

# **HIGH CHAPARRAL RANCH DESIGN GUIDELINES**

**GYPSUM, COLORADO**

**04/28/2020**

# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

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# H I G H C H A P A R R A L R A N C H D E S I G N G U I D E L I N E S

## HIGH CHAPARRAL RANCH DESIGN GUIDELINES

### 1 INTRODUCTION

#### 1.1 PURPOSE

High Chaparral Ranch is situated in Spring Creek Valley in the Town of Gypsum, Colorado. Its unique setting, close to town, yet private, with direct access to BLM land directly from the property and space for horses in a ranch environment sets it apart from many opportunities in the Eagle River Valley. High Chaparral Ranch invites a special breed of homeowner, looking for a small community atmosphere while allowing generous space for each homesite. High Chaparral Ranch offers room to roam.

High Chaparral Ranch is a place that intends to live in harmony with its setting. Not only is wildlife abundant and welcome to roam throughout the property, it acknowledges the needs and desires of its homeowners to have a truly Colorado experience. Outbuildings are allowed and may be used to house livestock, equipment and vehicles not normally allowed in the communities of Eagle County. A trail system conveniently connects the homesites to BLM for non motorized access directly from the property. Motorized access is less than a quarter mile to the south.

The goal of these guidelines is to create a neighborhood centered around a passion for the outdoors, an interest in creating community and a neighborhood of refuge and relaxation. The intent of the guidelines is to create a community image, one that recalls but builds upon the ranching traditions of the Colorado west. The partnership between the homeowner and the Design Review Board of High Chaparral Ranch is intended to achieve a harmony between the ideal and the buildable, while maintaining the image of the community and fostering a contemporary approach to design, construction and environmental responsibility.

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

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

#### 1.2 THE HIGH CHAPARRAL RANCH DESIGN OVERVIEW

The High Chaparral Ranch Design Guidelines provide primary design guidance and criteria.

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These guidelines are not, however, the only document that addresses development within High Chaparral Ranch. The High Chaparral Ranch Declaration of Covenants, Conditions and Restrictions and other documents, including Town of Gypsum regulations, contain information regarding design and construction within High Chaparral Ranch that should be reviewed prior to initiating the home design process.

These Design Guidelines and the design review process itself are not exact. Rather they establish architectural and land pattern direction that will be implemented in balance with each site's unique attributes. These Design Review provisions are purposeful in the interests of facilitating architectural and land pattern excellence to achieve a livable community, cost effective design and to enhance property values.

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

The Design Review Board is part of the High Chaparral Ranch Association and operates under the authority of the High Chaparral Ranch Covenants, Conditions, Easements and Restrictions.

## 1.2.1 SITE CONSIDERATIONS

The Design Guidelines goal is to establish site design criteria that respond to the setting and terrain, and that allow for privacy and separation from neighboring structures and uses, while remaining attentive to the sensitive natural landforms and vegetation of the homesites.

High Chaparral Ranch offers two distinct landform types among its homesites. A range landform runs along Spring Creek and extends to the toe of a hillside landform. The range Homesites consist of former rangeland and are sparsely vegetated and mildly sloping. The hillside Homesites are moderately to steeply sloping landforms moderately to heavily vegetated in Pinion Junipers and Sagebrushes. Natural draws which may fill with runoff water occasionally are typical of the hillside.

Both landform types require a sensitive hand and great attention to landscaping is required. The building envelopes of each Homesite have been carefully established to preserve as much of the naturally occurring topography as possible and to reduce the impact to the naturally occurring vegetation. Preservation and re-vegetation with natural plant species is required for all disturbed areas outside the building envelope as part of a comprehensive landscape plan. Natural plant species and xeriscape landscaping practices are highly encouraged within the building envelope to provide a transition between natural and cultivated areas of the Homesite.

Variations in Architectural siting and massing will occur between the two distinct landform types

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at High Chaparral Ranch. Flat or gently sloping Homesites will offer opportunities for sweeping floor plans and direct connection to the exterior areas from many ground floor spaces, accentuated by porches creating a transition between the interior and exterior spaces of the property. The range homes will be oriented to maximize view and space between improvements and neighboring development. A strong street presence is encouraged to provide “curb appeal”. Range homes will be strongly encouraged to design within the context of the established neighboring homes.

Hillside Homesites, which are generally larger than the range Homesites, present an opportunity for layering levels of the home creating dramatic massing and allowing for orientations related to the specific landform characteristics and view corridors rather than direct orientation toward the street. Hillside Homesites will in many cases be screened from direct view from the street due to the topography and vegetation. Careful siting of all architectural elements are perhaps more important on the Hillside Homesites due to the unique topography of each lot. Consideration should be given to the arrangement of accessory buildings so that a strong sense of entry to the property is maintained and the house is given special prominence.

## 2 GENERAL CONSIDERATIONS

### 2.1 LOT ALLOWANCES

Each Homesite in High Chaparral Ranch has been allotted an allowable area for development as a part of the Final Plat. The allotted areas are presented in the following table. Area refers to habitable areas and does not include garages and Accessory Structures not used for human habitation.

#### 2.1.1 LOT ALLOWANCES TABLE

LOT	Zoning	LOT AREA	ACCESSORY BUILDING SIZE *	LIVESTOCK ALLOWED ***	LIVESTOCK CONTAINMENT AREA	ACCESSORY DWELLING UNIT SIZE
1	RR	2.01 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
2	RR	2.08 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
3	RR	2.08 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
4	RR	2.02 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
5	RR	2.34 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A

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6	RR	2.21 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
7	RR	2.03 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
8	RR	2.0 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
9	RR	2.17 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
10	RR	2.21 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
11	RR	2.79 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
12	RR	2.66 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
13 **	RR	2.96 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	7,000 SF	N/A
14	AG	5.01 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF
15	AG	5.35 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF
16	AG	5.15 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF
17	AG	9.99 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF

\* Multiple buildings may be approved by the DRC.

\*\* Pre-existing residence, Design Review required but advisory only.

\*\*\*All RR zoned lots require a special use permit from the Town of Gypsum.

LOT ALLOWANCES TABLE



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## 2.1.2 MINIMUM FLOOR AREA

The minimum floor area of any home is 1,800 square feet of finished habitable space not including garage. The minimum footprint (plan view) of any home, including Garage is 2,400 square feet. The minimum size of the required enclosed garage is 600 square feet.

## 2.1.3 ACCESSORY DWELLING UNITS

Accessory Dwelling Units (ADU) are allowed on Lots 14, 15, 16 and 17 only and are a part of the total habitable area allowed and may not exceed 1000 Square Feet. ADU's must be attached to the Main Structure. The Accessory Unit may be available for rent or other homeowner use, but may not be sold or subdivided as a separate dwelling unit.

## 2.1.4 MAXIMUM SITE COVERAGE

Maximum site coverage for all buildings is 33%.

Maximum site coverage for all impervious materials is 50%.

## 2.1.5 MAXIMUM BUILDING HEIGHT

The maximum building height for any Primary Dwelling Structure is 33 feet as defined by the average distance measured vertically from the mid-point between the eave and the ridgeline, within the building footprint, on a proposed or existing roof or eave to the existing or finished grade (whichever is more restrictive) located directly below said mid-point.

The maximum building height for any Accessory Structure is 25 feet as defined by the average distance measured vertically from the mid-point between the eave and the ridgeline, within the building footprint, on a proposed or existing roof or eave to the existing or finished grade (whichever is more restrictive) located directly below said mid-point.

## 2.2 SITE DESIGN

### 2.2.1 BUILDING ENVELOPE

The Final Plat for High Chaparral Ranch defines Building Envelopes for each lot. The area within the Building Envelope is the only area on each Homesite which is allowed to be developed. All disturbance shall be contained within the Building Envelope, including but not limited to site grading, construction impacts, buildings, driveways, walkways, patios, retaining walls, accessory buildings, and landscaped areas.

Permitted actions outside the Building Envelope are limited to street cut and fill slopes and

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utility crossings to be promptly re-vegetated to a natural condition and noxious weed control. No other grading, disturbance, structures, vegetation manipulation, or landscaping shall be permitted on lands outside the Building Envelope without prior approval by the DRC.

Prior to any construction on the site, the Building Envelope and driveway access shall be completely fenced with an approved construction fence that shall be maintained throughout the construction process.

No portion of any building may overhang the Building Envelope.

## 2.2.2 EASEMENTS

The Final Plat for High Chaparral Ranch defines Easements for each lot. No improvements may be placed under, upon or over any platted utility or drainage easement other than landscape plant materials with the prior approval of the DRC. Access for personnel and equipment must be maintained at all times.

