

DESIGN REVIEW BOARD SUBMITTAL FORM

Application No. _____
(Office use only)

IMPORTANT NOTE: APPLICATION WILL NOT BE REVIEWED UNTIL PAYMENT OF ALL APPLICABLE FEES AND REPAIR DEPOSITS.

REPAIR DEPOSIT MAY BE USED FOR THE FOLLOWING:

DAMAGE TO OTHER OWNERS PROPERTY

DAMAGE TO COMMON PROPERTY, ROADS OR INFRASTRUCTURE

OWNER NAME:

_____ Mailing Address: _____

Phone: _____ E-mail: _____
FAX: _____

Lot Street Address: _____

Lot #: _____ Livable Area of Proposed Home: _____

LOT INFORMATION:

River Estate Lot: _____ Semi-Custom Lot: _____ Re-submittal _____

OWNER'S REPRESENTATIVE (if applicable): _____

Address: _____ E-mail: _____
_____ Phone: _____
_____ FAX: _____

LICENSED ARCHITECT: _____ Firm/Company: _____

Address: _____ E-mail: _____
_____ Phone: _____
_____ FAX: _____

BUILDER NAME: _____ Firm/Company: _____

Address: _____ E-mail: _____
_____ Phone: _____
_____ FAX: _____

PURPOSE OF REVIEW:

- | | |
|---|--|
| <input type="checkbox"/> Preliminary Design Review | <input type="checkbox"/> Additional Reviews |
| <input type="checkbox"/> Final Design Review & Approval | <input type="checkbox"/> Pre-Construction Meeting |
| <input type="checkbox"/> Inspections | <input type="checkbox"/> Improvements/Additions Remodels |
| <input type="checkbox"/> Architectural Plans (2 hard copies, 1 PDF) | <input type="checkbox"/> Material Samples/Specifications |
| <input type="checkbox"/> Electrical/Utility (2 sets) | <input type="checkbox"/> Landscaping/Deck patio plans (2 sets) |
| | <input type="checkbox"/> Other(specify) _____ |

**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

DRC USE: Meeting dates _____
Site: _____ **Foundation:** _____ **Framing:** _____ **Final:** _____

Landscape: _____ **Irrigation:** _____

Fees Paid:

_____ **Design Review and Inspection**
_____ **Damage/Construction Deposit**

COMMENTS FOR CONSIDERATION:

I have read and understand the Design Review Guidelines and agree to abide by all requirements and regulations set forth in the IPOA Covenants and Design Review Guidelines.

Signature _____ Date _____

Printed Name of Applicant: _____

REVIEW SUBMITTAL CHECKLIST (for new home construction)

Ironbridge Design Review Board (DRB) allows for a Pre-Construction Meeting if the Owner and their Architect wish to discuss the design intent prior to the start of the design phase. This meeting should be set up as soon as possible once the Owner and establishes when they want to begin their project. A Preliminary Design Review is to determine that the project is falling within the limits of Ironbridge's Design Guidelines to reduce the amount of Building and Site Design changes that could occur if Design Guidelines are not followed. A Final Design Review is required. This is to verify that the project design has been completed according to the Ironbridge Design Guidelines. Landscape Plans are preferred during the Final Review but can be deferred to a later date if necessary. The DRB will consider this on a case-by-case basis. The following are the Preliminary Design Review Checklist, Final Review Checklist and Landscape Check List. These are guides and minimum requirements for the review submittals. Study the Design Guidelines and to determine the detailed information that is needed for the reviews. The application, signed checklist, drawings, fees, deposits and material boards are all to be submitted for any review to begin.

Plans shall contain enough information for the DRB to accurately assess impacts on the site and adjacent sites, and should give an exact indication of building location(s), mass and materials, access, grading, limits of disturbance and erosion control methods.

__Preliminary Review Checklist

__Final Review Checklist (All information required for Preliminary Review is also required for the Final Review in addition to the information noted.)

__Landscape Review Checklist

Plan Requirements:

Title page to include:

- __** Name, address and phone number of, Owner, Surveyor and Architect
- __** Lot number, subdivision name, street address

Detailed Site Survey: (at a scale of 1" = 20' minimum)

- __** Legal description of Lot boundaries and any easements
- __** Existing topography, with a minimum one-foot contour intervals and extending to all property lines with indications of significant drainage ways
- __** Building Envelope or setbacks
- __** Easements on property
- __** Precise locations of all existing shrub masses, trees with two-inch or greater caliper
- __** Horizontal and vertical location of all adjacent roads
- __** Utility locations
- __** Indication of north arrow and scale

Site Plan: (to include survey information)

- _ Topography at minimum of 1' intervals, existing and revised
- _ North Arrow
- _ Location of proposed home and outline of roof
- _ Location of additional structures or elements proposed to be located on the site
- _ Driveway location, length and slope
- _ Location of all retaining walls
- _ **At Final**, Elevation and materials of retaining walls
- _ **At Final**, note driveway, walk, patio materials
- _ **At Final**, Location of utility meters, trash enclosures, accessory buildings, fences, etc.

Floor Plans: (at 1/4" = 1'-0" minimum)

- _ Floor area calculation of all spaces including living space, garage, and any unfinished basement
- _ Spaces labeled by use
- _ Elevation of floor levels (relate to site plan elevations)
- _ Any adjoining decks or patios
- _ **At Final**, fully dimension plan

Roof Plan: (at 1/4" = 1'-0" minimum)

- _ All roof pitches
- _ Any large rooftop equipment
- _ **At Final**, Dimension of roof overhang
- _ **At Final**, Any roof penetrations, chimneys, skylights or crickets
- _ **At Final**, Label roof materials

Exterior Elevations: (at 1/4" = 1'-0" minimum)

- _ All pertinent elevations, (4) minimum
- _ Accurately depict exterior materials to be used
- _ Existing and finished grade with dimension of height per Ironbridge and Garfield County requirements
- _ **At Final**, Notation of all exterior materials
- _ **At Final**, Location of address numbers
- _ **At Final**, Locate all exterior lighting
- _ **At Final**, Location of utility meters, trash enclosures, fences, etc.

Pertinent Building Section: (at 1/4" = 1'-0" minimum)

- _ **At Final**, Showing building configuration
- _ **At Final**, Showing existing grade

Other Significant Structures:

- _ **At Final**, Plans and detailed elevations for items such as outbuildings, recreational facilities, sculptures, water features, play/sports equipment, retaining walls, dog runs, bridges, etc.

Materials Board required at Final:

- **At Final**, Color board depicting all significant exterior materials, colors and textures including paint and stain samples for each siding, fascia, soffit, and trim surface, window frame color, stone sample/s, roofing sample/s any exposed metal flashing

Exterior Lighting required at Final:

- **At Final**, Cut Sheets for all exterior illumination used for buildings, drives, walks, signs and general landscape purposes shall be of a “sharp cut-off” or shielded design

Construction Management Plan: (at a scale of 1” = 20’ minimum)

- **At Final**, Precise building location(s)
- **At Final**, Precise driveway and parking location(s)
- **At Final**, Location of any other outbuildings, solar apparatus, decks, terraces, fences, paths, pools, tennis courts, lighting, hot tubs/saunas or other structural construction
- **At Final**, Construction access
- **At Final**, Proposed grading (minimum one-foot contour intervals) and drainage, including any necessary structures, culverts, detention areas, etc.
- **At Final**, Proposed erosion control plan, delineating all disturbed areas and indicating control techniques to be used
- **At Final**, Routing of any required utilities including locations of any above-grade enclosures (switching boxes, transformers, etc.)
- **At Final**, Location of all construction vehicle parking
- **At Final**, Location of dumpsters, material storage, temporary toilets, staging, trailers or other temporary structures, and job signs.

Construction Schedule:

- **At Final**, Proposed schedule of construction

Landscape plan requested at Final: (at a scale of 1” = 20’ minimum)

- **At Final**, proposed plant location, quantities, sizes, conditions and any special remarks including location of all structures on Lot, all property lines, street curbs, bike-walk paths, building envelope, set backs, easements, and other restrictions on property, material of all hardscapes surfaces, including color, any existing vegetation with trees to be removed and vegetation to be protected
- **At Final**, Location and square foot calculation of any irrigated sod or seeded grass areas
- **At Final**, Location and square foot calculation of any irrigated landscaping that is not grass areas
- **At Final**, Indication of areas to be irrigated with types of irrigation. Show location of tap. Show temporary irrigation techniques to establish native areas
- **At Final**, Location of all new trees with notation of species and size.
- **At Final**, Location and type of shrubs with notation of species and size
- **At Final**, Location and type of perennials and grasses with notation of species and size
- **At Final**, Location and specification of any fences, retaining walls
- **At Final**, Location and specification of any outbuildings
- **At Final**, Location of utility boxes and exterior equipment and associated landscape or fence screening
- **At Final**, All erosion control materials shall be detailed
- **At Final**, Proposed plant list with quantity and sizes noting schedule for installation of landscaping
- **At Final**, Location of any landscape lighting

**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

I have reviewed and completed the Review Submittal Checklist. All the information stated in the checklist requirements has been noted and is provided in the submittal as required.

Signature _____ Date _____

Printed Name of Applicant: _____ Lot # _____

Homeowner Fee Schedule (revised June 2024)

The Ironbridge Design Review Board has established this fee schedule in order to maintain design standards and insure a harmonious residential experience.

Amounts are due with submission of the "Review Submittal Checklist" and associated new home and project required documents. All amounts are payable to Ironbridge POA.

Construction Fee: A \$7,400 new home construction fee covers third party architectural review fees, administrative processing, preliminary application processing, preliminary DRB review, final application processing, final DRB review, inspections and project close out.

Irrigation Tap Fee: A \$2,000 tap fee is to pay for costs to connect a new home's irrigation system to the Ironbridge community irrigation mainline.

New Home Construction Road Usage Fee: \$4,800 road usage fee is charged for the purpose of recovering road maintenance due to added construction traffic for the building of the new home. Any damage to an IPOA community road or path due to a new home's construction will be the responsibility of the homeowner to repair.

New Home Construction Deposit:

\$21,600 new home deposit (per home) will be refunded upon both home construction and landscape completion, review and approval, minus any outstanding fines and/or costs of repairs from construction damages.

Site Design Conformance Completion Notifications:

The General Contractor or Owner is to notify the Design Review Board two weeks prior to Certificate of Occupancy and request a review of the final constructed residence for design compliance. The General Contractor or Owner is to notify the Design Review Board one week prior to completing landscaping and request a review of the final installation for compliance.

Other Projects:

New Application Small Project Improvement Deposit:

Payable to Ironbridge Property Owners Association - \$250.00

- Deposit is per event. Returned upon completion of project.

New Application Small Project Improvement Fee:

Payable to Ironbridge Property Owners Association -

- Deck, Fence, Landscaping, Patio, Hot Tub, Sauna, House Colors, Playground Equipment and other small projects - \$150
- Remodels and Additions of under 250 square feet - \$800, and over 250 square feet - \$1,250

** Fees are not refundable once plans are submitted to the DRB/Architect for review

IRONBRIDGE DESIGN GUIDELINES & REVIEW PROCEDURES

Article 1 Introduction

Article 2 Definitions:

Architect
Design Review Board
Ironbridge PUD
Ironbridge Property Owners Association
Construction Site
Contractor
Declarant
Declaration
Design Guidelines
Improvements
Landscaping Plan
Lot
Minimum Landscape Maintenance
Owner
Single-Family Detached Home

Article 3 Design Guidelines and Construction Regulations

Site Planning
Home Size
Home styles
Exterior Materials
Roofs and Eaves
Patio, Decks, and Walks
Landscaping
 Irrigation
 Approved List of Planting Material
 Retaining Walls
 Fences and Screening
 Garages and Driveways
 Lighting
 Address Signage
 Antennae and Satellite Dishes
 Play/Sports Equipment
 Construction Period Regulations
 Construction Timelines

Article 4 Design Review Procedures

Design Review
Review Procedures

Article 5 Plan Review Requirements

Detail Site Survey
Construction Program
Landscaping Plans

Article 6 Zoning, Setbacks, Building Heights

Article 7 Construction Restrictions on Certain Lots

Appendix A Fence

Appendix B Irrigation Standards

NOTICE: These Design Guidelines & Review Procedures (“Design Guidelines”) were approved by the Design Review Board for Ironbridge on August 3, 2016. They may be changed by this Board without notice.

ARTICLE 1: INTRODUCTION

These Design Guidelines have been published and adopted by the Design Review Board (“DRB”) of Ironbridge to establish standards, rules and guidelines applicable to single-family detached homes and other improvements to be constructed or installed on lots within Ironbridge PUD. These Design Guidelines supplement and relate to the Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge, and are binding upon all owners who acquire lots within Ironbridge, their architects, consultants, contractors, agents, successors and assigns. The DRB reserves the right to modify and update these provisions at its sole discretion at any time. Property Owners desiring to commence construction of improvements shall be subject to the Design Guidelines in effect at the time of plan submission. Future zoning subject to DRB approval.

ARTICLE 2: DEFINITIONS

- 2.1 **ARCHITECT.** “Architect” shall refer to any person retained by an Owner to assist in the preparation of plans and other documents required in connection with the review and approval process contemplated by these Design Guidelines and the Declaration.
- 2.2 **DESIGN REVIEW BOARD (“DRB”).** The “Design Review Board (“DRB”)” means the entity charged with the right and responsibility to review and approve all plans for Improvements to be constructed or installed within Ironbridge PUD. The DRB shall be the committee appointed by the Executive Board.
- 2.3 **IRONBRIDGE PUD.** Ironbridge PUD means that parcel of land approved by County of Garfield, State of Colorado for a Planned Unit Development under Resolutions 98-80, 99-067, 99-068, 2004-20, 2004-21, 2004-26.

