

MERIDIAN VILLAGE



DESIGN CONTROL COMMITTEE

DESIGN CRITERIA & SUBMITTAL PROCEDURES

2014



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OVERVIEW

MERIDIAN VILLAGE

PROTECTIVE COVENANTS AND DESIGN CONTROL COMMITTEE

STATEMENT OF PURPOSE

The architectural design integrity and quality throughout Meridian is maintained through the implementation of Protective Covenants, which include strict design controls. These Covenants establish standards for planning and design, which are fair to all parties and are intended to assure maintenance of value for all Meridian properties.

PROTECTIVE COVENANTS

The Protective Covenants legally apply to all that is part of Meridian, regardless of ownership, and are independent of the zoning and land use regulations of local government.

APPLICABLE DOCUMENTS

The system of land use control created by the Covenants includes not only the Covenants, but also a Master Plan, Design Criteria and Review Procedures. These documents are mostly contained herein and are available through the Design Control Committee offices.

DESIGN CONTROL COMMITTEE

The Covenants and supporting documents are administered and enforced by a Design Control Committee (“DCC”). A current listing of members can be found on the following page.

ACTIVITIES NECESSITATING REVIEW

Under the Covenants, any proposal to construct, modify, or demolish improvements within Meridian must have plan approval from the DCC prior to commencement. The DCC’s review and approval process also applies to signage, changes in property use, and maintenance activities. The DCC meets on a regular basis to review plan submittals. After the DCC approves a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The DCC performs periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.



DESIGN CONTROL COMMITTEE MEMBERSHIP

The Design Control Committee is made up of six (6) regular members. Of these six (6), at least two (2) members must be architects and one (1) member must be currently engaged in land planning practice. All other members must have a minimum of ten (10) years of experience in land planning or development. Membership is as follows:

MR. LEE DEHMLOW, CHAIRMAN

Mr. Dehmlow is a Development Manager with Shea Properties. He has 35 years of experience in the building industry, spanning commercial, institutional and residential sectors, including both project and management roles in construction, architecture, and project development.

MR. MICHAEL BARBER, ARCHITECT

Mr. Barber is a practicing architect with 35 years of experience. He is the Director of Design at Barber Architecture and has been responsible for the design of numerous public and private projects for regional and national clients. He is the recipient of awards for architecture and planning and has won ten major design competitions. Mr. Barber is a member of other design review committees, including membership in the Federal Design Excellence program.

MR. JOHN KILROW

John Kilrow is a Senior Vice President with Shea Properties with over 25 years' experience in commercial development. His background includes extensive involvement in architectural design reviews and covenant administration primarily associated with Shea's various commercial and residential communities.

MR. PHIL MCCURDY, AIA

Mr. McCurdy was the Principal of the Architecture Group at the Denver office of Gensler, an international architecture and planning firm. In more than 30 years of practice he has had the opportunity to lead projects both locally and nationally. He serves on Gensler's national Practice Area for Buildings and Campuses and on the City of Denver's Design Review Board for the Cherry Creek North mixed-use district.

MR. ERIC HECOX

Mr. Hecox is a Vice President with Shea Properties Colorado. He serves as the General Manager for multiple special districts including the Denver Tech Center and the Meridian International Business Center. He is also President of the Colorado Foundation for Water Education as was previously the Executive Director of South Metro Water Supply Authority.

STAFF

Ms. GALINA BUTYLEV, Community Services Manager

Ms. SARAH MASTER, Client Services Project Coordinator

MR. JOHN F. FORHAN, ESQUIRE, Legal Counsel

pg. rev. 04-08-2014



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MERIDIAN VILLAGE RESIDENTIAL CRITERIA

1. GENERAL CONDITIONS

A) INTRODUCTION

The goal of Meridian Village is to create a community comprised of various neighborhoods which offer a variety of lifestyles in support of the Meridian International Business Center employment population. These Design Guidelines provide the framework for the intended village character. Each section contains requirements and application in support of the Meridian Village community vision. This section explains how to use the design standards including a brief overview of the concept, vision, principles and amenities of Meridian Village. These Design Guidelines are a supplement to the current approved Meridian International Business Center Planned Development document.

PURPOSE

The purpose of the Design Guidelines is to guide future development within Meridian Village to be consistent with the vision and goals set forth by the Design Control Committee. These Design Guidelines illustrate and describe planning, architecture and landscape design issues that are appropriate for the residential and mixed-use neighborhoods within the Village. The guidelines are intended to encourage high quality design and development, creativity and innovation within the residential neighborhoods and mixed-use commercial areas.

APPLICABILITY

These Design Guidelines are promulgated in accordance with and are intended to apply to all residential areas within Meridian Village. Commercial areas shall be regulated by the existing Meridian Guidelines.

It is envisioned that each neighborhood within the overall community area will have the opportunity to establish a supplementary, more definitive set of Covenants and Design Guidelines specific to their respective area. However, those guidelines must be structured 'within' the



Neighborhood park adjacent to elementary school



parameters set forth herein. Where a specific criteria is set forth in this document it may not be modified by a less supplementary neighborhood document.

B. VISION & GUIDING PRINCIPLES

THE VISION

Meridian Village is intended to be a highly enriched community offering quality neighborhoods, educational and civic facilities, and community scaled retail; all connected by attractive open space and recreational trails.

Meridian Village will be guided by proven ‘community building’ principles providing for a variety of architectural home types arranged in compact, walkable neighborhoods connected by, parks, trails, and open space. to create a desirable and exciting community in which to reside.

GUIDING PRINCIPLES

The following seven principles provide a framework for for this vision and the design guidelines herein.



Environmental Integrity: Incorporate and preserve the beauty and natural setting of the gulches, prairie, and open space corridors within all aspects of the site design.



Sense of Place: Utilize the main organizing elements of the community; the roadways, entry points, monumentations, parks and open space, and community facilities to create a sequence of events and landmarks that provide a unique sense of place.



Scale: Create neighborhoods of diverse homes that are intimately scaled to people and promote walking throughout the community.



Enrich Community Character and Lifestyle: Establish a strong sense of community character through the creation of gathering spaces and village centers.



Neighborhood Diversity: Create distinct and unique neighborhoods through a variety of housing product mixes offered while emphasizing overall neighborhood character versus the design of each housing product.



Connectivity: Identify and create a braided linear greenway system that connects park, trails, and community facilities to link residents and neighborhood facilities together.



Landscape Framework: Create an evolving legacy of landscape framework public parks, plazas, trails and greenbelt elements which will over time mature and compliment and enhance the native character of the Colorado native landscape.

THE VILLAGE PLAN

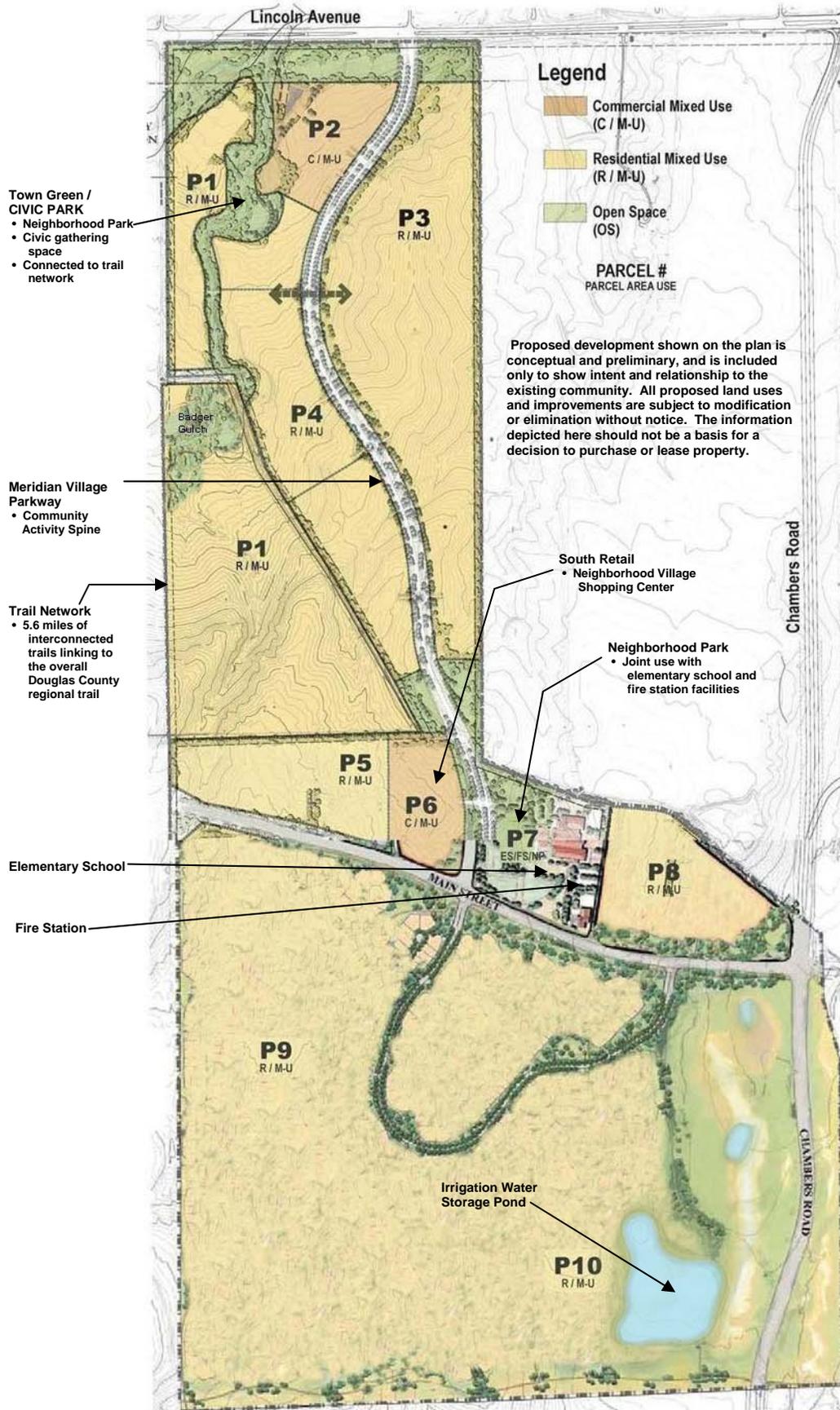
The combination of rolling hills, greenbelts, gulches, and panoramic views inspire and provide unique site design opportunities for Meridian Village. The natural topography allows for terracing of neighborhoods which orient towards views as well as larger pads for higher density housing and commercial uses. In addition, the natural topography and drainage patterns of the site support the idea of a cohesive interconnected community consisting of intimate neighborhoods connected by the linear gulches and open space.

Four residential neighborhood types make up Meridian Village. These are organized around Meridian Village Parkway that meanders through the community. Meridian Village Parkway serves as the community's activity parkway linking open spaces, activity areas, neighborhoods, commercial areas and pedestrians together. This linear parkway contains community-greenway and open space recreational elements that link to trails throughout Meridian Village as well as to regional trails in Douglas County.

Each residential neighborhood will have an associated target density range appropriate for the location based on slopes and adjacent land uses. The plan strives to attain attractive, walkable neighborhoods, with buildings oriented towards the street and parking located out of direct view from streets and sidewalks when possible.



Badger Gulch Trail





FUNDAMENTAL PLANNING AND DESIGN CONCEPTS

The following fundamental planning and design concepts identify the key community defining elements which will make Meridian Village unique. Detailed development plans of the overall project and each neighborhood parcel must adhere to these concepts. Criteria for these concepts will be expanded upon in the following sections.

- **Neighborhood Design:** While general neighborhood densities and land uses are identified, diversity and creativity of product type and design is encouraged.
- **Commercial Areas:** The two commercial areas in Meridian Village will be community enhancing elements creating economically viable and easy to walk to, retail oriented community gathering places.
- **Image Defining Edges:** Specific design criteria will apply to project edge conditions with attention to fencing or walls, setbacks, materials, walkways, monumentation and edge landscape treatments.
- **Parks, Open Space, and Trail System:** In addition to the community activity spine and a interconnected trail network, the community will contain a variety of parks and gathering areas, both active and passive recreation areas, and an elementary school.
- **Street Design and Character:** The internal street standards provide general design considerations for various road classifications, and will assist in creating a unified street network and character.
- **Community Activity Spine:** The well landscaped Meridian Village Parkway traverses the site north to south. This roadway will be the central, identifying site feature of Meridian Village. All adjacent parcels should provide pedestrian connections to this linear parkway.
- **Materials:** Building and landscape materials and colors native to Colorado will be used and should be consistent throughout Meridian Village.
- **Signage Program:** A cohesive monumentation and signage system will be implemented for all new neighborhoods, to link all residential neighborhoods together and demonstrate a coherent theme.

These next sections are organized in sequential order from Planning, Architecture and Landscape Architecture focused criteria. The specific planning and design guidelines identified in these sections, will become the baseline by which the DCC will review projects submitted by individual neighborhood parcel developers for implementation.

The Residential Appendix, Section F, provides a checklist for each neighborhood parcel developer outlining the items the DCC will be reviewing when a submission is made for development.





2. DESIGN CRITERIA

A. COMMUNITY PLANNING CRITERIA

This chapter provides a description of the community and neighborhood planning will shape Meridian Village. This section is organized as follows:

- **Image Defining Edges:** A definition of image defining edge treatments and principles to be addressed by parcels that abut the public realm.
- **Street Design & Character:** Street design and character, with illustrations depicting the desired streetscape character for Meridian Villages.
- **Parks & Open Space System:** An overview of the parks and open space system of Meridian Village including the parks, trails, and natural open space as well as specific parcel acreage requirements.
- **Neighborhood Design:** General neighborhood parcel locations are identified in this section, including general densities and product types for the neighborhood parcels.
- **Commercial/Mixed-Use Areas:** A brief description of the commercial parcel areas applicability within Meridian Village.
- **Development Standards:** Land use regulation Development Standards approved by Douglas County as part of the overall Meridian Village P.D. entitlement process.

IMAGE DEFINING EDGES

Neighborhood parcel edges, which are highly visible from arterial streets, collector streets, parks, and external view points, are required to maintain a high level of architectural character on visible building elevations. Landscape treatments and appropriate grade relationships along these edges are necessary to continue the overall community visual interest. The following criteria are applicable at these locations:

- An undulated edge consisting of open space, parks, or trails, variable setbacks, and view corridors should be articulated along neighborhood edges.
- Individual lots must have street trees along all abutting streets.
- A variety of roof forms with appropriately massed forms, roof heights, massing and vertical planes, such as dormers, bays and gable ends, should be used, as seen from adjacent properties.
- Building elevations abutting a street, park or greenbelt must be enhanced with a minimum of 30% stone or masonry on each such elevation.
- All exterior walls of a building should be articulated with a consistent style and materials, as seen from adjacent properties.

STREET DESIGN & CHARACTER

One of the major design features within Meridian Village are the streets. The design intent of the street sections and overall circulation is to safely accommodate both vehicles and pedestrians. Arterial and Collector level streets shall meet the criteria as set forth in the Seventh Amendment Planned Development package. All interior streets must be lined with street trees and sidewalks, In addition, along streets serving as the primary access to each neighborhood, each sidewalk should be detached from the curb by a landscaped tree lawn with a minimum width of five (5) feet.

Street width should be minimized to provide a comfortable human scale with an appropriate tree height to road width ratio. All interior may include on-street parking within the curb-to curb dimen-

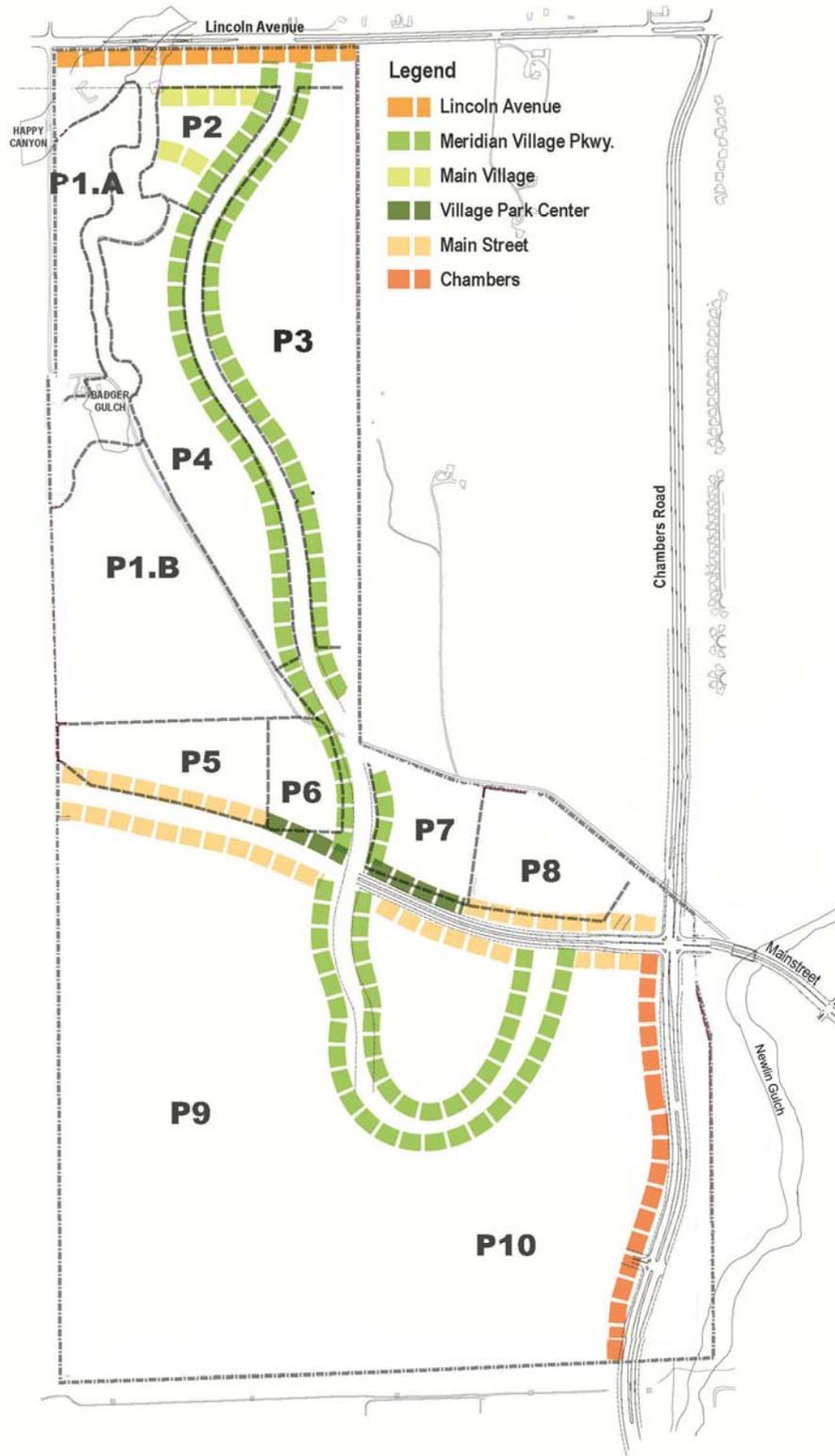


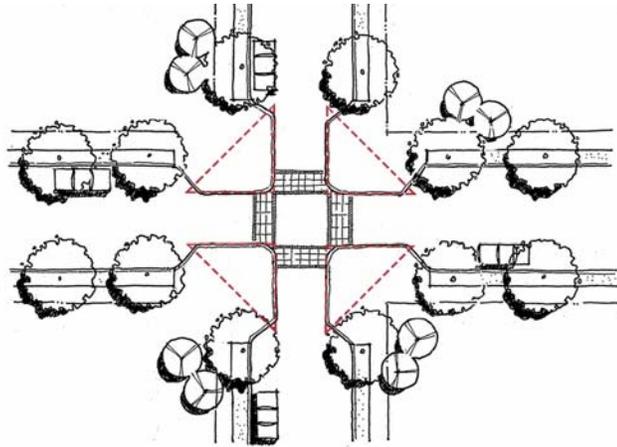
IMAGE DEFINING EDGES

Proposed development shown on the plan is conceptual and preliminary, and is included only to show intent and relationship to the existing community. All proposed land uses and improvements are subject to modification or elimination without notice. The information depicted here should not be a basis for a decision to purchase or lease property.



sion.

The following street cross section diagrams depict travel lanes, parking lanes, and sidewalk widths. The following street standards provide general design considerations for five road classifications: arterials, mixed-use/commercial, collectors, local streets, and alley drives.



Perimeter

Perimeter streets are defined as Main Street, Lincoln Avenue and Chambers Road. For pedestrian safety along these busy roads, sidewalks should be a minimum of eight (8) feet wide, and detached from the curb and moving traffic with a twelve (12) foot minimum landscaped tree lawn. These street must also be bordered by a continuous fence or wall. Refer to “Site Walls and Fencing” in Landscape Criteria, pages 31-35.

Interior Collector

Meridian Village Parkway is the gateway into and through Meridian neighborhoods and is intended to be the signature roadway and initial visual reference of the Meridian Village community while providing primary access to the abutting neighborhoods. Sidewalks ranging from six (6) to eight (8) feet, in width, separated from traffic by a twelve (12) foot minimum continuous planting strip are required along with continuous boundary walls or fences. Refer to “Site Walls and Fencing” in Landscape Criteria, pages 31-35.

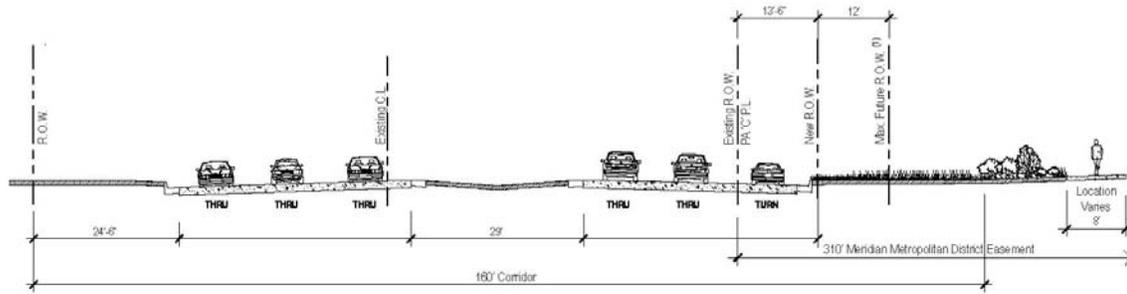
A similar treatment will apply to the interior collector street for the area south of Main Street.

Interior Local

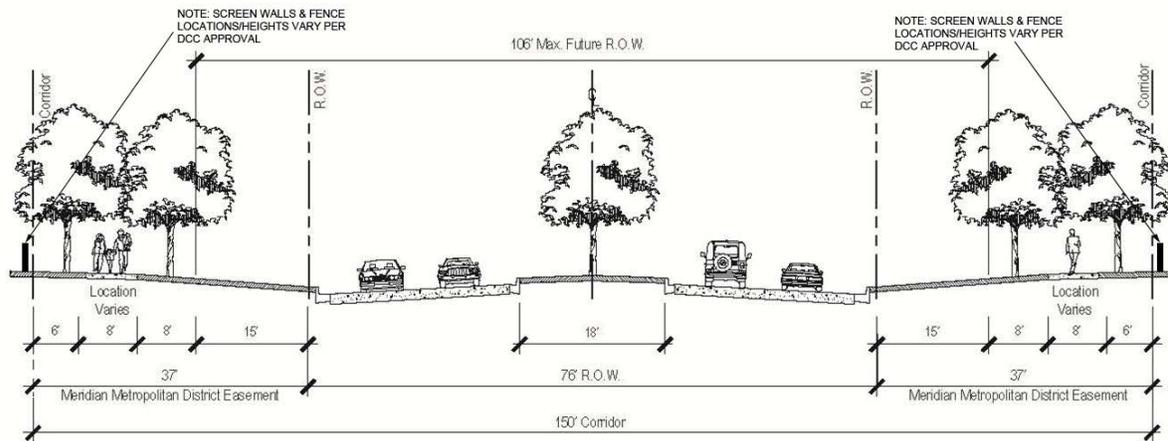
Local streets are woven through the neighborhoods and should carry relatively low amounts of traffic. A modest sidewalk width of five (5) foot minimum should be used in neighborhoods. At neighborhood entry points sidewalks must be separated from the street by a continuous five (5) foot minimum to seven (7) foot maximum, continuous tree lawn.

Alley Drives

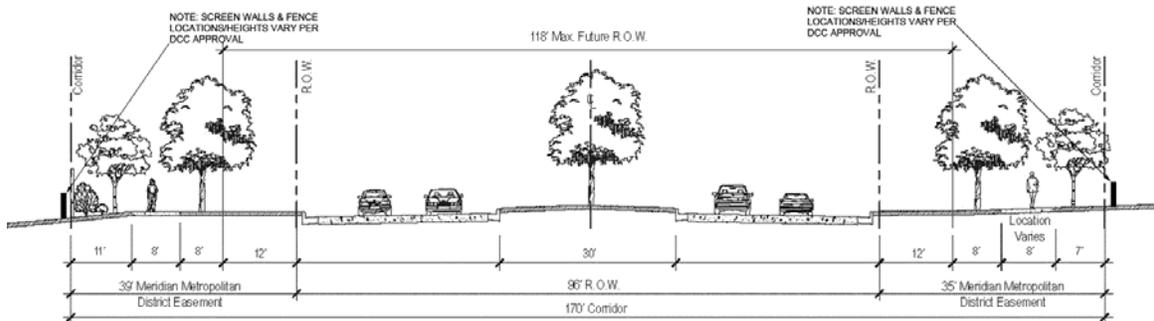
Typical alley cross sections should be a minimum width of thirty (26) feet from garage face to garage face, including a five (5) foot deep landscape area for small trees or shrubs in between driveway aprons.



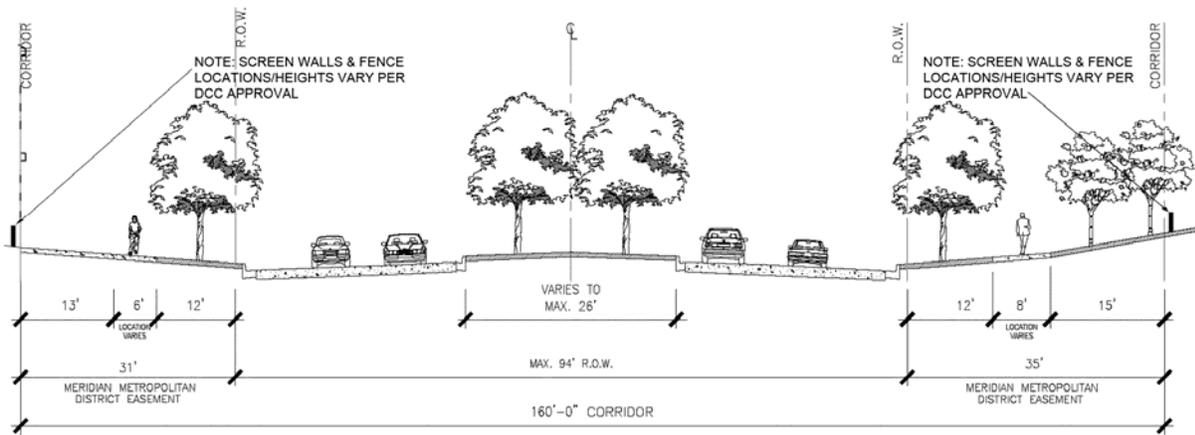
Section: Lincoln Avenue



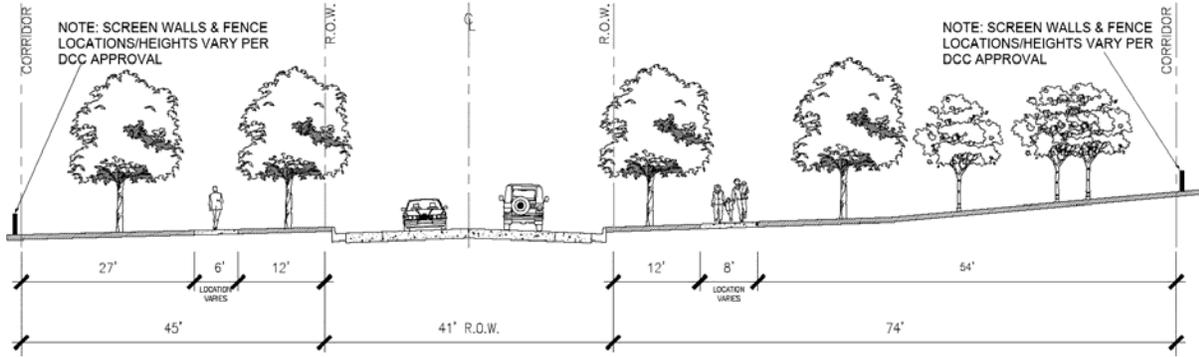
Section: Main Street



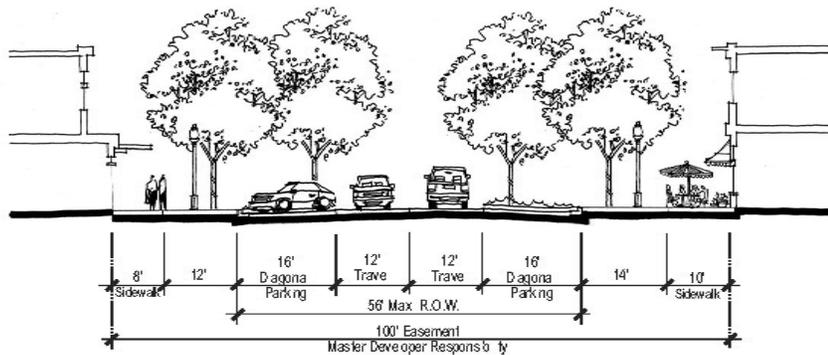
Section: Chambers Road



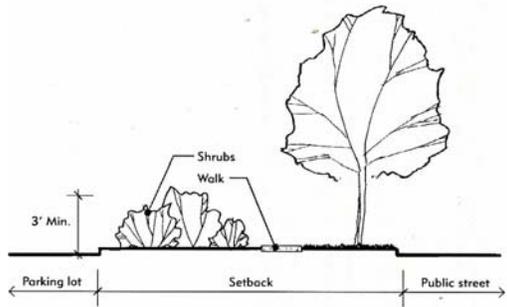
Section: Meridian Village Parkway
Preliminary Typical Road Section thru Retail



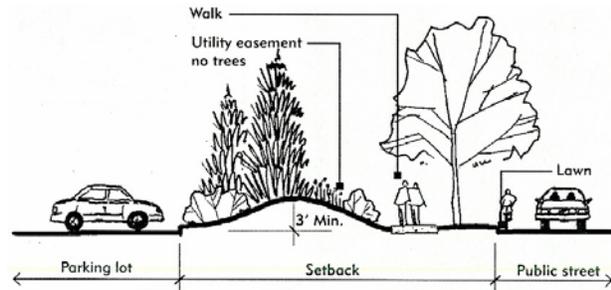
Section: Meridian Village Parkway
Preliminary Typical Road Section thru Residential



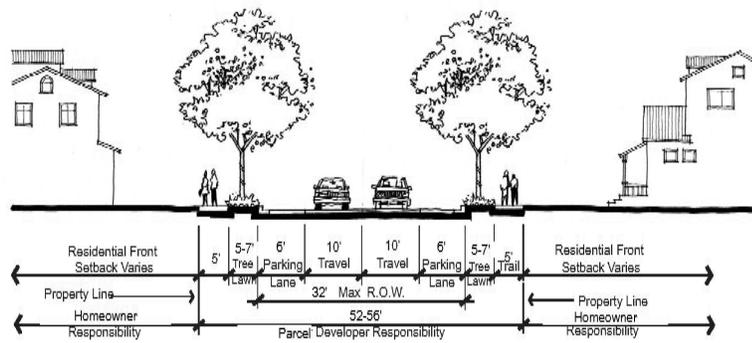
Section: Typical Mixed-Use/Commercial Street



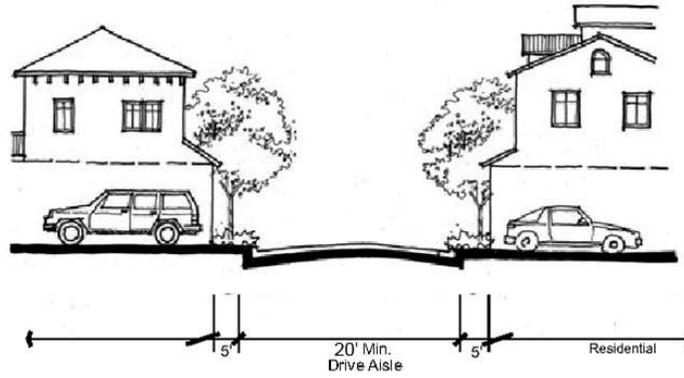
Parking Lot Screen with Shrubs



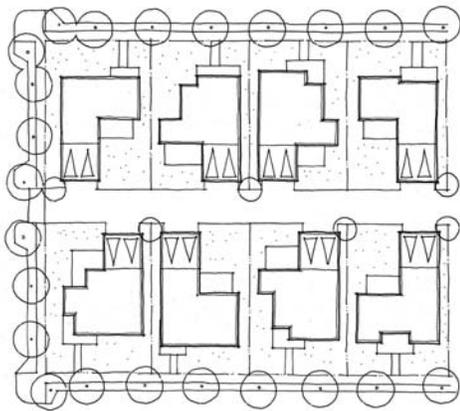
Parking Lot Screen with Berm



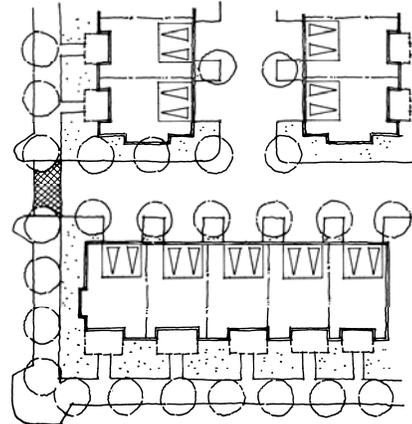
Section: Typical Residential Street



Section: Typical Alley Cross Section



Typical Alley for Detached Product



Typical Alley for Attached Product



PARKS & OPEN SPACE SYSTEM

The parks and open space of Meridian Village contribute to the character and definition of the community. In addition to the community activity spine and interconnected trail network, Meridian Village contains a variety of parks and gathering areas, active recreation areas, and an elementary school. This network of parks is used to provide a sense of arrival as well as giving each neighborhood a central focus. The open spaces occur at four distinct scales which are:

- Open Space Park
- Two 10-Acre Neighborhood Parks
- Pocket Parks
- Trails



18 ac Open Space Park



310' Landscape Easement



Entry at Lincoln Ave and Meridian Village Parkway

Trail Corridor



Badger Gulch Trail

Elementary School / Neighborhood Park



- 10 Acre Neighborhood Park
- Active Recreation Fields
- Playground
- Tot Lot

Fire Station

Open Space Park

- Horse Trail System
- Open Space Park



Local Trail Loop

Trail Loop

- 5.6 miles of interconnected trails linking to the overall Douglas County regional trail system

Community Activity Meridian Village Parkway



Typical Activity node at Meridian Village Parkway

School/Park

Open Space Framework Plan

Proposed development shown on the plan is conceptual and preliminary, and is included only to show intent and relationship to the existing community. All proposed land uses and improvements are subject to modification or elimination without notice. The information depicted here should not be a basis for a decision to purchase or lease property.



