

APPENDIX 4: LANDSCAPE DESIGN STANDARDS AND PROCEDURES

(7-18-2005 Approved Version)

See Site Standards Section C, Paragraphs 4-9 for additional information. The land plan for Diamond Ridge Estates captures the unique natural beauty of Colorado's Front Range high prairie, and recognizes the sensitivity of the landscape. Diamond Ridge Estates offers a variety of magnificent homesites, maximizes open space, and provides infrastructure in ways that foster a high quality community, with minimum impact on the natural terrain.

The landscape plan for each Lot is the responsibility of its Owner/Contractor, and is subject to these Landscape Design Standards and Procedures (the "Landscape Standards"). "Owner" refers to the resident or building contractor, whoever is the current owner of the site and/or residence. Significant modifications to an existing site must follow these same Standards and Procedures. Because individual homesites vary in landscape character, terrain, views, and features, the Landscape Standards are written in general terms that define design principles, offer site-planning guidelines, and clarify the Owner's responsibilities. Owners are encouraged to retain the services of a professional Landscape Architect experienced in site analysis and planning, landscape design, installation and plant materials.

The intent of these Landscape Standards is to assist Owners in landscaping their Lots in ways that are consistent with the spirit of the Diamond Ridge Estates land plan and the overall Design Standards and Procedures. Owners are encouraged to landscape their Lots in ways responsive to the inherent beauty and integrity of the natural landscape. Since it is impossible to cover all situations in these standards, the Landscape Design Review Committee will assess the compliance of the proposed landscape plans to the standards.

Special Requirements for Ridge Lots

If the property is part of Filing No. 1, Lots 18-28, Block 1 or Filing No. 2, Lots 1-11, Block 1, please see Appendix 5.

Considerations include:

- Providing space to accommodate outdoor living requirements.
- Preserving natural site features and avoiding unnecessary disruption of the Site.
- Minimizing requirements for irrigation. .
- Planting trees, shrubs, grasses and flowers compatible with the existing ecosystem.
- Enhancing the overall appearance of the Community.
- Maximizing considerations of safety and security for residents, visitors and wildlife.

- Monitoring construction to avoid erosion, ponding, sliding or other damage to the Site or adjacent Sites.
- Landscape design should be in accordance with builder warranties.

As a general rule, an Owner should budget at least 7% of the total cost of the finished residence for landscaping, which could include plants, trees, turf, irrigation, patios, outdoor lighting and walkways.

The process for establishing the Landscape Design Review Committee and defining the specific duties and powers conferred on it is defined in the Declaration for Diamond Ridge Estates. The Landscape Design Review Committee reserves the right to revise these Landscape Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the Community, while enhancing and protecting property values.

A. LANDSCAPE REVIEW PROCESS

1. When Plans are Required

A landscape plan must be submitted for approval for all new landscaping as well as for changes in landscaping that involve the addition, change or move of a feature, changes in landscaping that involve significant changes to the layout or size of sod or irrigated seeded areas and planting beds, changes in landscaping that could impact neighboring Diamond Ridge properties (for example, changing drainage of water off the property onto another property). Plans do not have to be submitted for minor changes that have no impact on adjoining properties or for changes involving refurbishing of existing landscaping such as changing or replacing plants and trees, as long as the changes do not cause a nonconformance of any Landscape Design Requirements. A landscape plan must be submitted within 90 days of occupancy. And the minimum specified landscaping shall be completed within 180 days of occupancy. Extensions will be made for completion of the minimum landscaping when occupancy occurs after October of the year. Exceptions for certain plant materials are subject to Committee review.

2. Pre-design Meeting

Prior to preparing the landscape plan, the Owner and/or designated designer shall meet with the Board designated Design Review Committee for Diamond Ridge Estates to discuss plans, requirements, and existing conditions of the Site, which will help minimize changes and delays. Existing conditions and concerns will be noted and desirable outside functions, such as eating areas, gardens, play areas, water features, etc. and their location will be discussed. Notes from the pre-design meeting will be sent to the Owner. An appointment for a pre-design meeting should be made by calling a member of the Landscape Design Review Committee.

Al Link – 303-663-4812
Greg Miller – 303-660-3466 (Chairperson)
Dan Conroy – 303-663-8810

If possible, a pre-design meeting should occur at the site, after the builder has completed the house, grading, and exterior details such as decks, walks, driveways, etc. A plat showing the builder's grading and erosion control plan should be available at this meeting.

