



KINSTON
CENTERRA

HOME BUILDER DESIGN GUIDELINES
JULY 2024

Summary of Changes:

08-15-2022: Addition of Construction Site Policy and Builder Signage sections

11-07-2022: Revisions & Additions to Site + Lot Criteria section

11-07-2022: Revisions & Additions to Landscape section

01-20-2023: Entire document graphic style updated per Builder Marketing Guide, minor revisions and refinement throughout all sections except Architectural Style and Architectural Elements.

03-24-2023: Minor revisions throughout document per DRC Comments, primarily to clarify details in Site + Lot Criteria and Landscape sections.

05-04-2023: Minor revisions throughout document per DRC Comments.

06-15-2023: Widened the margins and reformatted throughout document for printing purposes.

7-2024: Minor revisions throughout per updates to CCOIA and addition to sloped fencing conditions.



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OVERVIEW & PURPOSE



WHO USES THIS DOCUMENT?

This document is intended to inspire qualified architects, owners, builders, and their representatives to craft a unique and authentic place with a unified sense of character. The following pages provide a framework for creative design while providing baseline requirements.



INTENT

Kinston is a fresh, innovative community poised at the crossroads of Northern Colorado. At its heart it will provide future homeowners with an authenticity of place; a modern expression of familiar architectural styles; and a sustainable, contextual approach to landscape at all scales.

Achieving and maintaining a vibrant and progressive community character is the primary goal of these Home Builder Design Guidelines. A commitment to healthy and enduring qualities is important to the design of this community.

These guidelines provide inspiration for a thoughtful approach to home and yard design. Innovative design solutions are required, providing a fresh take on successful products and a new look at landscapes designed for the Colorado Front Range.



Photo by Purple Moss Architecture



DEFINITIONS

References herein to a “builder” or “developer” shall also include the Owner and the Owner’s Architect, general contractor, and all subcontractors. References herein to “construction” shall also include any attempt to remodel, enlarge, add-on, alter, repair, convert, or otherwise improve (including demolition) any building(s) or other improvement(s) (including fences, landscaping, etc.).

The Covenants contain various specific and detailed concepts and definitions. For the reader’s convenience, some of the concepts and definitions which fully appear within the Covenants will also be used within these Guidelines and have been further defined as follows:

Applicant. Shall mean the Owner or Owner’s designated representative of a Lot.

Arbor. A light latticework frame often used as a shade structure or bower.

Articulation. A method or manner of joining walls that makes the united parts clear, distinct, and precise in relation to each other. Walls should demonstrate movement, or be characterized by recesses, pop-outs, ins-and-outs, and other elements that produce undulations designed to discourage flat planes.

Association. The Kinston Community Association, or KCA.

Balcony. A projecting platform usually on the exterior of a building, sometimes supported from below by substantial brackets, corbels, or cantilevered by projecting members of wood or masonry.

Balustrade. An entire railing system, as along the edge of a balcony or terrace, including a top rail, bottom rail and balusters.

Base. The lowest part of a column, wall or building. In some styles the bases are more complex as they modulate between the floor and wall or column group above.

Bracket. A support projecting horizontally from a wall to bear the weight of a cantilever (e.g., Eave, building projection) or to strengthen an angle.

Builder. Refers to the entity that constructs improvements on a lot.

Building Footprint. Refers to the area of a building within its outline on a lot as viewed from above. Building footprint is defined by the outside edge of exterior walls, excluding roof overhangs, porches, patios and decks. Building Footprint square footage is different than total building square footage in that it does not add square footage for multiple levels of the home that are stacked on top of each other. See Appendix B for additional information.

CEA. The Centerra Engagement Assembly, Inc., a Colorado nonprofit corporation

CMU. Concrete Masonry Unit.

City. Loveland, Colorado

Clapboard Siding. A wood siding (i.e., Clapboard, rabbited, drop, false bevel, shiplap) commonly used as an exterior covering on a building of frame construction, applied horizontally and overlapped, with the grain running lengthwise, typically thicker along the lower edge than the upper.

Column. A vertical structural compression member or shaft supporting a load which acts in the direction of its vertical axis and has both a base and a capital, commonly designed to support a roof.

Common Elements. Any real estate within Kinston that is, and any improvements or fixtures located on such real estate that are: (a) owned by the Kinston Community Association; or (b) owned by a Person other than the Kinston Community Association, but in which the Kinston Community Association has rights of use or possession pursuant to this Declaration, or any lease, license, easement or other agreement. Any references to Open Space or Common Open Space within this document are considered synonymous with Common Elements.

Community Fence. Refers to the approved community fence prototype built along the perimeter of a lot adjacent to a roadway, or open space/amenity area which is owned and maintained by the KCA.

Construction. Any activity pertaining to Kinston that requires any permit or approval.

County. Larimer County, Colorado

Custom and Semi-Custom (Homes or Lots). Refers to custom/semi-custom homes or lots where individual homesites will generally be left natural and require some site grading and drainage improvements, prior to home construction.

DRB. The Kinston Design Review Board per Article VIII of the Kinston CCR’s.

Declarant. Centerra East Development, Inc., a Colorado corporation, and any other Person(s) to whom the Declarant, by recorded document,





Image from Pexels by Dorothy Castillo

expressly assigns one or more of the Declarant's rights under these Guidelines (which shall be the extent of the Declarant's rights to which such assignee succeeds).

Design. To conceive or devise the form and structure of a building or other construction.

Design Guidelines or Guidelines. Refers to the most current version of the Kinston Homebuilder Design Guidelines (as amended and restated) which provide site planning, architecture, and landscape design criteria for all single-family residential units (both detached and attached) constructed at Kinston, while providing a basis for the decisions and recommendations of the DRB.

Detail. An individual, minute, or subordinate part of the whole.

Dormer. A projecting structure built out from a sloping roof, usually housing a vertical window.

Eave. The projecting overhang at the lower edge of a roof that sheds rain, water, and snow.

Facade. The front of a building or any of its sides, especially one distinguished by its architectural treatment.

Fascia. The long, straight, vertically-oriented board that runs along the lower edge of the roof that covers the ends of rafters and carries all the guttering.

Form. The shape and structure of something as distinguished from its substance or material. The manner of arranging and coordinating the parts of a composition so as to produce a coherent image.

Greenway Frontage. Shall mean and refer to parks, schools, community facilities, common

green space, recreational facilities, lakes, hike-and-bike trails, etc., Which are adjacent to rear or side yard Lot lines and/or clearly visible from public streets, sidewalks and rights-Of-Way.

Header. A framing member supporting the ends of joists, transferring the weight of the latter to parallel joists and rafters.

Human Scale. The size or proportion of a building element or space relative to the structural or functional dimensions of the human body.

Innovative Design Solutions. Fresh elevations crafted specifically to fit the Kinston style, landscape designs that embrace the aesthetic of the Colorado Front Range, and a commitment to sustainable materials and practices.

Kinston, also referred to as the "Project" Refers to the Kinston development, a part of the Centerra planned community within the City of Loveland, Larimer County, Colorado.

Lot. A platted lot shown on any plat of Kinston on which a residence is to be built, but specifically excluding any Common Area Lots and Residual Lots identified on the plats for Kinston.

Masonry; Brick.

FBX. Facing brick suitable for use where a minimum variation in size, narrow color range and high degree of mechanical perfection are required.

Facebrick. Brick made or selected to give an attractive appearance when used without rendering of plaster or other surface treatment of the wall; made of selected clays, or treated to produce a desired color.

Narrow Gauge Roman. Brick having a nominal dimension of 4 x 2 x 12 inches, commonly associated with Prairie Architecture.

Tumbled. A fire clay brick having a rough texture and smooth "tumbled" corners,



used for facing work, often multi-colored or mottled.

Masonry; Stone.

Ashler. Smooth square stones laid with mortar in horizontal courses.

Broken Rangework. Stone masonry laid in horizontal courses of different heights, any one course of which may be broken into two or more courses.

Quarry Faced. Squared blocks with rough surfaces that look as if they just came out of the ground.

Masonry; Stone Veneer.

Brownstone. A dark brown or reddish-brown sandstone.

Sandstone. Sedimentary rock that is composed of sand-sized grains naturally cemented by mineral materials.

Massing. A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight.

Movement. The rhythmic quality or character of a composition suggesting motion by represented gestures or by the relationship of structural elements.

Muntin. A secondary framing member to hold panes in a window, window wall, or glazed door. A rabbeted member for holding the edges of windowpanes within a sash.

Open Space. See Common Elements.

Owner. Refers to the titleholder of a lot.

Panel. A portion of a flat surface recessed below the surrounding area, set off by moldings or some other distinctive feature.

Parcel. Refers to an area of land to be further subdivided into lots. (Parcel ceases to be a parcel upon recordation of Final Plat creating lots).

Parcel or Lot Builder. Refers to the entity that: (a) prepares a parcel for lot sales to a builder; or (b) constructs single-family homes, or other improvements on a parcel or lot.

Patio. An outdoor area, often paved and shaded, commonly adjoining or enclosed by the walls of a house or defined by a low privacy wall.

Pitch; Roof. The slope of a roof usually expressed as a ratio of vertical rise to horizontal run, or in inches of rise per foot of run.

Plane; Wall. The simplest kind of two-dimensional surface generated by the path of a straight line and defined by its length and width; the fundamental property of a plane is its shape and surface characteristics.

Plaster; Exterior. A mixture of lime or gypsum, sand, portland cement, and water which produces a paste-like material which can be applied to the surface of walls and which later sets to form a hard smooth surface. Also see Stucco; Smooth.

Plate. In wood frame construction, a horizontal board connecting and terminating posts, joists, or rafters. A wall plate which receives the lower ends of roof rafters.

Porch; covered. An exterior appendage to a building forming a covered approach or vestibule to a doorway.

Principle. A fundamental and comprehensive law, truth, or assumption governing action, procedure, or arrangement.

Proportion. The comparative, proper, or



Image from Pixabay



harmonious relation of one part to another or to the whole with respect to magnitude, quantity, or degree.

Railing. Any open construction or rail used as a barrier, composed of one or a series of horizontal rails supported by spaced upright balusters.

Roof,Gable. A roof sloping downward in two parts from a central ridge so as to form a gable at each end.

Roof,Hip. A roof having sloped ends and sides meeting at an inclined projecting angle.

Scale. A certain proportionate size, extent, or degree, usually judged in relation to some standard or point of reference such as "human scale".

Shall. Compliance with a principle, guideline, or standard is mandated although the DRB may approve alternatives.

Shingle. A roofing unit of fire-treated redwood or cedar, dimensional fiberglass mat, that is cut to stock dimensions and thicknesses and used as an overlapping covering over sloping roofs and side walls.

Should. Compliance with a principle, guideline, or standard is recommended. Using this term is important to the Design Review Board, but may be waived or modified based upon an alternative acceptable to the DRB.

Sill. The horizontal exterior member at the bottom of a window or a door opening, usually sloped away from the bottom of the window or door for drainage of water, and overhanging the wall below.

Sill;Window. The horizontal member of the base of a window opening.

Single Family (Homes and Lots). Refers to both detached and attached single-family homesites.

Skylight. An opening in a roof which is glazed with a transparent or translucent material used to admit natural or diffused light to the space below.

Soffit. The underside of an architectural element, especially the underside of a roof overhang.

