

# SPIRIT RIDGE

## DESIGN STANDARDS & GUIDELINES

DESIGN REVIEW COMMITTEE:

PRISTINE COMMUNITIES, INC.

P.O. BOX 1108

CASTLE ROCK CO 80104

303-663-3615



# **SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES**

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## **I. INTRODUCTION**

### **1.1 Intent**

The intent of the design criteria in this document is to promote good design elements, to provide architectural harmony and to create a quality environment, while encouraging and supporting freedom of expression and innovative design.

Spirit Ridge is a property with excellent views, unique site conditions and diverse topography and vegetation. All lots within Spirit Ridge require attention to detail in the siting of homes, in order to insure compatibility with the surroundings, and integration of each home into a neighborhood with respect for the environment and other home sites. Special emphasis shall be given to the overall quality of the design, which should not favor the front of the home over the rear or side and will promote the feel of an open rural community. Residences should be designed to include porches or design that compliments the open grassland style of the community. This philosophy and the standards herein apply to all site and building development in Spirit Ridge. These Design Guidelines provide direction for homeowners and builders in the planning, design and construction of all improvements, including building and landscape improvements.

### **1.2 Authority**

The authority for these Design Guidelines is the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Spirit Gulch recorded on December 5, 2000, under Reception No. 00087536 together with the Technical Amendment to same recorded on 7.25.05, under Reception 200506 of the real property records of Douglas County, Colorado. The Declaration establishes the Design Review Committee and grants authority to the Committee to adopt guidelines, standards, policies and rules relating to the exterior design, materials and procedures necessary for the approval of any proposed improvement to the exterior of property. The Design Review Committee assumes no responsibility for structural, mechanical, electrical or other construction elements.

The Design Review Committee reserves the right to revise these Design Guidelines at any time in an effort to maintain aesthetic elements benefiting the Community.

### **1.3 Architect and Builder Qualifications**

Architects and Builders must meet the following requirements to design or build residences:

Architects must be licensed to practice architecture or must submit a portfolio of examples of past design work.

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Builders must submit evidence of experience and financial soundness satisfying the requirements of the Design Review Committee. Builders must submit the: “Application – Participating Builder Program” to the Committee prior to being accepted into the builder program.

The Design Review Committee reserves the right to not approve architects or builders who do not meet the requirements or performance standards as evidenced by their submittals or by work performance unacceptable to the Committee.

## II. DESIGN REVIEW PROCESS

All applications must be submitted with the appropriate DRC Committee form(s) in accordance with DRC procedures. See the attached **Exhibit A** for submittal forms. All applications to the Design Review Committee shall include three (3) complete full sets of plans and one (1) 11X 17 size set (including any other materials that may be necessary to complete the submittal for approval), unless otherwise indicated on the appropriate submittal form(s).

Typically, one full size set shall be returned to the applicant with comments and/or recommendations, and the second full size set shall remain at the onsite sales office for reference and sales purposes, another full size set will be required for spec homes to be rendered, and the 11 X 17 size set shall remain on file in the Committee office. The comments will also include written correspondence from the Design Review Committee and shall become a part of the Design Review Committee records.

The Committee will respond to the applicant in writing, within thirty (30) days from the date submittal package is received. Once the plan is approved, the applicant may then submit Final Plans, if necessary.

### 2.1 Pre-Design Meeting

When preparing plans for a proposed residence, it is required the architect and/or designated representatives meet with a Committee member and/or sales team member to discuss the proposed plans, Design Guidelines and site-specific requirements. The purpose of this onsite, pre-design meeting is to assist in designing homes to meet the characteristics of the site. This is where your initial sketch plan will be reviewed and comments given to applicant.

The pre-design meeting may be scheduled by calling the Design Review Committee office at the number listed on the cover of these guidelines or by contacting the onsite sales representative at 303-841-7999.

### 2.2 Preliminary Plan Submittal presented at the Pre-Design Meeting

This plan is presented at the pre-design meeting. The applicant and committee member(s) will review the preliminary sketch plan submittal. This package shall include two (2) 24” x 36” architectural sketch plans, a preliminary site plan at ¼”

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scale, and a preliminary architectural plan of the proposed home. These documents should include the following:

- Include Pre-Design Meeting & Preliminary Plan Submittal form. *See Exhibit A – Form A-1.*
- Lot, block, filing, street address, Owner/Builder, Architect and date prepared listed on each sheet.
- A survey of existing conditions 15’ beyond the property lines prepared by a licensed, registered surveyor to include streets, utilities, rights of way, easements, property lines, setbacks, drainage ways and topography with two (2) foot contour intervals as part of the site plan.
- The site plan shall include all of the proposed improvements including building locations, parking, driveway, leech field location, existing and proposed grading with two (2) foot contour intervals including significant spot elevations.
- Preliminary architectural of the proposed residence shall include all four elevations, preliminary exterior materials, roof lines, any architectural details, garage location, deck locations, and any proposed outbuildings and the corresponding architectural information for the outbuildings.

***Please be aware that preliminary DRC approval of the site plan and preliminary architectural plan is required in order for builder to obtain a building permit from Douglas County. Douglas County is copied on all DRC approval correspondence with builder.***

***The committee can only review what is submitted and will not address plans that are incomplete. The pre-design meeting is intended to provide general direction as the home is in the design process. General acceptance of the plan does not constitute final approval and committee changes should still be expected regarding the siting or architectural elements of the plan during final review.***

### 2.3 Final Plan Submittal (Site Plans & Architectural Plans)

All submittals following the Pre-Design Meeting shall be considered Final Plan submittals and shall include three (3) complete sets on 24” x 36” (only 2 sets required if it is a pre-sale home) and one (1) on 11” x 17” and shall include the following items:

- Include the Submittal Checklist form. *See Exhibit A – Form A-2.*
- Lot, block, filing, street address, Owner/Builder, Architect, and date prepared listed on each sheet.

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- The final plan submittal should include any adjustments to site plan and survey if necessary per pre-design meeting.
- The Final Site Plan will include all site improvements including drainage, utility connections, easements, setbacks, driveways, culverts, grading, retaining walls, and leech fields at 1' contour intervals, patios, walls and all paved areas on a 1" = 10' scale.
- All existing elevations at a scale of 1/4" = 1' to include existing and proposed grade lines, tops of foundation elevation, finish floor elevations, top of slab, decks, setbacks, building envelopes, roof extensions, chimneys, detailed floor and roof plans. The DRC committee may require corner staking indicating location of home on site and top of foundation to be conducted as part of the review process.
- A color board must be submitted with adequate samples of all exterior materials firmly attached. The minimum size color board shall be a minimum of 11" x 17" with a maximum of 24" x 36" and shall consist of as many sheets as needed to complete submittal. In the upper right-hand corner of the color board include the owner/builder name, lot, block, filing, home's street address, all elevations identifying use of the colors, fascia, accent and door colors, roof materials and color. A cut sheet identifying exterior lighting and fixture placement should also be attached. *(Include Exhibit A – Form A-3)* The DRC committee may provide approval of the plan to the County subject to a color board being submitted as soon as possible and prior to materials being ordered.

