

Eagle Ranch

EAGLE, COLORADO

DESIGN GUIDELINES XERISCAPE POLICY

July 2016

XERISCAPE POLICY

1.1 Applicability

This Xeriscape Policy applies to all Lots in all Eagle Ranch Filings.

Senate Bill 183 addresses the severe drought conditions in Colorado and ensures that HOAs do not needlessly require homeowners to maintain water-dependent landscaping. Among other things, the bill prohibits:

- restrictive covenants that forbid or limit xeriscaping
- requirements that homeowners use turf grass in landscaping, and
- requirements that homeowners water their landscaping in violation of water use restrictions.

However, HOAs are permitted to adopt and enforce design or aesthetic guidelines that:

- require the installation of drought tolerant vegetative landscapes
- regulate the type, number, and placement of drought-tolerant plantings, and regulate the hardscapes (such as concrete patios, pavers, stone walls, etc.) that an owner may install.

1.2 Guidelines

The intent of this Policy is to incorporate Colorado Statutes into the existing Eagle Ranch Landscaping Guidelines. Xeriscape, by definition, is “Water-wise, regionally-appropriate, and resource-efficient landscaping.” It is not strictly plant material but a general landscaping concept that requires less maintenance and water as it is matched to its environment. It is NOT “Zero-scaping”, rocks and gravel mulch, or strictly native plant materials that are “tough” and uninteresting.

In all Eagle Ranch Neighborhoods, xeriscape landscaping is encouraged for new construction as well as modifications to existing improvements. All xeriscape applications must be submitted to the DRB Administrator for review and approval. Below is a list of recommended plantings appropriate for drought conditions in Colorado.

WATER-WISE PLANTINGS

List of recommended Plants for Eagle THAT REQUIRE LESS WATER.

Water:	X-Very Low Water (Xeric); L-Low Water once Established (Drought tollerant); M-Moderate
Sun:	S-Full Sun; PS-Part Sun; SH-Shade
Ht:	Height at optimal maturity
Spread:	Spread at optimal maturity
Notes:	B-Attracts Butterflies; D- Deer Resistant; H-Attracts Hummingbirds; R-Rabbit Resistant;

Botanical Name	Common Name	Water	Sun	Ht.	Spread	Notes	Comment
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TREES

Evergreen

Calocedrus decurrens	Incense Cedar	L	S	70-90'	20-30'		Infrquent deep water to establish
Pinus aristata	Bristlecone Pine	L	S	20'	10-20'		Very slow growing
Pinus cembroides	Mexican Pinon Pine	X/L	S	15-25'	10-20'		Slow growing
Pinus coulteri	Coulter Pine	X/L	S	30-80'	30-40'		Moderate to fast growth
Pinus edulis	Pinon Nut Pine	X/L	S	10-20'	10-20'		Slow growing
Pinus flexis	Limber Pine	X/L	S	20-30'	20-30'		Slow growing
Pinus monticola	Western White Pine	X/L	S	60'	20-30'		Slow/Moderate growth
Pinus nigra	Austrian Black Pine	X/L	S	40'	30'		Slow growing
Pinus ponderosa	Ponderosa Pine	X/L	S	50-60'	30-40'		Moderate to rapid, Deer/elk attractant

Deciduous

Celtis occidentalis	Common Hackberry	L	S	40-60'	40-50'		
Fraxinus pennsylvanica	Green Ash	L	S	50-60'	30-40'		
Gleditsia triacanthos	Honey Locust	L	S	35-70'	30-50'		Fast growing, thorns, seed pods, heaves paving
Koelreuteria paniculata	Goldenrain Tree	X/L	S	20-30'	25-35'		Best below 6000', Self-sows, Snow load damage
Quercus macrocarpa	Burr Oak	L/M	S	60-80'	50-70'		Best below 6,500', transplant difficulty
Quercus gambelii	Gambels Oak	L/M	S/PS	15-30'	10-20'		Slow growing, multistem colonies
Robinia pseudoacacia	Black Locust	X/L	S	75'	30'		Brittle wood, suckers, aggressive roots
Tilia tomentosa	Silver Linden	L	S	40-50'	20-30'		Slow/moderaet growing, aphids
Ulmus pumila	Siberian Elm	L/M	S	50'	25'		brittle wood, aggressive roots, bugs

SHRUBS

Evergreen

Artemisia tridentata	Big Sage	X	S	1.5-15'	1.5-10'		Abundant native shrub
Juniperus horizontalis	Creeping Juniper	L	S/PS	6-18"	5-8'		
Pinus mugo mugo	Mugo Pine	X/L	S	4'	6'		Slow growing

