



Montane Design Guidelines

12/20/2019





SECTION 1

INTRODUCTION TO MONTANE

1.1 PREFACE

The guidelines set forth herein have been created to secure the community vision and create a framework for visual integration between the built and natural environment. Contained within these pages are the guidelines for Montane's residential architecture, landscape, and fencing. Together, these guidelines provide a structure for best practices, encouraging high quality designs that fit within the context of the site's natural surroundings while maximizing the aesthetic beauty of the community, and establishing Montane with a sense of place.

Architecturally, the built environment will take inspiration from traditional and Modern Colorado vernaculars, including descriptions and illustrations of each design component. Following the architectural standards, the landscape and fencing standards for residential and community use will establish a unified community appearance. The Design Review Process concludes this document. This section outlines the approval process and submittal requirements for all proposed site, landscape, construction logistical planning, and architectural design. For additional detail on the Design Review Process please refer to Section 4, page 45.

Through the implementation of the design guidelines contained herein, Montane will be a community founded upon the seamless beauty of its natural surroundings and architecture.





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1.2 COMMUNITY VISION

Situated between the hogback and Lyons Ridge, Montane delivers sweeping views of the foothills and Denver, one-acre lots, and a sense of quiet belonging. Every detail of the neighborhood – from the layout to the native landscaping – was designed to complement the area's natural beauty. Montane is an unspoiled haven filled with distinctive houses for sophisticated living – and the place that welcomes you home.



1.3 SITE DESCRIPTION

Montane is composed of meadow, rolling hills, ridges, and rock outcroppings. The site's highest elevation points — the hogback to the east and the rocky sandstone ridges to the north — provide picturesque views of the surrounding terrain while boasting of the unique qualities of the site.

Thoughtfully designed, the site carefully incorporates the use of purposefully planned open space throughout the site to further enhance the natural relationship between the inherent beauty of the site with the built environment.

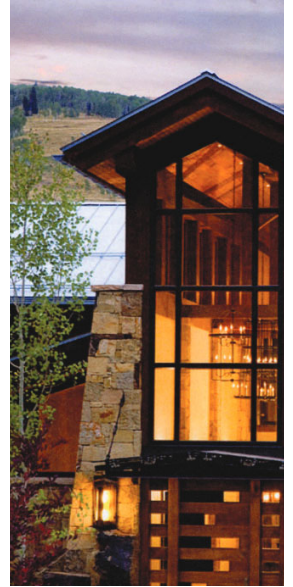


1.4 OVERALL SITE PLAN

Conscientious land stewardship and thoughtful siting are essential to achieving a uniquely naturalized environment which is a hallmark characteristic of this site. The site development standards have been established to conserve the natural setting while creating luxurious private home sites

SECTION 2

ARCHITECTURAL DESIGN





2.1 THE ARCHITECTURE OF MONTANE

Architecturally, Montane will feature vernaculars inherent to Colorado: Colorado Ranch, Colorado Foothills, Colorado Mine, Colorado Farmhouse, and Colorado Modern. The Colorado Ranch, Colorado Foothills, Colorado Mine, and Colorado Farmhouse styles draw from the richness of Colorado's agricultural heritage; these styles will seek to fully capture an aesthetic that is authentic to Colorado through the implementation of massing, materials, and forms consistent with present design.

The Modern Colorado style will bridge the gap between the historic and contemporary, reflecting Colorado's distinct architecture of today.

All styles represented within this document are meant to provide an overall direction and recommended aesthetic for the community; they are not meant to be prescriptive or limiting should another style be desired by a homeowner. However, as with the styles represented herein, any additional style is subject to the approval of the Design Review Committee.



A. Colorado Ranch

Reflecting Colorado's high country, Colorado Ranch evokes a rustic feel.



B. Colorado Foothills

Refined in its execution, Colorado Foothills draws from farmhouse and ranch styles.



C. Colorado Mine

Reflecting early Colorado's mining vernacular, Montane's Colorado Mine is enhanced and updated exuding warmth, and refined modern sensibility.



D. Colorado Farmhouse

Charming and simple, the Colorado Farmhouse relies on the purity of its forms and is clean in its execution.



E. Colorado Modern

A newly evolving vernacular that utilizes pure forms and rich materials to create an aesthetic that embodies Colorado residents' modern tastes.



A. COLORADO RANCH

Originally built by settlers, the early ranch homes of Colorado utilized materials that were on hand or that were easily accessible. Log and board structures, along with strong masonry bases, allowed early settlements to endure and withstand extreme weather. Varied interpretations of the style have resulted in a diverse elevation palette for this vernacular. Borrowing elements from Mountain Ranch styles, the Colorado Ranch design may look simple in its massing; appearing as if developed over time. The Colorado Ranch homes boast the settlers' pioneering spirit, evoking a simple elegance that is distinctly Colorado.

Essential Elements

MASSING

- » Simple massing with cross gables. Nested gables are encouraged.
- » To visually diminish masses, single story elements at porches and edges are encouraged.
- » Unbroken two and three story masses are not desirable.

ROOF FORMS

- » Gable, hip, and bonnet roofs are all components of this style.
- » A mix of roof pitches provides a built-over-time feel.
- » Timber trusses are encouraged.

WINDOWS & DOORS

- » Windows with a vertical emphasis and employed in ribbons or pairs are encouraged.
- » Windows with or without mullions may be incorporated.
- » Clustered windows are preferred over large glass expanses.
- » Clear structure to window and door placement is required.

MATERIALS

- » Wood siding, cementitious siding, glass, and stone are the primary materials. The mixture of materials reinforces this style's built-over-time character.
- » Stone is preferred over brick as an accent element.
- » Rusty and corrugated metal, standing seam, or concrete tile are all acceptable roof materials.

ENHANCED ELEMENTS

- » Wood brackets, outlooks, knee braces, and wide trim elements give this style a rustic feel.
- » Elements should be thick and chunky in their expression.
- » Exposed 4x min. rafter tails are encouraged.

WALKOUT LOT MATERIALS

- » Walkout materials shall reflect those of design style, as implemented for the design of the upper levels.
- » Foundation shall go to grade; no exposed foundation.



B. COLORADO FOOTHILLS

More refined in its expression than Colorado Ranch, the Colorado Foothills' aesthetic incorporates a unique blend of high country character along with urban elements. The form itself reflects a farmhouse vernacular with a distinguished, rustic feel. A mixture of vertical and horizontal cladding—clean lines and details—reinforces a look that is rooted in both Colorado's foothills and its urban landscape. Modern interpretations of this style are encouraged. Large glass elements and a diverse array of materials establish the Colorado Foothills style with an architectural character that is equal parts mountain and plateau.

Essential Elements

MASSING

- » Simple back-to-front primary roof.
- » Primary roof form is broken into segments with intersecting gable and shed dormers.
- » Simple, yet elegant massing is preferred.

ROOF FORMS

- » Steep roof pitches are preferred and reflect mountain and farmhouse styles.
- » Gable, hip, shed, and bonnet roof forms are allowed.
- » Careful compositions that avoid overly complex and confusing roof combinations are desired.
- » A clear hierarchy of forms is required.