Neighborhood Parks:

Meridian Village has two (2) neighborhood parks which will provide outdoor active recreational facilities. Including such elements as picnic areas, shade structures, tot lots, large event gathering spaces and ball fields serving all adjacent residents. The parks are centrally located and are planned to be easily accessible and highly visible from neighborhood entrances and primary streets.

The Village Commons Neighborhood Park will be incorporated into the Main Village (P-2) just off Lincoln Avenue. Embedded within the naturalistic open space, the commons will provide an outdoor amphitheater and urban plaza for gathering, special events, and other activities. The commons will be surrounded by higher density housing, commercial retail and linked to Meridian Village Parkway.

The elementary school site and adjacent neighborhood park, with soccer, baseball, and tot lot facilities will be located at the key intersection of Main Street and Meridian Village Parkway for easy access and high visibility.



Village Commons Neighborhood Park



Elementary School/Neighborhood Park

Pocket Park:

Smaller pocket parks, ranging between .5 and 3.0 acres, are to be dispersed and integrated into each neighborhood to add to the character and livability of each individual neighborhood. These parks are more intimately scaled and serve as the neighborhood gathering space as well as formative “place making” elements for each neighborhood.



Pocket Park



Pocket Park (s) at Meridian Village Parkway

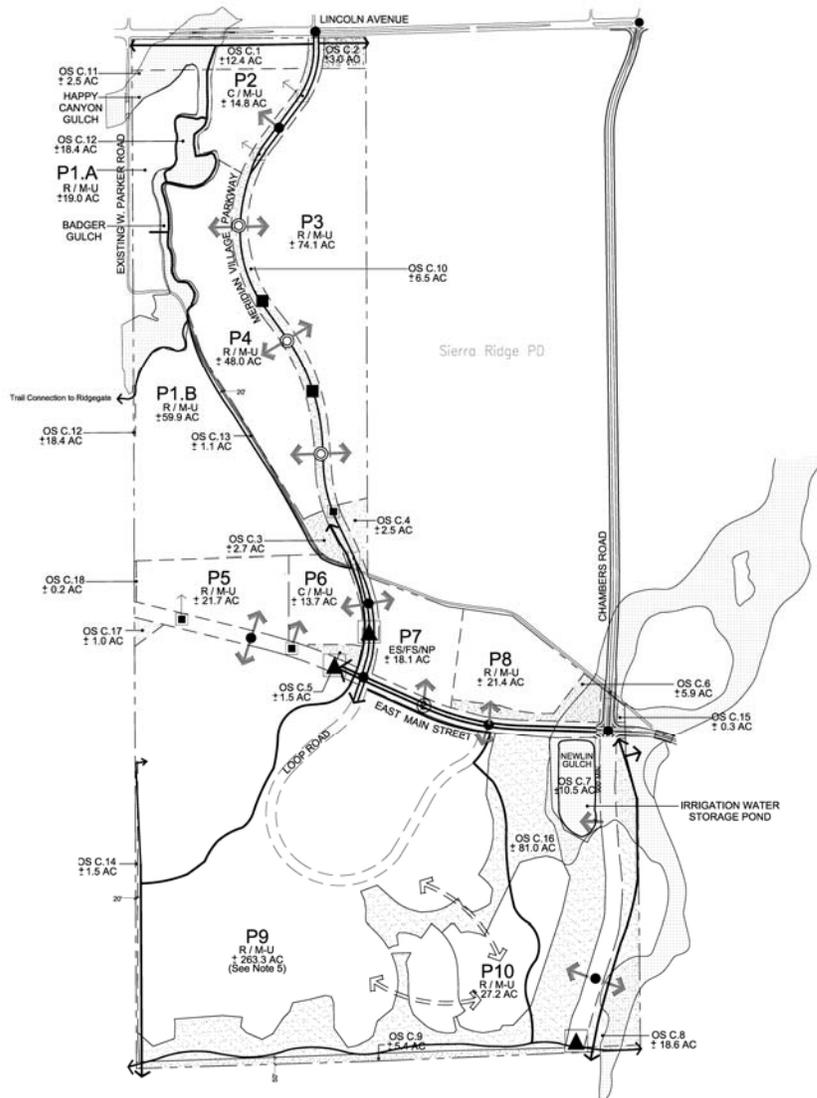


TRAILS:

Paths and trails are the linkages connecting all open spaces from the large community park to the intimate neighborhood pocket parks. Additionally, the entire trail system enables residents to travel easily throughout Meridian Village with minimum vehicular interaction by utilizing three underpasses at key locations throughout the community.

OPEN SPACE REQUIREMENT:

The open space requirement for each neighborhood development parcel is defined as passive or active open spaces including pocket parks, neighborhood parks, internal linear greenways, and trails. The following chart delineates the targeted amount of open space to be provided within each parcel depending on build out density. Final calculations to determine the actual open space acreage required shall be completed according to the table below.

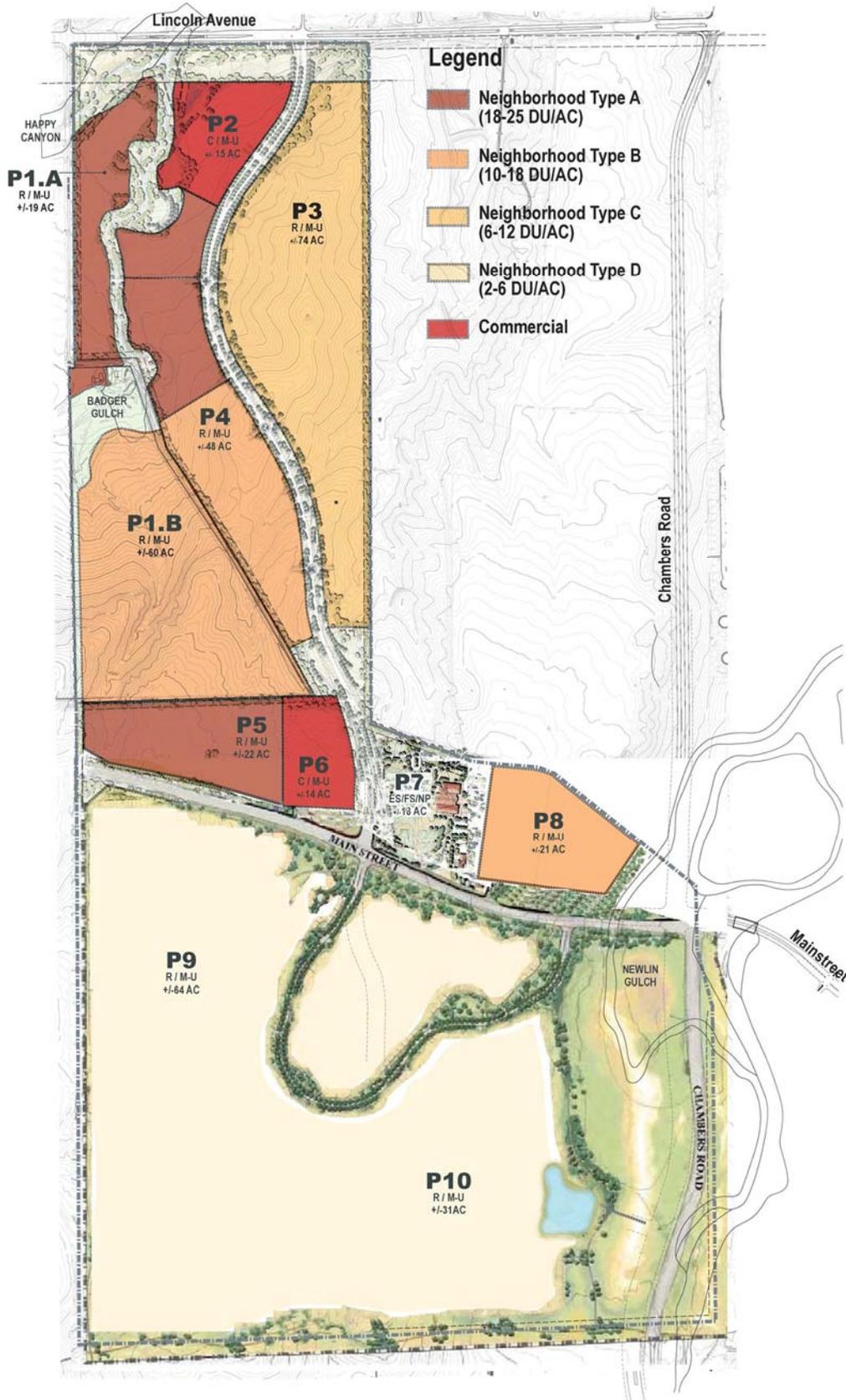


Neighborhood Parcel Map

Parcel Open Space Requirements

PARCEL AREA	APPROX. GROSS AC
Residential/Mixed Use:	
P-1 A/P-1.B	19.0/59.9
P-3	74.1
P-4	48.0
P-5	21.7
P-8	21.4
P-9	195.3
P-10	27.2
SubTotal:	466.6
Commercial/Mixed Use:	
P-2	14.8
P-6	13.7
SubTotal:	28.5
Elementary School/Fire Station/Neighborhood Park	
P-7	18.1
Open Space:	
OSC.1	12.4
OSC.2	3.0
OSC.3	2.7
OSC.4	2.5
OSC.5	1.5
OSC.6	5.9
OSC.7	10.5
OSC.8	18.6
OSC.9	5.4
OSC.10	6.5
OSC.11	2.5
OSC.12	18.4
OSC.13	1.1
OSC.14	1.5
OSC.15	0.3
OSC.16	81.0
OSC.17	1.0
OSC.18	0.2
P-9	68.0
SubTotal:	243.0
Roads (ROW + Easements)	
East Main Street (1107 Corridor)	18.1
Chambers Road (1712 Corridor)	13.4
Meridian Village Parkway (1107 Corridor)	24.3
SubTotal:	55.8
TOTAL	811.8 AC

Open Space acreages above are permissive and not mandatory and final approval shall be at the discretion of the DCC.



NEIGHBORHOOD TYPE PLAN



D. DEVELOPMENT STANDARDS:

Applicants must demonstrate that a proposed use is in general conformity with these criteria and is consistent with, and authorized by, applicable zoning, building codes, and other Douglas County land use regulations. Where there is overlap with these Design Criteria, the most stringent condition will apply. Approval by a governmental jurisdiction does not necessarily constitute DCC acceptability, nor is the reverse true.

PLANNING AREA 'C'						
NON- RESIDENTIAL	RESIDENTIAL					TOTAL
	ATTACHED (PLANNING AREAS P1.D, P3, P5, P6, P8, P9, AND P10)	DETACHED (PLANNING AREAS P1.D, P3, P5, P6, P8, P9, AND P10)	MULTI - FAMILY (PLANNING AREAS P1.A, P2, AND P4)	SINGLE FAMILY ATTACHED (PLANNING AREAS P1.A, P2, AND P4)	SINGLE FAMILY DETACHED (PLANNING AREAS P1.A, P2, AND P4)	
350,000 SF (NET FLOOR AREA)	NA	NA	NA	NA	NA	2500 UNITS ^{9(a)(b)}
15%	15%	NA	15%	NA	NA	NA
NA	NA	NA	NA	NA	NA	NA
1.5	1.5	NA	1.5	1.5	NA	NA
NA	NA	NA	NA	NA	NA	NA
60'	60'	40'	60' ¹¹	40'	40'	NA
21,780 SF 25'	21,780 SF 25'	3,400 SF 20' ²	21,780 SF 25'	2,210 SF 20' ²	3,400 SF 20' ²	NA NA
75'	40'	NA	40'	NA	NA	NA
40'	40'	NA	40'	NA	NA	NA
20'	20'	15' ^{5, 12}	20'	15' ^{5, 12}	15' ^{5, 12}	NA
25' ¹³	25' ^{10, 12}	5' ^{6, 12}	25' ¹²	See Notes 6 & 12	5' ¹²	NA
NA	10'	10'	10'	10'	10'	NA
25' ¹³	25' ^{10, 12}	20' ^{6, 12}	25' ¹²	20' ^{6, 12}	20' ^{6, 12}	NA

NOTES

² MEASURED AT DEPTH OF FRONT SETBACK

⁵ THE FRONT OF FRONT LOADED GARAGES FOR DETACHED RESIDENTIAL UNITS SHALL MEET A MINIMUM 20-FOOT SETBACK IN AN ATTACHED-SIDEWALK CONDITION. IN A DETACHED-SIDEWALK CONDITION, THE 20-FOOT MINIMUM SETBACK SHALL BE MEASURED FROM THE INTERIOR SIDEWALK EASEMENT BOUNDARY, OR FROM THE PROPERTY LINE(S) ADJACENT TO THE STREET IF THE ADJACENT SIDEWALK IS LOCATED OUTSIDE OF THE LOT. THE PROPOSED USE OF DETACHED SIDEWALKS ON RESIDENTIAL STREETS MUST BE INDICATED DURING THE SUBDIVISION REVIEW PROCESS.

⁶ WITHIN PLANNING AREAS P1.B, P3, P5, P6, P8, P9 AND P10, SIDE AND REAR SETBACKS ON ADJOINING LOTS MAY BE REDUCED TO 0', WHILE MAINTAINING A BUILDING SEPARATION OF 15' FOR APPROVED PATIO HOMES, CLUSTER HOMES, TOWNHOMES, AND OTHER SIMILAR ALTERNATIVE DEVELOPMENT.

WITHIN PLANNING AREAS P1.A, P2, AND P4:

- SIDE AND REAR SETBACKS ON ADJOINING LOTS MAY BE REDUCED TO 0', WHILE MAINTAINING A BUILDING SEPARATION OF 15' FOR APPROVED PATIO HOMES, TOWNHOMES AND OTHER SIMILAR ALTERNATIVE DEVELOPMENT.
- REAR SETBACKS FOR SINGLE-FAMILY DETACHED HOMES ADJOINING A COMMON ALLEY MAY BE REDUCED TO 13'.

^{9(a)} UP TO 450 DUS MAY BE TRANSFERED INTO PLANNING AREAS A AND/OR B. THE ABSOLUTE MAXIMUM NUMBER OF UNITS WITHIN PLANNING AREA C SHALL BE 2,500 LESS THE ACTUAL NUMBER OF DUS TRANSFERED INTO PLANNING AREAS A AND/OR B.

^{9(b)} 900 UNITS MAX. IN THE SOUTH (P9 AND P10)

¹⁰ MAY BE REDUCED TO 0 TO ALLOW FOR ATTACHED TOWNHOUSE ON SEPARATE LOTS.

¹¹ MAX 40' FOR AREA P10, WITHIN PLANNING AREA "C", UP TO 500' WEST OF CHAMBERS ROAD

¹² SEE SECTION G.2 REGARDING THE PERIPHERAL BOUNDARY SETBACK

¹³ IN ORDER TO PROVIDE FOR INTEGRATED NON-RESIDENTIAL DEVELOPMENT ON ADJOINING PLATTED LOTS, THE REAR AND SIDE SETBACKS FOR NON-RESIDENTIAL DEVELOPMENT (EXCLUSIVE OF PARKS, OPEN SPACE, GOLF COURSE OR GREENBELTS) SHALL BE ZERO (0) FEET IF THE PLATTED LOT ON WHICH THE NON-RESIDENTIAL DEVELOPMENT IS OCCURRING ABUTS A PLATTED LOT ON WHICH NON-RESIDENTIAL DEVELOPMENT (EXCLUSIVE OF PARKS, OPEN SPACE, GOLF COURSE OR GREENBELTS) HAS OCCURRED, IS OCCURRING, OR WILL OCCUR.¹



B. ARCHITECTURAL CRITERIA

The architecture of Meridian Village focuses on an integrated design approach which encourages design on a neighborhood vs. home by home basis. This section provides general design criteria for both attached and detached residential products.

1) DESIGN CONCEPT:

- Each neighborhood should embrace architectural styles that are compatible, yet vary enough to create visual interest and diversity within the context of the overall Meridian Village design theme.
- Within each residential neighborhood, a harmonious range of materials, architectural detailing, and massing should be maintained to achieve an integrated appearance and a unique sense of place.
- All architecture styles should reflective memorable characteristics associated with a specific style in terms of detailing and articulation

The above general criteria are supported by architectural more detailed criteria for specific guidelines architectural elements as follows::

2) MASSING/ARCHITECTURAL PROJECTIONS

Homes should create a positive expression of neighborhood design by combinations of one and two story elements, with varied building massing; all responding to the human scale. “One-box” house forms or simple two story massing with little or no relief is not acceptable. Positive/negative space articulation should be implemented by integration of balconies and covered patio entries and porch elements.

- Each street face is encouraged to contain at least three different products. Product variation is characterized by significant variation in floor plan and massing.
- Dispersal of elevation types is required in single family areas. No two (2) units of the same elevation or color scheme shall be placed side by side or directly across the street from each other without at least three different product types and color schemes located in between.
- Placement of multifamily units are to use articulation of facades, building breaks, changes in wall planes, and vary in orientation to minimize the perception of long linear street facades; lower level end units with appropriate roof stepping is required to minimize massing.
- Multifamily units shall not exceed two-hundred twenty-five feet (225') in length.
- A two-story home must provide a mixture of one and two story components.
- Varied setbacks for different components of the home such as garage, second floors, etc.



are encouraged.

- Wall planes on each façade should be offset and staggered
- Massing should be characterized by a series of stepping forms with horizontal vs. vertical lines emphasized. .
- A minimum of two façade element breaks at the building front and rear elevation is required.
- Where units ‘back’ onto a major or collector street, special attention and detailing of the rear elevation may be required to minimize and enhance the visual impacts of a ‘rear’ façade
- Additional Roof Elements such as dormers are encouraged.
- All corner conditions shown should utilize corner architecture so that both elevations that face the public right of way are highly detailed.

3) DECKS / PATIOS

- Decks and patios inclusive of railings, trellises, arbors and other exterior structures re encouraged but must be compatible with the architectural style, materials and colors of the associated unit.
- Porches or covered terraces shall be a minimum of thirty percent (30%) of the total width of the front elevation; minimum of 6 ft in depth; and raised 12”-24” above ground elevation.
- No part of a deck or patio (inclusive of stairs and landings) may extend into the side property setback areas.
- Deck covers/wind/shade screens must be of a material and coloration compatible with the adjoining unit. Metal or plastic awnings or cover materials are not permitted.

4) GARAGES

- Single family detached units should be plotted along a street to minimize garages adjacent to one another.
- Garages on corner lots should be oriented for side entry when feasible.
- A minimum of a two foot (2’) offset in the horizontal plane direction is required when a garage is adjacent to the garage of the neighboring lot.
- Garage doors shall be a maximum height of 8’-0”.; with door widths minimized.
- Front-loaded garages should be recessed a minimum of five feet (5’) from the front façade of the adjoining unit twelve inches for attached products] and shall be limited to two (2) cars in width. An additional bay may be provided up to a maximum of three (3) per unit if oriented 90 degrees to the side.
- Garage door pattern and design should compliment the architectural theme of the house.
- Carports are not permitted.



5) ROOF FORMS & MATERIALS

Roof form and materials are an important design element relating to the character of Meridian Village. Observed from both the external edges and inside the neighborhood, both detached and attached products require a variation of roof forms along arterial and community collector streets to create a desirable visual edge to public rights-of-ways. More specifically, along the street scene, particular attention shall be given to creating a composition of hip and gable roof ends and dormers to form a varying roof-scape.

- A composition of hip and gable roof ends and dormers along with vertical and horizontal articulation to form a varying roof-scape is encouraged.
- In single family detached areas, variation of roof ridge heights and massing of roof planes should occur between adjacent or opposing units. No more than two of the same main span roof configuration should be adjacent to one another.
- Roof pitch should be not less than 5:12 nor more than 12:12 for single family detached; nor exceed 6:12 for multifamily products. A minimum of 24 inch overhang beyond the vertical façade is required.
- Mansard or large flat roofs are not permitted.
- Rooftop mechanical or ventilating vent stacks or pipes should be aggregated in a chimney stack with a screening canopy to the extent allowable by code; or if exposed placed on the back side (i.e. away from street visibility) of the roof and in an organized appearance.
- Any exposed rooftop vents, flashing, or sheet metal must be painted a color compatible with the underlying roof material. Exposed gutters, or downspouts must be designed as a continuous architectural feature and painted to match adjacent roof or wall material.
- Exposed rooftop telecommunication dishes, antenna, cooling or heating systems or similar devices are not permitted. Satellite dishes may be installed for individual units only when not exposed to view from an abutting use, unit or street.
- Roofing materials and colors should reinforce architectural style and compliment the building materials used on the body of the home but must be an approved ceramic or concrete tile. Asphalt shingles are not permitted. Colors should be dark or muted earth tones.
- Eaves and overhangs should complement the architectural style of the building in terms of proportion and material.
- Rafter tails, when exposed, shall be a minimum of 6", painted or stained. Definition of the rake return detail is encouraged.
- Chimneys must be clad in the same brick, stone, or stucco material as the unit. Masonite, hardyboard or vinyl siding is not permitted.

6) ARCHITECTURAL MATERIALS & DETAILING

Great care shall be given to the design of the architectural details and appropriate use of building materials to reinforce the architectural styles for both attached and detached units. The design and expression of architectural elements shall be consistent with the elevation style.



a) Primary Wall Finishes

Guidelines

- Permitted exposed wall materials are brick, stone, stucco, or painted fiber reinforced cement board or non textured hardboard (see Design Criteria regarding “enhanced elevations”).
- Accent materials such as stone, brick adobe, and brick veneers are encouraged.
- The number of wall materials used in an elevation should compliment the architectural style and should generally be no more than three (3) materials.

b) Accent Wall Materials

Natural and manufactured accent materials will be encouraged to reinforce the architectural theme of the dwelling and ensure diversity in character within the neighborhood. Careful consideration should be given to accent materials complementing the overall color and style of the home.

Guidelines

- Accent materials shall be wrapped to an acceptable termination point or coincide with an architectural element around corners.
- Acceptable exterior façade materials include brick, stone, stucco, Hardiplank and precast.
- Acceptable termination edges should occur at inside corners as well as privacy wall conditions.
- Exposed concrete block, split block, wood or metal or vinyl siding are not permitted.
- Foundations, decks and patios which extend above grade more than twelve inches (12”) shall be covered with the same brick, masonry, trim, or stucco material as used in the façade of the building, including concrete patios and decks that abut public right-of-way easements or open space.
- Where masonry or stucco is used, a base or wainscot (belt, sill and lentil course lines) shall extend completely around all sides of the unit. Changes in materials shall occur at inside corners horizontally and, where trimmed with appropriate detail such as a base course, vertically.
- Materials, detailing and change in materials on wall elevations must be appropriate to the form and style of the units.
- No more than two (2) exterior elevation accent wall materials should be used on a single unit.

c) Doors

Doors create human scale for buildings and serve as a welcoming element for each home, attached and detached. Thoughtful selection should be considered to type, scale, integration with the architectural style and quality of the door elements.

Guidelines

- Wood, composite fiberglass, metal, or MDF are all acceptable materials for entry doors.



- Doors shall be always protected by deep recess or porch elements, providing a transition from outdoors to indoors.
- Recessed doors are encouraged where two-story massing occurs.
- Door color should coordinate with the architectural style and house composition.

d) Window Types & Composition

Key elements of building elevation design are window types, composition, and proportion for both attached and detached units.

Guidelines

- Windows should not be placed flush with an exterior elevation without appropriate framing, casement and sill treatments.
- Reflective and mirrored glass with a visible reflectivity greater than ten percent (10%) is prohibited.
- All facades abutting a street and open space should contain windows.
- Windows should be consistent with the scale, spacing and proportions of the appropriate architectural style and theme of the neighborhood development.
- Exterior window frames should be compatible with the color of the unit. Frames should be metal or vinyl-clad wood, vinyl, enameled or anodized metal or aluminum.
- Side elevations for corner lots should include a minimum of two (2) windows per floor.
- Windows and overall detailing should reinforce the architectural style of the home.
- Windows are encouraged to be inset a minimum of 2". Full window trim or inset windows are encouraged on all elevations. Exterior shutters shall be sized to match window width and have appropriate detailing.
- Grates, shutters, and tile surrounds are encouraged as style dictates.
- All other building ornamentation shall be in proportion in scale and consistent with the architectural style of the house.



e) Colors

Generally, the main body of the dwelling, attached and detached, should emphasize hues that are warm in character and saturated in intensity appropriate to the native Colorado landscape. Color should contribute to distinguishing the overall architecture character of the dwelling. Hue variation in adjacent homes should be provided to create diversity within the neighborhood. All color palette options will need to be submitted to the DCC for approval.

Guidelines

- Diversity of color is encouraged.
- Color schemes are to be selected that are in keeping with and further the overall architectural theme of the neighborhood development.
- Muted earth tone colors with variation of shades and accent colors compatible with native Colorado materials are required. Bright primary, fluorescent, or neon colors are not permitted; nor are colors that are especially subject to weathering and fading in Colorado's climate.
- All units must have a minimum of two (2) and a maximum of four (4) colors (e.g. body, trim or accents). Accent colors shall be no more than ten percent (10%) of the façade and only serve to punctuate the whole color scheme. No large expanses (i.e. panels) shall be painted in accent colors.
- Colors and texture of material shall vary throughout a single-family neighborhood development.
- Roof material colors shall be in dark natural tones, such as browns and dark grays, and harmonious with the overall color scheme of the unit. Darker values are preferred.
- Saturated earthen tones are encouraged at the stucco-finished portions of the dwelling.
- The number of color schemes should be great enough so that repetition of the same color scheme on the same elevation does not occur within the adjacent three houses. Hue variation in adjacent homes should be provided to create diversity and visual interest within the neighborhood.

Accent Colors

There is no percentage requirement for the usage of accent colors, however, it is important to use a variety of different color ranges throughout each community. Select from a variety of accent colors for maximum diversity.

Masonry

The natural colors of the site will dictate the usage of masonry. Much like the roofing materials, it will be very important to select colors that harmonize with the character of the site. Proposed/planned masonry colors and samples will need to be submitted to the DCC for approval.



C. LANDSCAPE CRITERIA

Meridian Village is located in a semi-arid region that requires water conservation and the establishment of a predominantly “high plains” naturalized native landscape. A principle objective of the landscape concept is to respond to the natural environment, both through preservation and enhancement of the natural landscape and the ordered placement of an introduced manicured landscape. The intention is to create a balance of the native landscape character that reflects historical regional development patterns of the Colorado prairie with manicured landscape areas that are located at high use and neighborhood forming areas. This landscape approach will rely heavily on using drought tolerant plant materials in new and creative ways, both within the natural areas as well as the more manicured areas. The plant palette selected for projects within Meridian Village must respond to low water irrigation requirements and water consumption allowances that will be integral to the implementation of the landscape concept.

INTENT

These Design Guidelines are intended as a framework to guide the landscape development in Meridian Village. Rather than serve as a set of rules, the primary purpose of the guidelines is to promote visual harmony and design continuity throughout the development. The guidelines are intended to provide minimum standards in creating neighborhood character as well as to address the implementation process. Refer to Section 2.A, Parking (p. 2-11) for the character of plant materials. The fundamentals that each parcel developer must respond to are noted below:

- Landscape Concept and Theme.
- Performance Standards which includes implementation, responsibility and phasing.
- Planting and grading transitions with adjacent open space and building parcels.

LANDSCAPE CONCEPT

The landscape concept for Meridian Village is envisioned to blend the best aspects of the sites native Colorado prairie and agricultural heritage with a more enhanced manicured landscape at parks, neighborhoods, and community areas to create a unique “sense of place” and signature identity for the project.