Access Easements are for the sole use of the property or properties to which they are granted. Maintenance of those easements is the responsibility of the lot owners served by the easement.

## 2.2.3 SLOPE STEPPING AND SITE GRADING

All Homesites regardless of location within High Chaparral Ranch will be subject to some natural grade variation. Some Homesites may be suitable for floor plans that require a flat lot. Flat lot floor plans will not be accepted as a valid design solution for sloping sites. Homesites must be individually evaluated for grade variation and creative solutions developed by each design team for each lot.

Site grading must be kept to a minimum by conscientious design. Placement of all improvements must react to the natural contour of the landforms. Stepping of major forms to maintain a relationship with the natural grade is encouraged. Finished grades may not exceed five feet variance from existing grade and may not exceed a slope of 50% (2:1) for any re-graded areas. Positive pitch away from any structure for drainage is required.

## 2.2.4 HOUSE ORIENTATION ON THE SITE

Orientation of the range Homes will be encouraged to create a street presence, with accessory buildings placed in such a way as to harmonize with the home, but to allow the primary dwelling structure to be the dominant feature on the Homesite. Likewise, each new proposal will be evaluated at the DRC for placement of the proposed structures to develop a harmonious

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relationship with existing or future structures on neighboring Homesites.

Similarly, hillside homes will be encouraged to regard neighboring Homesites in the Design Process in order to ensure that existing or future view corridors will not be adversely impacted and that placement of animal pens, structures and accessory buildings will be carefully considered with the neighboring Homesites in mind. Neighboring Homesite owners are encouraged to make joint proposals to the DRC when possible where concerns over placement of design elements may be controversial, especially with respect to joint access lots and driveway placement.

Due to the highly prominent nature of Lot 15, Design Review of any proposal for the development of that Homesite will be especially comprehensive. Lot 15 is considered to be a location of high importance to the entire High Chaparral Ranch Association and will be required to be an example of quality and design excellence.

## 2.2.5 STREET SIGNAGE

High Chaparral Ranch Homes will have significant setbacks from the street and long driveways. Street signage is critical for Homesite address identification for visitors, deliveries and emergency vehicles. Approved street signage is required for every Homesite.

## 2.2.6 DRIVEWAYS

Generally, Driveways should be designed to enter the Homesite from the street or easement and proceed directly to the building envelope. Driveway grading outside the building envelope should be kept to a minimum. However, good design practice may dictate a modified approach to the layout of the driveways and careful consideration should be given to using the driveway as a design element to maximize the impact of the project as a whole. Natural contours and vegetation should be preserved as much as possible and additional driveway length outside the Building Envelope may be allowed in order to minimize impacts to natural landforms and remarkable vegetation. Due to the length of many driveways at High Chaparral Ranch, consideration must also be given to allowing driveways to gently curve to enhance the experience of arrival. Straight driveways with a direct view from one end to the other will be discouraged. Landscaping and re-vegetation is required along the entire distance of the driveway. Once inside the Building Envelope, no part of the driveway, grading or parking area may be placed outside of the Building Envelope.

Driveway grades shall not exceed 3% up or down gradient for the first 20 feet from back pavement edge. Driveway grades shall not exceed 10% gradient elsewhere. The preferred pavement material for Driveways and parking areas is asphalt. Concrete, Sand Set Stone or Concrete Pavers may be used with approval of the DRC. Gravel driveways are not permitted. Driveways are limited to sixteen feet maximum paved width. Parking areas shall be paved and

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shall be sufficiently sized to allow for turning of vehicles so that backing out of any driveway is not required for day to day use.

## 2.2.7 GARAGES AND BARNES

All vehicles and equipment must be housed at all times when not in use, in an enclosed structure. Suitable structures include garages attached to the primary dwelling structure or accessory buildings to be used as garages or barns. All homes in High Chaparral Ranch shall have an enclosed garage with space for a minimum of two cars.

Attached garages shall not exceed three car bays wide and shall be in proportion to the primary dwelling structure. One per Homesite is allowed. Attached garages may be single story structures or may have habitable spaces on an upper floor.

Accessory buildings may be used as garages or barns and may have second story space. Accessory buildings may be one or one and one-half stories. The upper story shall be incorporated into the roof and be detailed with low eave walls and dormered windows. Accessory Dwelling Units shall not be housed in Accessory buildings. Accessory Buildings should be of a quality agricultural or country barn like construction. Accessory Buildings shall be visually and proportionally secondary to the Primary Dwelling Structure. Accessory Buildings may be of wood or metal construction and must compliment the form and color palette of the Primary Dwelling.

Accessory structures that are designed and approved by the DRC at the same time as the primary residence may proceed to construction once approved by the DRC. Framing of accessory structures may not begin prior to dry-in of primary residence. Accessory structures may not precede the construction of the primary residence.

Oversized garage bays for recreational vehicles will be given special Design Review attention. The preferred location for RV Garage bays is in an accessory building, as the proportion of the oversized door required is often incompatible with the scale of an attached garage. If an RV bay is to be considered for an attached garage, it must fit within the massing of the house, and will be considered one of the three bays allowed for the garage.

## 2.2.8 ANIMAL SHEDS

In addition to an accessory building, a shed for keeping animals shall be allowed. All sheds are subject to design review and should be located in proximity, and open into the livestock pen or corral. All RR zones lots require a special use permit from the Town of Gypsum to have a horse or 4-H animal on your property. The current cost of the permit is \$250.

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## 2.2.9 PARKING

High Chaparral ranch does not allow on-street parking. All required parking must be contained on residential Homesites. To the greatest extent possible, all passenger vehicles owned and in regular use by property owners in High Chaparral Ranch must be contained when not in use within enclosed garages. All recreational vehicles including motorcycles, all-terrain vehicles, boats, and farm/ranch equipment are allowed but must be housed in an enclosed structure at all times when not in use. Business and trade vehicles are allowed but must be housed in an enclosed structure at all times when not in use.

Homes with four or more bedrooms must have a minimum of three enclosed parking spaces. Homes with and Accessory Dwelling Unit must dedicate a parking space for that unit. No Residence shall be required to provide more than three enclosed parking spaces for passenger vehicles in regular use. Passenger vehicles in regular use owned and operated by the property owner or tenants, in excess of the first three, may occupy an exterior, paved space or spaces.

Due to the long driveways at High Chaparral Ranch, temporary and visitor parking along the Homesite driveway for parties and events is allowed. In the case that the anticipated number of cars expected for an event will exceed the capacity available on the Homesite of the event, Special permission for on-street parking may be approved by the High Chaparral Ranch Association on a case by case basis.

## 2.2.10 FRONT PORCH AND ENTRY

The Design Guidelines of High Chaparral Ranch intend to create a sense of western Colorado ranch experience. A common design element on the ranch home is a generous, one-story covered porch wrapping at least two sides of the house. Extensive porches are strongly encouraged and furthermore, every design must comply with a required porch element. Suggested minimums are a porch that spans the entire width of a major building element, or that fits between two distinct building projections creating a deep-set covered exterior room. A main entry is typically accessed from the porch. Two-story entry and/or porch elements are typically not compatible with this design theme and are strongly discouraged. The Design Review Committee will work with each design team to ensure that the porch meets the desired combination of expanse and proportion critical for a successful ranch quality.

## 2.2.11 WALKWAYS

Provide a hard surfaced walkway from the front entry to the on-site parking. Appropriate materials for walkways include flagstone, pavers or concrete flat work. Asphalt walkways are not appropriate.

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## 2.2.12 PATIOS, BALCONIES, AND DECKS

Patios and decks must be integrated into the overall design and massing of the house. At-grade patios and first floor decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site. For second story applications, balconies integrated into the mass of the house are strongly preferred. Imposing second story decks, particularly on front façades are strongly discouraged.

On-grade patios may be constructed of flagstone, pavers, or concrete flat work, but not asphalt. First story decks with non-habitable space below shall be required to have an enclosing skirt below the floor trim element extending to grade to exclude animals and provide a visual barrier to the underside of the deck area. Storage spaces under decks are permitted but must be screened as above.

Second story decks must be consistent with the architectural style of the residence and must be integrated into the mass of the structure. A roof covering a significant portion of second story decks is strongly preferred. Cantilevered, stilted or bracketed decks are not allowed.

