

*meter must remain accessible for reading by the Chatfield Corners Metro District.*

- 31. The installation of driveways and or/parking areas shall be limited to the area from the back of the sidewalk to the front of the garage and shall not exceed the width of the garage. *No additional driveways, parking areas or concrete slabs, (excluding patios) shall be installed on any other portion of the lot***

## **Landscaping**

*Front yard landscaping and automatic irrigation is required. The design must be submitted in a professional format.*

### ***The Meadows***

1. A minimum of five 5-gallon shrubs and ten 1-gallon shrubs is required.
2. A minimum of two 2 ½ inch caliper deciduous trees and one 6 foot high evergreen or 2 inch caliper ornamental trees are required. Two must be planted at the street.
3. Front yards must be sodded.
4. An automatic irrigation system must be installed to serve all planting in the front yards. (front yards, for the purpose of landscaping, extend to halfway back along the side of the home.)
5. Fences must be white vinyl and only the type and style approved by the DRB.
6. ***Maximum of 5000 sq. ft. of irrigated turf.***

### ***The Ridges***

1. A minimum of ten 5-gallon shrubs and ten 1-gallon shrubs is required.
2. A minimum of three 2 ½ inch caliper deciduous trees and two 6 foot high evergreen or 2 inch caliper ornamental trees are required. Two must be planted at the street.
3. Front yards must be sodded.
4. An automatic irrigation system must be installed to serve all planting in the front yards. (front yards, for the purpose of landscaping, extend to halfway back along the side of the home.)
5. Fences must be white vinyl and only the type and style approved by the DRB.
6. ***Maximum of 5,700 sq. ft. of irrigated turf.***

### ***Two Acre Lots – The Meadows and The Ridges***

1. ***Maximum of 25,000 sq. ft. of irrigated turf.***

## **Roofs**

1. Roof pitch must be minimum 5/12 and may not exceed 8/12.
2. Rakes shall be a minimum 12”.
3. Eaves shall be a minimum 18”.
4. Roofs shall be a minimum of 30-year asphalt shingles in colors approved by the DRB.
5. Roofs in the 2-Acre Lots may be metal with DRB approval.

# Site Planning Details

## BUILDING ENVELOPES

The purposes of a building envelope are: to ensure that proposed development occurs on the least sensitive portion of each lot; to ensure that adequate buffers between lots are maintained; and, to limit the amount of construction that occurs on larger lots. During construction, all site work will be limited to the building envelopes.

In addition to the primary structure being located in the building envelope, all ancillary structures shall conform to the setbacks of the lot, and the style and color palette of the main residence. Ancillary structures shall not exceed 6 feet in height and shall require DRB approval.

## BUILDING RELATIONSHIPS

In general, homebuilders at Chatfield Corners must be sensitive to the impact of their proposed development on the surrounding home and land uses. The Design Review Board will review the elevation of any proposed development and how it responds to the neighboring architecture in regard to both materials and colors.

## EXTERIOR ELEVATION VARIETY

The same exterior elevation and colors may not be repeated in homes that are adjacent, or across from, each other.