The main landscape identity element for Meridian Village will be Meridian Village Parkway. The landscape treatment along this parkway will establish the blended look of native and manicured landscape tying the north and south halves of the project together via the use of bold swathes of ornamental and native grass plantings woven within more traditional manicured landscape palette. The residential neighborhoods will all be connected to Meridian Village Parkway and within these neighborhoods shaded streets and focal park spaces along with an interconnected pedestrian ori-



Country



Park



Neighborhood



Village Centers



ented network will emphasize a livable and walkable framework for the overall community.

Four distinct landscape typology zones are identified here to create the basis for the landscape development. These distinct landscape zones reflect the concept of the blended landscape approach from existing native conditions to highly manicured and active use areas. These landscape typologies are defined as follows:

The Country Landscape: Should complement and reinforce the natural characteristics of the site and the prairie environment. Natural open space areas including the community buffer areas and trail connections, the gulch and riparian landscapes, will incorporate naturalistic flowing forms with the character of the prairie, utilizing organic forms and a predominantly native planting palette. This native landscape approach should also be utilized on the green belts.

The Park Landscape: Provides a transitional setting that is based on a more traditional landscape character from the native gulch setting to a more active refined park context. The park landscape type should provide a greener, more lush character associated with more established high use recreational parklands.

The Village Centers Landscape: Describes a more ordered and manicured landscape character traditionally associated with urban retail areas. The village landscape will incorporate refined hardscape materials, furniture and lighting, with signature plantings.

The Neighborhood Landscape: Should assist in providing identity and character to the discrete neighborhoods within Meridian Village. Street tree color, form and texture should assist in reinforcing neighborhood identity as well as providing an attractive, shaded living and pedestrian environment. The small pocket parks located within each individual neighborhood parcel area should form a fitting destination/focal point where the combination of the landscape and hardscape create special places for rest, recreation and increased real estate value.

1. PERFORMANCE STANDARDS

Residential Zones

Individual residential lot landscapes are broadly divided into three zones that involve specific planting applications. The landscape guidelines developed for each zone provides a seamless transition between adjoining lots.

Parkway Zone

The Parkway Zone is the area between the sidewalk and curb along all front or side yards and provides street trees and parkway planting. Planting design in the parkway is a significant component of the residential zone, as this provides the unifying landscape theme that identifies each neighborhood as an entity. Planting palettes for the parkway zone is predetermined and must be submitted as a Master Streetscape Planting Plan for each individual parcel by the developer to the DCC for approval. This plan must identify spacing type and size of street trees to be planted in the parkway zone. Landscaping within the parkway will be installed by the Home Builder. Irrigation and maintenance of parkways will be by the Homeowner.

The design intent is shade trees for the streets, and a consistent look integrated with the adjacent parcel developers. The street trees in the Parkway Zone that typically occur along neighborhood streets must be uniformly spaced along the parkway in formal rows. Appropriate parkway shrub,



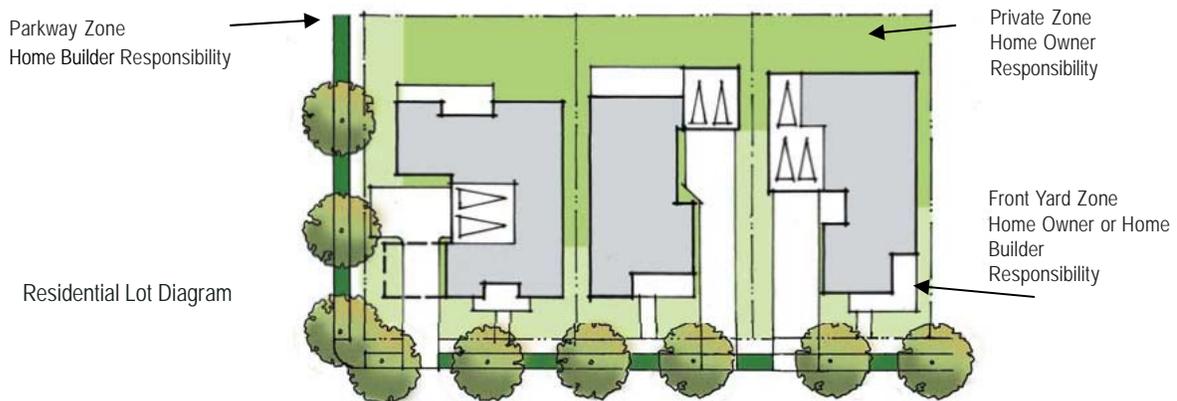
groundcover, and turf planting must also be provided. The Home Builder will install all street trees for street parkways. Tree spacing anticipates coordination of all utilities, street lighting, fire hydrants and driveway locations. Irrigation systems are required to be installed and tied in with the Homeowner’s Irrigation System.

Guidelines

- Formal spacing of residential street trees should range from 25’ to 35’ on-center.
- Trees shall be 3” caliper, planted in the center of the parkway.
- All street trees should be at least 10’ from adjacent utility structures and street lights.
- Tree planting must consider sight lines and view triangles at intersections.

Front Yard Zone

The Front Yard Zone includes all privately owned landscape areas between the sidewalk and face of house and walls. Planting shall compliment parkway design by use of similar materials and densities. Front yard landscape design requirements vary based on housing type (detached or attached) and style.



The landscape design in this zone should relate to the established parkway landscape. It should also be consistent with the architectural character of the residence. Typical front yard landscapes include a partial turf option and a non-turf option. Special lot conditions also demand special landscape treatments that maintain the quality and character of the community. These treatments will be described in detail in the following sections.

Criteria

- Front yard, and side yards abutting a street shall be landscaped within nine (9) months after initial occupancy of a unit. The balance of the lot shall be landscaped within one (1) year of occupancy. An underground sprinkler system shall be installed at the time of initial landscaping.
- The majority (i.e. unimproved areas) of the front, and side yard abutting a street, shall be landscaped with ‘long lived’ ground cover such as irrigated turf, shrubs, trees, or other planted materials. The balance of a yard shall be predominantly drought tolerant, low irri-



gation demand native or xeroscape plantings.

- No more than 60% of the Front Yard landscape area shall be irrigated turf grass.

2. IRRIGATION GUIDELINES & CRITERIA

The goal of the residential landscapes is to promote the smooth progression of landscape between adjoining lots without limiting the individuality and distinction between lots. Landscape water/irrigation services are provided throughout the Meridian Metropolitan District and employ strict consumption allowances for landscape irrigation. The allowances are based on normal irrigation requirements for Colorado climatological conditions and require liberal use of native or drought tolerant turf and shrub beds with drip irrigation in concert with a nominal amount of irrigated turf area. The District applies a progressive rate structure with accelerated use fees in the event such allowances are exceeded. This should be considered in each landscape planning and management of irrigation watering.

a) Landscape Irrigation Allocations:

All parcels within Meridian Villages must adhere to strict “allotments” for landscape irrigation. This will require a balance between irrigated turf and low-water-use plantings such as shrubs, ornamental grasses, and use of drip vs. spray irrigation. Individual lot and project landscape designs must be based on a plant palette that will enable all the landscape plantings to achieve proper growth within these allotments. These allotments are based on an average of 30” per year for normal Colorado climatological conditions and are outlined on the following chart based on individual lot size.

Table 3-2: Irrigation Percentages of Allowable Landscape Areas

IRRIGATION PERCENTAGES OF ALLOWABLE LANDSCAPE AREAS

Density Range -DU/AC-	Maximum Irrigated Landscape Areas of Total Lot	Turf - Spray -	Shrubs, Ornamental & Grasses -Drip-
RESIDENTIAL			
0-2	50%	60%	40%
2-6	55%	60%	40%
6-10	40%	60%	40%
10-18	20%	60%	60%
18-25	20%	40%	60%
COMMERCIAL			
	20%	15%	15%

Notes:

Refer to Section P of MIBC Design Guidelines for commercial standards.



b) Irrigation Criteria

- The sites 'high plains' native climatic conditions create a difficult environment for many species of plant material to survive. It is essential for the landscape irrigation system to utilize current technology in both product application and system design in order to accommodate the temperature extremes and low humidity.
- The irrigation system of the common areas of a neighborhood parcel shall be tapped into the potable or non-potable water supply down-stream of a water meter or flow meter, and must be isolated from the supply line with an isolation valve. The potable water supply must be protected with a backflow preventer, installed as specified by the manufacturer and Douglas County code. If effluent water is used, a backflow preventer must not be used, however a flow meter is required to monitor water use. All pipes, valve boxes and irrigation equipment carrying effluent water must be purple and meet non-potable water codes.
- The irrigation systems of individual homes shall be tapped into the potable residential water supply downstream of the water meter, and must be isolated from the supply line with an isolation valve. The potable water supply must be protected with a backflow preventer, installed as specified by the manufacturer.
- The irrigation system should be designed in conjunction with the landscape design and take into account elevation changes, and differing water requirements of the plants. Drip irrigation is recommended for most of the planting with spray irrigation serving turf areas. Where spray irrigation is used, head-to-head coverage and matched precipitation head and design are required to eliminate dry and soggy areas.
- The irrigation systems shall be controlled by an automatic irrigation controller capable of running separate zones based on the planting plan. All zones should be controlled with an electric control valve, sized to accommodate the flow rates and pressure requirements of the zone.
- All irrigation pipes and control wires routed under driveways, walkways and other paved areas are to be sleeved with CLASS 200 PVC piping. The sleeve shall be sized two (2) nominal sizes larger than the pipe being sleeved. Provide a separate 2" min. PVC sleeve for control wires. Parcel Developers shall provide a master sleeving plan for review and approval prior to installation.
- In no case will an overhead spray system throw water on sidewalks, roadways, buildings or wall surfaces.

3. PLANTING DENSITIES

Overall, the planting densities on each lot should be a minimum of 1 shrub/25 square feet of landscape area.

Trees

- No additional interior trees required for 35' or less width products.
- One additional tree per 45'/55' width product.
- Two additional trees per 65'/75' width product.
- All trees to be a minimum 2 1/2" caliper.
- All front yard and rear drive landscapes not within the private zone of a residence are to be



installed and maintained by the Homeowner.

- Site furnishings and ornamental elements are to be consistent with the general character of the architecture.
- Standard irrigation systems for each residence must be provided.
- Turf to be “sod,” and contained by a hard surface header such as steel, extruded concrete or brick.
- All shrub areas shall be mulched with rock or wood mulch.

4. HOMEBUILDER LANDSCAPE REQUIREMENT

In order to implement the Meridian Village vision, all Homebuilders shall develop a typical landscape plan for their products and submit to the DCC for approval. For residential areas, the landscape criteria needs to be described and submitted in a general development plan enforced by applicable covenant regulations.

a) Submittal Requirements

- Overall project area plan indicating location of utilities and irrigation tie-ins with master irrigation system.
- Indicate recorded drainage easements.
- Overall project street tree plan indicating conformance with the Street Tree Planting Plan, Meridian Design Guidelines, and Plant List.
- Location and material of minor open space connectors to the overall master open space system area are to be indicated.
- Typical lot landscape with minimum landscape criteria.
- Non-turf and partial turf options.
- Where applicable, the rear yard landscape is to be submitted with the front yard landscape as one package.
- All submittals should include the material and location of planting, irrigation and hardscape elements.
- Additional documentation may be required to address special conditions as determined by the DCC and subject to further approval.
- Landscape plans should include architectural site plans with floor plan layouts, walks, driveways, retaining walls, steps, and auxiliary structures.

b) Responsibility Requirements

- Homeowners of specific product types may augment homebuilder base landscape or opt for an alternate front yard landscape from a landscape designer of their choice. Applications and design for alternate landscape must be submitted to the parcel HOA for permit and review.
- All front yard landscape must be installed within the first growing season of resident occupancy.
- Wrap landscape treatment and provide similar densities along the front as well as the exposed side yard on corner lots.
- Pool plans must be submitted for review.



c) Special Lot Conditions

- Landscaping in alleys should include one small tree or large shrub located adjacent to utility easements.
- Fencing in alleys must be setback a minimum of 3'-6" from the garage face and provide for a landscape area in front of the fence to soften the appearance of the alleys.
- Alley landscaping must be irrigated.
- Shared use easements and creative site plan layout are encouraged to maximize the use of side yard landscape space.
- Alley landscaping shall be installed by the parcel developer and maintained by the Home Owner.
- Green Court products must have the landscape installed by the Parcel Developer and maintained by an Home Owners Association.
- Low walls or hedges (max. 36") must enclose the green court.
- Where "image defining edges" have been identified in the Design Guidelines certain landscape treatments will be encouraged to reinforce these key edges.
- Installation of landscaping within mid-block pass through shall be enhanced with high density planting installed by the Parcel Developer and maintained by an HOA.

d) Common Areas

- Each neighborhood will be required to include neighborhood parks, bike/pedestrian paths, community identity features, perimeter walls and a streetscape planting plan as per the Meridian Village Master Development Plan as shown. The development of these may be phased but all components must be completed prior to the fifty percent (50%) build-out stage of the parcel neighborhood.
- Each neighborhood may be required to provide an easement to the Meridian Villages Metropolitan District for maintenance purposes.

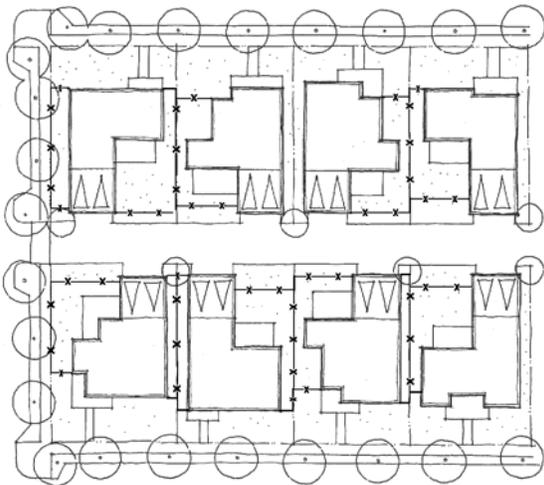
5. SITE WALLS AND FENCES

- Solid masonry walls, view fencing or no fencing may occur along the parcel property lot lines of any neighborhood development abutting Lincoln Avenue, Chambers Road, West Parker Road, or Meridian Village Parkway Said fencing or walls must be installed with the construction of any units in the designated neighborhood development. The view fencing or solid masonry fencing must be in conformance with the attached design drawings below. The respective HOA must provide an easement to the Meridian Villages Metropolitan District for purposes of maintaining the fencing/walls.
- View fencing along side lot lines shall not extend forward on the lot beyond a point that is approximately one half (1/2) of the distance between the front and rear elevation of the unit; excepting only that the side lot line fence may be placed in such a manner as to permit a side service door of a garage to be within the fenced area.
- Only wrought iron or open style fencing is permitted along the side lot of any unit abutting a street, park, school playground, open space, or internal bike/pedestrian path.
- Solid privacy fencing, internal to a lot, is permitted within the above parameters; providing that no such fencing shall extend forward beyond a point 1/3 of the depth of the side facade from the front building facade.
- Double fencing is not permitted.
- Solid privacy walls and view fences in areas of grade change should be level and stair stepped as required.

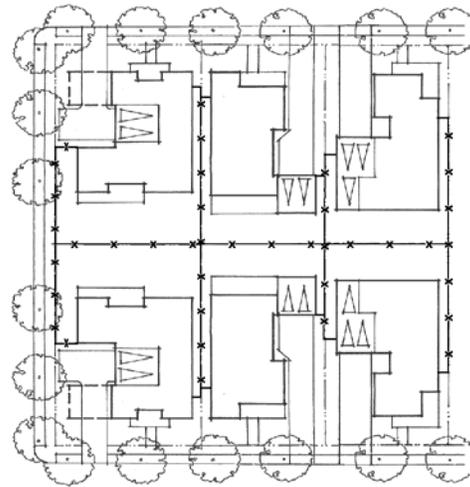


MERIDIAN VILLAGE RESIDENTIAL CRITERIA

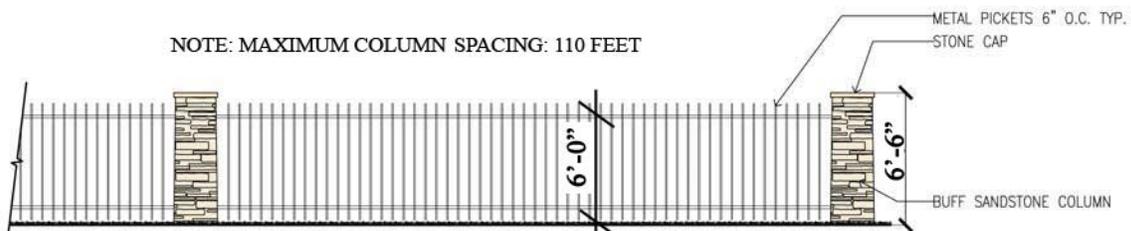
- All retaining walls must have prior DCC approval. Materials must be compatible with building and overall architectural materials; wood (i.e. railroad ties etc.), unfinished concrete, or CMU blocks are not permitted. Retaining walls taller than 4' are not permitted without a terrace break and planter area at a 3' foot minimum. Retaining walls must be either brick, stone or architecturally finished concrete.
- Private residential gates will be allowed to access the open space directly from a residential yard.
- Plastic fencing is not allowed.
- Fencing in alley's must be set back a minimum of 3'-6" from the garage face.
- Parcel entry monumentation or theme walls at project entries are not allowed.
- Site walls integrated with the residential architecture to achieve privacy and spatial definition form courtyards or on corner lots must exhibit the architectural character of the residence in terms of design and materials.



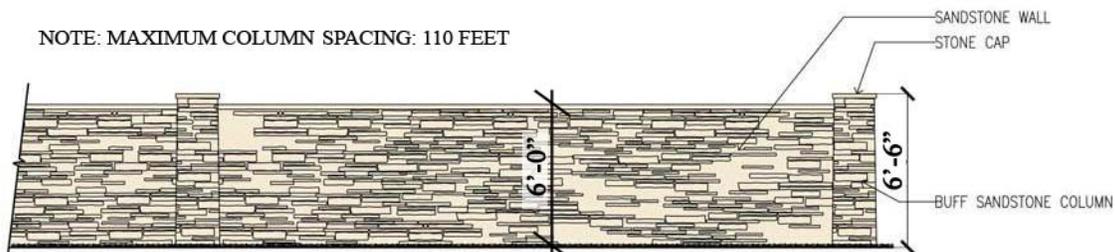
Wall/Fencing Plan for Rear Loaded Single Family



Wall/Fencing Plan for Front Loaded Single Family



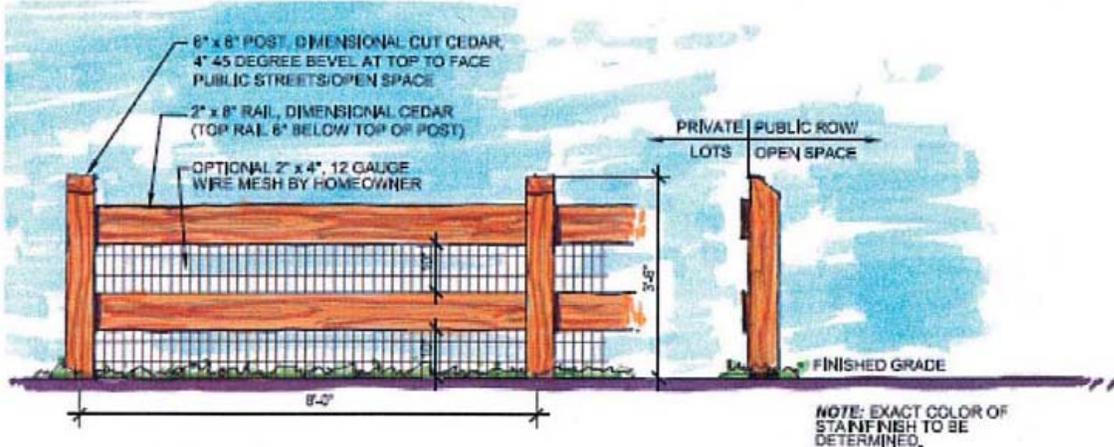
Option A
Examples of wall and fence types along Meridian Village Pkwy., Chambers, Lincoln and major entry points in subdivision



Option B
Examples of wall and fence types along Meridian Village Pkwy., Main St., Chambers, Lincoln and major entry points in subdivision



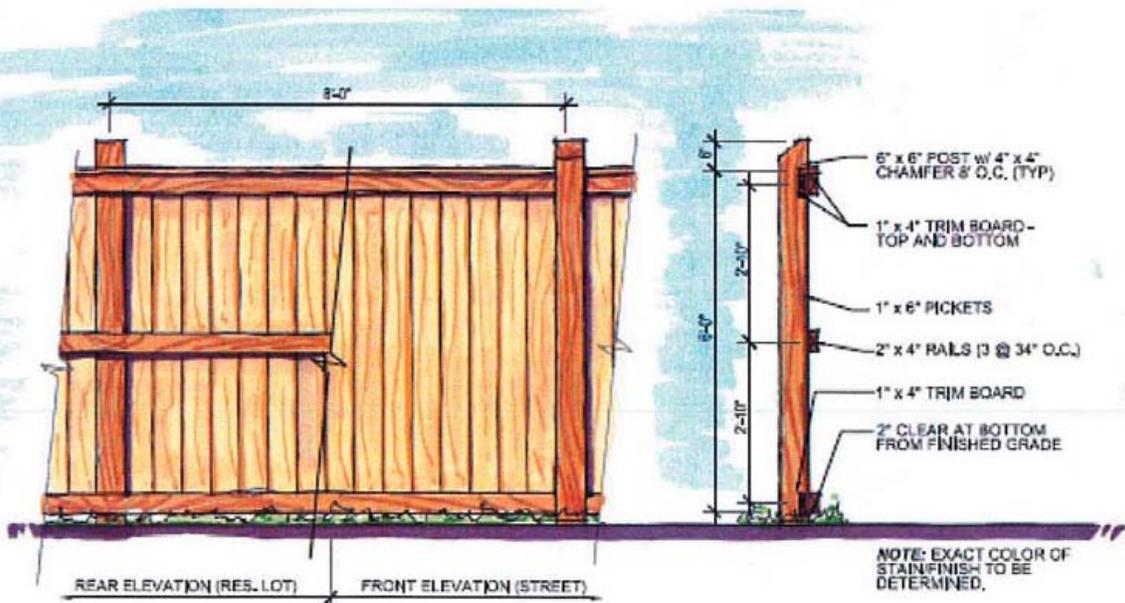
FENCING DESIGNS



Open Rail Fence (Along Open Space & Street)

Elevation & Section View

N.T.S



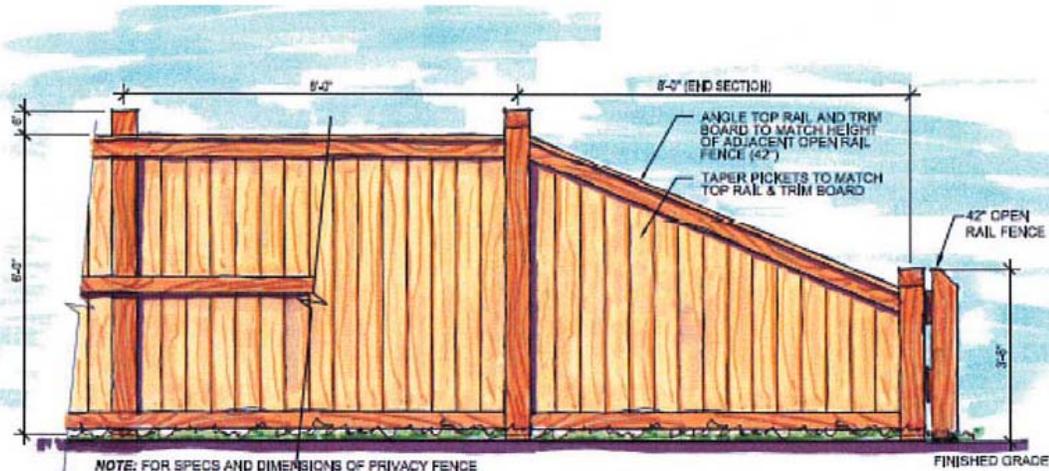
Privacy Fence (Interior Shared Lot Lines Only)

Elevation & Section View

N.T.S



FENCING TRANSITION



NOTE: FOR SPECS AND DIMENSIONS OF PRIVACY FENCE AND OPEN RAIL FENCE, SEE DETAILS THIS SHEET.

Open Rail & Privacy Fence Connection

Elevation View

N.T.S.



6. HARDSCAPE PAVING

- Driveways to garages should be constructed of natural grey concrete or alternative hard surface material such as stamped concrete, colored concrete, stone or brick.
- Front entry walks to the unit should extend through the parkway zone to the back of curb.
- Minor open space trail connectors through parcels must be hard surface and installed by the Parcel developer and be a minimum 8 ft. wide.

7. LIGHTING

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. These guidelines are intended to establish environmentally sensitive lighting that limits light trespass and light pollution. Outdoor lighting should also conform to Douglas County Lighting Standards.

Roadway Lighting

- The goal of the roadway lighting system should provide for low glare continuous lighting that allows excellent light for conflict zones such as pedestrian crossings, parking lot entries, and intersections.
- Provide pedestrian lighting or roadway lights at each pedestrian crosswalk and at each roadway intersection and parking lot entry.
- The Form Ten CA luminaries fixture is recommended along all the roadways within Meridian Village space approximately on average 160 feet on center.
- A master site lighting plan for each individual neighborhood parcel must be submitted to the DCC for approval.

Feature and Landscape Lighting

Feature and landscape lighting strengthens individual areas and relationships from place to place. The goal of landscape lighting is to only light selected items and not to light large landscaped areas.

- Luminaires should be concealed from public view where possible.

Single Family Detached

- All exterior light sources, other than parking lots or structures, shall utilize incandescent bulbs; maximum sixty (60) wattage.
- Light fixtures must be dark in color to minimize appearance; or where appropriate may be a color which blends with the color of the wall surface on which they are mounted.
- Lighting shall be complimentary to the architectural design of the home in size, style and color.
- The lighting 'cone' from any exterior light shall be directed downward, kept within the property line, and not allowed to spill onto adjacent properties.
- Walkway lighting shall not exceed twenty-four inches (24") in height.
- One (1) yard post light per unit is allowed.

Multi Family and Attached

- All exterior light sources, other than parking lots or structures, shall utilize incandescent bulbs; maximum one-hundred fifty (150) wattage.



8. PARKING

Surface Parking

- Off-street parking lots should have limited visibility from the streets. Refer to the Chapter 2.A, Parking.
- Vehicular entries into the surface lots should be from the side streets or rear of buildings and not from the primary street frontage to reduce pedestrian and auto conflicts and present a more attractive primary street frontage.
- Surface parking areas should be well landscaped with trees planted in a regular pattern such as a minimum 6' wide landscape island provided for every 5 parking stalls in a row.
- Parking ratios must meet Douglas County zoning requirements.
- Refer to Section P, Landscape of the MIBC Guidelines for parking screening and internal parking lot planting.

Single Family Detached

- No commercial type vehicles, other than pickup trucks which are solely for personal use, shall be allowed in any Common Area, lot, street, or driveway in any neighborhood area, except while engaged in transport or service operations to and from any building or lot. For purposes of applying this provision, any vehicle having any advertising material affixed to its exterior shall be deemed a commercial type vehicle.
- A vehicle stored or parked in any neighborhood area must be properly licensed by the State of Colorado.
- No recreational vehicles, including large camper shells, may be parked or stored outside within any portion of a neighborhood area at any time, except during transport to or from a unit, or for purpose of loading or unloading, and only then for a period not to exceed twenty-four (24) hours. Notwithstanding this, with prior written approval of the DCC, a recreational vehicle owned by a resident's visitor or guest may be parked on a multifamily complex lot or single family or duplex driveway for a period not to exceed seventy-two (72) hours.
- All parking and drive areas must be paved with asphalt concrete or other approved comparable all-weather surfacing. Gravel drive and parking areas are not permitted.

Multi Family and Attached

- Parking lot exterior perimeters must be screened by a continuous landscape hedge or an earth berm to eliminate the ground level view of automobiles below their hood lines and interior parking surfaces. The screen can be accomplished by using one or a combination of the following: berms, landscaping, or wall. Refer to Chapter 2.A, Parking for further requirements.
- The screen around the parking lot shall be at least three (3') feet higher than the surface of the parking lot.
- Parking lots must provide landscaped islands a minimum of six feet (6') in width at the ends of exposed parking bays and in the interior of a lot at one 8x20 feet for every ten (10) parking stalls.
- Parking structures shall be designed such that the materials, color, and architectural form are compatible with and compliment the associated residential unit.
- Parking decks at the perimeter of parking structures shall be horizontal and designed to minimize the ground level view of automobiles below the hood line.



- Signage and lighting internal to parking structures shall be placed such that the signage or light source is not visible from the exterior of the structure.
- Continuous concrete curbs shall be installed around the perimeter of all multifamily drive and parking areas.
- No recreational vehicles, including large camper shells, boats, or trailers may be parked or stored outside within any portion of a neighborhood area at any time, except during transport to or from a unit, or for purpose of loading or unloading, and only then for a continuous period not to exceed twenty-four (24) hours. Notwithstanding this, with prior written approval of the DCC, a recreational vehicle owned by a resident's visitor or guest may be parked on a multifamily complex lot or single family or duplex driveway for a period not to exceed seventy-two (72) hours.

9. DRAINAGE

All Site Plan submittals must be accompanied by a "Certification" from an independent Civil Engineer designated by the DCC (see Site Plan Section). Demonstration of compliance with the following criteria, supported by sufficient technical data, must be provided to the DCC to allow this to be done.

Each parcel must provide adequate drainage facilities inclusive of water quality and erosion protection controls as appropriate, and are to be integrated into the overall Site Plan in a functionally and aesthetically acceptable manner.

Upstream flows from within the basin must be accommodated in accordance with the applicable basin master drainage plan for the area on file with Douglas County. Downstream flows must be conveyed to an established principal drainageway or system with adequate provision for interim erosion protection.

Where off-site downstream detention is available, on-site detention may not be required unless conveyance facilities between the site and detention facility are of inadequate capacity to accommodate projected flows.

10. SIGNAGE

All proposed plans for signs within the development parcel to be erected, including details of design, materials, location, and size, height, color, and lighting, as is the case for all other improvements, must be approved in writing by the DCC prior to construction or installation of the sign.

The size, placement, and design of all signs are considered to be an integral part of the parcel site development approval process. An overall signage package which includes all signs on site is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the desired character of Meridian and relate to the character of the site and improvements. All signage must meet the general "spirit and intent" of these guidelines, as well as the criteria set forth in the Douglas County signage code.

Permanent

- Only street name signage is permitted on a permanent basis in single family and multifamily neighborhoods.
- Permanent identity flags, or banners, are not permitted.



- Internal parcel, primary, and secondary entry monuments, private signs, directional signage must be submitted to the DCC for approval as part of an overall signage package.

Temporary

- Signage incidental to the parcel development, sales and marketing of neighborhood developments are permitted providing an overall signage program, compatible with Douglas County zoning criteria, is submitted to the DCC. Said signage may be in place from the inception of lot sales to the completion of initial sales of all units. Temporary residential signage for parcel location sales purposes shall be submitted to the DCC for approval.
- Project sign information and directional signs should follow the Approved Developer Signage Map at the back of this chapter.
- For single-family and duplex units: one (1) front yard ground-mounted sign, not to exceed ten (10') square feet or forty-two inches (42") in height including mounting; setback minimum of fifteen feet (15') from the front street curb line.
- Rental signage is not permitted in single ownership residential areas.
- Window signage is not permitted other than as stated above.
- Temporary offices and parking for construction or other administrative purposes needed in conjunction with development of a multiple parcel property may be placed on site with prior approval of the DCC. Such facilities and the adjoining grounds shall be kept in good repair and properly maintained free of debris, litter, weeds, mud, dust and dirt tracking. Said facilities may remain in place until completion of initial parcel sales. The property shall be returned to acceptable condition upon removal.