Deck materials should complement the materials used on the exterior of the house and vertical supports should be proportionally massive. Single vertical supports must be a minimum of eight inches square in cross section, and grouped elements must be a minimum of six inches square in cross section. It is incumbent upon the owner's design team to present a well proportioned and well detailed deck design.

Second story deck posts are limited in height to the floor-to-floor height of the story below plus not more than 4 feet to railing height. Any taller post (e.g. a post that supports a roof above the deck) must spring from a substantial pier or wall.

## 2.2.13 RECREATIONAL STRUCTURES AND OUTBUILDINGS

Recreational structures and outbuildings are defined separately from accessory buildings and animal sheds and may be located in the side and rear yards, and must respect the building envelope. Outbuildings may include garden tool sheds, greenhouses, pool and spa equipment enclosures, swing sets, play structures, shade shelters, gazebos etc. and must be approved by the DRC. These structures must be architecturally related to the residence.

Swimming pools and hot tubs shall be located within the building envelope. Swimming pools may be at grade or raised and surrounded by a deck complying with deck guidelines including visual screening between deck level and the ground. Swimming pool fencing must meet all applicable local and state code requirements and be approved by the DRC

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Dedicated ball courts are subject to review and approval of the DRC.

## 2.2.14 FENCES AND ANIMAL ENCLOSURES

Fences are required for the containment of all animals kept on the Homesites and for the exclusion of wildlife from non-native food sources. Gates must be provided for emergency access to all fenced areas. Fence materials may include woods and metals. Decorative posts may include masonry materials and must be well detailed. Solid, privacy type fences may be conditionally allowed. Fences made of solid masonry, stone, concrete, or CMU may be allowed in limited applications as low walls or to evoke a specific style. Textured or split-face colored CMU may be allowed for decorative posts or low walls if approved by the DRC but gray, smooth CMU applications are prohibited unless completely covered with stucco. Barbed wire is prohibited. Electric fences are prohibited. All fences must be compatible with the architecture of the house and appropriate for the intended use. All fences are subject to review and approval of the DRC. Variances to the fence rules will be considered on a case by case basis by the DRC.

Horse containment areas should be located within the Building Envelope and may not be located on a platted easement. Upon petition and justification by the applicant, the horse containment area may be approved outside the building envelope by the DRC. Horse containment areas should to the greatest extent possible respect the existing or future development of adjacent properties and special care should be taken to orient animal enclosures back to back with adjacent development. Horse containment fences should not exceed five feet in height.

Fences may be used decoratively and may also used to create play yards for children. Decorative and play yard fences should not exceed four feet in height.

Chain link fences are restricted to rear yard dog runs and may not enclose more than 50 square feet per animal. Vinyl coated chain link is preferred in dark colors such as brown or black to reduce their visual impact. Dog runs must be fully enclosed on all sides and over the top. Dog runs may not exceed eight feet in height. Dog runs should be attached to a building and may not be free-standing. Dog Runs should be constructed on a concrete pad and the fencing should be contained within the perimeter of the pad.

## 2.3 BUILDING ELEMENTS AND MATERIALS

The intent of this section is to describe building elements and materials that apply to all Homesites in High Chaparral Ranch regardless architectural style.

The architectural concept within High Chaparral Ranch is to create authentic and rustic forms in keeping with the rural setting through skillful architectural massing, proportions, and composition of exterior materials, and colors. Contemporary values and current design techniques and technologies are required in all proposed design solutions. Green building

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technologies are strongly encouraged. Sustainability of design and construction will serve to infuse High Chaparral Ranch with the quality of permanence. Well contemplated and executed design and construction will serve all residents by maintaining long term value in their investment.

To that end, designs that evoke a sense of the temporary, the experimental edge, modernist juxtaposition or detachment from context or landscape are strongly discouraged. The architecture of High Chaparral Ranch is an architecture of place. It is not, however an architecture locked in time. Creativity is encouraged in the use of traditional materials in fresh ways solving traditional design challenges.

Rather than creating a pattern book Design Guideline, High Chaparral Ranch Design Review Committee will evaluate each design on its merits and its attempts to re-interpret and re-present the traditional styles common to our regional heritage. Adherence to the general guidelines set forth below will be evaluated, but creative solutions will be given serious consideration. The decisions of the DRC will be final.

## 2.3.1 EXTERIOR WALL MATERIALS

The design process should include evaluation of a range of exterior materials within the context of the intended architectural style. A logical design approach to the application of various materials within a single project is required with the attempt to organize the various materials to evoke rustic character and logical design integrity. All exterior materials must be approved by the DRC. The type and detailing of exterior materials should be consistent on all sides of a particular massing element of the house. The use of different exterior materials or siding types on different massing elements of the house is permitted. However, materials shall be used in ways that are true to their characteristics. For instance, a heavy material such as stone may not be used above a lighter material such as stucco, nor may stucco or stone be used above wood.

## 2.3.2 STONE MASONRY

Stone Masonry is permitted for use as exterior material. Masonry should be used with integrity. Forms clad in masonry should appear as self supporting and structural, not glued-on. Full thickness masonry veneers are encouraged, but thin stone veneers may be effectively used with proper detailing. Stone masonry may be finished in a variety of techniques. Rustic appearing finishes are preferred. Flagstone is not an acceptable wall finish. Individual mass elements may be entirely clad in stone. Mixing stone and stucco in the same application to appear that the stucco has fallen away to reveal its stone underlayment is strongly discouraged. Likewise, incorporation of stone pieces, scattered about in a stucco mass is also strongly discouraged. Indigenous Rocky Mountain stone is strongly recommended. River rock may be allowed on a case by case basis where stone use is relatively limited. Ledge stone and random patterns are preferred in all cases. The DRC may approve the use of simulated stone. Mockup samples may



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be required to prove compliance with mass, texture and color variations common in natural stone. Masonry cladding may terminate at inside corners only.

## 2.3.3 STUCCO

Stucco is permitted as an exterior wall design element simulating adobe or parged masonry. A rustic finish treatment is preferred. Wire-lathe stucco (exterior plaster) is preferred due to its workability and authentic appearance. Hump-and-bump finishes are prohibited. Synthetic stucco is strongly discouraged.

Formed stucco trim, lintels, water tables and other architectural details must reflect the character and proportion of the mass on which they are proposed. Trim, lintels and other architectural details may be expressed as wood, simulated wood or stone.

## 2.3.4 POURED-IN-PLACE CONCRETE AND UNIT MASONRY

Poured in place concrete with less than 12 inches exposure above grade is permitted as a base material.

Brick may be used in limited areas such as chimneys and foundation facings with DRC approval. Concrete Masonry Units if used, may not be left exposed.

## 2.3.5 WOOD AND SIMULATED WOOD SIDING

Wood siding may be used in a variety of iterations including horizontal timber siding, chinked or un-chinked; vertical planks, vertical board and batten or reverse board and batten, horizontal lap siding, shingles, etc. Heavier applications of wood siding such as horizontal timbers must appear below lighter applications of wood siding when used in combination. Masonry and Stucco should always appear below wood siding when used in combination.

Simulated wood materials including fiber-reinforced cement, engineered wood, and composite products may be used, with DRC approval, in place of natural wood materials where it can be demonstrated that the colors, textures and sizes of the finished application is compatible with the appearance of the preferred natural material.

Round logs may be used as a unified system of post and beam frame elements, rafters, and exposed trusses. The use of horizontally laid, chinked round logs as exterior wall materials is discouraged. Round log structural frames used in conjunction with flatted timber wall facings and any combination of approved exterior sidings is preferred to round log sidewall construction. Round logs may be used effectively as structural accents. Logs must retain their natural taper and have an average diameter between 8 inches and 14 inches consistent with the lodgepole pine historically used throughout this region. All logs must be drawknife or adze peeled. Turned

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logs, radius faced log timbers, and radius faced siding are not permitted as exterior materials.

Sheet stock products such as plywood, wafer board, T-111, Masonite and simulated wood panel products are not acceptable exterior wall cladding materials. Such products may be approved on a case by case basis as soffit sheathing, but must be carefully detailed in this application.

Cor-Ten and other corrugated raw cold rolled steel are attractive and appropriate exterior wall cladding materials. The DRC will carefully examine any metal wall cladding proposed for compliance with the intent of the Design Review Guidelines. Coated metal siding products may be used only on accessory buildings and must fit a strict range of colors. Vinyl, aluminum, or other coated metal lap siding is not permitted as exterior wall cladding.

## 2.3.6 SIDEWALL TRIM

Corner boards should be used wherever wood lap siding is used as an exterior material. Corner boards and trim must establish a proportional relationship to other exterior wall materials. If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular.

