

Coal Creek Ranch Design Guidelines

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COAL CREEK RANCH DESIGN GUIDELINES

I. DESIGN REVIEW PROCEDURES

The review and approval procedures which follow provide the framework by which the Design Review Committee (DRC) will review, process and approve construction of improvements within Coal Creek Ranch. Plans and specifications shall be submitted to the DRC in accordance with the following review and submittal procedures.

A. Approval Required

Except for Design Review Committee exemptions and "staff level" approvals as described below, any construction or reconstruction or the refinishing or alteration of any part of the exterior of any building or other improvement in Coal Creek Ranch is prohibited until a builder or homeowner first obtains approval thereof from the Design Review Committee. All improvements shall be constructed only in accordance with approved plans.

Every violation of the Design Guidelines including, without limitation, any construction, reconstruction, refinishing, or alteration of any improvement or landscaping in Coal Creek Ranch or landscaping without approval by the Design Review Committee or the alteration of any improvement or landscaping in Coal Creek Ranch not in conformance with plans that have received approval from the Design Review Committee, are declared to be and to constitute a nuisance. Every public or private remedy allowed by law or in equity against a homeowner or developer/builder shall be

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applicable against every said violation.

B. Exemptions

The following types of changes, additions or alterations do not require the approval of the DRC. It is recommended that one check with the DRC staff representative(s) to confirm that the proposed changes are, indeed, exemptions rather than "minor applications" which require staff level review and approval.

Although exempt from review of the DRC, all work must proceed in accordance with all federal, state and local codes, ordinances and regulations having jurisdiction at the site.

1. Addition of vegetation to a property in accordance with a previously approved landscape plan.
2. Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
3. Repainting and/or re-staining in original colors.
4. Repairs to a structure in accordance with previously approved plans and specifications.
5. Seasonal decorations if removed within 15 days following the holiday.
6. Removal of dead or diseased vegetation.

Only those items listed above are exempt from the residential Design Review Process. All other types of residential

construction, development, landscaping, site modification, etc. must comply with the Procedures and Guidelines contained herein.

C. Staff Level Approval

Certain Design Review Applications are considered to be "minor applications" and can be reviewed on the "staff level" rather than having to go through the full Design Review Process. The determination of whether or not an application is "minor" must be made in writing.

Such applications include but are not limited to minor structural changes to the exterior of a building (i.e., color changes to exterior paint or stain on a structure/s), temporary signage, and minor landscaping projects which are not part of an already approved landscape plan. The DRC staff may at any time refer any application to the DRC for approval if they so desire. Minor applications must be in conformance with these Design Guidelines.

D. Removal of Nonconforming Improvements

The Design Review Committee, after proper Demand, Notice and Hearing procedures are followed as provided in the Master Declaration for Coal Creek Ranch Master Association, Inc., and declarations of covenant conditions and restrictions over whether Coal Creek Ranch may require an offender and/or owner to remove any improvements constructed, reconstructed, finished, altered or maintained in violation of the Design Review Committee's approval.

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The owner thereof shall reimburse the Coal Creek Ranch Master Association, Inc. for all expenses incurred by the Association or by the DRC in connection therewith.

E. Preliminary Design Review

1. Submittal Contents

The purpose of Preliminary Design Review is to review the project design in significant detail, prior to the commencement of working drawings. The contents of the submittal information shall include but not be limited to two (2) copies each of the following.

a. Site Plan: Scale: Minimum 1"=10'. Shall show north arrow, property lines, grade elevations, building envelopes, patios, walks, services, site amenities, site appurtenances (such as mechanical equipment, trash enclosures, etc.), adjacent roadways, setbacks and uses.

b. Exterior Building Elevations: Scale: Minimum 1/8"=1'. Include views of all typical building surfaces showing fenestration, materials, or any other visible features. Elevations should indicate both existing and proposed grade lines.

c. Building Section(s): Scale 1/4"=1'. Section must show total roof height as measured from the

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lowest point 10' away from the building.

d. Color/Sample Board: Indication of all exterior materials and colors.

e. The DRC may require the submittal of additional plans, drawings, specifications, samples or other material if deemed necessary to determine whether a project will comply with the Coal Creek Ranch Design Guidelines.

f. Completed DRC Reporting Form for Preliminary Design Review. This form can be found in the Appendix of the Coal Creek Ranch Design Guidelines or obtained from the DRC staff representative(s).

g. All variations of a home design shall be by separate review of the DRC.

2. Review Time Table

The Applicant should submit the required Preliminary Design Review information to the DRC at least ten calendar days prior to expected approval.

If, in the opinion of the DRC, the Submittal complies with the Design Guidelines, written approval shall be granted. If the Submittal is found not to be in compliance with the Design Guidelines, the DRC shall provide the applicant with a written

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description of the aspects in which the Submittal does not comply.  
The applicant must then present required revisions to the DRC and  
follow the same review procedures.

F. Construction Document Review

1. Submittal Contents

The purpose of the Construction Review Document Review is to ensure that construction documents conform to the Preliminary Plan approval. Any changes to the Preliminary Design or new information should be brought to the Design Review Committee's attention in a cover letter. Submittal for this review shall include, but not be limited to, the following:

a. Construction Documents shall consist of one complete set of drawings and specifications, suitable for construction purposes, which shall be identical to the documents to be submitted to the City of Louisville for a building permit.

b. Cover letter noting any deviations from the Preliminary approval.

c. Such other information and materials as are deemed necessary in the judgement of the DRC to ensure compliance with the Preliminary Plan approval.

2. Review Time Table

The Construction Document Review submittal shall be made at least seven (7) days prior to filing for the building permit with the County. Construction Document Review approval must be



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obtained in writing from the DRC prior to filing for a building permit by the City of Louisville as defined in the P.U.D. and prior to any construction. If, in the opinion of the DRC, modifications are required, approval will only be granted after such changes have been incorporated into the construction documents.

**G. Construction Period and Project Completion Review**

An ongoing periodic review of the construction of the Project will be undertaken by the DRC staff representative(s) with the purpose of monitoring exterior appearance of the Project and ensuring its conformity to the design and construction documents already approved by the DRC. Any deviations which are significant, in the opinion of the DRC, will be brought to the Applicant's attention along with the measures that the DRC requires to mitigate or eliminate the deviation. The applicant must start construction on the home approved by DRC on or before 360 days after the lot is cleared.