Stucco;Heavy. A catch-all term used to describe an extremely thick, rough, plaster finish produced by troweling the high spots of a dashed or stippled stucco surface before it sets (e.g., Spanish Lace, Light Lace, Heavy Lace, Heavy Dash, Tunnel Dash, Knockdown Dash, Monterey, Deep Relief, Scraped, California, Arizona, Frieze, English, Rock 'n Roll, Glacier).

Style;Architectural. A particular or distinctive form of artistic or architectural expression characteristic of a particular period (e.g., Farmhouse, Prairie, Craftsman, Mid-Century, or Village Modern/Adaptive Reuse).

Terrace. A raised space or platform adjoining a building, commonly composed of masonry materials, especially one used for leisure or enjoyment.

Texture. The visual and especially tactile quality of a surface, apart from its color or form.

Tree Lawn Areas. Any portion of the Property designated by the Owner of such portion of the Property as a "Tree Lawn Area" in a Recorded Supplemental Declaration.

Trellis. A frame supporting open latticework, used as a screen or a support for growing vines or plants.

Variety. The state or quality of having varied or diverse forms, types, or characteristics.

Visible From Neighboring Property. Means, with respect to any given object, that such object is or would be visible to a natural Person with eye-level at a height of six (6) feet standing on any public right-of-way, any private street, alley or drive, any sidewalk, or any portion of the Property owned by the Kinston Community Association.

Visual Interest. Building and structures which display articulation (see articulation). The apparent articulation of a surface resulting from the orchestration of building elements, colors, and textures. The arrangement of parts or elements into proper proportion or relation so as to form a pleasing composition.

Window;Bay. A window forming a recess in a room and projecting outwards from the wall either in a rectangular, polygonal or semi-circle form, typically supported on substantial corbels, brackets, or on projecting moldings.

Window; Picture. A large fixed pane of glass, usually located to present the most attractive view to the exterior.

Window; Ribbon. One of a horizontal series of windows, separated only by mullions, which forms a horizontal band across the facade of a building.



The image features a white background with a large, stylized teal graphic. The graphic consists of two large, overlapping teal shapes that form a central point, resembling a stylized 'X' or a cross. A horizontal orange-red bar is positioned across the center of the teal shapes, containing the text 'COMMUNITY CHARACTER' in white, bold, uppercase letters.

COMMUNITY CHARACTER



COMMUNITY AS A FORM OF ART

“Kinston stands for a deep commitment to design. ... Giving every element a sense of beauty and purpose. Building a place that stands apart and creates enduring value, for residents as well as for homebuilders. ... Filling each day with moments of delight and connection. Meeting the demands of head and heart.”

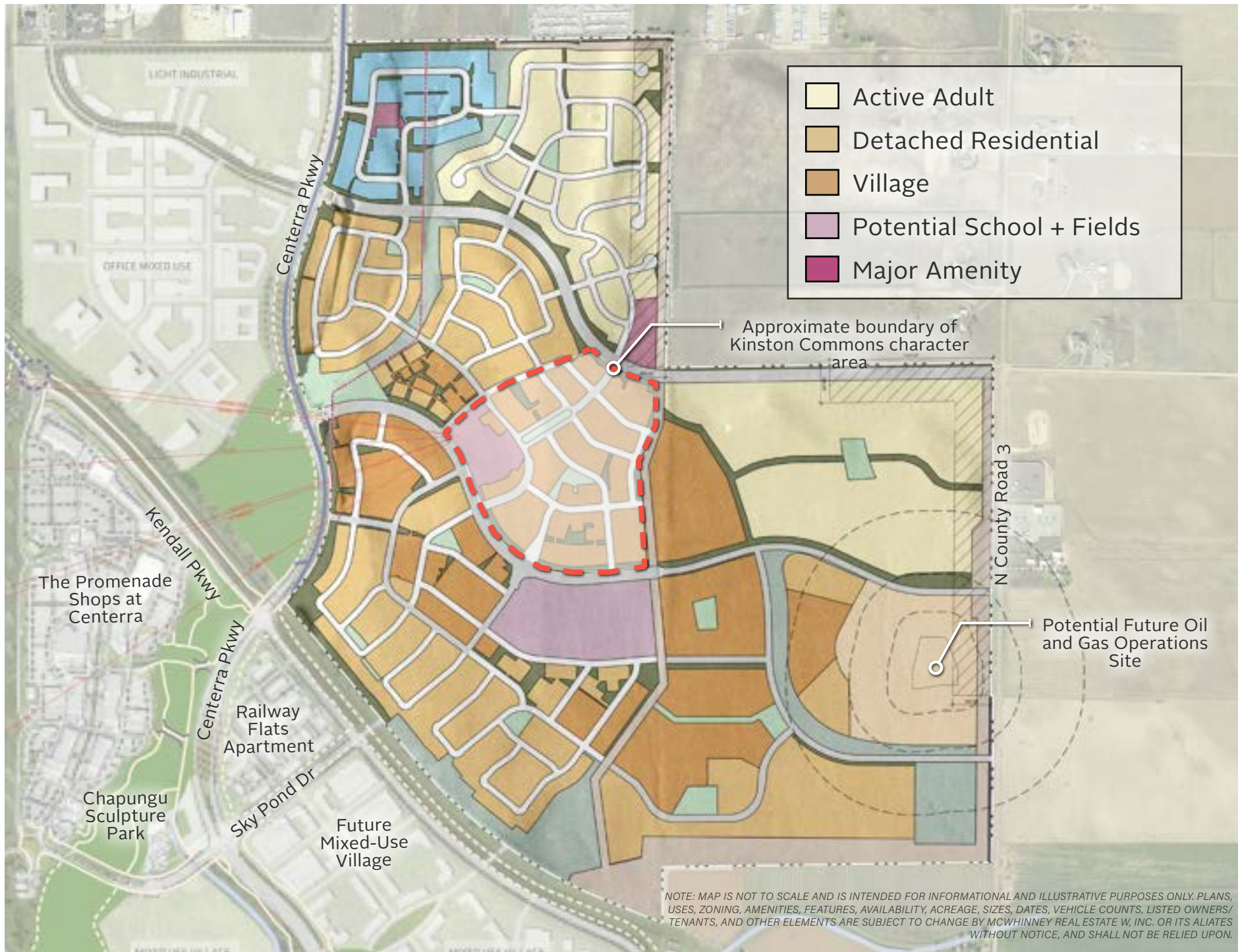
- Strada



NOTE: MAP IS NOT TO SCALE AND IS INTENDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. PLANS, USES, ZONING, AMENITIES, FEATURES, AVAILABILITY, ACREAGE, SIZES, DATES, VEHICLE COUNTS, LISTED OWNERS/TENANTS, AND OTHER ELEMENTS ARE SUBJECT TO CHANGE BY MCWHINNEY REAL ESTATE SERVICES, INC. OR ITS ALIATES WITHOUT NOTICE, AND SHALL NOT BE RELIED UPON.A

Kinston is a 625 acre extension of the Centerra community in Loveland, Colorado. Located at the crossroads of I-25 and US 34, it's poised to welcome the next wave of home buyers by offering a new take on the concept of town and a focus on bringing people together in a strong, healthy community. A wide range of housing types, carefully integrated to create a textured and unique neighborhood pattern that's anything but typical suburban, appeal to a diversity of people at many stages in life. An extensive trail and open space network links residents to a variety of pocket parks, a central amenity campus, and beyond to existing amenities such as Chapungu Sculpture Park, the Promenade Shops, and the Centerra-Loveland Station (Mobility Hub).





The Framework Plan is anticipated to adapt and grow as Kinston grows but the basic organizing elements will remain the same.



Kinston is a broadly textured collection of neighborhoods and open space systems woven together into a town-like fabric. This fabric is based on a system of loosely gridded streets interlaced with an organic network of open space corridors and pocket parks.

At the heart of Kinston is an overlay district called Kinston Commons, an area of highest density and product diversity. This district pulls its design inspiration from the idea of “town” with a tightly gridded street pattern, focus on pedestrian scale, and opportunities for a bold approach to modern architecture. Kinston Commons should contain the highest concentration of the Village Modern architectural style and elevations that favor the Transitional and Bold versions of the Design Spectrum (see Architectural Style section).

Just southeast of Kinston Commons is a future potential school site with play fields that will double as a community amenity. This potential school site is intended to reflect a potential location only. Details regarding the location, layout, timing, and other development considerations of a potential School site within Kinston are to be determined. A diverse product offering is subdivided into three main neighborhood types with their own unique characteristics:



Photo by Helena Lopes from Pexels

VILLAGE NEIGHBORHOOD

The Village Neighborhood is the most town-like in character and architectural aesthetic but with a modern twist. It celebrates the walkability of Kinston and the diverse amenities it has to offer. The product types in this neighborhood focus on higher densities and smaller outdoor living areas. The detached sidewalks and tree lawns emote a small-town atmosphere.



Photo from livability

DETACHED RESIDENTIAL NEIGHBORHOOD

The Detached Residential Neighborhood provides traditional single-family home sizes, primarily in front-loaded configurations. Residents will enjoy backyard living within compact neighborhoods in close proximity to pocket parks and the future school site.



Photo by Andrea Piacquadio from Pexels

ACTIVE ADULT NEIGHBORHOOD

Strongly defined edges and a separate amenity allow for a distinct identity in the Active Adult Neighborhood. Single-level front-loaded homes are offered in both detached and attached configurations.



The Framework Plan is anticipated to adapt and grow as Kinston grows but the basic organizing elements will remain the same.

Not To Scale



Kinston's open space network provides opportunity for fitness, outdoor living, and discovery. Trails encourage a walkable lifestyle by linking all three neighborhoods to major amenities, neighborhood parks, and destination nodes. These trails also connect the community to the existing Centerra open space network.



Image By DTJ Design



Image By DTJ Design

AMENITY CAMPUS

Set at the crest of a hill with views for every resident to enjoy, the Amenity Campus is designed as a collection of outdoor gathering spaces and amenity buildings. It contains a variety of outdoor and indoor spaces that can flex depending on event types and group sizes. Extending north into Kinston Commons is Kinston Square, a town-inspired central gathering space surrounded by character streets that can be closed for special events.