## 2.3.7 GARAGE DOORS

Attached garages and accessory buildings must have vehicle doors. The DRC will expect well designed garage doors and will require creative expressions in keeping with High Chaparral Ranch Design goals.

## 2.3.8 WINDOWS

Windows create a unifying design element throughout the residence. Windows should be rectangular in proportion. Vertical rectangular orientation is preferred. Horizontal transom windows mullied above other windows or doors are permitted. Arched, circular, octagonal or triangular windows are strongly discouraged.

Window sizes, placement and detailing should be consistent with the particular style influencing the design. Windows being ganged must be proportional to the wall on which they occur, and maintain the overall design intent of the house. A large expanse of ganged windows, without interceding structural mullions is discouraged.

Projecting bay windows should contain useable floor space and vertically connect to the ground. Cantilevered bay windows supported by architectural elements consistent with the house style may be approved.

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## 2.3.9 WINDOW TRIM

Windows set in wood clad walls must have trim around them. Trim thickness should establish a proportional relationship with the other exterior materials.

Head, sill and side window trim elements must be differentiated in dimension and detail. All trim members must stand proud of the surrounding wall cladding except as may be permitted for deeply set windows within masonry or stucco constructions. Trim, lintels and other architectural details for windows set in masonry-clad walls must be expressed as wood or stone.

## 2.3.10 DIVIDED LITES

Windows with muntins may be either true or simulated divided light windows. Muntins must occur on both the interior and exterior surfaces and in the airspace of the insulated glazing and must be not less than  $\frac{3}{4}$  inch wide. Airspace-only or interior-only muntins are not permitted.

Muntins must present a pattern consistent with the architectural style of the house. Muntin patterns on vertically mulled window assemblies may occur on both the lower and upper units, or on the upper unit only.

## 2.3.11 ROOFS

All roofs must be sloped, within the range of six in twelve to eight in twelve. Dormers are encouraged, the forms of which must be consistent with the architectural style of the home with the exception of the existing home on Lot 13 that shall not be required to have a sloped roof.

The weathering surfaced of the roof may be clad in natural or simulated cedar shakes or architectural grade laminated composite shingles. Low reflectivity metal roofing materials may be approved under special consideration. Metal roofing proposals should evaluate natural colored materials such as terne metal, weathered copper, weathered galvanized steel and Cor-Ten steel. Bright metals such as Galvalume are discouraged. Colored roofing made from painted rollstock will be allowed in a strict range of natural colors. Metals may be considered as secondary materials in conjunction with approved primary materials.

Concrete or clay tile in flat or Spanish shapes, in colors appropriate to the landforms may be allowed. The DRC will evaluate the proposal on a case by case basis. Glazed or ornate tiles will not be considered.

Roof penetrations and equipment other than chimneys should not be placed on roof planes facing the street. The burden is on the applicant to show that the preferred roof penetration locations cannot be reasonably achieved in cases of requested variance.

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Wood tongue and groove planks are approved for use as finished sheathing for enclosed soffits. Sheet products may be used when placed above projecting exposed rafters at soffit conditions provided that all joints in the sheet materials fall at rafters, where they can be concealed from view. T-111 or other panel products with simulated planks and texturing simulating rough sawn wood are preferred in this application. Panel products are not acceptable for use in enclosed soffit applications.

## 2.3.12 FIREPLACES AND CHIMNEYS

Town of Gypsum regulations must be met for all fireplace installations in High Chaparral Ranch.

Direct-vent appliance vents may not be placed on the front elevation of any residence. Chimneys may be clad in masonry or stucco materials only. Wood or other non-masonry cladding is not permitted on chimneys. Decorative chimney caps are required of such scale and configuration as to screen vents and other roof penetrations housed therein.

## 2.3.13 UTILITY CONNECTIONS

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

## 2.3.14 EXTERIOR LIGHTING

Residential lighting standards of the Town Of Gypsum - The following lighting standards shall be applicable to residential properties:

- a. Outdoor lighting shall be ten (10) feet or less in height unless fully shielded.
- b. Lighting on above-grade decks or balconies shall be fully shielded.
- c. All light sources shall use other than a clear lens material as the primary lens material to enclose the light bulb to minimize glare from a point source.
- d. Flood lights and security lights shall be restricted as follows:
  - i. The point light source shall not be visible from adjoining lots or streets.
  - ii. Lights must be fully shielded, down directed and screened from adjacent properties in a manner that prevents light trespass.
- e. Motion sensor lights may be permitted, but only where the sensor is triggered by motion within the owner's property lines.
- f. Up-lighting is only permitted if the light distribution from the fixture is effectively contained by an overhanging architectural or landscaping element. Such elements may include awnings, dense shrubs or tree canopies, which can functionally reflect illumination back to the ground.

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## 2.3.15 SATELLITE DISHES

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

## 2.3.16 EXTERIOR COLOR

High Chaparral Ranch endeavors to recall the architectural traditions of a rural Colorado lifestyle and the corresponding available design opportunities. While color is a critical ingredient to successful design, the colors should reflect the context of the landforms. Natural material selections should be made with color and context in mind. Colors should not be chosen to make a statement or to stand out, but may complement their setting, setting up a strong relationship between the natural and the built.

Generally, natural wood tones and translucent or semi solid stains should be considered for wood materials. Unnatural wood colors, even though popular, will be discouraged. Bleached wood is not acceptable as an exterior color, but weathering stains may be considered. Earthy colors in brown and rust may be considered in a range of shades. Yellow and orange hues will be discouraged.

Stucco finishes may afford an opportunity for a broader color palette. Colors for stucco exteriors should not be bright, saturated tones. Integrated color is preferred for its authentic appearance and gentle variations. Natural tones are preferred, and may range into muted yellows, rusts, browns, tans and olives. Bright white will be discouraged, but chalky whites may be considered, as they are naturally occurring in the gypsum veins surfacing in the hillside of High Chaparral Ranch.

Exterior colors should relate as a whole one to another in the design of the project. Accessory buildings must coordinate, but offer an opportunity for variation within the project. Masses within a single structure may offer opportunities for variation and may be best suited to variation of natural materials in order to effect a successful color and texture variation.

Accent colors offer an opportunity for expression and should compliment the principal house color. Brighter, more saturated colors will be considered for doors, doorjambes and trim, window jambes, sash and trim. Paints may be considered in those areas. Eave details and fascias may differ from house colors, but should follow the guidelines for natural hues rendered in translucent to solid color stains. Corner trim should be similar to the wall color.

Prior to installation on the structure, the owner will be required to apply samples of all colors

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proposed as they would appear on the house. Adjacencies must be represented including to natural materials such as stone veneers. Colors will be evaluated for compatibility with the architectural style of the house, and the setting and character of the neighborhood.

## 2.4 LANDSCAPE GUIDELINES

### 2.4.1 GENERAL LANDSCAPING CONSIDERATIONS

The natural landform and vegetation of High Chaparral Ranch will serve to inform the design of any landscape improvements proposed. It is the intent of these guidelines to provide equivalent landscaping opportunities in the development of each Homesite, allow for significant personalization of landscaping and provide sufficient irrigated and manicured landscapes for customary outdoor activities, and to reduce wildfire hazards. It is also the intent of these guidelines to retain and promote as much healthy native vegetation as possible and to conserve water by creating landscapes where xeriscape plants predominate.

The hillside Homesites lie within relatively undisturbed native vegetation. The range Homesites lie in areas of previous agricultural activities. Landscaping improvements to all Hillside Homesites must be contained within the Building Envelope in order to protect naturally occurring vegetation. Range Homesite owners will be encouraged to landscape in certain areas outside the building envelope to help to define property edges and to create shade and variety. Generally, however, vegetation management outside the building envelope is limited to noxious weed control and driveway and utility line restoration.

The general pattern of High Chaparral Ranch landscape development will involve the use of a preponderance of native species, mixed with acceptable non-natives as allowed in Appendix A. Noxious and intrusive plant species as identified by State and Federal agencies will be forbidden and the more stringent requirements for plant choice will predominate. Plants known to trigger allergic responses are highly discouraged.

Plantings should graduate in number and density from lesser to greater and likewise, graduate from more natural to more manicured as they near the house. Intensively irrigated areas should be used to create densely green spaces in proximity to the house, and drip irrigation should be used for all tree and shrub groupings and within six feet of the house foundation. Non invasive flowering plants should be maintained in distinct beds bordered by deep edging to prevent uncontrolled spread. Above grade spray irrigation may be used for lawn areas and for water loving flowering plants not within six feet of the house.