2. Plan Submittal

Following the pre-design meeting, a landscape plan must be developed. Three copies of the plans shall be submitted containing the following information:

- a) Lot, Block, Filing number, Owner's name, address, phone number and Designer's name, address, and telephone number.
- b) Scale of 1" = 10' and North arrow.
- c) All existing conditions, including house, walks, driveways, patios, decks, walls, water features, play areas, topography with a minimum 2 foot contour interval, trees and significant vegetation, drainage ways, neighboring landscape plantings along the property lines, natural features, easements, property lines, and other legal restrictions that may exist.
- d) Any proposed modifications must be included in the plans. All proposed improvements designed in accordance with the landscape Standards including drainage ways, proposed grading with minimum contour intervals of 2 feet, trees and shrub beds with botanical and common names of all plant materials including perennial and ground cover beds, sizes (width, caliper and height), all landscape features, such as walls, fences, gardens, hot tubs, pools, tennis courts, walks, patios, decks, gazebos, water features, boulders, structures, play equipment, lighting, etc. All plants shall be drawn to indicate 75% of the mature size of the plants on the plan. Plan should include specific amount, in square feet, and type of irrigated turf being used (eg. Fescue/bluegrass mix).
- e) At the Owner's option, a perspective sketch or elevation can be submitted.
- f) The Committee will review the plan and will provide a written response no later than 14 days after the review, indicating approval of the plan, approval with modifications, or denial. If the plan is denied, a written response will be given explaining the reasons for denial. Any re-submittal shall follow the submittal procedures and address the areas of concern.

Construction must not begin prior to receiving a written approval from the Design Preview Committee.

B. LANDSCAPE DESIGN

1. Landscape Zones

There are two landscape zones allowed: "Improved" and "Natural".

a) "Improved" Zone.

The Improved Zone consists of areas of landscaping that require irrigation to support the vegetation. This is typically landscaped beds with trees, shrubs, flowers and other plantings not necessarily natural to the terrain as well as sodded or seeded grass areas with strains of grass requiring irrigation.

The Improved Zone shall not exceed 12,000 square feet in area, but shall be a minimum of 4000 square feet. Irrigated sod or irrigated seeded turf is highly recommended, but not required as a part of the improved areas. At least half of the minimum 4000 square feet of improved planting area must be in the front of the home unless terrain, natural Gambel Oak or septic field placement prevent this amount. If irrigated sod or irrigated seeded turf is used as part of the "Improved" area, at least the first 1000 square feet must be in the front of the home (unless terrain, existing Gambel Oak or the septic field make this impractical).

It is highly recommended that the sodded or seeded grass portion of this zone utilize fescues or blends of grasses that include fescues due to the watering requirements. It is NOT recommended that pure bluegrass turf or seeded grass be used unless it is a drought tolerant type of bluegrass. Bluegrasses associated with traditional residential developments are not indigenous to this area and require considerable watering to maintain compared to other grasses. Grass types and ground covers with much lower water requirements should be considered. Turf should be avoided on steep slopes from which water will easily drain off and not be absorbed by the soil. Steep slopes will benefit from groundcover. Please see the attached list of recommended plants, trees, grasses and ground covers.

b) "Natural" Zone

The Natural Zone consists of the remainder of the lot that is not part of the "improved" zone. It includes natural areas as well as landscaped areas covered with materials and plants that do not require irrigation to be maintained. Septic leach fields are part of the Natural zone.

2. Grading and drainage

a) Also see Section C, Paragraph 10. Standards for grading and drainage are general and do not constitute a representation, warranty or agreement by the Developer, the Design Review Committee, or the Association that adherence shall result in a residence and/or landscape which is free from

any defects. Owners are responsible for obtaining (from their builder), a soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping. Neither the Developer, the Design Review Committee nor the Association shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Committee pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum Landscape Design Standards set forth in these guidelines.

- b) Drainage for each Lot must occur within the Lot. The final drainage pattern should take the water from the Lot out to the street or along the back property line. If drainage occurs down the side of the Lot near the property line, grading should be done so that the water does not run onto neighboring properties. Under no circumstances should landscaping result in the acceleration or intensification of water flow off the landscaped lot onto a neighboring lot.

