours at 2' interval including berms and other land form features;

3) Turf areas, building perimeter beds, other planting beds, street trees, other trees;

4) Conceptual plant massing including intended mature height and spread;

5) Sprinkler irrigation, drip irrigation, and non-irrigated areas;

6) Summary table of irrigation areas showing square footage and percent of total homesite area by type of irrigation.

4.3.2.4 Incomplete/Late Submittals

Incomplete submittals will not be accepted. Submittals not received by the due date will not be accepted.

4.3.2.5 Preliminary Plan Review Actions

The DRB will review the submittal prior to the meeting and then with the applicant's representatives at the meeting. The DRB may take any of the following actions:

1. Continuation with Conditions – in which event the application will be heard as a Preliminary Plan review at a subsequent meeting. An action to continue indicates that the underlying design meets the intent of the Design Guidelines, but that substantial elements that may affect Preliminary Plan review must be resolved prior to Final Plan review. A complete new proposal will be considered by the DRB as a separate, subsequent action.

2. Approval with or without Conditions – in which event the application will be heard as a Final Plan review at a subsequent meeting.

3. Denial for Cause – in which event the application will not be heard further. An action of Denial for Cause indicates that the underlying design does not comply with the Design Guidelines.

A complete new proposal will be considered by the DRB as a separate, subsequent action.

4.3.3 STEP THREE: FINAL PLAN REVIEW

4.3.3.1 Purpose:

The purpose of the Final Plan Review is to ensure responsiveness to Preliminary Plan Review guidance, and to ensure that the construction plan set including all improvements to the site conforms to the Design Guidelines. Final approval will be the record basis for issuance of the Design Review Approval letter and marked plan set required by the Town of Eagle prior to their review of a building permit application.

4.3.3.2 Topics of Discussion:

The typical Final Plan Review, without limitation, will focus on:

1. Response to matters identified at the Preliminary Plan Review;
2. Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations;
3. Final materials and color selections;
4. Final exterior lighting plan;
5. Final landscape plan.

4.3.3.3 Required Materials

Meeting materials to be submitted electronically by Owner per the schedule posted on the Eagle Ranch Association website:

1. Final Plan Application and Review Checklist.
2. Final Plan Review Fee (call DRB Administrator).
3. One front elevation accurately rendered in the proposed colors.
4. Full-scale (File and Technical Review) Plan Sets of the following:
    a. Site Plan (dimensioned) (Full-scale: 1" = 10'; Half-scale: 1”=20’) showing:
        1) All elements required at Preliminary Plan Review;
        2) Property boundaries of the subject homesite and adjacent property lines and structure footprints within 25 feet of the subject homesite,
        3) Design Guideline Setback lines;
        4) Easements;

5) Existing and proposed contours at 2' intervals;
6) Building footprint, footer, and eave drip line locations;
7) Driveways, culverts, and curb cut;
8) Site drainage;
9) Utilities including meter and exterior panel locations and evidence of adequate sewer service gradient;
10) Site improvements such as fences, decks, patios, walks, pools, out buildings, etc.;
11) Site Coverage Table listing in Square Feet and as a % of Lot Area the Total Lot area, Area disturbed by construction, Building coverage, Impervious area coverage.

b. Grading/Construction Management Plan (Full-scale: 1" = 10'; Half-scale: 1"=20') showing:

1) Erosion silt fence, dust and trash controls, trash dumpster, construction limit fencing, and sanitary facilities;
2) Curb and sidewalk protection;
3) Site grading;
4) Soil and materials staging areas;
5) Construction trailer location (if any);
6) Site access routes construction impact limit;
7) Construction sign (4' x 4' maximum) design and location. The construction sign must display the owner's name, street address, Building Permit Number, builder name with telephone number for routine and emergency contact. Additionally the sign may display up to two real estate brokers logos and telephone numbers. No other construction related signs are permitted (e.g. Contractor, Sub-contractors, suppliers, services, architect, bank, etc).

c. Architectural Plans (dimensioned) (Full-scale: ¼" = 1'-0"; Half-scale: 1/8" = 1'-0") showing the following:

1) Dimensioned floor plans of the all proposed buildings;
2) Square Footage Table of all floor plans including total building(s) footprint and impervious surfaces on the site;
3) All building elevations with existing and final grade shown;

4) Longitudinal and cross building sections through all principal masses of the building;

5) Building height calculation referenced to the surveyed elevation of the nearest homesite corner or other permanent witness point, calculated elevation of top of foundation concrete and calculated ridge elevation;

6) Exterior lighting plan and table of fixture specifications including locations, fixture Model #, Lamp wattage and Lumen output, Subtotaled by shielding category;

7) Fence details;

8) Exterior materials sample board and colors and written specifications, 2 color photographs of sample board, and

d. Architectural Details - As part of the Final Plan submittal package, the Applicant shall provide architectural details and/or sections of any exterior elements that cannot or are not easily discerned on the floor plans and elevations drawn at scale of 1 ½" = 1'-0" or larger. These sections and details may include but not be limited to the following:

1) Typical eave, rafter tails (if exposed), and rake details/sections for each different type of roof/dormer.