- 2.4 **IRONBRIDGE PROPERTY OWNERS' ASSOCIATION.** "Ironbridge Property Owners' Association" means the nonprofit corporation formed under that name whose Articles of Incorporation are filed with the Colorado Secretary of State. It is the property owners' association of Ironbridge.
- 2.5 **CONSTRUCTION SITE.** "Construction Site" means the area of a Lot where construction of a Single-Family Detached Home or other improvement has been approved by the DRB.
- 2.6 **CONTRACTOR.** A "Contractor" shall be a person or entity engaged by an Owner for the purpose of constructing a Single-Family Detached Home or other Improvements on such Owner's Lot. The Contractor and the Owner may be the same person or entity.
- 2.7 **DECLARANT.** "Declarant", is Blue Heron Properties LLC, a limited liability company, which is the owner and developer of Ironbridge, and subject to DRB guidelines and approval.
- 2.8 **DECLARATION.** "Declaration" means the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge, as it may be amended from time to time.
- 2.9 **DESIGN GUIDELINES.** "Design Guidelines" means this document, as it may be amended from time to time by the DRB.
- 2.10 **IMPROVEMENTS.** "Improvements" shall mean any object, structure, thing or work of any kind constructed, installed, affixed, located or occurring within Ironbridge, which changes the external appearance of any portion of Ironbridge from its external appearance as it existed immediately prior to the construction, installation, affixation, location or occurrence of the object, structure, thing or work. Improvements include but are not limited to:
- 2.10.1 Any grading, excavation and/or disturbance of vegetation.
 - 2.10.2 Drainage improvements or alterations.
 - 2.10.3 Road or driveway construction.
 - 2.10.4 Walk construction.
 - 2.10.5 Utility construction or installation.

- 2.10.6 New construction of a Single-Family Detached Home.
- 2.10.7 New construction of other structures and site features, such as fencing, tennis courts, pools, greenhouses, guest houses, gazebos, patios, decks, porches, balconies, bridges, retaining walls, landscaping, water features greater than 10 gallons, ornamental statuary, and any type of enclosures (including dog runs), play/sports equipment, exterior lighting, columns, etc.
- 2.10.8 No Owner shall construct any structure or improvement or make or suffer any changes, either permanent or temporary and of any type or nature whatsoever to the exterior of his residence or construct any addition or improvement on his Lot without first obtaining the prior written consent thereto from the Design Review Board.
- 2.10.9 No window AC units allowed.
- 2.11 **LANDSCAPING PLAN.** A “Landscaping Plan” is a plan depicting existing vegetation, changes in the existing vegetation on a Lot, and any proposed additional vegetation, landscaping, patios, decks, pathways, walls, driveways, lighting, ornamental statuary, or other similar items.
- 2.12 **LOT.** “Lot” means a platted lot as shown on the subdivision plat for Ironbridge recorded within the County of Garfield.
- 2.13 **MINIMUM LANDSCAPE MAINTENANCE.** “Minimum landscape maintenance” means that all irrigation is in good working order; that all shrubs and trees are healthy and maintained; that lawns have a manicured, healthy, and **weed controlled** appearance; that all native areas are **weed controlled** and not over or under irrigated; that all flora are healthy, **weed controlled**, and maintained; that all mulch and stone areas are **weed controlled**. **Information regarding noxious and invasive weeds is available at www.garfield-county.com, Vegetation Management 970-625-8601.**
- 2.14 **OWNER.** “Owner” means any person or entity who holds record fee simple title to a Lot. If more than one person holds such title, all such persons are referred to collectively as “Owner”.

2.15 **SINGLE-FAMILY DETACHED HOME.** “Single-Family Detached Home” means a freestanding, single-family home with no common walls.

ARTICLE 3: DESIGN GUIDELINES AND CONSTRUCTION REGULATIONS

In the interest of all Owners and Contractors, the following regulations shall be enforced during the construction period of each residence within Ironbridge. All Contractors and Owners are obligated to abide by these regulations or shall be subject to fines, penalties or other enforcement measures levied by the DRB. It is also required that the Contractor be familiar with and abide by the applicable sections of the Declaration, as well as all provisions of the Design Guidelines. The DRB may grant variances to the standards, rules, and guidelines outlined in these Design Guidelines on a case-by-case basis at its sole discretion. The DRB may also mandate construction and design criteria that are more restrictive than those established by applicable zoning. The following criteria shall apply to all construction in Ironbridge:

3.1 **SITE PLANNING.** Each Construction Site within Ironbridge is unique and has its own specific qualities and characteristics. The DRB will be reviewing plans to determine (i) the impact on existing trees and shrubs, drainage patterns and adjacent properties and (ii) compliance with additional design and construction restrictions for certain Lots that are stipulated by Garfield County and the State Division of Wildlife, outlined in Article 7 of this document. Plans that minimize disturbance of existing vegetation, and drainage patterns are preferred. All construction and development within Ironbridge must comply with applicable zoning of the County of Garfield, found in Article 6 of this document.

3.2 **HOME SIZE.** The size of residences constructed in Ironbridge shall be limited according to the Zone District within which they reside as follows: (See Article 6 for which Zone District Lots are located.)

Zone District	Minimum SF	Maximum SF
River Residential 1	2,500	*5,500
River Residential 2	2,500	*5,500
20,000 SF Residential-Sopris	2,000	*5,500
15,000 SF Residential-Sopris	1,800	*5,500
9,000 SF Residential-Sopris	1,500	*5,500
Medium Density Zone District-Mountain Cottages	1,200	*5,500
Club Villas Residential Zone District-Aspen Collection	1,200	*5,500

- **Further review is necessary due to size and scale of current build. Plans above 5,500 square feet need initial concept approval.**

In calculating square footage for the purposes of this provision, 100% credit shall be given for square footage of heated living space in the main level and upper level. In addition, lower levels with exposed walkouts shall receive credit for 50% of the finished and heated living space. No credit will be given for basements without exposed walkouts, decks or covered porches. Variances will be considered based on site constraints.

To encourage sustainability without sacrificing quality, some exception to the minimum square feet may be permitted with formal architectural and landscape design.

3.2.1 ACCESSORY DETACHED HABITATIONAL STRUCTURES. The Ironbridge PUD allows one accessory detached/attached habitable structure per Single-family residential units consisting of one bedroom, studio, or workshop together with one bathroom, and the gross floor area of which shall not exceed 300 sq. ft., to be called a “Casita Unit”, as per individual lot Zoning District (see Ironbridge Planned Unit Development Guidelines). Each Casita Unit shall be used and or occupied exclusively by the owner(s) or the family members and guest(s) of the owner(s) subject lot. The Casita Unit shall not contain any kitchen facilities and shall not be leased.

3.2.2 ACCESSORY DWELLING UNITS. Accessory Dwelling Unit (ADU), units or apartments containing separate sleeping, sanitary AND cooking facilities are not recognized as a permitted use in any Zoning District as defined by the Ironbridge PUD.

ADUs are not allowed in Ironbridge.

3.3 HOMESTYLES. Architectural standards are established so that Ironbridge may enjoy a level of consistency from one house to the next and benefit from the natural advantages of its location. In reviewing the plans of a proposed building, careful scrutiny will be given to the massing, proportions and overall scale of the building in relation to the site and neighboring properties.

3.3.1 HOMESTYLES PHASE III. It is expected that the design of any residence in Heron Crossing will maintain a rustic sense with a Mountain and/or Modern Mountain flavor. These would have elements that may include larger windows and a variety of roof designs. Similar home styles can not be within visual proximity of each other.

3.4 EXTERIOR MATERIALS. The exterior materials used on homes in Ironbridge will be as follows:

3.4.1 Colors. All building colors should be compatible with natural earth tones and harmonious to surroundings. Accent colors can be used to add interest to a home, but in no case should accent colors call undue attention, E.g., Bright, pure or extra white colors or black (or similar intense white or black colors are not acceptable options). Blue tones will not be permitted for the main body color, but may be considered on a case by case basis for other areas on the home. Sample boards with color stories are required for DRB submission. All colors are subject to DRB approval. Adjacent homes shall not share trim colors, primary or secondary body colors.

3.4.2 Walls. All homes will use a combination of cement board, stone, stucco, or other materials approved by the DRB. All exterior materials must be maintained.

3.4.3 Roofs. All roofs will have natural colors and consist of asphalt shingles, non-reflective metal, or other materials approved by the DRB. Penetrations are encouraged to be out of sight placement.

3.4.3.1 Solar panels. A Small system would require Administrative Review, a Large system would require a Major Impact Review as per Garfield County. Subject to DRB approval for location and visibility.

Solar Energy System, Small. A device and/or system that has a combined name plate DC rating of 15 kilowatt to 500 kilowatt and includes the equivalent kilowatt measurement of energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.

Solar Energy System, Large. A device and/or system that has a combined name plate DC rating of greater than 500 kilowatt and includes the equivalent kilowatt measurement of

energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electric energy.

3.4.4 Exterior Doors. Exterior front doors on homes must conform with the architecture of the home. Garage doors will be wood, metal or masonite, but will have a wood veneer stained to match the front door as closely as possible, or as approved by the DRB.

3.4.5 Storm doors. Storm doors must be approved by the DRB and shall be required to comply with the following:

3.4.4.1 Clear glass only, screen or a combination of either (½ and ½) may be used. Stained glass or etched finishes are subject to DRB approval.

3.4.4.2 The frame color of the storm door will match the house color or trim.

3.4.4.3 Storm door hardware will match the existing hardware of the home.

3.4.4 Exteriors. No bright, unfinished surfaces shall be allowed. All metallic surfaces, such as roof vents, flashing, fireplace flues and gutters shall be coated or painted to match the predominant color of the roof, fascia or exterior siding of the house, or as approved by the DRB.

3.4.5 Exteriors. All homes constructed on Lots 16-28, 63-70, 81-96, 108-111 and 114-118 shall be required to comply with the following:

3.4.5.1 All siding shall be natural wood, stained cement board, or other materials approved by the DRB.

3.4.5.2 20% of the exterior siding of the building shall be hard surfaces such as stone or stucco, or other materials approved by the DRB.

3.5 ROOFS AND EAVES. The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the DRB. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. Large roof forms or long, uninterrupted ridge lines should be complemented with smaller forms, such as dormers or shed roofs.

With few exceptions, the predominate roof pitch should not be less than 5:12, with steeper pitches encouraged. Roof eaves are encouraged to be 18" to 24" in length for roofs with a more, shallow pitch, and in no event less than 12" for steeper pitch roofs.

However, these roofs and any other unique forms developed will be reviewed on their merits on a case-by-case basis.

3.5.1 ROOFS PHASE III. Gable, Shed, Flat and/or Barrel roof designs for the main roof will generally be approved. The use of any of these elements must be complimented with the use of other roof elements and configurations to break up the continuous roof form and large uninterrupted ridgeline. Smaller forms such as Gable, Shed or Barrel dormers or minor hipped roof elements should be use to reduce the vast presence of the roof and overall mass of the residence. Colonial, Victorian, A-Frames, Mushroom or Igloo styles will not be acceptable.

3.6 PATIOS, DECKS AND WALKS. Outdoor living areas connected to and coordinated with the main residential structure are encouraged. Privacy walls should use materials that are the same as the materials used in the Single-Family Detached Home and should be similar or complementary in color and appearance to the particular building to which they are appurtenant. Walks extending from the outdoor living space to the remainder of the Lot and/or to the other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation and should be built of stable, subdued materials appropriate to the expected use. Support structures must be designed to blend with surrounding improvements using similar materials. Drawings of railings should be submitted to DRB for review.

3.6.1 FIRE PITS & OUTDOOR FIREPLACES. Must comply with county guidelines. Subject to DRB approval.

3.6.2 HOT TUBS/SAUNA/POOLS. Location shall be approved by DRB.

3.7 LANDSCAPING.

3.7.1 Landscaping Plans. The DRB encourages the use of landscaping, plant materials of a variety of heights and sizes, walkways and paths, and berms and swales to enhance the appearance of a residence and surrounding neighborhood. The Ironbridge Property Owners Association maintains a separate irrigation water system that services each Lot in the

community (**with the exception of Aspen Collection lots**) to encourage landscaping and reduce the cost of its water consumption. It is the responsibility of the Home Owner to hookup to the main irrigation system. Gopher Irrigation and Landscaping is to approve the hookup to the main irrigation system. To ensure that proper consideration and funds are allocated to the landscaping process, the DRB will require that a comprehensive landscaping plan is submitted with the house plans and construction documents during the plan review process described in Article 4, herein.

3.7.2 Xeriscaping. The definition of xeriscape means the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-savings practices. The degree of recommended landscaping and quantity of irrigation water required for such will vary depending upon the location of the Lot. The Declarant's soils consultants and Garfield County require that landscaping installed on Lots located on the historically un-irrigated alluvial fan areas above the Robertson Ditch comply to the fundamental concepts of Xeriscaping. These principals are as follows:

- 3.7.2.1 Plan and design comprehensively from the beginning.
- 3.7.2.2 Create practical turf areas of manageable sizes, shapes and appropriate grasses.
- 3.7.2.3 Use appropriate plants and zone the landscaping according to the water needs of the plants.
- 3.7.2.4 Consider improving the soil with organic matter like compost or manure. Use of composting systems visibility shall be subject to DRB approval.
- 3.7.2.5 Irrigate efficiently with properly designed systems (including drip-line equipment) and by applying the appropriate amount of water at the appropriate time of day.
- 3.7.2.6 Maintain the landscape appropriately by mowing, pruning, **weed control**, and fertilizing properly.

Xeriscape does not mean zeroscape. It does not mean the lack of landscaping and turf areas, or the sole use of rocks, gravel, yuccas and cactus. Highly watered areas still may exist in xeriscape designs; however, they are located and grouped properly, and are thoughtfully combined with areas requiring less water.

Landscaping in sensitive areas where highly hydrocompactive soils are known to exist should be set back from the foundation of the house or use materials with lower water requirements. In all instances, site grading should direct drainage from impervious surfaces and highly irrigated areas to swales and drainage corridors planned for the neighborhood and away from the house.

3.7.3 General Landscape Requirements. Within six months after receiving certificate of occupancy of a Single-Family Detached Home or within any extension period granted by the DRB, all yards and open space shall be landscaped and thereafter maintained in landscape. No existing trees shall be removed from any lot unless required by construction and approved by the DRB. Areas surrounding the Single-Family Detached Home may incorporate more manicured plant materials (i.e., sod). It is recommended that a buffer comprised of flowers, bushes, shrubs or trees exist between the foundation and sodden areas to reduce the visual impact of the structure. The plant materials in buffer areas should require low levels of irrigation water. Grades surrounding the house should exceed 3% to allow proper drainage away from the foundation. Manicured lawn areas should serve a functional and aesthetic purpose and will be restricted from terminating at the Lot boundary. Rather manicured landscaping should transition to native grasses and ground covers having low water requirements along the perimeter of the Lot. Water use guidelines should be considered during planning.