3. Tree Planting Requirements

On Lots with limited existing gambel oak (as determined by the Committee) Owners shall plant a minimum of 5 trees in the front/entry area of their Lots in order to enhance the front appearance of the residence. Evergreen trees shall be at least 8' tall. Deciduous trees in general shall be a minimum 2-1/2" caliper (diameter) . When part of the 5 front/entry trees, deciduous trees shall be a minimum 3 -1/2" caliper. Additional trees are encouraged for the remainder of the Lot. *Note: Care should be taken on planting new trees within close proximity of existing trees or shrubs as water requirements may differ. Professional plant authorities should be consulted.*

A list of recommended trees, shrubs and ground covers is attached.

4. Landscape Features

Owners are encouraged to include landscape features such as patios, walks, walls, ponds/water sculpture, hot tubs, planting areas, decks, gardens, and other such landscape amenities. Plans for these features must be submitted with the Landscape Plan to the Design Review Committee. The plans must include the location, approximate size and description of materials for the landscape feature. For example, a wall shall be specified by its length, height (or range of height if sloped), thickness and the type of material and construction (e.g. dry stacked buff strip stone or cemented granite with flagstone cap). In areas visible from the streets or from adjoining properties, only natural stone, natural looking simulated stone or stone veneer, stucco or brick blending with a brick exterior of the home will be allowed in walls and features. In general, walls and features shall be designed to blend with or compliment the outside finish on the home and the natural terrain.

Walls are allowed for decoration or for retention of soil, but shall not be more than approximately 18 inches above the ground level they retain or are placed upon. Walls are not allowed to form the perimeter of a major portion of the property (can not be used in lieu of a fence to enclose a major portion of a property).

Features such as fences or dog runs shall be limited to that allowed by the Diamond Ridge Estates Design Standards and Procedures. Such features shall be significantly buffered from the view of neighboring properties and the street by trees, shrubs, boulders, birms, or other approved means that extend at least to the height of the fence being screened.

Features such as play sets, trampolines, and other recreational equipment are allowed, but a plan must be submitted and approval obtained prior to installation on the lot. Such features must be located in a position that does not create a significant negative impact on the views of neighboring homes and must be substantially buffered from the view of neighboring properties and the street(s) by use of trees, boulders, shrubs, birms or other approved means. These features must be behind the rear plane of the home and set back from the side property boundary (or rear property boundary if it adjoins another Diamond Ridge Estates building lot) by at least 25 feet or the space needed to adequately buffer the view of the play set, trampoline or recreational equipment from the adjacent property.

Features such as play sets and trampolines must be of natural wood and/or earth tone colors (brown, green) instead of bright colors that make the masking of the feature much more challenging. In fact, play sets and trampoline type features will not be allowed in areas where they cannot be extensively and effectively screened from the view of neighboring properties and streets. It is also highly recommended that, where feasible, features such as trampolines should be installed "in the ground" for both safety and visual impact reasons. Existing play sets and trampolines that are not entirely of natural colors as described above must be extensively screened from the view of neighbors and the streets.

Substantial buffering means that the view of the feature or equipment is substantially blocked once the plantings reach 75% of their mature breadth. Trees and bushes or other items used to buffer the feature must be at least the height of the feature. Use of mostly evergreen plantings is strongly encouraged so the buffering is effective year round.

Birms are allowed for landscape decorative purposes and for water runoff control, but must be integrated into the overall landscape design and contain

appropriate plantings and ground cover to enhance the overall appearance of the treatment. Birms, like walls and fences, are not to be used to form a perimeter around a major portion of the property.

Gardens are allowed in the rear of homes as long as the views from the street(s) and other properties are buffered in the same manner as the other features mentioned above and are positioned off adjoining property lines in the same manner as the other features mentioned above. Fencing used must be neat and maintained in good repair and conform to the Diamond Ridge Design Standards and Requirements in terms of size and materials.

5. Exterior Lighting

Lighting for landscape development shall comply with specified Site Standards published for Diamond Ridge Estates, Paragraph 12. At a minimum, it is required that the street number of the residence be displayed at the front entrance to the lot and that the address be illuminated at night.

6. Specified Minimum Landscaping Requirements:

The following constitutes the minimum amount of landscaping required for Diamond Ridge Estates. Maintenance, installation, feature and other requirements apply to this and all landscaping at Diamond Ridge Estates. The minimum level is intended to try to assure the basic enhancement and maintenance of property values in the community. Residents are strongly encouraged to exceed these minimum requirements within the guidelines provided in these standards.

