

Eagle Ranch

EAGLE, COLORADO

**THE HIGHLANDS
DESIGN GUIDELINES
RIDGELINE ADDENDUM**

September 19, 2006

**Ridge Line Addendum
Uplands Design Guidelines
Eagle Ranch Planned Unit Development
Eagle, Colorado
September 19, 2006**

TABLE OF CONTENTS

1	Introduction.....	1
1.1	Purpose.....	1
1.2	Viewshed Analysis.....	2
1.3	Applicability	2
2	Building Envelopes.....	2
3	Site Planning	3
4	Architecture.....	3
4.1	Building Height.....	3
4.2	Scale and Massing.....	4
4.3	Decks.....	4
4.4	Roof Forms	4
4.5	Exterior Materials and Colors.....	4
4.6	Exterior Lighting.....	5
5	Landscaping	6

1 Introduction

1.1 Purpose

The purpose of this Addendum is to minimize the visibility of structures visible against the sky in Eagle Ranch Filing 25 as seen from Brush Creek Road and as more specifically described in the PUD Guide¹, which reads:

Ridge Line Visibility

At the time of review of an application for subdivision final plat approval that includes those portions of Tract 1 and Tract 6, contained within the Eagle Ranch Addition No. 4, and Tract 7, contained within the Lapin Parcel Addition, as shown on the Development Plan, as amended, that are visible from Brush Creek Road, the developer shall demonstrate that the ridge line visibility of structures on lots within these areas has been minimized when viewed from Brush Creek Road. In addition, at the time of review of an application for subdivision final plat approval that includes the areas described above, the Developer shall present for approval by the Town, a set of "design guidelines" which may establish more restrictive

¹ Pages 8-9 of 16, Section 3.2.9 Ridge Line Visibility, Third Amendment to the PUD Guide for Eagle Ranch Planned Unit Development Amended and Approved March 30, 2004

setbacks, allowable building heights, colors, landscaping and/or exterior lighting standards than currently exist in the P.U.D Guide to further address ridge line visual impacts of the residential development as viewed from Brush Creek Road. As used in this section the term "ridge line visibility" shall mean the condition in which a substantial, identifiable portion of the structure is visible against the sky.

1.2 Viewshed Analysis

The provisions contained in this Addendum are concerned with structures of which a substantial identifiable portion is visible against the sky along the first ridge south of the reach of Brush Creek Road between the Ouzel Lane Bridge and the westerly entrance to the Adams Rib Ranch Headquarters. From other reaches of Brush Creek Road the subject terrain is not visible against the sky, being screened by foreground terrain or backed by more distant mountains.

The Town of Eagle Planner chose eight (8) Visual Reference Points (VRP) along Brush Creek Road at locations that meet the Ridgeline Visibility criteria contained in the Eagle Ranch PUD Guide, and that have strong year-round visibility into the subject terrain. The terrain was analyzed by computer from each VRP which determines the ground surface directly visible from the VRP as well as various heights that are screened by surrounding terrain. A composite viewshed analysis was then derived by overlaying the individual analyses for each VRP. The Final Plat was then draped on the terrain model. Provisions of this Addendum are deemed applicable to any lot that was not screened to a height of 30 feet above the natural ground surface.

1.3 Applicability

This Addendum modifies provisions of the Highlands Design Guidelines applicable to the placement and design of structures on Lots 1 through 43, 52 through 57, and 74 through 90 Eagle Ranch Filing 25 (formerly portions of Eagle Ranch Addition No. 4, Tract 1 and Tract 6 and Lapin Parcel Addition, Tract 7). Except as amended by this Addendum, all other provisions of the Highlands Design Guidelines apply these same Lots.

2 Building Envelopes

A Building Envelope has been established on each applicable Lot noted above. All structures shall be fully contained within the designated building envelope on such Lots. All site improvements including structures, grading, and driveways must be contained within an area of not more than 16,500 square feet within the building envelope.

3 Site Planning

- a. Cuts to final grade may not exceed 10 feet below existing grade. Cut slopes steeper than 3:1 gradient must be protected by revetments. Cut slopes steeper than 2:1 gradient must be retained.
- b. Fills to final grade may not exceed 5 feet above preconstruction natural grade.
- c. The exposed height of any single retaining wall and/or revetment may not exceed 5 feet. Higher retaining or revetment structures must be stepped. The width of each terrace between stepped walls or revetments must be the greater of either 4 feet or the height of the wall/revetment below to provide for plantings sufficient to screen stepped walls. The net effective gradient of stepped walls or revetments may not be steeper than 1:1 as measured from the finished grade at the toe of the lowest wall to the top of the highest wall directly above it.
- d. Where retaining walls face toward or are visible from Brush Creek Road, they shall be constructed of (or faced with) materials that are of color, color value, and texture and are landscaped to visually blend into the natural setting.

4 Architecture

The intent of this Architecture Section is to promote structures and silhouettes that lie gently upon the land.

4.1 Building Height

- a. All portions of structures must be contained below a plane elevated 30 feet above the more restrictive of the existing or proposed grade at the perimeter of the structure. This plane shall be graphically represented on all architectural elevations in the Preliminary and Final Plan sets to show that the entirety of the building is within its permitted height.
- b. Prior to issuance of any Temporary or Final Certificate of Compliance, the Applicant shall provide an Improvement Location Certificate certifying that the building height conforms to the approved Building Permit Record Plans.