2) Typical beam lookout/bracket details.

3) Typical foundation/wall section showing relationship of finished grade to foundation and siding above. If there are different base siding/masonry materials or profiles on the house, descriptive details and or sections are required.

4) Typical section through covered porches inclusive of all elements from foundation to roof.

5) Detail of any handrail/porch enclosure.

6) Window and trim section for frame, stucco, and other masonry wall conditions;

7) Enlarged elevation of window / exterior door and trim, indicating design and dimensions of trim elements.

8) All exterior materials including but not limited to siding types, size and type of trim, chimney materials.

9) Other exterior architectural elements, the design and construction of which are not readily apparent elsewhere in the drawings.

d. Final landscape plan (Full-scale: 1" = 10'; Half-scale: 1"=20') showing:

1) Entire lot area including existing buildings, earthworks, other improvements, and plantings within 25 feet of the subject homesite;

2) Footprint and roof drip line of buildings, fences, walls, walks, patios, decks, other impervious surfaces and other site improvements;

3) Existing and final contours at 2' intervals including berms and other land form features;

4) Turf areas, planting beds, trees;

5) Plant list (botanical and common name, size and quantity), soil amendment schedule, and planting plan indicating mature height and spread of perennials, shrubs and trees;

6) Irrigation design for sprinkler irrigation, drip irrigation, and non-irrigated areas based on design water flow rate not to exceed 12 gpm;

7) Summary table of irrigation areas showing square footage and percent of total homesite area by type of irrigation;

8) Cost estimate for final grading, landscape and irrigation materials and installation;

9) Estimated landscape completion date.

4.3.3.4 Incomplete/Late Submittals

Incomplete submittals will not be accepted. Submittals not received by the end of business eight (8) days prior to the DRB meeting date will not be accepted.

4.3.3.5 Action

The DRB will review the submittal prior to the meeting and then with the applicant's representatives at the meeting. The DRB may take any of the following actions:

1. Continuation with Conditions – in which event the application will be heard as a Final Plan review at a subsequent meeting. An action to continue indicates that the underlying design meets the intent of the Design Guidelines, but that substantial elements that may affect Final Plan review must be resolved prior to Final Plan approval.

2. Approval with or without Conditions – in which event the application is approved pending completion of Conditions (if any).

3. Denial for Cause – in which event the application will not be heard further. An action of Denial for Cause indicates that the underlying design does not meet the intent of the guidelines.

4.3.3.6 Town of Eagle Building Permit Sets

Following Final DRB Approval the Applicant shall provide the DRB with three (3) Full-scale Plan Sets that have been revised to address Conditions of Final Approval (if any). Within 1 week after acceptance of the Revised Final Plan Sets, Construction Clean-up and Compliance Deposit, and Eagle Ranch Metropolitan District Water Fee, the DRB will issue to the Owner a Design Review Approval letter and two marked plan sets. The Town of Eagle will retain one of these sets for their records and issue the second with the Building Permit for construction.

4.4 CONSTRUCTION INSPECTIONS

The Town of Eagle is the responsible agency for construction inspections. The Design Review Board will also inspect construction progress at certain milestones as follows:

4.4.1 Pre-Construction Meeting On Site

1. Purpose

   The purpose of the Pre-Construction Meeting on site is to assure that the builder and owner have installed the elements of the Construction management plan prior to any other construction on the site.

2. Action

   Applicant shall notify the Design Review Administrator as soon as the building permit is received and before commencement of any construction activity. At that time, the Owner, Owner's Representative, and/or Builder will schedule the on-site meeting with the DRB Administrator to review the installation of all elements of the Construction Management Plan.

   Once the Construction Management Plan elements are properly installed, the DRB Administrator will release the site for construction.

4.4.2 Improvement Location Certificate and Inspection

1. Purpose

   The purpose of the Improvement Location Certificate and Inspection is to assure that the foundation footers are located in accordance with the approved plans and that no encroachment into setbacks or easements occurs.