WINDOWS & DOORS

- » Structural logic in the placement of windows is required.
- » Clear organization of fenestrations is essential to executing the simple, yet elegant massing of this style.
- » Size of awnings and shutters shall be determined by the opening they accent.

MATERIALS

- » A mixture of siding types is encouraged.
- » Variation of siding types will be used for color blocking and creative application of color schemes.
- » Metal, or concrete tile are all acceptable roof materials. Metal must be clean in its appearance, more refined than that of the Colorado Ranch style.
- » Brick and a sparse use of stone are allowed, though not required for this style.

ENHANCED ELEMENTS

- » Wood brackets, outlooks, knee braces, and wide trim elements give this style a rustic feel.
- » Elements should be thick and chunky in their expression.
- » Exposed 4x min. rafter tails are encouraged.

WALKOUT LOT MATERIALS

- » Walkout materials shall reflect those of design style, as implemented for the design of the upper levels.
- » Foundation shall go to grade; no exposed foundation.



C. COLORADO MINE

Taking inspiration from the early mining towns and establishments scattered throughout the Front Range, the Colorado Mine style features striking roof forms and dramatic, angular massing. Strong wooden posts and beams combine with metal accents, expansive glass, and a variety of siding types to add a rustic warmth to the vernacular, while the composition is clean, modern in its execution compared to the original examples of the style. Roofs can be comprised of standing seam metal, corrugated tin, and composition shingles. All in all, the style is characterized by the richness of its materials and its bold forms.

Essential Elements

MASSING

- » Sprawling and organic, as if built-over-time.

ROOF FORMS

- » Angular and dramatic roof forms are essential to this style.
- » A mixture of asymmetrical or balanced gables, and shed roof forms are all components of this style.

WINDOWS & DOORS

- » Windows with a vertical emphasis and employed in ribbons or pairs are encouraged.
- » Windows with or without mullions may be incorporated.

MATERIALS

- » A mixture of siding types is encouraged. Vertical, refined, repurposed barnwood is allowed.
- » Metal standing seam, corrugated tin, and concrete tile are all acceptable roof materials.

ENHANCED ELEMENTS

- » Strong wood brackets, outlooks, knee braces, and wide trim elements give this style a rustic feel.

- » Elements should be thick and chunky in their expression.

WALKOUT LOT MATERIALS

- » Walkout materials shall reflect those of design style, as implemented for the design of the upper levels.
- » Foundation shall go to grade; no exposed foundation.



D. COLORADO FARMHOUSE

Rooted in the tradition of the farmhouse vernacular that is widespread throughout Colorado's high plains and foothills, brought by farmers and ranchers, the Colorado Farmhouse is a modern interpretation of this classic style. Simplistic and understated in its forms, the vernacular features clean details. The material palette is expressed through clapboard and vertical board and batten siding, standing seam metal roof accents, and light, playful colors contrasted by bold accents. Firmly celebrating the agrarian roots of the region, Montane's Colorado Farmhouse captures the charming simplicity of the style with a modern sophistication.

Essential Elements

MASSING

- » Simple back-to-front primary roof.
- » Primary roof form is broken into segments with intersecting gable and shed dormers.
- » Simple, yet elegant massing is preferred.

ROOF FORMS

- » Steep roof pitches are preferred.
- » Gable, hip, shed, and bonnet roof forms are allowed.
- » Careful compositions that avoid overly complex and confusing roof combinations are desired.
- » A clear hierarchy of forms is required.

WINDOWS & DOORS

- » Structural logic in the placement of windows is required.
- » Clear organization of fenestrations is essential to executing the simple, yet elegant massing of this style.

MATERIALS

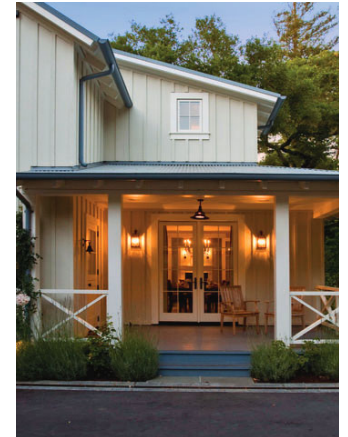
- » Clapboard or vertical board and batten siding, or a combination of the two siding types may be employed.
- » Variation of siding types will be used for color blocking and creative application of color schemes.
- » Metal, and concrete tile are acceptable roof materials. Metal must be clean in its appearance.
- » Brick and stone are allowed, though not required for this style.

ENHANCED ELEMENTS

- » Clean and simple detailing, wood posts, and beams are preferred and contributed to a feeling of refined simplicity.

WALKOUT LOT MATERIALS

- » Walkout materials shall reflect those of design style, as implemented for the design of the upper levels.
- » Foundation shall go to grade; no exposed foundation.



E. COLORADO MODERN

Changing tastes have birthed a new Colorado style: Modern Colorado. Evolving from Ranch, Craftsman, and Mid-Century vernaculars, this style artfully infuses warm, natural materials with the simplistic beauty of modern forms. Soaring roof lines, large glass expanses, and stone or brick accents further define this emerging aesthetic. Above all, the style accentuates a sense of today while maintaining the Colorado spirit.

Essential Elements

MASSING

- » A clustering of forms, or strong geometric elements establish this look.

ROOF FORMS

- » Hip, gable, shed, or flat roof forms are allowed.
- » Creative and interesting roof compositions are encouraged.
- » Flat roofs shall not dominate any elevations

WINDOWS & DOORS

- » Large glass expanses and atypical fenestration compositions are encouraged.

MATERIALS

- » Natural materials help give the modern forms a Colorado feel.
- » Stone, brick, wood, stucco, or metal are all allowable materials.
- » Metal, or concrete tile are all acceptable roof materials. Metal must be clean in its appearance, more refined than that of the Colorado Ranch style.

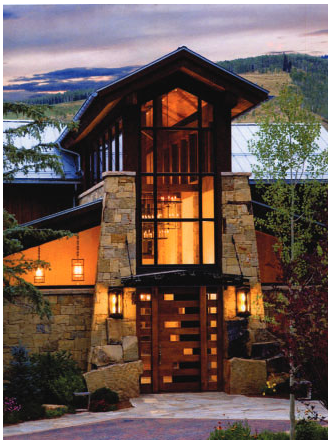
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ENHANCED ELEMENTS

- » Horizontal elements that accent vertical massing add texture to forms.
- » Playful use of materials will enhance the overall look.

WALKOUT LOT MATERIALS

- » Walkout materials shall reflect those of design style, as implemented for the design of the upper levels.
- » Foundation shall go to grade; no exposed foundation.





2.2 GENERAL DESIGN STANDARDS

The following standards provide a framework for Montane's architecture, promoting high-quality design through the essential components that comprise the community's architecture.





A. Massing

- i. The massing shall reflect the architectural styles specified.
- ii. No more than 33% of any home's elevation shall have three stories stacked of an uninterrupted plane. To break from the three-story stacking norm, single story elements will be implemented to vary elevation compositions.
- iii. The use of single-story elements is encouraged to produce variation at the street level.
- iv. Overall, a composition of clustered forms that appears built over time is preferred.