Aspen Collection/Club Villas. Grades surrounding the exterior of the homes should be sloped to drain away from the foundations in all directions. This slope should be a minimum of 6" vertical drop in the first 5' of horizontal run in landscape areas and 3" of vertical drop in the first 10' of horizontal run in paved hardscape areas.

3.7.4 Landscaping Within 10' of Foundation. All areas within 10' of the building or porch foundation shall be xeriscaped using either cobble, mulch or other approved material and may contain drip emitters only for either trees or shrubs due to hydrocompactive soils in the area.

3.7.5 Irrigation Systems. Irrigation systems should efficiently distribute water to those plants and will be concealed below the topsoil. Temporary and drip or other low-water consumption systems will be encouraged.

3.7.5.1 PVC Pressure Mainline Pipe and Fittings

- A. Pressure mainline pipe will be 1" PVC CL200
- B. Standard section lengths shall be 20 feet (+/-1") for all sizes.
- C. All pipes shall be free from visible cracks, holes, foreign material, blisters, dents, wrinkles or ripples, die and heat marks.
- D. The pipe shall be extruded from PVC meeting the requirements of cell classification 1254-A or 1254-8 as defined in ASTM D 1784, PVC compounds.
- E. PVC Schedule 80 nipple shall be manufactured with molded threads. Machined threaded nipples will not be allowed.
- F. All mainline fittings will be Sch40 PVC solvent weld.

3.7.5.2 Sleeving and Conduit

- A. Material shall be PVC CL200 with solvent weld joints.
- B. Install separate sleeve beneath hardscape areas to route each run of irrigation pipe or wire bundle.

- C. Sleeving diameter will be equal to twice the diameter of the irrigation pipe or wire bundle.

3.7.5.3 Irrigation Point of Connection (POC)

- A. Fabricate and install POC as shown in Appendix B found at the end of this document.
- B. Set discharge pressure at 40 psi at the POC

3.7.5.4 Lateral Pipe and Fittings

- A. Use 1" Polyethylene (PE) with 100 pound pressure rating that is National Sanitation Foundation (NSF) approved, and conforms to ASTM standard D2239.
- B. Use Type 1 PVC insert fittings conforming to ASTM standard D2609. All insert fittings shall be certified by NSF for use in potable water service.
- C. Use stainless steel worm gear clamps (including screw) or Oetiker pinch clamps to secure PE pipe to insert fitting.

3.7.5.5 Drip Tubing and Emitters

- A. Use UV resistant polyethylene pipe.
- B. Use PVC compression line fittings compatible with the drip lateral pipe. Install tubing stakes to hold ground pipe in place.
- C. Install flush cap at the end of each lateral pipe, as shown on the installation detail in Appendix B found at the end of this document.

- D. Barb mounted pressure compensating emitter device as shown on the installation detail in Appendix B found at the end of this document.
 - a. Ground Cover Planting – 1 emitter per square foot of planting material
 - b. 1-5 gallon container plant – 2 single emitters per plant.
 - c. Tree – 4 single emitters per plant or 1 multi outlet emitter using 4 emitters.
- E. Use distribution tubing to move water from emitter to outlet. Length of tubing shall not exceed five feet. Secure tubing with tubing stakes.

3.7.5.6 Controller

- A. Controller will have a minimum station count of sixteen and will have modular station expansion capability.
- B. The controller will be installed as shown on the installation details in Appendix B found at the end of the document. The controller shall be installed according to the manufacturer's recommendations.
- C. The controller will be located in a non-conspicuous location and all conduits will be painted to match the surrounding structure(s).

3.7.5.7 Heads

- A. Heads will of the type shown in the installation details in Appendix B found at the end of this document. Use a nozzle selection that allows for a matched precipitation rate (MPR) for all heads on the zone.

- B. Heads irrigating maintained bluegrass will be spaced at no greater than 50% of the diameter of throw.
- C. Spray heads irrigating native areas will be spaced at no greater than 90% of diameter of throw.
- D. **ZONES WILL NOT EXCEED 12 GALLONS PER MINUTE (GPM).**

3.7.5.8 Remote Control Valves (RVC)

- A. RCV will be of the type shown in the installation details in Appendix B found at the end of this document.
- B. Use King “One Step” Direct Bury wire connector or equal to make the wire connection between solenoid wire and station wire.
- C. Wire connectors will be located inside valve box.
- D. Leave 12” of wire neatly coiled inside the valve box for valve maintenance.

3.7.5.9 In General

- B. Irrigation system shall be installed in accordance with all applicable state and local codes. Rain gage use is encouraged.
- B. Follow equipment manufacture’s directions for installation of irrigation components.

3.7.5.10 Station Zoning

- A. Irrigation zones will be separated into like areas.

- B. Areas will be identified as bluegrass, native, and drip.
- C. Sub-groups can be defined as well depending upon slope, exposure, and size of areas.

3.7.5.11 Utility Locates

- A. Arrange for and coordinate with local authorities the location of all underground utilities. Colorado Utility Locate Number is 1-800-922-1987.
- B. Any marked utility damaged during installation of the irrigation system will be repaired at the Owner's expense.
- C. The Owner will notify the Ironbridge Property Owners' Association of any utilities damaged during installation.

3.7.5.12 Excavation, Trenching, Backfill Material

- A. Excavate a wide enough trench to allow for adequate workspace for installing connections/fittings and allow pipe to have continuous bottom support along the entire length of the trench.
- B. Pipe depth (minimum - maximum) on PVC mainline pipe is 12" - 16".
- C. Pipe depth (minimum - maximum) on PE pipe is 12" - 16".
- D. Pipe depth (minimum - maximum) on drip lateral pipe is 6" - 8".
- E. Pipe depth (minimum - maximum) on drip tubing pipe is 3" - 4" in mulch cover only.
- F. Pipes sharing a trench must have a minimum of 4" lateral clearance from each other and 24" lateral clearance from other trades.

- G. Use of a vibratory plow is not an allowable installation method.
- H. Backfill material will be clean of rubbish, plant material, frozen soil, soil clods larger than 2" in diameter and rock larger than ¾ inch.
- I. Backfill will be compacted in 6 inch lifts. Material will have adequate soil moisture to achieve 90% Standard Proctor Density.

3.7.5.13 Mainline Pipe and Fittings

- A. Keep pipe free of dirt and debris.
- B. Use primer and solvent cement approved by the pipe manufacturer and within the limits of the ambient air temperature.
- C. Join pipe in accordance with the manufacturer's recommendations.
- D. Allow pipe to cure for 30 minutes before handling and 24 hours before introducing water into the pipe.
- E. Flush mainline pipe of any debris.

3.7.5.14 Lateral Pipe and Fittings

- A. Keep pipe free of dirt and debris.
- B. Join pipe in accordance with the manufacturer's recommendations.
- C. Flush line before installing sprinkler head.

3.7.5.15 Installation of Irrigation Components

- A. Sprinkler Heads
 - a. Heads will be perpendicular to finish grade.

- b. The zone will have matched precipitation rate (MPR) nozzles.
 - c. The arc and radius will match the area to be irrigated.
- B. Remote Control Valves
- a. No more than four valves can be located in one valve box. There must be space inside the valve box for valve maintenance procedures.
 - b. No more than two drip valves can be located in one valve box. There must be space inside the valve box for valve maintenance procedures.
- C. Flush Cap
- a. Install a flush cap assembly on the end of each drip lateral as detailed in Appendix B found at the end of this document.
- D. Controller
- a. The controller will be installed as detailed in Appendix B found at the end of this document. Follow the manufacture's recommendations for power supply, surge protection, and grounding.
 - b. Locate the controller on the outside of the house in an inconspicuous location.
 - c. **Access to the controller must be made available at all times in case of an emergency.**

3.7.5.16 Valve Boxes

- A. Valve boxes will be set flush with grade.

- B. Grouped valve boxes will be set in parallel orientation to each other.

3.7.5.17 Drip Emitters

- A. Install as detailed in Appendix B found at the end of this document.
- B. Flush lateral piping before installing the emission device.
- C. Use only the emitter manufacture's punch tool to make the puncture on the drip lateral tubing.

3.7.5.18 **Water meters.** Shall be installed by owners.
***See Appendix C for approved equipment.**

3.7.6 **Trees.** The DRB encourages the use of sizable trees to complement the landscaping surrounding each residence. Each landscaping plan must incorporate the use of a minimum number of larger coniferous and/or deciduous trees ("Larger Trees") in order to be approved by the DRB. Larger Trees shall be defined as follows: (i) coniferous trees of at least ten feet (10') in height, and (ii) deciduous trees with a caliper of 2.5" or greater.

3.7.7 **Street Trees.** Heron Crossing, Phase III. Each lot will have installed (2) 1 ½" diameter street trees which will be drip irrigated. This will be the responsibility of the homeowner and installed at the time all other landscaping is installed. These trees will be located 8 feet back of curb on Lots 16 - 42. 4 feet from bike path on Lots 43 - 61. No trees are to be planted between the bike path and curb. The trees will be selected the following list.
Sensation Boxelder, Skyline Honeylocust, Littleleaf Linden, Autumn Blaze Maple, Emerald Lustre Maple and Autumn Purple Ash

DESIGN GUIDELINE TREE AND SHRUB MINIMUM QUANTITY MATRIX

**(See below and Article 6 for which Zone District Lots are located.)*

Tree or Shrub Location	River Lot	Sopris	Sopris	Sopris	Mountain Cottage	Aspen Collection
	ZD 1 ZD 2	Phase II & III	Phase I	Phase II Mountain Cottage Lot Area		
Front Deciduous	5*	4*	3*	2*	1*	2*
Side and Rear Deciduous	7*	5*	5*	3*	1*	2*
Front Coniferous	3*	2*	2*	1*	1*	1*
Side and Rear Coniferous	3*	2*	2*	2*	1*	1*
Shrubs Front	20	16	16	12	6	10
Shrubs Rear	20	16	16	8	6	10
Corner Lot Side Deciduous	NA	2	2	1	1*	NA
Corner Lot Side Coniferous	NA	1	1	1	1*	NA
Perennial/Grass (1Gallon) Front Yard	100	50	50	30	20	15
Perennial/Grass (1Gallon) Side and Rear Yard	100	50	50	30	20	15

- River Residential 1 Zone District (Lots 16 – 28 and 63 – 70)
- River Residential 2 Zone District (Lots 80 – 96)
- Sopris Phase III Zone District (Lots 7 – 15, 43 – 50, and 114 – 124)
- Sopris Phase II Zone District (Lots 1 – 6, 51 – 58, 97 – 100, 106 – 111, and 125 – 171)
- Sopris Phase I Zone District (Lots 29 – 42, 59 – 62, 71 – 79, 101 – 105, and 112 – 113)
- Sopris Phase II Mountain Cottage Zone District (Lots 172 – 175, 225, 245 - 249)
- Mountain Cottage Zone District (Lots 176 – 224, 226 - 244)
- Aspen Collection Zone District (Lots 250 – 296)

**Depending on Lot size and the setback of the home, these numbers may not apply due to space constraints. The DRB recognizes this and will work with the homeowner on a case by case basis.*

3.7.7 Sod. Sod type and source to be listed on DRB submittal. Please consider watering allowance guidelines when determining the landscape plan. Water allotment should determine sod amounts. Several varieties of drought tolerant grass are available. Below is the sod minimum quantity matrix that corresponds with each lot type. Corner lots are required to have additional irrigated sod at the side yard adjacent to the street. Additional sod will not be allowed on lots 297 thru 316 and lots 250 thru 288. Unique lot circumstances will be considered when presenting to the Design Review Board as the following matrix will not always apply.

Bluegrass

Kentucky Bluegrass is the most widely used turfgrass. About 95% of all lawns and parks are Kentucky Bluegrass. Bluegrass produces a fine dense textured turf which can stand up to heavy traffic and use. Bluegrass is a rhizomatous turf that spreads through underground roots or rhizomes and produces new grass plants to stay dense and thick. It is deep green in color and is very heat and cold tolerant and is the best choice for high elevation use. Bluegrass also is very drought resistant and will go dormant in the heat of the summer if not watered. Once it cools down in the fall and warms up in the spring, bluegrass fills itself in. If you want a fine lawn that can take a lot of abuse from kids and dogs, bluegrass is an excellent choice.

- Can become dormant & survive 1 to 2 months without irrigation once it is established
- Uses 24" to 26" of supplemental irrigation per year for high turf quality
- Uses 15" to 20" of supplemental irrigation per year for lower turf quality
- Best grass for high use areas and dogs.

Tall Fescue

Turf Type Tall Fescue is becoming more common due to its ability to go longer between waterings. If Tall Fescue is able to develop a deep root system in properly amended deep tilled soil so it can capture water from a greater soil depth. This can translate into less irrigation or fewer waterings per week. Tall Fescue is very heat and cold tolerant, it has a good green color and a medium size blade. When mowed lower and more regularly, tall fescue can come close to a bluegrass texture and appearance. Tall Fescue can become clumpy if it is not watered or cared for properly.

- Uses 20" to 22" of supplemental irrigation per year for high turf quality if it roots deep and sub surface moisture is present
- Can root very deep and pulls water from deeper down in the soil. Deep soil prep is recommended prior to sodding
- Good turf quality, medium green, medium texture

Buffalograss

Buffalograss is a native low growing turfgrass that once established, uses very little water. Buffalograss develops a very deep root system and likes clay soil. Because of this deep root system, it can draw water and nutrients from a large area. Buffalograss thrives on 1/4 inch of water per week during the heat of the season.

Buffalograss is light green in color and has a soft fine blade that stops growing around 6 inches. It is slow growing and only needs mowing every two to three weeks or can be let go for a native look. Buffalograss spreads and fills in with stolans or above ground runners. Buffalograss goes dormant in the fall, September/October after the second frost and greens up in April. Natural rainfall will dictate when, and if, additional water is required for a buffalograss lawn.

- Uses 8" to 10" of supplemental irrigation per year for good turf quality that will tolerate moderate traffic
- Not best for the traditional lawn. Is brown and dormant from October to April. More of a native type lawn.
- Good turf quality, light green, medium texture, very soft to the touch.