11. WILDLIFE PRECAUTIONS

Conflicts may arise between Owners and wildlife within Meridian Villages. Wildlife such as coyotes, foxes, rabbits, raccoons and skunks adapt well to urban environments and often feed near homes, yards, trails and roads in order to survive in urban areas. In order to help minimize harmful interactions between wildlife, humans and pets within Meridian Villages, Owners shall (i) keep all pet food and pet food bowls inside; (ii) keep trash inside until pickup, and at such time as trash is placed outside for pickup it shall be placed in a container secured with a tight seal; and (iii) prevent unsupervised pets from running loose within Meridian Villages (unsupervised pets permitted to run loose may encounter wildlife). It is highly advisable that pets kept outside be kept in a covered kennel. Owners should also be aware that split-rail or invisible fences do not protect pets from predators. In addition, Owners shall be subject to the rules adopted by the Owner's Association from time to time regarding wildlife safety and precautions.

The parcel developer shall acknowledge the desirability of protecting and enhancing wildlife habitat and corridors in Planning Area 'C' that may be impacted by the development. For specific developer commitments please refer to the 8th Amendment Planned Development, Section H.9 (Sheet 8).

12. UTILITY METERS/CABINETS; GROUND-MOUNTED AIR CONDITIONING UNITS

- Above-ground utility units must be located in a side or rear yard and not exposed to a street view. Meters mounted on an exterior elevation must be on a side or rear elevation not exposed to the street.





3. RESIDENTIAL SUBMITTAL PROCEDURES

The submittal procedures, as outlined below, pertain to single family residential and single family attached projects. DCC approvals are always contingent upon full adherence to the Committee’s Design Standards and Criteria unless a specific waiver or exception to same is spelled out on the Notice of Committee Action, regardless of what is depicted on plan submittals. Any subsequent plan or field modifications are subject to this same requirement. The DCC reserves full right to require remediation of any such unapproved waivers as a condition of release for occupancy, release of a performance deposit, and/or issuance of a Certificate of Compliance. It is the applicant’s sole responsibility to identify and request such waivers through the application process prior to implementation.

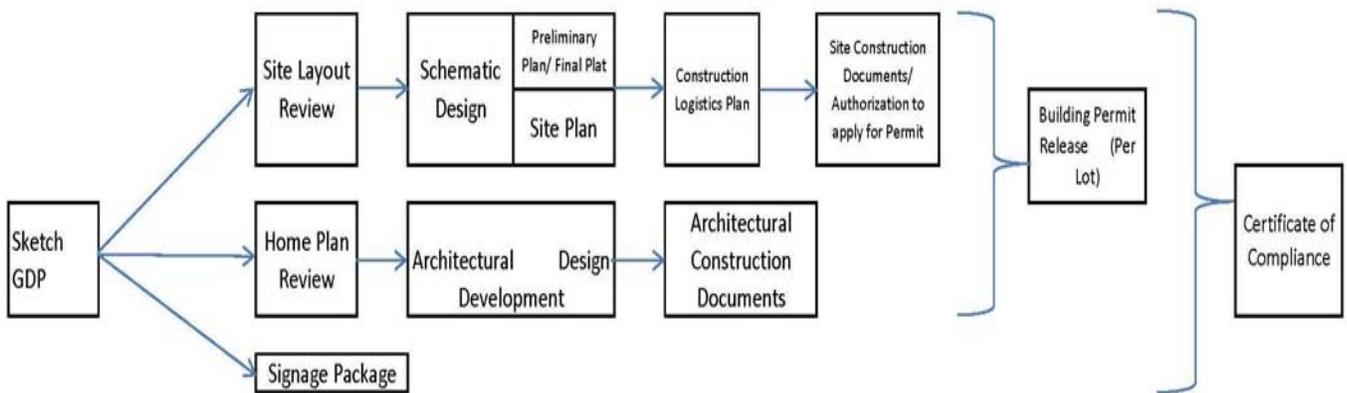
Each submittal phase has a specific fee requirement. Refer to the Fee Schedule, located at the back of this chapter in Processing Forms, for specific fees for each project type.

Applicable forms, review fees and all plans and supporting documentation must be submitted to the DCC staff no later than noon (12:00 p.m.), seven (7) calendar days before a scheduled DCC meeting in order for the project to be placed on a formal meeting agenda. Copies of the required processing forms are located at the back of this section. All plan submittals are to include one (1) full-scale electronic submittal (PDF).

In reviewing the following submittal steps note that the details are written specifically for single family residential. For multifamily, refer to Section 4 of these guidelines.

The intent of the DCC will be to reach resolution on the above to the extent that releases can be made simultaneously for ‘groups or phases’ of homes versus the applicant having to make individual submittals.

Below is an overview of the submittal process for Meridian Village:





A. SKETCH GENERAL DEVELOPMENT PLAN

PURPOSE AND ACTIONS

This first crucial step consists of a meeting between the Applicant and selected DCC members to discuss initial concepts concerning the site and its development. Topics of discussion include the proposed use and general site configuration as they relate to the DCC Master Plan, Protective Covenants, neighboring parcels, and site constraints. Design concerns regarding building to site relationships, those relationships to surrounding context, and other specific site parameters such as orientation, circulation, and setbacks, etc., should be addressed, as well as the need to be aware of and conform to the water supply allotments specified by the Meridian Metropolitan District in the design process.

MEETINGS

The DCC meeting should be attended by the Applicant, the project architect/land planner, and the civil engineer.

MATERIALS

Parcel Vicinity Map

Site Layout

Architectural Concepts

Description of proposed use and relevant data such as square footage, lot sizes, access points, etc.

Existing easements

Site calculations

Phasing schedule

APPROVAL

This approval for Sketch General Development Plan is valid for 6 (six) months. The next submittal phase must be submitted within this time frame.

This approval grants Authorization to Apply for Sketch Plan with Douglas County.

FEE

Refer to the fee schedule located at the back of this chapter in Processing Forms.



B. SCHEMATIC DESIGN SUBMITTAL

1. PRELIMINARY PLAN/ FINAL PLAT

PURPOSE AND ACTIONS

This phase is for **Single Family Detached** products only and consists of a presentation to the Committee by the applicant. This submittal should illustrate building to site relationships, and those relationships to surrounding context, and other specific parameters such as orientation, lot size, circulation, setbacks, etc. should be addressed.

The Committee will focus on the overall site layout and ground surfaces, typical landscaping treatment for each lot as well as common areas, signage, lighting, vehicular and pedestrian circulation, drainage, grading, and open space. Schematic landscape plans should show materials, generalized locations, and types of plants and delineate hardscape areas.

APPROVAL

This approval of Schematic Design: Preliminary Plan/ Final Plat will be effective for a period of six (6) months. Site and building Construction Documents must be approved and construction of the project must commence by the end of this period.

This approval also grants Authorization to Apply for Grading Permit if the Construction Site Logistics Plan has been submitted and approved.

FEE

Refer to the Fee Schedule located at the back of this Chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Sketch General Development Plan phase is received and any conditions of that approval have been met.

MEETINGS

Formal submittal to and approval by full DCC required. This meeting should be attended by the applicant, project architect, landscape architect and civil engineer.

MATERIALS

1. Preliminary Grading Plan
2. Preliminary Utility Layout
3. Landscape Plan showing the following:
 - a. Show all planting areas and areas to be maintained in a natural state, with plant materials drawn at mature size at the scale of the plan; identify trees, shrubs, lawn areas, and ground



- cover area (living and non-living) by name of material to be used; and show the dimensions and include the total square footage of each such area.
- b. Show all pedestrian walkways and pedestrian oriented areas, dimensioned with materials and type of surface finish noted.
 - c. Locate and identify all landscape structures (including fences, signs, lighting, water features, etc.) and recreational facilities.
 - d. Show all significant natural vegetative areas, specimen trees, wildlife habitat, and landscape features to be preserved and improved.
 - e. Indicate existing and finished grades at a maximum of two (2) foot intervals and identify all mounds and areas in excess of 20% slopes.
 - f. Label all public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note all off-street parking or loading areas and surfacing materials.
 - g. Show all planting details and notes, including methods of soil preparation, erosion control, soil and vegetation removal, stockpiling and reuse.
 - h. Note sources of irrigation water and types of irrigation to be used.
 - i. Contain the following statement concerning maintenance: “All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials.”
 - j. Show Homeowner Association landscape maintenance responsibility.
4. Separate Fencing Plan per “Site Walls and Fences” criteria starting on page 3-31
 5. Separate “Enhanced Elevations Plan” for homes facing or backing to Image Defining Edges (per graphic on page 3-7), perimeter streets, interior collector streets, and corner lots.
 6. Proposed Preliminary/ Final Plat per Douglas County Requirements
 7. Schematic Design Review Fee
 8. Construction Site Logistics Plan may be submitted at this time if requesting grading permit from Douglas County. A Grading, Erosion, and Sediment Control (GESD) Plan in accordance with Douglas County’s criteria, as amended, will be required to be submitted to Douglas County for review and approval prior to any grading on the Site and issuance of a grading permit by Douglas County.



2. SITE PLAN SUBMITTAL

PURPOSE AND ACTIONS

This plan is required for **Single Family Attached** product only and consists of a presentation to the Committee by the applicant. This submittal should illustrate building to site relationships, and those relationships to surrounding context, and other specific parameters such as orientation, lot size, circulation, setbacks, etc. should be addressed.

The Committee will focus on the overall site layout and ground surfaces, typical landscaping treatment for each lot as well as common areas, signage, lighting, vehicular and pedestrian circulation, drainage, grading, and open space. Schematic landscape plans should show materials, generalized locations, and types of plants and delineate hardscape areas.

APPROVAL

Approval for Schematic Design: Site Plan shall be effective for a period of one year, site and building Construction Documents must be approved and construction of the project must commence by the end of this period.

This approval also grants Authorization to Apply for Grading Permit if the Construction Logistics Plan has been submitted and approved.

FEES

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Sketch General Development Plan phase is received and any conditions of that approval have been met.

MEETINGS

Formal submittal to and approval by full DCC required. This meeting should be attended by the applicant, project architect, landscape architect and civil engineer.

PROCEDURE

Site plan, inclusive of landscaping plans and ownership certification, must be submitted pursuant to the Meridian Development Guide by the applicant to the Douglas County Planning Division after the DCC issues the “DCC Authorization to Apply for Site Plan”. The Planning Division will then send referrals to applicable agencies. Notation should be made of the fact that the referral entities are the “only” ones that can comment, and that their comments can “only” be for the items noted below in Materials: Site Plan. Upon revisions based on the comments after the referral period, the applicant must submit the Final Site Plan to the DCC to obtain the Traffic, Drainage, and DCC Certification. Once the Site Plan is certified, the applicant will submit the Final Site Plan, along with the Final Notice of Committee Action, to Douglas County Planning Division for signatures.



MATERIALS

Preliminary Utility Layout

Separate Fencing Plan per Site Walls and Fences criteria starting on page 3-31

Separate Enhanced Elevations Plan for homes facing or backing to Image Defining Edges (per graphic on page 3-7), perimeter streets, interior collector streets, and corner lots.

Schematic Design Review Fee

Construction Site Logistics Plan may be submitted at this time if requesting grading permit from Douglas County. A Grading, Erosion, and Sediment Control (GESCC) Plan in accordance with Douglas County's criteria, as amended, will be required to be submitted to Douglas County for review and approval prior to any grading on the Site and issuance of a grading permit by Douglas County.

Site **Plan** in the standard DCC format (See "Site Plan Sample Set" Exhibit on website, www.accdcc.org, under MIBC Design Guidelines) shall comply with the below general requirements. These requirements are also stated in the latest version of the Meridian International Business Center Planned Development (PD) document:

1. Contain a title block, centered at the top of the page, describing the legal description of the parcel, the name of the proposed development, the submittal phase and, if applicable, the address of the existing or proposed improvements on the Site.
2. Contain a North arrow and state the scale utilized.
3. Be on 24" x 36" sheets with the long dimension horizontal.
4. Include an information block in the lower right-hand corner of each sheet and shall set forth the date of preparation in the title block.
5. Show development phasing lines, if any.
6. Show adjoining land uses and zoning.
7. Show public and private easements on or adjacent to the Site, with dimensions and uses of those easements.
8. Show major drainage ways affecting the Site and any 100-year floodplain on or adjacent to the Site.
9. Show topography at two (2) foot intervals
10. Be prepared at a scale of 1"=20', 1"=40' or another scale that allows for maximum clarity of the
11. Include a vicinity map to scale showing the relationship of the Site to the surrounding area.
12. Show dimensions for all existing and proposed structures (including setback dimensions from property lines) and total building coverage in terms of percentage of the Site and square footage. Structures to be removed should also be indicated as such.
13. Show location and dimensions of required off-street parking and loading areas and note the total number of parking spaces provided and contain the following information relative to the parking, access and loading facilities:
 - a. Number, location and size of parking stalls
 - b. Widths of aisles and islands



- c. Location of landscaping areas within parking, access and loading facilities
 - d. Type of surfacing
 - e. Scale and North arrow
 - f. Location of streets, curb cuts and property boundaries
 - g. Location of traffic directional arrows, signage and markings
 - h. Location of loading areas
 - i. Drainage provisions
 - j. Location and direction of proposed lighting
14. Name and show dimensions of all public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note surface materials.
 15. Show the location and sign area of all existing and proposed signs.
 16. Include signature/approval blocks for the Planning Division and the County's Engineering Division (the "Engineering Division").
 17. Contain the following information relative to landscaping on a separate sheet:
 - a. Show all planting areas and areas to be maintained in a natural state, with plant materials drawn at mature size at the scale of the plan; identify trees, shrubs, lawn areas, and ground cover area (living and non-living) by name of material to be used; and show the dimensions and include the total square footage of each such area.
 - b. Show all pedestrian walkways and pedestrian oriented areas, dimensioned with materials and type of surface finish noted.
 - c. Locate and identify all landscape structures (including fences, signs, lighting, water features, etc.) and recreational facilities.
 - d. Show all significant natural vegetative areas, specimen trees, wildlife habitat, and landscape features to be preserved and improved.
 - e. Indicate existing and finished grades at a maximum of two (2) foot intervals and identify all mounds and areas in excess of 20% slopes.
 - f. Label all public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note all off-street parking or loading areas and surfacing materials.
 - g. Show all planting details and notes, including methods of soil preparation, erosion control, soil and vegetation removal, stockpiling and reuse.
 - h. Note sources of irrigation water and types of irrigation to be used.
 - i. Contain the following statement concerning maintenance: "All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials."
 - j. Show Homeowner Association landscape maintenance responsibility.



18. Certifications

- a. Include certifications, confirmed by the Design Control Committee as shown on the DCC Site Plan:

1) Design Control Committee Certification: verifying the following with respect to this Development Plan: that the proposed land use is allowed; that the proposed Height of any structures complies with the applicable Height limitation; that the proposed setbacks comply; that the amount (number of square feet) of Net Floor Area or number of residential units is in compliance; that the proposed Open Space complies; that a minimum of ½ said required Open Space will be landscaped with live plant materials; That the Site Plan complies with the commitments for parks, trails, and wildlife conservation improvements in Sections H.4(c) and H.9, as applicable, subject to the timing requirements described in the first paragraph of Section H.4 and the standards and notes given on Sheet 9, Planning Area “C” Parks/OS Exhibit; and that the shadows cast by the proposed buildings will not have any negative impacts on the County road system or Highway E-470 in compliance with Section G.6; and that the number of parking spaces planned for the Site satisfies the requirements of the Zoning Resolution with respect to minimum number of required parking spaces (except to the extent a variance is obtained pursuant to the Zoning Resolution).

2) Drainage Certification: Drainage Certification: A Master Drainage Plan for each Planning Area (A, B, and C) designated herein, meeting the County's criteria for all public streets, inclusive of storm sewer connections thereto, or any improvements that fall under the County's Colorado Drainage Permit System, storm water Phase II permit must first be filed and approved by County Engineer. Certification by a professional engineer licensed to practice in the State of Colorado, and competent and experienced in drainage engineering, confirmed by the Design Control Committee, that the proposed improvements comply and are consistent with the Master Drainage Plan and Douglas County Drainage Criteria and that detention or water quality facilities are adequate to serve the site as provided for in the Master Drainage Plan either exists or will be provided coincident with the Site development.

3) Vehicular Access Certification: certification by a professional engineer, licensed to practice in the State of Colorado, and competent and experienced in both traffic and civil engineering, that the proposed vehicular access systems to and from the Site meets the County's applicable roadway criteria and will be adequate to serve the proposed improvements.



C. CONSTRUCTION SITE LOGISTICS PLAN

PURPOSE AND ACTIONS

The purpose of the Construction Site Logistics Plan is to ensure compliance with DCC standards and to coordinate the efforts of the building contractor, owner, architect, engineers, governmental agencies and the DCC. This phase consists of submittal of materials to the DCC Staff. If a CSLP plan is requested in order to obtain a grading permit from the County, an updated CSLP plan must be submitted prior to commencement of site and building construction.

APPROVAL

Written approval of the Construction Site Logistics Plan, submittal of the Performance Security Deposit and execution of the Construction Site Logistics Agreement by the DCC shall give the Applicant the right to proceed with site work, subject to any other applicable jurisdictional requirements. This approval **does not** grant Authorization to Apply for **Building Permit** with Douglas County.

FEE

Refer to the Fee Schedule located at the back of this Chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

The Construction Logistics Plan can be submitted along with Schematic Design if seeking Authorization to apply for Grading Permit; however, approval is contingent upon approval of Schematic Design.

An updated Construction Site Logistics Plan is required every 90 days, or upon change to any items as outlined under “Materials.”

MATERIALS

The following outline lists items to be included in the Construction Site Logistics Plan and enumerates requirements to be followed during construction. The Plan must address all items listed here and include any additional items which may be peculiar to the Site. The Architect and Construction Manager should use this section as well as the Construction Site Logistics Checklist (see Exhibit 14). A performance security deposit is required at the time the Construction Site Logistics Agreement is submitted. After the Certificate of Compliance is issued by the DCC, the return of the performance security deposit must be requested, in writing. The following items are required:

Layout Plan: A scaled Site Plan drawing shall be submitted which will show all right-of-way, existing improvements and those items specifically identified hereinafter.

- **Contractor Facilities.** Contact list for contractor, architect and for any subcontractor field offices; storage trailers; material stockpiling.
- **Screen Fences.** Prior to start of any construction activity beyond site grading, temporary screening fences, minimum 6'-0" in height, chain link with mesh screening, shall be installed to provide security, contain loose debris, and screen the area from public view. The fences shall enclose construction activity, parking, storage trailers, and material stockpiling areas and shall remain in place until building exteriors are complete and landscaping is initiated.



- **Access points** to the Site, including material delivery points shall be identified. Queuing or loading/unloading of delivery trucks on the public street shall not be permitted at any time. Streets shall be maintained free of mud at all times.
- **Parking** for visitors and construction workers shall be at a minimum all-weather gravel surface and located within the fenced and screened areas on the Site, as shown on the Plan, unless alternative arrangements are made and approved by the DCC.
- **Traffic Control.** Proper traffic control shall be provided for any work done in the street right-of-way.
- **Construction Signs**, including temporary signs, must be submitted for approval and must conform to the Design Criteria.
- **Excavation haul routes** shall be identified. Haul routes must provide direct highway access and must not pass through residential areas. The quantity of haul shall be estimated, and a schedule for hauling shall be provided. Placement of surplus excavation on another Site within Meridian requires DCC approval.
- **Sanitation.** The trash and litter handling method shall be described on the plan. Temporary dumpsters shall be shown on the Plan. Streets shall be maintained free of windblown debris from the site at all times. Concrete trucks shall be washed at the locations shown on the site plan or offsite outside of Meridian boundaries. Temporary toilet facilities shall be located on the Plan.
- **Construction Equipment.** Large construction equipment shall be identified and its operation described. Note: Only a contractor's name and site address signage on trailer, storage equipment, or construction equipment is allowed.
- **Construction Material.** Location of construction material storage must be identified on the Plan.
- **Utility Installation.** The location of all existing utilities, both on-site and in perimeter streets, shall be shown on the Plan. All proposed utilities, both on-site and in perimeter streets, shall be shown on the Plan. The difference between existing and proposed utilities shall be clearly shown. Location of valves and man-holes and pipe sizes shall be shown. Locations of connections shall be shown. The method of proposed installation shall be described, i.e. cutting, boring, etc. Utilities to be identified include water, sewer, gas, storm drains, and communications, both temporary and permanent.
- **Easement or Leased Areas.** Easements or lease boundaries with dimensions shall be shown on the Plan, any filling or excavation done on the easement or land areas shall be described.

Schedules: The following schedules shall be submitted and updated with any changes affecting the schedule by more than 90 days.

- Milestone Schedule for construction showing each major phase of construction shall be submitted.
- Estimated Utility Connection Schedule for specific utilities shall be submitted. The contractor shall be responsible for locating or having located all utilities and shall abide by the regulations of the respective utility companies in regard to repair of damaged utilities. Any damage done to irrigation systems, utility lines or electric control systems shall be repaired by the contractor at the contractor's expense.

Compliance and Performance Agreement and Deposit: Before an Applicant may proceed with construction of any project after a Construction Site Logistics Plan has been submitted to the DCC, the following must occur:

- The Applicant must receive written approval of the Construction Site Logistics Plan from the DCC.
- The owner must enter into an agreement and provide the required deposit with the DCC to adhere to the approved Construction Site Logistics Plan and to DCC approved plans. (See relevant documents/forms at the end of this section.)



- A performance security deposit as specified in the DCC Fee Schedule (see “Fee Schedule” in Processing Forms at end of this section) must be deposited with the DCC. The purpose of this deposit is to ensure compliance with the plans, the approved Construction Site Logistics Plan, and with the Construction Site Logistics section of these Review Procedures. DCC shall determine the amount of the required deposit based on the size and scope of the project and the probable costs of remedying and/or correcting non-compliance. The DCC may apply all or any portion of this deposit toward payment of any costs incurred to ensure compliance, including, but not limited to, street cleaning costs, costs of repair of streets, curbs, gutters, medians, utilities and other infrastructure elements and costs of repairing and replacing damaged landscaping. The DCC may incur such costs without notice to the owner or general contractor, although the DCC will make a good faith effort to provide prior notification. The DCC shall be entitled to any interest accruing on said deposit prior to issuance of a Certificate of Compliance for the project and, within sixty (60) days after the issuance of said certificate, shall refund any remaining portion of the deposit. If at any time prior to issuance of a Certificate of Compliance the amount of the deposit drops below 50% of the initial amount as a result of application and use by the DCC as set forth above, the DCC may prohibit further construction until the additional amount is deposited. Any amounts expended by the DCC to ensure compliance over and above the amount of the deposit available shall bear interest at the rate of 1-1/2% per month, as penalty, until a sufficient amount to cover the shortfall is deposited with the DCC. In addition, the amount of any additional deposit required by the DCC that is not deposited within fifteen (15) days after notification by the DCC of the requirement shall bear interest at the rate of five percent (5%) per month, as penalty, until deposited with the DCC. If full compliance of all outstanding issues is not made within twelve (12) months of receipt of a temporary certificate of occupancy from the county and a Certificate of Compliance obtained within this same period, the deposit may be automatically forfeited.

Other Requirements

- **Permits.** It shall be the responsibility of contractors to obtain any necessary permits for doing work within the respective special district, municipal, county or state jurisdictions.
- **Streets.** All street cuts, if permitted, shall be accomplished by saw-cutting the pavement. All streets shall be maintained for public access at all times. The streets bordering the construction site and in the immediate vicinity shall be cleaned and swept within forty-eight (48) hours after any construction work or deposit of dirt, debris or any other materials hauled to or from the Site.
- **Working Hours.** No construction work shall be permitted between the hours of 10:00 p.m. and 6:00 a.m. unless prior approval is received from the Design Control Committee through its staff.
- **Notifications.** In addition to any other notifications required by other agencies, the Meridian Metropolitan District (303-790-0345) shall be notified forty-eight (48) hours prior to the commencement of any construction within the streets, medians, public landscape areas, or connections to water, sewer, irrigation or lighting facilities within rights-of-ways or easements.

D. LANDSCAPE CONSTRUCTION DOCUMENTS

PURPOSE AND ACTIONS

The purpose of this review is to ensure that the final set of construction documents is consistent with all previously approved plans. This phase consists of submittal of required materials to the DCC.



APPROVAL

Approval for Landscape Construction Documents shall be effective for a period of one year. Construction of the project must commence by the end of this period.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Schematic Design phase is received and any conditions of that approval have been met.

MATERIALS

Fully executed Site Plan (Single Family Attached product only)

Verification of District Utility Service Availability. Written confirmation of payment of the applicable Site Service Connection fee from the Meridian Metropolitan District.

Landscape Construction Documents showing all plantings, fencing, retaining walls, signage, etc.

E. ARCHITECTURAL DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS

PURPOSE AND ACTIONS

The purpose of this review is to refine exterior elevations in terms of materials, massing, roof lines, and begin exploring color schemes.

APPROVAL

Approval for Architectural Design Development : shall be effective for a period of six (6) months. Architectural Construction Documents must be approved by the end of this period.

Approval for Architectural Construction Documents is effective for a period of one (1) year. Construction of the project must commence by the end of this period.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Sketch General Development Plan phase is received and any conditions of that approval have been met.

MATERIALS

Elevations for each floor plan including enhanced elevation options.

Proposed color schemes including stucco, siding, masonry, roof tiles, and any other proposed materials.



F. BUILDING PERMIT RELEASE

PURPOSE AND ACTIONS

The purpose of this review is to ensure that each home constructed meets all previously approved plans.

APPROVAL

Approval for Building Permit Release is valid for a period of one (1) year. Construction on the home must commence within that time-frame.

Approval grants Authorization to Apply for Building permit with Douglas County.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of Site Construction Documents, Construction Site Logistics Plan, and Architectural Construction Documents.

MATERIALS

Plan number or name and elevation.

Exterior color selection

Plot plan



G. SIGNAGE

PURPOSE AND ACTIONS

Signage, both temporary and permanent, is integral to the overall character of Meridian Village and must conform to the specific pallet of materials that has been chosen for the development. Temporary signage must conform to the Meridian Village Approved Developer Signage Map.

MEETINGS

Signage package can be submitted at any time. The DCC may require a full committee meeting if such a review is deemed necessary

MATERIALS

Site plan showing sign locations

Signage renderings

Signage material pallet, lighting concepts, installation details.

APPROVAL

This approval is for site Signage Package

FEE

Refer to the fee schedule located at the back of this chapter in Processing Forms.



4. PROCESSING FORMS AND EXHIBITS

1. FEE SCHEDULE
2. APPLICATION PAGE 1
3. APPLICATION PAGE 2
4. SAMPLE SITE PLAN
5. AUTHORIZATION TO APPLY FOR SITE PLAN
6. OWNERS COMPLIANCE AND PERFORMANCE AGREEMENT
7. CONSTRUCTION SITE LOGISTICS CHECKLIST
8. DEVELOPER SIGNAGE MAP



MERIDIAN VILLAGE RESIDENTIAL CRITERIA

A. INTRODUCTION

The goal of Meridian Village is to create a community comprised of various neighborhoods which offer a variety of lifestyles in support of the Meridian International Business Center employment population. These Design Guidelines provide the framework for the intended village character. Each section contains requirements and application in support of the Meridian Village community vision. This section explains how to use the design standards including a brief overview of the concept, vision, principles and amenities of Meridian Village. These Design Guidelines are a supplement to the current approved Meridian International Business Center Planned Development document.

PURPOSE

The purpose of the Design Guidelines is to guide future development within Meridian Village to be consistent with the vision and goals set forth by the Design Control Committee. These Design Guidelines illustrate and describe planning, architecture and landscape design issues that are appropriate for the residential and mixed-use neighborhoods within the Village. The guidelines are intended to encourage high quality design and development, creativity and innovation within the residential neighborhoods and mixed-use commercial areas.

APPLICABILITY

These Design Guidelines are promulgated in accordance with and are intended to apply to all residential areas within Meridian Village. Commercial areas shall be regulated by the existing Meridian Guidelines.

It is envisioned that each neighborhood within the overall community area will have the opportunity to establish a supplementary, more definitive set of Covenants and Design Guidelines specific to their respective area. However, those guidelines must be structured 'within' the parameters set forth herein. Where a specific criteria is set forth in this document it may not be modified by a less supplementary neighborhood document.



Neighborhood park adjacent to elementary school



B. VISION & GUIDING PRINCIPLES

THE VISION

Meridian Village is intended to be a highly enriched community offering quality neighborhoods, educational and civic facilities, and community scaled retail; all connected by attractive open space and recreational trails.

Meridian Village will be guided by proven ‘community building’ principles providing for a variety of architectural home types arranged in compact, walkable neighborhoods connected by, parks, trails, and open space. to create a desirable and exciting community in which to reside.

GUIDING PRINCIPLES

The following seven principles provide a framework for for this vision and the design guidelines herein.



Environmental Integrity: Incorporate and preserve the beauty and natural setting of the gulches, prairie, and open space corridors within all aspects of the site design.



Sense of Place: Utilize the main organizing elements of the community; the roadways, entry points, monumentations, parks and open space, and community facilities to create a sequence of events and landmarks that provide a unique sense of place.



Scale: Create neighborhoods of diverse homes that are intimately scaled to people and promote walking throughout the community.



Enrich Community Character and Lifestyle: Establish a strong sense of community character through the creation of gathering spaces and village centers.



Neighborhood Diversity: Create distinct and unique neighborhoods through a variety of housing product mixes offered while emphasizing overall neighborhood character versus the design of each housing product.



Connectivity: Identify and create a braided linear greenway system that connects park, trails, and community facilities to link residents and neighborhood facilities together.



Landscape Framework: Create an evolving legacy of landscape framework public parks, plazas, trails and greenbelt elements which will over time mature and compliment and enhance the native character of the Colorado native landscape.