B. Roof Forms

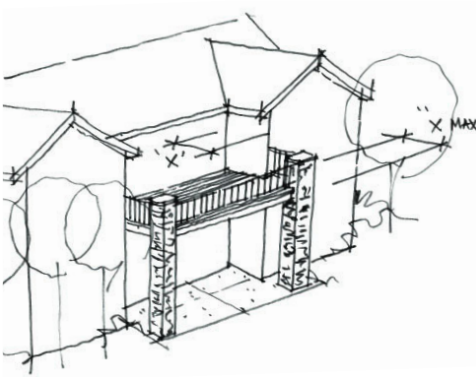
- i. Roof forms shall reflect the style of the home.
- ii. Large, out-of-scale roof areas are not encouraged.
- iii. A variety of roof silhouettes are required.
- iv. No flat roofs shall dominate any roof form (allowed on Modern Colorado styles only).

C. Doors & Windows

- i. Doors and windows shall be organized.
- ii. A strong hierarchy in the layout of doors and windows is required on all elevations.
- iii. Recessed windows in conjunction with stone, and other such detailing on flat facades, are desired to provide shade, shadow, and texture.
- iv. The window style shall be consistent on all four sides.
- v. The window style shall correspond to the aesthetic of the home.
- vi. The size and scale of the windows shall enhance the home's overall feel.

D. Materials

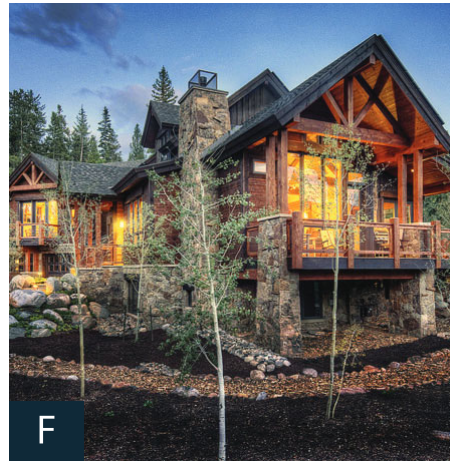
- i. The homes shall include high quality materials; this includes, but is not limited to stone, brick, stucco, wood siding and timbers, metal paneling and siding, and concrete wood veneers.
- ii. Masonry shall have logical termination points; whether the material wraps from one side to another, or is limited to a single element.
- iii. The selected masonry size and shape shall have complement the design style. Ledgerstone is not an approved shape.
- iv. The use of reclaimed and re-purposed barnwood is desirable.



E

E. Decks & Porches

- i. Rear decks and balconies should project outwards more than they are recessed inwards ($\frac{1}{2}$ and $\frac{1}{2}$ max).
- ii. Exposed posts or timbers shall have masonry bases.
- iii. 30 percent of each deck on a home shall be covered.
- iv. Exceptions will be made for competing situations and designs.



F

F. Articulation

- i. The homes shall be articulated in such as way to appear as built-over-time.
- ii. An elevation offset of at least 3'-0" shall be required to avoid flat, rear elevation compositions.
- iii. Similar floor plans or elevations with like massing shall not be adjacent to each other.
- iv. Additional articulation at fenestrations; bay windows, planter boxes, eyebrow overhangs, and material changes is encouraged.



G

G. Colors

- i. Color and material palettes shall reflect the natural environment of the site and correspond with the elevation style.
- ii. Color schemes shall include varying paint colors to accentuate individual elements and siding material changes.
- iii. Stone shall feel natural to the site as if quarried from region.
- iv. Stain, or natural tones, are preferred over paint when applicable.



H

H. Garage Variety

- i. A variety of garage configurations shall be implemented to create a diverse street scene throughout the community.
- ii. No two garage configurations or garage door designs shall sit adjacent one another.
- iii. All homes shall feature architecturally detailed garage doors constructed from quality materials such as wood or steel. Flat garage door designs are not permissible.
- iv. Garage door detailing (color, finish, window style, hardware, etc.) shall be consistent with the architectural character of the home.
- v. Garage doors must be offset a minimum of 12."

2.3 GARAGE CONFIGURATIONS

A variety of garage configurations are allowable for Montane to create and maintain a diverse street scene throughout the community. The following garage orientations are preferable; however, other garage orientations may be considered per the approval of the Design Review Committee (DRC). Ultimately, the goal is to achieve an appealing streetscapes, utilizing a variety of garage configurations.



Side Load Garage

May be implemented as lot widths allow and are encouraged at corner lots (see page 16).

Recessed Garage

This configuration shall include a porch or architectural entry. Garages shall be recessed a minimum of 6' from porch or forward-most living area.



Deep Recessed Garage

Garages in this format are set toward the rear of the lot to diminish the garage's appearance.

Turn-in Garage

Creates visual diversity as it breaks monotony of front-facing garages to the street and minimizes the appearance of the garage.



Corner Lot Garage

Garage may be repositioned from its original format to take access from the adjacent side street. This format offers additional opportunities for lot and elevation enhancements.



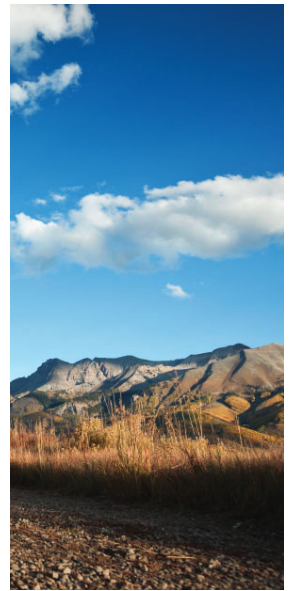
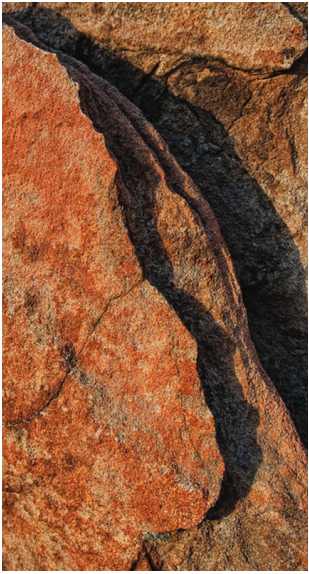
2.4 EXTERIOR LIGHTING

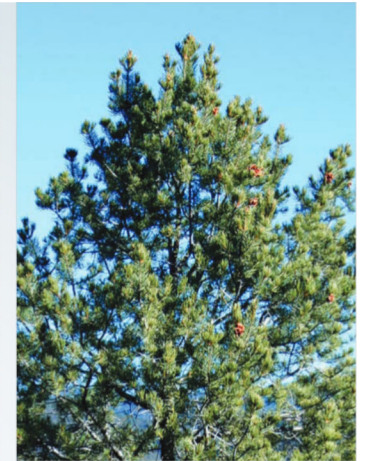
Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources as well as across easements, rights of way, no build areas or the night sky. All exterior lighting shall be indirect lighting and/ or of a "sharp cutoff". No flood lighting will be permitted and subtle lighting of architectural elements will be encouraged to blend with the surrounding architecture and site.