Deciduous

Amelanchier alnifolia	Western Serviceberry	L	S	10-12'	20'		High wildlife value shrub
Caryopteris clandonensis	Blue Mist	L	S/PS	2'	2'	D,R,B	
Ceanothus fendleri	Wild Lilac	X	S	6'	varies		
Ceanothus velutinus	Tobacco Bush	X	S	3-8'	3-8'		
Cercis occidentalis	Western Redbud	L	S	10-18'	10-18'		
Cercocarpus ledifolius	Cut-Leaf Mahogany	L	S	6-12'	6-12'		
Cotinus coggygria	Smoke Tree	L	S	25'	20'		
Cotoneaster divaricatus	Spreading Cotoneaster	L	S	3-5'	6-8'		prefers neutral - slightly acid soil
Cytisus praecox	Warminster Broom	X	S	3-5'	4-6'		
Fallugia paradoxa	Apache Plume	X	S	4'	4'		

Forestiera neomexicana	New Mexico Pivet	L	S/PS	12-18'	12'	
Genista lydia	Hardy Dwarf Broom	L	S/PS	1'	4'	
Philadelphus lewisii "Cheyenne"	Lewis Mock Orange	L	S/PS	6-9'	5-8'	
Potentilla fruficosa	Shrubby Cinquefoil	M	S/PS	1-4'	2-4'	D
Prunus besseyi	Sand Cherry	L	S/PS	3-5'	6'	
Prunus virginiana	Chokecherry	L/M	S	20-30'	10-25'	Large shrub or clump tree, deer attractant
Rhus aromatica	Low Grow' Sumac	L	S/PS	3'	8'	
Rhus trilobata	3-Leaf Sumac	L	S/PS	5-6'	6'	
Rhus typhina	Staghorn Sumac	L	S/PS	8-10'	8-15'	
Ribes odoratum "Crandall"	Current/ Gooseberry	L	S/PS	4-6'	4-6'	H
Rosa x harisonii	Harison's Yellow rose	L/M	S	2-5'	4-6'	Deer attractant
Shepherdia argentea	Silver Buffalo Berry	L	S/PS	8-15'	6-10'	
Spirea x vanhouttei	Vanhoutte Spirea	L/M	S/PS	6-8'	5-10'	
Viburnum lantana	Viburnum	L/M	S/PS	10-15'	10-15'	

FLOWERING PERENNIALS

Achillea filipenulina	Moonshine Yarrow	L	S	18"	24"	
Aethionema Schistosum	Persian Stonecress	L	S			
Agastache rupestris	Sunset Hyssop	L	S/PS	2-3'	1.5-2'	R,H
Allium senescens	Corkscrew Onion	L	S/PS	12"	10"	D,R,B
Asclepias Tuberosa	Colo. Butterfly Weed	L	S/PS			B,H
Berlandiera lyrata	Chocolate Flower	L	S			D
Centranthus ruber 'Coccineus'	Jupiter's Beard	L	S/PS			R,B
Coreopsis grandiflora	Sunray Tickseed	L	S	24"	18"	D
Cotula	Creeping Gold Buttons	L	S/PS			
Dalea purpureum	Purple Paririe Clover	L	S	18"	18"	D,B
Eacatholimon hohenackeri	Prickly Dianthus	L	S			D,R
Echinops banaticus 'Blue Glow'	Blue Globe Thistle	L	S	48"	18"	R,B
Eriogonum umbellatum	Sulfur Buckwheat	L	S			B,H
Gaillardia aristata 'Indian Yellow'	Blanket Flower	L	S	24-30"	15"	
Gaillardia grandiflora 'Goblin'	Blanket Flower	L	S	12"	15"	D,R,B
Hemerocallis species	Daylilly	L/M	S/PS	1-6'	1-3'	Deer attractant
Hymenoxys scaposa	Thistleleaf Perky Sue	X	S	5"	8"	
Iris hybrids	Bearded Iris, Flag	L/M	S	2-3'	2'+	D,R
Lavandula angustifolia	English Lavender	L	S			D,R,B
Lavandula angustifolia 'Nana'	Dwarf Blue Lavender	L	S			D,R,B
Liatis Punctata	Gayfeather	L	S	6-24"	12-18"	D,B
Linum lewisii	Appar Blue Flax	L	S/PS	18"	18"	D,R
Nepeta x Faassnii	Blue Catmint	L	S/PS			R,B
Oenothera missouriensis	Missouri Evening Primrose	L	S/PS	10-12"	18-24"	D
Penstemon barbatus	Elfin Pink	L	S/PS			R,H
Penstemon eatonii	Firecracker Penstemon	L	S			R,H
Penstemon linarioides	Narrowleaf Beardtongue	L	S/PS			R
Penstemon pinifolius	Pineleaf Penstemon	L	S/PS			R,H
Penstemon strictus	Rocky Mt. Penstemon	L	S			R,H
Penstemon virens	Blue Mist Beardtongue	L	S/PS			R,H
Perovskia atriplicifolia	Russian Sage	X	S	3-5'	3-4'	D Overwatering distroys structure
Ratibida columnifera	Prairie Coneflower	X/L	S	18-24"	12-18"	Shortlived, re-seeds
Salvia nemerusa	May Night Meadow Sage	L	S			R
Salvia officinalis	Garden/Culinary Sage	L/M	S	18-24"	12-18"	