2. Action

   The Owner is responsible to provide the DRB with a copy an Improvement Location Certificate prepared by a licensed Surveyor. Alternatively the Owner may provide the DRB with a copy of the Town of Eagle footer and foundation forming inspection reports and surveys (if required by the Town).

4.4.3 Building Height Certificate Inspection

1. Purpose

   The purpose of the Framing/Building Height inspection is to ensure that the building is being built in accordance with approved plans.

2. Action

   The Owner is responsible to notify the Design Review Board at the same time as the Town of Eagle is notified for its framing inspection. The DRB will attend the framing inspection on site. If the building height is as provided in the approved drawings, the DRB will issue a Building Height Certificate. If the built height exceeds the approved height, remedial measures shall be required which may include but not be limited to construction stop order pending resubmittal for amended final plan approval, and/or framing demolition and reconstruction to the approved design.

4.4.4 Changes During Construction

1. Purpose

   It is common for the design of new homes to be refined during the construction process. To the extent that such changes differ from the approved design, the Owner is responsible to seek and obtain DRB approval for such changes prior to implementation. The DRB will make reasonable efforts to review such changes promptly. However, if in the sole opinion of the DRB Administrator such changes constitute a substantial variance from the approved design, full board action at a regularly scheduled meeting may be required.

2. Action –

   The Owner is required to present the proposed changes to the DRB for approval prior to implementing the changes. The DRB submittal and review process for design changes during construction will be managed to an appropriate level based on the scope of the proposed changes. Minor changes may be addressed administratively, whereas more substantial changes may require full DRB action. The DRB will make every reasonable effort to act on such changes in a timely manner.

   Changes from approved plans that are implemented without DRB consideration shall be automatically remanded to the DRB for full consideration at a regularly scheduled meeting. The Owner will be assessed a fee for DRB review of such matters.

4.4.5 Certificate of Compliance Review

1. Purpose

   The purpose of the Certificate of Compliance Review is to assure that the residence and all site improvements are constructed in accordance with the approved Final Design. The Town of Eagle requires a Certificate of Compliance from the Design Review Board prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

2. Action

   The Owner is responsible to notify the Design Review Board when the residence is ready for the Certificate of Compliance Review. The DRB will conduct a site visit and inspection to confirm completion of the project as approved. If confirmed, the DRB will issue a Certificate of Compliance. Also if confirmed, the DRB will release the Construction Compliance Deposit.

4.4.6 Temporary Certificate of Completion

A Temporary Certificate of Completion (TCC) with specific completion date and conditions may be issued before all exterior elements of the project are complete. In the event that a TCC is requested, the Owner will be required to increase Construction Compliance Deposit (CCD) in an amount sufficient to cure the conditions. The increased CCD may be in the form of cash deposit or an Irrevocable Letter of Credit in favor of the Eagle Ranch Association.

As soon as the TCC conditions are cured a final Certificate of Completion will be issued and CCD shall be promptly released to the owner. If the TCC conditions are not cured within the specified time, the DRB may apply the CCD toward completion of TCC conditions.

Any residual of the bond and CCD will be returned to the Owner upon completion of TCC conditions.

5 CONSTRUCTION REGULATIONS

The purposes of these Construction Regulations are to promote the orderly development of homesites, to avoid unnecessary damage to the site and adjacent properties, to minimize construction impacts on the neighborhood, and to implement agreements between Eagle Ranch, its homeowners, and the Town of Eagle.

Each Owner is responsible to implement these Construction Regulations with his contractors, sub-contractors, suppliers, their employees, and all others associated with construction on the homesite. Any violation of these construction regulations is considered a nuisance per the Declaration for Eagle Ranch and may result in fines or other sanctions.

5.1 Safety -

The Owner is responsible to comply with all governmental safety regulations for construction activities arising from his homesite. The Owner should ensure that agreements with contractors, subcontractors, suppliers, their employees and other agents provide for construction site safety and cleanliness.

5.2 Erosion control and drainage -

Erosion control measures shall be installed prior to any other construction activity on the site. Such measures shall be maintained in working order throughout the construction period. Should erosion control measures fail, all other construction activity shall cease until erosion controls and any damages are repaired.

5.3 Construction Fence –

A green plastic construction fence not less than 42 inches tall shall be installed around the perimeter of the lot or construction limits within the lot prior to commencement of construction. On opening not more than 20 feet in width may be provided for access to the construction site. The construction fence must be maintained standing to help contain construction activities and debris on the construction site.

5.4 Homesite Access -

Homesite access is restricted to and from the street frontage of the homesite. Access or egress across other properties is prohibited except as prior written permission may authorize.