THE VILLAGE PLAN

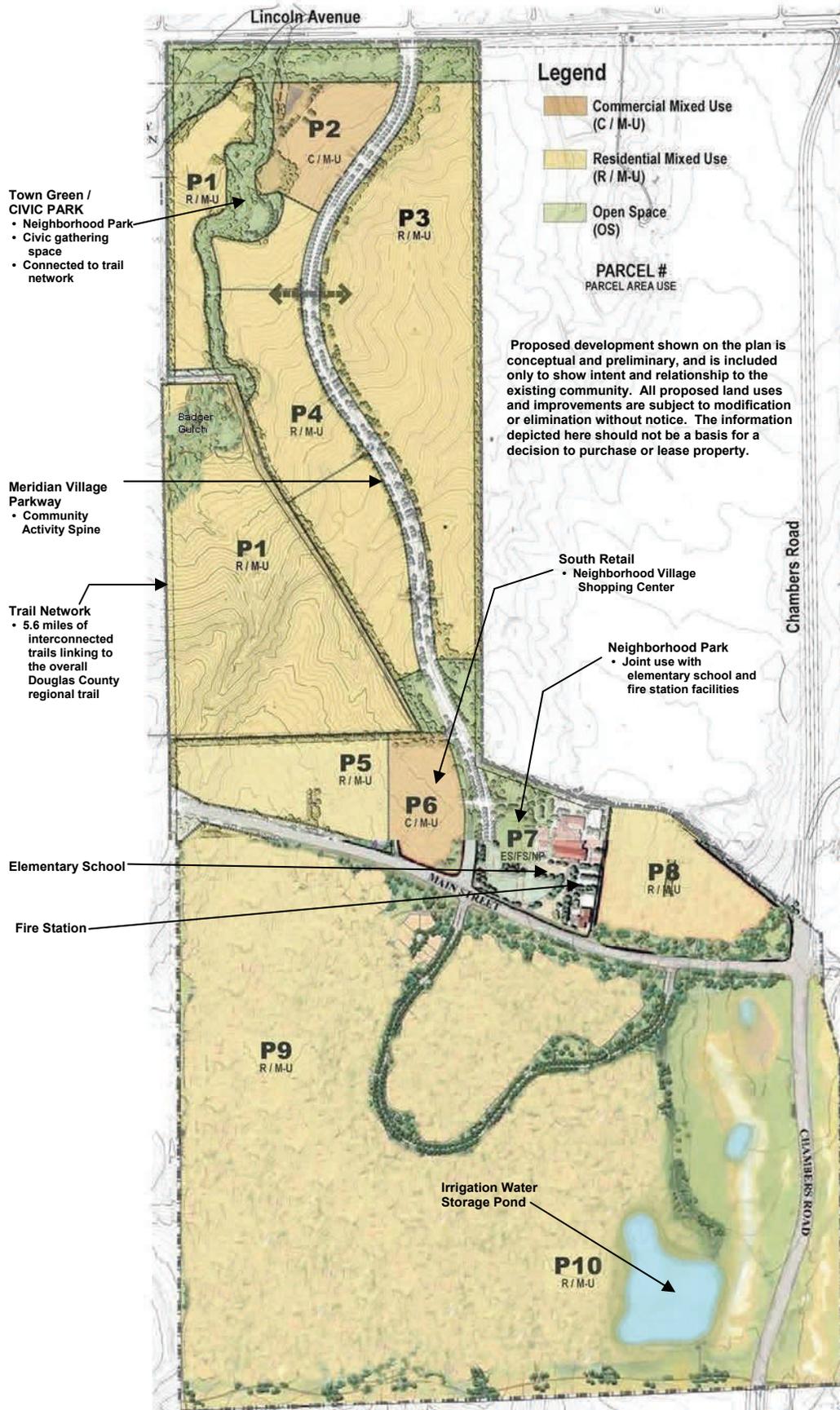
The combination of rolling hills, greenbelts, gulches, and panoramic views inspire and provide unique site design opportunities for Meridian Village. The natural topography allows for terracing of neighborhoods which orient towards views as well as larger pads for higher density housing and commercial uses. In addition, the natural topography and drainage patterns of the site support the idea of a cohesive interconnected community consisting of intimate neighborhoods connected by the linear gulches and open space.

Four residential neighborhood types make up Meridian Village. These are organized around Meridian Village Parkway that meanders through the community. Meridian Village Parkway serves as the community's activity parkway linking open spaces, activity areas, neighborhoods, commercial areas and pedestrians together. This linear parkway contains community-greenway and open space recreational elements that link to trails throughout Meridian Village as well as to regional trails in Douglas County.

Each residential neighborhood will have an associated target density range appropriate for the location based on slopes and adjacent land uses. The plan strives to attain attractive, walkable neighborhoods, with buildings oriented towards the street and parking located out of direct view from streets and sidewalks when possible.



Badger Gulch Trail





FUNDAMENTAL PLANNING AND DESIGN CONCEPTS

The following fundamental planning and design concepts identify the key community defining elements which will make Meridian Village unique. Detailed development plans of the overall project and each neighborhood parcel must adhere to these concepts. Criteria for these concepts will be expanded upon in the following sections.

- **Neighborhood Design:** While general neighborhood densities and land uses are identified, diversity and creativity of product type and design is encouraged.
- **Commercial Areas:** The two commercial areas in Meridian Village will be community enhancing elements creating economically viable and easy to walk to, retail oriented community gathering places.
- **Image Defining Edges:** Specific design criteria will apply to project edge conditions with attention to fencing or walls, setbacks, materials, walkways, monumentation and edge landscape treatments.
- **Parks, Open Space, and Trail System:** In addition to the community activity spine and a interconnected trail network, the community will contain a variety of parks and gathering areas, both active and passive recreation areas, and an elementary school.
- **Street Design and Character:** The internal street standards provide general design considerations for various road classifications, and will assist in creating a unified street network and character.
- **Community Activity Spine:** The well landscaped Meridian Village Parkway traverses the site north to south. This roadway will be the central, identifying site feature of Meridian Village. All adjacent parcels should provide pedestrian connections to this linear parkway.
- **Materials:** Building and landscape materials and colors native to Colorado will be used and should be consistent throughout Meridian Village.
- **Signage Program:** A cohesive monumentation and signage system will be implemented for all new neighborhoods, to link all residential neighborhoods together and demonstrate a coherent theme.

Sections 3.0, 4.0 and 5.0 of these guidelines expand upon the fundamental concepts listed above and identify the specific criteria for each key aspect of planning and developing a neighborhood parcel within Meridian Village.

These next sections are organized in sequential order from Planning, Architecture and Landscape Architecture focused criteria. The specific planning and design guidelines identified in these sections, will become the baseline by which the DCC will review projects submitted by individual neighborhood parcel developers for implementation.

The Residential Appendix, Section F, provides a checklist for each neighborhood parcel developer outlining the items the DCC will be reviewing when a submission is made for development.



C. COMMUNITY PLANNING CRITERIA

This chapter provides a description of the community and neighborhood planning will shape Meridian Village. This section is organized as follows:

- **Image Defining Edges:** A definition of image defining edge treatments and principles to be addressed by parcels that abut the public realm.
- **Street Design & Character:** Street design and character, with illustrations depicting the desired streetscape character for Meridian Villages.
- **Parks & Open Space System:** An overview of the parks and open space system of Meridian Village including the parks, trails, and natural open space as well as specific parcel acreage requirements.
- **Neighborhood Design:** General neighborhood parcel locations are identified in this section, including general densities and product types for the neighborhood parcels.
- **Commercial/Mixed-Use Areas:** A brief description of the commercial parcel areas applicability within Meridian Village.
- **Development Standards:** Land use regulation Development Standards approved by Douglas County as part of the overall Meridian Village P.D. entitlement process.

IMAGE DEFINING EDGES

Neighborhood parcel edges, which are highly visible from arterial streets, collector streets, parks, and external view points, are required to maintain a high level of architectural character on visible building elevations. Landscape treatments and appropriate grade relationships along these edges are necessary to continue the overall community visual interest. The following criteria are applicable at these locations:

- An undulated edge consisting of open space, parks, or trails, variable setbacks, and view corridors should be articulated along neighborhood edges.
- Individual lots must have street trees along all abutting streets.
- A variety of roof forms with appropriately massed forms, roof heights, massing and vertical planes, such as dormers, bays and gable ends, should be used, as seen from adjacent properties.
- Building elevations abutting a street, park or greenbelt must be enhanced with a minimum of 30% stone or masonry on each such elevation.
- All exterior walls of a building should be articulated with a consistent style and materials, as seen from adjacent properties.

STREET DESIGN & CHARACTER

One of the major design features within Meridian Village are the streets. The design intent of the street sections and overall circulation is to safely accommodate both vehicles and pedestrians. Arterial and Collector level streets shall meet the criteria as set forth in the Seventh Amendment Planned Development package. All interior streets must be lined with street trees and sidewalks, In addition, along streets serving as the primary access to each neighborhood, each sidewalk should be detached from the curb by a landscaped tree lawn with a minimum width of five (5) feet.

Street width should be minimized to provide a comfortable human scale with an appropriate tree height to road width ratio. All interior may include on-street parking within the curb-to curb dimension.

The following street cross section diagrams depict travel lanes, parking lanes, and sidewalk widths.

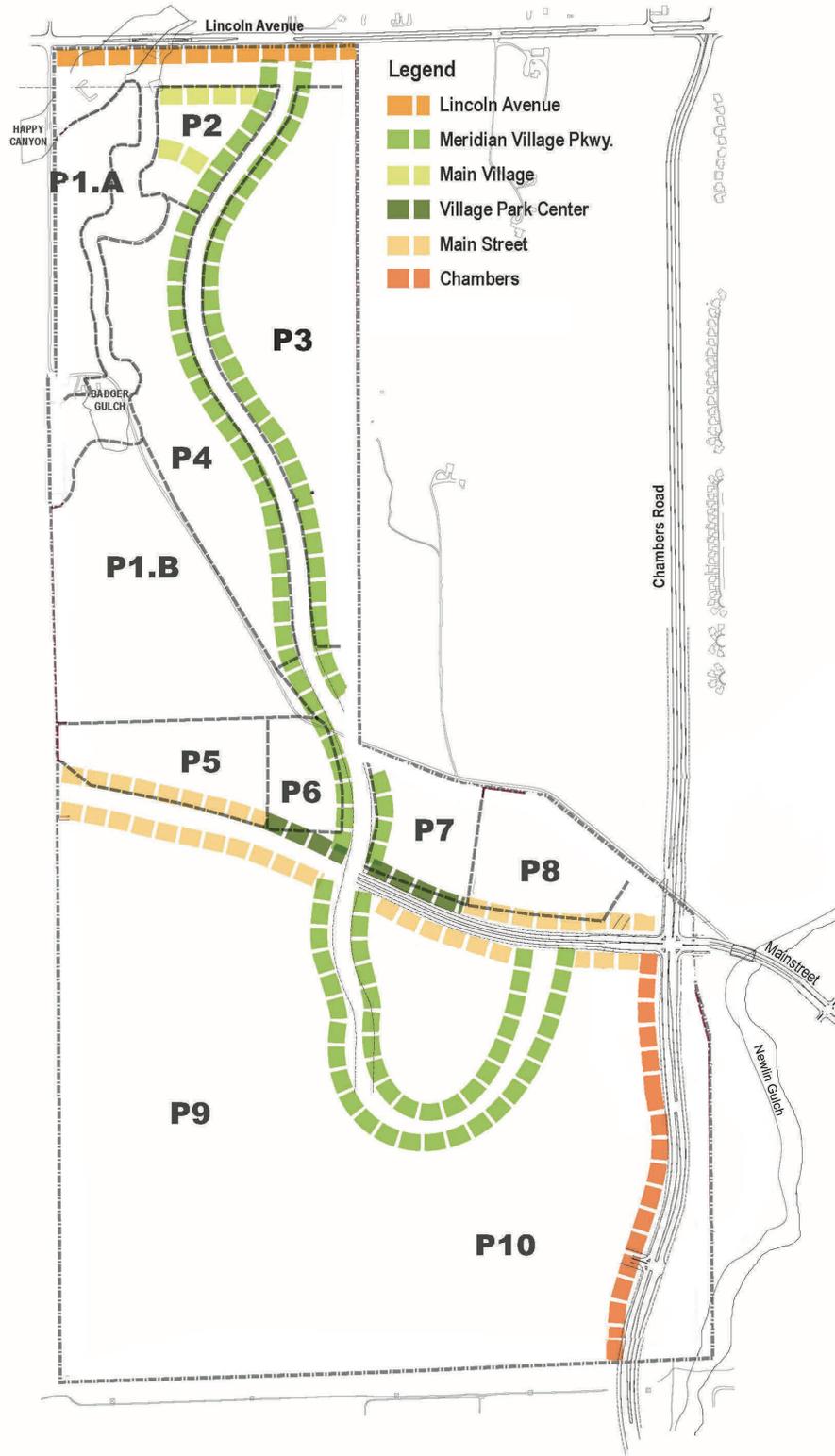


IMAGE DEFINING EDGES

Proposed development shown on the plan is conceptual and preliminary, and is included only to show intent and relationship to the existing community. All proposed land uses and improvements are subject to modification or elimination without notice. The information depicted here should not be a basis for a decision to purchase or lease property.

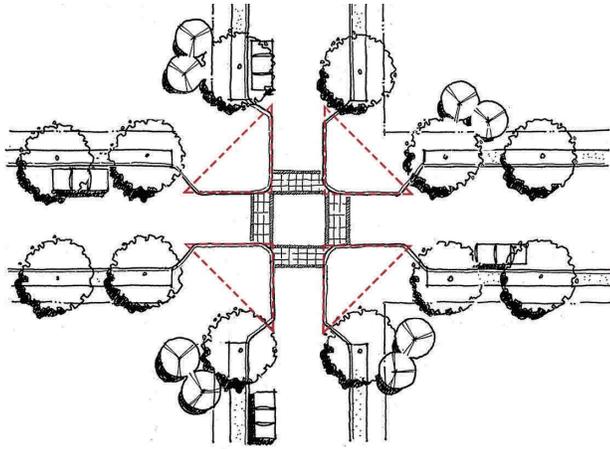


The following street standards provide general design considerations for five road classifications: arterials, mixed-use/commercial, collectors, local streets, and alley drives.

Perimeter

Perimeter streets are defined as Main Street, Lincoln Avenue and Chambers Road. For pedestrian safety along these busy roads, sidewalks should be a minimum of eight (8) feet wide, and detached from the curb and moving traffic with a twelve (12) foot minimum landscaped tree lawn.

These street must also be bordered by a continuous fence or wall. Refer to "Site Walls and Fencing" in Landscape Criteria, pages 31-35.



Interior Collector

Meridian Village Parkway is the gateway into and through Meridian neighborhoods and is intended to be the signature roadway and initial visual reference of the Meridian Village community while providing primary access to the abutting neighborhoods. Sidewalks ranging from six (6) to eight (8) feet, in width, separated from traffic by a twelve (12) foot minimum continuous planting strip are required along with continuous boundary walls or fences. Refer to "Site Walls and Fencing" in Landscape Criteria, pages 31-35.

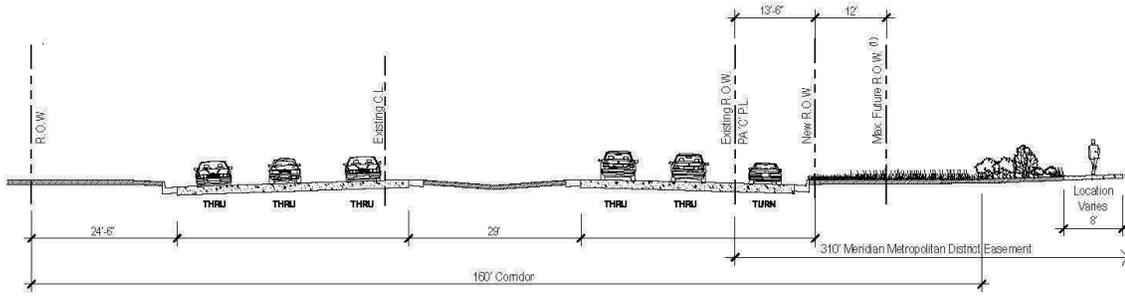
A similar treatment will apply to the interior collector street for the area south of Main Street.

Interior Local

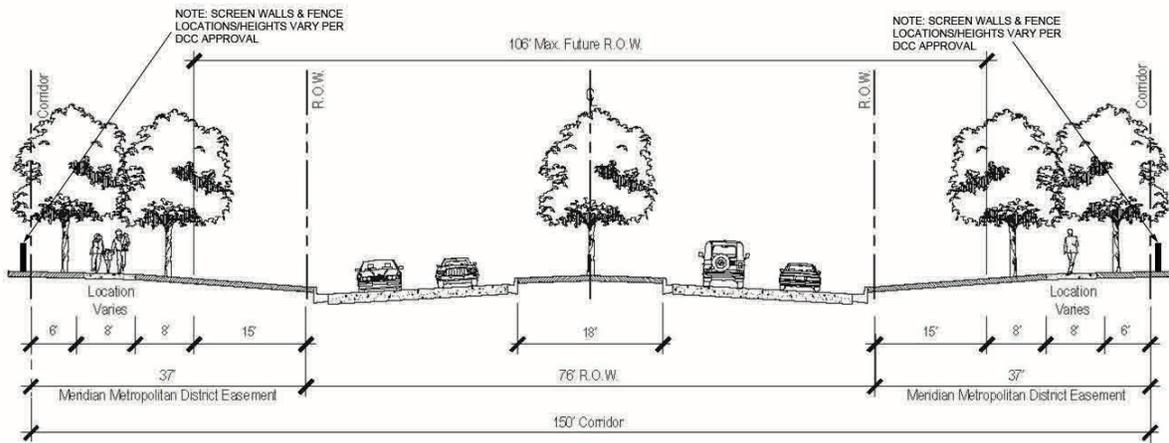
Local streets are woven through the neighborhoods and should carry relatively low amounts of traffic. A modest sidewalk width of five (5) foot minimum should be used in neighborhoods. At neighborhood entry points sidewalks must be separated from the street by a continuous five (5) foot minimum to seven (7) foot maximum, continuous tree lawn.

Alley Drives

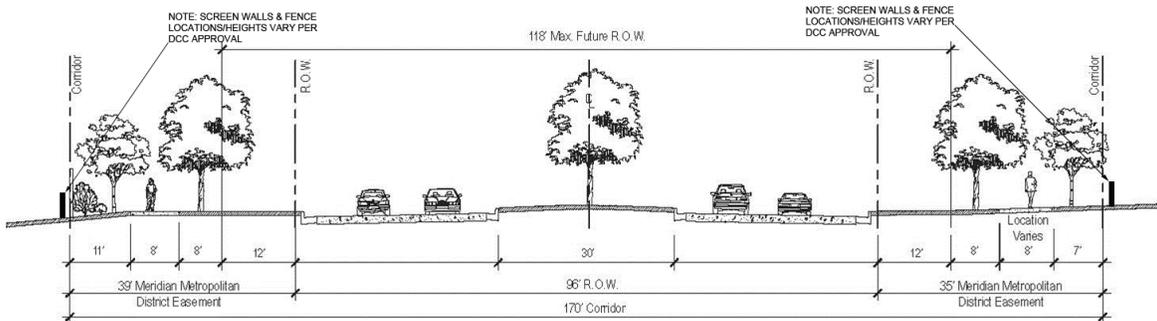
Typical alley cross sections should be a minimum width of thirty (26) feet from garage face to garage face, including a five (5) foot deep landscape area for small trees or shrubs in between driveway aprons.



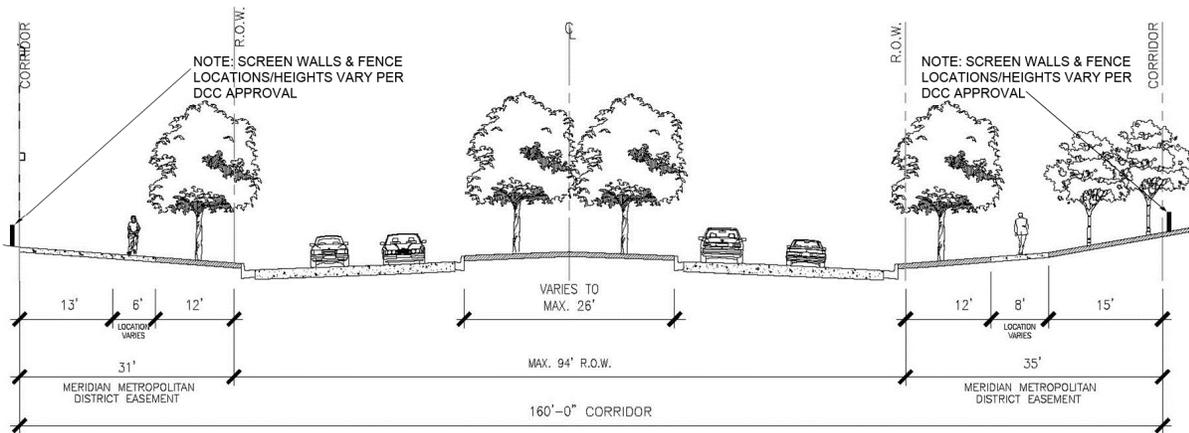
Section: Lincoln Avenue



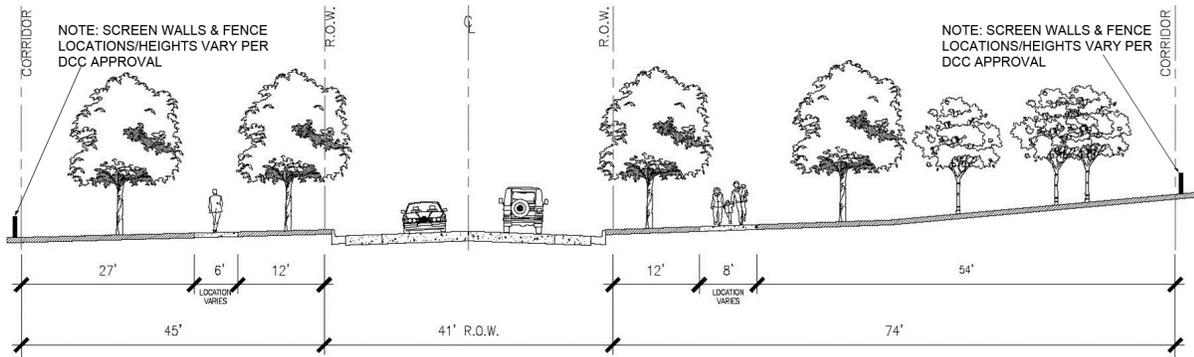
Section: Main Street



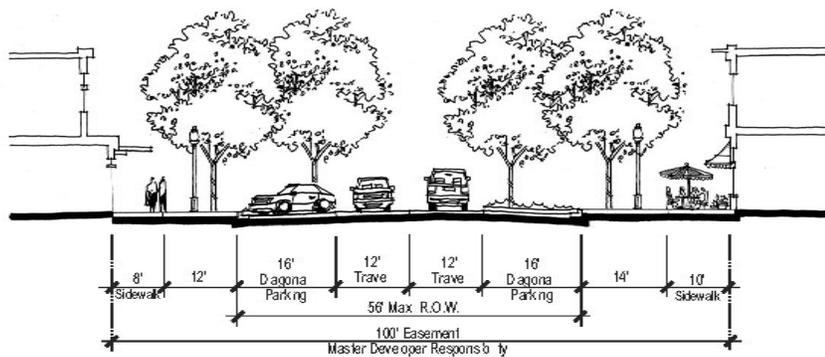
Section: Chambers Road



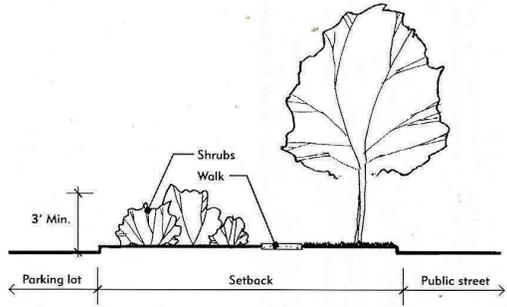
**Section: Meridian Village Parkway
Preliminary Typical Road Section thru Retail**



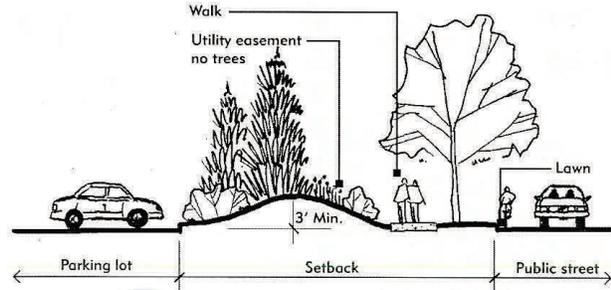
**Section: Meridian Village Parkway
Preliminary Typical Road Section thru Residential**



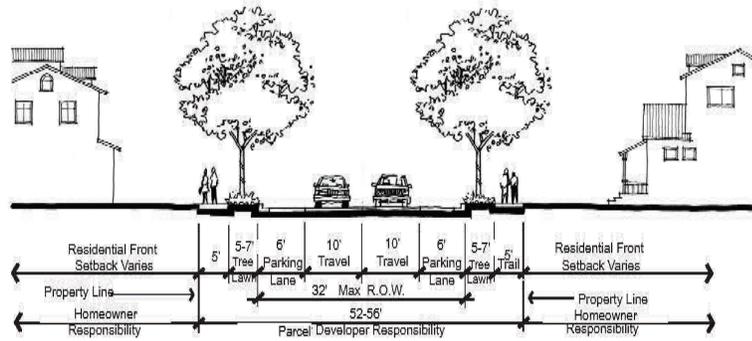
Section: Typical Mixed-Use/Commercial Street



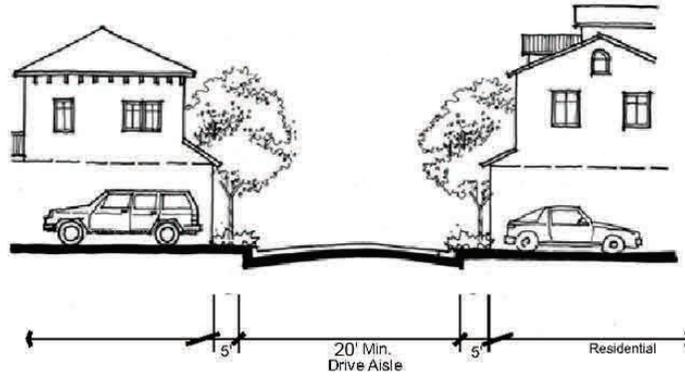
Parking Lot Screen with Shrubs



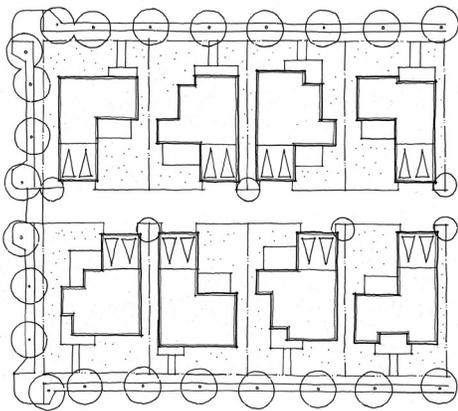
Parking Lot Screen with Berm



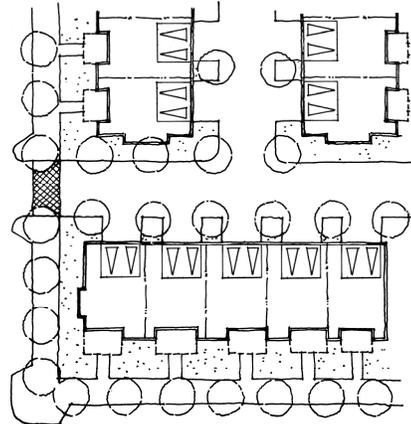
Section: Typical Residential Street



Section: Typical Alley Cross Section



Typical Alley for Detached Product



Typical Alley for Attached Product



PARKS & OPEN SPACE SYSTEM

The parks and open space of Meridian Village contribute to the character and definition of the community. In addition to the community activity spine and interconnected trail network, Meridian Village contains a variety of parks and gathering areas, active recreation areas, and an elementary school. This network of parks is used to provide a sense of arrival as well as giving each neighborhood a central focus. The open spaces occur at four distinct scales which are:

- Open Space Park
- Two 10-Acre Neighborhood Parks
- Pocket Parks
- Trails



18 ac Open Space Park



310' Landscape Easement



Entry at Lincoln Ave and Meridian Village Parkway

Trail Corridor



Badger Gulch Trail

Elementary School /
Neighborhood Park



- 10 Acre Neighborhood Park
- Active Recreation Fields
- Playground
- Tot Lot

Fire Station

Open Space Park

- Horse Trail System
- Open Space Park



Local Trail Loop

Trail Loop

- 5.6 miles of interconnected trails linking to the overall Douglas County regional trail system

Community Activity
Meridian Village Parkway



Typical Activity node at
Meridian Village Parkway

School/
Park

Open Space Framework Plan

Proposed development shown on the plan is conceptual and preliminary, and is included only to show intent and relationship to the existing community. All proposed land uses and improvements are subject to modification or elimination without notice. The information depicted here should not be a basis for a decision to purchase or lease property.



Neighborhood Parks:

Meridian Village has two (2) neighborhood parks which will provide outdoor active recreational facilities. Including such elements as picnic areas, shade structures, tot lots, large event gathering spaces and ball fields serving all adjacent residents. The parks are centrally located and are planned to be easily accessible and highly visible from neighborhood entrances and primary streets.

The Village Commons Neighborhood Park will be incorporated into the Main Village (P-2) just off Lincoln Avenue. Embedded within the naturalistic open space, the commons will provide an outdoor amphitheater and urban plaza for gathering, special events, and other activities. The commons will be surrounded by higher density housing, commercial retail and linked to Meridian Village Parkway.

The elementary school site and adjacent neighborhood park, with soccer, baseball, and tot lot facilities will be located at the key intersection of Main Street and Meridian Village Parkway for easy access and high visibility.



Village Commons Neighborhood Park



Elementary School/Neighborhood Park

Pocket Park:

Smaller pocket parks, ranging between .5 and 3.0 acres, are to be dispersed and integrated into each neighborhood to add to the character and livability of each individual neighborhood. These parks are more intimately scaled and serve as the neighborhood gathering space as well as formative “place making” elements for each neighborhood.



Pocket Park



Pocket Park (s) at Meridian Village Parkway

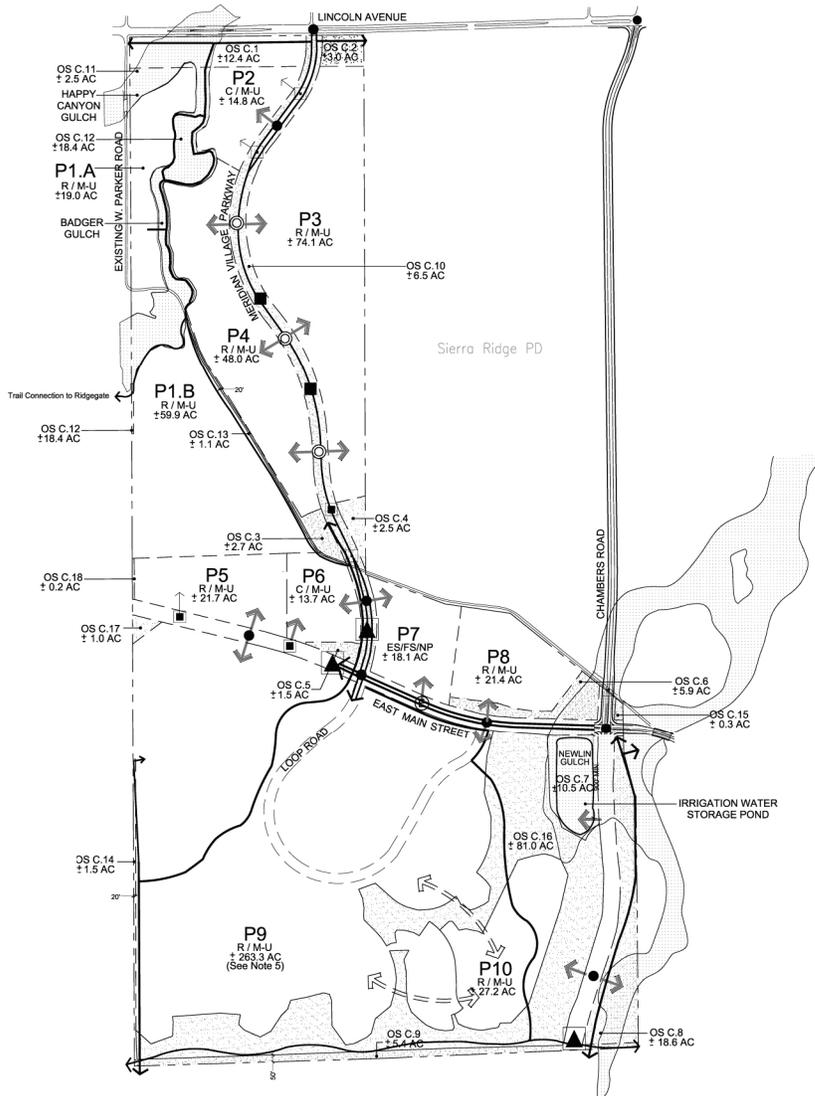


TRAILS:

Paths and trails are the linkages connecting all open spaces from the large community park to the intimate neighborhood pocket parks. Additionally, the entire trail system enables residents to travel easily throughout Meridian Village with minimum vehicular interaction by utilizing three underpasses at key locations throughout the community.