**H. Appeal Procedures**

If the Applicant wishes to appeal any decision of the DRC, he may do so by submitting a written appeal to the DRC within thirty (30) calendar days of the original DRC decision. The DRC will provide the Applicant with reasonable notice of its next regularly scheduled meeting at which time the Applicant's appeal will be reviewed. The Applicant will have an opportunity to be heard

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prior to the DRC rendering a decision. Within seven (7) days of the decision regarding the appeal request, the DRC shall give notice in writing of their decision to both the Applicant and the Coal Creek Ranch Master Association, Inc.

The applicant may further appeal the decision of the DRC (within seven [7] days following the date of notice of the DRC appeal decision) as follows: The Applicant's formal appeal is made to the Board of Directors of the Coal Creek Ranch Master Association, Inc. Reasonable notice will be given to the Applicant of the meeting at which the appeal will be reviewed. The Applicant will have an opportunity to be heard prior to the Coal Creek Ranch Master Association, Inc. rendering a decision. They will review the Applicant's appeal within thirty (30) days from the date of filing the appeal (a twenty (20) day extension may be provided if further information is needed). Failure of the Board of Directors of the Coal Creek Ranch Master Association, Inc. to act within fifty (50) days from the date of appeal filing will constitute approval. The Coal Creek Ranch Master Association, Inc. will document in writing reasons for not granting approval if that is the outcome of their review.

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## II. DESIGN GUIDELINES

The Design Review Committee places an emphasis on the design of Coal Creek Ranch as a total, integrated community. Within each Planning Area and development phase, design expressions in terms of massing, scale and color should relate to adjacent improvements and to the total Coal Creek Ranch community. Orientation of homes should acknowledge basic site conditions, adjoining building uses and overall circulation patterns. These Guidelines, while stressing overall integration, are also intended to provide flexibility for builders and homeowners in design, materials, etc.

The Coal Creek Ranch Design Guidelines are divided into three major divisions of Guidelines as follows: A) SITE PLANNING GUIDELINES; B) ARCHITECTURAL DESIGN GUIDELINES; and C) LANDSCAPE DESIGN GUIDELINES.

### A. Site Planning Guidelines

The Planning Areas and Building Projects within Coal Creek Ranch are important elements of a total community. As such it is critical that each project interact with the others in order to produce a cohesive environment. To accomplish this goal, all builders and homeowners will be required to comply with the following design criteria:

#### 1. Site Design

- a. Site planning shall respect the relationship to existing landforms. Natural topography shall be

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maintained wherever possible and any development shall be designed to confirm to and complement existing topography to the maximum extent possible.

b. In residential areas an attempt should be made when siting homes to vary the front yard and side yard setbacks (within the standards established in the Coal Creek Ranch Development Guide, as well as to offer a variety of building forms and elevations along a street wherever possible.

c. When siting homes, the following guidelines should be considered: 1) avoid siting of buildings in natural drainage channels; 2) site buildings to take advantage of potential solar gain; and 3) utilize the natural vegetation on a site wherever possible to soften the impact of buildings.

d. When planning a site, distant and close-in view corridors should be preserved wherever possible. Also, view corridors looking into and out of a site to mountains should be maintained where appropriate and landscaping should be designed to maintain same.

e. Setbacks

Front = twenty(20) feet except twelve(12) feet

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will be allowed for side loaded garage with appropriate landscape buffer.

Side = seven and one half(7.5) feet except five(5) feet may be allowed by special review.

Rear = twenty(20) feet.

2. Streets/Local Roads/Driveways

a. Driveways within Planning Areas and driveways accessing privately-owned sites shall be designed with careful consideration of existing slopes and proposed grades.

b. Paving materials for driveways, paths, steps, patios and other areas should have a dull, non-reflective hard surface that blends with the natural surroundings. The use of interesting paving patterns, circular drives, and adequate off-street parking, as well as pre-cast pavers, is encouraged.

3. Parking

a. No construction parking will be allowed in front of completed homes.

b. No overnight parking of construction vehicles allowed in Coal Creek Ranch except construction trailer(s) approved by Coal Creek Ranch Master

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Association, Inc.

c. No on-street parking allowed on the twenty-six (26) foot streetlets in the 'D' area of the P.U.D. Parking allowed on one side only of all private streets in Coal Creek Ranch to maintain clear fire lanes.

4. Exterior Storage Areas

Exterior storage areas shall be screened and located as inconspicuously as possible. Screening elements shall be attractively designed and shall be compatible with the materials and integral with the forms of the residence(s). There shall be no storage of boats, trailers, RV's or other non operable vehicles allowed on any site.

5. Dog Runs

Dog runs or pet enclosures shall be installed only after DRC approval is obtained. Materials for such enclosures should be compatible with the surrounding development in Coal Creek Ranch. Dog runs should be located within yards in such a way that they are not eyesores to neighbors or, in the case of yards which back onto the golf course or onto a community open space, to golfers or those people utilizing the open space areas. There shall

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be no dog runs located closer to the street than the front entrance of the home or within twenty (20) feet of the golf course or open space

6. Construction site

- a. During construction of any kind, site must be kept neat and orderly with materials secured to avoid blowing onto adjacent sites.
- b. There shall be no construction parking in front of completed homes or in fire lanes.
- c. No overnight construction parking, except in trailers by review.
- d. All trash and debris shall be cleaned daily and stored in an enclosed area (i.e., fenced) until weekly removal.
- e. There shall be no construction activity before 7AM or after 7PM on weekdays, or before 8AM or after 4PM on Saturdays.
- f. Any dogs on construction site must be on a leash or within the body of a vehicle and shall not be a nuisance.
- g. Any mud or debris from a site that is carried onto the street must be removed within 24 hours.
- h. No concrete trucks will be allowed to "clean out" off the site on which they were called.

B. Architectural Design Guidelines

The following Architectural Design Guidelines apply to all residential development projects and/or community recreational facilities within Coal Creek Ranch.

1. Minimum Building Sizes

The following are minimum finished floor areas for the Coal Creek Ranch:

	<u>Ranch</u>	<u>1 1/2 story or more</u>
'A' on interior,		
'C' and 'E'	1500s.f.	1800s.f.
'A' on Cherry	1800s.f.	2000s.f.
'B' and 'D'	2000s.f.	2300s.f.

2. Massing

Whenever possible, homes should step down on all sides to minimize walls two stories or greater in height. Graduated wall heights are important in maintaining proper massing. Also, rear elevations must be given additional consideration when viewed from the golf course.