Each Homesite may include landscaping borders along the entry driveway, but maintenance will be an issue due to driveway length, and water availability. Hillside Homesites are strongly

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encouraged to work with plants that are native and do not require water after initial establishment for driveway and entry feature applications. Homeowners are strongly encouraged to employ tree and shrub groupings to minimize the number of irrigated islands and to give plantings density and presence. Proposals including trees and shrubs planted singly will be discouraged, however recommended plant spacing should be observed for the intended application and size of mature plant.

Temporary irrigation is required for re-vegetated areas until establishment is achieved. All disturbed areas should be irrigated to promote the growth of weeds to aid in their removal. All weed species germinated as a result of groundwork and landscaping must be eradicated by the homeowner. Imported soils are a particular concern for potential introduction of plant seeds non-native to High Chaparral Ranch.

## 2.4.2 MINIMUM PLANT SIZES AND QUANTITIES

Variety in size and type of planting is a key element in creating interest in a landscaping plan. The planning process should investigate plant shape, color and size at the initial planting and at maturity. Many plant species appropriate for use at High Chaparral Ranch will be slow growing, due to their affinity for a dry climate. Water will accelerate their growth up to a point, and will be required for at least one to two growing seasons. Quantities of plants are subjective to the organization of the architectural elements on the property and minimums have been established. With those considerations in mind, minimum initial sizes for planting materials have been established as follows:

Evergreen trees must be a minimum height of six feet measured from the root crown to the tip of the candle at initial installation. A minimum number of evergreen trees for any Homesite shall be eight, with a combined average height of no less than eight feet.

Deciduous trees must measure a minimum of two inches in caliper, twelve inches above the root crown. A minimum of ten individual deciduous trees as determined by root balls, not number of stems is required per Homesite. Multi-stem trees may measure no less than one and one-half inches in caliper for the largest stem, twelve inches above the root crown.

Shrubs should be mixed deciduous and evergreen. Minimum initial installations shall be shrubs propagated in five gallon pots. A minimum of thirty shrubs in roughly equal distributions between deciduous and evergreen is required.

Perennial flowering plants propagated in one gallon pots are required. Initial installations require a minimum of fifty mixed perennials.

Flower beds for annual plants are encouraged in proximity of the house. No minimums have been established due to the "labor of love" nature of tending an annual bed.

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## 2.4.3 MULCH

Mulching techniques are required for all exposed ground intended for the propagation of plants, shrubs and trees. Deep edging at all planted areas is strongly encouraged to contain mulch and minimize the spread of plants beyond their beds. Weed barrier fabric placed beneath mulch installations is strongly recommended to minimize the growth of weeds through the mulched areas.

Mulch materials may include organic mulch such as shredded bark or wood or mineral mulch such as bank run river gravels and cobbles. Crushed stone and non indigenous rock gravels are discouraged. Organics are preferred for their promotion of microorganism growth and soil nutrition. Mineral mulch may be useful for temperature control of root systems. Both should be chosen carefully for their ability to maintain soil moisture.

Areas newly seeded with native or lawn grasses must be mulched with a material suitable for soil and moisture retention. Landscaping plans must include seeding and mulching specifications.

## 2.4.4 LANDSCAPE LIGHTING

Night-time way-finding and landscape accent are valid concerns for each Homesite. While exterior lighting as required by the building codes is the minimum standard for each Homesite, additional lighting may be desired by the homeowner and these guidelines will attempt to assist in setting general parameters for its use. Primary to the exterior lighting discussion is adherence to current Town of Gypsum lighting regulations. Additionally, light sources (light bulbs) shall not be directly visible except from directly below the fixture and shall be fully shielded with a minimum of opal glass or approved equal. Seeded glass or other glass allowing an obscured view of the light source is not allowed. Flood lighting is not allowed, but area lighting utilizing shielded fixtures no more than ten feet above grade and mounted on poles or buildings is allowed. Fully shielded downcast walk lighting is allowed. Up-lighting is allowed when in compliance with Town of Gypsum regulations. All exterior lighting must be approved by the DRC.

## 2.4.5 WATER FEATURES

High Chaparral Ranch DRC requires complete plans and specifications to be submitted for any water feature proposed.

## 2.4.6 BERMS

Berms are an appropriate method for creating naturalistic breaks in landscaping and for improving the appearance of a well designed landscaping scheme by elevating plantings and



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increasing their apparent density. Berms should not, however be used as a primary privacy screen by themselves. Reasonably proportioned berms, in combination with landscape materials, can be neighborly and attractive features within a neighborhood. Berms should not attempt to screen a house from the street or define boundaries.

Proper design of berms must rely on proportion, adjacent landforms, architectural elements and adjoining property boundaries and development. Side slopes gradients must relate to the surrounding terrain and appear to be an extension of the topography. Maximum gradients shall not exceed a rise of one foot over a run of two feet (2:1). Berms shall not appear excessively high and their height shall modulate by at least one foot for every fifteen feet of length. Berms shall be populated by a variety of plantings including trees and shrubs. Each berm shall be reviewed for appropriateness and proportion and additional landscaping and planting may be required by the DRC beyond Homesite minimum standards in order to incorporate the berm into the visual theme of High Chaparral Ranch.

## 2.4.7 PRE-CONSTRUCTION HOMESITE MAINTENANCE

Each Homesite owner is responsible to maintain any unoccupied Homesite in a clean and orderly condition, to control erosion from wind and water, and to actively manage against the presence of listed noxious weeds. In the event that a Homesite is not maintained as described above, the High Chaparral Ranch Association shall have the authority to enter upon the property and conduct such maintenance measures as may be required to bring the Homesite into compliance with these terms. The Homesite owners shall then assessed the cost of performing these tasks.

## 2.4.8 PERMANENT IRRIGATION

The design intent for permanent irrigation is to provide for efficient, conservative use of water resources appropriate to approved landscapes. Each Homesite is limited to 2400 Square Feet of permanent irrigation per EQR.

- 1) All Homesites shall be required to install an underground automatic timer controlled irrigation system as approved by the DRC. Each system shall be designed for a water flow rate of not more than 12 gallons per minute at a minimum residual pressure of 40 pounds per square inch at the street.
- 2) Controlled irrigation perimeter beds are encouraged along all exterior walls that are not contiguous with flatwork or decks.
- 3) Individual plant drip irrigation systems of fully planted beds comprised of larger perennials, shrubs, and trees are encouraged.
- 4) All irrigation shall be within the Building Envelope of the Homesite.

## 2.4.9 TEMPORARY IRRIGATION

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Temporary (2 full irrigation seasons) overhead sprinkler irrigation is typically required to re-establish healthy vegetation on otherwise non-irrigated portions of setback governed Homesites, and on disturbed areas of Building Envelope governed Homesites that are not permanently irrigated. Temporary systems should be surface mounted and must be removed at the end of the second full irrigation season after installation.

## 2.4.10 LANDSCAPE INSTALLATION, MAINTENANCE, AND REMEDY

Each Homesite shall be fully landscaped in compliance with plans approved by the DRC prior to the issuance of the Temporary Certificate of Completion of the residence.

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

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

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

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

## 3 THE DESIGN REVIEW AND APPROVAL PROCESS

The following sections describe the steps involved in the High Chaparral Ranch Design Review process. Submittal material required for each step in this process is also listed. The DRC may, at the request of an owner or at their own discretion, modify any of these submittal requirements.

### 3.1 TOWN OF GYPSUM DEVELOPMENT REGULATIONS

The High Chaparral Ranch Design Guidelines are the primary tool for controlling the architectural character of High Chaparral Ranch, other material must also be considered during the design process. The Town of Gypsum has adopted various codes and regulations, which apply to residential development. In some cases, there may be conflicting provisions within these control documents. In the event of such conflict, the most restrictive provision shall apply.

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## 3.2 MODIFICATIONS TO EXISTING HOMES

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

## 3.3 NEW CONSTRUCTION DESIGN REVIEW

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

### 3.3.1 CONCEPTUAL DESIGN CONFERENCE

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

The typical Conceptual Design Conference will focus on property boundaries and setbacks; easements and utilities; topographic survey; site characteristics, land use pattern, Site planning and Construction; architecture; Design Guidelines and Town of Gypsum Regulations.

Required materials to be presented by the Owner at the Conceptual Design Conference include:

1. Design Review fee
2. Topographic survey
3. Soils report
4. Conceptual site plan
5. General sketches of the proposed site location of all buildings
6. General description of the proposed architecture and materials

Actions taken at the Pre-Design Conference are informal and general direction will be given by the Design Review Administrator where potential issues may be avoided moving forward.