4.2 *Scale and Massing*

- a. Residential structures including garages must be composed of several architectural masses stepped with the topography and articulated to reduce the apparent scale of the structure.
- b. Towers or turrets or similar architectural devices are not permitted.

4.3 *Decks*

- a. Deck railings on building elevations facing toward Brush Creek Road shall be at least 50% solid.

4.4 *Roof Forms*

- a. Roof forms must be composed to complement the gentle ridgeline silhouettes typical throughout the Brush Creek Valley in order to blend with rather than contrast the natural setting.
- b. Design roof elements to avoid sharp geometric contrasts, such as prominent full gable ends that would be visible above the skyline.
- c. Primary roof pitches must be between 4:12 and 8:12. Minor roof pitches must be between 2:12 and 8:12.
- d. Roof overhangs must be at least 30 inches.
- e. Eave and rake fascia reveal must be at least 10 inches in height.
- f. Skylights are not permitted on roof surfaces visible from Brush Creek Road VRPs.
- g. Roof mounted equipment (e.g. solar panels, HVAC equipment, satellite dishes, etc.) may not be visible on the skyline.
- h. All roof vents and other mechanical penetrations must be painted to blend with the surrounding roof materials.

4.5 *Exterior Materials and Colors*

The goal of these provisions is to provide a range of colors and exterior materials that blend into the natural setting when viewed from Brush Creek Road VRPs. In that regard materials with non-reflective textures and colors are required. These requirements lend themselves toward the rustic architectural expressions contained in the Highlands Design Guidelines.

- a. Exterior colors shall be limited to low saturation earth shades or tones found in nearby landscapes, or that come from natural sources (e.g., rock, stone, wood) or that resemble a natural appearance. Tone-on-tone color schemes are strongly preferred.
- b. Exterior building materials and colors shall be compatible with the natural setting. Body colors in the range of the Sherwin Williams Arts and Crafts and Victorian palettes are permitted with the exception that the following lighter or similar value colors are not permitted:
 1. Roycroft Vellum (SW 2833)
 2. Birdseye Maple (SW 2834)
 3. Roycroft Mist Gray (SW 2844)
 4. Renwick Beige (SW 2805)
- c. Low reflectance metal cladding is permitted on roof with pitches of 4:12 or less only. Architectural grade asphalt, wood shingle and low-reflectance, flat concrete tile roof claddings are permitted.
- d. Highly reflective materials (e.g., mirrored glass, bright metal) shall not be used as exterior materials.
- e. Horizontal wood or wood-like cladding must express a reveal on not less than 8 inches per course. Board and batten siding must express a reveal on not less than 8 inches at the boards and 3 ½ inches at the battens.
- f. Exterior wall cladding may include stone and/or stucco up to 75% of any elevation.

4.6 Exterior Lighting

These exterior lighting provisions seek to achieve three goals:

- a. Protect the visibility of stars in the dark night sky from fugitive light;
- b. Reduce glare from light fixtures as seen from off site; and
- c. Provide illumination for ordinary outdoor activities on the subject lots.

These goals are achievable with careful selection and placement of light fixtures.

- a. Exterior light sources facing Brush Creek Road shall be limited to code-required entrance wall mounted sconce luminaires. Fixtures in these locations shall be Fully Shielded or Dark

Night Sky qualified luminaires mounted at not more than 6'-8" above the adjacent door threshold.

- b. Soffit surface mounted, and pendant luminaires are not permitted in any location visible from Brush Creek Road.
- c. Lighting of walkways and decks along building elevations that face toward Brush Creek Road shall be limited to wall and step lighting mounted to illuminate away from line of sight from Brush Creek Road.
- d. All exterior lights shall be controlled by dimmer switches with overrides for motion detection where appropriate. Exterior lights may be illuminated during times of active usage, but must be turned off from 11:00 p.m. until 5:00 a.m.

5 Landscaping

- a. Landscape plans for each lot applicable under this Addendum shall be prepared by a professional Landscape Architect.
- b. Landscape designs shall meet the Wildfire Defensible Criteria contained in the Highlands Design Guidelines.
- c. The interface between structures and surrounding landscape shall be designed to provide a gradual transition from built features into natural areas. Landscaping that is compatible with natural vegetation shall be designed so that it extends out from developed areas and forms a cohesive pattern with existing natural vegetation. The purpose is to blend the new landscape with the natural vegetation. It is intended that the transition between the built environment and natural areas occur sufficiently beyond residential structures to meet applicable wildfire codes.
- d. Landscaping facing Brush Creek Road shall be designed to maintain selected views from the residences yet screen and soften the architecture from Brush Creek Road.
- e. Plantings shall be composed of a combination of trees and shrubs to punctuate and soften building elevations as seen from Brush Creek Road.
- f. Trees and shrubs shall be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of and help to screen disturbed slopes. Plant materials that are

used to stabilize a graded slope shall blend with the surrounding native plant materials in color and texture to the extent possible.

END RIDGELINE ADDENDUM
UPLANDS DESIGN GUIDELINES