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SECTION 3

LANDSCAPE DESIGN





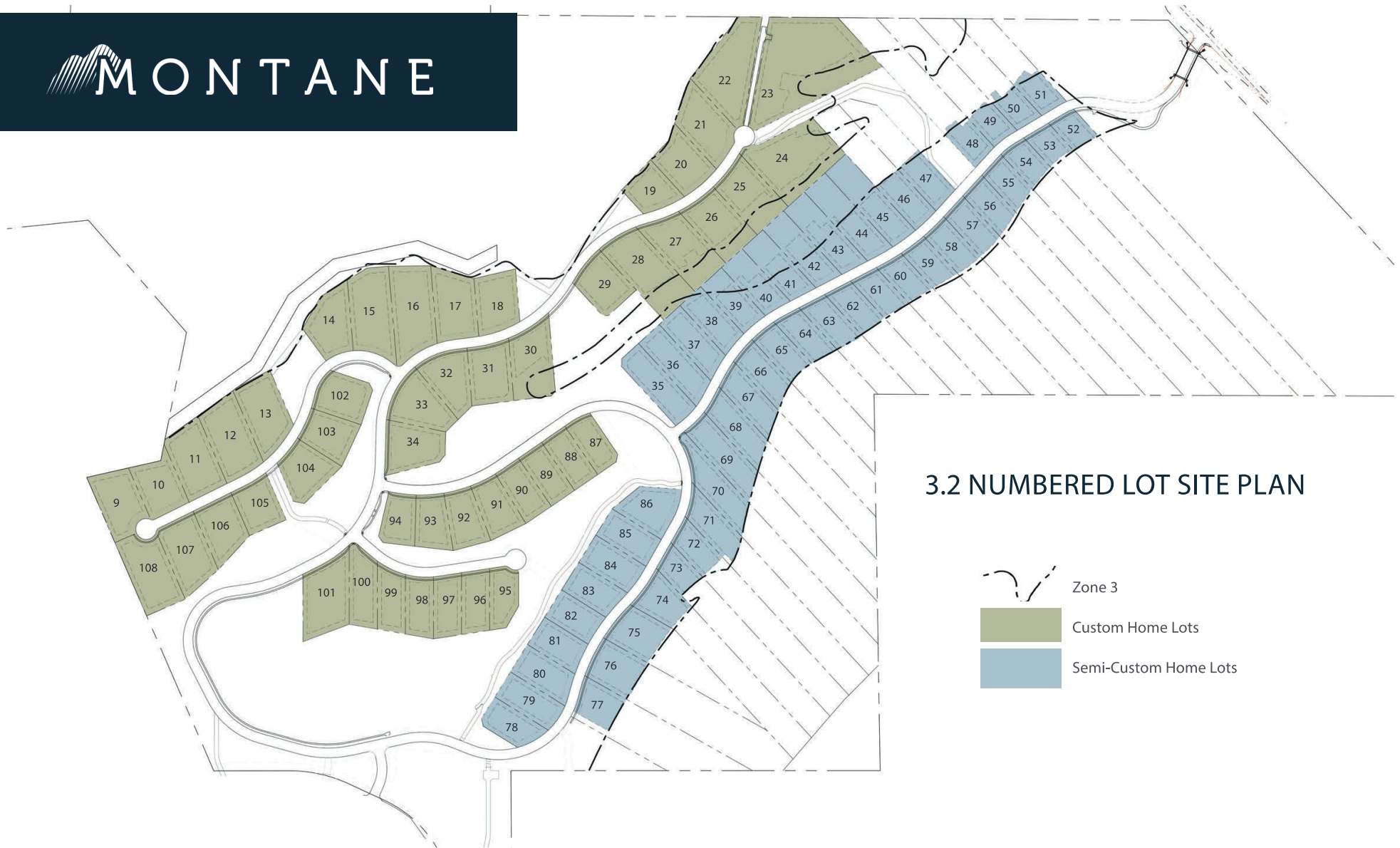
3.1 GENERAL DESIGN STANDARDS

Sensitively composed planting plans are integral to the overall experience of Montane. Each planting plan should be carefully designed, both spatially (i.e. a variety of plant sizes and plant habits) and materially (i.e. boulders, rock, mulch, pavers, concrete, etc.). Ultimately, the goal is to provide flexibility to the home owner / builder while maintaining the aesthetic vision of the Montane community through its natural landscape. Landscape Lot Zones focus on blending plant material selections and irrigation around the residences, which lessen in intensity away from the homes, seamlessly blending the lot landscaping outlying areas with the natural setting.

General Requirements

- » Planting design should complement the scrub oak stands and rock outcroppings
- » Planting Plans should emphasize extensive use of meadow grasses to create a more realistic streetscape.
- » Zoned planting areas ensure consistent planting areas to enhance a naturalized character for the community.
- » Turf areas should be contained to usable and visually impactful areas close to the home.





3.3 SITE PLANNING

General Requirements

- » Curved driveways are encouraged. 12’ driveway width maximum to the garage court; the maximum width for straight drives is 18’.
- » Placement of the homes on the sites should be varied with regards to front and side setbacks. The intent is to provide a diverse streetscape from lot to lot.
- » Front home setbacks to be a minimum of 40’ from the back of curb, unless suggested otherwise by the Design Review Committee. Adjacent homes shall vary each setback by 10’.
- » Plan layout and setback variances will be reviewed by the DRC based on lot necessity.
- » Setbacks establish the front face of the building.
- » 4’ wide community trail to be installed 10’ from edge of roadway in lots 24-29, 30-34, 87-94, 102-107 and 95-100.
- » No construction activity shall occur outside of the buildable area. Refer to lot plat for rear buildable setback.
- » Vary garage placement, side loading is preferred.
- » Side loaded garages are allowed to abut the Community Setback line.
- » Side setbacks are 15’ on each lot. Homes may be sited adjacent to side setbacks. The open space between homes is an important part of the development character



LEGEND

-  Native Landscape/ Do Not Disturb Area
-  Typical Lot Landscape Area
-  Developer Installed Fence



3.4 LANDSCAPE OVERVIEW

The goal is to provide flexibility to the home owner/builder while composing each home within the development with a consistent vision while respecting the natural beauty of the landscape.

3.4 LANDSCAPE GUIDE

This landscape guide has been established to create variety and a substantial natural open space setting between each home. The intent is to establish a well proportioned and balanced lot landscape that matches the aesthetic of the natural surroundings .

Guidelines

Native Area:

- » A minimum of 20% of landscape area to be native seed and/or shrub mix. See recommended plant list for acceptable seed and shrubs. (Landscape Plan shall require area take offs)
- » Mulched shrub beds are acceptable so long as plants cover 80% or more of the mulched area at maturity. (Landscape Plan shall require plant counts)
- » 50% of native area plant count must be from recommended plant list.