5.5 Restoration or Repair of Property Damage -

Any damage or scarring of other properties including but not limited to other homesites, driveways, roads, curb, gutter and other public street improvements is not permitted. Should such damage occur, it shall be repaired and/or restored promptly at the expense of the person or entity causing the same; provided however, that the Owner of the site is ultimately responsible to fully repair any damage that occurs as a result of construction on the homesite.

5.6 Construction Trailers/Portable Field Offices -

A single construction field office may be approved for placement on the homesite during the construction period as shown on the approved Grading/Construction Management Plan.

5.7 Storage of Materials and Equipment -

At Owner's sole and absolute risk, the Owner and builder are permitted to store construction materials and equipment on the construction site during construction. Such materials and equipment shall be placed, properly covered and secured in a neat and orderly manner. No materials or equipment may be staged or stored on the site more than 3 days prior to the commencement of construction.

5.8 Site Cleanliness -

Each construction site shall be kept neat and orderly to prevent visual nuisance for other properties. Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis.

Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. Wind scattered debris shall be retrieved immediately and disposed of properly.

Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. No dumping, burying or burning of construction debris is permitted on any property in Eagle Ranch. Mud, dirt or debris resulting from construction activities on the site shall be removed promptly from streets or adjacent properties.

5.9 Sanitary Facilities -

Each builder shall provide adequate sanitary facilities on site during construction.

5.10 Vehicles and Parking -

Use of other homesites for construction parking is not permitted except as prior written permission may authorize. Construction vehicles and equipment may be parked in areas as shown on the approved Grading/Construction Management Plan.

5.11 No Traffic Through Capitol Street

By request of the Town of Eagle, no construction traffic to or from Eagle Ranch may use Capitol Street between Highway 6 (Grand Avenue) and 5th Street through the Town of Eagle or within Eagle Ranch including but not limited to deliveries, refuse hauling, lunch runs, out-of Eagle employee commuting, etc.

5.12 Construction Hours

Construction hours are limited to the following:

Day of week	Construction Hours
Monday - Friday:	07:00 to 19:00 (7 a.m. to 7 p.m.)
Saturday:	09:00 to 18:00 (9 a.m. to 6 p.m.)
Sunday/Holiday:	No outside construction or construction support is permitted at any time on Sundays and the following Holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
After Hours	Work and all its support machinery and activities that occur within a fully enclosed structure are permitted any day from 9 a.m. until 11 p.m. This provision may be revoked on any job site upon receipt of the first complaint of construction noise or violation of any other Construction Regulation.

5.13 Construction Noise -

Use of radios, tape players, CD players etc. shall be restrained so as not to be a nuisance on the golf course, any other property, or public street. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with customarily adequate time to complete the pour within authorized construction hours.

5.14 No Dogs Allowed –

The Town of Eagle required Eagle Ranch to adopt policies prohibiting dogs at construction sites. Contractors and subcontractors are prohibited from bringing any dog into Eagle Ranch, including dogs kept inside motor vehicles. Violations of this

policy shall result in the immediate eviction of the dog and the dog's owner or owner's representative from Eagle Ranch. Repeated violations of the dog prohibition are considered continuing violations with no cure period and fines levied immediately.

5.15 Miscellaneous Construction Policies –

The following miscellaneous construction policies apply to all owners, contractors, sub-contractors, suppliers and their employees on site during construction:

a. Changing oil on any vehicle or equipment, or discharge of oil or other vehicular products onto the ground, into utility structures, or into waters of the site is prohibited.
b. Concrete truck or equipment wash-out or disposal of excess concrete is prohibited except as shown on Grading/Construction Management Plan.
c. Removal of plant materials, or topsoil from any property other than the subject homesite is prohibited.
d. Carrying any type of firearm is prohibited.
e. Only one construction sign (no larger than 4'x4') as approved by the DRB is permitted on each homesite.
f. A minimum of one 1016 ABC rated dry chemical fire extinguisher shall be conspicuously located and immediately available on each construction site.

5.16 Enforcement

5.16.1 Authority to Fine

a. Section 4.12.18 (as amended) of the Bylaws of the Eagle Ranch Association (Association) provides the power, duty and procedures to impose fines and other sanctions for violations of rules and regulations of the Association. The Design Guidelines, including but not limited to the Construction Regulations are rules and regulations of the Association.
b. Section 6.11 Enforcement of the Declaration for Eagle Ranch empowers the Design Review Board (DRB) to adopt a schedule of fines for failure to abide by DRB rules and the Design Guidelines.