OPEN SPACE REQUIREMENT:

The open space requirement for each neighborhood development parcel is defined as passive or active open spaces including pocket parks, neighborhood parks, internal linear greenways, and trails. The following chart delineates the targeted amount of open space to be provided within each parcel depending on build out density. Final calculations to determine the actual open space acreage required shall be completed according to the table below.

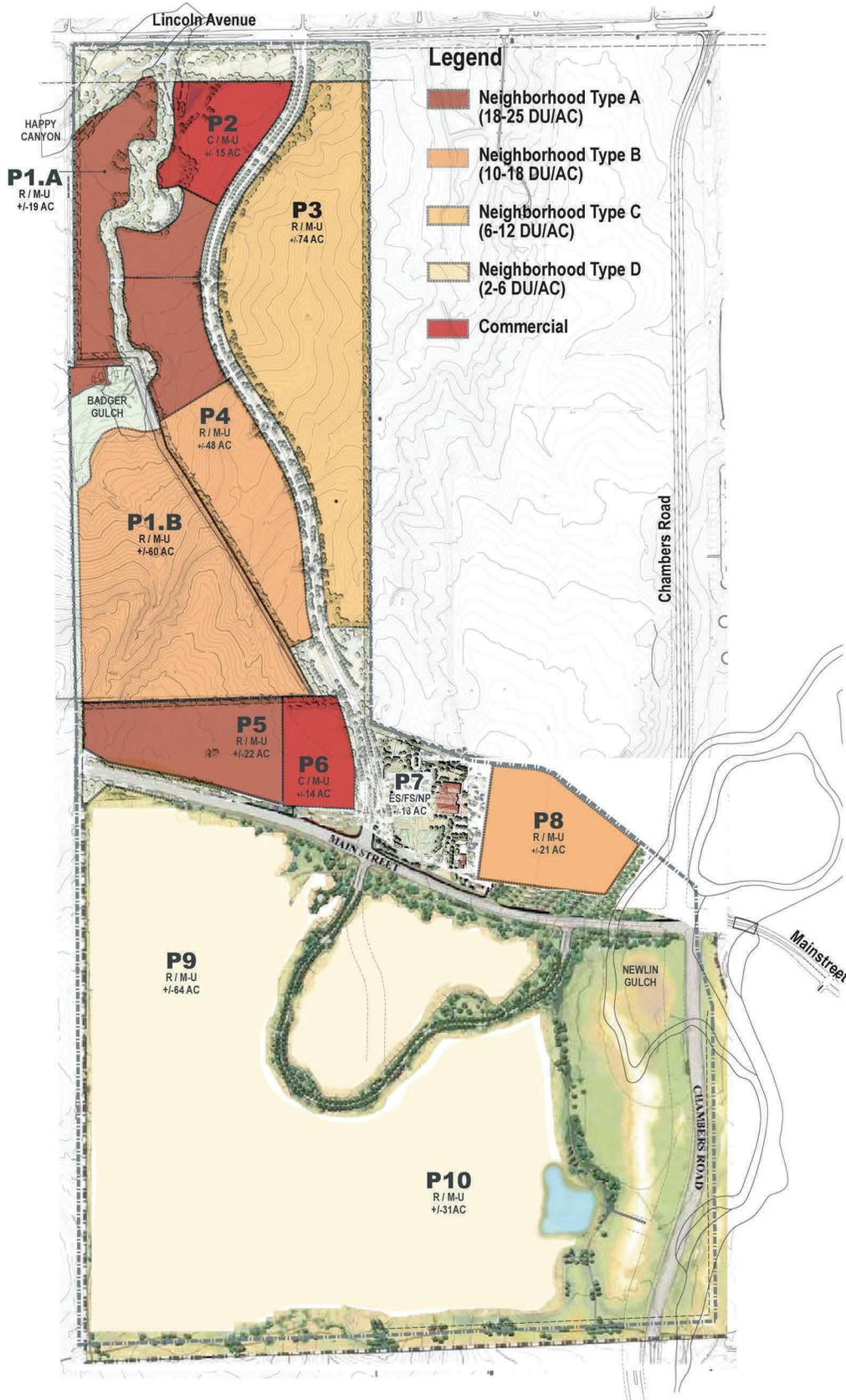


Neighborhood Parcel Map

Parcel Open Space Requirements

PARCEL AREA	APPROX. GROSS AC
Residential/Mixed Use:	
P-1.A/P-1.B	19.0/59.9
P-3	74.1
P-4	48.0
P-5	21.7
P-8	21.4
P-9	195.3
P-10	27.2
SubTotal:	466.6
Commercial/Mixed Use:	
P-2	14.8
P-6	13.7
SubTotal:	28.5
Elementary School/Fire Station/Neighborhood Park	
P-7	18.1
Open Space:	
OSC.1	12.4
OSC.2	3.0
OSC.3	2.7
OSC.4	2.5
OSC.5	1.5
OSC.6	5.9
OSC.7	10.5
OSC.8	18.6
OSC.9	5.4
OSC.10	6.5
OSC.11	2.5
OSC.12	18.4
OSC.13	1.1
OSC.14	1.5
OSC.15	0.3
OSC.16	81.0
OSC.17	1.0
OSC.18	0.2
P-9	68.0
SubTotal:	243.0
Roads (ROW + Easements)	
East Main Street (150' Corridor)	18.1
Chambers Road (170' Corridor)	13.4
Meridian Village Parkway (160' Corridor)	24.3
SubTotal:	55.8
TOTAL	811.8 AC

Open Space acreages above are permissive and not mandatory and final approval shall be at the discretion of the DCC.



NEIGHBORHOOD TYPE PLAN



D. DEVELOPMENT STANDARDS:

Applicants must demonstrate that a proposed use is in general conformity with these criteria and is consistent with, and authorized by, applicable zoning, building codes, and other Douglas County land use regulations. Where there is overlap with these Design Criteria, the most stringent condition will apply. Approval by a governmental jurisdiction does not necessarily constitute DCC acceptability, nor is the reverse true.

PLANNING AREA 'C'						
NON-RESIDENTIAL	RESIDENTIAL					TOTAL
	ATTACHED (PLANNING AREAS P1.B, P3, P5, P6, P8, P9, AND P10)	DETACHED (PLANNING AREAS P1.D, P3, P5, P6, P8, P9, AND P10)	MULTI - FAMILY (PLANNING AREAS P1.A, P2, AND P4)	SINGLE FAMILY ATTACHED (PLANNING AREAS P1.A, P2, AND P4)	SINGLE FAMILY DETACHED (PLANNING AREAS P1.A, P2, AND P4)	
350,000 SF (NET FLOOR AREA)	NA	NA	NA	NA	NA	2500 UNITS ^{9(a)(b)}
15%	15%	NA	15%	NA	NA	NA
NA	NA	NA	NA	NA	NA	NA
1.5	1.5	NA	1.5	1.5	NA	NA
NA	NA	NA	NA	NA	NA	NA
60'	60'	40'	60' ¹¹	40'	40'	NA
21,780 SF	21,780 SF	3,400 SF	21,780 SF	2,210 SF	3,400 SF	NA
25'	25'	20' ²	25'	20' ²	20' ²	NA
75'	40'	NA	40'	NA	NA	NA
40'	40'	NA	40'	NA	NA	NA
20'	20'	15' ^{5,12}	20'	15' ^{5,12}	15' ^{5,12}	NA
25' ¹³	25' ^{10,12}	5' ^{6,12}	25' ¹²	See Notes 6 & 12	5' ¹²	NA
NA	10'	10'	10'	10'	10'	NA
25' ¹³	25' ^{10,12}	20' ^{5,12}	25' ¹²	20' ^{6,12}	20' ^{6,12}	NA

NOTES

² MEASURED AT DEPTH OF FRONT SETBACK

⁵ THE FRONT OF FRONT LOADED GARAGES FOR DETACHED RESIDENTIAL UNITS SHALL MEET A MINIMUM 20-FOOT SETBACK IN AN ATTACHED-SIDEWALK CONDITION. IN A DETACHED-SIDEWALK CONDITION, THE 20-FOOT MINIMUM SETBACK SHALL BE MEASURED FROM THE INTERIOR SIDEWALK EASEMENT BOUNDARY, OR FROM THE PROPERTY LINE(S) ADJACENT TO THE STREET IF THE ADJACENT SIDEWALK IS LOCATED OUTSIDE OF THE LOT. THE PROPOSED USE OF DETACHED SIDEWALKS ON RESIDENTIAL STREETS MUST BE INDICATED DURING THE SUBDIVISION REVIEW PROCESS.

⁶ WITHIN PLANNING AREAS P1.B, P3, P5, P6, P8, P9 AND P10, SIDE AND REAR SETBACKS ON ADJOINING LOTS MAY BE REDUCED TO 0', WHILE MAINTAINING A BUILDING SEPARATION OF 15' FOR APPROVED PATIO HOMES, CLUSTER HOMES, TOWNHOMES, AND OTHER SIMILAR ALTERNATIVE DEVELOPMENT.

WITHIN PLANNING AREAS P1.A, P2, AND P4:

- SIDE AND REAR SETBACKS ON ADJOINING LOTS MAY BE REDUCED TO 0', WHILE MAINTAINING A BUILDING SEPARATION OF 15' FOR APPROVED PATIO HOMES, TOWNHOMES AND OTHER SIMILAR ALTERNATIVE DEVELOPMENT.
- REAR SETBACKS FOR SINGLE-FAMILY DETACHED HOMES ADJOINING A COMMON ALLEY MAY BE REDUCED TO 13'.

^{9(a)} UP TO 450 DUS MAY BE TRANSFERED INTO PLANNING AREAS A AND/OR B. THE ABSOLUTE MAXIMUM NUMBER OF UNITS WITHIN PLANNING AREA C SHALL BE 2,500 LESS THE ACTUAL NUMBER OF DUS TRANSFERED INTO PLANNING AREAS A AND/OR B.

^{9(b)} 900 UNITS MAX. IN THE SOUTH (P9 AND P10)

¹⁰ MAY BE REDUCED TO 0 TO ALLOW FOR ATTACHED TOWNHOUSE ON SEPARATE LOTS.

¹¹ MAX 40' FOR AREA P10, WITHIN PLANNING AREA "C", UP TO 500' WEST OF CHAMBERS ROAD

¹² SEE SECTION G.2 REGARDING THE PERIPHERAL BOUNDARY SETBACK

¹³ IN ORDER TO PROVIDE FOR INTEGRATED NON-RESIDENTIAL DEVELOPMENT ON ADJOINING PLATTED LOTS, THE REAR AND SIDE SETBACKS FOR NON-RESIDENTIAL DEVELOPMENT (EXCLUSIVE OF PARKS, OPEN SPACE, GOLF COURSE OR GREENBELTS) SHALL BE ZERO (0) FEET IF THE PLATTED LOT ON WHICH THE NON-RESIDENTIAL DEVELOPMENT IS OCCURRING ABUTS A PLATTED LOT ON WHICH NON-RESIDENTIAL DEVELOPMENT (EXCLUSIVE OF PARKS, OPEN SPACE, GOLF COURSE OR GREENBELTS) HAS OCCURRED, IS OCCURRING, OR WILL OCCUR.



E. ARCHITECTURAL CRITERIA

The architecture of Meridian Village focuses on an integrated design approach which encourages design on a neighborhood vs. home by home basis. This section provides general design criteria for both attached and detached residential products.

1) DESIGN CONCEPT:

- Each neighborhood should embrace architectural styles that are compatible, yet vary enough to create visual interest and diversity within the context of the overall Meridian Village design theme.
- Within each residential neighborhood, a harmonious range of materials, architectural detailing, and massing should be maintained to achieve an integrated appearance and a unique sense of place.
- All architecture styles should reflective memorable characteristics associated with a specific style in terms of detailing and articulation

The above general criteria are supported by architectural more detailed criteria for specific guidelines architectural elements as follows::

2) MASSING/ARCHITECTURAL PROJECTIONS

Homes should create a positive expression of neighborhood design by combinations of one and two story elements, with varied building massing; all responding to the human scale. "One-box" house forms or simple two story massing with little or no relief is not acceptable. Positive/negative space articulation should be implemented by integration of balconies and covered patio entries and porch elements.

- Each street face is encouraged to contain at least three different products. Product variation is characterized by significant variation in floor plan and massing.
- Dispersal of elevation types is required in single family areas. No two (2) units of the same elevation or color scheme shall be placed side by side or directly across the street from each other without at least three different product types and color schemes located in between.
- Placement of multifamily units are to use articulation of facades, building breaks, changes in wall planes, and vary in orientation to minimize the perception of long linear street facades; lower level end units with appropriate roof stepping is required to minimize massing.
- Multifamily units shall not exceed two-hundred twenty-five feet (225') in length.
- A two-story home must provide a mixture of one and two story components.
- Varied setbacks for different components of the home such as garage, second floors, etc.



are encouraged.

- Wall planes on each façade should be offset and staggered
- Massing should be characterized by a series of stepping forms with horizontal vs. vertical lines emphasized. .
- A minimum of two façade element breaks at the building front and rear elevation is required.
- Where units ‘back’ onto a major or collector street, special attention and detailing of the rear elevation may be required to minimize and enhance the visual impacts of a ‘rear’ façade
- Additional Roof Elements such as dormers are encouraged.
- All corner conditions shown should utilize corner architecture so that both elevations that face the public right of way are highly detailed.

3) DECKS / PATIOS

- Decks and patios inclusive of railings, trellises, arbors and other exterior structures are encouraged but must be compatible with the architectural style, materials and colors of the associated unit.
- Porches or covered terraces shall be a minimum of thirty percent (30%) of the total width of the front elevation; minimum of 6 ft in depth; and raised 12”-24” above ground elevation.
- No part of a deck or patio (inclusive of stairs and landings) may extend into the side property setback areas.
- Deck covers/wind/shade screens must be of a material and coloration compatible with the adjoining unit. Metal or plastic awnings or cover materials are not permitted.

4) GARAGES

- Single family detached units should be plotted along a street to minimize garages adjacent to one another.
- Garages on corner lots should be oriented for side entry when feasible.
- A minimum of a two foot (2’) offset in the horizontal plane direction is required when a garage is adjacent to the garage of the neighboring lot.
- Garage doors shall be a maximum height of 8’-0”.; with door widths minimized.
- Front-loaded garages should be recessed a minimum of five feet (5’) from the front façade of the adjoining unit twelve inches for attached products] and shall be limited to two (2) cars in width. An additional bay may be provided up to a maximum of three (3) per unit if oriented 90 degrees to the side.
- Garage door pattern and design should compliment the architectural theme of the house.
- Carports are not permitted.



5) ROOF FORMS & MATERIALS

Roof form and materials are an important design element relating to the character of Meridian Village. Observed from both the external edges and inside the neighborhood, both detached and attached products require a variation of roof forms along arterial and community collector streets to create a desirable visual edge to public rights-of-ways. More specifically, along the street scene, particular attention shall be given to creating a composition of hip and gable roof ends and dormers to form a varying roof-scape.

- A composition of hip and gable roof ends and dormers along with vertical and horizontal articulation to form a varying roof-scape is encouraged.
- In single family detached areas, variation of roof ridge heights and massing of roof planes should occur between adjacent or opposing units. No more than two of the same main span roof configuration should be adjacent to one another.
- Roof pitch should be not less than 5:12 nor more than 12:12 for single family detached; nor exceed 6:12 for multifamily products. A minimum of 24 inch overhang beyond the vertical façade is required.
- Mansard or large flat roofs are not permitted.
- Rooftop mechanical or ventilating vent stacks or pipes should be aggregated in a chimney stack with a screening canopy to the extent allowable by code; or if exposed placed on the back side (i.e. away from street visibility) of the roof and in an organized appearance.
- Any exposed rooftop vents, flashing, or sheet metal must be painted a color compatible with the underlying roof material. Exposed gutters, or downspouts must be designed as a continuous architectural feature and painted to match adjacent roof or wall material.
- Exposed rooftop telecommunication dishes, antenna, cooling or heating systems or similar devices are not permitted. Satellite dishes may be installed for individual units only when not exposed to view from an abutting use, unit or street.
- Roofing materials and colors should reinforce architectural style and compliment the building materials used on the body of the home but must be an approved ceramic or concrete tile. Asphalt shingles are not permitted. Colors should be dark or muted earth tones.
- Eaves and overhangs should complement the architectural style of the building in terms of proportion and material.
- Rafter tails, when exposed, shall be a minimum of 6", painted or stained. Definition of the rake return detail is encouraged.
- Chimneys must be clad in the same brick, stone, or stucco material as the unit. Masonite, hardyboard or vinyl siding is not permitted.

6) ARCHITECTURAL MATERIALS & DETAILING

Great care shall be given to the design of the architectural details and appropriate use of building materials to reinforce the architectural styles for both attached and detached units. The design and expression of architectural elements shall be consistent with the elevation style.



a) Primary Wall Finishes

Guidelines

- Permitted exposed wall materials are brick, stone, stucco, or painted fiber reinforced cement board or non textured hardboard (see Design Criteria regarding “enhanced elevations”).
- Accent materials such as stone, brick adobe, and brick veneers are encouraged.
- The number of wall materials used in an elevation should compliment the architectural style and should generally be no more than three (3) materials.

b) Accent Wall Materials

Natural and manufactured accent materials will be encouraged to reinforce the architectural theme of the dwelling and ensure diversity in character within the neighborhood. Careful consideration should be given to accent materials complementing the overall color and style of the home.

Guidelines

- Accent materials shall be wrapped to an acceptable termination point or coincide with an architectural element around corners.
- Acceptable exterior façade materials include brick, stone, stucco, Hardiplank and precast.
- Acceptable termination edges should occur at inside corners as well as privacy wall conditions.
- Exposed concrete block, split block, wood or metal or vinyl siding are not permitted.
- Foundations, decks and patios which extend above grade more than twelve inches (12”) shall be covered with the same brick, masonry, trim, or stucco material as used in the façade of the building, including concrete patios and decks that abut public right-of-way easements or open space.
- Where masonry or stucco is used, a base or wainscot (belt, sill and lentil course lines) shall extend completely around all sides of the unit. Changes in materials shall occur at inside corners horizontally and, where trimmed with appropriate detail such as a base course, vertically.
- Materials, detailing and change in materials on wall elevations must be appropriate to the form and style of the units.
- No more than two (2) exterior elevation accent wall materials should be used on a single unit.

c) Doors

Doors create human scale for buildings and serve as a welcoming element for each home, attached and detached. Thoughtful selection should be considered to type, scale, integration with the architectural style and quality of the door elements.

Guidelines

- Wood, composite fiberglass, metal, or MDF are all acceptable materials for entry doors.



- Doors shall be always protected by deep recess or porch elements, providing a transition from outdoors to indoors.
- Recessed doors are encouraged where two-story massing occurs.
- Door color should coordinate with the architectural style and house composition.

d) Window Types & Composition

Key elements of building elevation design are window types, composition, and proportion for both attached and detached units.

Guidelines

- Windows should not be placed flush with an exterior elevation without appropriate framing, casement and sill treatments.
- Reflective and mirrored glass with a visible reflectivity greater than ten percent (10%) is prohibited.
- All facades abutting a street and open space should contain windows.
- Windows should be consistent with the scale, spacing and proportions of the appropriate architectural style and theme of the neighborhood development.
- Exterior window frames should be compatible with the color of the unit. Frames should be metal or vinyl-clad wood, vinyl, enameled or anodized metal or aluminum.
- Side elevations for corner lots should include a minimum of two (2) windows per floor.
- Windows and overall detailing should reinforce the architectural style of the home.
- Windows are encouraged to be inset a minimum of 2". Full window trim or inset windows are encouraged on all elevations. Exterior shutters shall be sized to match window width and have appropriate detailing.
- Grates, shutters, and tile surrounds are encouraged as style dictates.
- All other building ornamentation shall be in proportion in scale and consistent with the architectural style of the house.



e) Colors

Generally, the main body of the dwelling, attached and detached, should emphasize hues that are warm in character and saturated in intensity appropriate to the native Colorado landscape. Color should contribute to distinguishing the overall architecture character of the dwelling. Hue variation in adjacent homes should be provided to create diversity within the neighborhood. All color palette options will need to be submitted to the DCC for approval.

Guidelines

- Diversity of color is encouraged.
- Color schemes are to be selected that are in keeping with and further the overall architectural theme of the neighborhood development.
- Muted earth tone colors with variation of shades and accent colors compatible with native Colorado materials are required. Bright primary, fluorescent, or neon colors are not permitted; nor are colors that are especially subject to weathering and fading in Colorado's climate.
- All units must have a minimum of two (2) and a maximum of four (4) colors (e.g. body, trim or accents). Accent colors shall be no more than ten percent (10%) of the façade and only serve to punctuate the whole color scheme. No large expanses (i.e. panels) shall be painted in accent colors.
- Colors and texture of material shall vary throughout a single-family neighborhood development.
- Roof material colors shall be in dark natural tones, such as browns and dark grays, and harmonious with the overall color scheme of the unit. Darker values are preferred.
- Saturated earthen tones are encouraged at the stucco-finished portions of the dwelling.
- The number of color schemes should be great enough so that repetition of the same color scheme on the same elevation does not occur within the adjacent three houses. Hue variation in adjacent homes should be provided to create diversity and visual interest within the neighborhood.

Accent Colors

There is no percentage requirement for the usage of accent colors, however, it is important to use a variety of different color ranges throughout each community. Select from a variety of accent colors for maximum diversity.

Masonry

The natural colors of the site will dictate the usage of masonry. Much like the roofing materials, it will be very important to select colors that harmonize with the character of the site. Proposed/planned masonry colors and samples will need to be submitted to the DCC for approval.



F. LANDSCAPE CRITERIA

Meridian Village is located in a semi-arid region that requires water conservation and the establishment of a predominantly “high plains” naturalized native landscape. A principle objective of the landscape concept is to respond to the natural environment, both through preservation and enhancement of the natural landscape and the ordered placement of an introduced manicured landscape. The intention is to create a balance of the native landscape character that reflects historical regional development patterns of the Colorado prairie with manicured landscape areas that are located at high use and neighborhood forming areas. This landscape approach will rely heavily on using drought tolerant plant materials in new and creative ways, both within the natural areas as well as the more manicured areas. The plant palette selected for projects within Meridian Village must respond to low water irrigation requirements and water consumption allowances that will be integral to the implementation of the landscape concept.

INTENT

These Design Guidelines are intended as a framework to guide the landscape development in Meridian Village. Rather than serve as a set of rules, the primary purpose of the guidelines is to promote visual harmony and design continuity throughout the development. The guidelines are intended to provide minimum standards in creating neighborhood character as well as to address the implementation process. Refer to Section 2.A, Parking (p. 2-11) for the character of plant materials. The fundamentals that each parcel developer must respond to are noted below:

- Landscape Concept and Theme.
- Performance Standards which includes implementation, responsibility and phasing.
- Planting and grading transitions with adjacent open space and building parcels.

LANDSCAPE CONCEPT

The landscape concept for Meridian Village is envisioned to blend the best aspects of the sites native Colorado prairie and agricultural heritage with a more enhanced manicured landscape at parks, neighborhoods, and community areas to create a unique “sense of place” and signature identity for the project.

The main landscape identity element for Meridian Village will be Meridian Village Parkway. The landscape treatment along this parkway will establish the blended look of native and manicured landscape tying the north and south halves of the project together via the use of bold swathes of ornamental and native grass plantings woven within more traditional manicured landscape palette. The residential neighborhoods will all be connected to Meridian Village Parkway and within these neighborhoods shaded streets and focal park spaces along with an interconnected pedestrian ori-



Country



Park



Neighborhood



Village Centers



ented network will emphasize a livable and walkable framework for the overall community.

Four distinct landscape typology zones are identified here to create the basis for the landscape development. These distinct landscape zones reflect the concept of the blended landscape approach from existing native conditions to highly manicured and active use areas. These landscape typologies are defined as follows:

The Country Landscape: Should complement and reinforce the natural characteristics of the site and the prairie environment. Natural open space areas including the community buffer areas and trail connections, the gulch and riparian landscapes, will incorporate naturalistic flowing forms with the character of the prairie, utilizing organic forms and a predominantly native planting palette. This native landscape approach should also be utilized on the green belts.

The Park Landscape: Provides a transitional setting that is based on a more traditional landscape character from the native gulch setting to a more active refined park context. The park landscape type should provide a greener, more lush character associated with more established high use recreational parklands.

The Village Centers Landscape: Describes a more ordered and manicured landscape character traditionally associated with urban retail areas. The village landscape will incorporate refined hardscape materials, furniture and lighting, with signature plantings.

The Neighborhood Landscape: Should assist in providing identity and character to the discrete neighborhoods within Meridian Village. Street tree color, form and texture should assist in reinforcing neighborhood identity as well as providing an attractive, shaded living and pedestrian environment. The small pocket parks located within each individual neighborhood parcel area should form a fitting destination/focal point where the combination of the landscape and hardscape create special places for rest, recreation and increased real estate value.

1. PERFORMANCE STANDARDS

Residential Zones

Individual residential lot landscapes are broadly divided into three zones that involve specific planting applications. The landscape guidelines developed for each zone provides a seamless transition between adjoining lots.

Parkway Zone

The Parkway Zone is the area between the sidewalk and curb along all front or side yards and provides street trees and parkway planting. Planting design in the parkway is a significant component of the residential zone, as this provides the unifying landscape theme that identifies each neighborhood as an entity. Planting palettes for the parkway zone is predetermined and must be submitted as a Master Streetscape Planting Plan for each individual parcel by the developer to the DCC for approval. This plan must identify spacing type and size of street trees to be planted in the parkway zone. Landscaping within the parkway will be installed by the Home Builder. Irrigation and maintenance of parkways will be by the Homeowner.

The design intent is shade trees for the streets, and a consistent look integrated with the adjacent parcel developers. The street trees in the Parkway Zone that typically occur along neighborhood streets must be uniformly spaced along the parkway in formal rows. Appropriate parkway shrub,



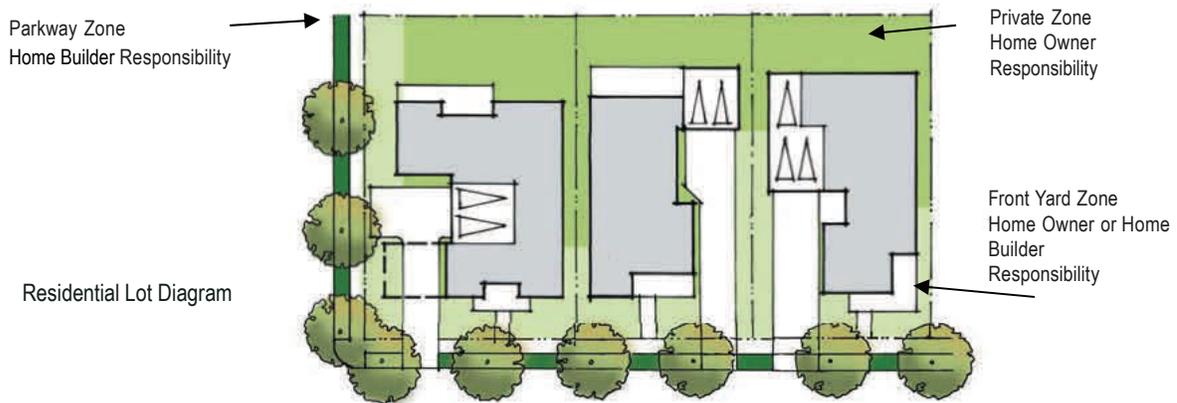
groundcover, and turf planting must also be provided. The Home Builder will install all street trees for street parkways. Tree spacing anticipates coordination of all utilities, street lighting, fire hydrants and driveway locations. Irrigation systems are required to be installed and tied in with the Homeowner's Irrigation System.

Guidelines

- Formal spacing of residential street trees should range from 25' to 35' on-center.
- Trees shall be 3" caliper, planted in the center of the parkway.
- All street trees should be at least 10' from adjacent utility structures and street lights.
- Tree planting must consider sight lines and view triangles at intersections.

Front Yard Zone

The Front Yard Zone includes all privately owned landscape areas between the sidewalk and face of house and walls. Planting shall compliment parkway design by use of similar materials and densities. Front yard landscape design requirements vary based on housing type (detached or attached) and style.



The landscape design in this zone should relate to the established parkway landscape. It should also be consistent with the architectural character of the residence. Typical front yard landscapes include a partial turf option and a non-turf option. Special lot conditions also demand special landscape treatments that maintain the quality and character of the community. These treatments will be described in detail in the following sections.

Criteria

- Front yard, and side yards abutting a street shall be landscaped within nine (9) months after initial occupancy of a unit. The balance of the lot shall be landscaped within one (1) year of occupancy. An underground sprinkler system shall be installed at the time of initial landscaping.
- The majority (i.e. unimproved areas) of the front, and side yard abutting a street, shall be landscaped with 'long lived' ground cover such as irrigated turf, shrubs, trees, or other planted materials. The balance of a yard shall be predominantly drought tolerant, low irri-



gation demand native or xeroscape plantings.

- No more than 60% of the Front Yard landscape area shall be irrigated turf grass.

2. IRRIGATION GUIDELINES & CRITERIA

The goal of the residential landscapes is to promote the smooth progression of landscape between adjoining lots without limiting the individuality and distinction between lots. Landscape water/irrigation services are provided throughout the Meridian Metropolitan District and employ strict consumption allowances for landscape irrigation. The allowances are based on normal irrigation requirements for Colorado climatological conditions and require liberal use of native or drought tolerant turf and shrub beds with drip irrigation in concert with a nominal amount of irrigated turf area. The District applies a progressive rate structure with accelerated use fees in the event such allowances are exceeded. This should be considered in each landscape planning and management of irrigation watering.

a) Landscape Irrigation Allocations:

All parcels within Meridian Villages must adhere to strict “allotments” for landscape irrigation. This will require a balance between irrigated turf and low-water-use plantings such as shrubs, ornamental grasses, and use of drip vs. spray irrigation. Individual lot and project landscape designs must be based on a plant palette that will enable all the landscape plantings to achieve proper growth within these allotments. These allotments are based on an average of 30” per year for normal Colorado climatological conditions and are outlined on the following chart based on individual lot size.