3. Roof Design

a. Roofs are very important to the overall integration and compatibility of different develop-



ments within Coal Creek Ranch. Their design must be given careful consideration as they will be highly visible from streets, the golf course, other buildings and most neighboring sites. Preferable roof designs are: multiple gables and hip roofs with opposing planes and dormers of traditional style. Shed roofs and flat roofs shall be allowed provided the overall design of the building is acceptable to the DRC, by special review.

b. The use of major rooftop elements such as dormers, chimneys or skylights should enhance the roof form and be an integral part of it. Special attention should be given to the design and placement of mechanical systems (i.e., vents, etc.) on roofs of residences. Exposed metal flashing vents and flues shall be painted to match the color of roofing materials or trim.

c. The minimum roof pitch allowed on a major roof form is 5:12. The pitch of lesser elements such as porches, dormers, etc., may be lower if consistent with the architectural design. Domes, mansard roofs, and A-frame buildings are not allowed.

4. Exterior Walls

In designing floor plans and exterior elevations, care should be taken to create exterior wall surfaces of varying planes. It is desirable to avoid long uninterrupted walls. Covered entryways, bay windows, angled walls and nooks, wall projections, covered porches and cantilevers are encouraged. Round walls will be allowed by special review.

5. Material Recommendations

Certain building materials are more desirable for use in Coal Creek Ranch and they have been identified below. Where appropriate, the natural color and texture of the materials should be expressed.

a. Roofs - Within a residential development, it is desirable that roofs be built using consistent roofing materials to achieve overall design continuity. Suggested roofing materials for the Coal Creek Ranch include cedar shakes, wood or slate shingles, and concrete tiles. Brightly colored tiles, asphalt and fiberglass shingles or gravel roofs will not be allowed in the 'A', 'B', and 'D' areas but may be allowed in other areas by review. Spanish and fired tiles may be allowed by

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review only.

b. Exterior Finishes. Allowable exterior wall materials are redwood siding, stucco board with battens (not less than 6" wide) cedar siding, stucco, masonite lapped siding, brick and stone. Horizontal and vertical patterns are the only acceptable siding patterns. Incorporating more than one material on exterior walls may be desired, but special care should be taken so that materials do not detract from the building's overall design and form. Horizontal siding must have no more than a maximum seven (7) inch exposure with five inches preferred. Board and batten, or any other plywood siding will not be allowed except in soffits. Each home exterior elevation in the 'A', 'B', and 'D' areas, and any lot on the golf course must have a minimum brick or stone masonry covering of fifty (50) percent on the front, twenty (20) percent on the sides, and thirty-three (33) percent on the rear. In the remaining areas, the brick masonry minimum shall be fifty (50) percent on the front. Masonry veneer shall be consistent on all elevations. Stucco may be substituted for masonry if used as the primary wall material and with appropriate design. Brick detailing is encouraged

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on Front and Golf Course elevations. Exceptions to the brick or stone masonry will be made only for homes of unusual design with special finishes on a review basis by the DRC.

Siding materials must be continued down to within 6" of finished grade on any elevation, thereby eliminating large areas of unfinished foundation walls.

c. Colors Allowable brick or stone colors shall be earth tones and shall conform to the color chart provided by the DRC. Primary colors or bright colors are not recommended when using stucco board and battens or wood siding and trim, colors must be complementary and not of high contrast, except in tudor models. Painted brick will be allowed with approved colors.

6. Inappropriate Materials

Materials chosen must be appropriate for the scale of a building, compatible with its location within Coal Creek Ranch and expressive of the character and images of the development. The use of the following materials will cause problems in achieving the desired design quality and are not allowed.

- a. Metal as a building skin or as a roofing material.
- b. Multi-colored masonry.
- c. Painted concrete.
  
- d. Mirrored glass or very dark glass, with the exception of solar glass.
- e. Exposed cinder block.
- f. Plywood siding, with the exception of soffits.
- g. Board and batten, man-made or synthetic stone or rock.
- h. Chanel rustic siding will be allowed if sealed with a full-bodied stain or paint.
- i. Non-annodized or galvanized metal windows, screen doors, sliding doors or gutters and down spouts.

#### 6. Surface Mounted Equipment

The location and finish treatment of items mounted on the exterior surfaces of the building(s) should be carefully planned and detailed. Such items would include skylights, solar panels, vents, mechanical equipment, access ladders, electric and gas meters, etc. In no case should they give the appearance of being simply mounted on the exterior surface of the building(s) with no relationship to

the surrounding elements. The location of these items shall be indicated on all drawings submitted during the Preliminary Design Review and the Construction Document Review phases of the Coal Creek Ranch Design Review Process.

7. Mechanical Equipment

No mechanical equipment shall be installed on roof, except attic fans may be allowed provided they do not protrude more than 12 inches above roof surface.

8. Antennas

No type of antennas and similar structures (i.e., satellite dish antennas, T.V. and ham radio antennas, etc.) shall be permitted, except in enclosed attic spaces.

9. Energy Conservation

a. Energy conservation techniques are encouraged where appropriate in Coal Creek Ranch. Site planning and landscape design for energy conservation are both encouraged. Planting of deciduous trees on the south side of a residence provides shading in the summer months and allows the sun to penetrate the residence in the winter months. Evergreens planted on the northwestern side of a

residence provide a wind buffer from northwesterly winter winds.

b. Passive and active solar energy systems must be integrated into the architecture of the residence area. Solar collection panels should blend into overall architectural massing and roof form designs. When solar collectors for hot water heating are placed on the roof of a building; they should be racked at the same pitch as the roof, even though the slope of the roof may not be "optimal". For solar collection, the small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels shall not protrude more than one (1) foot above roof surface or above ridge line of roof.

c. Natural gas fireplaces and outdoor grills are encouraged, to minimize pollution.

d. Water conserving toilets of not more than three and one-half (3½) gallons per flush must be used. Flow restrictors are encouraged in shower heads.

#### 10. Chimneys

Chimneys are usually very strong roof elements. Careful choice of proportion and material should give them a substantial and stable appearance. The use of prefab fireplaces and flues may be economically sound, however they need not have the stovepipe appearance. Enclosing the flue in a masonry or wood chimney with substantial proportions will solve the problem. The use of fire-proof enclosures is prudent. No more than two (2) feet of exposed chimney pipe will be allowed. Square topped chimney caps and chimney fences are encouraged.