NEIGHBORHOOD PARKS

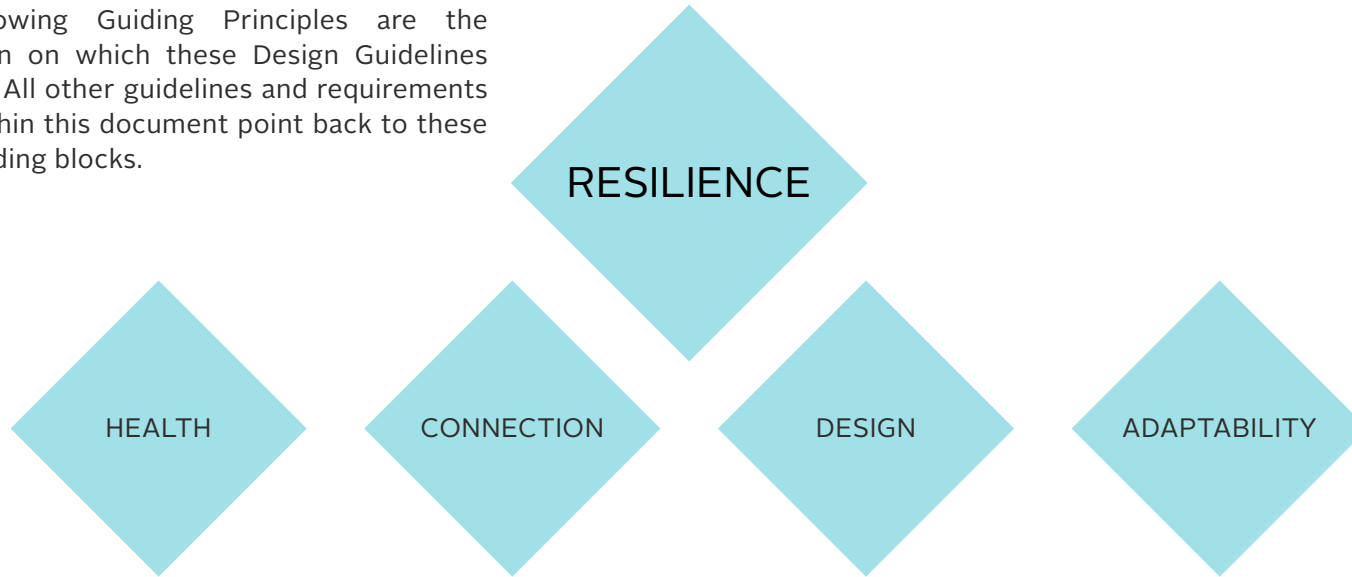
Smaller neighborhood parks fill the need for "third places," those spaces where people spend leisure time outside of work or home. These are the gathering spaces for neighbors and the play spaces for kids and dogs. They will provide a strong sense of identity and serve as wayfinding features.

TRAILS

The Primary Pedestrian/Bike Route runs from the Amenity Campus to the existing Chapungu Sculpture Park, Promenade Shops, and the Centerra-Loveland Station (Mobility Hub). Secondary and Tertiary Pedestrian/Bike Routes provide looping circulation within the community.

GUIDING PRINCIPLES - COMMUNITY CHARACTER

The following Guiding Principles are the foundation on which these Design Guidelines are built. All other guidelines and requirements found within this document point back to these basic building blocks.



RESILIENCE. If sustainability is about surviving, resilience is about thriving in both favorable and adverse conditions. Resilience is the active state of sustainability. It's more visionary, more agile, more intentional. That's not to say resilience is only about the future. For Centerra, resilience has application both for new development and for the revitalization of existing development.

HEALTH

- Embody the Colorado lifestyle
- Build a network that encourages walking/biking
- Leverage Centerra's abundant open space into a regional draw
- Engage with enterprises that contribute to wellbeing

ADAPTABILITY

- Create and integrate natural systems
- Anticipate future technology and evolving infrastructure
- Incorporate flexibility into the master plan
- Let housing flex with the market
- Design for changes in lifestyle preferences
- Encourage sustainable practices

DESIGN

- Approach community as a form of art
- Create distinctive neighborhoods for a range of life stages
- Integrate a wider variety of home sizes and styles
- Create character districts and special addresses
- Be different in kind, not degree
- Rethink amenity as a series of experiences and shared uses rather than a single facility

CONNECTION

- Create a cohesive vision for all future parcels
- Build a strong social infrastructure
- Build a network of community destinations



KINSTON CHARACTER

Character at Kinston incorporates contemporary elements within familiar forms. This aesthetic extends beyond the architecture and into the landscape and amenities, creating an integrated community identity.

“What the research shows is a desire for a higher level of design and a healthier, more-connected lifestyle.”

“Ask them what they wish they had in their homes, and [people] talk about...Beauty. Variety. Self-expression.”

- Strada





ARCHITECTURAL STYLE



HISTORIC TRADITIONS WITH MODERN INSPIRATION

The architectural character for Kinston is based on four familiar styles: **Farmhouse**, **Prairie**, **Craftsman**, and **Mid-Century**. These styles are firmly rooted in American history. In Kinston, they will take on a fresh appeal with the application of **modern elements**.

In addition, a fifth style coined as **Village Modern** has been created for Kinston. It combines elements of traditional main street architecture and the adaptive reuse movement to meet the desire for a small-town aesthetic.

Under this **Modern** umbrella, a **Design Spectrum** is created for each style with **Mild**, **Transitional**, and **Bold** interpretations of modern influences on traditional architecture.

Innovative design solutions are required, providing fresh elevations crafted specifically to fit Kinston. See the Architectural Elements section for detailed requirements and additional design recommendations.



ARCHITECTURAL STYLE PALETTE

The following architectural styles can be applied to any building form - detached or attached, front-loaded or rear-loaded, from ranch up to three- or four-story. Examples of implementation based on different building forms can be found in the individual style sections on the following pages.



1

MODERN FARMHOUSE

The modern farmhouse style provides a familiar form reflecting the archetypal image of “home”. High-pitched gable roof forms and monochromatic color palettes dominate the streetscape.

2

MODERN PRAIRIE

The modern prairie includes contrasting low-pitched and hipped roof forms that balance the streetscape from predominantly gabled roof forms. Color palettes are more earthy and also help balance the street.

3

MODERN CRAFTSMAN

The modern craftsman reflects a traditional and historic style infused with modern details and materials to reflect current trends. This style is intended to inject more crafted and ornamental forms to visually define this style.





4

MID-CENTURY MODERN

The mid-century modern style incorporates simplified and minimalistic elevations that focus on modern design in windows and materials. Asymmetry in roof, materials and windows provides interest along an otherwise traditional streetscape.

5

VILLAGE MODERN

As a transitional style, village modern is intended to thoughtfully blend familiar forms and design elements found in single family detached architecture with more urban solutions to create aesthetic continuity between product density. Windows, materials, and forms are arranged to capture the look and feel of a town center.



DESIGN SPECTRUM

Modern Farmhouse, Modern Prairie, or Modern Craftsman can be expressed in either a Mild, Transitional, or Bold style. The Mid-Century Modern style can be expressed in either a Transitional or Bold style. The Village Modern style can be expressed in either a Mild or Transitional style. Refer to the style-specific Design Spectrum pages for more information on how to implement the Mild, Transitional, or Bold expressions specific to each style. See specific requirements for the Kinston Commons district on the following pages.

1 MODERN FARMHOUSE



MILD

TRANSITIONAL

BOLD

2 MODERN PRAIRIE



MILD

TRANSITIONAL

BOLD

3 MODERN CRAFTSMAN



MILD

TRANSITIONAL

BOLD



4

MID-CENTURY
MODERN

There is no Mild interpretation for Mid-Century Modern.



TRANSITIONAL

BOLD

5

VILLAGE
MODERN



MILD

TRANSITIONAL

There is no Bold interpretation for Village Modern.



REPETITION REQUIREMENTS

REPETITION REQUIREMENTS

In order to promote a variety of styles along each streetscape, builders shall provide a minimum of **(3) three elevation styles** per unique floor plan. The same elevation shall be featured no more than **(3) times** along a block, and can't be featured on adjacent lots or lots across the street. Unique design elements and forms shall be introduced to each style that clearly differentiate from other styles. Distinct adjacencies and locations are subject to review & approval by the DRB. The DRB shall reserve the right to require a street scene showing different elevations.

DESIGN SPECTRUM REQUIREMENTS

For the purpose of variety and market appeal, it is important to allow diverse style interpretations. The following guidelines help differentiate between **Mild**, **Transitional**, and **Bold** style interpretations for each style description.





KINSTON COMMONS STYLE REQUIREMENTS

Kinston Commons shall contain all five architectural styles. The four familiar styles (**Farmhouse**, **Prairie**, **Craftsman**, and **Mid-Century**) may be expressed in either a **Transitional** or **Bold** interpretation.

1 MODERN FARMHOUSE

NOT FOR USE IN
KINSTON COMMONS
WITH POSSIBLE
EXCEPTION OF
ARCHITECTURAL
STATEMENT LOTS



MILD

TRANSITIONAL

BOLD

2 MODERN PRAIRIE

NOT FOR USE IN
KINSTON COMMONS
WITH POSSIBLE
EXCEPTION OF
ARCHITECTURAL
STATEMENT LOTS



MILD

TRANSITIONAL

BOLD

3 MODERN CRAFTSMAN

NOT FOR USE IN
KINSTON COMMONS
WITH POSSIBLE
EXCEPTION OF
ARCHITECTURAL
STATEMENT LOTS



MILD

TRANSITIONAL

BOLD

4 MID-CENTURY MODERN



TRANSITIONAL

BOLD

The fifth style, **Village Modern**, while permitted in all of Kinston, was specifically designed to be featured most prevalently in Kinston Commons. This style may be expressed in either a **Mild** or **Transitional** interpretation.

5 VILLAGE MODERN




MILD

TRANSITIONAL




KINSTON COMMONS DESIGN SPECTRUM MAP

A Village Modern


 Village Modern (Mild or Transitional)

B Village Modern + Bold

 Village Modern (Mild or Transitional)

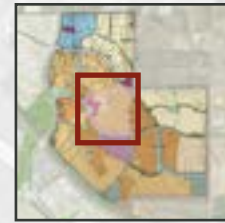
 Bold Interpretations of other 4 Styles

C Village Modern + Bold + Transitional

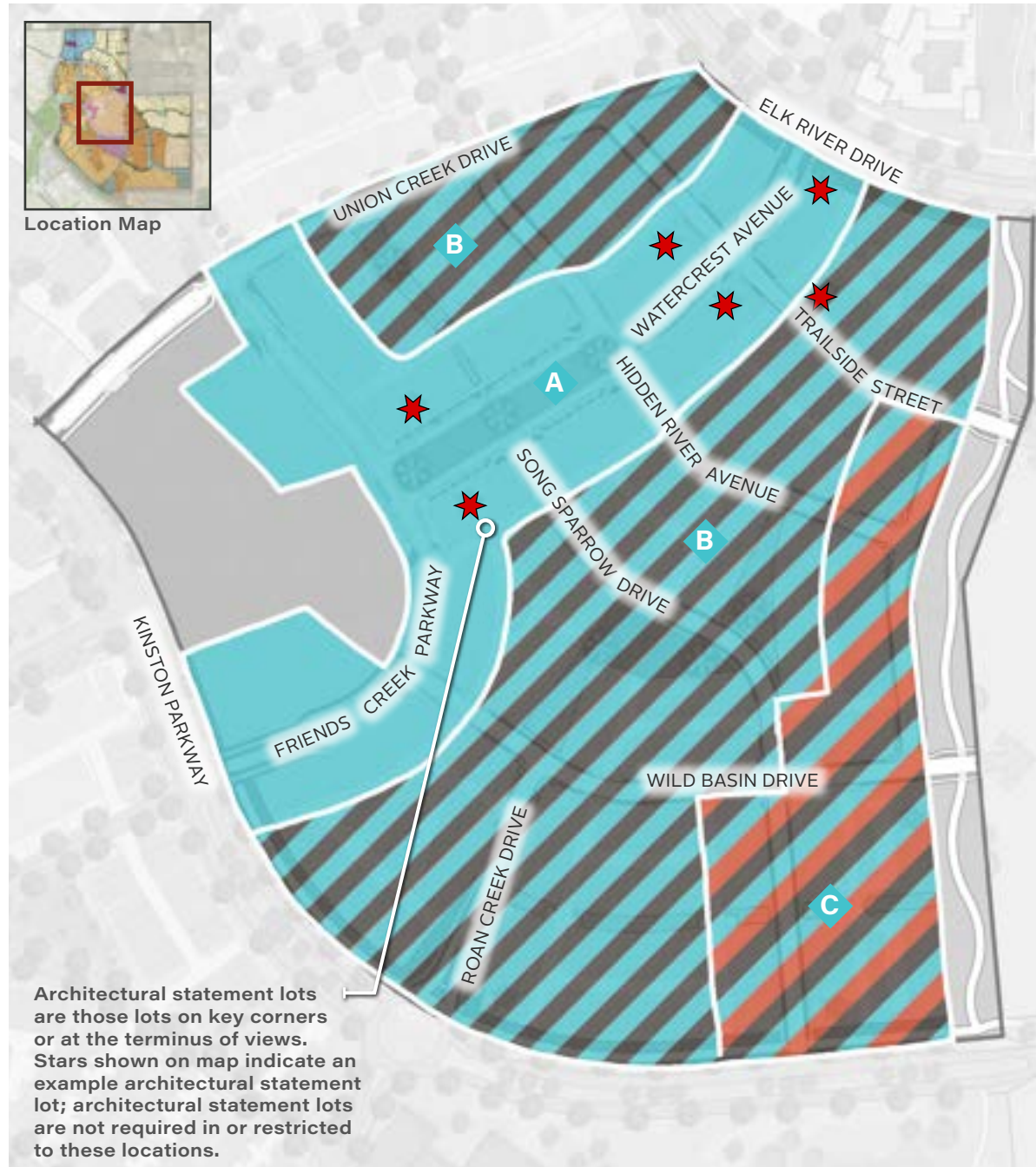
 Village Modern (Mild or Transitional)