## 2.4 Review Fees

A review fee of \$300.00 made payable to Spirit Ridge Development is required with the final submittal of the plan or as otherwise determined by the Design Review Committee. The plan may not be reviewed by the Committee if the fee is not included in the submittal. Any fees not collected may be taken out of the builder's damage deposit.

## 2.5 Revisions and Additional Field Changes

The Design Review Committee must review all changes to exterior elevations, materials, colors or lighting. It is the responsibility of the builder to contact the Design Review Committee to determine if additional drawings, and/or review meetings will be required. Failure to do so may result in stop work orders, fines, injunctive relief or all of the above.

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## 2.6 Other Conditions

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local zoning, safety, health or fire codes. It shall be the responsibility of the owner/builder or duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner/builder or his representative to comply with setbacks, height restrictions or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided the waiver or variance may properly be granted by the Design Review Committee and local jurisdictions where applicable.

## 2.7 Liability

Neither the Association, nor the Design Review Committee nor their respective directors, officers, agents, employees or their assigns shall be liable in damages to anyone submitting plans to them for approval, or to any owner/builder by reason of mistake in judgement, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every owner/builder or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, they will not bring action or suit against the Association, Committee or their respective directors, officers, agents, employees or their individual members to recover damages.

### **III. SITE DEVELOPMENT STANDARDS**

#### 3.1 Site Planning

The Design Review Committee will seek plans maintaining the existing land features and minimizing disturbance of historical drainage patterns. Consideration must be given to visual affect created by the house location, existing slopes and natural vegetation, driveways and minimizing obstruction of views.

#### 3.2 Site Considerations

Location of the main buildings should consider:

1. Prescribed building site as defined by the building setbacks. (50' front and rear & 25' sides)
2. Natural and proposed final grade contours.
3. Street grades.
4. Presence of vegetation, trees, shrubs and rock outcroppings.
5. Existing and final views.
6. Privacy of subject and surrounding homesites, including building improvements on adjoining homesites.
7. Access driveways and off-street parking.

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8. Elimination of house siting resulting in buildings appearing excessive in height, obstructing views, open space, roads and other lots will be an important criteria.
9. Architectural design resulting in masses generally parallel to natural terrain, if building masses are perpendicular to natural contours, design the building to fit the natural terrain through use of stepped foundation elevations for a multi-level design following the general slope of the site.
10. House design adapting to the land minimizing alterations to the natural drainage pattern. Any and all grading should retain the natural flow of the original ground form. Rigidly cut slopes are to be avoided.
11. An ability to perform grading for the house in small increments rather than overly large level pads. Multi-level homes designed to follow the natural slopes will decrease the necessity of extensive grading. Cut or fill slopes onto adjoining lots, roads, drives or open space is not allowed.
12. Placement of septic systems and leeching fields.
13. Overlot grading shall be the builder's responsibility to restore by seeding the lot prior to the home closing and/ or occupation by a homeowner. Any lots not reseeded that the developer must reseed will have the expense deducted from the damage deposit.
14. Walk-out basements that are forced on flat or gradual slope sites will not be allowed.

### 3.3 Soils Test

Owner/Builder is responsible for having a lot specific soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping.

### 3.4 Drainage

Upon completion of any residence or associated structure the lot shall be final graded in a manner so as to insure positive drainage away from the structure's foundation. Drainage swales shall be designed to have a minimum grade of 2 percent. As a general rule, swales shall be no closer than 10 feet from any foundation wall. Minimum slopes away from the foundation should be 10 percent for the first ten feet or in accordance with the owner's/builder's soils engineering report, whichever is most restrictive. Coordination of grading between adjacent sites is mandatory with particular reference to attaining a single swale along property lines where necessary. Drainage should be contained on the lot and not drain onto adjoining lots.

### 3.5 Erosion Control

During and subsequent to all site construction, techniques for controlling erosion within the site to ensure protection of adjacent properties from erosion shall be mandatory and conform to local and state governmental requirements.

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Techniques include the use of sedimentation basins, filtration materials such as silt fence or other geotextiles, slope stabilization fabrics, erosion control logs, etc.

### 3.6 Tree Protection

Every effort shall be made to preserve and protect existing trees and shrubs. **Any tree proposed to be removed must be approved by the DRC. Any tree approved for removal must be replaced with a similar tree by the builder and must be maintained.** During the construction of any improvement, the owner and/or builder shall take all reasonable and appropriate protective measures to prevent damage to any tree or shrub, including erecting construction fencing around trees in close proximity to the improvements. If damage to a tree nevertheless occurs, the tree shall be replaced by owner/builder at their expense as described above.

### 3.7 Driveways

All driveways and private lanes shall be constructed of black asphalt or a natural tone concrete surface. The driveway area at the garage doors may allow for a turn out but shall narrow towards the street to between 14' and 20' width excluding flared ends. No long stretches of driveway will be permitted without curving the driveway. Circular driveways are encouraged.

### 3.8 Culverts

Driveway culverts shall be 18" diameter galvanized or county approved corrugated metal with end caps, a maximum of 20' long. Culverts shall be installed prior to construction on the Lot. Headwalls may be required to cover end caps. DRC may require a uniform design for all headwalls.

Owner/Builder must keep culverts free and clear of all sediment and debris to allow for proper drainage. Owner/Builder shall be responsible for any culvert repairs or maintenance prior to homeowner closing. DRC must accept condition of culvert prior to homeowner closing. If the developer is required to make any repairs on behalf of the owner/ builder, the cost will be deducted from the damage deposit.

### 3.9 Retaining walls

Retaining walls should be as low as possible and integrated into the entire landscape plan. The use of terracing is required in order to maintain a maximum height of four feet wherever possible. Any walls over four feet in height require a building permit from Douglas County. Walls should complement the natural surroundings and materials must be those of the building structure or stone. Flagstone, moss rock, brick (with prior approval), granite or compatible stucco are encouraged.

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## IV. ARCHITECTURAL STANDARDS

### 4.1 Size

The Design Review Committee has set standards for the size of homes at Spirit Ridge so that the homes will be designed to fit across the large homesites. Homes designed for narrow city lots will not be allowed.