Sod:

- » A minimum of 30% and a maximum of 60% of lot landscape coverage may be sodded.
- » See section 3.6 for acceptable sods & specifications.
- » Artificial turf is allowed in rear of property, not visible from street.
- » No more than 15' of continuous sod allowed along property lines. Sod must be broken up with shrub beds and native areas.

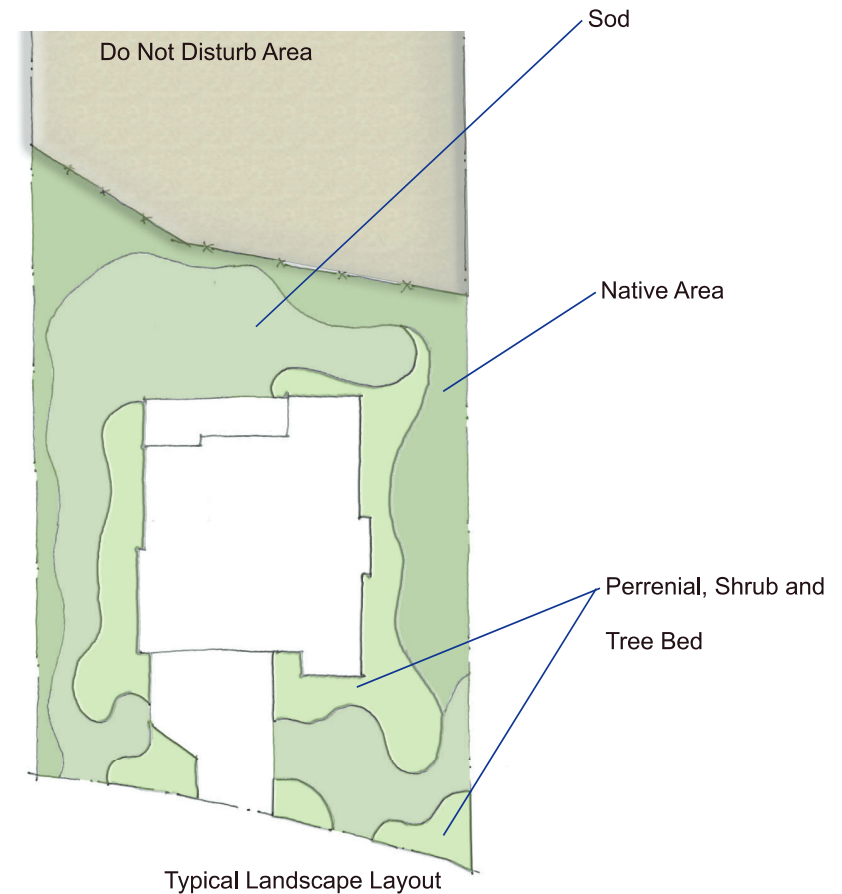
Perennial, Shrub and Tree Bed:

- » A minimum of 20% and maximum of 80% lot landscape area to be perennial, shrub and tree bed. See section 3.5 for recommended plants. .
- » Shrubs and trees shall cover 80% or more of landscaped area at maturity.

3.4 (Continued)

Do Not Disturb Area:

- » Delineates non-disturbed native grass areas as identified within the Overall Development Plan on record with Jefferson County.
- » Three year establishment irrigation system usage only.



3.5 LANDSCAPE STANDARDS AND SPECIFICATIONS

NATIVE AREA ELEMENTS AND SPECIFICATIONS

- » Irrigation is required for initial establishment of native areas within the lot landscape.
- » Shade trees are acceptable in native area, and encouraged in the rear lot around outdoor gathering areas.
- » Shrub and ground cover shall be planned to cover 80 percent of rock and wood mulch at a full plant maturity. Minimize open rock and mulch beds. 5 gal shrubs are required. 1 gal grasses and perennials.
- » Double shredded redwood fiber mulch (Gorilla Hair) or pine needles for planting beds only.
- » 50% of native area plantings from recommended plants list.

PERENNIAL, SHRUB AND TREE BED ELEMENTS AND SPECIFICATIONS

- » Automatic Irrigation Is required for planting beds in lot landscape.
- » Trees shall be located a minimum of 6' behind back of curb or paving.
- » Minimum of four (4) trees per lot required per Jefferson County.
- » Edging application shall be curvilinear
- » Rock mulch to be native colors of the local landscape.



3.6 LANDSCAPE STANDARDS AND SPECIFICATIONS

NATIVE AREA RECOMMENDED PLANT LIST (CONTINUED)

Deciduous / Evergreen Shrubs



Isanti Dogwood
Cornus sericea 'Isanti'
5 gal



Blue Mist Spirea
Caryopteris x clandonensis
'Blue Mist'
5 gal



Twinberry Honeysuckle
Prunus besseyi
5 gal



Hancock Coralberry
Symphoricarpos x chenault 'Hancock'
5 gal



Snowberry
Symphoricarpos alba
5 gal



Wild Rose
Rosa woodsii
5 gal



Waxflower
Jamensia americana
5 gal



Clavey's Dwarf
Honeysuckle
Lonicera x xylostoeides
'Clavey's Dwarf'
5 gal



Squaw Current
Ribes aureum
5 gal



Wayfaring Tree
Viburnum lantana 'Mohican'
5 gal



Common Juniper
Juniperus communis
5 gal



Arcadia Juniper
Juniperus sabina 'Arcadia'
5 gal



Buffalo Juniper
Juniperus sabina 'Buffalo'
5 gal



Western Sand Cherry
Prunus besseyi
5 gal



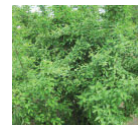
Gambel Oak
Quercus gambelii
5 gal



Dwarf Blue Rabbitbrush
Chrysothamnus nauseosus
5 gal



Tall Green Rabbitbrush
Chrysothamnus nauseosus graveolus
5 gal



Cheyenne Privet
Ligustrum vulgare
'Cheyenne'
5 gal



Russian Sage
Perovskia atriplicifolia
5 gal



Shrub Potentilla fruticosa
5 gal



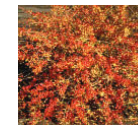
Gambel Oak
Quercus gambelii
5 gal



Rocky Mountain Sumac
Rhus glabra cismontane
5 gal



Native Ninebark
Physocarpus monogynus
5 gal



Three Leaf Sumac
Rhus glabra 'Laciniata'
5 gal



Ural False Spirea
Sorbaria sorbifolia
5 gal



Soapweed
Yucca glauca
5 gal



Staghorn Sumac
Rhus typhina
5 gal



Soapweed
Yucca glauca
5 gal

3.6 LANDSCAPE STANDARDS AND SPECIFICATIONS

NATIVE AREA RECOMMENDED PLANT LIST (CONTINUED)

Grasses



Blue Grama
Bouteloua gracilis
Seed, plug or 2¼" pot



Hard Fescue
Festuca trachyphylla
Seed, plug or 2¼" pot



Little Bluestream
Schizachyrium scoparium
1 gal.



Sheep Fescue
Festuca ovina
1 gal.