 Bold Interpretations of other 4 Styles

 Transitional Interpretations of other 4 Styles



Location Map



Architectural statement lots are those lots on key corners or at the terminus of views. Stars shown on map indicate an example architectural statement lot; architectural statement lots are not required in or restricted to these locations.

No mild interpretations of any styles aside from Village Modern should be permitted in Kinston Commons, except for lots flagged as Architectural Statement lots, as approved by the DRB.





CHARACTERISTICS OF MODERN FARMHOUSE

Farmhouse style architecture is easily identified by its simple, functional and well-proportioned forms that are box-like and have minimal ornamentation. These homes have historically reflected a two-story massing with predominantly gabled roofs, roof dormers, and covered porches that provide utilitarian spaces without the extensive use of embellishment and ornamentation. Hipped roof forms are occasionally incorporated at covered entries, especially on wrap-around porches. Boxed soffits are discouraged in this style. Allowed only in mild interpretations by specific approval of the DRB.

Key Elements:

- 1 Front-facing gable incorporating a minimum 8:12 pitch.
- 2 Board and batten siding featured at street-facing elevations.
- 3 Wrap-around porches are encouraged.
- 4 Columns are 8x8 minimum (6x6 may be incorporated if unique from other styles) and showcase modern profiles.
- 5 Vertically proportioned windows.
- 6 Accent roof dormers or window awnings.
- 7 Fascia and soffit are painted the same darker tone color and provide high contrast to the monochromatic color palette.
- 8 Standing seam metal roof is encouraged at covered entries, roof dormer, and awnings.
- 9 Style appropriate door is unique to this style and painted an accent color.
- 10 May include skirt or pent roof element. (Not pictured in example at left.)
- 11 Style appropriate railing.



MODERN FARMHOUSE DESIGN SPECTRUM



MILD

Elevation reflect more **historical** siding treatments and detailing. A monochromatic color palette allow for subtle enhancements like the **wrap-around porch**, **standing-seam metal roof**, and **window awnings** to become strong focal points that define this style.

TRANSITIONAL

The overall form and massing is familiar, but **windows packages** are grouped together to become strong visual components, **column details** are refined and introduce modern profiles and connection details, and dark **fascia** provides **high contrast** to an otherwise monochromatic color palette that highlights the simplistic forms of this style.

BOLD

The overall form and massing is familiar, but material and window expressions create an **asymmetrical** image for a more **contemporary** feel. Materials are strategically placed to provide high contrast in **color** and **texture** to create interest and provide a more varied streetscape. Colors and materials are more **playful** and **unexpected**.



MODERN FARMHOUSE STYLE IMPLEMENTATION: FRONT-LOADED



Example above illustrates a front-loaded home incorporating all key elements, as well as **transitional** style interpretation with large window packages and high contrasting materials. In addition to the key elements found on the "Characteristics" page for this style, front-loaded homes must also incorporate the following key elements:

- 1 A unique and style-appropriate garage door that differentiates this style.

MODERN FARMHOUSE STYLE IMPLEMENTATION: REAR-LOADED



Example above illustrates an alley-loaded home incorporating all key elements, as well as a **transitional** interpretation with large window packages and high contrasting materials. In addition to the key elements found on the "Characteristics" page for this style, alley-loaded homes must also incorporate the following key elements:

- 1 Covered entries incorporate a "usable" depth and width, along with other requirements described in the Architectural Elements section of the Guidelines.



MODERN FARMHOUSE STYLE IMPLEMENTATION: ATTACHED



Example above illustrates an attached homes featuring all key elements. The forms and materials reflect a **bold** style interpretation for reference. In addition to the key elements found on the "Characteristics" page for this style, attached homes must also incorporate the following key elements:

- ❖ 1 Unit entrances are clearly defined.
- ❖ 2 Unit articulation occurs in plane depth, roof forms, and window patterns.
- ❖ 3 Units reflect consistent materials and detailing.
- ❖ 4 Windows are thoughtfully placed in reflect mild, transitional, or bold patterns.



MODERN FARMHOUSE VISION IMAGERY



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Prairie style was conceived as an exploration of new ways to relate buildings to the land. Typically, Prairie style architecture is known for its low, horizontal nature. The building mass is exemplified by long, low-pitched hipped roofs with wide projecting eaves and can include two stories with one story wings or porches. Windows are grouped in ribbons and visually hug the eaves to evoke the historic quality of this style. Color and material palettes reflect earthy tones that blend into the landscape and help ground the building.

Key Elements:

- 1 Primarily low hipped roof forms incorporating a 4:12 pitch with broad overhangs - 18" minimum, 24" preferred.
- 2 Low-hipped roof acts as a free-floating element above the house.
- 3 High-contrasting fascia, frieze board, and soffits are painted the same darker tone color.
- 4 Windows are grouped together and reflect a horizontal image. A continuous band of casement (or fixed) windows is appropriate.
- 5 Style-specific column details unique to this style.
- 6 Distinct masonry base grounds the home and creates a horizontal image.
- 7 Material locations and "banding" reflect a horizontal image and hug the eave line.
- 8 Color is used to create a horizontal image and establish a hierarchy of materials.
- 9 Style appropriate door is unique to this style and painted an accent color.
- 10 Low, horizontal masonry garden walls are encouraged to enclose outdoor space. (Not pictured in example at left.)
- 11 Horizontal water bar, base, or recessed masonry lines are used to emphasize the horizontal relationship to the ground.
- 12 Incorporate contrasting trim between stories.
- 13 Style appropriate railing.



MODERN PRAIRIE DESIGN SPECTRUM



MILD

Elevation reflect more **historical** siding treatments and detailing. Color palette and materials reflect **warm, earthy tones** that help ground the building. **Low-contrasting fascia and frieze board** visually lower the roof form and create a horizontal image.

TRANSITIONAL

The overall form and massing is familiar, but **windows packages** are grouped together to become strong visual components. Secondary body colors and modern masonry veneer profiles create a more modern look and feel with **high contrast**.

BOLD

The overall form and massing is familiar, material and window expressions create an **asymmetrical** image for a more **contemporary** feel. Materials are strategically placed to provide high contrast in **color** and **texture** to create interest and provide a more varied streetscape. Colors and materials are more **playful** and **unexpected**.



MODERN PRAIRIE STYLE IMPLEMENTATION: FRONT-LOADED



Example above illustrates a front-loaded home incorporating all key elements, as well as **bold** style interpretation with large, asymmetrical window packages and high contrasting materials. Warm tones help ground the home. In addition to the key elements found on the "Characteristics" page for this style, front-loaded homes must also incorporate the following key elements:

- 1 Garage wall is set back from covered entry or other building forms
- 2 A unique and style-appropriate garage door that differentiates this style.



MODERN PRAIRIE STYLE IMPLEMENTATION: REAR-LOADED



Example above illustrates an alley-loaded home incorporating all key elements, as well as **bold** interpretation with large, asymmetrical window packages and high contrasting materials. The covered entry features a flat roof element for a more contemporary look and feel. In addition to the key elements found on the "Characteristics" page for this style, alley-loaded homes must also incorporate the following key elements:

- 1 Covered entries incorporate a "usable" depth and width, along with other requirements described in the Architectural Elements section of the Guidelines.



MODERN PRAIRIE STYLE IMPLEMENTATION: ATTACHED



Example above illustrates an attached product featuring all key elements. The forms and materials reflect a **transitional** style interpretation for reference. In addition to the key elements found on the "Characteristics" page for this style, attached homes must also incorporate the following key elements:

- 1** Unit entrances are clearly defined.
- 2** Unit articulation occurs in plane depth, roof forms, and window patterns.

- 3** Units reflect consistent materials and detailing.
- 4** Windows are thoughtfully placed in reflect mild, transitional, or bold patterns.



MODERN PRAIRIE VISION IMAGERY



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CHARACTERISTICS OF MODERN CRAFTSMAN

The Craftsman architectural style is characterized by low-pitched one and two-story building volumes with wide overhangs and rakes extending horizontally across the home. Large, one-story covered porch volumes provide semi-private outdoor areas. Traditionally, eaves and rakes are commonly supported by beams, exposed rafter tails, brackets, out-lookers or corbels as decorative elements. For a more modern interpretation, these elements can be incorporated with simpler, more refined profiles that integrate today's materials for a current look and feel. Boxed soffits are not allowed with this style.

Key Elements:

- 1 Roof forms incorporating a 4:12 pitch.
- 2 Rakes and eave overhangs are a minimum of 1'-6" (2'-0" preferred).
- 3 Decorative corbels and brackets appear to support projecting roof elements.
- 4 Style-specific column details unique to this style.
- 5 Gable includes decorative features including corbels, brackets, or siding featuring modern profiles and applications.
- 6 Window packages are symmetrical and feature more vertical proportions for a more modern image.
- 7 Color is used to create contrast between primary and secondary body colors/materials and trim and fascia.
- 8 Columns can be oversized, tapered or battered in modern profiles.
- 9 Style appropriate door is unique to this style and painted an accent color.
- 10 Pergola or trellis is common over garage doors. (Not pictured in example at left.)
- 11 Style appropriate railing.



MODERN CRAFTSMAN DESIGN SPECTRUM



MILD

Elevation reflect more **traditional** siding treatments and detailing. Color palette and materials reflect **high-contrast** between trim and primary body colors. Structural elements feature modern **profiles, materials, and connections** to evoke a more current image. Window **lites/grilles** are simplified.

TRANSITIONAL

The overall form and massing is familiar, but **windows packages** are grouped together to become strong visual components. Varying **material sizes and applications** create a more enhanced elevation.

BOLD

The overall form and massing is familiar, and a **flat roof** is introduced to create a **contemporary** look and feel. Materials are strategically placed to provide high contrast in **color** and **texture**. Colors and materials are more **playful** and **unexpected**.