The minimum square footage for a ranch style home is 2,400 square feet not including the garage or any basement finish.

The minimum square footage for a two-story home is 3,400 square feet not including the basement, any basement finish or the garage. The footprint of the main story of the home not including garage shall be a minimum of 1,800 square feet.

### 4.2 Massing, proportion and scale

The Design Review Committee will carefully review massing proportions and overall scale of the building in relationship to the site. Attention to architectural detail will reduce building scale, increase individuality and diversity. Large, unbroken planes are not considered in keeping with the desired scale of the development, and, generally, will not be accepted. Therefore, wings, courtyards, stepped walls, covered entries; integrated decks with well-designed and proportioned railings are encouraged to develop balanced massing. This will avoid a “three-story look” that will be reviewed with disfavor by the Committee. Upper levels shall be smaller than the building footprint in order to reduce overall building scale. The Committee will also be reviewing the location, type, and size of door and window openings for their affect on proportions and continuity. **All elevations of the home will be given equal importance and must maintain the continuity of the building massing and detailing.**

### 4.3 Architectural Detail

Architectural detailing can make a substantial contribution to the individuality of a residence and to the sense of quality in the community. Thoughtful and consistent detailing, from the smallest to the largest component, lends integrity to each design while creating variety and creativity of housing materials and styles.

### 4.4 Repetition of floorplans

While builders may repeat floorplans within Spirit Ridge, the exterior elevation of the home must be significantly different from the previous home with the same floorplan. Spirit Ridge is a custom community and no two homes will be allowed to be alike from the exterior.

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## 4.5 Exterior Materials

All materials and finishes should be harmonious with the surrounding environment. Quality materials such as natural or manufactured stone, earth-tone colored brick, acrylic-based stucco and natural wood are required. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building.

Hardboard siding is allowed as an accent but not as the primary exterior material unless the architectural style of the home dictates its use (i.e. craftsman style homes). Modular paneling such as 4'-0" x 8'-0" plywood panels with or without batten is not acceptable. Materials shall not end abruptly at exterior corners.

A minimum percentage of a certain exterior material is not required. However, the essential requirement is that the material selection and its detailing successfully contribute to the creation of the desired architectural style.

**Homes with a single masonry exterior (i.e. stucco only) are required to have a tile roof rather than asphalt and will require significant banding and other architectural detailing to provide visual relief. Two-story all stucco homes may be required to use a second stucco color to visually break the scale of the home. More than one masonry material is required on two-story homes with garden level or walk-out basements unless there is an overwhelming design justification otherwise.**

Please note that brick is not an encouraged material. However, the Committee may approve the use of brick if it can be shown to represent the character of the Community.

Combining different elements to create a unique scheme that considers the overall value of the home and the community is encouraged. The Committee, during the pre-design meeting, may suggest alternatives for certain home elements. For instance, a stucco/stone combination is encouraged, but not required.

Architecture should encompass all four sides of home. Street facing elevations will require more prominent detail using a predominant element.

## 4.6 Roofing

Roofing materials should be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. Architectural dimensional style shingles are allowed, while tile roofs are preferred. Roofing must be a minimum of 50 year life (formerly known as the 40 year life). Standard asphalt shingles are not permitted. The majority of roof elements must have a roof pitch between 6/12 and 12/12. However, specific architectural styles such as Craftsman, Tuscany, Mediterranean and Mission will be allowed to have 4/12 and

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5/12 roof pitches according to their architectural style but that style must be obvious and consistent throughout the design of the home.

### **4.7 Garages**

A minimum of three car garages are required. Wherever possible garage should be oriented so that access is indirect and views of garage door openings are minimized by side or rear loading. However, a front load variance may be granted where the site is extremely difficult to provide the sideload garage, but will need to include enhanced garage doors and recess the doors from the front door of the home. No three car flat frontload or larger garages will be permitted. The garage and its doors should be designed to compliment the architecture and detailed in a manner similar to the residence. Metal garage doors with relief are allowed and architectural detailing such as windows is encouraged.

### **4.8 Decks**

Decks located at the main level of a walk-out shall be integrated into the architecture of the home through the use of stone columns and detailed railings. Columns greater than seven feet in height shall be a minimum of 16" x 16" and constructed of natural or manufactured stone or stucco depending on the primary material of the home. Columns or support posts under seven feet, shall be a minimum 8" X 8" and may be painted or stained wood. Attention shall be given to stair along the side of the home. Covered decks shall be encouraged where the roof form is consistent, and blends with the home. Attention shall be given to stairwell construction as it connects from the deck to grade. A stair shall be constructed of similar materials to the deck and its handrail. All vertical surfaces, including rails, fascias and stair jacks shall be painted or stained to match body color of home.

### **4.9 Outbuildings**

An Owner may construct a service-type building of not more than one story in height, which must be approved by the Committee. Outbuildings permitted by the Committee shall be architecturally compatible with the Dwelling and located so as to have minimum visual impact on views from the street or other lots. Outbuildings must also be approved by Douglas County.

Design – Outbuildings should match and be compatible with the existing Dwelling in every way:

- Design, including all trim, roof lines, windows (which should be on all four sides).
- Color, to include matching trim, etc.
- Materials, to include stucco, roof tiles, etc., as they appear on the Dwelling.
- Outbuildings must exhibit a pleasing appearance and should not appear barn like.

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- The building may not be located in front of the home on the lot and must have a minimum 50 foot front setback, 25 foot rear setback and 15 foot side setback.
- The footprint of the building may not exceed 50% of the footprint of the home.

## V. LANDSCAPE STANDARDS

### 5.1 Intent

As stated at the beginning of the Design Standards and Guidelines, the intent of the design criteria is to “promote good design elements, to provide architectural harmony, while encouraging and supporting freedom of expression and innovative design.” In addition, the community was developed in a way to provide excellent views and unique site characteristics, ultimately creating a rural, open feel. Thus the landscape plan should adhere to these values.

A landscape designed to emulate “a rural, open feel” suggests informal plant groupings, irregular beds and curvilinear lines, grasslands (both irrigated and non-irrigated native grasses), trees planted in clusters, and the use of both hardy, drought tolerant and native plants. In addition, landscape features, such as fountains, dry stream beds, seating areas, hardscape areas, and berms, should be designed to blend with the landscape and appear as natural as possible.

Quality landscaping enhances the value of the home. Over time, as it matures, it will anchor the home to the site and create beauty, interest, and street appeal. In addition, thoughtfully designed landscaping can screen undesirable site aspects, enhance good views, create shade, add color and year round interest, and extend livable space by creating outside living areas.