Table 3-2: Irrigation Percentages of Allowable Landscape Areas

IRRIGATION PERCENTAGES OF ALLOWABLE LANDSCAPE AREAS

Density Range -DU/AC-	Maximum Irrigated Landscape Areas of Total Lot	Turf - Spray -	Shrubs, Ornamental & Grasses -Drip-
RESIDENTIAL			
0-2	50%	60%	40%
2-6	55%	60%	40%
6-10	40%	60%	40%
10-18	20%	60%	60%
18-25	20%	40%	60%
COMMERCIAL			
	20%	15%	15%

Notes:

Refer to Section P of MIBC Design Guidelines for commercial standards.



b) Irrigation Criteria

- The sites 'high plains' native climatic conditions create a difficult environment for many species of plant material to survive. It is essential for the landscape irrigation system to utilize current technology in both product application and system design in order to accommodate the temperature extremes and low humidity.
- The irrigation system of the common areas of a neighborhood parcel shall be tapped into the potable or non-potable water supply down-stream of a water meter or flow meter, and must be isolated from the supply line with an isolation valve. The potable water supply must be protected with a backflow preventer, installed as specified by the manufacturer and Douglas County code. If effluent water is used, a backflow preventer must not be used, however a flow meter is required to monitor water use. All pipes, valve boxes and irrigation equipment carrying effluent water must be purple and meet non-potable water codes.
- The irrigation systems of individual homes shall be tapped into the potable residential water supply downstream of the water meter, and must be isolated from the supply line with an isolation valve. The potable water supply must be protected with a backflow preventer, installed as specified by the manufacturer.
- The irrigation system should be designed in conjunction with the landscape design and take into account elevation changes, and differing water requirements of the plants. Drip irrigation is recommended for most of the planting with spray irrigation serving turf areas. Where spray irrigation is used, head-to-head coverage and matched precipitation head and design are required to eliminate dry and soggy areas.
- The irrigation systems shall be controlled by an automatic irrigation controller capable of running separate zones based on the planting plan. All zones should be controlled with an electric control valve, sized to accommodate the flow rates and pressure requirements of the zone.
- All irrigation pipes and control wires routed under driveways, walkways and other paved areas are to be sleeved with CLASS 200 PVC piping. The sleeve shall be sized two (2) nominal sizes larger than the pipe being sleeved. Provide a separate 2" min. PVC sleeve for control wires. Parcel Developers shall provide a master sleeving plan for review and approval prior to installation.
- In no case will an overhead spray system throw water on sidewalks, roadways, buildings or wall surfaces.

3. PLANTING DENSITIES

Overall, the planting densities on each lot should be a minimum of 1 shrub/25 square feet of landscape area.

Trees

- No additional interior trees required for 35' or less width products.
- One additional tree per 45'/55' width product.
- Two additional trees per 65'/75' width product.
- All trees to be a minimum 2 1/2" caliper.
- All front yard and rear drive landscapes not within the private zone of a residence are to be



installed and maintained by the Homeowner.

- Site furnishings and ornamental elements are to be consistent with the general character of the architecture.
- Standard irrigation systems for each residence must be provided.
- Turf to be “sod,” and contained by a hard surface header such as steel, extruded concrete or brick.
- All shrub areas shall be mulched with rock or wood mulch.

4. HOMEBUILDER LANDSCAPE REQUIREMENT

In order to implement the Meridian Village vision, all Homebuilders shall develop a typical landscape plan for their products and submit to the DCC for approval. For residential areas, the landscape criteria needs to be described and submitted in a general development plan enforced by applicable covenant regulations.

a) Submittal Requirements

- Overall project area plan indicating location of utilities and irrigation tie-ins with master irrigation system.
- Indicate recorded drainage easements.
- Overall project street tree plan indicating conformance with the Street Tree Planting Plan, Meridian Design Guidelines, and Plant List.
- Location and material of minor open space connectors to the overall master open space system area are to be indicated.
- Typical lot landscape with minimum landscape criteria.
- Non-turf and partial turf options.
- Where applicable, the rear yard landscape is to be submitted with the front yard landscape as one package.
- All submittals should include the material and location of planting, irrigation and hardscape elements.
- Additional documentation may be required to address special conditions as determined by the DCC and subject to further approval.
- Landscape plans should include architectural site plans with floor plan layouts, walks, drive-ways, retaining walls, steps, and auxiliary structures.

b) Responsibility Requirements

- Homeowners of specific product types may augment homebuilder base landscape or opt for an alternate front yard landscape from a landscape designer of their choice. Applications and design for alternate landscape must be submitted to the parcel HOA for permit and review.
- All front yard landscape must be installed within the first growing season of resident occupancy.
- Wrap landscape treatment and provide similar densities along the front as well as the exposed side yard on corner lots.
- Pool plans must be submitted for review.



c) Special Lot Conditions

- Landscaping in alleys should include one small tree or large shrub located adjacent to utility easements.
- Fencing in alleys must be setback a minimum of 3'-6" from the garage face and provide for a landscape area in front of the fence to soften the appearance of the alleys.
- Alley landscaping must be irrigated.
- Shared use easements and creative site plan layout are encouraged to maximize the use of side yard landscape space.
- Alley landscaping shall be installed by the parcel developer and maintained by the Home Owner.
- Green Court products must have the landscape installed by the Parcel Developer and maintained by an Home Owners Association.
- Low walls or hedges (max. 36") must enclose the green court.
- Where "image defining edges" have been identified in the Design Guidelines certain landscape treatments will be encouraged to reinforce these key edges.
- Installation of landscaping within mid-block pass through shall be enhanced with high density planting installed by the Parcel Developer and maintained by an HOA.

d) Common Areas

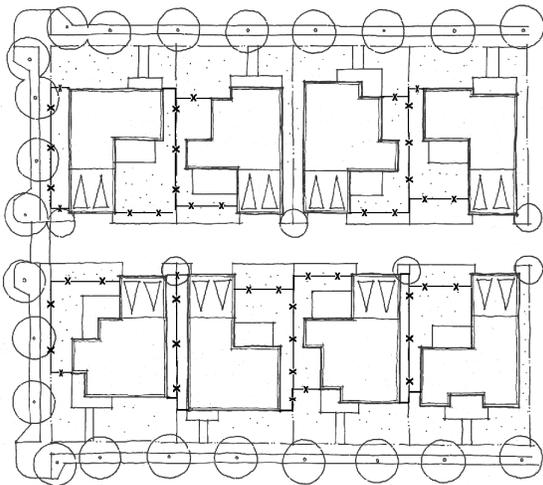
- Each neighborhood will be required to include neighborhood parks, bike/pedestrian paths, community identity features, perimeter walls and a streetscape planting plan as per the Meridian Village Master Development Plan as shown. The development of these may be phased but all components must be completed prior to the fifty percent (50%) build-out stage of the parcel neighborhood.
- Each neighborhood may be required to provide an easement to the Meridian Villages Metropolitan District for maintenance purposes.

5. SITE WALLS AND FENCES

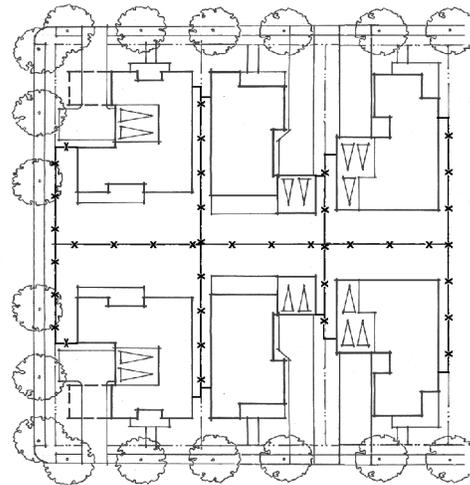
- Solid masonry walls, view fencing or no fencing may occur along the parcel property lot lines of any neighborhood development abutting Lincoln Avenue, Chambers Road, West Parker Road, or Meridian Village Parkway Said fencing or walls must be installed with the construction of any units in the designated neighborhood development. The view fencing or solid masonry fencing must be in conformance with the attached design drawings below. The respective HOA must provide an easement to the Meridian Villages Metropolitan District for purposes of maintaining the fencing/walls.
- View fencing along side lot lines shall not extend forward on the lot beyond a point that is approximately one half (1/2) of the distance between the front and rear elevation of the unit; excepting only that the side lot line fence may be placed in such a manner as to permit a side service door of a garage to be within the fenced area.
- Only wrought iron or open style fencing is permitted along the side lot of any unit abutting a street, park, school playground, open space, or internal bike/pedestrian path.
- Solid privacy fencing, internal to a lot, is permitted within the above parameters; providing that no such fencing shall extend forward beyond a point 1/3 of the depth of the side facade from the front building facade.
- Double fencing is not permitted.
- Solid privacy walls and view fences in areas of grade change should be level and stair stepped as required.



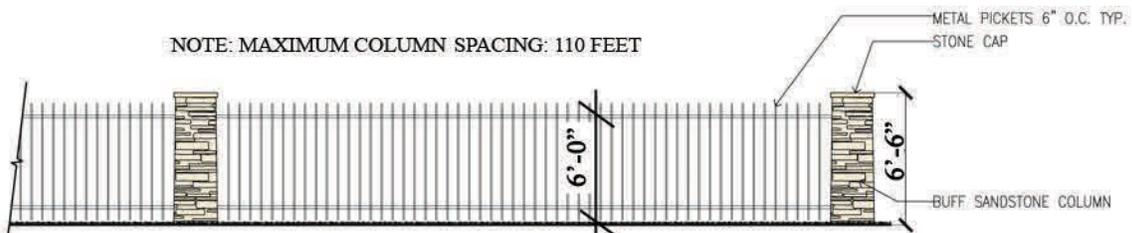
- All retaining walls must have prior DCC approval. Materials must be compatible with building and over-all architectural materials; wood (i.e. railroad ties etc.), unfinished concrete, or CMU blocks are not permitted. Retaining walls taller than 4' are not permitted without a terrace break and planter area at a 3' foot minimum. Retaining walls must be either brick, stone or architecturally finished concrete.
- Private residential gates will be allowed to access the open space directly from a residential yard.
- Plastic fencing is not allowed.
- Fencing in alley's must be set back a minimum of 3'-6" from the garage face.
- Parcel entry monumentation or theme walls at project entries are not allowed.
- Site walls integrated with the residential architecture to achieve privacy and spatial definition form courtyards or on corner lots must exhibit the architectural character of the residence in terms of design and materials.



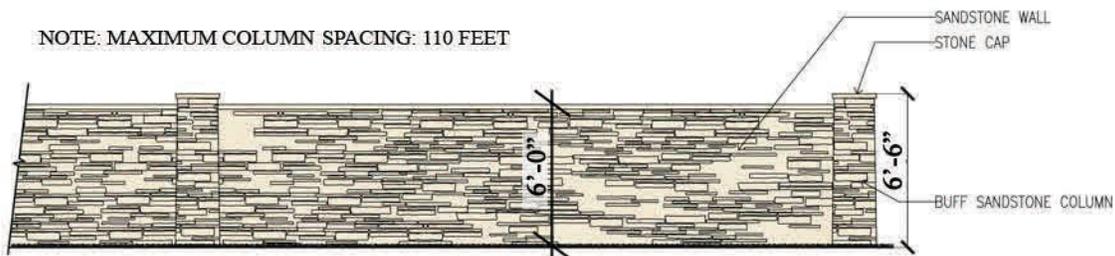
Wall/Fencing Plan for Rear Loaded Single Family



Wall/Fencing Plan for Front Loaded Single Family



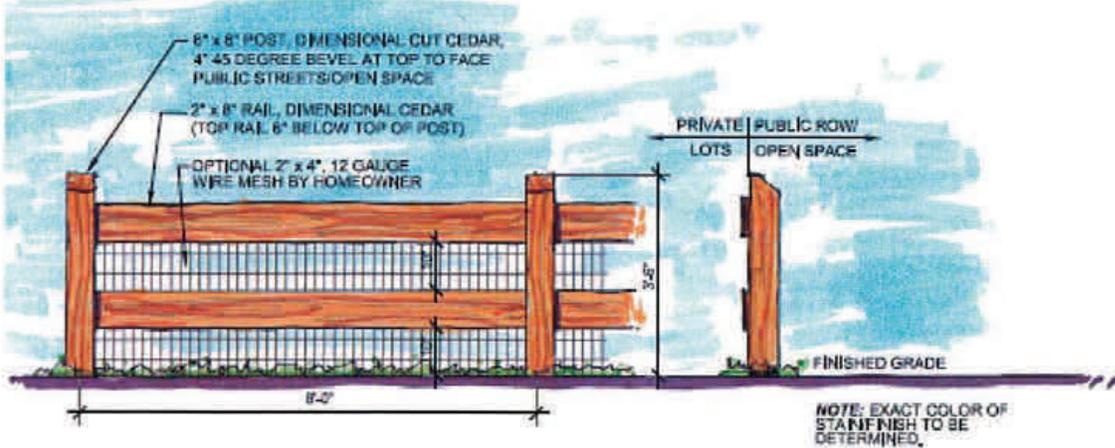
Option A
Examples of wall and fence types along Meridian Village Pkwy., Chambers, Lincoln and major entry points in subdivision



Option B
Examples of wall and fence types along Meridian Village Pkwy., Main St., Chambers, Lincoln and major entry points in subdivision



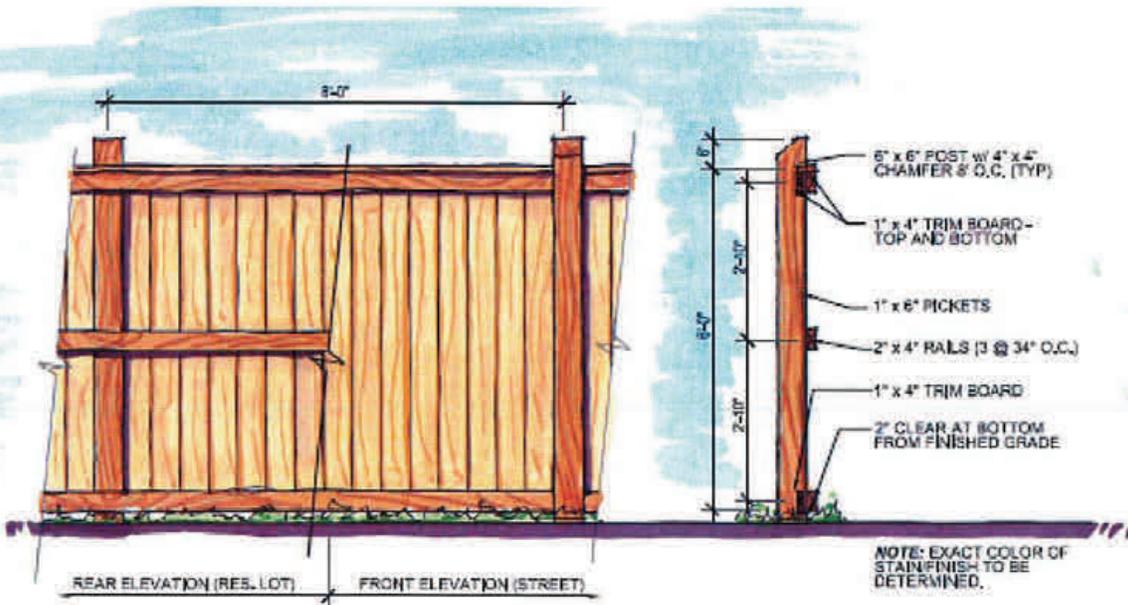
FENCING DESIGNS



Open Rail Fence (Along Open Space & Street)

Elevation & Section View

N.T.S



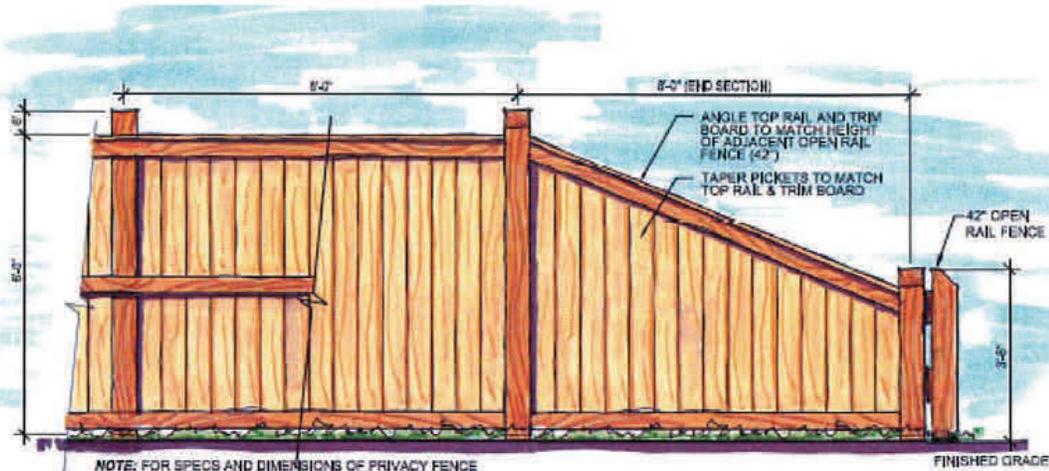
Privacy Fence (Interior Shared Lot Lines Only)

Elevation & Section View

N.T.S



FENCING TRANSITION



NOTE: FOR SPECS AND DIMENSIONS OF PRIVACY FENCE AND OPEN RAIL FENCE, SEE DETAILS THIS SHEET.

Open Rail & Privacy Fence Connection

Elevation View

N.T.S.



6. HARDSCAPE PAVING

- Driveways to garages should be constructed of natural grey concrete or alternative hard surface material such as stamped concrete, colored concrete, stone or brick.
- Front entry walks to the unit should extend through the parkway zone to the back of curb.
- Minor open space trail connectors through parcels must be hard surface and installed by the Parcel developer and be a minimum 8 ft. wide.

7. LIGHTING

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. These guidelines are intended to establish environmentally sensitive lighting that limits light trespass and light pollution. Outdoor lighting should also conform to Douglas County Lighting Standards.

Roadway Lighting

- The goal of the roadway lighting system should provide for low glare continuous lighting that allows excellent light for conflict zones such as pedestrian crossings, parking lot entries, and intersections.
- Provide pedestrian lighting or roadway lights at each pedestrian crosswalk and at each roadway intersection and parking lot entry.
- The Form Ten CA luminaires fixture is recommended along all the roadways within Meridian Village space approximately on average 160 feet on center.
- A master site lighting plan for each individual neighborhood parcel must be submitted to the DCC for approval.

Feature and Landscape Lighting

Feature and landscape lighting strengthens individual areas and relationships from place to place. The goal of landscape lighting is to only light selected items and not to light large landscaped areas.

- Luminaires should be concealed from public view where possible.

Single Family Detached

- All exterior light sources, other than parking lots or structures, shall utilize incandescent bulbs; maximum sixty (60) wattage.
- Light fixtures must be dark in color to minimize appearance; or where appropriate may be a color which blends with the color of the wall surface on which they are mounted.
- Lighting shall be complimentary to the architectural design of the home in size, style and color.
- The lighting 'cone' from any exterior light shall be directed downward, kept within the property line, and not allowed to spill onto adjacent properties.
- Walkway lighting shall not exceed twenty-four inches (24") in height.
- One (1) yard post light per unit is allowed.

Multi Family and Attached

- All exterior light sources, other than parking lots or structures, shall utilize incandescent bulbs; maximum one-hundred fifty (150) wattage.



8. PARKING

Surface Parking

- Off-street parking lots should have limited visibility from the streets. Refer to the Chapter 2.A, Parking.
- Vehicular entries into the surface lots should be from the side streets or rear of buildings and not from the primary street frontage to reduce pedestrian and auto conflicts and present a more attractive primary street frontage.
- Surface parking areas should be well landscaped with trees planted in a regular pattern such as a minimum 6' wide landscape island provided for every 5 parking stalls in a row.
- Parking ratios must meet Douglas County zoning requirements.
- Refer to Section P, Landscape of the MIBC Guidelines for parking screening and internal parking lot planting.

Single Family Detached

- No commercial type vehicles, other than pickup trucks which are solely for personal use, shall be allowed in any Common Area, lot, street, or driveway in any neighborhood area, except while engaged in transport or service operations to and from any building or lot. For purposes of applying this provision, any vehicle having any advertising material affixed to its exterior shall be deemed a commercial type vehicle.
- A vehicle stored or parked in any neighborhood area must be properly licensed by the State of Colorado.
- No recreational vehicles, including large camper shells, may be parked or stored outside within any portion of a neighborhood area at any time, except during transport to or from a unit, or for purpose of loading or unloading, and only then for a period not to exceed twenty-four (24) hours. Notwithstanding this, with prior written approval of the DCC, a recreational vehicle owned by a resident's visitor or guest may be parked on a multifamily complex lot or single family or duplex driveway for a period not to exceed seventy-two (72) hours.
- All parking and drive areas must be paved with asphalt concrete or other approved comparable all-weather surfacing. Gravel drive and parking areas are not permitted.

Multi Family and Attached

- Parking lot exterior perimeters must be screened by a continuous landscape hedge or an earth berm to eliminate the ground level view of automobiles below their hood lines and interior parking surfaces. The screen can be accomplished by using one or a combination of the following: berms, landscaping, or wall. Refer to Chapter 2.A, Parking for further requirements.
- The screen around the parking lot shall be at least three (3') feet higher than the surface of the parking lot.
- Parking lots must provide landscaped islands a minimum of six feet (6') in width at the ends of exposed parking bays and in the interior of a lot at one 8x20 feet for every ten (10) parking stalls.
- Parking structures shall be designed such that the materials, color, and architectural form are compatible with and compliment the associated residential unit.
- Parking decks at the perimeter of parking structures shall be horizontal and designed to minimize the ground level view of automobiles below the hood line.



- Signage and lighting internal to parking structures shall be placed such that the signage or light source is not visible from the exterior of the structure.
- Continuous concrete curbs shall be installed around the perimeter of all multifamily drive and parking areas.
- No recreational vehicles, including large camper shells, boats, or trailers may be parked or stored outside within any portion of a neighborhood area at any time, except during transport to or from a unit, or for purpose of loading or unloading, and only then for a continuous period not to exceed twenty-four (24) hours. Notwithstanding this, with prior written approval of the DCC, a recreational vehicle owned by a resident's visitor or guest may be parked on a multifamily complex lot or single family or duplex driveway for a period not to exceed seventy-two (72) hours.

9. DRAINAGE

All Site Plan submittals must be accompanied by a "Certification" from an independent Civil Engineer designated by the DCC (see Site Plan Section). Demonstration of compliance with the following criteria, supported by sufficient technical data, must be provided to the DCC to allow this to be done.

Each parcel must provide adequate drainage facilities inclusive of water quality and erosion protection controls as appropriate, and are to be integrated into the overall Site Plan in a functionally and aesthetically acceptable manner.

Upstream flows from within the basin must be accommodated in accordance with the applicable basin master drainage plan for the area on file with Douglas County. Downstream flows must be conveyed to an established principal drainageway or system with adequate provision for interim erosion protection.

Where off-site downstream detention is available, on-site detention may not be required unless conveyance facilities between the site and detention facility are of inadequate capacity to accommodate projected flows.

10. SIGNAGE

All proposed plans for signs within the development parcel to be erected, including details of design, materials, location, and size, height, color, and lighting, as is the case for all other improvements, must be approved in writing by the DCC prior to construction or installation of the sign.

The size, placement, and design of all signs are considered to be an integral part of the parcel site development approval process. An overall signage package which includes all signs on site is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the desired character of Meridian and relate to the character of the site and improvements. All signage must meet the general "spirit and intent" of these guidelines, as well as the criteria set forth in the Douglas County signage code.

Permanent

- Only street name signage is permitted on a permanent basis in single family and multifamily neighborhoods.
- Permanent identity flags, or banners, are not permitted.



- Internal parcel, primary, and secondary entry monuments, private signs, directional signage must be submitted to the DCC for approval as part of an overall signage package.

Temporary

- Signage incidental to the parcel development, sales and marketing of neighborhood developments are permitted providing an overall signage program, compatible with Douglas County zoning criteria, is submitted to the DCC. Said signage may be in place from the inception of lot sales to the completion of initial sales of all units. Temporary residential signage for parcel location sales purposes shall be submitted to the DCC for approval.
- Project sign information and directional signs should follow the Approved Developer Signage Map at the back of this chapter.
- For single-family and duplex units: one (1) front yard ground-mounted sign, not to exceed ten (10') square feet or forty-two inches (42") in height including mounting; setback minimum of fifteen feet (15') from the front street curb line.
- Rental signage is not permitted in single ownership residential areas.
- Window signage is not permitted other than as stated above.
- Temporary offices and parking for construction or other administrative purposes needed in conjunction with development of a multiple parcel property may be placed on site with prior approval of the DCC. Such facilities and the adjoining grounds shall be kept in good repair and properly maintained free of debris, litter, weeds, mud, dust and dirt tracking. Said facilities may remain in place until completion of initial parcel sales. The property shall be returned to acceptable condition upon removal.

11. WILDLIFE PRECAUTIONS

Conflicts may arise between Owners and wildlife within Meridian Villages. Wildlife such as coyotes, foxes, rabbits, raccoons and skunks adapt well to urban environments and often feed near homes, yards, trails and roads in order to survive in urban areas. In order to help minimize harmful interactions between wildlife, humans and pets within Meridian Villages, Owners shall (i) keep all pet food and pet food bowls inside; (ii) keep trash inside until pickup, and at such time as trash is placed outside for pickup it shall be placed in a container secured with a tight seal; and (iii) prevent unsupervised pets from running loose within Meridian Villages (unsupervised pets permitted to run loose may encounter wildlife). It is highly advisable that pets kept outside be kept in a covered kennel. Owners should also be aware that split-rail or invisible fences do not protect pets from predators. In addition, Owners shall be subject to the rules adopted by the Owner's Association from time to time regarding wildlife safety and precautions.

The parcel developer shall acknowledge the desirability of protecting and enhancing wildlife habitat and corridors in Planning Area 'C' that may be impacted by the development. For specific developer commitments please refer to the 8th Amendment Planned Development, Section H.9 (Sheet 8).

12. UTILITY METERS/CABINETRY; GROUND-MOUNTED AIR CONDITIONING UNITS

- Above-ground utility units must be located in a side or rear yard and not exposed to a street view. Meters mounted on an exterior elevation must be on a side or rear elevation not exposed to the street.



G. RESIDENTIAL SUBMITTAL PROCEDURES

The submittal procedures, as outlined below, pertain to single family residential and single family attached projects. DCC approvals are always contingent upon full adherence to the Committee’s Design Standards and Criteria unless a specific waiver or exception to same is spelled out on the Notice of Committee Action, regardless of what is depicted on plan submittals. Any subsequent plan or field modifications are subject to this same requirement. The DCC reserves full right to require remediation of any such unapproved waivers as a condition of release for occupancy, release of a performance deposit, and/or issuance of a Certificate of Compliance. It is the applicant’s sole responsibility to identify and request such waivers through the application process prior to implementation.

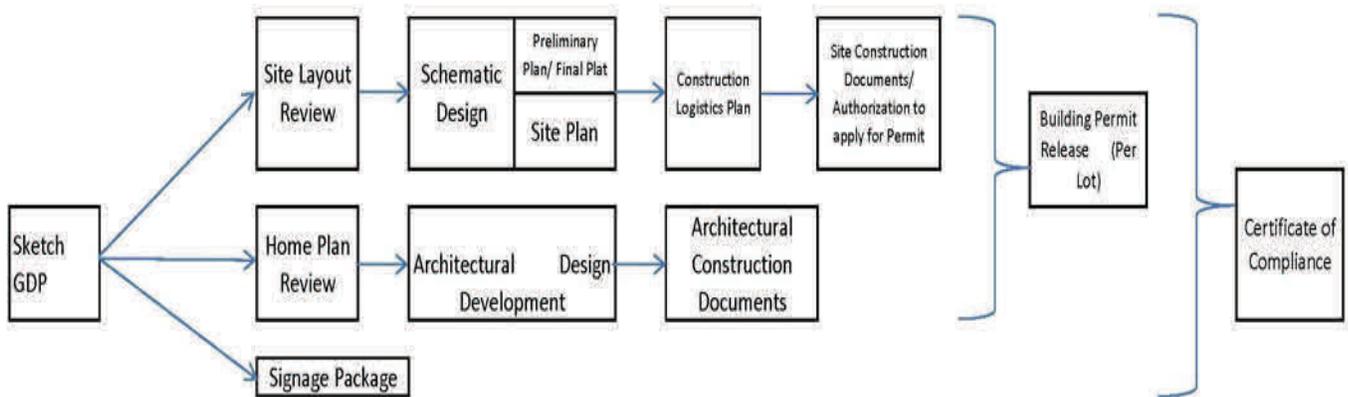
Each submittal phase has a specific fee requirement. Refer to the Fee Schedule, located at the back of this chapter in Processing Forms, for specific fees for each project type.

Applicable forms, review fees and all plans and supporting documentation must be submitted to the DCC staff no later than noon (12:00 p.m.), seven (7) calendar days before a scheduled DCC meeting in order for the project to be placed on a formal meeting agenda. Copies of the required processing forms are located at the back of this section. All plan submittals are to include one (1) full-scale electronic submittal (PDF).

In reviewing the following submittal steps note that the details are written specifically for single family residential. For multifamily, refer to Section 4 of these guidelines.

The intent of the DCC will be to reach resolution on the above to the extent that releases can be made simultaneously for ‘groups or phases’ of homes versus the applicant having to make individual submittals.

Below is an overview of the submittal process for Meridian Village:





1. SKETCH GENERAL DEVELOPMENT PLAN

PURPOSE AND ACTIONS

This first crucial step consists of a meeting between the Applicant and selected DCC members to discuss initial concepts concerning the site and its development. Topics of discussion include the proposed use and general site configuration as they relate to the DCC Master Plan, Protective Covenants, neighboring parcels, and site constraints. Design concerns regarding building to site relationships, those relationships to surrounding context, and other specific site parameters such as orientation, circulation, and setbacks, etc., should be addressed, as well as the need to be aware of and conform to the water supply allotments specified by the Meridian Metropolitan District in the design process.

MEETINGS

The DCC meeting should be attended by the Applicant, the project architect/land planner, and the civil engineer.

MATERIALS

Parcel Vicinity Map

Site Layout

Architectural Concepts

Description of proposed use and relevant data such as square footage, lot sizes, access points, etc.

Existing easements

Site calculations

Phasing schedule

APPROVAL

This approval for Sketch General Development Plan is valid for 6 (six) months. The next submittal phase must be submitted within this time frame.

This approval grants Authorization to Apply for Sketch Plan with Douglas County.

FEE

Refer to the fee schedule located at the back of this chapter in Processing Forms.



2. SCHEMATIC DESIGN SUBMITTAL

A. PRELIMINARY PLAN/ FINAL PLAT

PURPOSE AND ACTIONS

This phase is for **Single Family Detached** products only and consists of a presentation to the Committee by the applicant. This submittal should illustrate building to site relationships, and those relationships to surrounding context, and other specific parameters such as orientation, lot size, circulation, setbacks, etc. should be addressed.

The Committee will focus on the overall site layout and ground surfaces, typical landscaping treatment for each lot as well as common areas, signage, lighting, vehicular and pedestrian circulation, drainage, grading, and open space. Schematic landscape plans should show materials, generalized locations, and types of plants and delineate hardscape areas.

APPROVAL

This approval of Schematic Design: Preliminary Plan/ Final Plat will be effective for a period of six (6) months. Site and building Construction Documents must be approved and construction of the project must commence by the end of this period.

This approval also grants Authorization to Apply for Grading Permit if the Construction Site Logistics Plan has been submitted and approved.

FEE

Refer to the Fee Schedule located at the back of this Chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Sketch General Development Plan phase is received and any conditions of that approval have been met.

MEETINGS

Formal submittal to and approval by full DCC required. This meeting should be attended by the applicant, project architect, landscape architect and civil engineer.