DESIGN GUIDELINE SOD MINIMUM QUANTITY MATRIX

**(See below and Article 6 for which Zone District Lots are located.)*

Sod Location	River Lot	Sopris	Sopris	Sopris	Mountain Cottage	Aspen Collection
	ZD 1 ZD 2	Phase II & II	Phase I	Phase II Mountain Cottage		
Lot Area						
Front	3,300	2000	1500	900	450*	NA
Side and Rear	1,600	1200	900	540	270*	NA
Corner Lot	NA	400	300	180	90*	NA

- River Residential 1 Zone District (Lots 16 – 28 and 63 – 70)
- River Residential 2 Zone District (Lots 80 – 96)
- Sopris Phase III Zone District (Lots 7 – 15, 43 – 50, and 114 – 124)
- Sopris Phase II Zone District (Lots 1 – 6, 51 – 58, 97 – 100, 106 – 111, and 125 – 171)
- Sopris Phase I Zone District (Lots 29 – 42, 59 – 62, 71 – 79, 101 – 105, and 112 – 113)
- Sopris Phase II Mountain Cottage Zone District (Lots 172 – 175, 225, 245 - 249)
- Mountain Cottage Zone District (Lots 176 – 224, 226 - 244)
- Aspen Collection Zone District (Lots 250 – 296)

**Depending on Lot size and the setback of the home, these numbers may not apply due to space constraints. The DRB recognizes this and will work with the homeowner on a case by case basis.*

3.7.8 Erosion control mat. Slopes in excess of 3:1 shall receive an erosion control blanket or approved equal.

3.7.9 Water Features. Water features above 10 gallons shall be submitted to the DRB for approval. Water feature must be maintained.

3.7.10 Re-vegetation. All other areas not covered by the above descriptions shall be irrigated and seeded with **Native Colorado Mixture or Perennial Value Mixture (these are the native flower mixes) and Low Grow Mix (this is the native grass mixture)**. All native grass areas are to be irrigated until 75% germination is established. Deposits will not be returned until 75% germination on all landscaping. Homeowner will maintain the native areas of their lot.

3.7.11 Lot Landscaping & Drainage Requirements. No grades or drainage courses shall be significantly modified during the landscape installation process. Swales, bar ditches, culverts, area drains, roof drains and drainage courses must be inspected regularly and maintained free of debris, silt, and blockage and may not be changed or modified without prior

approval of the DRB. All front, side and rear yard landscape areas shall be maintained according to the minimum maintenance requirements as set forth by the DRB.

3.7.11.1 Swales

- a. All Swales must be a minimum of 10' from all foundations, including porches.
- b. Swales with less than a 10% fall must include a drainpipe installed below the swale. Inlets must be installed in the pipe to adequately drain the swale. Swales must be sloped a minimum of 5% to each inlet. Top of inlets must be a minimum of 20" below top of grade at adjacent foundation.
- c. **Aspen Collection/Club Villas.** All swale flow lines must be a minimum of 5' from all foundations, including porches.
- d. Onsite lot line/house drainage swales should be graded at a slope of 4% or greater. Yard drains should be provided where needed to achieve the swale flow line grade.

3.7.11.2 Gutters

- a. All gutter down spouts discharge points must be located 5' beyond the house foundation at a minimum.
- b. Downspout solid pipe collection systems are preferred to remove roof water away from the structural foundations quickly. The piping system will need to slope to a gravity outlet per designed locations shown on building permit plan submittals. Engineer to review gravity outlet points for erosion issues as needed.

3.7.11.3 Sidewalks

Sidewalks, except for where they connect to driveways and porches, should have a minimum cross slope of 1% and should not block the surface drainage from landscape areas

3.7.11.4 Landscaping

Only drip irrigation is recommended within 10' of foundation, including porches.

3.7.11.5 Hose Bibs

Any Hose Bibs which are not located either in the garage or next to the front door or rear sliding door, shall have a 12" by 12" catch drain installed below them.

3.7.11.6 Edging

- A. No edging shall be installed within 10' of house.
- B. Top of edging shall be a minimum of 10" below top of grade at adjacent foundation.

3.7.14 Lots on Alluvial Fans or Collapsible Soils. The Lot is located on the un-irrigated alluvial fan or on collapsible soils, or both. As a result, xeriscape landscaping will be the only type of landscaping permitted on the Lot in order to maintain the structural integrity of the soils on the Lot.

3.7.15 Approved List of Planting Material

NATIVE GRASSES

Ephraim Crested Wheatgrass
Dwarf Perennial Ryegrass
SR3200 Blue Fescue
Reubens Canada Bluegrass
Chewings Fescue

NATIVE FLORA

Siberian Wallflower
ThickspikeGayfeather
Lance-Leaved Coreopsis
Purple Coneflower
Perennial Gaillardia
Annual Gaillardia
Greenthread
Prairie Aster
Wild Blue Iris
Mountain Lupine
Rocky Mountain Penstemon
Blue Columbine
Plains Coreopsis
Showy Goldeneye
Aspen Daisy
Blue Flax
Perennial Lupine
Russell Lupine
Shasta Daisy
Sweet William Pinks

Gayfeather
Dwarf Columbine
Maltese Cross
Dwarf Evening Primrose
Moss Verbena
Black-Eyed Susan
Dwarf Red Coneflower
Prairie Coneflower
Grey-Headed Coneflower

SHRUBS

Silver Sagebrush
Mountain Big Sage
Utah Serviceberry
Redosier Dogwood
Prairie Sagewort
Western Serviceberry
Rocky Mountain Maple
Potentilla
Golden Currant
Amur Maple
Western Sandcherry
Nannyberry
Gambel Oak
Rocky Mountain Juniper

Anthony Waterer Spirea
Mountain Snowberry
Shrub Rose
Compact Burning Bush
Rock Spirea
Bridlewreath Spirea
Peking Cotoneaster
Juniper Cologreen
Mountain Mahogany
Lilac
Viburnum spcs.
Artic Willow

TREES

Chokecherry	Ginnala Maple
American Linden	Catalpa
Narrowleaf Cottonwood	Hackberry
Pinyon Pine	Hawthorne
Green Mountain Ash	Mancana Ash
Singleleaf Ash	Honey Locust
Bristlecone Pine	Limber Pine
Quaking Aspen	Pear
Blue Spruce	Willow
Rocky Mountain Douglas Fir	Radiant Crab Apple
White Fir	Austrian Pine
Subalpine Fir	Ponderosa Pine
Canadian Red Cherry	Amur Chokecherry
Shubert Chokecherry	Purple Leaf Plum
Bur Oak	Amur Maple
Autumn Blaze Maple	Red Maple
Autumn Purple Ash	

To date, these are the accepted plant materials for Ironbridge. This list is a continually changing list. The Design Review Board recognizes that there are many more species that are not on the approved list and will continue to update the list. Any species not listed must be submitted in writing to the Design Review Board for approval. This does not include perennial or annual flowers in a garden setting.

In order to preserve the native appearance throughout Ironbridge on each lot, there will be no variation on native mixes other than what is on this list unless otherwise approved by the DRB.

It is strongly recommended that all tree and shrub material be protected with a 14-gauge wire mesh to prevent winter elk damage. This especially holds true for long needled evergreens and fruit bearing trees and shrubs. **Seasonal timelines apply. Out of season storage for elk fencing must be out of view. No storage on front or side of house.**

- 3.8 **RETAINING WALLS.** Should any retaining walls be constructed on a Lot, they should be as low as possible (maximum of four feet). If retainage of a slope higher than four feet is necessary, retaining walls should be terraced so that no single wall exceeds a maximum height of four feet to minimize impact. Materials used should complement the natural surroundings and the architecture

of the Single-Family Detached Home with the use of rock boulders or stone. Stone cladding is required where masonry, concrete or other structural materials are used in the construction of retaining walls.

- 3.9 **FENCES AND SCREENING.** Fencing along Lot lines (i.e., lines defining boundaries of a Lot) is not permitted. The DRB may allow fencing along perimeters with adjacent developments when appropriate. In Appendix A there is a picture of the only approved type of fencing at this time. The use of exterior screening or walls will not be permitted except for limited privacy areas and animal control areas. All privacy walls must be approved by the DRB. All privacy walls shall be designed and constructed as a visual extension of the architecture of the Single-Family Detached Home, including both scale and use of materials, and shall be physically connected to the Single-Family Detached Home. The height of privacy walls will be reviewed by the DRB on a case-by-case basis, with consideration given to site-specific conditions and design.

- 3.9.1 All fencing must be submitted for DRB approval.
- 3.9.2 No fencing is permitted in front or side yards.
- 3.9.3 Fencing must be setback a minimum of two feet from the side home elevations blending smoothly into existing structures.
- 3.9.4 No fencing is permitted on a continuous scarp across adjacent lots.
- 3.9.5 Fencing shall be constructed no closer than 12 feet from any adjacent dwelling.
- 3.9.6 Irregular fencing outlines are not allowed (e.g. maintain 90 degree corners).
- 3.9.7 The total linear length of the fence line **WILL NOT exceed 111'**.
- 3.9.8 Fencing shall not be stained or painted and will allow natural weathering.

3.10 GARAGES AND DRIVEWAYS.

3.10.1 Garages. All single family residences in Ironbridge shall be improved with a garage that contains parking for at least two full-sized automobiles.

3.10.2 Driveways. A driveway should have an angle to the adjacent roadway of approximately 90 degrees (for maximum visibility) and have a maximum width of 24 feet where it intersects the road. Paving material shall be concrete, asphalt or other materials approved by DRB.

3.11 LIGHTING. Minimum of 3 exterior lights necessary. All exterior illumination used for buildings, drives, walks, signs and general landscape purposes shall be of a “sharp cut-off” or shielded design, minimizing impacts/glare on adjacent properties. Lighted columns require specific approval by the DRB. **All lighting on the front elevation of the home shall be on a photo cell and cannot be altered and must be on from dusk to dawn.**

The IPOA does replace expired bulbs. Loosened/removed bulbs are subject to fines. Three exterior required places include, one front porch and 2 garage. These are to be regular standard white lightbulbs. Colored bulbs of any kind are not permitted.

3.11.1 **HOLIDAY LIGHTING.** May be illuminated between 30 days prior/after maximum.

3.12 ADDRESS SIGNAGE

3.12.1 All address numbers shall be located on the front on the house facing the street that corresponds with the home’s address.

3.12.2 All address numbers shall be located under an exterior light.

3.12.3 All address numbers shall be in contrasting color to the color of the home. Minimum 4” height.

3.13 ANTENNAE AND SATELLITE DISHES. Exterior antennae are discouraged and may only be installed with the express permission of the DRB.

3.13.1 South facing gable and/or walls.

3.13.2 On post in the landscape. The homeowner is responsible for submitting an acceptable landscaping plan to help conceal the antennae. This is done through the design review process.

3.13.3 Satellite dish shall be painted the same color as the existing home or surrounding landscape.

3.14 **PLAY/SPORTS EQUIPMENT.** All play structures are required to be approved by the DRB for design and placement prior to installation. Wood structures are encouraged. Metal equipment is required to be of subtle coloring that causes the structure to blend into the surrounding environment. Paint and/ or stain color requires the approval of the DRB and shall be submitted at the time of plan submittal. Above ground trampolines are allowed with DRB approval prior to installation.

All play/sports equipment is to be placed so as to minimize the visual impact from neighboring properties or roadways. Screening of play/sports equipment may be required. Generally, play equipment shall be located in rear yards. Basketball backboards shall be located either on the Single-Family Detached Home or on a separate support minimizing visual impact. In each case, the color, size and location of basketball hoops, backboards and supports must be approved by the DRB prior to installation.

3.15 **CONSTRUCTION PERIOD REGULATIONS.** Owners and Contractors shall comply with the following regulations during the time that single family residences are under construction.

3.15.1 **Site Boundary Limits for River Residential 1 and River Residential 2 Lots.** The Contractor shall provide the DRB with a detailed plan of Construction Site boundary limits prior to construction. The plan shall include size and location for construction material, storage areas, limits of excavation, access areas, parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching and a construction sign. Access areas to lot as well as flow throughout the neighborhood shall be determined. Prior to the start of construction, Owner is responsible for the installation of a temporary construction fence on the perimeter boundary of the Lot or Construction Site (whichever is smaller). The perimeter fencing shall be constructed

out of materials approved by the DRB and shall serve the following purposes: (i) to reduce the construction impact on adjacent Lots, (ii) to catch loose debris that may otherwise blow around the construction site, (iii) to protect significant existing vegetation and (iv) to prevent inadvertent access by uninformed pedestrians. Failure to maintain the fencing during the construction period will result in a fine imposed by the DRB. No Construction materials shall be stored on the street.

- 3.15.2 Daily Construction Operation.** Working hours for each Construction Site shall be between 7:00 a.m. and 7:00 p.m. daily, Monday through Friday; 8:00 a.m. to 5:00 p.m., Saturday. Sunday with no noise producing activity pending DRB approval. Hours may be changed periodically as needed to accommodate residents.
- 3.15.3 Construction Vehicles and Parking.** All vehicles related to the construction of improvements will be parked so as not to inhibit traffic or damage surrounding natural landscape or adjoining property. Vehicles and equipment shall not be left on community roads overnight except when approved by the DRB and in compliance with current parking policy.
- 3.15.4 Housekeeping/Debris and Trash Removal.** Daily cleanup of the Construction Site is mandatory. All construction trash and debris shall be stored in a commercial container and emptied when full. Waste should not be visible over top edge of dumpster.
- 3.15.5 Chemical Toilets.** Chemical toilets shall be provided by the Contractor and placed in an approved location. All chemical toilets shall be confined to the street side of the lots, and will be kept as far from the curb as possible.
- 3.15.6 Mud/Dirt Containment Requirements.** Lot Owners and their Contractor are responsible to keep all construction traffic-related mud and dirt from migrating to community streets. In an effort to contain mud and dirt on the Lot, the driveway and all

other construction access points shall be graded and graveled in a manner acceptable to the DRB. All soil and debris flowing into the street(s) from the Construction Site shall be cleaned on a daily basis by Owner's contractors. Failure to contain construction related mud and dirt will result in fines imposed by the DRB.

3.15.7 **Dust, Noise and Odor.** Every effort shall be made by the Contractor to control dust, noise and odor emitted from a Construction Site. The Contractor will be responsible for watering or screening dust problem areas as well as controlling noise and offensive odors from the Lot.