- a) A minimum of 4000 square feet of Improved area (May include irrigated sod and/or irrigated seeded lawn and mulched (or stone) planting beds containing shrubs, trees, flowers, etc.). At least 2000 square feet of the total 4000 square feet of lawn and planting beds must be in the front of the residence unless natural Gambel Oak, natural rocky terrain or the septic field placement precludes the improvement of this much area in the front. If irrigated turf is included, at least the first 1000 square feet must be in the front of the residence.
- b) The placement of at least the five major trees in the front of the residence (deciduous trees of minimum 3 ½ inch caliber (diameter), evergreens of minimum 8 foot height).
- c) The placement of other trees and shrubs necessary to screen any fences, play sets, trampolines, other features per these Design Guidelines, etc.
- d) Lighted house numbers at front of property
- e) Planting of natural grasses over septic evaporative field
- f) Planting of sufficient ground cover, shrubs, trees, and use of conforming retaining walls and other features necessary to control erosion and water runoff from the property to adjoining properties.

7. Landscape Installation Requirements

- a) All plant materials should conform to the American Association of Nurserymen and the State of Colorado standards and should be installed per industry standards.

Proper preparation of soil, including addition of topsoil mix, is necessary to ensure adequate water absorption and grass survival. Soil under irrigated sod or seeded lawns must be prepared to Town of Castle Rock specifications: 4-6 inches of loose dirt with a minimum of 3 cubic yards of amended material (aged compost, wood humus from soft/nontoxic trees, sphagnum moss—not of Colorado origin, aged manures) and 10 pounds of phosphate additive per 1000 sq. feet of turf installation.

- b) Areas over septic leach fields shall not be irrigated and shall not be planted with trees or shrubs that could impair the intended evaporative function of the leach field.
- c) A landscape plan must be submitted within 90 days of occupancy. And the minimum specified landscaping shall be completed within 180 days of occupancy. Extensions will be made for completion of the minimum landscaping when occupancy occurs after October of the year. Exceptions for certain plant materials are subject to Committee review.
- d) Material staging and holding area must only occur on the Site where installation occurs.
- e) After installation, all materials must be cleaned up from the Site and surrounding area. If any material is left on Site, it will be disposed of by the HOA and expenses charged to the homeowner.
- f) Landscaping must conform to the approved plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.
- g) Gambel oak should not be removed for the purpose of landscaping without prior approval of the Committee.
- h) The Design Review Committee reserves the right to inspect the Site during and/or after installation to insure conformance to the approved plan. If the installed landscape does not meet the required design standards and does not follow the approved plan, the Committee reserves the right to require the Owner to correct any problems at the Owner's expense. The Owner shall immediately correct any installation, which is not in conformance with the approved plans.

8. Landscape Design Suggestions

- a) Use plant materials that produce unusual effects at different times of the year so that the landscape will have interest during each season.
- b) In large shrub beds, plant groups of shrubs and perennials. Plant a minimum of 3 of the same shrub together in a cluster and 5 of the same perennial. This will create more of an impact on the landscape.
- c) Design in elevation as well as plan view. Use the architectural elevations

or pictures of the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.

- d) Group plants with similar water requirements so that the irrigation system can be adjusted to fit specific zones.
- e) Place spruce and pine trees at least 15 feet from the house.
- f) Xeriscaping can reduce water and maintenance costs up to 60%. The Town of Castle Rock enforces water restrictions and fines residents for non-compliance. A no-cost permit is available from the Town for daily watering of newly installed sod or seed if the soil is prepared to Town Specifications.
- g) Irrigation lines should be at least 3' from the house foundation.

9. Landscape Maintenance

It is required that the property owner properly maintain both the Natural and Improved zones. The Improved zone maintenance shall include frequent and regular grooming of the turf to a height of 2 inches to six inches and the maintenance of mulch/stone cover and the removal of weeds in planting areas to keep a neat appearance. Dead trees and plants shall be removed and /or replaced in a timely fashion. It shall also include watering with an automatically controlled sprinkling system to assure efficient irrigation and compliance with the Town of Castle Rock watering restrictions.