MODERN CRAFTSMAN STYLE IMPLEMENTATION: FRONT-LOADED



Example above illustrates a front-loaded home incorporating all key elements, as well as **bold** style interpretation with large, asymmetrical window packages and high contrasting materials. Warm tones help ground the home. In addition to the key elements found on the "Characteristics" page for this style, front-loaded homes must also incorporate the following key elements:

- 1 Garage wall is set back from covered entry or other building forms
- 2 A unique and style-appropriate garage door that differentiates this style.



MODERN CRAFTSMAN STYLE IMPLEMENTATION: REAR-LOADED



Example above illustrates an alley-loaded home incorporating all key elements, as well as **bold** interpretation with large, asymmetrical window packages and high contrasting materials. The covered entry features a flat roof element for a more contemporary look and feel. In addition to the key elements found on the "Characteristics" page for this style, alley-loaded homes must also incorporate the following key elements:

- 1 Covered entries incorporate a "usable" depth and width, along with other requirements described in the Architectural Elements section of the Guidelines.



MODERN CRAFTSMAN STYLE IMPLEMENTATION: ATTACHED



Example above illustrates an attached product featuring all key elements. The forms and materials reflect a **transitional** style interpretation for reference. In addition to the key elements found on the "Characteristics" page for this style, attached homes must also incorporate the following key elements:

1 Unit entrances are clearly defined.

2 Unit articulation occurs in plane depth, roof forms, and window patterns.

3 Units reflect consistent materials and detailing.

4 Windows are thoughtfully placed in reflect mild, transitional, or bold patterns.

MODERN CRAFTSMAN VISION IMAGERY



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CHARACTERISTICS OF MID-CENTURY MODERN

Mid-Century Modern is characterized by clean lines, minimal ornamentation, and a strong emphasis on functionality and “form follows function.” Building forms are traditionally low and elongated with off-centered gables or butterfly roofs that embrace asymmetry and occupy a majority of the building mass. Single pitch and flat roofs may also be considered for this style. Exteriors are often monochromatic and minimalist in aesthetic, featuring modern profiles of brickwork and pops of color. Boxed soffits are not allowed with this style.

Key Elements:

- 1 Roof forms incorporating a 4:12 pitch.
- 2 Angled-glass hugs the roof eave at street-facing elevations.
- 3 Windows are grouped together and create an asymmetrical image.
- 4 Windows are grouped together with accent materials to create large, asymmetrical focal points
- 5 Decorative beams or corbels are exposed and appear to continue support the low slung roof.
- 6 Exposed beams are exposed and support the low slung roof at covered entries.
- 7 Style appropriate door is unique to this style and painted an accent color.
- 8 Fascia, soffit, and trim are painted a darker tone color to provide contrast and highlight the low-sloping forms.
- 9 Style appropriate railing.



MID-CENTURY MODERN DESIGN SPECTRUM

In order to disambiguate from Modern Craftsman there is no Mild option for Mid-Century Modern.



TRANSITIONAL

The overall form and massing is familiar, but **windows packages** are grouped together to become strong visual components and placed on corners for a more **asymmetrical** look and feel.

BOLD

The overall form incorporates **asymmetrical** proportions for a more **contemporary** feel. Colors and materials are more **playful** and **unexpected**. Windows a **atypical** in size and proportion to bring bold accents to the streetscape.



MID-CENTURY MODERN STYLE IMPLEMENTATION: FRONT-LOADED



Example above illustrates a front-loaded home incorporating all key elements, as well as **bold** style interpretation with large, asymmetrical window packages and high contrasting materials. Warm tones help ground the home. In addition to the key elements found on the "Characteristics" page for this style, front-loaded homes must also incorporate the following key elements:

- 1 Garage wall is set back from covered entry or other building forms
- 2 A unique and style-appropriate garage door that differentiates this style.



MID-CENTURY MODERN STYLE IMPLEMENTATION: REAR-LOADED



Example above illustrates an alley-loaded home incorporating all key elements, as well as **bold** interpretation with large, asymmetrical window packages and high contrasting materials. The covered entry features a flat roof element for a more contemporary look and feel. In addition to the key elements found on the "Characteristics" page for this style, alley-loaded homes must also incorporate the following key elements:

- 1 Covered entries incorporate a "usable" depth and width, along with other requirements described in the Architectural Elements section of the Guidelines.



MID-CENTURY MODERN STYLE IMPLEMENTATION: ATTACHED



Example above illustrates an attached product featuring all key elements. The forms and materials reflect a **transitional** style interpretation for reference. In addition to the key elements found on the "Characteristics" page for this style, attached homes must also incorporate the following key elements:

1 Unit entrances are clearly defined.

2 Unit articulation occurs in plane depth, roof forms, and window patterns.

3 Units reflect consistent materials and detailing.

4 Windows are thoughtfully placed in reflect mild, transitional, or bold patterns.



MID-CENTURY MODERN VISION IMAGERY



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CHARACTERISTICS OF VILLAGE MODERN

Similar to the charming brick storefront architecture of Northern Colorado, the Village Modern also integrates town-center materials with familiar architecture forms. Building projections, window patterns and materials create hierarchy and rhythm to unify the Kinston Commons. The style is meant to reflect a “built over time” quality. Unique projections, window patterns, and materials reflect modern materials and styling to appear as “renovations” or “additions” to an otherwise simple and traditional forms that appears to reflect a different time; in this manner, an adaptive re-use language is created that creates visually juxtaposing elements in new construction.

Key Elements:

- 1 Masonry base ground the buildings and provides continuity at street level.
- 2 Building projections vary and create interest within the composition.
- 3 Window packages and arrangements are repeated for consistency.
- 4 Unit entries are expressed with urban design elements like recessed entries, window awnings or small stoop roof forms.
- 5 Roof forms incorporate some pitched elements that reflect nearby homes.
- 6 Style appropriate door is unique to this style and painted an accent color.
- 7 Grouped windows are encouraged for a more urban image - this can be achieved with trim, accent siding or color blocking.



VILLAGE MODERN DESIGN SPECTRUM

In order to stay sensitive to the Northern Colorado context, which is not urban in nature, there is no Bold option for Village Modern.



MILD

The overall form and massing is familiar, and includes roof pitches and design elements similar to detached homes, but **windows packages** are grouped together to become strong visual components at key “renovated” areas. Similarly, some **materials** have been “re-sided” to reflect today’s preferences and become strong focal points, while the “original” siding creates a more subdued background material.

TRANSITIONAL

The overall form incorporates flat roofs for a more urban look and feel. Colors and materials are more **muted** and create a consistent streetscape. Windows are more **atypical** in size and proportion. Building projections appear as “additions”, along with other building elements which interrupt the typical row-home look and feel.



VILLAGE MODERN STYLE IMPLEMENTATION: FRONT-LOADED



Example above illustrates a front-loaded, attached building incorporating all key elements. In addition to the key elements found on the "Characteristics" page for this style, front-loaded homes must also incorporate the following key elements:

- 1 Garage wall is set back from covered entry or other building forms
- 2 A unique and style-appropriate garage door that differentiates this style.



VILLAGE MODERN STYLE IMPLEMENTATION: REAR-LOADED



Example above illustrates an alley-loaded, detached home incorporating all key elements, as well as **bold** interpretation. Overlapping masses & bay windows appear as **additions** to and otherwise typical urban block. In addition to the key elements found on the "Characteristics" page for this style, alley-loaded homes must also incorporate the following key elements:

- 1 A minimum building projection or recess of 1'-0" to provide building articulation.



VILLAGE MODERN STYLE IMPLEMENTATION: ATTACHED



Example above illustrates an attached product featuring all key elements. The forms and materials reflect a **transitional** style interpretation for reference. In addition to the key elements found on the "Characteristics" page for this style, attached homes must also incorporate the following key elements:

- ❖ 1 Unit entrances are clearly defined.
- ❖ 2 Unit articulation occurs in plane depth, roof forms, and window patterns.

- ❖ 3 Units reflect consistent materials and detailing.
- ❖ 4 Windows are thoughtfully placed and grouped together for a more modern image.



VILLAGE MODERN VISION IMAGERY



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ARCHITECTURAL ELEMENTS

BUILDING MASSING + FORM

BUILDING MASS

With the exception of the Village Modern style, a home's profile should start low at the edges of the house and mass towards the center. The upper story should appear lighter (with less bulk) than the lower story. Homes should incorporate single-story building elements on the front and rear in order to reduce building mass.



Horizontal one-story covered porch provides a base for the second story which appears lighter.



Distinct volumes created through the use of building projections, changes in roof plane, and garage bay pop-outs.



Roof pitches are consistent.

ROOF FORMS

A visible main-body roof form should be used in conjunction with complementary minor roof forms and elements. Minor roof elements such as gable ends and dormers should be proportional to the spaces they cover and to the overall roof size.



Simple roof forms punctuated by minor roof elements such as dormers and gable ends soften roof mass.



Design pitched roofs to contain habitable space. Roof dormers should be functional, providing daylight into the interior of the home

REAR ELEVATIONS

Rear elevations should be softened by the use of building projections, one-story building elements, roof skirts, decks, covered porches and landscaping.



Rear elevation punctuated by building elements including gable ends, patios/porches, and projections. Building elements do not appear "tacked-on."



Rear elevation garages should be integrated into the form of the architecture and treated with the same level of care required for front elevation garages.

Requirements and recommendations for side elevations can be found later in this section.



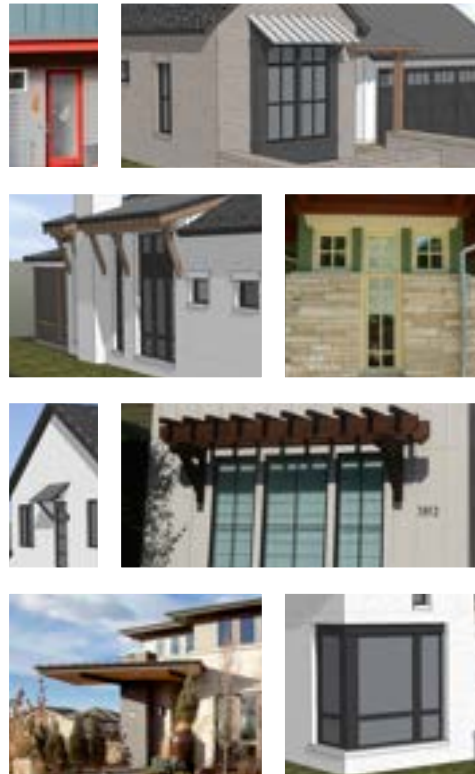
WALL ARTICULATION

Changes in facade materials shall be accompanied by changes in wall plane which help give the material a more substantial quality and visual integrity. All facade materials shall wrap the corner and terminate at an inside corner (preferred) or behind the side fence (conditional), subject to DRB approval.



BUILDING ELEMENTS

A home should be designed to avoid long expanses of blank walls and windowless elevations, unless being built on a zero line lot. A home shall use building elements (e.g., covered entries, porches, window patterns, dormers, projections) that help articulate the building mass and break up long expanses of blank wall.



ROOF OVERHANGS

Roof overhangs should create strong shadow lines and complement the pitch and architectural style of the house.