3.15.8 **Fire Extinguishers.** The minimum number and type of fire extinguisher(s) required by the County shall be located on each Lot in a conspicuous location.

3.15.9 **Utilities.** Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All utility trenches and ditches shall be properly compacted. All construction, including storage of excavated and backfill materials, shall respect all boundaries of areas to be preserved. Owners are responsible for any damage that may occur to utility lines, underdrain system, and irrigation system during the construction of their residences and will be charged for the cost to repair any such damage.

3.16 **EXCAVATION/GRADING.** Excess excavation material shall be removed from the Lot and shall not be placed in common areas, roads or other Lots (except as approved on a site-specific basis by the DRB). Excavation, except for utility trenching, shall be on the Owner's Lot only. Contractors are expressly prohibited, during backfill and final grading operations, from spreading excess debris or material over the remainder of the Lot without prior approval of the DRB.

3.17 **DRAINAGE.** A Lot grading and drainage plan will be submitted to the DRB during the plan review process. Disruption to existing drainage courses should be kept to a minimum. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner to allow water to flow in a non-destructive

historic course or in an otherwise consistent manner with the Ironbridge drainage plan. If culverts or structural channels are required, they should blend in with existing environments.

- 3.18 **EROSION CONTROL.** During all site disruptions, approved techniques for controlling erosion within the site onto other sites, the Roaring Fork River, or Golf Course property shall be used. Methods include sedimentation basins, filtration materials such as hay bales or permeable geotextiles and slope stabilization fabrics. Proper re-vegetation shall begin as quickly as possible after soil disturbance. Grading shall be maintained at all times so as to conduct irrigation and surface waters away from structures.
- 3.19 **BLASTING.** Any plans to blast shall be brought to the attention of the County of Garfield and the DRB before commencement and shall be approved both by the County and the DRB. Proper safety and protective actions shall be used.
- 3.20 **ADDITIONAL RESTRICTIONS.** The following items are prohibited in Ironbridge during the construction of improvements:
- 3.20.1 Changing the oil of vehicles and equipment without proper receptacles and removal procedures.
 - 3.20.2 Concrete equipment cleaning or concrete dumping.
 - 3.20.3 Removing any rocks, trees, plants or topsoils from any portions of the property other than the Owner's Lot. Removing any such materials from an Owner's Lot without the prior written approval of the DRB.
 - 3.20.4 Careless treatment or destruction of trees or conservation areas.
 - 3.20.5 No surface or sub-surface water source may be used for any purpose.
 - 3.20.6 Careless use of cigarettes or flammable items.
 - 3.20.7 Discharge of firearms.
 - 3.20.8 Alcohol consumption by contractors, sub-contractors, employees and agents of contractors.

- 3.21 **CONSTRUCTION TIMELINES.** Project timelines must be submitted with application for DRB review and approval. Mobilization on lot is start of construction. New home construction 12 months to Certificate of Occupancy. Further DRB review is necessary for extension. Landscaping timeline is 6 months after Certificate of Occupancy.

ARTICLE 4: DESIGN REVIEW PROCEDURES

- 4.1 **DESIGN REVIEW.** The process of establishing the DRB and defining the specific duties and powers conferred on it is set forth in the Declaration. This process is hereby incorporated as part of these Design Guidelines and shall be referred to when appropriate.

All construction or installation of Improvements that is to be undertaken in Ironbridge, whether new residential construction, subsequent exterior renovations or site construction such as walks, driveways, drainage improvements, landscaping, etc., is subject to review under the Design Guidelines.

A permit from the county is not an approval of the DRB. All building plans need to be approved by the DRB. Lack of approval and compliance with Design Review Guidelines will result in violation or fine.

- 4.2 **REVIEW PROCEDURES.** All Owners, Architects, Contractors and their agents and any other designated representatives of Owners shall comply with the following process in order to obtain approval from the DRB for any Improvements:

4.2.1 The Owner or Contractor shall submit two sets of plans including a digital PDF (as delineated in Article 5) at the beginning of the plan review process. One of these sets will be retained by the DRB for permanent record, the other will be signed and returned to the Owner or Contractor. Plans submitted to the DRB shall satisfy the requirements contained below in Article 5.

4.2.2 The DRB reserves the right to require that staking of the Single-Family Detached Home be completed in the field for review prior to granting final plan approval. The DRB should be notified upon completion of staking to arrange for on-site inspection.

- 4.2.3 Once the DRB has approved any submitted plans and construction documents, it shall issue a letter of approval to the Owner or the Owner's Contractor (the "Approval Letter") along with the approved, stamped set of plans. The Owner or Contractor may apply for building permits only after receiving the Approval Letter and plans. **No construction may begin until the required permits have been issued and DRB written approval has been granted.** Any approval by the DRB is valid for only one year after the date of the Approval Letter and stamped plans. If construction does not begin within that time period, the Owner must resubmit the plans and related documents, applications and fees for approval and the process described above will be repeated.
- 4.2.4 In order to monitor compliance of construction with the approved plans, a representative of the DRB will make periodic visits to the site during construction. The General Contractor or Owner is to notify the Design Review Board two weeks prior to Certificate of Occupancy and request a review of the final constructed residence for design compliance. The General Contractor or Owner is to notify the Design Review Board one week prior to completing landscaping and request a review of the final installation for compliance.
- 4.2.5 A compliance and damage deposit in an amount determined by the DRB will be required before commencement of construction to insure that all Covenants and Design Guidelines are followed. The deposit will also insure any damage to PUD property caused by contractors, sub-contractors or employees and agents will be repaired. 50% of Deposit will be returned upon Certificate of Occupancy, and remainder upon landscape completion.

ARTICLE 5: PLAN REVIEW REQUIREMENTS

Plans shall contain enough information for the DRB to accurately assess impacts on the site and adjacent sites, and should give an exact indication of building location(s), mass and materials, access, grading, limits of disturbance and erosion control methods.

The following information shall be provided to the DRB:

5.1 Detailed Site Survey at a scale of 1" = 20', including at least the following:

- 5.1.1 Survey and legal description of Lot boundaries and any easements, provided by a licensed surveyor.
- 5.1.2 Existing topography, with a minimum one-foot contour intervals and extending to all property lines with indications of significant drainage ways.
- 5.1.3 Precise locations of all shrub masses, trees with two-inch or greater caliper.
- 5.1.4 Horizontal and vertical location of all adjacent roads.
- 5.1.5 Indication of north arrow and scale.
- 5.1.6 Name, address and telephone number of legal Owner(s), surveyor and Architect.

5.2 Construction program, at a scale of 1" = 20', including at least the following:

- 5.2.1 Precise building location(s).
- 5.2.2 Precise driveway and parking location(s).
- 5.2.3 Location of any other outbuildings, solar apparatus, decks, terraces, fences, paths, pools, tennis courts, lighting, hot tubs/saunas or other structural construction.
- 5.2.4 Proposed grading (minimum one-foot contour intervals) and drainage, including any necessary structures, culverts, detention areas, etc.
- 5.2.5 Proposed erosion control plan, delineating all disturbed areas and indicating control techniques to be used.
- 5.2.6 Routing of any required utilities including locations of any above-grade enclosures (switching boxes, transformers, etc.).
- 5.2.7 Location of any exterior enclosures required for solid waste removal.

5.2.8 Construction management plan depicting construction access and waste management program depicting location of temporary toilet facilities and temporary waste receptacles.

5.3 The plans shall also include:

5.3.1 Floor plans, at $\frac{1}{4}'' = 1'0''$.

5.3.2 Roof plans, at $\frac{1}{4}'' = 1'0''$.

5.3.3 Elevations of all sides of proposed construction at $\frac{1}{4}'' = 1'0''$, to accurately depict exterior materials to be used and include both existing and finished grade adjacent to these elevations and building height.

5.3.4 Pertinent sections.

5.3.5 Color board depicting all significant exterior materials, colors and textures.

5.3.6 Exterior lighting fixture specifications attached to structures.

5.4 Landscaping plans, including at least the following:

5.4.1 Planting plan(s) at $1'' = 20'$, indicating all existing and proposed plant location, quantities, sizes, conditions and any special remarks including location of all structures on Lot, all property lines, street curbs, bike-walk paths, building envelope, setbacks, easements, and other restrictions on property, material of all hardscapes surfaces, including color, any existing vegetation with trees to be removed and vegetation to be protected.

5.4.2 All erosion control materials shall be detailed.

5.4.3 Plan to indicate areas to be irrigated with types of irrigation. Show location of tap. Show temporary irrigation techniques to establish native areas.

5.4.4 Proposed plant list with quantity and sizes noting schedule for installation of landscaping.

- 5.5 **Plans for any other significant structures**, such as outbuildings, recreational facilities, sculptures, water features, play/sports equipment, retaining walls, dog runs, bridges, etc.
- 5.6 **A proposed schedule of construction.**
- 5.7 Soils Report

ARTICLE 6: ZONING, SETBACKS AND BUILDING HEIGHTS

6.1 River Residential 1 Zone District (Lots 16 – 28 and 63 – 70)

6.1.1 **Intent:** Individual lot ownership with single-family detached residential structures.

6.1.2 **Permitted Uses:** Single-family residential units; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

6.1.3 **Maximum building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

6.1.4 Minimum Building Envelope:

6.1.4.1 Front: 40' for lots that are a minimum of 200' deep
30' for lots less than 200' deep.

6.1.4.2 Rear: 50' for lots that are a minimum of 200' deep;
25' for lots less than 200' deep.

6.1.4.3 Side: 30' for lots 200' minimum width; 25' for lots less than 200' in width.

6.1.5 Building Envelope encroachments:

6.1.5.1 See County Requirements

6.1.6 **Parking:** A minimum of 4 off-street parking spaces

must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

6.1.7 **Driveways:** Must be 5' from property line, unless side-loaded then 2' from property line.

6.2 River Residential 2 Zone District (Lots 80 – 96)

6.2.1 **Intent:** Individual lot ownership with single-family detached residential structures.

6.2.2 **Permitted Uses:** Single-family residential units; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

6.2.3 **Max building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

6.2.4 Minimum Building Envelope:

6.2.4.1 Front: 35' for lots that are a minimum of 175' deep; 25' for lots less than 175' deep.

6.2.4.2 Rear: 50' for lots 175' minimum depth; 25' for lots less than 175' deep.

6.2.4.3 Side: 30' for lots 150' minimum width; 20' for lots less than 150' in width.

6.2.5 Building Envelope encroachments:

6.2.5.1 See County Requirements

6.2.6 **Parking:** A minimum of 4 off-street parking spaces must be provided for each primary residential structure; this

requirement may be satisfied by the garage and/or driveway.

6.2.7 **Driveways:** Must be 5' from property line, unless side-loaded then 2' from property line.

6.3 20,000 Square foot Residential Zone District (Lots 7 – 15, 43 – 50, and 114 – 124)

6.3.1 **Intent:** Individual lot ownership with single family detached residential structures.

6.3.2 **Permitted Uses:** Single-family residential units; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

6.3.3 **Max building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

6.3.4 Minimum Building Envelope:

6.3.4.1 Front 30'

6.3.4.2 Rear 20'

6.3.4.3 Side 10'

6.3.5 Building Envelope encroachments:

6.3.5.1 See County Requirements

6.3.6 **Parking:** A minimum of 4 off-street parking spaces must be provided for each primary residential structure; this requirement may be satisfied by the garage and/or driveway.

6.3.7 **Driveways:** Must be 5' from property line, unless side-loaded then 2' from property line.

6.4 15,000 Square Foot Zone District (Lots 1 – 6, 51 – 58, 97 – 100, 106 – 111, and 125 – 171)

6.4.1 **Intent:** Individual lot ownership with single-family detached residential structures.

6.4.2 **Permitted Uses:** Single-family residential units; non-habitable accessory buildings and structures; home offices; sales/marketing center; public and private roads; Private Open Space Easements; open space; utility and drainage easements.

6.4.3 **Max building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

6.4.4 Minimum Building Envelope:

6.4.4.1 Front 30'

6.4.4.2 Rear 20'

6.4.4.3 Side 10'

6.4.5 Building Envelope encroachments:

6.4.5.1 See County Requirements

6.4.6 **Parking:** A minimum of 4 off-street parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage and/or driveway.

6.4.7 **Driveways:** Must be 5' from property line, unless side-loaded then 2' from property line.

6.5 9,000 Square foot Residential Zone District (Lots 29 – 42, Lots 59 – 61, 71 – 79, 101 – 105, and 112 – 113)

6.5.1 **Intent:** Individual lot ownership with single-family detached residential structures and Affordable For-Sale Residential

Dwelling Units.

- 6.5.2 **Permitted Uses:** Single-family residential units; deed restricted single-family residential units complying with the requirements of the Garfield County Affordable Housing Regulations and Guidelines. (Sections 4.07.15.01 and 4.14, Garfield County Zoning Resolution of 1978, as amended); non-habitable accessory buildings and structures; home office; sales/marketing center; public and private roads; open space; and utility and drainage easements.
- 6.5.3 **Max building height:** 35'. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.
- 6.5.4 **Minimum Building Envelope:**
- 6.5.4.1 Front 25'
 - 6.5.4.2 Rear 20'
 - 6.5.4.3 Side 10'
- 6.5.5 **Building Envelope encroachments:**
- 6.5.5.1 See County Requirements
- 6.5.6 **Parking:** A minimum of 2 off-street parking spaces must be provided for each primary structure; this requirement may be satisfied by the garage and/or driveway.
- 6.5.7 **Driveways:** Must be 5' from property line, unless side-loaded then 2' from property line.

6.6 Any phases or Lots not noted need DRB approval and PUD compliance.

ARTICLE 7: CONSTRUCTION RESTRICTIONS FOR CERTAIN LOTS

- 7.1 **Lots 94-96 and 108-118:** No outside construction, with the exception of the front of the house, will be permitted on or after

February 15th and before May 31st of each year on the Lot. Indoor construction is permitted.

6.6.1 7.2 Lots 23, 24, 25, 34, 35, 61, 62, 65 and 66: The Lot shall have maximum building height of 25 feet rather than a maximum building height of 35 feet as for other lots. The highest roof ridge to the Average of Natural Grade shall be the means to calculate building height and shall not exceed 35 feet at any point. Average Natural Grade is to be measured by taking points of Natural Grade at each corner around the structure's foundation and then taking the average of those points. It is up to the applicant to verify that they are within the height limits. This needs to be done graphically by showing the existing grade, finish grade, height limit requirement and actual height of the structure as defined by the guidelines.