5.16.2 Fine Schedule

The following Schedule of Daily Fines (Fines) is established for violations of these Construction Regulations.

a. First Violation - A courtesy verbal and written notice of the violation, as well as the required action and time within which to cure the violation.

b. Second Violation – Verbal and written demand, plus a fine of $250.00;
c. Third Violation - Verbal and written demand, plus a fine of $500.00;
d. Succeeding Violations - Verbal and written demand, plus a fine of $1000.00.

5.16.3 Notice

a. Written and verbal notice will be given to the Owner and Builder as soon as practicable.
b. Written notice will be considered to have been given three days after mailing by U. S. Postal Service.

5.16.4 Violation Abatement

a. Once notified, the owner or violator must cure the violation within the reasonable time and in the manner as directed by the DRB or its designee. Immediate abatement may be required when the violation poses a health or life safety risk or when the effects of the violation are deemed to be progressive.
b. Proposed fines will be waived automatically when the violation is cured as directed and within the specified cure time.
c. The proposed fine shall accrue daily for each calendar day beyond the specified cure time until cured.

5.16.5 Hearing

a. The DRB will hear the matter of fines at its first regular meeting not less than 10 days after notice has been given.
b. The Owner is invited to present any statement, evidence and witness on the Owner's behalf.
c. The DRB acting as Hearing Committee appointed by the Eagle Ranch Association Board will consider the matter. The DRB may waive, reduce or impose the proposed fine in full.
d. Fines are Default Assessments of the Eagle Ranch Association that are due and payable within 30 days.

5.16.6 Appeal

a. Fines imposed by the DRB may be appealed to the Eagle Ranch Association Executive Committee.

END THE UPLANDS DESIGN GUIDELINES

APPENDIX A - RECOMMENDED PLANT MATERIALS

A. RECOMMENDED PLANT MATERIALS FOR THE UPLANDS

1. EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	Water[3]	Sun[4]	Deer[5]
Juniperus osteosperma	Utah Juniper	L	F	R
Picea glauca	Colorado Spruce *	M	F	R
Pinus aristata	Bristlecone Pine	L	F	A
Pinus edulis	Pinyon Pine	L	F	A
Pinus ponderosa	Ponderosa Pine *	L	F	A

2. DECIDIOUS TREES

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Acer ginnala	Amur Maple	M	P	
Acer glabrum	Rocky Mountain Maple	M	F	
Acer platanoides 'Royal Red'	Norway Maple	M	F	
Acer negundo	Box Elder	M	F	R
Betula fontinalis	Native River Birch	H	F/P	
Celtis occidentalis	Western Hackberry	L	F	
Crataegus ambigua	Russian Hawthorn	M	F	
Fraxinus pennsylvanica 'Patmore'	Patmore Ash	M	F	R
Malus sp. 'Dolga'	Dolga Flowering Crab	M	F	A
Malus sp. 'Hopa'	Hopa Flowering Crab	M	F	A
Malus sp. 'Radiant'	Radiant Flowering Crab	M	F	A
Malus sp. 'Spring Snow'	Spring Snow Crabapple	M	F	A
Populus acuminata	Lanceleaf Cottonwood *	M	F	A
Populus angustifolia	Narrowleaf Cottonwood *	M	F	A
Populus tremuloides	Quaking Aspen	M	F/P	A
Prunus padus	Mayday Tree	M	F	
Prunus virginiana 'Shubert'	Canada Red Cherry	M	F	
Robinia pseudoacacia	Purple Robe Locust	L	F	
Tilia cordata ' Greenspire'	Greenspire Linden	M	F	
Tilia tomentosa	Silver Linden	L	F	

[3] Water Requirements once established: L=Low; M=Medium; H=High
[4] Sun Tolerance once established: F=Full sun; P=Partial sun/hade; S=Shade
[5] Deer resistance: R=resistant; A=Attractant;