ELEMENTS

COVERED ENTRIES + PORCHES

Covered entries and porches should be of human scale and integrated into the home, softening the building facade, and acting as a transition to larger-scaled building components and outdoor living areas. See list at the end of this section for additional requirements.



Covered porch skirts are integrated with the architectural fabric of the home and do not appear “tacked-on.”



Covered entries provide transition between indoor and outdoor spaces. Covered entries are supported by substantial posts, columns, and buttresses appropriate to the architectural style.

DECKS

Decks and associated roof forms should be designed as integral elements of the home and not appear to be tacked on to the building. Exposed wood posts, railings, and balustrades should be consistent with the architecture of the home and painted or stained to match the house. See list at the end of this section for additional requirements.



Deck supports should appear substantial and materials should harmonize with the architectural style of the home.



Covered deck roofs should be of similar roof cladding and complementary roof pitches, designed to harmonize with the main structure.

COLUMNS + SUPPORTS

Support columns and wing walls should be substantial, proportional, and in scale to the overall building mass. The character and detailing of columns and railings should be consistent and complement the architectural style of the home. See list at the end of this section for additional requirements.



Industrial elements may be appropriate substitutes for traditional features to emphasize utility, connections, and artistry.



Traditional columns and supports should be proportional and designed to complement the architectural style of the home.



WINDOWS

Windows should be proportionate to wall size and complement the home's style and general roof form. Groupings of windows should generally be centered on the building mass on which they occur; however, windows occurring at corners are encouraged to "wrap" the corner to incorporate a window on the adjacent side, as appropriate to the level of design spectrum.



Windows emphasize the room in which they are located with special windows incorporated as accent features in prominent rooms.

DOORS

Door color and detailing are easy opportunities to express modern style. Door and window placement, size, and detailing should be consistent with the home's architectural style and compatible with the overall composition of the building elevation.



Entries are proportional and reflect the architectural style

BUILDING PROJECTIONS

Building projections (such as chimneys, gas fireplaces, and bay and box windows) should use similar materials, colors, forms, textures, and proportions as those used on the main structure. Cantilevered building elements, such as chimneys and bay windows, are encouraged to be anchored to the ground or supported by substantial decorative brackets or supports.



Chimneys should extend to the ground creating a solid base



Box windows and balconies may be supported using industrial style elements. Projected features should never appear to be "floating"



MATERIALS APPLICATION

MATERIAL REQUIREMENTS

Front facades and any “enhanced” elevations should have an accent material. Roof materials for projections, porches, and other enhanced elements are encouraged to have accent roof materials when style appropriate. Asphalt shingles may be used on accent features and projections with approval by the DRB. See list at the end of this section for additional material requirements.



MATERIAL TRANSITION

Homes should use heavy, visually solid foundation materials, transitioning upwards to lighter cladding and roof materials. Masonry materials should create depth and visually complement the home.



Building materials are heavier the closer they are located to the ground plane



A change in building material and color assists in “breaking down” the massing of two-story homes



Change in color between floor relates to building forms and materials

FACADE MATERIALS

Facade materials should extend to the ground plane to fully cover exposed foundation walls. Piecemeal embellishment and frequent changes in facade materials is discouraged.

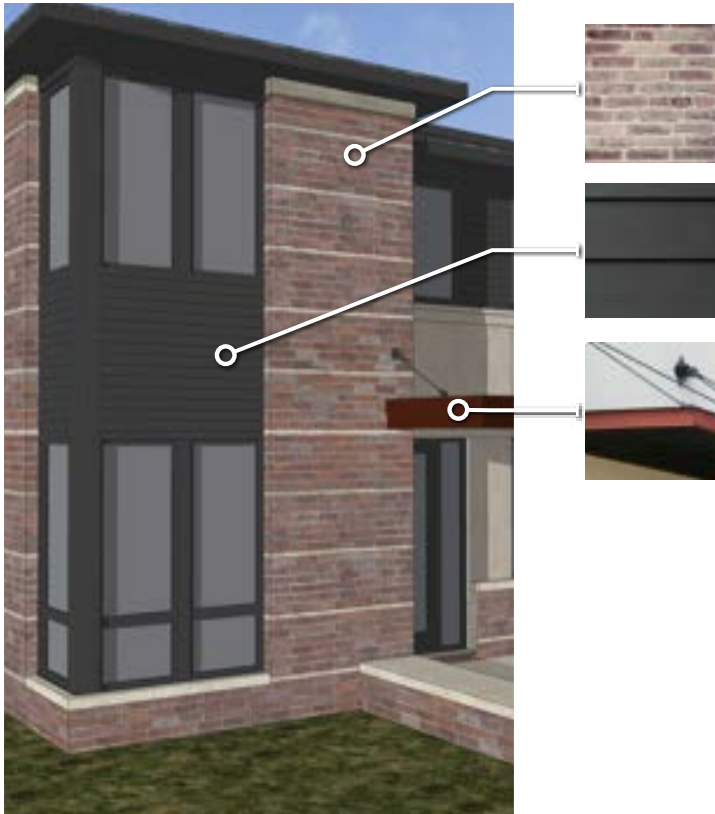


Maximum 6” exposed foundation between bottom of facade material and finished grade



Accent materials are purposeful and highlight building elements

USE OF MATERIALS AS ACCENT



Changes of materials and complementing colors on the exterior will give the home depth and style. Warm brick colors or faded bricks can be tied together with darker hues to bring attention to important or unique architectural features. Allow for changes to the color of overhangs and any other exterior features on the home.

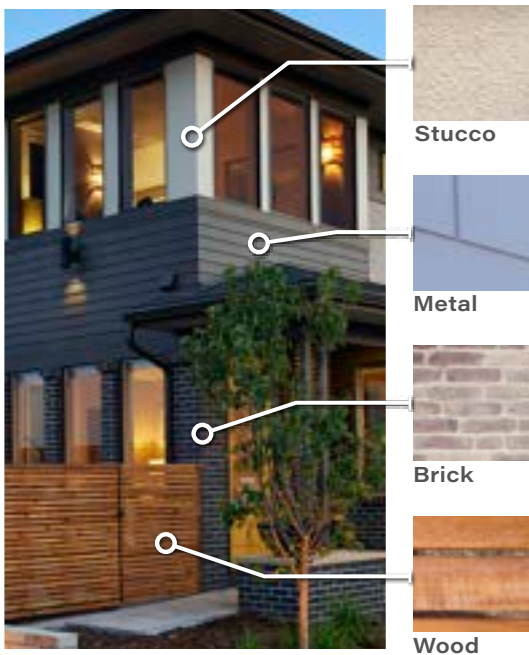
USE OF COLOR + DETAILS AS ACCENT



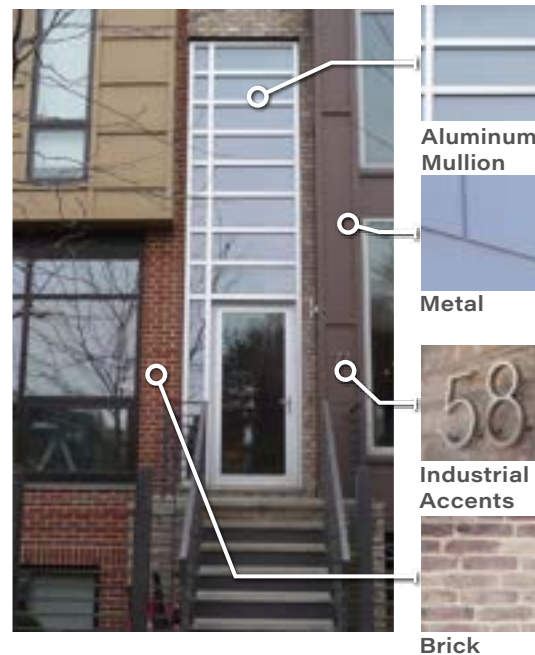
Complementing colors against neutral facades give the home a pop of color without being overly bright or distasteful. Neutral materials like white-painted brick offer opportunities to draw attention to architectural elements with accent colors or textured materials. Columns and beams on the exterior of the home augment the “moderated modern” aesthetic.

MATERIALS + COLORS

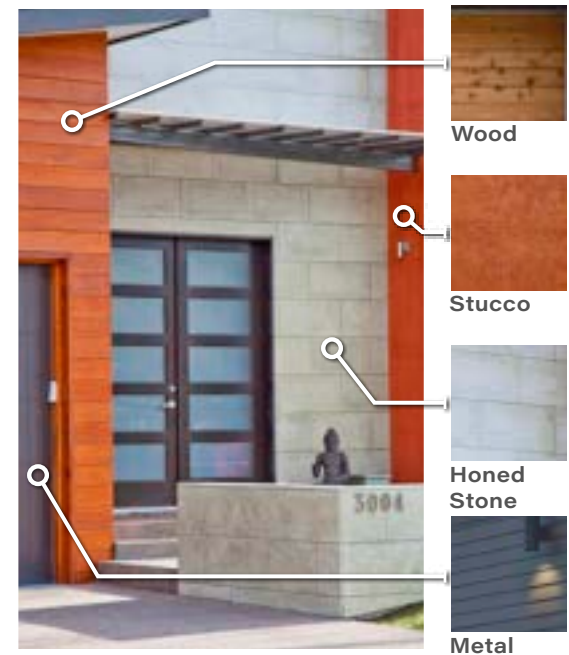
Materials, as aesthetic elements, bring a variety of colors and textures to the exteriors of buildings. Pairing contemporary materials with traditional architecture complements and balances overtly modern styling with conventional forms. Traditional materials like exposed brick and stucco can be applied in contemporary ways to achieve a “moderated modern” affect. It is important that all applications are made with a purposeful intent to highlight massing, and accentuated building components. For a more modern image, cornerboards shall be painted the main body color to create low contrast unless otherwise permitted by the Architecture Style descriptions in these guidelines. See list at the end of this section for specific material and color requirements.



Simple color palettes with high contrast bring attention to materials and their textures. Interesting textures can draw attention to focal points without requiring bright color splashes.



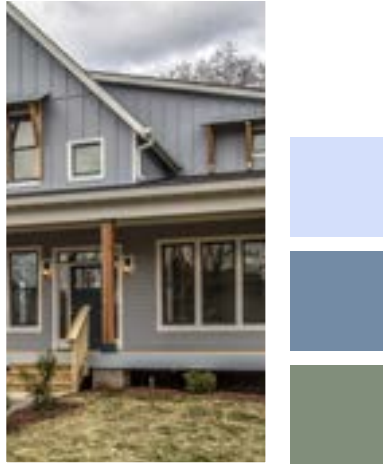
Metal accents bring modern appeal. Wrap corners with the same material and terminate material change on an inside corner to avoid the “tacked-on” look.



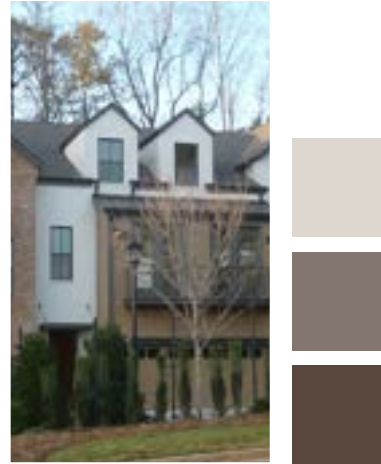
Add texture to the basic plan, expanding the material palette for modern tastes. Combine patterns and cladding (orientation and width) for fresh energy on large surfaces. Design window groups using standard components in fresh arrangements. Masonry and trim should be “crisp and clean.”