Native Seed Mixture

Blue Grama	<i>Bouteloua gracilis</i>	50%
Sideoats Grama	<i>Bouteloua cutipendula</i>	35%
Sand Dropseed	<i>Sporobolus cryptandrus</i>	10%
Prairie Junegrass	<i>Koeleria macrantha</i>	5%

Sow at 20 lbs. per acre non-irrigated and 12-15 lbs irrigated Shortgrass Mix from Applewood Seed Co. (303) 431-7333



3.6 LANDSCAPE STANDARDS AND SPECIFICATIONS

SOD AREA SPECIFICATIONS

- » A maximum of 60% of lot landscape coverage may be sodded. Sod area calculation must be shown on landscape plans.
- » Artificial turf is allowed in rear of property, not visible from street. Artificial sod counts towards your sod area totals.
- » No more than 15' of continuous sod allowed along property lines. Sod must be broken up with shrub beds and native areas. See section 3.4 landscape typical for reference.
- » All sodded areas shall be irrigated with an underground automatic sprinkler irrigation system.

3.7 SUBMITTAL REQUIREMENTS

- » Sod Type
- » Rock / Mulch Type
- » Wall Materials
- » Edger
- » Lighting
- » Plan Requirements
 - 1.Scaled with a north arrow
 - 2.Address & lot number
 - 3.All material and plants identified with a specified sizing
 - 4.Area calculations for allowable landscape areas including sod and mulch beds
 - 5.Plants shown at roughly 75% maturity.
- » ***Plans that do not adhere to the submittal requirements will not be reviewed.**

Acceptable Turf Grass Sod

Thermal Blue Texas Hybrid Re: Green Valley Turf Co. (303) 798-6764, or equivalent. Receipt of sod is to be furnished and submitted to the DRC for final approval.

Acceptable Native Turf Grass

Legacy Buffalo Grass sod Re: Green Valley Turf Co. (303) 798-6764



BUFFALO SOD



3.7 LANDSCAPE AND IRRIGATION STANDARDS

SOIL PREPARATION

- » 2" depth coverage across all disturbed earth.
- » 2 Rototill a min. 6" depth into existing soil.
- » Remove any rocks or debris over 2" in diameter.
- » Biocomp from A1-Organics: 4 CY/1000 s.f. minimum, 970-454-4392

FERTILIZER: ALL NATIVE SEED AREAS

- » Biosol from Rocky Mountain Bio Products, (303) 696-8964
- » Apply to all native seed areas.
- » Apply Per manufacturer's recommendation

DESIGN STANDARDS

- » All landscape edger not abutting the house to be curvilinear. The Design Review Committee (DRC) has the right to make revisions to edger layout.
- » Planting designs shall create naturalistic edges to the Community setback area zone. Planting beds matching the outline of the Community setback area are not allowed.

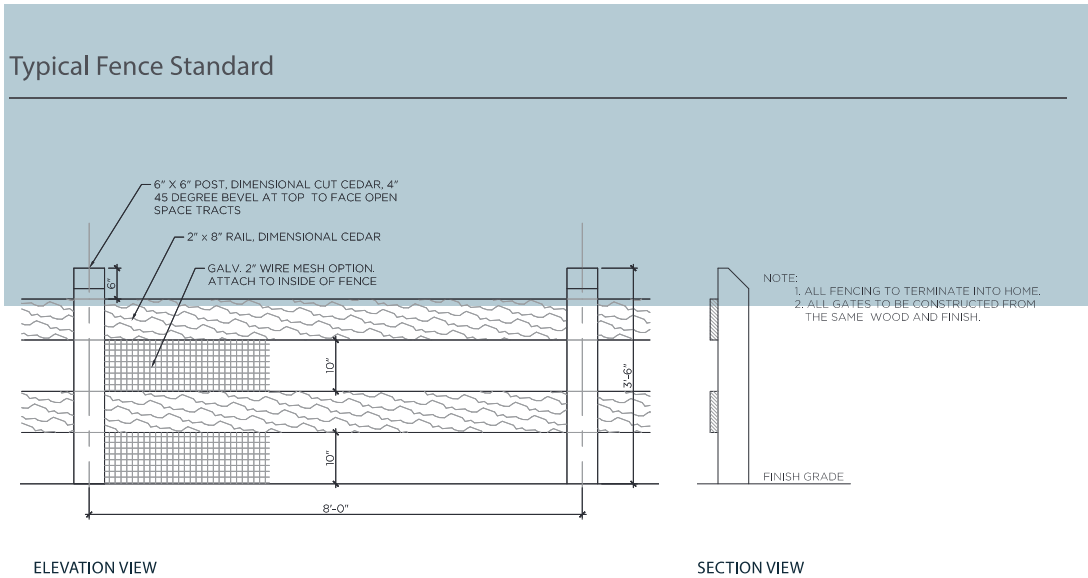
AUTOMATIC IRRIGATION STANDARDS

- » Install Rain sensor.
- » System to include timer.
- » Install temporary irrigation system for Upland and short grass seed mix areas. System to be severed at the conclusion of three year establishment period.

3.6 FENCING

Fence layout shall be alongside property line and rear.
No fencing is permitted at the edge of Zone 2 or in Zone 3.

- » Fence shall return to home at 90 degrees, 10 feet back from the street structure face.
- » Stain: Olympic Elite semi-transparent stain, color: Olivewood.
- » Maintain straight fence segments originating from the building.
- » Gates to be a maximum of 48" wide.
- » Gate design shall match the fence design elements.



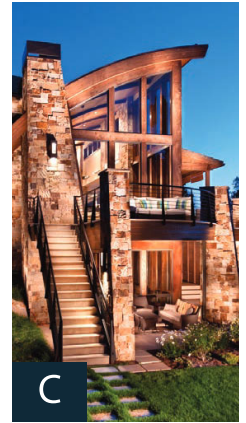
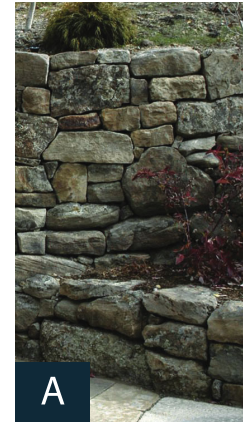
3.7 RETAINING WALLS

Requirements

- » Any wall over 48" tall shall be structurally engineered by a licensed engineer
- » Conform with all Jefferson County engineering code and permitting requirements.
- » Maximum height of walls to be 4'-0" high. Where additional height is needed, terracing shall be used. Provide planting area between terraces. Terrace layout to be approved by the DRC.

Wall Material Options

- A. Colorado Moss Rock Wall Stone - Drystack
Source: Pioneer Sand & Gravel
- B. Rosetta stone retaining wall, Style: Belvedere,
Color: Mix pieces 80% Solterra, 20% Vail,
submit to the Design Review Committee
(DRC) for approval.
- C. Stone masonry used on adjacent home
structure.
- D. Others as approved by the DRC.