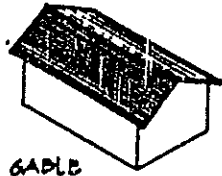
#### 11. Exterior Lighting

To avoid light spilling into neighboring windows, exterior lighting should be subdued and should not be a nuisance to adjacent lots. Recessed and screened lighting is preferable.

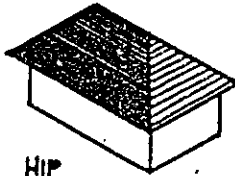


# ROOF DESIGN GUIDELINES

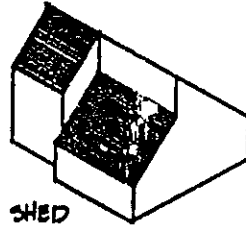
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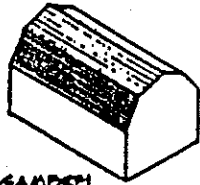
GABLE



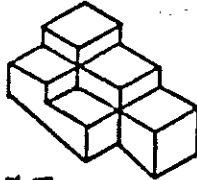
HIP



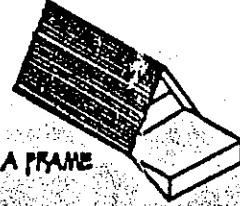
SHED  
BY REVIEW



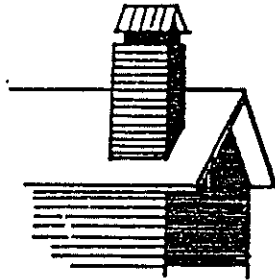
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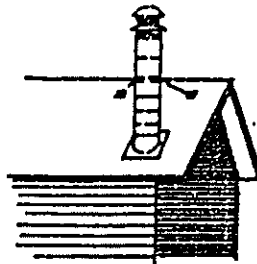
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NO - A FRAME



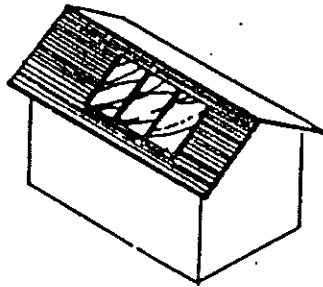
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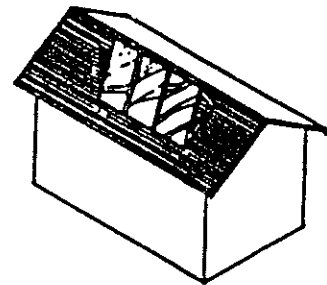
NOT THIS:



SET SOLAR PANELS PARALLEL  
TO ROOF PITCH.



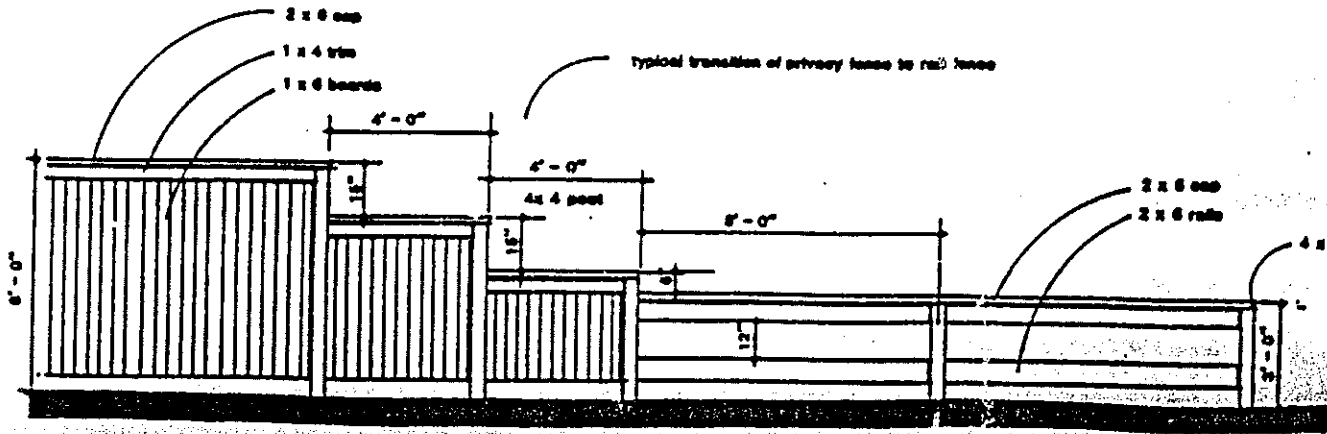
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# FENCING GUIDELINES

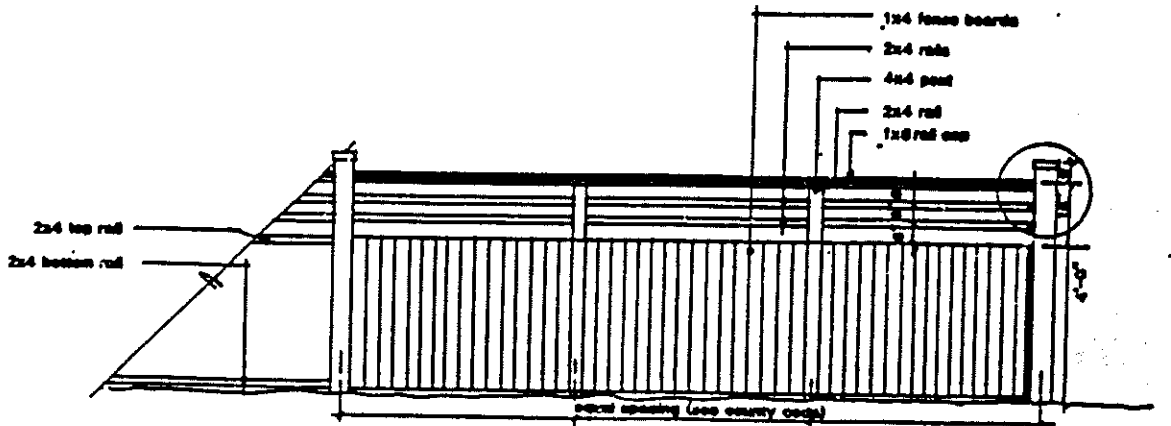
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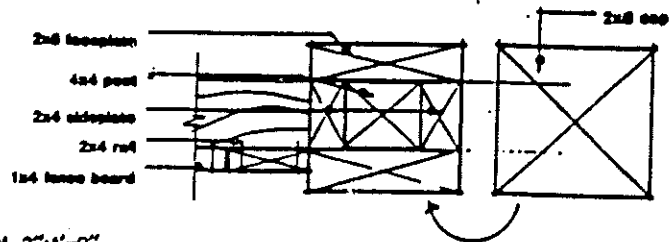
INTERIOR

