

# Eagle Ranch Design Review Board

## Traffic Mitigation Berm/Fence Policy

### Adopted July 5, 2007

Privacy and traffic mitigation measures may be permitted by prior written approval of the Eagle Ranch Design Review Board on a case by case basis along back and street side yards that adjoin the right-of way of Eagle Ranch Road, 4<sup>th</sup> of July Road, and East Haystacker as follows:

These measures are only permitted on lots where a direct improvement in the privacy and quietude of the buildable area of the lot accrues. By example, such improvements would not be permitted on lots where the rear yard rises or falls substantially from the road such that the improvement would not facilitate privacy. In such examples the current Design Guideline berm criteria apply.

**On Setback Governed Lots**, a combination of earthen berms not taller than 4 feet above natural grade with an associated 4 foot tall cedar fence that may be installed along the berm crest. The berm, fence or associated landscaping may not be placed closer than 10 feet from affected property lines in order to preserve Town of Eagle access and use of its platted easements.

The berm and fence may not be configured to enclose more than the 15% of the lot area or 5,000 square feet whichever is less.

In instances where the privacy/traffic mitigation fence does not form an enclosure, the fence may be continuous across the back and side street frontages of the lot. Side street fences and berms may not be placed forward of the residence. Side yard fences not forming an enclosure may not be placed closer than 15 feet from the property line, and may extend more than 24 feet along the sides.

Berms must be undulating in alignment and height as per existing Design Guidelines; and may span not more than 75% of the affected lot line or associated disturbance limit boundary. The remaining 25% of the boundary must come to pre-existing natural grade. Gaps in the berm must be configured to facilitate complete on-ground drainage of the lot.

The fence must be 4 feet tall built of unstained vertical 1x6 dog-eared rough sawn cedar boards and 1x2 cedar battens. Post must be 4x4 cedar or brown pressure treated fir/pine. Post spacing may not exceed 8 feet on center. Posts are to extend above the fence approximately 6 inches. The top of the fence must follow the general grade of the ground surface below. Except to accommodate drainage from the lot, boards must be placed neat to the ground for effective sound attenuation. . Not less than 2 - 2x4 cedar stringers mounted to the yard-side of the fence are required.

Significant landscaping of drip irrigated evergreen and deciduous trees and shrub beds are required to be planted and maintained on the street side of the fence and berm to screen not less than 1/2 of the fence and berm length. Additional landscaping on the berm and fence inside of the fence is also encouraged.

Similar improvements may be made within the allowable disturbance limit of **DISTURBANCE AREA GOVERNED LOTS** along the same roads.