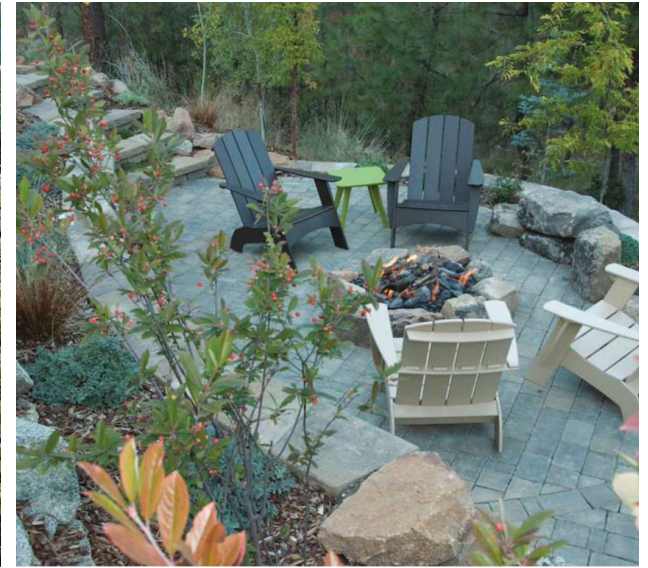


3.8 SITE LIGHTING

Landscape and exterior site lighting for homes within Montane is encouraged to be low level and accent only to enhance the rural and naturalistic quality of the overall project. Pathway, landscape, patio site structures and exterior façade lighting shall complement the low light level quality of the community. The close proximity of homes to one another will require thorough lighting design so negative spill lighting does not impact neighboring lots.

Requirements

- » All site lighting must meet Jefferson County Dark Sky Standards. Low Level Lighting shall be 10 watts or less.
- » All lights shall have shields or hoods to prevent visibility of the light source to the street or neighboring homes.
- » Site lighting source shall be LED and full cutoff.
- » Holiday lighting is permitted between November 25th and January 31st.
- » Flood lights or sport court lighting is not allowed.
- » All new homes shall submit a Site Lighting Plan for DRC approval.
- » Landscape lighting of trees is not allowed.
- » No uplighting of structures.



3.9 SITE HARDSCAPE

Homes at Montane represent a custom community that utilizes high quality materials throughout the site. The use of high quality pavers, stone or colored and textured concrete, for driveways, paths, porches and patios are highly encouraged. Exterior paving materials shall complement the pattern, color and texture of the house.

» Driveway materials to be concrete, asphalt or pavers. Gravel is not allowed.

» **Concrete compensatory statute:** for every additional 100 square feet of driveway concrete, or other hardscape materials to enlarge the driveway,

1 - 2" caliper shade tree or 8' evergreen tree is required. For each additional 10 square feet added there after, 1- 5 gal shrub is required. E.g. for an additional 150 square feet of hardscape added to the driveway, the homeowner would be required to install 1 - 2" caliper tree and 5-5 gal. shrubs.

If less than 100 square feet of driveway hardscape material is installed, for every 10 square feet = 1 - 5 gal shrub.



3.10 ANCILLARY STRUCTURES

- » Play equipment shall be wood or natural toned metal or plastic equipment. Bold, contrasting colors are not acceptable. Acceptable location: Rear Zone 1 or Zone 2. Maximum height to be 14' from average surrounding grade.
- » Trampolines to be natural colors. Acceptable location: Rear Zone One.
- » No artificial turf shall be allowed in Zone One, rear yards only. Turf to be dark green, min. 60 oz. weight, 1.75" height.
- » Hot tubs shall be discreetly integrated into outdoor deck areas. Acceptable location: Rear Zone 1.
- » Accessory structures shall comply with Jefferson County Zoning Resolution.
- » Accessory structures (i.e. sheds) shall comply with the height and maximum lot restrictions as outlined in the Lyons Ridge Official Development Plan (ODP). Refer to ODP, Section V, page 5 for accessory building standards.
- » Pools or Ponds are allowed within these design guidelines.
- » Pool security fencing design to be submitted to Design Review Committee for approval. All fencing to comply with all Jefferson County building and safety codes.
- » Sports Courts are not allowed. Sports Courts are hardscaped areas designed to or predominately used for basketball, tennis, hockey or other similar activities. They typically have lighting, fencing, nets, court lines, or other sports related items that are either permanent or predominately reside on any hardscaped area that is not on the driveway.
- » Basketball hoops are permitted on the driveway only and may be portable or affixed to a pole. Basketball hoops which are affixed to a pole must be submitted to the Design Review Committee for approval. Basketball shall only be played in a manner consistent with Jefferson County's noise ordinance.
- » Solar Energy Devices must be securely installed on the roof and must be in functioning conditions. Panels which present visible damage are required to be repaired. Line voltage wires and conduit from the panels to meter/disconnect must be covered and fastened to the home exterior (i.e no loose wires).

PRIVACY SCREENS



The purpose of the Privacy Screen is to shield from view ancillary structures such as hot tubs, or to also provide some privacy for homeowners while using the patio area to the rear of the home. Ideally privacy would be gained by using approved strategically placed shrubs, hedges, bushes or trees where space allows, or a combination of a small screen and plantings. The goal is to provide the homeowner desired privacy without upsetting the natural beauty of the Montane community. Please note that a Privacy Screen is not meant to be a supplementary fence.

(These are guidelines only and the Montane Community Committee and the LRMD reserve the right to approve or deny each request based solely on what is deemed best for the entire community.)

*A detailed description with dimensions and drawing or pictures, with desired placement must be submitted with the landscape approval request.

Privacy Screens shall:

- Be made of cedar, and left natural or stained with Olympic Elite Semi-transparent stain, color: Olivewood. Alternatively a screen

can be made of materials consistent to match the look and color of the home. A privacy screen must also not be a solid fence and

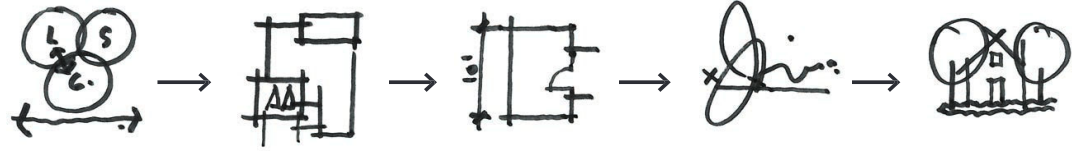
must contain some type of lattice, slotted or similar construction.

- *Be at least 5 feet tall, but not exceed 9 feet tall from the base/ground level. Nor shall it exceed 12 feet in length.(Any screen above 6' tall must make sense based upon placement and distance from home and slope of the grade. Example - building an 8' tall screen when a 6' tall screen would give the desired privacy will not be allowed in order not to obstruct neighborhood views of the mountain surroundings.)
- Have plantings or shrubs etc. placed around the screen for softening purposes for neighbors.
- Not be within 5 feet of the property line and be located no further away than 10 feet from the home and run in the direction parallel to the home only. (Directionally Front to back). A Privacy Screen must also not obstruct the view of the surrounding mountainous landscape.
- Be located exclusively to the rear of the home and not in the side setback areas.