OPEN SPACE

INTERIOR & RAIL FENCE Interior fencing by homeowner



ELEVATION 1/2"=1'-0"

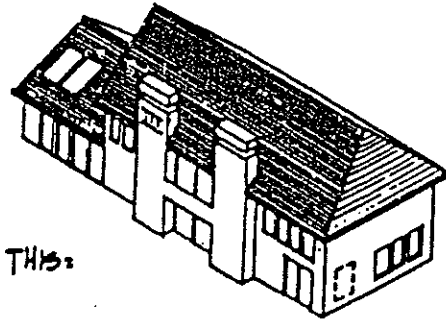


PLAN 3"=1'-0"

PERIMETER FENCE

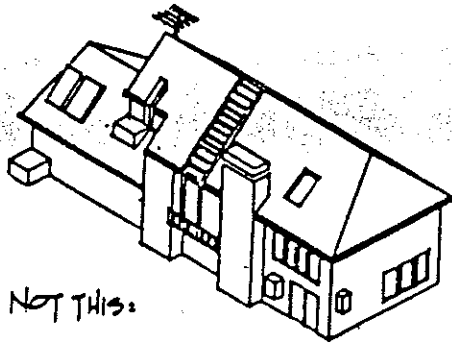
perimeter fencing to be installed by builder according to development planing.

# MECHANICAL GUIDELINES



THIS:

- ORGANIZE VENTS, HVAC, MECHANICAL AND SURFACE MOUNTED EQUIPMENT AS INTEGRAL ARCHITECTURAL ELEMENTS.



NOT THIS:

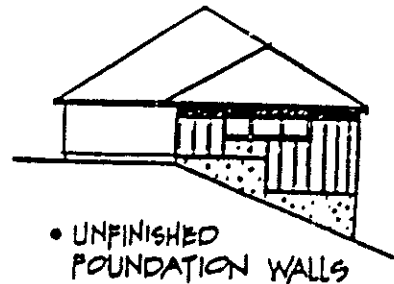
- AVOID SURFACE MOUNTED OR RANDOMLY PLACED EQUIPMENT.

# EXTERIOR



- EXTERIOR SIDING CONTINUES TO GRADE.

THIS:



- UNFINISHED FOUNDATION WALLS

NOT THIS:

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C. Landscape Design Guidelines

1. Design Intent

a. The design intent of the Coal Creek Ranch landscape guidelines is to unify a variety of buildings and architectural styles within a strong landscape matrix and, to the greatest extent possible, utilize natural land forms and plant materials which are native to Coal Creek Ranch and the surrounding region.

b. To achieve an overall landscape network including privately-owned landscaped areas, Rights-of-Way (R.O.W), community open space, the Coal Creek Ranch Golf Course, and the important interfaces between the golf course edges and adjacent development.

c. To screen parking areas from view to the greatest extent possible while maintaining visual access and orientation to the facilities served.

d. To be sensitive to the varying site characteristics within Coal Creek Ranch in terms of landscape design.

e. To avoid blocking mountain view corridors.

2. Landscape Design Elements and Requirements

a. Landscape Design Theme

The predominant landscape design theme in Coal Creek Ranch shall be that of natural and informal groupings of introduced plant materials. Introduced plant materials will supplement the already existing plant community. In terms of planting guidelines, a simple plant palette is suggested. Large masses of similar plant materials are preferable to multiple varieties planted together in small groupings. It is suggested that evergreen masses act as contrasts to deciduous masses. Deciduous trees rather than coniferous trees should be the more dominant type of tree planted in Coal Creek Ranch.

Also desirable in certain appropriate locations will be a more formal, maintained and manicured landscape look. Such locations in Coal Creek Ranch include but are not limited to: 1) road intersections; 2) entry points into neighborhoods; and 3) residential courtyards and gardens. In such locations, geometric plantings, evenly spaced rows of trees, formal looking lawns and other formal landscape patterns would be considered as appropriate landscape treatments.

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The landscape plan for each site must include one (1) three (3) inch caliber deciduous tree in the front yard. Each site in areas 'B' and 'D' must include one (1) additional three (3) inch caliber deciduous tree in the front yard and one more in the back yard. Formal bluegrass lawns are encouraged, broken up by deciduous and evergreen planting areas. No stone or gravel may be used as a ground cover except in planting beds not to exceed one hundred (100) square feet per bed. Bark mulch may be used as ground cover in planting beds only.

b. Fences

All fencing built within Coal Creek Ranch shall be consistent with the fence types described in the P.U.D. and adopted by the DRC for Coal Creek Ranch. Fences built along golf course boundaries must be the open-rail, dimensional lumber of an allowed color. Wherever possible, the open-rail fence prototype is preferable to the six (6) foot high privacy fence prototype because it provides a transparent look while creating a sense of enclosure at the same time. If utilized, the six (6) foot high privacy fence should be built in conjunc-

tion with a landscaping scheme which softens the solid appearance of the fence and must step down from the six (6) foot height as shown in the guidelines. Masonry wall fencing will be allowed by review.

All other fences such as lot line fences between residences, privacy fencing, patio enclosures, trash receptacle screens, etc. shall be of a type, color, finish, etc., compatible with the fence prototypes as determined by the DRC. Chain-link fencing materials will not be permitted for fencing of yards in Coal Creek Ranch.