7.3 Lots on Alluvial Fans or Collapsible Soils: The Lot is located on the unirrigated alluvial fan or on collapsible soils, or both. As a result, xeriscape landscaping will be the only type of landscaping permitted on the Lot in order to maintain the structural integrity of the soils on the Lot.

7.4 Lots not identified in this document must be approved by Design Review Board.

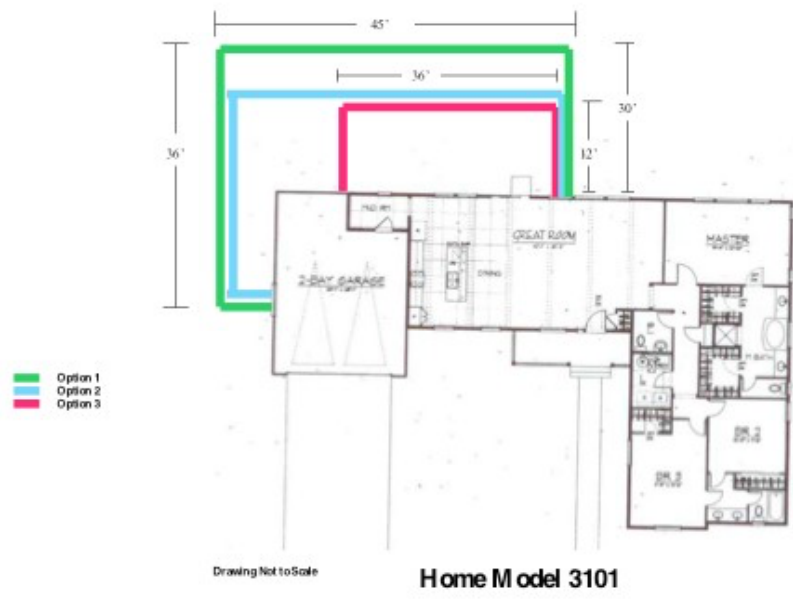
APPENDIX A - Fence

Photo of Approved Fencing



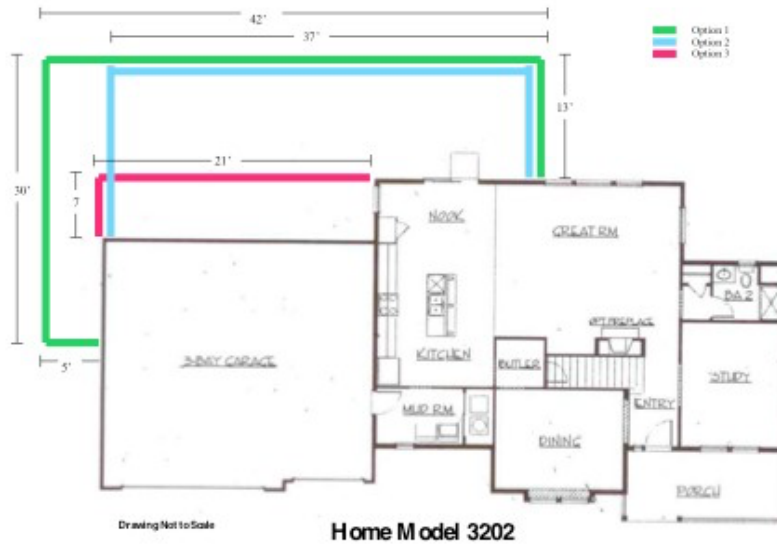
Three Rail Split Rail Fence with optional wire mesh.

Ironbridge Property Owners Association
Design Guidelines & Review Procedures



**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

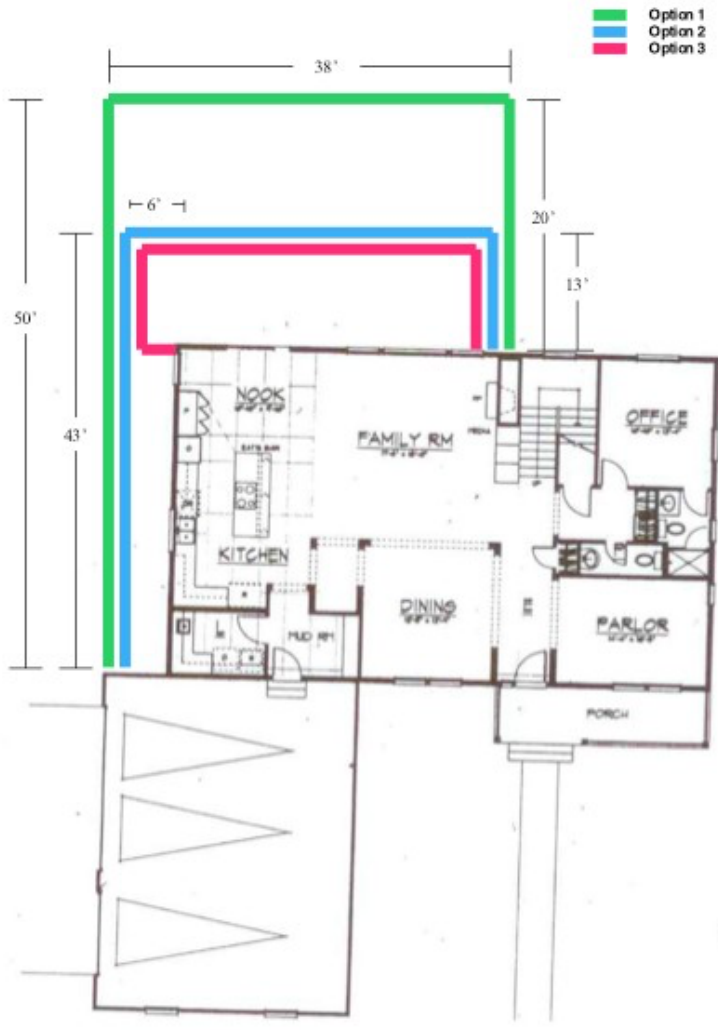
Ironbridge Property Owners Association
Design Guidelines & Review Procedures