The Natural zone maintenance shall include periodic cutting of natural grasses and the removal or mowing of weeds to maintain a maximum height of eight to ten inches. This includes the drainage areas along streets as well as the culvert areas around driveway entrances. This excludes planted ornamental grasses in specific planting areas, cactus, Gambel Oak and other trees and shrubs. Dead trees and other plants shall be removed and the terrain repaired or the tree/plant replaced

Re-seeding over the leach field of the septic system should be done using native grass mixtures, such as Foothills Seed Mix, wildflower mix. Leach field maintenance shall include periodic mowing over the leach fields of the septic system to maintain the ground cover to a height under the eight to ten inch maximum requirement. (note that the "stand pipes" that are exposed above ground at the end of each leach field run can be trimmed off to ground level and capped so it is easier to maintain or mow the leach field area)

If a leach field is located in the common open space, it is the responsibility of that homeowner to maintain the field so that it is indistinguishable from the surrounding native grasses. If a leach field is located in the front of a residence, it must be maintained as if it were in an Improved area, that is, maintained or frequently groomed to maintain the 2 inch to 6 inch height requirement.

Builder's lots shall be maintained to the eight to ten inch maximum height requirement by mowing where possible at a frequency that maintains the

eight to ten inch maximum height of the grasses and/or weeds. Particular attention must be placed on grooming the lot along the street (s) and back at least 15 feet from the edge of the roadway. Weeds or grasses in the culverts or drainage areas along the roads must be trimmed to be conforming to the maximum eight to ten inch height requirement.

It is highly recommended that all trees be sprayed in April of each year to protect against damage from insects.

10. Enforcement:

Adherence to these requirements will be strictly enforced by means of regular inspections of the community by a Management Company contracted for by the HOA. Fines are imposed per the HOA rules for non compliance of Diamond Ridge Estates covenants and guidelines.

11. Planting List:

This list is provided as a preliminary guide, and should be combined with the recommendations of a knowledgeable landscape professional in order to determine suitable varieties. For more information on grasses, trees, shrubs and ground covers, see <http://www.ext.colostate.edu/pubs/garden>.

Water Conserving Grasses—use as mixes only (contact Arkansas Valley Seed)

Blue grama
Buffalograss
Blue grama-buffalo grass mix
Smooth brome
Tall fescue

Grasses for Landscape Accents

Blue fescue
Avena
Blood
Feather reed
Hardy fountain
Maiden
Pampas Little Blue Stem

Perennials

Carpathian harebell
Lavender—cotton
Mountain blue (bachelor button)

Penstemon (Rocky Mountain, red)
Sulphur flower
Yarrow

Ground Cover for Shade—Partial Shade—Partial Sun (beneath trees and shrubs)

Bishop's weed
Hall's honeysuckle
Kinnickinnick
Lily-of-the-valley (parts are poisonous)
Creeping grape holly (Mahonia)
Periwinkle
Penstemon (creeping)
Snow-on-the-mountain
Sweet woodruff

Ground Cover for Full Sun

Border jewel (Himalayan)
Creeping broom
Creeping buttercup
Cushion spurge
Hen and chicks
Ice plant
Juniper (creeping—many varieties)
Mat saltbrush
Mock strawberry
Phlox (creeping)
Potentilla (creeping)
Pussytoes
Sage
Snow-in-summer
Stonecrop (sedum)
Thyme
Veronica (creeping)

Shrubs

Apache plume
Barberry
Buffaloberry (silver)
Butterfly bush
Ceanothus (fendler)
Chokecherry
Cinquefoil

Cliff fendlerbrush
Cliffrose
Cotoneaster
Currant (Alpine and Golden)
Dogwood (Redtwig and Yellowtwig)
Fernbush
Juniper (both upright and spreading forms)
Leadplant
Lena broom
Mountain mahogany
New Mexican privet
Oregon grape holly
Peashrub
Rabbitbrush
Rockspirea
Saltbrush
Sand cherry
Sage
Serviceberry
Sea buckthorn
Sumac (threeleaf)
Wild plum (American)

Deciduous Trees

Aspen
American chokecherry
American linden
Autumn brilliant serviceberry
Flowering crab (var. resistant to fire blight)
Fruiting apple
Fruiting cherry (sour)
Gambel oak
Ginnala maple
Green ash (seedless var.)
Hawthorn
Honeylocust
Japanese pagoda
Kentucky coffee
Maple (Norway columnar)
Maple (Bigtooth, Tartarian, Rocky Mountain)
Purpleleaf plum (Newport)
Thin leaf alder
Western hackberry

Coniferous (Evergreen) Trees

Bristle-cone pine

Colorado blue spruce

Eastern red cedar

Limber pine

Mugho pine

Pinyon pine

Ponderosa pine

White fir