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## 3.3.2 PRELIMINARY PLAN REVIEW

The Preliminary Plan Review Meeting is the first of two review checkpoints in front of the full Design Review Committee. Design development level drawings will be reviewed for conformance with the Design Guidelines.

The typical Preliminary Plan Review discussions include Owner's response to matters identified at the Conceptual Design Conference; design specific site plan and architecture; preliminary materials and color selections; preliminary exterior lighting plan and preliminary landscape plan.

Required materials to be presented by the Owner at the Preliminary Plan Review Meeting include:

4. Three full-scale Design Development phase plan sets of the following:
  - a. Site Plan at 1" = 10' scale
  - b. Architectural Plans at 1/4" = 1'-0" scale showing:
    1. Floor plans of the all proposed buildings
    2. Roof plan showing all roofs, roof pitches, overhangs & chimneys
    3. All exterior elevations with existing and final grade shown
    4. Building sections through all principal masses of the building
    5. Building height calculation
    6. Proposed exterior materials and color specifications and samples
    7. Proposed exterior lighting
  - c. Landscape Plan at 1" = 10' scale showing:
    1. Footprint of buildings
    2. Existing and final contours at 2' interval
    3. All proposed landscaping materials and placement
    4. Sprinkler irrigation, drip irrigation, and non-irrigated areas
    6. Summary table of irrigation areas showing square footage

Incomplete submittals will not be accepted. Submittals not received by the end of business one week prior to the DRC meeting date will not be accepted.

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

1. Continuation with Conditions - in which event the application will be heard as a new Preliminary Plan application at a subsequent meeting. An action to continue indicates that the design may meet the intent of the Design Guidelines in general, but that substantial elements not in conformance exist requiring resolution prior to Final Plan review. A complete new proposal will be required for consideration by the DRC at a future scheduled meeting.

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2. Approval with or without Conditions - in which event the application will be heard as a Final Plan application at a future scheduled meeting.
3. Denial for Cause - in which event the application will not be heard further. An action of Denial for Cause indicates that the design does not comply with the Design Guidelines. A completed new proposal will be required for consideration by the DRC at a future scheduled meeting.

### 3.3.3 FINAL PLAN REVIEW

The Final Plan Review will ensure responsiveness to Preliminary Plan Review guidance and confirm conformance with the Design Guidelines. Final approval will be the basis for issuance of the Design Review approval letter and marked plan set required by the Town of Gypsum prior to their review of a building permit application.

The typical Final Plan Review will focus on response to matters identified at the Preliminary Plan Review; design specific site plan and architecture; final materials and color selections; final exterior lighting plan and final landscape plan.

Required materials to be presented by the Owner at the Final Plan Review Meeting include:

1. One elevation of each building accurately rendered in the proposed colors
2. Three full-scale Construction Document phase Plan Sets of the following:
  - a. Cover Sheet Showing
    - 1) Project name and address
    - 2) Color image of front elevation
    - 3) Square footage tables
    - 4) Owner, architect, contractor information
    - 5) Drawing index/legend of drawing numbers & information on each Sheet
  - b. Site Plan at 1" = 10' showing
    - 1) All elements required at Preliminary Plan Review;
    - 2) Property boundaries of the subject homesite and adjacent property lines and structure footprints
    - 3) Setback lines
    - 4) Easements
    - 5) Existing and proposed contours at 2' intervals
    - 6) Building footprint, footer, and eave drip line locations
    - 7) Driveways, culverts, and curb cut
    - 8) Site drainage
    - 9) Utilities including meter and exterior panel locations and evidence of adequate sewer service gradient

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- 10) All Site improvements
  - 11) Site Coverage Table listing in Square Feet and as a % of Lot Area the Total Lot area, Area disturbed by construction, Building coverage, Impervious area coverage
- c. Grading/Construction Management Plan at 1"=10' showing:
- 1) Erosion silt fence, dust and trash controls, trash dumpster, construction limit fencing, and sanitary facilities
  - 2) Curb protection
  - 3) Site grading
  - 4) Soil and materials staging areas
  - 5) Construction trailer location (if any)
  - 6) Site access routes construction impact limit
  - 7) Construction sign design and location
- d. Architectural Plans at 1/4" = 1' scale showing the following:
- 1) Dimensioned floor plans of the all proposed buildings
  - 2) Roof Plan showing all roofs, roof pitches, dimensioned overhangs, materials and material changes, chimneys, chimney caps, crickets, gutters, and downspouts. Roof mounted solar photovoltaic and solar hot water panels should be shown, if applicable.
  - 3) Square footage table of all floor plans
  - 4) All building elevations with existing and final grade shown;
  - 5) Building sections through all principal masses of the building
  - 6) Building height calculation
  - 7) Exterior lighting plan and table of fixture specifications
  - 8) Fence details
  - 9) Exterior materials sample board
  - 10) Window and door schedules or window and door sizes noted on floor plans with head heights.
- e. Architectural Details:
- 1) Typical eave details
  - 2) Typical beam lookout/bracket details.
  - 3) Typical foundation/wall section showing relationship of finished grade to foundation and siding above.
  - 4) Typical section through covered porches.
  - 5) Detail of any handrail.
  - 6) Window and trim section
  - 8) All exterior materials.
- f. Final landscape plan at 1" = 10' showing:
- 1) Entire lot area including existing buildings, earthworks, other improvements, and plantings
  - 2) Footprint and roof drip line of buildings, fences, walls, walks,

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- patios, decks, other impervious surfaces and other site improvements
- 3) Existing and final contours at 2' intervals including berms and other land form features
  - 4) Turf areas, planting beds, trees
  - 5) Plant list (botanical and common name, size and quantity), soil amendment schedule, and planting plan indicating mature height and spread of perennials, shrubs and trees
  - 6) Irrigation design for sprinkler irrigation and drip irrigation
  - 7) Estimated landscape completion date

Incomplete submittals will not be accepted. Submittals not received by the end of business one week prior to the DRC meeting date will not be accepted.

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

1. Continuation with Conditions - in which event the application will be heard as a new Final Plan application at a subsequent meeting. An action to continue indicates that the design may meet the intent of the Design Guidelines in general, but that substantial elements not in conformance exist requiring resolution prior to Final Plan review approval. A complete new proposal will be required for consideration by the DRC at a future scheduled meeting.
2. Approval with or without Conditions - in which event the application is approved pending completion of conditions, if any.
3. Denial for Cause - in which event the application will not be heard further. An action of Denial for Cause indicates that the design does not comply with the Design Guidelines.

Following Final DRC approval, the applicant shall provide the DRC with three (3) full-scale plan sets that have been revised to address any conditions of final approval. Within one week after receipt and review of the revised final plan sets and Construction Compliance Deposit, the DRC will issue the owner a Design Review Approval letter and two marked plan sets. The Town of Gypsum will retain one of these sets for their records and issue the second with the Building Permit for construction.

### 3.3.4 APPROVAL OF EXTERIOR COLORS & MATERIALS

A color and material mock-up must be built on a corner of the house during framing. The DRC must sign-off on all materials and colors before exterior materials are ordered and installed.

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## 3.4 CONSTRUCTION INSPECTIONS

The Town of Gypsum is the responsible agency for construction inspections. The Design Review Board may also inspect construction progress from time to time.

## 4 CONSTRUCTION REGULATIONS

In order to promote orderly development and to avoid unnecessary damage to the site and adjacent properties minimizing construction impacts on the neighborhood, the following construction regulations have been adopted.

Each Owner is responsible to comply completely with these construction regulations and for the actions of all individuals and entities associated with the construction of his improvements. Any violation of these construction regulations may result in fines or other sanctions.

### 4.1 SAFETY

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

### 4.2 EROSION CONTROL AND DRAINAGE

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

### 4.3 CONSTRUCTION FENCE

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

### 4.4 HOMESITE ACCESS

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



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## 4.5 RESTORATION OR REPAIR OF PROPERTY DAMAGE

Any damage or scarring of other properties including other homesites or public street improvements shall be repaired or restored promptly at the expense of the owner.

## 4.6 CONSTRUCTION TRAILERS/PORABLE FIELD OFFICES

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

## 4.7 STORAGE OF MATERIALS AND EQUIPMENT

Materials and equipment shall be placed, properly covered and secured in a neat and orderly manner.