Version 2010

Page 34

Ironbridge Property Owners Association
Design Guidelines & Review Procedures

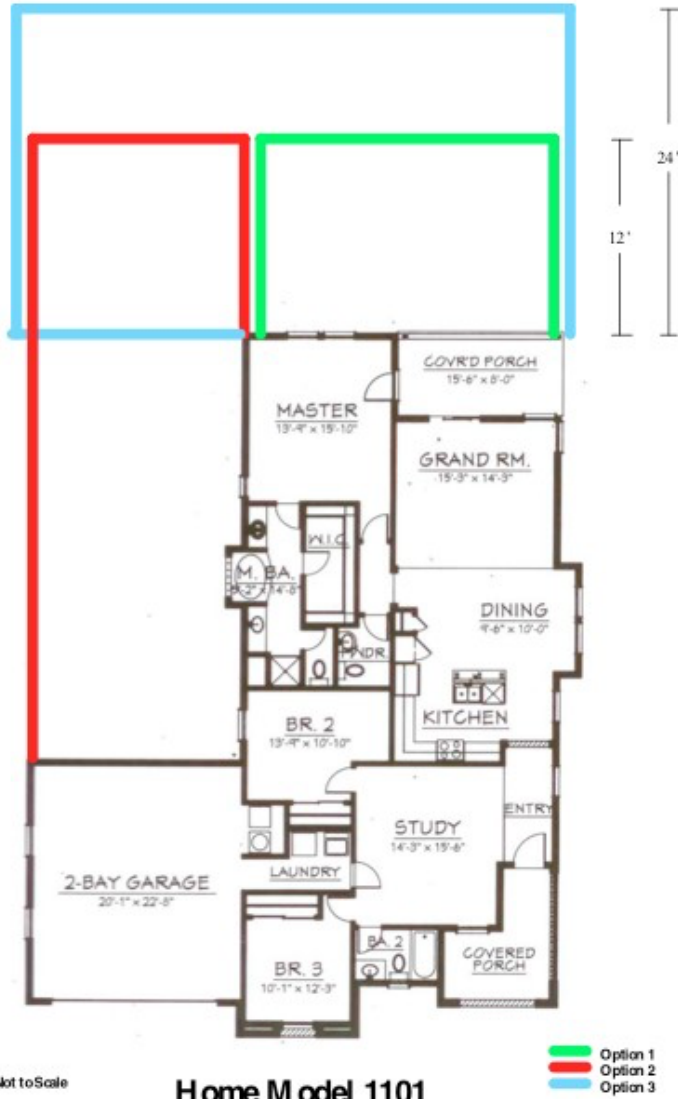


Drawing Not to Scale

Home Model 3203

Version 2010

Ironbridge Property Owners Association
Design Guidelines & Review Procedures



Drawing Not to Scale
Version 2010

Home Model 1101

Ironbridge Property Owners Association
Design Guidelines & Review Procedures



Version 2010 Drawing Not To Scale

Home Model 1202

- Option 1
- Option 2
- Option 3

Ironbridge Property Owners Association
Design Guidelines & Review Procedures



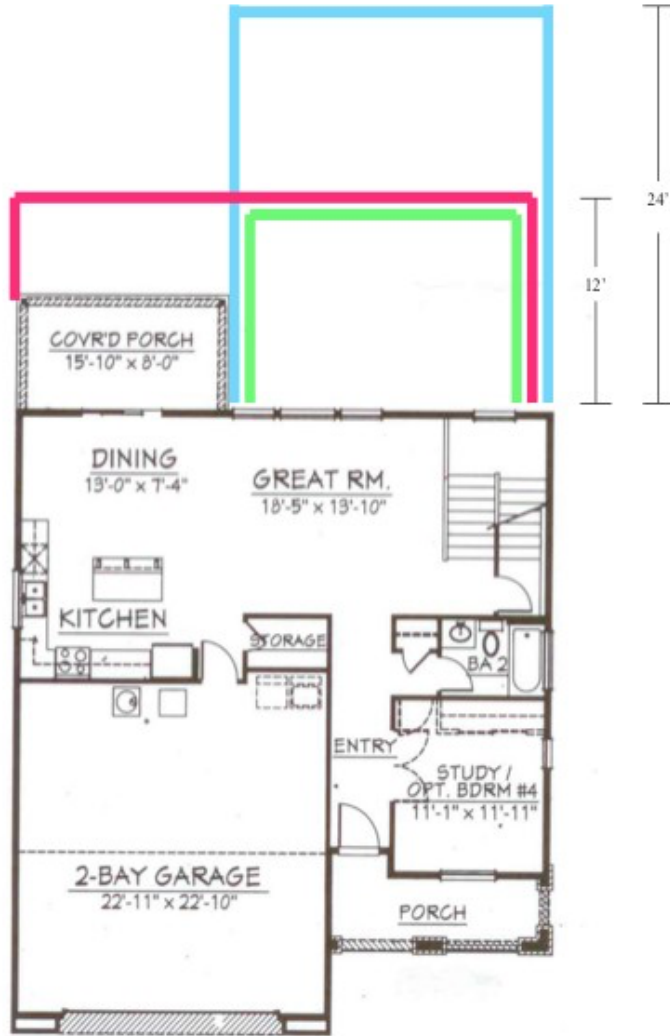
Version 2010

Drawing Not to Scale

Home Model 2101

- Option 1
- Option 2
- Option 3

Ironbridge Property Owners Association
Design Guidelines & Review Procedures



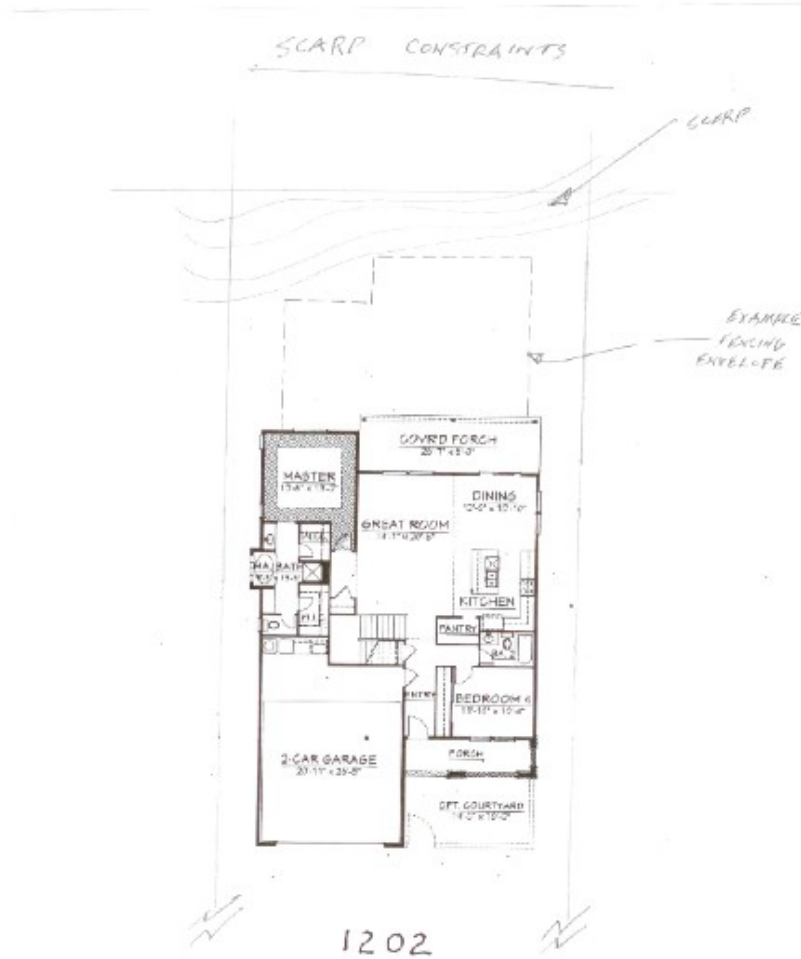
Drawing Not to Scale

Home Model 2202

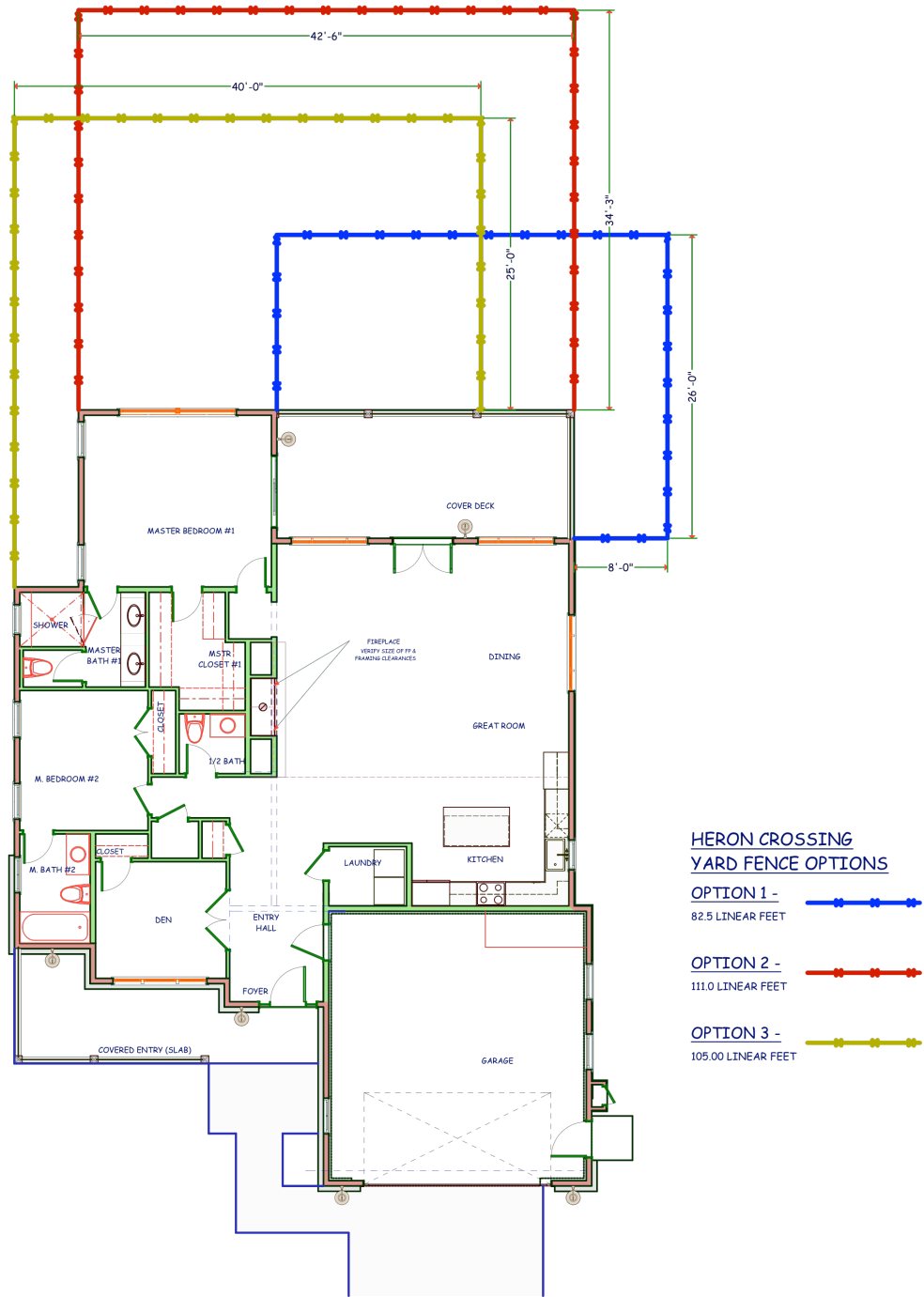
- Option 1
- Option 2
- Option 3

Version 2010

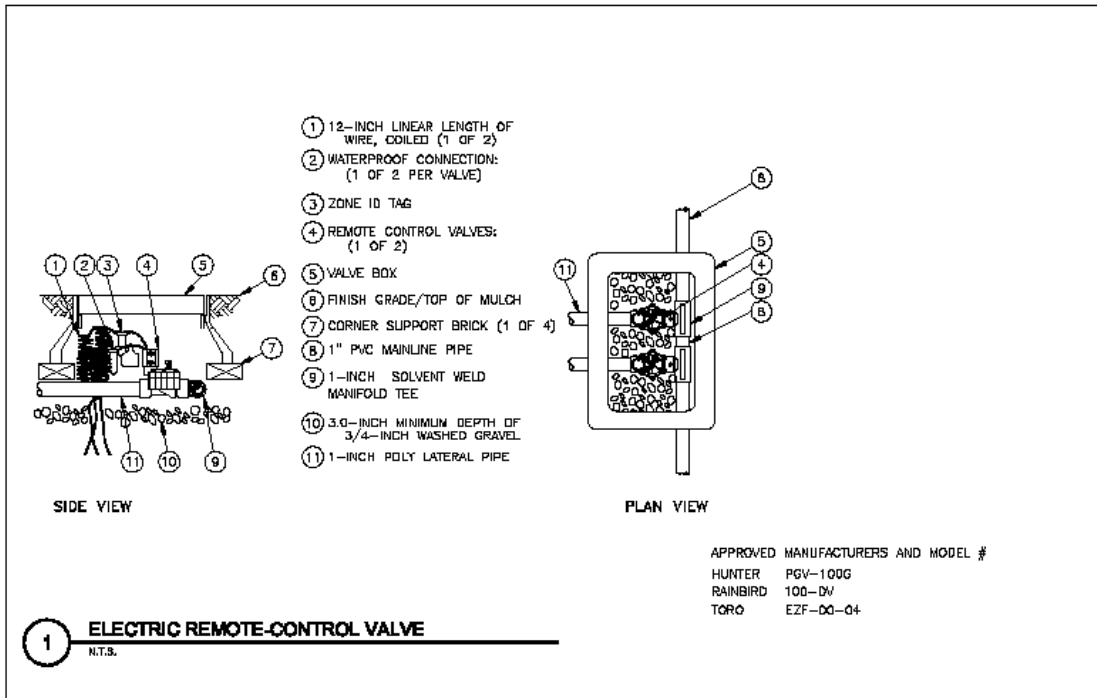
An Example of Fence Design When A Scarp is Present

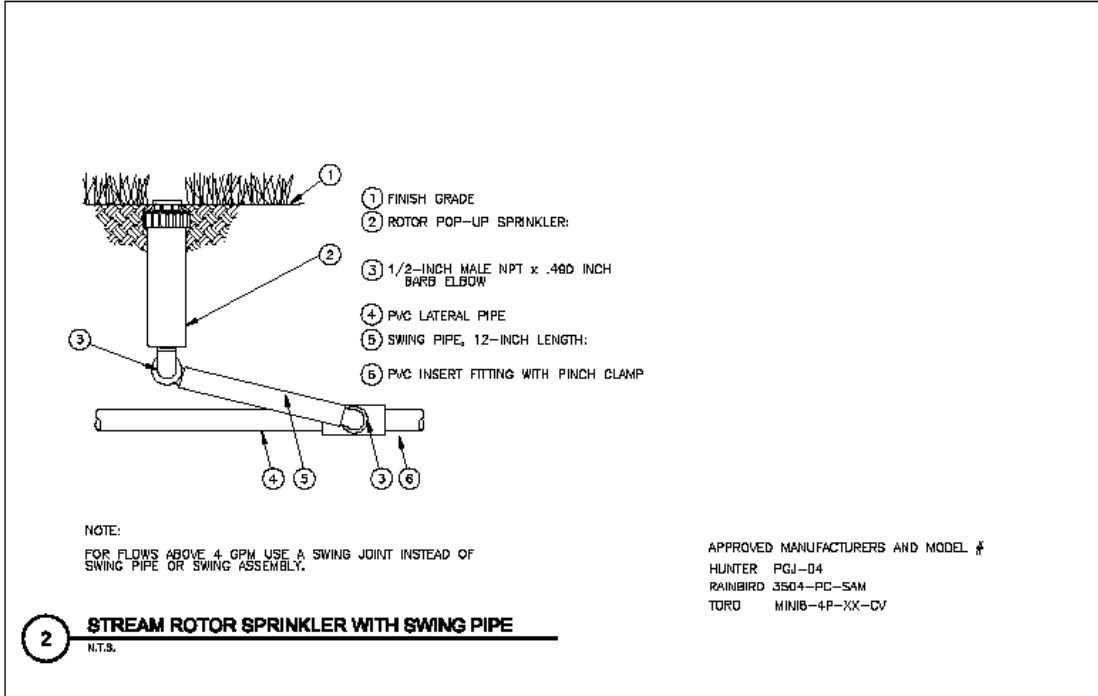


**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

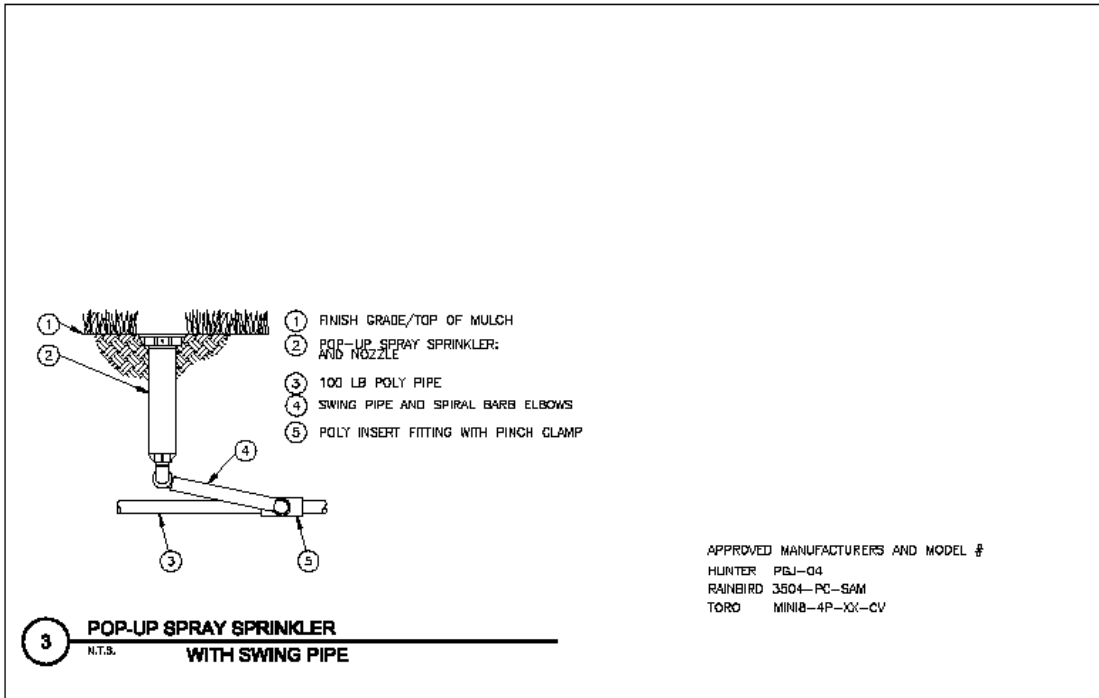


APPENDIX B – Irrigation Standards

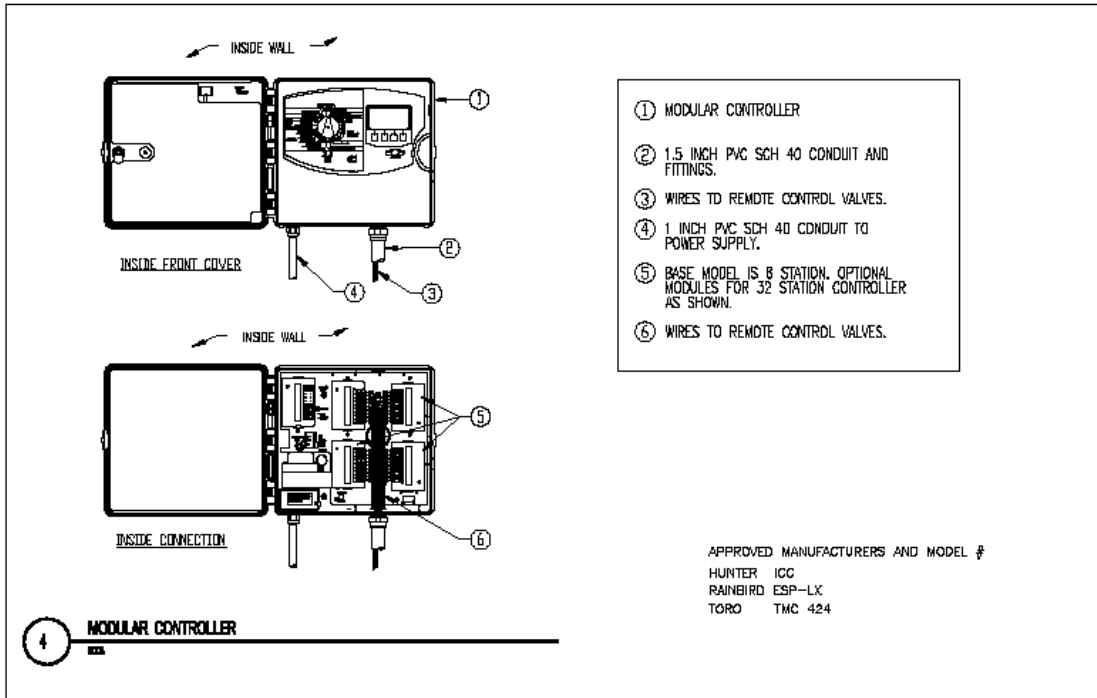




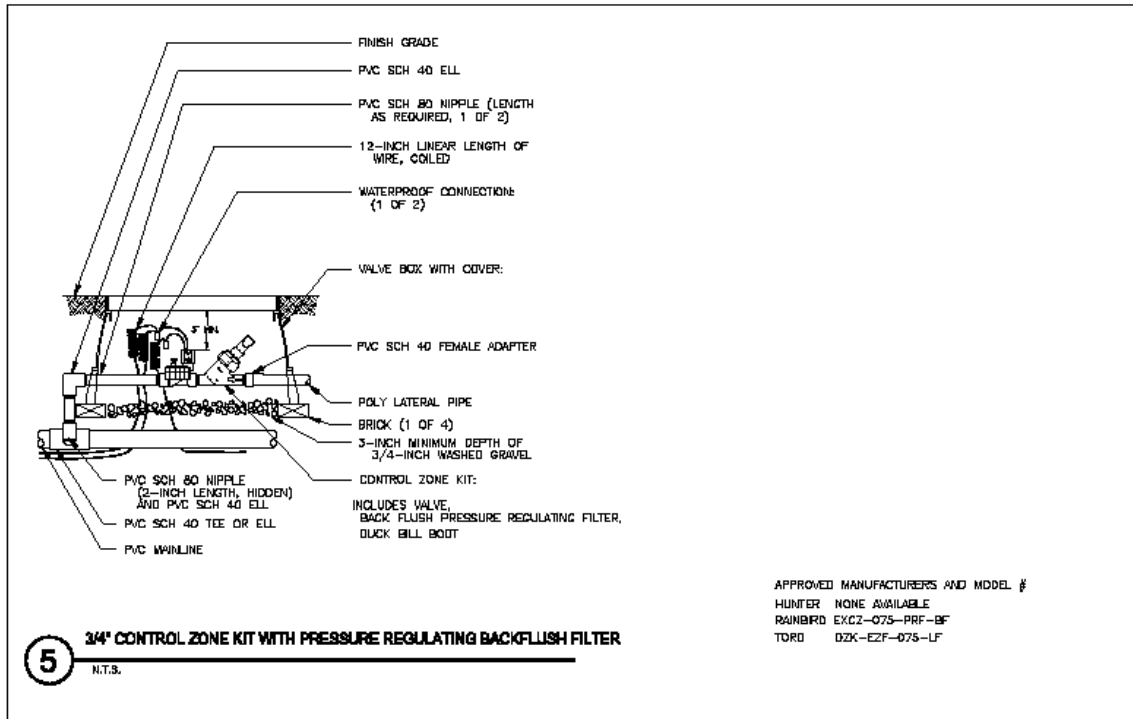
**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