3. SHRUBS

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Amelanchier alnifolia	Serviceberry	L		
Berberis Mentorensis	Hybrid Barberry	M	P/F	R
Berberis thunbergii	Japanese Barberry	M	P/F	R
Caragana arborescens	Siberian Pea Shrub	L	P/F	
Ceanothus sp.		L	F	
Cornus stolonifera 'Isanti'	Isanti Dogwood	M	P/F	A
Cornus stolonifera	Red Twig Dogwood	M	P/F	A
Cornus alba elegantissima	Variegated Dogwood	M	P/F	A
Cotoneaster acutifolia	Peking Cotoneaster	L	F	R
Cotoneaster Dammeri 'C.B.'	Coral Beauty Cotoneaster	L	F	R
Euonymus alatus 'compacta'	Dwarf Winged Euonymus	L	F	R
Juniperius 78anade 'Buffalo'	Buffalo Juniper	L	F	R
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	L	F	R
Juniperus horizontalis 'Wiltoni'	Wilton Carpet Juniper	L	F	R
Juniperus 78anade tamariscifolia	Tam Juniper	L	F	R
Kerria japonica	Kerria	New: M Estab: L	P	R
Lonicera tatarica 'Zabeli'	Zabel Honeysuckle	M	P/F	
Lonicera involucrata	Twinberry Honeysuckle	M	P/F	
Lonicera tartarica 'Arnold's Red	Arnold's Red Honeysuckle	M	P/F	
Pinus mugo mugus	Mugo Pine	M	P/F	
Pinus mugo pumilio	Dwarf Mugo Pine	M	P/F	
Physocarpus monogynus	Native Mountain Ninebark	M	F	
Potentilla fruticosa 'Jackmannii'	Jackman's Potentilla	M	P/F	R
Potentilla fruticosa 'K.D.'	Katherine Dykes Potentilla	M	P/F	R
Potent.fruticosa farreri 'Gold Drop'	Gold Drop Potentilla	M	P/F	R
Potentilla fruticosa 'Tangerine'	Tangerine Potentilla	M	P/F	R
Prunus virginiana 'melanocarpa'	Chokecherry	M	F	
Prunus virginiana 'Shubert'	Canada Red Cherry	M	F	
Prunus x cistena	Cistena Plum	M	F	
Ribes alpinum	Alpine Currant	M	P/F	R
Ribes aureum	Golden Currant	M	P/F	R
Rhus glabra cis-montana	Rocky Mountain Sumac	L	F	
Rosa foetida 'Bicolor'	Austrian Copper Rose	L	F	A

Rosa rugosa	Ramanas Rose	L	F	A

SHRUBS (cont')

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Rosa woodsii 'Bonica'	Meidland Rose	L	P/F	A
Rosa woodsi	Woods Rose	L	P/F	A
Salix purpurea 'Nana'	Dwarf Blue Artic Willow	H	F	
Sambucus 79anadensis aurea	Golden Elder	M/H	F	
Santolina chamaecyparissus	Lavender Cotton	L	F	R
Santolina virens	Lavender Cotton	L/M	F	R
Spiraea bum. 'Anthony Waterer'	Anthony Waterer Spiraea	M/H	P/F	
Spiraea bumalda 'Froebelii'	Froebel Spiraea	M/H	P/F	
Spiraea bumalda 'Goldflame'	Goldflame Spiraea	M/H	P/F	
Spiraea nipponica 'Snowmound'	Snowmound Spiraea	M/H	P/F	
Symphoricarpos albus	Common Snowberry	M	S/P/F	
Symphoricarpos chenaulti	Hancock Coralberry	M	S/P/F	
Syringa vulgaris	Common Purple Lilac	L/M	P/S	
Viburnum lentago	Nannyberry	M/L	S/P	

4. GROUND COVERS

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Aegopodium variegatum	Snow on the Mountain	M	S/P	
Ajuga genevensis	Ajuga	L/M	F	
Arctostaphylos uva-ursi	Kinnikinnick	L	P	
Cerastium tomentosum	Snow-In-Summer	M	S	
Delosperma nubigena	Hardy Ice Plant	L	F	
Fragaria vesca	Wild Strawberry	M	P	
Lysimachia nummularia	Moneywort	H	S	
Mahonia repens	Creeping Mahonia	L	P/F	
Phlox subulata	Creeping Phlox	M	F	
Polygonum affine	Border Jewel Polygonum	M/H	P/F	
Potentilla verna 'nana'	Creeping Potentilla	M	F	R
Sedum Acre 'Utah'	Golden Carpet Stonecrop	L	P/F	
Sedum 'Dragons Blood'	Dragons Blood Sedum	L	F	
Thymus pseudolanuginosus	Wooly Thyme	L	P/F	
Thymus serpyllum citroides	Lemon Thyme	L	P/F	
Veronica pectinata	Blue Woolly Speedwell	M	F	
Vinca minor	Periwinkle	M	S	