## 4.8 SITE CLEANLINESS

Each construction site shall be kept neat and orderly to prevent visual nuisance for other properties. Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis. Wind scattered debris shall be retrieved immediately and disposed of properly. Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. No dumping, burying or burning of construction debris is permitted on any property in High Chaparral Ranch. Mud, dirt or debris resulting from construction activities on the site shall be removed promptly from streets or adjacent properties.

## 4.9 SANITARY FACILITIES

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

## 4.10 VEHICLES AND PARKING

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

## 4.11 CONSTRUCTION HOURS

Construction hours are limited. Monday through Friday work is allowed from 7 a.m. to 7 p.m. Saturday work is allowed from 8 a.m. to 6 p.m. Limited Construction on Sundays may be permitted with approval of the DRC. No outside construction or construction support is

# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

permitted on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. After hours work and all its support machinery and activities that occur within a fully enclosed structure are permitted any day.

## 4.12 CONSTRUCTION NOISE

Broadcasting of any noises from the construction site shall be restrained so as not to be a nuisance on any other property.

## 4.13 NO DOGS ALLOWED

Contractors and subcontractors are prohibited from bringing any dog into High Chaparral Ranch, including dogs kept inside motor vehicles. Violations of this policy shall result in the immediate eviction of the dog and the dog's owner or owner's representative from High Chaparral Ranch. Repeated violations of the dog prohibition are considered continuing violations with no cure period and fines will be levied immediately.

## 4.14 MISCELLANEOUS CONSTRUCTION POLICIES

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

1. Changing oil on any vehicle or equipment, or discharge of oil or other vehicular products onto the ground, into utility structures, or into waters of the site is prohibited.
2. Concrete truck or equipment wash-out or disposal of excess concrete is prohibited except as shown on Grading/Construction Management Plan.
3. Removal of plant materials, or topsoil from any property other than the subject Homesite is prohibited.
4. Carrying any type of firearm is prohibited.
5. Only one construction sign as approved by the DRC is permitted on each homesite.
6. A minimum of one ABC rated dry chemical fire extinguisher shall be conspicuously located and immediately available on each construction site.

## 5. ENFORCEMENT

Enforcement of violations of Article 4 and 8 and this Design Guidelines shall be as follows.<sup>1</sup> The Covenants of the High Chaparral Ranch Association provides the power, duty and procedures to impose fines and other sanctions for violations of rules and regulations of the Association. The Design Guidelines, including but not limited to the Construction Regulations

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<sup>1</sup> Enforcement of the Wildlife Covenant Restrictions is located at Section 4.17.4 in the Declaration. Enforcement of Assessments is located at Section 6.5 of the Declaration.

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are rules and regulations of the Association.

The following Schedule Fines is established for violations of the Covenants (Excluding 4.17) and these Construction Regulations.

1. First Violation - A courtesy verbal and written notice of the violation, as well as the required action and time within which to cure the violation.
2. Second Violation - Verbal and written demand, plus a fine of \$100.00;
3. Third Violation - Verbal and written demand, plus a fine of \$200.00;
4. Succeeding Violations - Verbal and written demand, plus a fine of \$400.00.
5. Daily Fines – A daily fine may be imposed up to \$25/day after at least one notice has been sent out to owner to cure the violation. Use of a daily fine shall be based upon a vote of the Board of Directors in situations deemed to be continuous in nature. The proposed fine shall accrue daily for each calendar day beyond the specified cure time until cured.

## Notice

1. Written notice will be given to the Owner as soon as practical.
2. Written notice will be considered to have been given three days after mailing by U. S. Postal Service.
3. No fine shall be imposed without first providing Owner an opportunity for a hearing.
4. Notice and Hearing Procedures shall follow the process laid out in Article 14 of the Bylaws.

## Hearing

1. The Board of Directors will hear the matter of fines at its first regular meeting no less than 10 days after Owner has made written request for hearing following notice being given.
2. The Owner is invited to present any statement, evidence and witness on the Owner's behalf.
3. The DRC may act as Hearing Committee if appointed by the High Chaparral Ranch Association Board to consider the matter. The panel that hears the violation may waive, reduce or impose the proposed fine in full. The Hearing Committee will make a recommendation to the Board of Directors. The Board of Directors will have the final word regarding fines.
4. Fines are Reimbursable Expenses of the High Chaparral Ranch Association that are due and payable within 30 days.

## Notification of Decision

The decision of the hearing panel shall be in writing and provided to the Owner within 30 days of the hearing, or if no hearing is requested, within 30 days of the final decision.

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## Appeal

Fines imposed by the Board of Directors are appealable only to a Court of Law.

## Violation Abatement

1. Once notified, the owner or violator must cure the violation within the reasonable time and in the manner as directed by the DRC or its designee.
2. Should Owner not cure the violations, the Association may enter upon any Parcel pursuant to 8.11.4.2 to abate a violation. All expenses incurred by the Association in this abatement will be the responsibility of the Owner.
3. Immediate abatement may be required when the violation poses a health or life safety risk or when the effects of the violation are deemed to be progressive.
4. Proposed fines may be waived when the violation is cured as directed and within the specified cure time.

## Waiver of Fines

The Board may waive all, or any portion, of the fines if, in its sole discretion, such waiver is appropriate under the circumstances. Additionally, the Board may condition waiver of the entire fine, or any portion thereof, upon the Violator coming into and staying in compliance with the Articles, Declaration, Bylaws or Rules.

## Other Enforcement Means

This fine schedule and enforcement process is adopted in addition to all other enforcement means which are available to the Association through its Declaration, Bylaws, Articles of Incorporation and Colorado law. The use of this process does not preclude the Association from using any other enforcement means.

## Deviations

The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

END THE HIGH CHAPARRAL RANCH DESIGN GUIDELINES

# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

## APPENDIX A DESIGN REVIEW FEES AND DEPOSITS

Design Review Fees are due and payable as follows. A \$300 nonrefundable fee is due for each of the three design review meetings (Conceptual, Preliminary and Final). Fees are due with submittal of drawings seven days prior to scheduled DRC meeting. If additional meetings are required, a \$300 fee will be due for each meeting. A technical review of the drawings will take place prior to the preliminary design review meeting. Upon successful completion of Final Design Review, a nonrefundable fee of \$0.20 per Square Foot of gross floor area of all residential structures (including garage) and \$0.10 per Square Foot of gross floor area of all non-residential structures will be due and payable.

Before Approved Permit Drawings are released, a Deposit of \$5,000.00 is due and payable for Construction Compliance. 50% of the Construction Compliance Deposit will be returned upon issuance of a Town of Gypsum Certificate of Occupancy and DRC inspections finding compliance with the approved construction drawings. Any variations will be corrected by the owner prior to the release by the Design Review Committee of the final 50% of the Construction Compliance deposit.

The balance of the Construction Compliance Deposit will be returned to the Owner after the successful completion of one winter season following the installation of landscaping materials. Any winterkill will be required to be replaced by the owner prior to the release of the deposit balance.

For further information or to discuss design concepts and proposals, please contact:

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# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

## APPENDIX B

### RECOMMENDED PLANT MATERIALS FOR HIGH CHAPARRAL RANCH

#### A. RECOMMENDED PLANT MATERIALS

##### 1. DECIDUOUS TREES

Acer ginnala	Amur Maple
Acer glabrum	Rocky Mountain Maple
Acer platanoides	Norway Maple
Acer negundo	Box Elder
Betula fontinalis	Native River Birch
Celtis occidentalis	Western Hackberry
Crataegus ambigua	Russian Hawthorn
Fraxinus pennsylvanica	Patmore Ash
Malus sp. Dolga'	Dolga Flowering Crab
Malus sp. Hopa'	Hopa Flowering Crab
Malus sp. Radiant	Radiant Flowering Crab
Malus sp. Spring Snow'	Spring Snow Crabapple
Populus acuminata	Lanceleaf Cottonwood
Populus angustifolia	Narrowleaf Cottonwood
Populus tremuloides	Quaking Aspen
Prunus padus	Mayday Tree
Prunus virginiana 'Shubert'	Canada Red Cherry
Rohinia pseudoacacia	Purple Robe Locust
Tilia cordata Greenspire'	Greenspire Linden
Tilia tomentosa	Silver Linden

##### 2. EVERGREEN TREES

Juniperus osteosperma	Utah Juniper
Picea glauca	Colorado Spruce
Pinus aristata	Bristlecone Pine
Pinus edulis	Pinyon Pine
Pinus ponderosa	Ponderosa Pine