BASE COLORS

COOL TONES



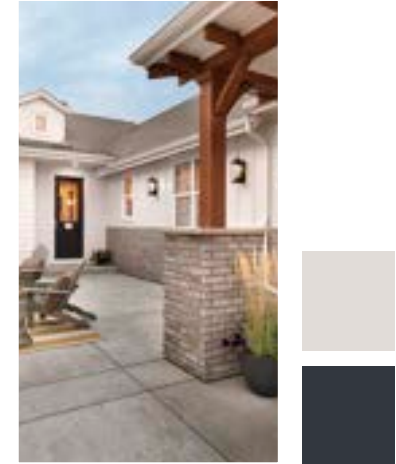
EARTH TONES



WARM TONES



BLACK + WHITE



ACCENT COLORS



Cool tones should be deep, muted and more traditional. While variations in tones of green and blue are appropriate avoid purples and overly saturated bright colors.

For accent colors, brighter and more saturated colors may be employed. Deep blue and neutral greens can help highlight window trim, fascia, or interesting architectural elements.

Earth tones may be used judiciously with special attention to incorporating a contrasting secondary body color.

Earth tones as accent colors can be used for both neutral base colors as well as accent hues. The subtlety of earth tones often rely on the texture and interest of the material.

Warm base colors run the risk of becoming overpowering. Avoid bright, saturated reds and yellows along with most shades of orange.

Bright, saturated warm colors grab peoples' attention. Bringing in strong red, yellow, or orange tones to gateways, portals, and focal points creates visual interest. Warm accents should be used sparingly.

Black, white, and various shades of gray can be employed to create high contrast and timeless color schemes. Neutral, warm, and cool grays can highlight key elements in the architecture.

The high contrast of black and white can be strategically utilized to accent multiple elements without becoming overwhelming.



ENHANCED SIDE ARCHITECTURE

REQUIRED ELEMENTS FOR SIDE ELEVATIONS FACING A STREET OR OPEN SPACE:

1. FENESTRATION:

Window/opening composition shall be proportional and cohesive with the architectural style of the building along the entire side elevation

2. MATERIALS:

Continue materials and colors from the front elevation. Materials shall terminate on an inside corner.

3. CONTINUITY OF STYLE:

Entire side elevation shall reflect house style. Style elements such as dormers, shutters, brackets, eave treatments, etc. shall be included in side architecture styling to create a cohesive aesthetic.

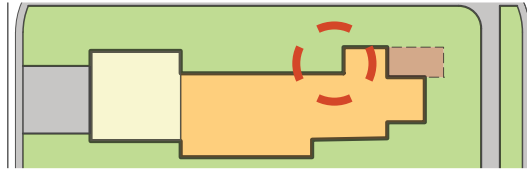
4. GARAGE:

Shall not be on high-visibility corner.



PREFERRED ENHANCED SIDE ARCHITECTURE TECHNIQUES INCLUDE:

- 1 Plane Breaks:** A break, recessed at least 3', for elevations longer than 40'



- 2 Side Courtyard:** Recommended minimum dimension of 8'x15', with 10'x15' preferred.



- 3 Porch Wrap:** Recommended to be equal to or greater than front porch dimension



- 4 Detach Garage:** May vary, but a 15' separation from the main building is recommended. Must follow Millennium GDP setbacks from the alley to face of garage.



- 5 Recess Upper Levels:** Where architecture is 2 levels the upper levels should be recessed.



- 6 Recognizable Architectural Elements:** Apply a recognizable architectural element to the side architecture. Element may wrap corner and side dimension should be equal to or greater than front elevation. Create breaks to avoid continuous eave lines.



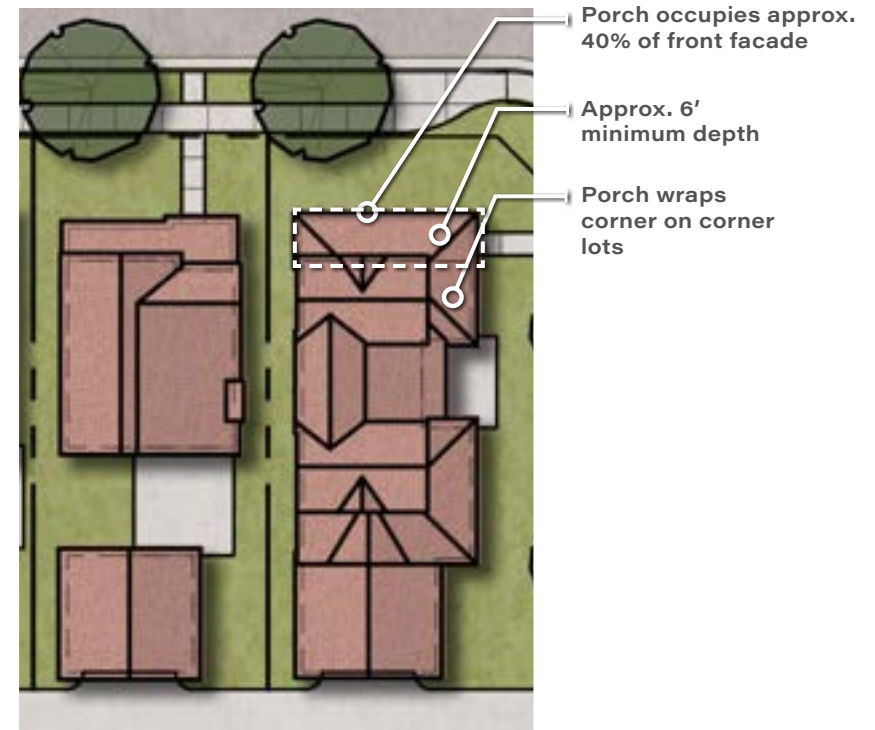
- 7 Additional Techniques:**

- Balconies may use porch setback requirements
- Create architectural projections
- Add horizontal breaks in fascia
- Arrange windows in style-appropriate groupings
- Utilize a covered patio space between garage and house as plane break

PORCH DESIGN

KEY ELEMENTS OF FRONT PORCH DESIGN:

- 1 Design the porch to be usable outdoor space with a recommended minimum depth of 6', where the porch occupies approximately 20-40% of the front facade (40% preferred).
- 2 It is encouraged but not required for the porch to be built to setback (refer to Millennium GDP for all setbacks).
- 3 Porch should reflect the style of the architecture:
 - The porch should be integrated with the style and mass of the house
 - The preferred porch treatment should be designed with the building massing and not a simple "tack on" to the elevation
 - Railings shall be appropriate to the style of the architecture
- 4 For corner lots, porches are encouraged to wrap the corner of the house and engage both the front and side streets or open space.
- 5 See the back of this section for additional requirements.

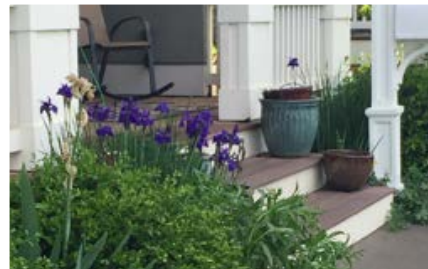


INTEGRATING PORCHES WITH STREET GRADE

The difference in finished lot grade and finished street grade requires architects and builders to be cognizant of how the architecture, specifically of porches and covered entries, integrate with the grade change. Below are some recommended strategies for creating successful entry sequences.



Integrate steps and site walls to create interesting site elements. Return steps to a site wall where possible.



Frame stairs with shrubbery and small plants to soften the entry.



Integrating stairs into planting beds will create an entry closer to the street pulling private space into public space.





GARAGE LOCATION

Elevations should be designed to mitigate the impact of the garage along the street by varying the locations and orientation of garages. Garages should contribute to the overall architectural character and massing. In cases with more than two garage doors side-by-side, additional garage doors should be recessed from adjacent garage doors a minimum of 2' or as approved by the DRB. This requirement shall not apply for alley-loaded lots. Side-entry garages are prohibited on corner lots.



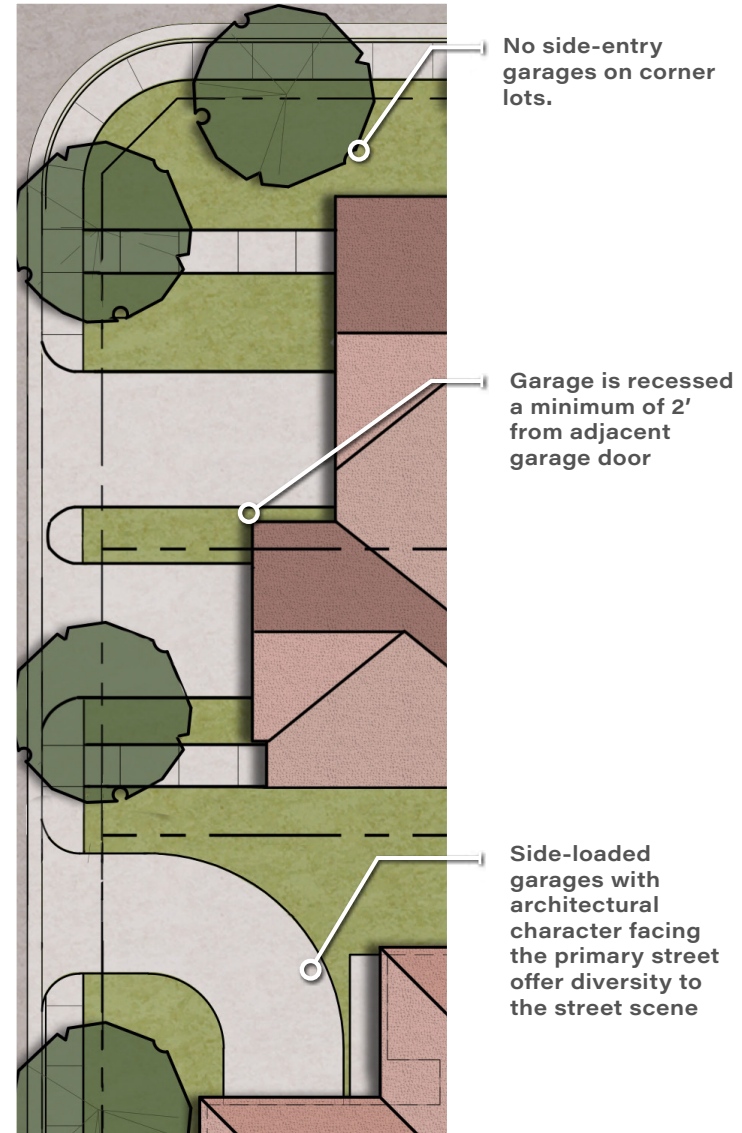
Provide garage doors with deep trim, decorative panels, windows, and other architectural embellishments to provide deep shadow lines and depth.



Second-story building elements draw attention away from garage



Limit garage freeboard to less than 24" using architectural elements and style-appropriate roof forms



ADDITIONAL REQUIREMENTS

MASONRY

Acceptable masonry includes clay brick (compliant with ASTM C-216, applicable to Grade SW), and natural or artificial stone. All masonry used is subject to specific DRB approval concerning color, style, and texture. The DRB shall, in its discretion, have the right to require additional specification and testing evidencing compliance with ASTM specifications.