5. PERENNIALS

BOTANICAL NAME	COMMON NAME	Water	Sun	Deer
Achillea millefolium 'Red Beauty'	Pink Yarrow	L	F	P
Aquilegia 'McKana Hybrids'	Columbine	M	S/P	
Artemisia frigida	Fringed Sage	L	F	R
Artemesia schmidtiana	Silvermound	L	F	R
Astibe x arendsii	Astibe	H	S/P	
Centaurea montana	Mountain Bluet / Bach.Button	M	F	
Chrysanthemum coccineum	Painted Daisy	L	P/F	
Chrysanthemum maximum	Shasta Daisy	L	P/F	R
Delphinium elatum	Delphinium	M/H	F	
Dianthus barbatus	Sweet William	L/M	F	
Dianthus deltoides	Maiden Pinks	L/M	F	
Dicentra spectabilis	Bleeding Heart	L/M	F	R
Gaillardia grandiflora	Blanket Flower	L	F	R
Gypsophila paniculata	Baby's Breath	M	F	
Hemerocallis hybrids	Daylily	L	F	R
Heuchera sanguinea	Coral Bells	H	S/P	
Hosta undulata albo-marginata	White Rimmed Plaintain Lily	M/H	S/P	R
Hosta sp.	Plaintain Lily	M/H	S/P	R
Iris, bearded	Bearded Iris	L/M	P/F	R
Iris siberica	Siberian Iris	M	F	R
Lilium x 'Rouge Pixie	Hardy Dwarf Red Lily	M	P/F	
Linum perenne	Flax	L	F	
Lupinus 'Russell Hybrids'	Lupine	M/H	P/F	R
Myosotis alpestris	Alpine Forget-me-not	H	P	R
Myostosis scorpiodes	Forget-me-not	H	P	R
Papaver orientalis	Oriental Poppy	L/M	F	R
Papaver nudicaule	Iceland Poppy	L/M	F	R
Pennisetum setaceum	Fountain Grass	L	F	
Penstemon strictus	Rocky Mnt. Penstemon	L	F	R
Phlox subulata	Creeping Phlox	M	F	
Primula sp.	Primrose	H	S/P	
Salvia x surperba	Sage	L/M	F	

~~6. VINES~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Clematis jackmanii~~	~~Hybrid Clematis~~	~~M~~	~~Roots: S Tops: F~~	
~~Humulus lupulus~~	~~Hops~~	~~M/H~~	~~F~~	
~~Lonicera heckrotti~~	~~Heckrotti Honeysuckel~~	~~M~~	~~P/F~~	
~~Parthenocissus quinquefolia englemanni~~	~~Engleman Ivy~~	~~H~~	~~S/P/F~~	
~~Parthenocissus quinquefolia~~	~~Virginia Creeper~~	~~H~~	~~S/P/F~~	

~~7. LAWN~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Poa pretensis~~	~~Kentucky Blue Grass Sod~~	~~M~~	~~F~~	
~~Poa pretensis~~	~~Kentucky Bluegrass~~	~~M~~	~~F~~	
~~Festuca rubra.~~	~~Red Fescue~~	~~M~~	~~F~~	
~~Lolia sp./Festuca sp.~~	~~Rye/Fescue Blend*~~	~~M~~	~~F~~	

~~8. BULBS~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Tulipia sp.~~	~~Tulips~~	~~M~~	~~F~~	~~A~~
~~Narcissus sp.~~	~~Daffodils~~	~~M~~	~~F~~	~~R~~
~~Hyacynthus sp.~~	~~Hyacinth~~	~~M~~	~~F~~	~~A~~
~~Iris sp.~~	~~Iris~~	~~M/H~~	~~P/F~~	~~R~~
~~Crosus sp.~~	~~Crocus~~	~~M~~	~~F~~	~~A~~
~~Lilium sp.~~	~~Lillies~~	~~M~~	~~F~~	~~A~~

~~9. ANNUALS~~

~~BOTANICAL NAME~~	~~COMMON NAME~~	~~Water~~	~~Sun~~	~~Deer~~
~~Too many to name~~	~~See local garden centers~~	~~M/H~~	~~S/P/F~~	~~R/A~~

B. DISTURBED AREA REVEGETATION

The following materials and procedures shall be applied to revegetation and rehabilitation of all areas disturbed during construction.

1. **REVEGETATION SEASON** (Mid-March through early September): Follow the revegetation protocol below. Do not revegetated after September 10 as the seeds are likely to germinate but the seedlings will not survive the first winter. For fall or winter erosion control, apply straw mulch to disturbed areas. Then revegetated fully the following April.
2. **PREPARE SEED BED**: Rip and/or roto-till open soils to a depth of 4 to 6 inches to prepare the seedbed prior to seeding. Apply seed at prescribed rates and rake into prepared seedbed or hydro-mulch of seed, fertilizer and mulch. The prepared seedbed should be free of large soil clumps.