### 5.2 Landscape Submittal Process

5.2.1 Obtain the site plan from the builder (provided at closing). This plan is part of the submittal package for approval to build. It will probably be at a 1” = 20’ scale, but should contain all the pertinent information: house footprint, driveway, contour lines, drainage swales, utility easements, property lines, setbacks, septic field, patio, berms.

5.2.2 The landscape submittal must be at 10” scale. Take the site plan out to the site and mark on the plan the following items: views, windows and heights, window wells, drainage areas, the ditch treatment on neighboring properties, blank wall areas, retaining walls, patios, walkways, areas that need to be screened.

5.2.3 After obtaining all the information about the site, develop a plan that serves your lifestyle and is aesthetically compatible with the community. Use Exhibit A, for guidance. Consider all the different areas that make up the landscape and decide what you would like to do with these areas. A landscape architect or designer can help layout the best plan. These professionals will also give good recommendations as to the type of

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shrubs and trees to plant based on exposure, and desired effect. Please refer to Exhibit C for the recommended Plant List. Also refer to the attached information on Stormwater Best Management Practices regarding the use, storing, handling and disposal of landscape materials and chemicals.

- 5.2.4 Be sure to include all of the following on the plan:
- Address, Resident Name, Lot number, date
  - Scale, North Arrow
  - Sight triangles, where the driveway meets the road (30')
  - All site features, house footprint, property lines, setbacks, utility easements, driveways, retaining walls, drainage swales, contour lines, septic field, patios, window wells, window locations, all existing plants, proposed plants, proposed landscape features (dry stream beds, boulders, sculpture, waterfalls, fountains, play areas, fireplaces or pits, and others)
  - Name, quantities and sizes of all proposed plants. (See requirements).
  - Materials for all landscape features: i.e. brick, concrete, etc. . . .
  - Native seed mix information
  - Sod type information
  - Borrow ditch treatment

## 5.3 Landscape Requirements

Homeowner(s) are required to install the front yard landscaping within 6 months of date of closing and the rear yard within the first year from date of closing. Complete landscape installation of the minimum requirements will be completed within one year from date of closing, unless a phasing variance has been submitted and approved by the DRC.

Below is a list of minimum requirements. See “Typical Landscape Template” **Exhibit B-1** for an example of what the Committee will approve. Other landscaping concepts will be acceptable as long as they represent the same quality as exhibited in **Exhibit B-1**.

### 5.3.1 Tree Quantities and Sizes

#### 10 Evergreen Trees

- Minimum Height of 8 feet
- At least 3 Evergreen Trees to be located in front or side yard visible from street.

#### 6 Deciduous Trees

- At least 3 Deciduous Trees to be located in front or side yard visible from street.
- Shade Trees with 2.5” caliper
- Ornamental Trees with 2” caliper

### 5.3.2 Shrub Quantities and Sizes

60 - 5 gallon minimum

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## 5.3.3 Ground Cover

- Up next to the house on drainage slope river rock or granite preferred for drainage
- Mulch Areas: with 3" depth, natural colored preferred
- Barrow Areas: Native Grass or 3-8" diameter cobble, multi-colored preferred over white
- Dry Stream Bed: River rock and Cobble mix, multi colored preferred
- Place rock and bark mulch over landscape fabric, not plastic. In perennial areas, use mulch only, no fabric.

## 5.3.4 Irrigated Lawn

Improved bluegrass blend not to exceed 10,000 square feet

Seeded Native Grasses: Seed all disturbed areas and water until established

Options:

- Arkansas Valley low grow/ no mow mix
- Nature's Choice
- Foothills Mix for a higher grass look

## 5.3.5 Compost

Prior to landscaping: add 3" of compost on all disturbed areas of the site, even those that are going to be seeded. Rototill into existing soil a depth of 8-10". During planting add compost to the holes at 25% of backfill mix.

## 5.3.6 Irrigation

Utilize quality irrigation design and materials. Follow all County irrigation requirements, including: type of materials, vacuum breaker device, irrigation heads, rotor type, piping, backflow device, rain sensors.

Use water saving design layouts: Separate bluegrass turf zones from drip zones, use drip irrigation on plants and trees, avoid overspray onto paving, use rain sensors, time each zone according to its own needs, group xeric plants into the same zone, minimize the amount of bluegrass, temporarily irrigate native seeded areas to get them established- then only irrigate as necessary to keep grasses alive.

- Drip Irrigation for trees and shrubs with necessary irrigation for turf areas.
- Rock mulch surrounding entire house (extending 5' from foundation).
- Rock edging.
- Complete irrigation system including controller for sod, if necessary.

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## VI. OTHER SITE IMPROVEMENTS

### 6.1 Fences and Enclosures

All fencing location and materials require approval from the Design Review Committee.

The design objective of fencing is to create a sense of residential community, privacy and identity. Perimeter fencing on or near property boundaries is prohibited. Fencing may enclose the “back yard” area. Such fences should be free flowing without hard corners.

To promote an open feeling, open-rail fencing is the only fence type allowed within the lot with the certain exceptions (see below). An inconspicuous weld wire attached to the homeowner side of the three-rail fence will be allowed by the Design Review Committee to contain small pets and children within rear yard areas. A 2 x 4 or 4 x 4 galvanized weld wire is recommended, and can be purchased at Split Rail Fence Co., Home Depot, Lowe’s or other building materials stores. “Chicken wire” is not permitted.

No fencing will be installed in such a way that it impedes drainage.

Front yard fences are not permitted. Barbed wire or electrically charged fences are not permitted.

Privacy fencing will not be allowed around swimming pools except to screen pool equipment. The homeowner is responsible for meeting any safety code requirements pertaining to swimming pool fencing.

Any other fences, such as interior fencing to enclose patios, hot tubs, swimming pools, screen trash receptacles, support arbors, etc., will be of a type, finish, color, etc., compatible with the building architecture. This fencing must be located and detailed as part of the landscape plan for review by the Design Review Committee.

#### 6.1.1 Specific-use fencing

Enclosures used for screening of outdoor use areas such as swimming pools, tennis courts, children’s enclosures, dog runs, etc., when approved, shall be constructed with wood, stucco, iron, vinyl are the materials that may be approved by the DRC and shall be complimentary in design to the main structure(s). These enclosures shall not exceed five (5) feet in height, with the exception of swimming pool enclosures which shall not exceed six (6) feet in height and tennis court enclosures which shall not exceed twelve (12) feet in height respectively. Screening of these privacy areas requires utilization of materials and finishes taken from the building palette itself. All enclosures must be adequately screened from adjoining residences and streets.