SECTION 4

DESIGN REVIEW

THE DESIGN REVIEW PROCESS



The Design Review Process is intended to manage and enforce the design standards contained herein to achieve the maximum aesthetic benefits for the community and continue to enhance property values. All submittals shall comply with the following procedural requirements to assure a timely process and in order to gain approval from the Design Review Committee (DRC). The DRC shall strive to approve, approve with conditions, or deny a complete set of Final and Concept Design Submittal documents within the later to occur of (a) 30 days after its receipt or (b) 10 days after the first meeting of the DRC following its receipt. The DRC's failure to approve, approve with conditions or deny a complete Approval Request within such period shall be deemed a denial of such Approval Request.

It is required that the Owner retain assistance from a competent, licensed Landscape Architect and Residential Architect. Plans submitted for final DRC approval must be stamped by the Architect. The Owner and their consultant(s) should also carefully review the County's requirements, the Master Declaration of Covenants, Conditions and Restrictions (CC&R's), Rules and Regulations regarding covenant enforcement as adopted by the Lyon's Ridge Metropolitan District, as well as the Design Guidelines prior to commencing the design review process.

For application and fees, contact the DRC at drc@lyonsridgedevelopment.com

4.1 Pre-Design Meeting

Prior to preparing preliminary designs, it is required that the Owners and/or Owners' representative meet with the DRC to discuss ideas of the design, concerns of the DRC and site constraints of the neighborhood or individual site. These items will include the following:

- Approval of Design Team - Architect
- Garage configurations
- Proposed style of residence

- Jefferson County requirements
- Easements, setbacks and drainage with adjacent site
- Percentage Requirements
- Masonry
- Front garages
- Roof lines
- Recessed balconies

4.2 Concept Design Submittal

Following the Pre-Design meeting, the Owners and / or Owners' licensed Architect shall provide preliminary architectural design concepts for submittal to the DRC. The submittal shall include an electronic file submittal of full-size, to scale drawings. Once, the electronic file submitted has been received, a meeting will be scheduled to review the submittal documents.

- A typical plot plan, depicting how the homes will fit on a typical lot.
- Floor plans, 1/4" per foot including any accessory structures.
- Elevations at same scale as floor plans.
- Typical roof plans showing drainage.
- Color boards can be submitted if selections have been made at this time.
- Floor plans and elevations illustrating how icon and enhanced lots will be addressed.

4.3. Final Design Submittal

Following Concept Design Submittal, the Owners and / or Owners' Architect shall provide final architectural and plot plan suitable for construction for submittal to the DRC. The submittal shall include an electronic file submittal of full-size, to scale drawings. Once, the electronic file submitted has been received, a meeting will be scheduled to review the submittal documents.

- For semi-custom home designs a typical site plan including final grading from a licensed civil engineer. Final site plan shall include final proposed grade lines, top of finish floors including walkouts, all site improvements, retaining walls, easements and setbacks.
- For custom home designs a typical site plan including final grading from a licensed civil engineer. Final site plan shall include final proposed grade lines, top of finish floors including walkouts, all site improvements, retaining walls, easements and setbacks.
- Detailed floor and roof plans, 1/4" per foot including any accessory structures. All options shall be provided in addition to standard plans.
- All front, rear, and side elevations shall be shown at the same scale as floor plans, accurately depicting actual and proposed grading. Elevations shall also show maximum roof height as calculated by Jefferson County. All options shall be provided in addition to standard elevations.
- Wall, building sections and exterior details shall be provided.
- Color board including samples of all finished exterior materials and colors presented on 24" x 36" board. Sample board must include a front elevation for the purposes of clearly identifying where colors and materials are to be applied. In addition, a typed schedule of all finish samples shall also accompany the material board.

THE DESIGN REVIEW PROCESS

4.4 Logistics Plan / Building Permit Phase

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

Semi-Customs

CSLP must be approved prior to the DRC issuing any building permit releases or individual lots. Building Permit release application must include:

- » Color scheme selection
- » Model and elevation
- » Final plot plan

Customs

CSLP shall be included with the Final Design Submittal in order to achieve authorization and apply for a building permit.

Security deposit refund is subject to final inspection and issuance of Release to Apply for Certificate of Occupancy with the County. Landscape security deposit will be refunded upon final inspection of landscape improvements.

4.5 Landscape Review

Not later than 60 days after the day on which the first certificate of occupancy (temporary or permanent) for any residence is issued by Jefferson County, a landscape and exterior plan for the lot on which that residence is located that has been developed by a licensed architect shall be submitted to the DRC for review and approval.

This submittal shall include an electronic file submittal of full-size, to scale drawings:

- a. An expanded plot plan of exterior materials. This shall include lot number and /or address, including final grading certificate from a licensed civil engineer. Final site plan shall include final proposed grade lines, top of finish floors including walkouts, easements and setbacks, all site improvements, retaining walls, screen walls, paving materials, and installation details and notes.
- b. A landscape plan identifying plant material locations and types. The landscape plan shall include a plant legend keyed to the plan identifying plant species with size and condition at planting. The plan shall include notes and details identifying soil prep, mulch type and all products used for edging, weed fabric, etc.
- c. A lighting plan identifying lighting locations, types, and schematic wiring and control. The lighting plan shall include a schedule of products keyed to the lighting plan identifying bulb type and wattage.
- d. The applicant shall provide product submittals of all hardscape, landscape and lighting materials to be used. These may be product cut sheets or physical samples.
- e. Two or more plans may be combined as part of the same plan if legible.

4.6 Final Inspections

Prior to final sign-off from Jefferson County for the Certificate of Occupancy, the DRC will review the final built product to determine that the home was built according to the approved designs. Any changes at this point will need to be completed prior to the county's review or before the Certificate of Occupancy can be issued.

The Owners and / or Owners' representative will notify the DRC of substantial completion 7 days prior to final inspections. Two separate

CONTACT INFO:

For DRC specific inquiries contact: drc@lyonsridgedevelopment.com

security deposits are required prior to construction and final inspection; one for architectural design of the building, the other for landscape design.

4.7 Non-Liability Disclaimer

These Design Guidelines supplement the Jefferson County building and Montane Development zoning codes. The Design Guidelines do not supersede any existing applicable codes or ordinances. Neither the Master Developer, the Design Review Committee (DRC), nor the Lyon's Ridge Metropolitan District (LRMD) assume responsibility for plan review of, or conformance to, applicable local codes or ordinances. The DRC's purpose in plan review is to meet the intent of the Design Guidelines and supporting documents in keeping with the overall vision of Montane.

Neither the DRC or the LRMD, any member thereof, nor the Master Developer, shall be liable to any Builder / Owner or other person for any loss or damage claimed on account of any of the following:

The approval or disapproval of any plans, drawings and specifications, whether or not defective.

The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications regardless of any inspections by the DRC during the course of construction.

Every Builder /Owner or other person by submission of plans and specifications to the DRC for approval agrees that he will not bring any action or suit against the DRC, any of its members, nor the Master Developer, or the LRMD regarding any action taken by the DRC.

Approval from the DRC of any improvements at Montane only refers to the Montane Design Guidelines and in no way implies conformance with local government regulations. It will be the sole responsibility of the Builder / Owner to comply with all applicable government ordinances or regulations, including but not limited to zoning ordinances and local building codes.



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