No solid fences shall be allowed within 20 feet of the street except when used as a courtyard screening fence and integrated into the front elevation. Also, an open rail fence shall be permitted in planting areas not more than thirty (30) feet in length.

c. Grading/Drainage

Natural drainage patterns should be respected wherever possible. The use of berms is suggested only if continuous expanses of landforms are created which look natural as opposed to looking man-made. Finish grading should be designed to 1)

avoid ponding on site, 2, allow 10% slope away homes for at least 10 feet, 3) to avoid excessive run-off at a point on adjacent sites, 4) maintain chanel[s] between lots.

d. Ornamentation

The utilization of non-living objects as ornaments in the landscape is not allowed. Such ornamentation includes driftwood, animal skulls, wagon wheels, sculpture (flamingos, deer, cherubs, etc.) Individual expression is permissible by review so long as it does not detract from the goal of promoting a pleasing and harmonious landscape character in Coal Creek Ranch.

e. Water Conservation

In the landscaping of home and other development sites, it is urged that plant materials, irrigations systems and maintenance practices be utilized which conserve water. Although water conserving landscapes are often associated with a rather bleak "dry-land" appearance, it should be noted that a more traditional "green" appearance can be achieved while still using much less water than typical suburban residential landscapes. Consultation with a landscape architect or designer



experienced in designing water conserving landscapes is encouraged.

f. Irrigation

All landscaping shall be provided with a method of irrigation suitable to ensure the continued survival of planted materials. Drip irrigation, a water conserving method, is a recommended irrigation technique for use in Coal Creek Ranch. Automatic irrigation on a time clock for sod areas is recommended to allow watering during periods of minimum evaporation.

g. Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing edging, pruning, removal and replacement of dead or dying plants, removal and/or killing of weeds and undesirable grasses, and removal of trash.

h. Landscape Improvements/Timing

If a certificate of occupancy (C.O.) is obtained for a new residence between March 1 and September 1, there is a 120 day period from the receipt within which the landscaping must be installed. If

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a C.O. is obtained for a new residence after September 1 but before December 1, there is a 240 day period from the time of its receipt within which landscaping must be installed, and 180 days is allowed between December 1 and March 1. All landscaping plans and timetables are subject to DRC approval prior to installation.

3. Plant Materials List

Provided below is a listing of suggested plant materials for use in Coal Creek Ranch. They are compatible with the soils, are low in water consumption and are native plant materials to Coal Creek Ranch and to the surrounding region, or are ornamentals which can be easily introduced.

Four (4) categories of planting types have been established with alternatives provided within each category. Both common and botanical names are given in each category. The plant types are: 1) Trees (evergreen and deciduous); 2) Shrubs (evergreen and deciduous); 3) Vines; and 4) Groundcovers.

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## Recommended Plant Materials

### Deciduous Shade Trees

- Ash, Green  
(*Fraxinus pennsylvanica lanceolata*) (D-R)\*
- Ash, Marshall's  
(*Fraxinus pennsylvanica lanceolata* 'marshall')
- Ash, Mountain  
(*Sorbus aucuparia*)
- Buckeye, Ohio  
(*Aesculus glabra*)
- Catalpa, Western  
(*Catalpa bignonioides*) (D-R)
- Cottonwood, Robusta  
(*Populus angulata nigra* Robusta)
- Cottonwood, Siouland  
(*Populus deltoides* 'Siouland')
- Hackberry  
(*Celtis occidentalis*) (D-R)
- Honey locust, Shademaster  
(*Gleditsia triacanthos* 'shademaster')
- Honey locust, Skyline  
(*Gleditsia triacanthos* 'skyline') (D-R)
- Honey locust, Skyline  
(*Gleditsia triacanthos* 'sunburst') (D-R)
- Honey locust, Thornless  
(*Gleditsia triacanthos inermis*) (D-R)
- Horsechestnut  
(*Aesculus hippocastanum*)
- Linden, American  
(*Tilia americana*)
- Linden, Greenspire  
(*Tilia cordata* 'greenspire')
- Linden, Redmond  
(*Tilia euchlora* 'redmond')
- Maple, Norway  
(*Acer platanoides*)
- Maple, Norway Columnar  
(*Acer platanoides* 'columnare')
- Maple, Schwedler  
(*Acer platanoides* 'schwedleri')
- Maple, Silver  
(*Acer saccharinum*)
- Maple, Sugar  
(*Acer saccharum*)
- Oak, Pin  
(*Quercus palustris*)
- Walnut, Black  
(*Juglans nigra*) (D-R)
- Weeping Willow  
(*Salix alba tristis*)

\* (D-R) indicates that the plant is considered drought-resistant

## Deciduous-Ornamental

Aspen, Quaking  
(*Populus tremuloides*)  
Ash, Snowy Mountain  
(*Sorbus decora*)  
Birch, Paper White  
(*Betula papyrifera*)  
Birch, River  
(*Betula nigra*)  
Cherry, Canada Red  
(*Prunus virginiana*  
*melanocarpa 'shupert'*)  
Crab, Dolgo  
(*Malus 'dolgo'*)  
Crab, Hopa  
(*Malus 'hopa'*)  
Crab, Radiant  
(*Malus 'radiant'*)  
Hawthorn, Washington  
(*Crataegus Crusgalli*) (D-R)  
Golden Rain Tree  
(*Koelreutaria paniculata*) (D-R)  
Lilac, Japanese Tree  
(*Syringa amurensis*  
*japonica*)  
Locust, Globe  
(*Robinia pseudoacacia*  
*'umbraculifera'*) (D-R)  
Maple, Amur  
(*Acer ginnala*)  
Maple, Hedge  
(*Acer campestre*)  
Maple, Norway, Globe  
(*Acer platanoides globosum*)  
Oak, Gambel's  
(*Quercus gambelli*) (D-R)  
Olive, Russian  
(*Elaeagnus angustifolia*) (D-R)  
Poplar, Lombardy  
(*Populus nigra italica*)  
Plum, Newport (Purpleleaf)  
(*Prunus 'newport'*) (D-R)  
Shadowblow Serviceberry  
(*Amalanchier canadensis*)

## Evergreen Trees

Fir, Balsam  
(*Abies balsamea*)  
Fir, White  
(*Abies concolor*)  
Fir, Douglas  
(*Pseudotsuga taxifolia*)  
Pine, Austrian  
(*Pinus nigra*) (D-R)  
Pine, Pinon  
(*Pinus edulis*) (D-R)  
Pine, Ponderosa  
(*Pinus ponderosa*) (D-R)  
Pine, Scotch  
(*Pinus sylvestris*) (D-R)  
Spruce, Colorado Blue  
(*Picea pungens glauca*)  
Spruce, Colorado Green  
(*Picea pungens*)  
Spruce, Norway  
(*Picea abies*)

## Upright Evergreens

Upright Junipers  
(*Juniperus scopulorum*--)

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# Shrubs

## LOW--LESS THAN 4' MATURE HEIGHT

Notes: These shrubs should be planted at maximum spacing of 3' for 1-gallon containers and 4' for 5-gallon containers.