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## 6.1.2 Tennis Court Enclosures

Tennis courts may be allowed, where appropriate, provided that such courts are in compliance with setback requirements, and must be enclosed with vinyl clad chain-link fencing. All posts, support rails, gates and associated hardware shall be vinyl clad or painted to match the fencing. Tennis court fence height shall not exceed 12 feet on end enclosures and 4 feet on side fencing. Lighting will not be allowed on tennis courts.

## 6.1.3 Swimming Pool

Swimming pools may be allowed, provided they meet Design Review Committee approval and must consider privacy screening, fencing, landscaping, equipment location, outbuildings and appropriateness. Swimming pools should be fenced appropriately per Douglas County codes.

## 6.1.4 Dog Runs and Fencing

Dog runs are subject to approval of the Design Review Committee. Dog runs must be located in the rear or side yards, abutting the house, substantially screened from view from neighbors and adjacent public areas and must be limited in size to 300 square feet or less. Dogs may not be chained as a means of containment. Dog run location, size and materials are subject to approval by the DRC. Dog houses are subject to approval by the DRC unless they are inside a dog run and screened from view.

Homeowner's with outdoor pets are encouraged to install an "invisible electric pet fence" on their property. This is in addition to and not in lieu of, other pet enclosures installed by Owner.

## 6.1.5 Locations

No fence, wall or hedge is allowed in front of the center line of the principal building. In the case of corner Lots, both sides of the Residence facing the streets shall be considered a "front" of the Residence. Fence locations and fence types must be indicated on landscape plans, including the location of gates. The locations and types of fencing shall be submitted to the Committee and shall not be constructed until approved by the Committee.

## 6.2 Maintenance of Individual Sewage Disposal Systems (ISDS)

Proper maintenance can prevent failure of ISDS and can prevent the need to utilize a replacement disposal field. Tri-County Health Department regulations and the Declaration of Covenants, Conditions and Restrictions of Parker Ridge

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Homeowners Association, Inc. require inspection and maintenance of ISDS. Failure to inspect and maintain ISDS can result in system failure, household water wastage and soil contamination. Residents should maintain a copy of Tri-County Health Department's "Home Guide to an Individual Sewage Disposal System" and ISDS "as-built" plans. A copy of the Onsite Wastewater Disposal System Inspection program is attached as **Exhibit D**.

### 6.3 Wildfire Hazard

Much of Spirit Ridge will be maintained as native grass areas. Such areas can be highly combustible. Each occupant must be cognizant of the possibility of wildfires and must act responsibly to prevent wildfires and to protect property and the natural environment. Therefore, Spirit Ridge has opted to enforce a grass height limitation of 2½ feet. The lot owner, including the Builder, is required to maintain this height limitation for safety purposes.

In addition to the provisions of Section 10.14 of the Declaration, it is encouraged that "fire-defensible" areas should be planned and maintained around dwellings.

### 6.4 Weed Control

All occupants are required to comply with Douglas County and state requirements for noxious weed control. Weeds shall not be permitted to overgrow at any time and should be maintained below a height of 10". Any disturbed soil area may permit weeds to establish themselves, therefore, reseeding disturbed soil areas with native grasses or other appropriate ground cover in a timely manner is required.

### 6.5 Lighting

The design objective is to provide functional lighting in an aesthetically pleasing and visually unobtrusive manner. Down lighting (lighting fixtures that are constructed to cast the light towards the ground) are recommended for all exterior applications. All automatically operated exterior lights including security lights activated by sound or motion sensors must be down lights. Fixtures used for illumination of walks, driveways, address signage and general landscape purposes, shall be compatible with the architecture of the structure(s). In all cases, exterior lights are subject to approval of the Committee and should be of a design compatible with the structure.

### 6.6 Signage

The design objective is to create a graphic style and image contributing to the character of the community at Spirit Ridge. No sign shall be permitted on any lot with the exception of those listed below:

## **SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES**

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Residential Address/Builder Identification Sign: These shall be constructed of natural materials such as wood, masonry or other materials compatible with the architecture of the home. Such signs shall not exceed a total face area of one (1) square foot, unless otherwise approved by the Design Review Committee.

For Sale Sign: These may be installed upon a lot provided that no more than one sign is erected and that it does not exceed a total face area of six (6) square feet unless otherwise approved by the Design Review Committee.

Temporary construction and marketing signs used by architects, lenders, contractors, subcontractors and tradesman may be erected during the authorized construction of the home. These signs will be uniform in style and structure and will not exceed a total face area of six (6) square feet. All temporary and marketing signs must be approved by the Design Review Committee.

All “For Sale” and approved temporary signs must be removed seven (7) days after sale and/or construction is completed.

Signs Required for Legal Proceedings: All signs required by Douglas County for legal proceedings shall conform and adhere to the County standard. These signs are not subject to review by the DRC.

The Design Review Committee reserves the right to remove any sign which is not approved by the DRC after notice and hearing as stated in the Covenants, Conditions and Restrictions.

### **6.7 Trash Receptacles**

All receptacles used for storage of solid waste shall be kept in the garage or otherwise screened from off-site views, using materials and form complementary to the main structure.

### **6.8 Antennae, Satellite Dishes**

These must be approved by the Design Review Committee. Screening from adjacent property is required unless reception is impaired.

### **6.9 Basketball Backboards, Sport Courts**

Standard size basketball backboards may be erected upon the roof or gable end of a garage structure utilizing a clear Plexiglas backboard as long as such backboard is not facing or highly visible to the street. Free-standing pole mounted backboards are permitted so long as they are not stored in or near the street. Sport courts will be allowed on a case-by-case basis and reviewed according to their location, screening from streets and their overall impact on neighboring homes.

## **SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES**

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### 6.10 Children's Play Equipment

Size, material and location of play equipment must be specifically approved by the Design Review Committee. Play equipment should be made of natural materials and colors. No plastic play equipment will be approved. Appropriate screening and integration into the overall landscape plan will be required. Except in rare instances dealing with the issue of visibility, the Committee will require that all play equipment be located in rear yard only.

### 6.11 Dog houses

The Design Review Committee approval of all materials, dimensions and location is required.

### 6.12 Ancillary Buildings, Carriage Houses & Gazebos

Ancillary buildings, carriage houses and gazebos must be approved by the Design Review Committee and allowed by Douglas County zoning.

### 6.13 Yard Sculpture, Exterior Art

The Design Review Committee must approve all yard sculpture and exterior yard art.

### 6.14 Mailboxes

It will be the responsibility of the Builder to install a mailbox constructed of materials compatible with the house and in accordance with the U.S. Postal Office standards. A regulation mailbox, parcel receptacle, street address and adequate lighting shall be incorporated into the design which must be submitted with the Landscape Design for Design Review Committee approval.