Santolina chamaecyparissis	Grey Santolina	L	S			D,R
Sedum sieboldii	Daphne Stonecrop	L	S/PS	6"	15"	
Stanleya pinnata	Prince's Plume	L	S			
Sporobolus heterolepis	Prarie Dropseed	L	S/PS	18-24"	15"	

GROUND COVERS

Aegopodium podagraria	Bishop's Weed	L	PS/SH	8"	30"	
Artemisia versicolor	Curlicue Sage	X	S	8"	2"	
Cerastium tomentosum	Snow-in-Summer	L	S/PS	6"	18"	
Helianthemum nummularium	Yellow Rockrose	L	S/PS	6-9"	18"	
Polygonum affine	Himalayan Fleeceflower	L/M	S/PS	6-10"	30"+	
Santolina chamaecyparissus	Lavender Cotton	X	S	12-18"	12-18"	D
Sedum spectabile	Showy Stonecrop	M	S/PS	18-24"	10-15"	B
Sempervivum species	Hens and Chicks	L/M	S/PS	2-4"	6-8"	Difficult to weed
Symphytum grandiflorum	Blue Ornamental Comfrey	L	PS/SH	12-15"	24"	D
Tanacetum densum sp. amani	Partridge Feather	X	S	6"	15"	
Thymus lanuginosus	Wooly Thyme	L	S	2"	18"	D,R
Thymus 'Pink Chintz'	Creeping Thyme	L	S	1"	18"	D,R
Veronica pectinata	Blue Wolly Speedwell	L	S/PS	2-4"	12"	Occasional deep soaking

ORNAMENTAL GRASSES

Elytrigia elongate	Jose Tall Wheatgrass	L	Sun	4-5'	18"	
Festuca ovina 'Glauca'	Blue Fescue	L	S/PS	1'	1'	
Oryzopsis hymenoides	Indian Rice Grass	X	S	1-2'	2-3'	Revegetation bunchgrass
Sorghastrum nutans 'Cheyenne'	Cheyenne Indiangrass	L	Sun	3-4'	18"	

LAWNS (All are mowable, handling "light" foot traffic)

Bouteloua curtipendula	Tall Gramma Grass	L	S	1-2'	1	Bunch grass viable at 9,000' elev, poor sod, 12-16" water/yr
Bouteloua gracilis 'Hachita'	Blue Grama Grass	L	S (only)	4" (15" w/ Seed head)		Poor above 6,500 ft, 10 - 15" water/year
Bucheloe dactyloides	Buffalo Grass	L	S	4-6"		Poor above 6,500 ft
Festuca arundinacea	Tall Fescue	M	S	Turf		18 - 30" water/year
Fescuta sp.	Dwarf Fescue	L	S/PS			
Thymus sp.	Creeping Thyme	L	S/PS	1-3"	spreading	

Annuals

Coreopsis tinctoria	Golden Coreopsis	X/L/M	S	18-40"	4-8"	
Cosmos bipinnatus	Cosmos, Mexican Aster	L	S	2-4'	6-12"	Avoid windy locations
Eschscholzia californica	California Poppy	L	S/PS	12"	12"	
Asalvia sclarea	Clary Sage	L/M	S/PS	3'	1-2'	

References:

Xeriscape Plant Guide, Intro: Rob Proctor, Denver Water American Water Works Ass'n., 1996 ISBN 1-55591-253-2 (paperback)

Western Garden Book, Sunset Magazine, 6th printing March 1991