- Barberry, Japanese Green Leaf  
(*Berberis thunbergii*)
- Barberry, Japanese Red Leaf  
(*Berberis thunbergii atropurpurea*)
- Barberry, Crimson Pygmy  
(*Berberis thunbergii, atropurpurea nana*)
- Cotoneaster, Cranberry  
(*Cotoneaster apiculata*) (D-R)
- Coralberry, Red-Indian Current  
(*Symphoricarpos orbiculatus*) (D-R)
- Currant, Alpine  
(*Ribes alpinum*)
- Forsythia, Arnold Dwarf  
(*Forsythia "arnold dwarf"*)
- Honeysuckle, Emerald Mound  
(*Lonicera xylosteum nana*)
- Lilac, Dwarf Korean  
(*Syringa palibiniana*)
- Mockorange, Minnesota Snowflake Dwarf  
(*Philadelphus 'minnesota snowflake' nana*)
- Potentilla 'Gold Drop'  
(*Potentilla farreri 'gold drop'*)
- Potentilla, Jackmans  
(*Potentilla fruticosa 'jackmani'*)
- Potentilla, 'Katherine Dykes'  
(*Potentilla katherine dykes*)
- Rhododendron, P.J.M.  
(*Rhododendron Carolinianum p.j.m.*)
- Spiraea, Anthony Waterer  
(*Spiraea bumalda "anthony waterer"*) (D-R)
- Spiraea, Froebel  
(*Spiraea bumalda "froebel"*) (D-R)
- Spiraea, Snowmound  
(*Spiraea nipponica "snowmound"*) (D-R)

MEDIUM--4' to 6' MATURE HEIGHT

Note: These shrubs should be planted at a maximum spacing of 4' for 1-gallon containers and 5' for 5-gallon containers.

- |   |   |
|---|---|
| Almond, Pink Flowering<br>( <i>Prunus glandulosa sinensis</i> )   | Maple, Amur Dwarf<br>( <i>Acer ginnala compacta</i> )                         |
| Burning Bush, Compact<br>( <i>Euonymus alatus compacta</i> )  | Hinebark, Dwarf<br>( <i>Physocarpus opulifoliosus nana</i> )                  |
| Cherry, Purple Leaf Sand<br>( <i>Prunus cistena</i> )   | Mockorange, Golden<br>( <i>Philadelphus coronarius "aureus"</i> )             |
| Cotoneaster, Spreading<br>( <i>Cotoneaster divaricata</i> ) (D-R)   | Mockorange, Lemoine<br>( <i>Philadelphus lemoine</i> )                        |
| Cranberry, Compact American<br>( <i>Viburnum trilobum compactum</i> )   | Pine, Mugho<br>( <i>Pinus mughus</i> ) (evergreen-mound shape) (D-R)          |
| Currant, Yellow Flowering-Clove<br>( <i>Ribes odoratum</i> )  | Privet, Golden<br>( <i>Ligustrum obtusifolium vicaryi</i> )                   |
| Dogwood, "Isanti"<br>( <i>Cornus stolonifera "isanti"</i> )   | Rose, Rugosa<br>( <i>Rosa</i> )   |
| Dogwood, Variegated<br>( <i>Cornus elegantissima</i> )  | Snowberry, White<br>( <i>Symphoricarpos alba</i> ) (D-R)                      |
| Honeysuckle, Clavey's Dwarf<br>( <i>Lonicera claveyi nana</i> )   | Spiraea, Thunberg<br>( <i>Spiraea thunbergi</i> ) (D-R)                       |
| Hydrangea, Annabelle<br>( <i>Hydrangea arborescens "annabelle"</i> )  | Spiraea, Vanhoutte, Bridalwreath<br>( <i>Spiraea vanhouttei</i> ) (D-R)       |
| Hydrangea, Peegee<br>( <i>Hydrangea paniculata grandiflora</i> )  | Sumac, Fragrant<br>( <i>Rhus canadensis aromatica</i> )                       |
| Hydrangea, Snowhill<br>( <i>Hydrangea arborescens grandiflora</i> )   | Viburnum, Compact American Cranberry<br>( <i>Viburnum trilobum compacta</i> ) |
| Juniperus, Pfitzer<br>( <i>Juniperus chinensis pfitzeriana</i> )<br>(evergreen-medium spreading) (D-R)                | Weigela, Rosea Pink<br>( <i>Weigela florida</i> )                             |
| Juniperus, Pfitzer Compact<br>( <i>Juniperus chinensis kelleyi</i> )<br>(evergreen-medium spreading) (D-R)            | Weigela, Vanicek Red<br>( <i>Weigela vaniceki</i> )                           |
| Juniperus, Pfitzer Gold Tip<br>( <i>Juniperus chinensis pfitzeriana aurea</i> )<br>(evergreen-medium spreading) (D-R) | Weigela, Variegated<br>( <i>Weigela florida variegata</i> )                   |
| Lilac, Miss Kim<br>( <i>Syringa velutina "miss kim"</i> )   |   |

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TALL--OVER 6' MATURE HEIGHT

Note: These shrubs should be planted at a maximum spacing of 5' in 5-gallon containers

- |  |   |
|--|---|
| Buckthorn, Columnar<br>( <i>Rhamnus frangula "columnaris"</i> ) (D-R)            | Sumac, Smooth<br>( <i>Rhus glabra</i> )                             |
| Buffaloberry, Silver<br>( <i>Shepherdia, argentea</i> )                          | Tamarisk, Summer Glow<br>( <i>Tamarix pentandra "rubra"</i> ) (D-R) |
| Cotoneaster, Peking<br>( <i>Cotoneaster acutifolia</i> ) (D-R)                   | Viburnum, American Cranberry<br>( <i>Viburnum trilobum</i> )        |
| Dogwood, Golden Twigged<br>( <i>Cornus stolonifera flaviramea</i> )              | Viburnum, Snowball<br>( <i>Viburnum opulus sterilis</i> )           |
| Dogwood, Pagoda<br>( <i>Cornus alternifolia</i> )                                | Viburnum, Lantana<br>( <i>Viburnum lantana</i> )                    |
| Elder, Golden<br>( <i>Sambucus canadensis "aurea"</i> )                          |   |
| Euonymus, Aldenham<br>( <i>Euonymus europaeus aldenhamensis</i> )                |   |
| Euonymus, Winged<br>( <i>Euonymus alatus</i> )                                   |   |
| Falsespirea<br>( <i>Sorbaria sorbifolia</i> )                                    |   |
| Forsythia<br>( <i>Forsythia intermedia</i> )                                     |   |
| Honeysuckle, Tatarian White<br>( <i>Lonicera tatarica alba</i> )                 |   |
| Honeysuckle, Zabels<br>( <i>Lonicera korolkowi "zabeli"</i> ) (D-R)              |   |
| Lilac, Common Purple<br>( <i>Syringa vulgaris purpurea</i> ) (D-R)               |   |
| Lilac, French Hybrids<br>( <i>Syringa vulgaris cultivars</i> )                   |   |
| Maple, Rocky Mountain<br>( <i>Acer glabrum</i> )                                 |   |
| Mockorange, "Minnesota Snowflake"<br>( <i>Philadelphus minnesota snowflake</i> ) |   |
| Mockorange, Virginalis<br>( <i>Philadelphus virginalis</i> )                     |   |
| Ninebark, Goldleaf<br>( <i>Physocarpus opulifolius "aureus"</i> )                |   |
| Oak, Gambel<br>( <i>Quercus 'Gambel'</i> )                                       |   |
| Peashrub, Siberian<br>( <i>Caragana arborescens</i> ) (D-R)                      |   |
| Smoketree, Red Leaf<br>( <i>Cotinus americanus</i> )                             |   |
| Sumac, Cutleaf Staghorn<br>( <i>Rhus typhina "laciniata"</i> )                   |   |