### 6.15 Satellite Dishes

Satellite Dishes shall be as small and inconspicuous as possible. Mounting to the front of the home is discouraged and the dish may need to be painted to blend with the home. Satellite dish size and location must be submitted to DRC for approval prior to installation.

# SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES

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## VII. CONSTRUCTION PERIOD REGULATIONS

### 7.1 OSHA Regulations

All applicable OSHA regulations and guidelines will be strictly observed at all times.

In addition, Stormwater Best Management Practices regarding site maintenance and erosion control shall be used as the standard for storing, handling and disposing of construction debris and materials. A copy of this information is attached as an exhibit to these guidelines.

### 7.2 Construction Hours

Construction hours shall be between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday, Sunday and Holidays.

### 7.3 Construction Limits

#### 7.3.1 Excavation

Excess excavation materials shall be removed from the property and shall not be placed in common areas, roads or other lots (except as approved on a site-specific basis by the Committee). Excavation, except for utility trenching, shall be on the Homeowner's site only. Contractors are prohibited from spreading excess debris or material over the remainder of the home site or any other lot without approval.

All state and federal storm water discharge requirements must be adhered to by the owner/builder.

#### 7.3.2 Vehicles and Parking

All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight.

#### 7.3.3 Pets

Contractors, subcontractors and employees are prohibited from bringing dogs and other pets to the construction site.

#### 7.3.4 Radios and music

In consideration of the neighborhood character and potential adjoining residences, use of radios and/or portable stereos will be strictly prohibited.

# SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES

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## 7.3.5 Blasting

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting area, as well as, the homeowners association.

## 7.3.6 Construction Trailers and Sheds

Prior to construction, the Owner/Builder and contractor must submit plans for the size, configuration, design and location of all construction shelters and obtain the Committee's approval of those plans. All temporary structures shall be removed upon completion of construction. All temporary structures must be maintained and kept in a clean and professional appearance. Maximum duration per approval shall be 12 months.

## 7.3.7 Concrete Truck Washout Location for Individual Lots

Must be located on the construction site and maintained in an orderly fashion adhering to all state requirements regarding erosion control and storm water discharge.

## 7.3.8 Debris and Trash Removal

**Regular cleanup of the construction site is mandatory.** All trash and debris shall be stored in metal roll off containers provided by the Builder and located on their site in the least conspicuous manner possible and dumped prior to full capacity. All soil and debris flowing into the streets or open spaces from the construction home site is the responsibility of the Owner/Builder and shall be cleaned immediately. If the Developer is required to clean up trash on or around the builder's site, the expense will be assessed against the Builder's damage deposit.

## 7.3.9 Material Storage

Construction materials must be located on the construction site and maintained in an orderly fashion.

# SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES

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## 7.3.10 Security

Security of construction site and materials shall be the Owner's/Builder's responsibility and is highly recommended.

## 7.3.11 Parking Areas

Construction crews will park only on the lot or tract they are working on. An apron (12' X 30') will be required on each site at the access point to the lot from the paved road using recycled concrete or other approved materials.

## 7.3.12 Prohibited Uses of Site

The following items are prohibited during the construction period:

1. Changing oil of vehicles and equipment without proper receptacles and removal procedures.
2. Concrete equipment, cleaning of concrete equipment and dumping of concrete shall be confined to the home site. All concrete equipment and construction materials related to concrete should be removed from the home site prior to the completion of the home.
3. Removing any rocks, trees, plants or topsoil from any portion of the property other than the homeowner's home site.
4. Careless treatment of trees or no-build areas.
5. Use of spring, surface or irrigation water for any purpose.
6. Signs, other than approved construction or real estate signs.
7. Careless use of cigarettes or flammable items.
8. Firearms.
9. Open fires.
10. Home site dumping of trash or EPA controlled substances.
11. Careless or reckless driving.
12. Driving across open space or areas not designated for construction.

# **SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES**

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## **VIII. EXHIBITS AND SUBMITTAL FORMS**

- 8.1 Exhibit A - Submittal Forms
  - A-1 – Pre-Design Meeting Form
  - A-2 – Submittal Checklist Form
  - A-3 – Exterior Color/Materials Form
  
- 8.2 Exhibit B - Landscape Requirements
  - B-1 – Typical Landscape Template
  
- 8.3 Exhibit C - Recommended Plant Material List
  
- 8.4 Exhibit D – Stormwater Best Management Practices

# SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES

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## **Exhibit B-1**

Typical Landscape Template

*Attached separately*

# SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES

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## **EXHIBIT “C”**

### **RECOMMENDED PLANT MATERIAL LIST**

The following plants are included in this plant list because of their adaptability to extreme climate and soil, hardy and vigorous natures, special design values, form foliage and or flower characteristics. This plant list is not intended to be all-inclusive. However, the Design Review Committee will encourage their use.

#### **DECIDUOUS TREES**

Thinleaf Alder  
Green Ash  
Quaking Aspen  
Narrowleaf Cottonwood  
Canada Red Cherry  
New Mexico Locust  
Ginnala Maple  
Amur Maple  
Rocky Mountain Maple  
Select Crabapple Species  
Select Hawthorn Species

#### **EVERGREEN TREES**

Austrian Pine  
Ponderosa Pine  
Douglas Fir  
White Fir  
Colorado Blue Spruce  
Native Pink Rose  
Prickly Rose

#### **EVERGREEN SHRUBS**

Rugosa Rose  
Arcadia Juniper  
Broadmoor Juniper  
Buffalo Juniper  
Common Mountain Juniper  
Prince of Wales Juniper  
Rocky Mountain Juniper  
Scandia Juniper  
Tammy Juniper  
Mugho Pine

#### **DECIDUOUS SHRUBS**

Barberry  
Buck bush  
Nanking Cherry  
Western San Cherry  
Native Chokecherry  
Peking Cotoneaster  
Golden Currant  
Squaw Currant  
Colorado Dogwood  
Redtwig Dogwood  
Common Purple Lilac  
Mountain Mahogany  
Gambel Oak  
Mountain Privet  
New Mexico Privet  
Siberian Peashrub  
Selected Potentilla Species  
Rabbit Brush  
Dwarf Arctic Willow  
Slender Willow  
Selected Sage Species  
Serviceberry  
Mountain Snowberry  
Rock Spirea  
Threelaf Sum  
Selected Sumac Specie  
Thimbleberry  
Twinberry  
Select Viburnum Species

# SPIRIT RIDGE DESIGN STANDARDS AND GUIDELINES

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## EXHIBIT “C” CONTINUED...