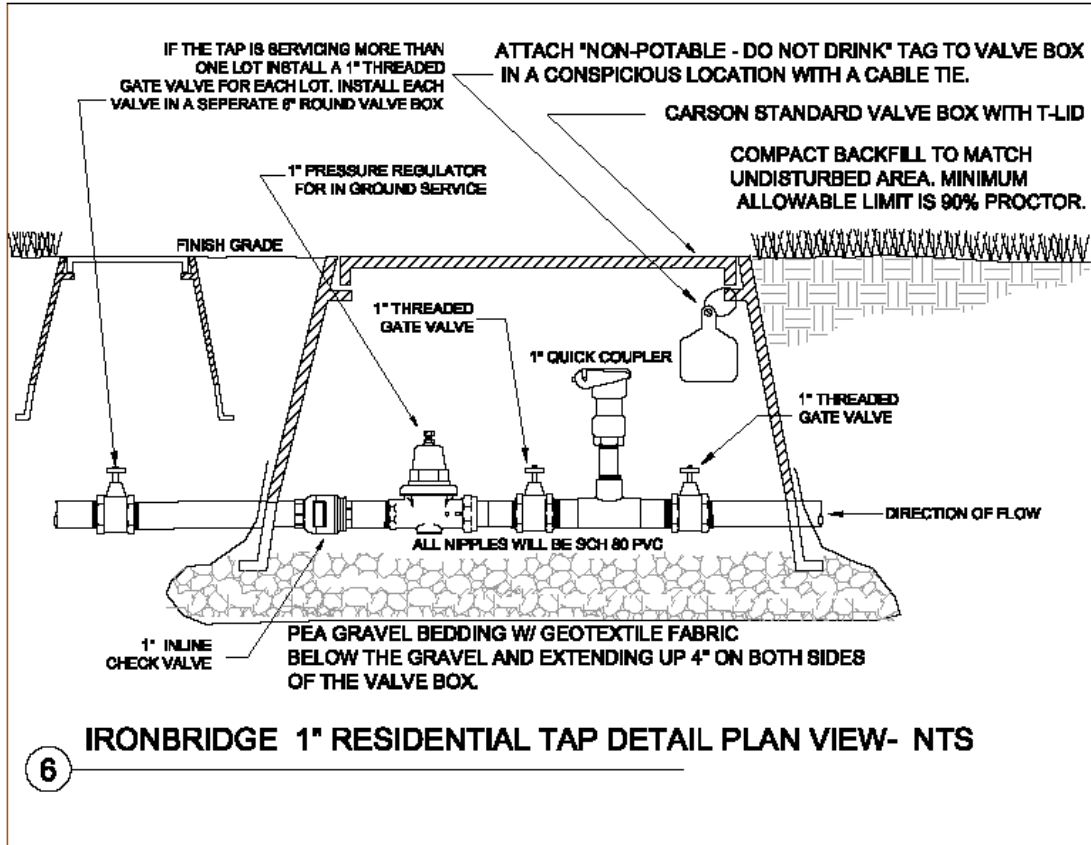


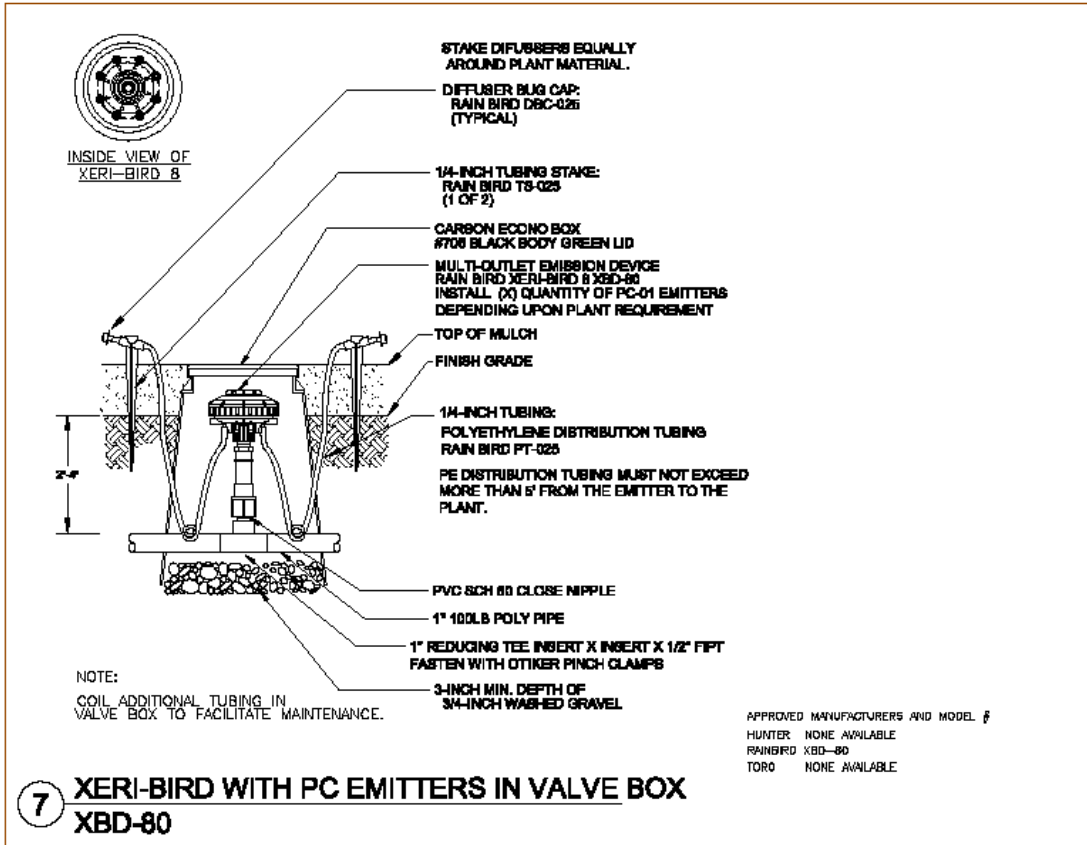
**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

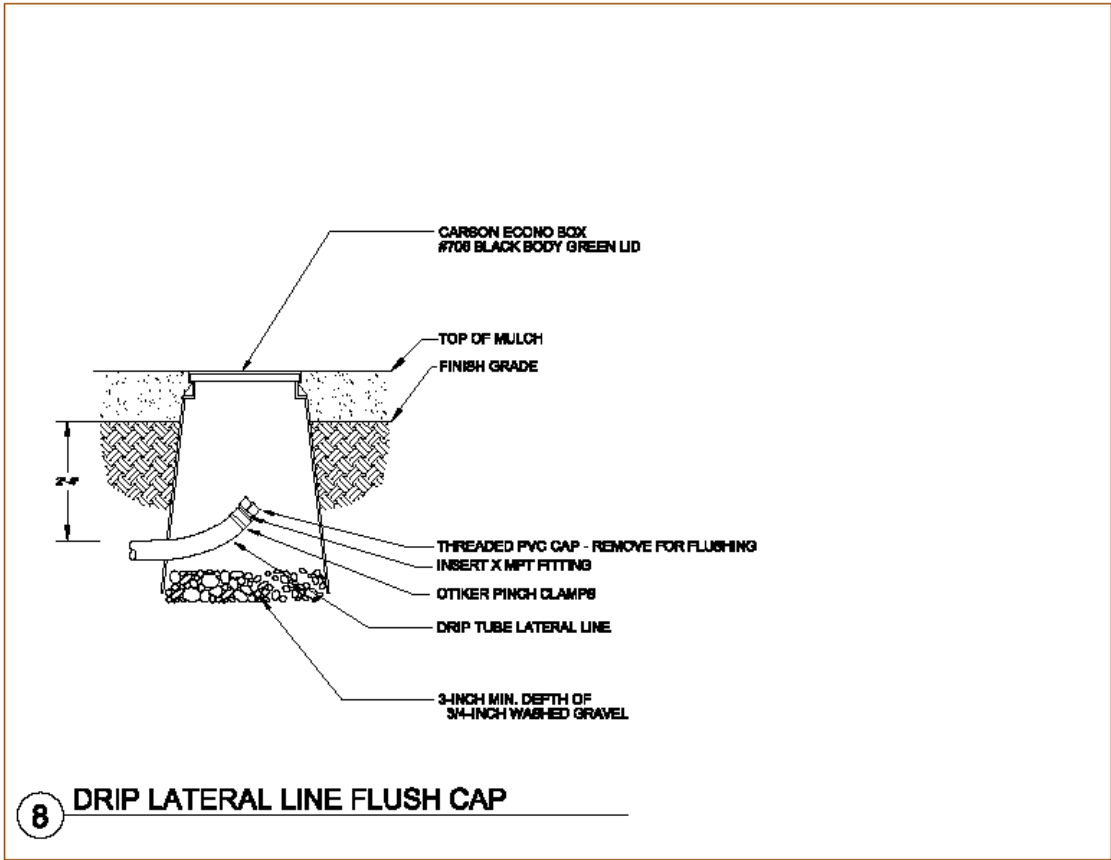


**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**







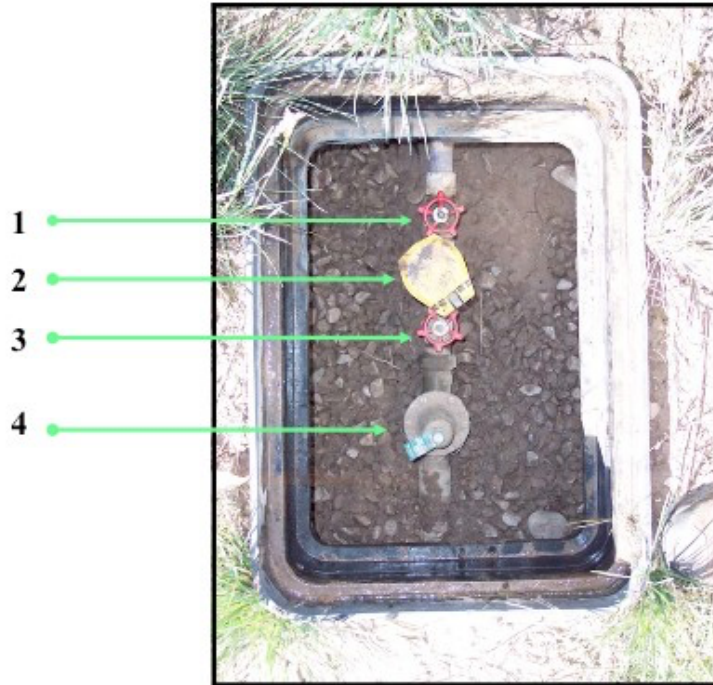


Appendix C - Water Meter



The above picture shows where the homeowner/IPOA irrigation line responsibilities are located at the lot taps.

Iron Bridge HOA Irrigation Taps Tap Description and Winterizing Procedure



- 1— 1” Gate valve. This valve is used to isolate the homeowners mainline and/or in conjunction with Gate Valve 3 to isolate the Quick Coupler (2). **DO NOT** over tighten or try to open this valve to far, it will strip under unnecessary pressure.
- 2— Quick Coupler connection. From this point your system can be winterized through the meter for a short period of time. (5-10 seconds.)
- 3— 1” Gate valve. This valve is used to isolate the homeowners mainline and/or in conjunction with Gate Valve 1 to isolate the Quick Coupler (2). **DO NOT** over tighten or try to open this valve to far, it will strip under unnecessary pressure.
- 4— This is a PRV valve (Pressure Reduction Valve.) Only qualified irrigation technicians should service this valve.

**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

Iron Bridge HOA

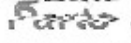
Meter Tap/Parts Requirements






1. The meter and meter valve box is installed after the primary tap. The primary tap includes the pressure regulator, check valve, quick coupler and gate valves.

Parts

1. Badger Meter Model 55 - 1" with radio transmitter
2. 2 - 1" Brass meter unions
3. 1 - 1" Brass threaded ball valve
4. 1 - 1" PVC scd. 40 female threaded coupler by slip (In some cases this will be a different fitting)
5. 1 - 1" PVC scd. 40 male adaptor
6. 1 - 1" slip by slip by 3/4" female threaded Tee, scd. 40
7. 1 - 1" Boiler Drain
8. 1 - Jumbo Valve Box

Models 10, 25, 35, 55, and 70



<p>5/8", 5/8" x 3/4"</p>		<p>Model LP BRONZE</p>	
		<p>Model 25 BRONZE</p>	
<p>3/4"</p>		<p>Model 35 BRONZE</p>	
<p> 1"</p>		<p>Model 55 BRONZE</p>	
<p>1"</p>		<p>Model 70 BRONZE</p>	