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# Groundcovers

Creeping and Spreading Junipers  
(*Juniperus horizontalis* -  
Andorra, Bar Harbor, Wilton, Chinensis)  
(*Juniperus sabina* - Broadmoor, *Tamariscifolia*  
"Tammy") (D-R)

3' spacing for 1-gallon  
containers, 4' spacing for  
5-gallon containers.

Hall's Japanese Honeysuckle  
(*Lonicera japonica* "Hall")

18" spacing for 2 1/2" flat-type  
containers, 3' spacing for  
1-gallon containers, 4'  
spacing for 5-gallon  
containers.

Hancock Coralberry  
(*Symphoricarpos orbiculatus*)

Ivy, Ground  
(*Hepata hederacea*)

Matrimony, Vine  
(*Lycium halimifolium*) (D-R)

Shrubby Cinquefoil  
(*Potentilla fruticosa*) (D-R)

Snow-in-Summer  
(*Cerastium tomentosum*)

Ajuga, Bugle  
(*Ajuga genevensis*)

Creeping Hollygrape (D-R)  
(*Mahonia repens*)

Kinnikinnick  
(*Arctostaphylos uva-ursi*) (D-R)

Lily of the Valley  
(*Convallaria majalis*)

Maiden Pink  
(*Dianthus deltoides*)

Moss Pink  
(Creeping phlox)

Periwinkle, Myrtle  
(*Vinca minor*)

Rock Cotoneaster  
(*Cotoneaster horizontalis*) (D-R)

Silver Mound, Wormwood  
(*Artemisia*) (D-R)

Stonecrops Goldmoss, Dragonblood  
(*Sedum* Spp.) (D-R)

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## Turf Grasses

### IRRIGATED AREAS

(Requires approximately 1" of water per week during growing season)

Kentucky bluegrasses (*Poa pratensis*)  
(Common, Blend, Merian, Windsor, Adelphi, Baron)

### LIMITED - IRRIGATION AREAS

(Requires 2"-3" of additional water per growing season)

Smooth Brome (*Bromus inermis*)  
Western Wheatgrass (*Agropyron Smithii*)  
Tall Fescue (*Festuca arundinacea*)  
Alkali Grass (*Puccinella distans*)

### NON-IRRIGATED AREAS

(Depends entirely on natural precipitation)

Crested Wheatgrass (*Agropyron cristatum*)  
Buffalograss (*Buchloe dactyloides*)  
Blue Gramma (*Bouteloua gracilis*)

### References

1. Colorado Nurserymen's Association, Colorado Nursery Plant Guide, 1982.
2. Kelly, George, Rocky Mountain Horticulture, 1967.
3. Sunset Books, New Western Garden Book, 1979.



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V BUILDING MATERIALS

Type of Material

Color

- Roof \_\_\_\_\_
- Siding: Lap \_\_\_\_" \_\_\_\_\_
- Brick \_\_\_\_\_
- Other wall material \_\_\_\_\_
- Fascia \_\_\_\_\_
- Soffits \_\_\_\_\_
- Exterior person doors \_\_\_\_\_
- Door & Window trim \_\_\_\_\_
- Overhead doors \_\_\_\_\_
- Hand or Deck rails \_\_\_\_\_
- Flues \_\_\_\_\_
- Chimneys \_\_\_\_\_
- Flashings \_\_\_\_\_
- Trash Enclosure \_\_\_\_\_
- Greenhouses \_\_\_\_\_

VI COMMENTS

Other Information \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VII DESIGN REVIEW COMMITTEE RESPONSE

APPROVED  
 REJECTED  
 ADDITIONAL INFORMATION REQUIRED

Date \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
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	Botanical Name	Common Name	Quantity	Size
SHRUBS	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

GROUND COVERS	SQUARE FOOTAGE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SOD & SEED	SQUARE FOOTAGE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TYPE OF IRRIGATION \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

VI DESIGN REVIEW COMMITTEE RESPONSE

\_\_\_\_ APPROVED                      DATE \_\_\_\_\_  
 \_\_\_\_ REJECTED  
 \_\_\_\_ ADDITIONAL INFORMATION REQUIRED

COMMENTS: \_\_\_\_\_  
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*Front Street Associates*

APPENDIX C  
SIGNAGE DESIGN REVIEW REPORTING FORM

I GENERAL

Date of Submittal \_\_\_\_\_

II APPLICANT

Name of Applicant \_\_\_\_\_

Address of Property \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Filing # \_\_\_\_\_ Telephone # \_\_\_\_\_

III CONSTRUCTION

Name of person(s) and/or firm constructing and/or painting the proposed signage: \_\_\_\_\_

Firm or person(s) name: \_\_\_\_\_

Telephone # \_\_\_\_\_

Dimensions of proposed sign: \_\_\_\_\_

Period of use: \_\_\_\_\_

IV SUBMITTAL DOCUMENTS

\* Two copies of scaled drawings showing the proposed sign in elevation and plan view.

\* Description of the following:

The style of lettering and coloring and type of material out of which the sign is to be fabricated.  
The method of attachment to the ground. No signage will be allowed attached to the house, except addresses.

VI DESIGN REVIEW COMMITTEE RESPONSE

\_\_\_\_ APPROVED DATE \_\_\_\_\_

\_\_\_\_ REJECTED

\_\_\_\_ ADDITIONAL INFORMATION REQUIRED

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
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