3. **FERTILIZE** : Apply fertilizer per manufacturer's specifications in an amount needed to yield 90 lbs. nitrogen, 20 lbs phosphorus and 50 lbs. potassium per acre[6].
4. **NATIVE AREA SEED MIX**: Apply ~~the following~~ a professionally recommended pure live seed mix to prepared seed bed in disturbed native areas at a rate of 41 13/16 lbs./acre or 1 lb./1,000 square feet.

~~a. SHRUB SEED~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
~~Artemesia frigida~~	~~Fringed sage~~	~~1/16~~
~~Artemesia tridentata ssp. vaseyana~~	~~Mountain big sage~~	~~1/8~~
~~Ceratoides lonata~~	~~Winterfat~~	~~1/8~~
~~Chrysothamnus nauseous~~	~~Rubber rabbitbrush~~	~~1/8~~
~~Purshia tridentata~~	~~Antelope bitterbrush~~	~~1/8~~
	~~**Total Shrubs**~~	~~**9/16**~~

~~b. GRASS SEED~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
~~Agropyron smithii~~	~~Western wheatgrass~~	~~8~~
~~Agropyron spicatum~~	~~Bluebunch wheatgrass~~	~~7~~
~~Agropyron trachycaulum~~	~~Slender wheatgrass~~	~~7~~
~~Koeleria macrantha~~	~~Junegrass~~	~~1~~
~~Orzyopsis hymenoides~~	~~Indian ricegrass~~	~~5~~
~~Poa sandbergii~~	~~Sandberg bluegrass~~	~~3~~
~~Sitanion hystrix~~	~~Bottlebrush squirreltail~~	~~2~~
~~Stipa comata~~	~~Needle-thread grass~~	~~3~~
	~~**Total Grasses**~~	~~**36**~~

~~c. FORBS-WILDFLOWERS~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
~~Achillea lanulosa~~	~~Yarrow~~	~~½~~
~~Balsamorhiza sagittata~~	~~Arrowleaf balsamroot~~	~~½~~
~~Gaillardia aristata~~	~~Blanket flower~~	~~1~~
~~Lupinus argenteus~~	~~Silvery lupine~~	~~¼~~
~~Penstemon strictus~~	~~Rocky Mtn. penstemon~~	~~1~~
~~Rubdeckia hirta~~	~~Balckeyed susan~~	~~1~~

[6] Western Ecological Resources, Inc. recommends application of BioSol™ at a rate of 1,500 lbs./acre or 25 lbs/1,000 sq. ft. to improve soil structure, reduce erosion, and provide a slow release organic fertilizer readily available to new plantings.

	~~**Total Wildflowers**~~	~~**5 3/4**~~
	~~**Grand Total**~~	~~**41 13/16 lbs./acre - 1 lb./Ksf.**~~

5. NON NATIVE SEED MIX: Apply the following pure live seed mix to prepared seed bed in disturbed native areas at a rate of 170 lbs./acre or about 4 lb./1,000 square feet.

a. ~~GRASS SEED~~

~~BIOLOGICAL NAME~~	~~COMMON NAME~~	~~PLS SEED RATE (LBS./ACRE)~~
	~~Hard Fescue~~	~~68~~
	~~Blue Fescue~~	~~68~~
	~~Chewings Fescue~~	~~34~~
	~~**Total**~~	~~**170**~~

Wild flower and other grass, forb, and shrub seed may be added to the ~~above~~ mix upon specific review by the DRB.

Other revegetation protocols and products may be approved upon specific review by the DRB.

6. MULCH: Hydro-mulch with tackifier and certified weed seed free straw at a rate of 2,000 lbs./ acre or 50 lbs./1,000 sq. ft. Alternatively, spread dry straw mulch to a loose, uniform depth of 3 inches and anchor in place with netting per manufacturer's recommendations.

7. TEMPORARY IRRIGATION: Keep the seedbed continually moist for 10 to 14 days, or until the seed germinates. Supplement natural rainfall to a total of: 1) First Growing Season, 1 inch moisture per week; 2) Second Growing Season, ½ inch moisture per week; 3) Third Growing Season, discontinue temporary irrigation.

8. MAINTENANCE: Reapply seed mix on areas that did not "take" within the first two months of the growing season. Once established, the above revegetation should discourage the invasion of noxious weeds. Until then, eradicate noxious weeds by hand or by careful spot application of Round-up™. Do not use broad leaf herbicides as these products will kill the shrubs, forbs, and wildflowers.