MATERIALS

1. Preliminary Grading Plan
2. Preliminary Utility Layout
3. Landscape Plan showing the following:
 - a. Show all planting areas and areas to be maintained in a natural state, with plant materials drawn at mature size at the scale of the plan; identify trees, shrubs, lawn areas, and ground



- cover area (living and non-living) by name of material to be used; and show the dimensions and include the total square footage of each such area.
- b. Show all pedestrian walkways and pedestrian oriented areas, dimensioned with materials and type of surface finish noted.
 - c. Locate and identify all landscape structures (including fences, signs, lighting, water features, etc.) and recreational facilities.
 - d. Show all significant natural vegetative areas, specimen trees, wildlife habitat, and landscape features to be preserved and improved.
 - e. Indicate existing and finished grades at a maximum of two (2) foot intervals and identify all mounds and areas in excess of 20% slopes.
 - f. Label all public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note all off-street parking or loading areas and surfacing materials.
 - g. Show all planting details and notes, including methods of soil preparation, erosion control, soil and vegetation removal, stockpiling and reuse.
 - h. Note sources of irrigation water and types of irrigation to be used.
 - i. Contain the following statement concerning maintenance: “All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials.”
 - j. Show Homeowner Association landscape maintenance responsibility.
4. Separate Fencing Plan per “Site Walls and Fences” criteria starting on page 3-31
5. Separate “Enhanced Elevations Plan” for homes facing or backing to Image Defining Edges (per graphic on page 3-7), perimeter streets, interior collector streets, and corner lots.
6. Proposed Preliminary/ Final Plat per Douglas County Requirements
7. Schematic Design Review Fee
8. Construction Site Logistics Plan may be submitted at this time if requesting grading permit from Douglas County. A Grading, Erosion, and Sediment Control (GESD) Plan in accordance with Douglas County’s criteria, as amended, will be required to be submitted to Douglas County for review and approval prior to any grading on the Site and issuance of a grading permit by Douglas County.



B. SITE PLAN SUBMITTAL

PURPOSE AND ACTIONS

This plan is required for **Single Family Attached** product only and consists of a presentation to the Committee by the applicant. This submittal should illustrate building to site relationships, and those relationships to surrounding context, and other specific parameters such as orientation, lot size, circulation, setbacks, etc. should be addressed.

The Committee will focus on the overall site layout and ground surfaces, typical landscaping treatment for each lot as well as common areas, signage, lighting, vehicular and pedestrian circulation, drainage, grading, and open space. Schematic landscape plans should show materials, generalized locations, and types of plants and delineate hardscape areas.

APPROVAL

Approval for Schematic Design: Site Plan shall be effective for a period of one year, site and building Construction Documents must be approved and construction of the project must commence by the end of this period.

This approval also grants Authorization to Apply for Grading Permit if the Construction Logistics Plan has been submitted and approved.

FEES

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Sketch General Development Plan phase is received and any conditions of that approval have been met.

MEETINGS

Formal submittal to and approval by full DCC required. This meeting should be attended by the applicant, project architect, landscape architect and civil engineer.

PROCEDURE

Site plan, inclusive of landscaping plans and ownership certification, must be submitted pursuant to the Meridian Development Guide by the applicant to the Douglas County Planning Division after the DCC issues the “DCC Authorization to Apply for Site Plan”. The Planning Division will then send referrals to applicable agencies. Notation should be made of the fact that the referral entities are the “only” ones that can comment, and that their comments can “only” be for the items noted below in Materials: Site Plan. Upon revisions based on the comments after the referral period, the applicant must submit the Final Site Plan to the DCC to obtain the Traffic, Drainage, and DCC Certification. Once the Site Plan is certified, the applicant will submit the Final Site Plan, along with the Final Notice of Committee Action, to Douglas County Planning Division for signatures.



MATERIALS

Preliminary Utility Layout

Separate Fencing Plan per Site Walls and Fences criteria starting on page 3-31

Separate Enhanced Elevations Plan for homes facing or backing to Image Defining Edges (per graphic on page 3-7), perimeter streets, interior collector streets, and corner lots.

Schematic Design Review Fee

Construction Site Logistics Plan may be submitted at this time if requesting grading permit from Douglas County. A Grading, Erosion, and Sediment Control (GESCC) Plan in accordance with Douglas County's criteria, as amended, will be required to be submitted to Douglas County for review and approval prior to any grading on the Site and issuance of a grading permit by Douglas County.

Site **Plan** in the standard DCC format (See "Site Plan Sample Set" Exhibit on website, www.accdcc.org, under MIBC Design Guidelines) shall comply with the below general requirements. These requirements are also stated in the latest version of the Meridian International Business Center Planned Development (PD) document:

1. Contain a title block, centered at the top of the page, describing the legal description of the parcel, the name of the proposed development, the submittal phase and, if applicable, the address of the existing or proposed improvements on the Site.
2. Contain a North arrow and state the scale utilized.
3. Be on 24" x 36" sheets with the long dimension horizontal.
4. Include an information block in the lower right-hand corner of each sheet and shall set forth the date of preparation in the title block.
5. Show development phasing lines, if any.
6. Show adjoining land uses and zoning.
7. Show public and private easements on or adjacent to the Site, with dimensions and uses of those easements.
8. Show major drainage ways affecting the Site and any 100-year floodplain on or adjacent to the Site.
9. Show topography at two (2) foot intervals
10. Be prepared at a scale of 1"=20', 1"=40' or another scale that allows for maximum clarity of the
11. Include a vicinity map to scale showing the relationship of the Site to the surrounding area.
12. Show dimensions for all existing and proposed structures (including setback dimensions from property lines) and total building coverage in terms of percentage of the Site and square footage. Structures to be removed should also be indicated as such.
13. Show location and dimensions of required off-street parking and loading areas and note the total number of parking spaces provided and contain the following information relative to the parking, access and loading facilities:
 - a. Number, location and size of parking stalls
 - b. Widths of aisles and islands



- c. Location of landscaping areas within parking, access and loading facilities
 - d. Type of surfacing
 - e. Scale and North arrow
 - f. Location of streets, curb cuts and property boundaries
 - g. Location of traffic directional arrows, signage and markings
 - h. Location of loading areas
 - i. Drainage provisions
 - j. Location and direction of proposed lighting
14. Name and show dimensions of all public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note surface materials.
 15. Show the location and sign area of all existing and proposed signs.
 16. Include signature/approval blocks for the Planning Division and the County's Engineering Division (the "Engineering Division").
 17. Contain the following information relative to landscaping on a separate sheet:
 - a. Show all planting areas and areas to be maintained in a natural state, with plant materials drawn at mature size at the scale of the plan; identify trees, shrubs, lawn areas, and ground cover area (living and non-living) by name of material to be used; and show the dimensions and include the total square footage of each such area.
 - b. Show all pedestrian walkways and pedestrian oriented areas, dimensioned with materials and type of surface finish noted.
 - c. Locate and identify all landscape structures (including fences, signs, lighting, water features, etc.) and recreational facilities.
 - d. Show all significant natural vegetative areas, specimen trees, wildlife habitat, and landscape features to be preserved and improved.
 - e. Indicate existing and finished grades at a maximum of two (2) foot intervals and identify all mounds and areas in excess of 20% slopes.
 - f. Label all public and private roadways, rights-of-way, and points of access on or adjacent to the Site and shall note all off-street parking or loading areas and surfacing materials.
 - g. Show all planting details and notes, including methods of soil preparation, erosion control, soil and vegetation removal, stockpiling and reuse.
 - h. Note sources of irrigation water and types of irrigation to be used.
 - i. Contain the following statement concerning maintenance: "All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials."
 - j. Show Homeowner Association landscape maintenance responsibility.



18. Certifications

- a. Include certifications, confirmed by the Design Control Committee as shown on the DCC Site Plan:

1) Design Control Committee Certification: verifying the following with respect to this Development Plan: that the proposed land use is allowed; that the proposed Height of any structures complies with the applicable Height limitation; that the proposed setbacks comply; that the amount (number of square feet) of Net Floor Area or number of residential units is in compliance; that the proposed Open Space complies; that a minimum of ½ said required Open Space will be landscaped with live plant materials; That the Site Plan complies with the commitments for parks, trails, and wildlife conservation improvements in Sections H.4(c) and H.9, as applicable, subject to the timing requirements described in the first paragraph of Section H.4 and the standards and notes given on Sheet 9, Planning Area “C” Parks/OS Exhibit; and that the shadows cast by the proposed buildings will not have any negative impacts on the County road system or Highway E-470 in compliance with Section G.6; and that the number of parking spaces planned for the Site satisfies the requirements of the Zoning Resolution with respect to minimum number of required parking spaces (except to the extent a variance is obtained pursuant to the Zoning Resolution).

2) Drainage Certification: Drainage Certification: A Master Drainage Plan for each Planning Area (A, B, and C) designated herein, meeting the County's criteria for all public streets, inclusive of storm sewer connections thereto, or any improvements that fall under the County's Colorado Drainage Permit System, storm water Phase II permit must first be filed and approved by County Engineer. Certification by a professional engineer licensed to practice in the State of Colorado, and competent and experienced in drainage engineering, confirmed by the Design Control Committee, that the proposed improvements comply and are consistent with the Master Drainage Plan and Douglas County Drainage Criteria and that detention or water quality facilities are adequate to serve the site as provided for in the Master Drainage Plan either exists or will be provided coincident with the Site development.

3) Vehicular Access Certification: certification by a professional engineer, licensed to practice in the State of Colorado, and competent and experienced in both traffic and civil engineering, that the proposed vehicular access systems to and from the Site meets the County's applicable roadway criteria and will be adequate to serve the proposed improvements.



3. CONSTRUCTION SITE LOGISTICS PLAN

PURPOSE AND ACTIONS

The purpose of the Construction Site Logistics Plan is to ensure compliance with DCC standards and to coordinate the efforts of the building contractor, owner, architect, engineers, governmental agencies and the DCC. This phase consists of submittal of materials to the DCC Staff. If a CSLP plan is requested in order to obtain a grading permit from the County, an updated CSLP plan must be submitted prior to commencement of site and building construction.

APPROVAL

Written approval of the Construction Site Logistics Plan, submittal of the Performance Security Deposit and execution of the Construction Site Logistics Agreement by the DCC shall give the Applicant the right to proceed with site work, subject to any other applicable jurisdictional requirements. This approval **does not** grant Authorization to Apply for **Building Permit** with Douglas County.

FEE

Refer to the Fee Schedule located at the back of this Chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

The Construction Logistics Plan can be submitted along with Schematic Design if seeking Authorization to apply for Grading Permit; however, approval is contingent upon approval of Schematic Design.

An updated Construction Site Logistics Plan is required every 90 days, or upon change to any items as outlined under “Materials.”

MATERIALS

The following outline lists items to be included in the Construction Site Logistics Plan and enumerates requirements to be followed during construction. The Plan must address all items listed here and include any additional items which may be peculiar to the Site. The Architect and Construction Manager should use this section as well as the Construction Site Logistics Checklist (see Exhibit 14). A performance security deposit is required at the time the Construction Site Logistics Agreement is submitted. After the Certificate of Compliance is issued by the DCC, the return of the performance security deposit must be requested, in writing. The following items are required:

Layout Plan: A scaled Site Plan drawing shall be submitted which will show all right-of-way, existing improvements and those items specifically identified hereinafter.

- **Contractor Facilities.** Contact list for contractor, architect and for any subcontractor field offices; storage trailers; material stockpiling.
- **Screen Fences.** Prior to start of any construction activity beyond site grading, temporary screening fences, minimum 6'-0" in height, chain link with mesh screening, shall be installed to provide security, contain loose debris, and screen the area from public view. The fences shall enclose construction activity, parking, storage trailers, and material stockpiling areas and shall remain in place until building exteriors are complete and landscaping is initiated.



- **Access points** to the Site, including material delivery points shall be identified. Queuing or loading/unloading of delivery trucks on the public street shall not be permitted at any time. Streets shall be maintained free of mud at all times.
- **Parking** for visitors and construction workers shall be at a minimum all-weather gravel surface and located within the fenced and screened areas on the Site, as shown on the Plan, unless alternative arrangements are made and approved by the DCC.
- **Traffic Control.** Proper traffic control shall be provided for any work done in the street right-of-way.
- **Construction Signs,** including temporary signs, must be submitted for approval and must conform to the Design Criteria.
- **Excavation haul routes** shall be identified. Haul routes must provide direct highway access and must not pass through residential areas. The quantity of haul shall be estimated, and a schedule for hauling shall be provided. Placement of surplus excavation on another Site within Meridian requires DCC approval.
- **Sanitation.** The trash and litter handling method shall be described on the plan. Temporary dumpsters shall be shown on the Plan. Streets shall be maintained free of windblown debris from the site at all times. Concrete trucks shall be washed at the locations shown on the site plan or offsite outside of Meridian boundaries. Temporary toilet facilities shall be located on the Plan.
- **Construction Equipment.** Large construction equipment shall be identified and its operation described. Note: Only a contractor's name and site address signage on trailer, storage equipment, or construction equipment is allowed.
- **Construction Material.** Location of construction material storage must be identified on the Plan.
- **Utility Installation.** The location of all existing utilities, both on-site and in perimeter streets, shall be shown on the Plan. All proposed utilities, both on-site and in perimeter streets, shall be shown on the Plan. The difference between existing and proposed utilities shall be clearly shown. Location of valves and man-holes and pipe sizes shall be shown. Locations of connections shall be shown. The method of proposed installation shall be described, i.e. cutting, boring, etc. Utilities to be identified include water, sewer, gas, storm drains, and communications, both temporary and permanent.
- **Easement or Leased Areas.** Easements or lease boundaries with dimensions shall be shown on the Plan, any filling or excavation done on the easement or land areas shall be described.

Schedules: The following schedules shall be submitted and updated with any changes affecting the schedule by more than 90 days.

- Milestone Schedule for construction showing each major phase of construction shall be submitted.
- Estimated Utility Connection Schedule for specific utilities shall be submitted. The contractor shall be responsible for locating or having located all utilities and shall abide by the regulations of the respective utility companies in regard to repair of damaged utilities. Any damage done to irrigation systems, utility lines or electric control systems shall be repaired by the contractor at the contractor's expense.

Compliance and Performance Agreement and Deposit: Before an Applicant may proceed with construction of any project after a Construction Site Logistics Plan has been submitted to the DCC, the following must occur:

- The Applicant must receive written approval of the Construction Site Logistics Plan from the DCC.
- The owner must enter into an agreement and provide the required deposit with the DCC to adhere to the approved Construction Site Logistics Plan and to DCC approved plans. (See relevant documents/forms at the end of this section.)



- A performance security deposit as specified in the DCC Fee Schedule (see “Fee Schedule” in Processing Forms at end of this section) must be deposited with the DCC. The purpose of this deposit is to ensure compliance with the plans, the approved Construction Site Logistics Plan, and with the Construction Site Logistics section of these Review Procedures. DCC shall determine the amount of the required deposit based on the size and scope of the project and the probable costs of remedying and/or correcting non-compliance. The DCC may apply all or any portion of this deposit toward payment of any costs incurred to ensure compliance, including, but not limited to, street cleaning costs, costs of repair of streets, curbs, gutters, medians, utilities and other infrastructure elements and costs of repairing and replacing damaged landscaping. The DCC may incur such costs without notice to the owner or general contractor, although the DCC will make a good faith effort to provide prior notification. The DCC shall be entitled to any interest accruing on said deposit prior to issuance of a Certificate of Compliance for the project and, within sixty (60) days after the issuance of said certificate, shall refund any remaining portion of the deposit. If at any time prior to issuance of a Certificate of Compliance the amount of the deposit drops below 50% of the initial amount as a result of application and use by the DCC as set forth above, the DCC may prohibit further construction until the additional amount is deposited. Any amounts expended by the DCC to ensure compliance over and above the amount of the deposit available shall bear interest at the rate of 1-1/2% per month, as penalty, until a sufficient amount to cover the shortfall is deposited with the DCC. In addition, the amount of any additional deposit required by the DCC that is not deposited within fifteen (15) days after notification by the DCC of the requirement shall bear interest at the rate of five percent (5%) per month, as penalty, until deposited with the DCC. If full compliance of all outstanding issues is not made within twelve (12) months of receipt of a temporary certificate of occupancy from the county and a Certificate of Compliance obtained within this same period, the deposit may be automatically forfeited.

Other Requirements

- **Permits.** It shall be the responsibility of contractors to obtain any necessary permits for doing work within the respective special district, municipal, county or state jurisdictions.
- **Streets.** All street cuts, if permitted, shall be accomplished by saw-cutting the pavement. All streets shall be maintained for public access at all times. The streets bordering the construction site and in the immediate vicinity shall be cleaned and swept within forty-eight (48) hours after any construction work or deposit of dirt, debris or any other materials hauled to or from the Site.
- **Working Hours.** No construction work shall be permitted between the hours of 10:00 p.m. and 6:00 a.m. unless prior approval is received from the Design Control Committee through its staff.
- **Notifications.** In addition to any other notifications required by other agencies, the Meridian Metropolitan District (303-790-0345) shall be notified forty-eight (48) hours prior to the commencement of any construction within the streets, medians, public landscape areas, or connections to water, sewer, irrigation or lighting facilities within rights-of-ways or easements.

4. LANDSCAPE CONSTRUCTION DOCUMENTS

PURPOSE AND ACTIONS

The purpose of this review is to ensure that the final set of construction documents is consistent with all previously approved plans. This phase consists of submittal of required materials to the DCC.



APPROVAL

Approval for Landscape Construction Documents shall be effective for a period of one year. Construction of the project must commence by the end of this period.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Schematic Design phase is received and any conditions of that approval have been met.

MATERIALS

Fully executed Site Plan (Single Family Attached product only)

Verification of District Utility Service Availability. Written confirmation of payment of the applicable Site Service Connection fee from the Meridian Metropolitan District.

Landscape Construction Documents showing all plantings, fencing, retaining walls, signage, etc.

5. ARCHITECTURAL DESIGN DEVELOPMENT

PURPOSE AND ACTIONS

The purpose of this review is to refine exterior elevations in terms of materials, massing, roof lines, and begin exploring color schemes.

APPROVAL

Approval for Architectural Design Development : shall be effective for a period of six (6) months. Architectural Construction Documents must be approved and construction of the project must commence by the end of this period.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of the Sketch General Development Plan phase is received and any conditions of that approval have been met.

MATERIALS

Elevations for each floor plan including enhanced elevation options.

Proposed color schemes including stucco, siding, masonry, roof tiles, and any other proposed materials.



ARCHITECTURAL CONSTRUCTION DOCUMENTS

PURPOSE AND ACTIONS

The purpose of this review is to finalize exterior elevations for proposed models within a neighborhood.

APPROVAL

Approval for Architectural Construction Documents shall be effective for an indefinite period of time.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of Architectural Design Development.

MATERIALS

Finalized floor plans and elevations for each model type within a neighborhood.

A book of finalized exterior color schemes and original color swatches.

7. BUILDING PERMIT RELEASE

PURPOSE AND ACTIONS

The purpose of this review is to ensure that each home constructed meets all previously approved plans.

APPROVAL

Approval for Building Permit Release is valid for a period of one (1) year. Construction on the home must commence within that time-frame.

Approval grants Authorization to Apply for Building permit with Douglas County.

FEE

Refer to the Fee Schedule, located at the back of this chapter in Processing Forms for specific fees to be submitted at this time.

TIMING

This phase may occur after approval of Site Construction Documents, Construction Site Logistics Plan, and Architectural Construction Documents.

MATERIALS

Plan number or name and elevation.

Exterior color selection

Plot plan



8. SIGNAGE

PURPOSE AND ACTIONS

Signage, both temporary and permanent, is integral to the overall character of Meridian Village and must conform to the specific pallet of materials that has been chosen for the development. Temporary signage must conform to the Meridian Village Approved Developer Signage Map.

MEETINGS

Signage package can be submitted at any time. The DCC may require a full committee meeting if such a review is deemed necessary

MATERIALS

Site plan showing sign locations

Signage renderings

Signage material pallet, lighting concepts, installation details.

APPROVAL

This approval is for site Signage Package

FEE

Refer to the fee schedule located at the back of this chapter in Processing Forms.



G. PROCESSING FORMS AND EXHIBITS

1. FEE SCHEDULE
2. APPLICATION PAGE 1
3. APPLICATION PAGE 2
4. SAMPLE SITE PLAN
5. AUTHORIZATION TO APPLY FOR SITE PLAN
6. OWNERS COMPLIANCE AND PERFORMANCE AGREEMENT
7. CONSTRUCTION SITE LOGISTICS CHECKLIST
8. DEVELOPER SIGNAGE MAP



Meridian Village Design Control Committee

FEE SCHEDULE

New Development:

Single Family Residential

Sketch General Development Plan	\$1000
Schematic Design	\$1,500 + \$10/lot
Site Plan (single family attached only)	Included
Preliminary Plan/Final Plat	Included
Landscape Construction Documents	\$1000
Architectural Review	\$250 / plan
Design Development	Included
Construction Documents	Included
Construction Performance Security Deposit	\$25,000
Building Permit Release	\$100 per dwelling unit
Signage Package	\$500

Site Modifications:

Signage	No Fee
Minor Modifications	\$250

Include modifications to landscape and architectural plans, color schemes, re-plat, and any other changes to approved construction plans.

Compliance Confirmation / Certificate of Compliance: No Fee

Violations:

Violation	\$100 fine + remediation (removal or reapplication with fee payment)
Repeat Violation (1 st)	\$200 fine + remediation
Repeat Violation (2 nd)	\$500 fine + remediation

Failure to remediate and make payment within specified time frame:

1 st notice	Fines doubled
2 nd notice	Fines redoubled and start accruing @ \$100/day until remediation & payment, up to \$10,000
3 rd notice	Recording (in public records) of Notice of Violation

6380 S. Fiddlers Green Cir. * Suite 400 * Greenwood Village, CO 80111
Phone: 303-773-1700/ fax: 303-740-6954
Website: www.accdcc.org



APPLICATION FOR PROJECT REVIEW

Project Name: _____ Parcel/Tract/Lot/Ref No.: _____
Address: _____

Submittal Phase:

- Sketch General Development Plan
- Schematic Design
 - Site Plan (single family attached only)
 - Preliminary Plan/ Final Plat
- Construction Logistics
- Site Construction Documents
- Architectural Plans
 - Design Development
 - Construction Documents
- Signage Package
- Building Permit Release

Attached Plan References:

Date: _____
Prepared By: _____
No. of Sheets: _____
Project No.: _____
Revision Date: _____

Please fill out applicable sections below:

BUILDING:

Single Family

Gross Floor Area:* _____
Net Floor Area:* _____
Units: _____

*Use zoning definitions

PARKING:

Structured	Surface	Handicap	Carpool	Bike	Total
------------	---------	----------	---------	------	-------

Number of Spaces: _____

LANDSCAPE:

Deciduous Trees (50%)	Ornamental Trees (25%)	Evergreen Trees (25%)	Shrub Areas	Flower Areas	Turf Areas
--------------------------	---------------------------	--------------------------	----------------	-----------------	---------------

Number: _____
Percentage: _____
Size: _____

SIGNAGE:

Temporary

Permanent

Type: <input type="checkbox"/> Announcement	<input type="checkbox"/> Directional	<input type="checkbox"/> Event	Type: <input type="checkbox"/> Monument	<input type="checkbox"/> Directional
Number: _____	_____	_____	Number: _____	_____
Size: _____	_____	_____	Size: _____	_____

APPLICANT CERTIFICATION:

I hereby attest that I am either an owner or a legally-designated agent of the owner and that the information contained in this application is true and correct; and further acknowledge that any approval action by the DCC based on inaccurate or incomplete information may be cause for invalidation of said approval. I agree to the above process as described in the Design Guidelines for Meridian Village and understand that failure to abide by the the above process may result in a Notice of Non-Compliance.

Name: _____ Date: _____



APPLICATION FOR PROJECT REVIEW APPLICANT CONTACT INFORMATION

Owner/Developer: _____

Address: _____

Contact: _____

Phone: _____ Fax: _____

Email: _____

Architect: _____

Address: _____

Contact: _____

Phone: _____ Fax: _____

Email: _____

Landscape Architect: _____

Address: _____

Contact: _____

Phone: _____ Fax: _____

Email: _____

Civil Engineer: _____

Address: _____

Contact: _____

Phone: _____ Fax: _____

Email: _____

Contractor: _____

Address: _____

Contact: _____

Phone: _____ Fax: _____

Email: _____

Building Management: _____

Address: _____

Contact: _____

Phone: _____ Fax: _____

Email: _____



**Design Control Committee
Meridian International Business Center**

**OWNER'S CERTIFICATION OF LANDSCAPE IRRIGATION DEMAND
Required at Schematic Design Submittal**

PROJECT:

Name _____
Address _____
Owner _____
DCC Site Plan Approval date _____

IRRIGATION DEMAND:

	Square Feet	% Parcel	Annual Consumption gallons
Open Space		(%)	
Irrigated Turf	_____	(%)	_____
Irrigated Shrub/Flower Beds	_____	(%)	_____
Native	_____	(%)	_____
Hardscape	_____	(%)	_____
Other (specify)	_____	(%)	_____
TOTAL	_____	(%)	_____

IRRIGATION ALLOTMENT:* _____

*Based on gross land area of site with building with potable metered service
 Office/retail/warehouse/other commercial @ 3.74 gal/yr/sq ft

CERTIFICATIONS/ACKNOWLEDGEMENTS:

- A. The undersigned **landscape architect**, licensed to practice in the state of Colorado, certifies that, to the best of my knowledge, belief and professional opinion, that:
- I have reviewed and fully understand the Meridian DCC Design Criteria relative to landscape irrigation as referenced in the DESIGN CRITERIA MANUAL and Meridian Metropolitan District Rules and Regulations applicable at the time of this certification;
 - The landscape design submitted in the above-referenced site plan fully complies with said criteria, including limitations relative to allowable irrigation consumption/demand;
 - The above data is complete and accurate with respect to said plan.

NAME: (type) _____

COMPANY: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

- B. As the legally designated **representative of the owner** of the above-referenced development, I acknowledge the following:
- I have reviewed the above information and attest that, to the best of my knowledge, the information presented herein is a true and accurate representation of the owner's intended landscape consumption;
 - I am fully aware that adherence to this allotment is a condition of continued irrigation service and, in the event the landscape irrigation allotment is exceeded on an annual basis, that the owner is subject to surcharges and penalties including termination of service in the event of continued noncompliance, per the service rules and regulations of the Meridian Metropolitan District.

OWNER'S REPRESENTATIVE NAME: (type) _____

BUSINESS ADDRESS: _____

SIGNED BY: _____ DATE: _____

- C. Acknowledged by: Design Control Committee

SIGNED: _____ DATE: _____

Note: A fully executed and certified copy of the above must be submitted to the Meridian Metropolitan District along with a site connection and service application as a condition of service activation.

6380 S. Fiddlers Green Circle * Suite 400 * Greenwood Village, CO 80111
 Phone: 303-773-1700/ fax: 303-740-6954
 Website: www.accdcc.org

See Site Plan Sample Set on
DTC-Meridian Website:

www.accdcc.org



Meridian Design Control Committee
Meridian Village Design Control Committee

DCC AUTHORIZATION TO APPLY FOR SITE PLAN

This form must be attached to Site Plan application for review by Douglas County.

Project Name: _____	Location: _____
Owner: _____	Company: _____
Date _____	Prepared by: _____

Type of permit: Site Plan
 Grading, Erosion, and Sediment Control Plan (GESC) (check only if submitting along with Site Plan)

Comments: _____

_____	_____
Vehicular Access (Professional Engineer)	Date

	Colorado Professional Registration Number

_____	_____
Drainage (Professional Engineer)	Date

	Colorado Professional Registration Number

_____	_____
Chairman, Design Control Committee	Date



Meridian Design Control Committee

OWNER'S COMPLIANCE & PERFORMANCE AGREEMENT

Project Name: _____
Address: _____ **Parcel/Tract/Lot/Ref No.:** _____

By execution of this agreement, DCC, Owner and Owner's General Contractor acting as Owner's Agent acknowledge that the Construction Documents and Site Logistics Plans dated _____ ("Plans") submitted for the above referenced project has been approved by the Design Control Committee ("DCC") subject to the conditions set forth in the DCC letters dated _____, and that the DCC is holding a \$ _____ performance security deposit to ensure compliance with the Plans. Owner and Owner's General Contractor acknowledge and agree that they will comply with the Plans and in all respects, that they will obey all directives of the DCC concerning matters or items not in compliance with the Plans, and that in the event the Owner or Owner's General Contractor fail to comply with the Plans or obey such directives, the DCC (1) may retain all or any part of the compliance and security deposit, (2) order an immediate halt to all construction on the site until compliance occurs, (3) remedy or correct the noncompliance itself at Owner's expense, and/or (4) require the posting of a new or additional performance security deposit as a prerequisite to allowing construction on the site to resume, and that the Compliance and Performance Security Deposit, or any portions thereof, is only refundable after a final Certificate of Compliance has been issued for the project by the DCC.

Owner:	Owner's General Contractor:
_____	_____
By:	By:
_____	_____
Date:	Date:
_____	_____

The foregoing is hereby acknowledged by the Design Control Committee of Meridian Village.

Meridian Design Control Committee	Date: _____

Douglas C. Scott, Chairman	Valid until: _____

**Design Control Committee
Meridian Village**

CONSTRUCTION SITE LOGISTICS CHECKLIST

Scaled drawing site plan

- _____ Existing Improvements
- _____ Field office locations
- _____ Storage trailers
- _____ Material stockpiles
- _____ Parking
- _____ Fences
- _____ Access points
- _____ Dumpster locations
- _____ Concrete truck washing locations
- _____ Temporary toilet facilities
- _____ Existing utility locations (pipe sizes, valves, manholes)
 - _____ Gas
 - _____ Sewer
 - _____ Communications
 - _____ Water
 - _____ Storm drains
- _____ Proposed utility locations (pipe sizes, valves, manholes, connection points)
 - _____ Gas
 - _____ Sewer
 - _____ Communications
 - _____ Water
 - _____ Storm drains
- _____ Existing streets, curb and gutter, street lights, etc.
- _____ Easement and lease area boundaries with dimensions
- _____ Excavation haul routes identified
- _____ Large construction equipment identified
- _____ Utility connection schedule
- _____ Identify temporary utility sources
- _____ Milestone schedule
- _____ List of contacts
- _____ Street cleaning program
- _____ Performance security deposit

***Must be updated every 90 days or when changes occur to any of the
above**

MERIDIAN VILLAGE

SIGNAGE COLOR KEY

COMMUNITY MASTER PLAN



MARQUEE SIGN



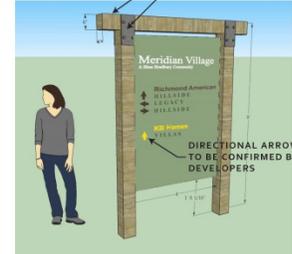
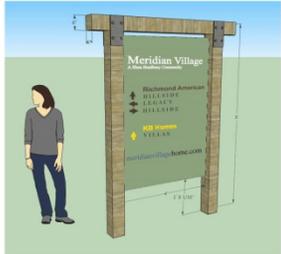
COMMUNITY SIGN



CHARACTER WALL



- PROPOSED COMMUNITY SIGN
- EXISTING COMMUNITY SIGN
- EXISTING MARQUEE SIGN
- PROPOSED CHARACTER WALL
- EXISTING CHARACTER WALL



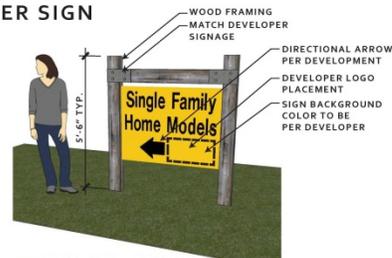
DEVELOPER SIGN+ WEBSITE LISTING

DEVELOPER SIGN



DEVELOPER SIGNS TO BE PAID FOR BY MASTER DEVELOPER. DIRECTIONAL SIGNS TO BE PROVIDED AND INSTALLED AT BUILDER'S EXPENSE.

MAIN ROADWAY DEVELOPER SIGN



MODEL HOME DIRECTIONAL SIGNAGE



FUTURE MARQUEE SIGN



FUTURE DEVELOPMENT ANNOUNCEMENT SIGN