### GROUND COVER, VINES AND PERENNIALS

Bee-Balm  
Blanket Flower  
Rocky Mountain Columbine  
Ox-Eye Daisy  
Blue Flax  
Border Jewel  
Kinnikinnick  
Lupine  
Creeping Mahonia  
Rocky Mountain Pentstemon  
Select Poppy Species  
Creeping Potentilla  
Fringed Sage  
Wild Strawberry  
Purple Leaf Wintercreeper  
Comman Yarrow

### NATIVE GRASS AND WILDFLOWER MIXTURE:

Listed here are proven native grass seed mixes suggested for Spirit Ridge

Hard Fescue	25% by weight
Crested Wheat	30% by weight
Blue Gramma	20% by weight
Western Wheat	10% by weight

Rate: 60 lbs. Pure live seed per acre

### LOW GROWING SEED MIXTURE:

This mix is recommended as a proven low growing grass seed mix for use near homes and outdoor areas. This mix does require limited irrigation for establishment and drought periods.

Perennial Ryegrass	25% by weight
Improved Bluegrass Species	25% by weight
Creeping Red Fescue	25% by weight
Chewings Fescue	25 % by weight

Rate: 8 lbs. Pure live seed per 1,000 square feet

**SPIRIT RIDGE  
DESIGN STANDARDS AND GUIDELINES**

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**EXHIBIT "D"  
STORMWATER BEST MANAGEMENT PRACTICES**

*SEE ATTACHED*



# SPIRIT RIDGE

## DESIGN REVIEW COMMITTEE PRE-DESIGN MEETING

### SKETCH PLAN & PRELIMINARY ARCHITECTURAL SUBMITTAL

*Two copies of the initial sketch plan and preliminary architectural plan shall be reviewed with the Design Review Committee at the Pre-Design meeting. See Sections 2.1 & 2.2 of the Design Guidelines to determine those items that should be included as part of these preliminary plans.*

Lot: \_\_\_\_\_ Filing #: \_\_\_\_\_

Street Address: \_\_\_\_\_

Owner/Builder: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Architect: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Meeting Date: \_\_\_\_\_ Time: \_\_\_\_\_

**To be completed at pre-submittal meeting:**

Attendees: \_\_\_\_\_

The objective of the pre-design meeting is to achieve compatibility of the building and other improvements with the site and the immediate surroundings and to lessen the impact to the natural terrain by site sensitive construction techniques. The pre-design meeting is specific to the above referenced lot.

Items to be considered:

- \_\_\_\_\_ Prescribed building site as determined by building envelopes, centroids & setbacks.
- \_\_\_\_\_ Natural and proposed grade contours.
- \_\_\_\_\_ Presence of vegetation, trees, shrubs and rock outcroppings.
- \_\_\_\_\_ Existing and final views.
- \_\_\_\_\_ Relationship of proposed residence with surrounding home sites.
- \_\_\_\_\_ Driveways and off-street parking.
- \_\_\_\_\_ Drainage accommodation from or onto adjoining lots retaining the natural flow of the land.
- \_\_\_\_\_ Preliminary Architectural concept.

DRC Comments:

Exhibit B-2  
Typical Landscaped Lot at Spirit Ridge



Landscape Plan		
DATE: 1/10/20	OWNER: [ ]	SCALE: 1/8" = 1'-0"
CITY: [ ]	STATE: [ ]	PROJECT: [ ]
Address: [ ]		

LANDSCAPE DESIGNING IS THE ART OF BRINGING TOGETHER THE BEST OF THE HOME, THE LAND, THE PLANT, THE TREE, THE ROCK, THE WATER, THE LIGHT, AND THE COLOR. THE LANDSCAPE DESIGNER IS THE ARTIST WHO BRINGS TOGETHER THE BEST OF THE HOME, THE LAND, THE PLANT, THE TREE, THE ROCK, THE WATER, THE LIGHT, AND THE COLOR. THE LANDSCAPE DESIGNER IS THE ARTIST WHO BRINGS TOGETHER THE BEST OF THE HOME, THE LAND, THE PLANT, THE TREE, THE ROCK, THE WATER, THE LIGHT, AND THE COLOR.

THE FRONT PORCH AREA IS A GREAT LOCATION FOR LARGE TREES. THE PLANTING DESIGNER SHOULD CONSIDER THE LINE OF THE PORCH AND THE LINE OF THE HOUSE. IF THERE IS A PORCH, IT SHOULD BE PLACED TOGETHER WITH THE HOUSE. IF THERE IS NO PORCH, IT SHOULD BE PLACED TOGETHER WITH THE HOUSE. IF THERE IS NO PORCH, IT SHOULD BE PLACED TOGETHER WITH THE HOUSE.

REAR PATIO AREAS OF APPLICABLE SIZE SHOULD BE PLACED TOGETHER WITH THE HOUSE. IF THERE IS A REAR PATIO, IT SHOULD BE PLACED TOGETHER WITH THE HOUSE. IF THERE IS NO REAR PATIO, IT SHOULD BE PLACED TOGETHER WITH THE HOUSE.

BACK YARD: THIS IS THE LEISURE AND ACTIVE SPACE OF THE LANDSCAPE. THE AREA SHOULD BE THE MOST FUNCTIONAL AND BE DESIGNED ACCORDING TO THE NEEDS OF THE RESIDENTS. A LARGE BACK YARD FOR PLAYING CAN BE INCORPORATED OFF THE AUTO, AS WELL AS PLAY STRUCTURES, TRAMPOLINES, VOLLEYBALL, AND OTHER ACTIVE PASTimes. THE BACKYARD SHOULD BE EASILY ACCESSIBLE FROM THE PATIO. A BUFFER ZONE SHOULD BE INCORPORATED IF THE SPACE WILL BE IMPACTED BY A HIGHWAY. A BUFFER ZONE CAN BE USED IF IT WON'T RECEIVE MUCH TRAFFIC. THE BUFFER ZONE SHOULD BE PLACED ON EITHER SIDE OF THE DRIVE. IT IS ALSO GOOD TO DEFINE THE BACKYARD WITH SOME PLANTING BORDERS OR EVERGREEN SHRUB TREES. WATER BODIES CAN BE USED AROUND THE ACTIVE LIVING SPACE. DESIGN WITH CARE, BECAUSE THE SIZE OF THE BACKYARD IS IMPORTANT.