##### 3. SHRUBS

Amelanchier alnifolia	Serviceberry
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Berberis Mentorensis	Hybrid Barberry
Berberis thunbergii	Japanese Barberry
Caragana arborescens	Siberian Pea Shrub
Cornus stolonifera Isanti'	Isanti Dogwood
Cornus stolonifera	Red Twig Dogwood
Cornus alba elegantissima	Variegated Dogwood
Cotoneaster acutifolia	Peking Cotoneaster
Cotoneaster Dammeri 'C.B.'	Coral Beauty Cotoneaster
Euonymus alatus 'compacta'	Dwarf Winged Euonymus
Juniperus anade Buffalo'	Buffalo Juniper
Juniperus horizontalis Blue Chip'	Blue Chip Juniper
Juniperus horizontalis 'Wiltoni'	Wilton Carpet Juniper
Juniperus anade tamariscifolia	Tam Juniper
Lonicera tatarica 'Zabeli'	Zabel Honeysuckle
Lonicera involucrata	Twinberry Honeysuckle
Lonicera tartarica 'Arnold's Red	Arnold's Red Honeysuckle
Pinus mugo mugo	Mugo Pine
Pinus mugo pumilio	Dwarf Mugo Pine
Physocarpus monogynus	Native Mountain Ninebark
Potentilla fruticosa 'Jackmannii'	Jackman's Potentilla
Potentilla fruticosa K.D.'	Katherine Dykes Potentilla
Potentilla fruticosa farreri 'Gold	Gold Drop Potentilla
Potentilla fruticosa 'Tangerine'	Tangerine Potentilla
Prunus virginiana 'melanocarpa'	Chokecherry
Prunus virginiana 'Shubert'	Canada Red Cherry
Prunus x cistena	Cistena Plum
Ribes alpinum	Alpine Currant
Ribes aureum	Golden Currant
Rhus glabra cis-montana	Rocky Mountain Sumac
Rosa foetida 'Bicolor'	Austrian Copper Rose
Rosa rugosa	Ramanas Rose
Rosa woodsii 'Bonica'	Meidland Rose
Rosa woodsii	Woods Rose
Salix purpurea 'Nana'	Dwarf Blue Artic Willow
Sambucus anadensis aurea	Golden Elder
Santolina chamaecyparissus	Lavender Cotton
Santolina virens	Lavender Cotton
Spiraea bum. 'Anthony Waterer'	Anthony Waterer Spiraea
Spiraea bumalda 'Froebelii'	Froebel Spiraea
Spiraea bumalda Goldflame'	Goldflame Spiraea
Spiraea nipponica 'Snowmound'	Snowmound Spiraea
Symphoricarpos albus	Common Snowberry

# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

*Symphoricarpos chenaulti*  
*Syringa vulgaris*  
*Viburnum lentago*

Hancock Coralberry  
Common Purple Lilac  
Nannyberry

## 4. GROUND COVERS

*Aegopodium variegatum*  
*Ajuga genevensis*  
*Arctostaphylos uva-ursi*  
*Cerastium tomentosum*  
*Delosperma nubigena*  
*Fragaria vesca*  
*Lysimachia nummularia*  
*Mahonia repens*  
*Phlox subulata*  
*Polygonum affine*  
*Potentilla verna* 'nana'  
*Sedum Acre* 'Utah'  
*Sedum* 'Dragons Blood'  
*Thymus pseudolanuginosus*  
*Thymus serpyllum citroides*  
*Veronica pectinata*  
*Vinca minor*

Snow on the Mountain  
*Ajuga*  
Kinnikinnick  
Snow-In-Summer  
Hardy Ice Plant  
Wild Strawberry  
Moneywort  
Creeping Mahonia  
Creeping Phlox  
Border Jewel Polygonum  
Creeping Potentilla  
Golden Carpet Stonecrop  
Dragons Blood Sedum  
Wooly Thyme  
Lemon Thyme  
Blue Woolly Speedwell  
Periwinkle

## 5. PERENNIALS

*Achillea millefolium* 'Red Beauty'  
*Aquilegia* 'McKana Hybrids'  
*Artemisia frigida*  
*Artemisia schmidtiana*  
*Astis x arendsii*  
*Centaurea montana*  
*Chrysanthemum coccineum*  
*Chrysanthemum maximum*  
*Delphinium elatum*  
*Dianthus barbatus*  
*Dianthus deltoides*  
*Dicentra spectabilis*  
*Gaillardia grandiflora*  
*Gypsophila paniculata*  
*Hemerocallis hybrids*  
*Heuchera sanguinea*

Pink Yarrow  
Columbine  
Fringed Sage  
Silvermound  
Astibe  
Mountain Bluet  
Painted Daisy  
Shasta Daisy  
Delphinium  
Sweet William  
Maiden Pinks  
Bleeding Heart  
Blanket Flower  
Baby's Breath  
Daylily  
Coral Bells



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Hosta undulata albo-marginata	White Rimmed Plaintain Lily
Hosta sp.	Plaintain Lily
Iris, bearded	Bearded Iris
Iris siberica	Siberian Iris
Lilium x 'Rouge Pixie	Hardy Dwarf Red Lily
Linum perenne	Flax
Lupinus 'Russell Hybrids'	Lupine
Myosotis alpestris	Alpine Forget-me-not
Myostosis scorpiodes	Forget-me-not
Papaver orientalis	Oriental Poppy
Papaver nudicaule	Iceland Poppy
Pennisetum setaceum	Fountain Grass
Penstemon strictus	Rocky Mnt. Penstemon
Phlox suhulata	Creeping Phlox
Primula sp.	Primrose
Salvia x surperba	Sage

## 6. VINES

Clematis jackmanii	Hybrid Clematis
Humulus lupulus	Hops
Lonicera heckrott	Heckrotti Honeysuckle
Parthenocissus quinquefolia englemanni	Engleman Ivy
Parthenocissus quinquefolia	Virginia Creeper

## 7. LAWN

Poa pretensis	Kentucky Blue Grass Sod
Poa pretensis	Kentucky Bluegrass
Festuca rubra	Red Fescue
Lolia sp./Festuca sp.	Rye/Fescue Blend

## 8. BULBS

Tulipia sp.	Tulips
Narcissus sp.	Daffodils
Hyacinthus sp.	Hyacinths
Iris sp.	Iris
Crosussp.	Crocus
Lilium sp.	Lillies

## 9. ANNUALS

# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

See local garden centers

## B. DISTURBED AREA REVEGETATION

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

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

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

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

### a. SHRUB SEED

Artemesia frigida	Fringed sage
Artemesia tridentata ssp. vaseyana	Mountain big sage
Ceratoides lonata	Winterfat
Chrysothamnus nauseous	Rubber rabbitbrush
Purshia tridentata	Antelope bitterbrush

### b. GRASS SEED

Agropyron smithii	Western wheatgrass
Agropyron spicatum	Bluebunch wheatgrass
Agropyron trachycaulum	Slender wheatgrass

# HIGH CHAPARRAL RANCH DESIGN GUIDELINES

Koeleria macrantha	Junegrass
Orzyopsis hymenoides	Indian ricegrass
Poa sandbergii	Sandberg bluegrass
Sitanion hystrix	Bottlebrush
Stipa comate	Needle-thread grass

c. FORBS-WILDFLOWERS

	Yarrow
	Arrowleaf balsamroot
Rubdeckia hirta	Blackeyed susan

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

a. GRASS SEED

Hard Fescue  
Blue Fescue  
Chewings Fescue

Wild flower and other grasses, forbs, and shrub seed may be added to the above mix upon specific review by the DRC. Other re-vegetation protocols and products may be approved upon specific review by the DRC.

6. MULCH: Hydro-mulch with tackifier and certified weed seed free straw at a rate of 2,000 lbs./ acre or 50 lbs./1,000 sq. ft. Alternatively, spread dry straw mulch to a loose, uniform depth of 3 inches and anchor in place with netting per manufacturer's recommendations.
7. TEMPORARY IRRIGATION: Keep the seedbed continually moist for 10 to 14 days, or until the seed germinates. Supplement natural rainfall to a total of:
- 1) First Growing Season, 1 inch moisture per week;
  - 2) Second Growing Season, ½ inch moisture per week;
  - 3) Third Growing Season, discontinue temporary irrigation.
8. MAINTENANCE: Reapply seed mix on areas that did not “take” within the first two months of the growing season. Once established, the above re-vegetation should discourage the invasion of noxious weeds. Until then, eradicate noxious weeds by hand or by careful spot application of Round-up. Do not use broad leaf herbicides as these products will kill the shrubs, forbs, and wildflowers.