- REQUIREMENTS FOR EACH PLAN:
1. DRAWN TO SCALE 1/4" = 1'-0"
  2. INCLUDE HOUSE, PROPERTY LINES, CONTOUR LINES, CHANGING SWALES, PATIOS, DRIVEWAYS, WALKWAYS, SEPTIC AREA
  3. SHOW PROPOSED AND EXISTING TREES, SHRUBS, PERENNIALS, DOMICATED BY CIRCLES; EVERGREEN TREES-TYPICAL SHADE TREES-AT DIA. ORNAMENTAL TREES-AT DIA. LARGE SHRUBS-FOLI; SMALL SHRUBS-AT DIA. EVERGREEN SHRUBS-FOLI; PERSONALS-1'-4" DIA.
  4. IDENTIFY ALL THE PLANT MATERIAL WITH NAMES AND QUANTITIES.
  5. LABEL PATIO FEATURES AND MATERIALS.
  6. LABEL OTHER LANDSCAPE FEATURES: WATERFALLS, FOUNTAINS, SCULPTURE; SWALES; PLAY STRUCTURES; TRAMPOLINES; DRY STREAM BEDS, ETC...
  7. NORTH ARROW
  8. LOT NUMBER, ADDRESS, RESIDENT NAME
  9. SUBMIT 1/4" SCALE DRAWING FOR APPROVAL
  10. PROVIDE A 1/8" SCALE REDUCTION FOR FILE

CONTOUR LINES, DRAINAGE SWALES ARE DEVELOPED ON EACH PROPERTY TO MOVE WATER AWAY FROM THE HOUSE AND EVENTUALLY AWAY FROM THE PROPERTY TO FUNCTION PROPERLY AND TO CREATE SCAPE INTEREST. THESE SWALES CAN BE MADE INTO A DRY STREAM BED WITH DOBBLE AND PAPER ROCK, WHICH CREATING A DRY STREAM BED. MAKE IT LOOK AS NATURAL AS POSSIBLE BY MEANING THE CHANNEL, WITHING THE WIDTH AND ADJUSTING PARTS TO BOTH SIDES. A DRY STREAM BED CREATED WITH PAPER ROCK AND GRASS ONLY, WILL HOLD THE WADING ANIMALS OF THE WILD. USE A HEAVY DARK ANIMAL OR A LIGHTER ANIMAL TO HOLD THE DOBBLES IN THE DRAINAGE SWALE TO ADD INTEREST.

ENTER WALK TO FRONT PORCH: THIS AREA SHOULD CONTAIN MOST TREES AND PERENNIALS, WITH A SMALL ORNAMENTAL TREE IF SPACE ALLOWS. THE AREA SHOULD BE INTERESTING, COLORFUL, AND SHINY. TAKE INTO CONSIDERATION THE COLOR AND HEIGHT OF THE PLANTS. OTHER PLANTS WITH WINTER INTEREST AND OTHER THINGS SUCH AS BRUSHES, SMALL SHRUBS, ETC., UNLESS THEY ARE LIKE THE AREA BETWEEN THE WALK AND HOUSE SHOULD NOT HAVE THEM.

FRONT FOUNDATION PLANTINGS: THE AREA BETWEEN THE HOUSE AND THE STREET AND AROUND THE HOME TO THE SITE. IT IS THE FRONT OF THE HOME. IT CAN BE USED TO IMPROVE THE LANDSCAPE AREA THAT WILL BE SEEN FIRST BY THE IMPRESSION OF YOUR HOME. KEEP IN MIND THE FOLLOWING DESIGN TIPS: CREATE A LARGE CURVED BED THAT IS OUT FROM THE HOUSE AT LEAST A FEET TO ACCOMMODATE THE 6" DRAINAGE SLOPE REQUIRED AWAY FROM THE HOUSE. STAFF PLANTING A MINIMUM OF 5 FEET FROM FOUNDATION. LAYER PLANTING WITH TALLER PLANTS IN THE BACK AND SHORTER ONES IN FRONT TO CREATE MORE INTEREST AND DEPTH. PORTALS OF PERENNIALS PLACED IN FRONT OF THE SHRUBS WILL ADD COLOR AND TEXTURE. ALSO, CONSIDER TO INCLUDE EVERGREENS OR PLANTS WITH WINTER INTEREST. LANDSCAPE FEATURES LIKE TRELLIS, STONE, STONES, AND LIGHTING WILL ENHANCE THE PLANTINGS. TAKE NOTE OF WINDOW HEIGHT AND INSIDE VIEW TO CHOOSE HOW TALL THE SHRUBS CAN BE. PLANTING IN THE AREA OF EACH WINDOW WITH PLANTS THAT WILL NOT BLOCK OUT LIGHT FROM THE BOTTOM OF THE WINDOW. USE CAMP INTEGRATION WHENEVER POSSIBLE.

SIGHT TRIANGLE  
Keep plants 3'-6" MAX.

INTERIOR ENTRY AREA: THIS AREA BRINGS THE ENTRY TO THE RESIDENCE AND PROVIDES TRANSLATION FROM PUBLIC TO PRIVATE SPACE. IT IS ALSO THE FIRST AREA PEOPLE NOTICE WHEN VISITING THE HOME AND THIS SETS THE TONE FOR THE REST OF THE LANDSCAPE. THE MORE INTEREST AND COLOR IT CONTAINS THE MORE APPEALING THE HOUSE WILL BE SEEN FROM THE STREET. AT A MINIMUM THE AREA SHOULD BE PLACED TOGETHER WITH THE STONEWAY, BRUSHES, IN SOME CORNERING SHRUBS AND PERENNIALS. IT IS IMPORTANT TO INCLUDE SOME OF THE SAME SHRUBS AND PERENNIALS PLACED CLOSE TO THE HOUSE AS THIS WILL PULL THE EYE FROM ONE AREA TO THE OTHER. TREES ARE OPTIONAL BUT WILL ADD A STRONG VERTICAL LINE, COLOR, AND SHADE. SHRUBS OR OTHER LANDSCAPE FEATURES PLACED CLOSE TO THE HOUSE CAN BE INCORPORATED HERE.

3'-6" DIA. COBBLE  
Multi-colored

FRONT YARD: THIS AREA PROVIDES THE FIRST TRANSLATION FROM THE STREET TO THE HOUSE. TO CREATE THE ILLUSION OF A MORE LANDSCAPED, PLANT ALONG THE DRIVEWAY CREATING AN ILLUSION OF DEPTH. PLANTING AND TALL TREES ARE THE BEST OPTION TO ADD VISUALLY TO THE DRIVEWAY. USE A STRONG VERTICAL LINE, COLOR, AND SHADE. SHRUBS OR OTHER LANDSCAPE FEATURES PLACED CLOSE TO THE HOUSE CAN BE INCORPORATED HERE.