SIDING

Acceptable siding materials shall include cementitious siding (in horizontal lap or shake style) and stucco. Other siding materials are subject to DRB review and approval. Prohibited siding includes unadorned MDO and plywood sheathing, non-cementitious wood, T-III panels, and vinyl siding.

MATERIALS CHANGES

Materials and details on elevations must "return" the same material and details around all outside corner conditions. Changes in materials shall happen at interior corner locations unless specifically approved by the DRB.

EXTERIOR COLORS

Exterior color schemes shall not be repeated side-by-side and shall not be used on more than 20% of any group of homes along the street of any given block. Color schemes are encouraged to be monochromatic for a more modern image. All color schemes are subject to review and approval by the DRB.

ROOF

See the Architectural Style section of these Guidelines for minimum roof pitches. Acceptable roof materials shall include standing seam metal, copper, and architectural grade high profile composition shingles with a minimum 30 year warranty. Other roof pitches and materials are subject to review and approval by the DRB.

Roof colors and materials shall be provided in addition to exterior color schemes. Roof vents, vent stacks, galvanized roof valleys and any other roof component must be painted to match the roof materials. Whenever possible, roof vents should not be located on the front elevation. All galvanized metal must be primed prior to being painted.

Downspouts shall not direct water flow onto adjacent properties. Downspouts shall be shown on the architectural elevations, shall be discreetly located and shall be painted the color of the adjacent wall or trim material as appropriate.

FRONT PORCHES

Front porches shall be integrated into each product type and shall be "usable" in size. Porches and decks shall use materials and colors similar to those of the principal structure and shall be integrated into the selected architectural style of each structure. Railings integrated into the design shall be unique to each style and are subject to review and approval by the DRB.

SIDE/REAR COVERED PATIOS + DECKS

All houses are encouraged to have a rear deck or patio. Covered roofs for patios and decks should be incorporated into the architecture of the house.

PORCHES + DECK SUPPORT COLUMNS/POSTS

Columns and posts supporting porch roofs, covered patios, shade structures, second level decks etc. shall be designed to architecturally integrate with the style of the house. Front porches shall have concrete floors integrated with the foundation of the house. Rear Porches and Decks elevated 4'-0" or more above grade shall have columns/support posts that are a minimum of 12" x 12" size unless specifically approved by the DRB. No elevated porch or deck shall exceed 10'-0" above grade excluding cantilevered balconies.

EXPOSED FOUNDATIONS

Plain concrete foundations shall not exceed any exposure greater than 18" vertically.

FRONT ENTRY GARAGES

At front entry garages, the garage wall shall be set back a minimum of 2'-0" from the covered entry or other building forms. On corner lots, the garage shall not be located on the street side of the house. Garage doors should be painted to match the primary siding color of the house or as specifically approved by the DRB. Front and side entry garages should be interspersed to provide variety in the streetscape.

The Millennium GDP has specific garage criteria for lots less than 65' in width.

For lots greater than 65' in width, houses shall have side loaded and split garage configurations. Front loaded garages may be approved on a limited basis by the DRB if the garage doors are set back from the front of the house or the porch by a minimum of 4'-0" and the third car garage is further offset by another 2'-0".





◆ DORMERS

Dormers, when used, should be functional or appear as such, and be accessible from the interior of the home. When possible it is encouraged that the dormers provide natural light into the home's interior. For dormers with windows larger than 2'-0" by 2'-0", the interior walls and ceiling shall be finished (taped, bedded, textured and painted) to appear as a room from the exterior. For dormers with Low E type windows 2'-0" by 2'-0" in size or smaller, the interior walls, ceiling, trusses, etc. may be painted black. Dormer windows which are painted black (or other dark color) or have a tinted film applied are prohibited. Alternative methods to "blacked-out" windows may be approved by the DRB on a case by case basis.

◆ SHUTTERS

Exterior shutters, when used, shall be operable or appear as such. Shutter size and proportions shall visually equal the window or door opening size as if to cover the opening when "closed".

◆ ADDRESS NUMBERS

Each house shall have address numbers or letters mounted near the front door or front facing garage door and placed in a prominent location easily visible from the public street. Black is the preferred color; other options may be permitted with DRB approval if black conflicts with house color.

Numbers shall be Palatino Linotype typeface unless otherwise approved by the DRB.

The recommended placement for address letters or number above garages is centered horizontally above the door and centered vertically between top of garage door and

eave. Alternative locations are permitted with DRB approval.

The recommended placement for address letters or numbers near front doors is a minimum of 1 inch from front door jamb trim and installed a minimum of 3'-6" above the ground or porch surface. Alternative locations are permitted with DRB approval.

◆ GARBAGE/TRASH RECEPTACLES

All garages must be designed large enough to store the required trash, recycling and yard waste bins provided by the City of Loveland in addition to the homeowners' vehicles. Minimum space of 3'x8' is required for receptacles inside the garage. All garbage/trash receptacles used for home building construction must have covering/lids/tarps.



SITE + LOT CRITERIA

GENERAL LOT REQUIREMENTS



STREETSCAPE:

The design intent of the street environment is to provide an inviting pedestrian-scale experience and encourage residents to “live to the street.” Kinston encourages larger porches and varying front setbacks, allowing the houses to engage the street directly and create an interesting and harmonious composition.

BUILDING ORIENTATION:

To engage the street scene, building orientation is required to address the primary street. In the case of corner lots, the primary street is that with which the adjacent, similarly-oriented lot addresses. For front-loaded product, garage doors may be oriented toward the primary street or to either side. In corner conditions, garage doors may be oriented toward the primary street or to the interior lot line. If there is an alley to the rear of the lot, all garage access come from the alley. No alley-loaded lots will be allowed to have access drives directly from the street.



FRONT-LOADED LOTS



REAR-LOADED LOTS



ATTACHED PRODUCT LOT RECOMMENDATIONS

VARIATION IN UNIT WIDTH:

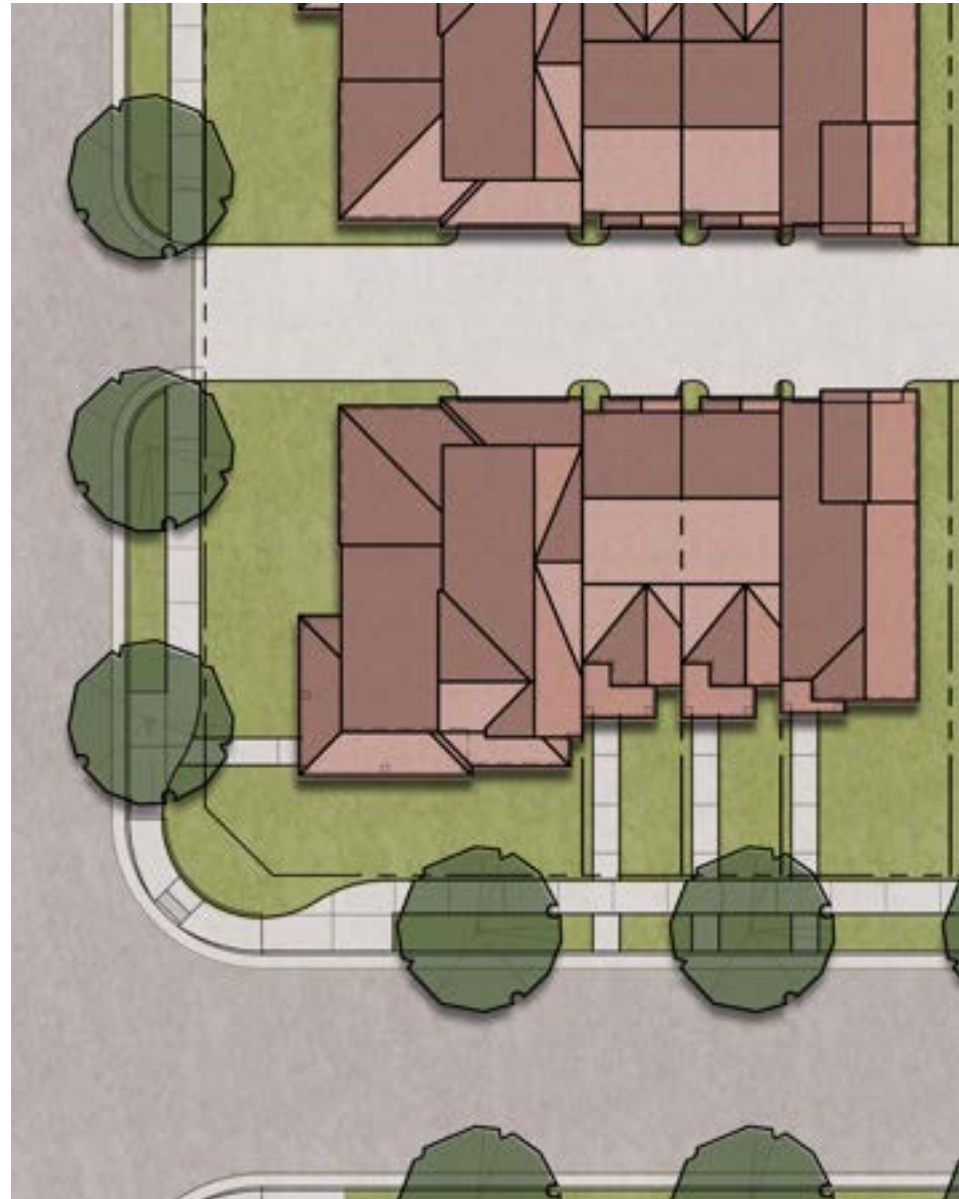
In buildings composed of more than two attached units, variation of width between end units and interior units is encouraged in order to create a more dynamic street presence.

SIDE ENTRIES:

End units are encouraged to have side entries to address corner conditions, provide variety along the front elevation, and add interest to the building massing.

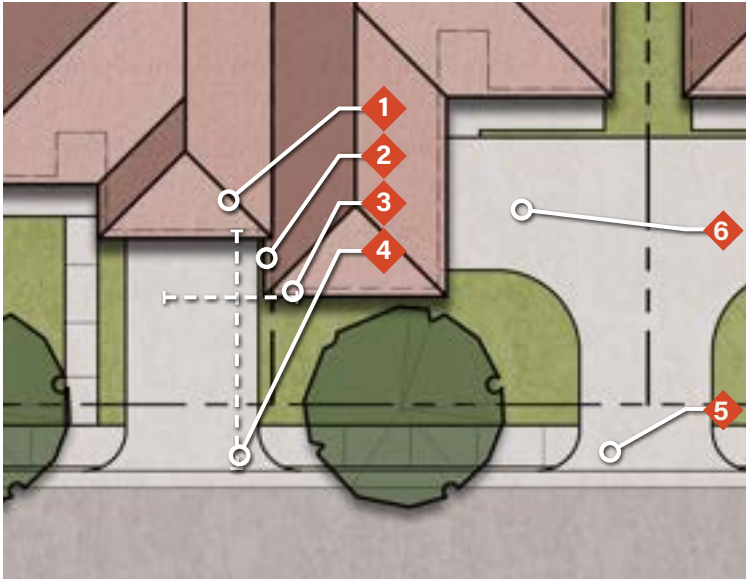
FRONT SETBACK VARIATION:

Stepping the front building plane a minimum of 2' from unit to unit is encouraged to break up large wall planes and create a pedestrian-scaled form that provides visual interest along the streetscape.

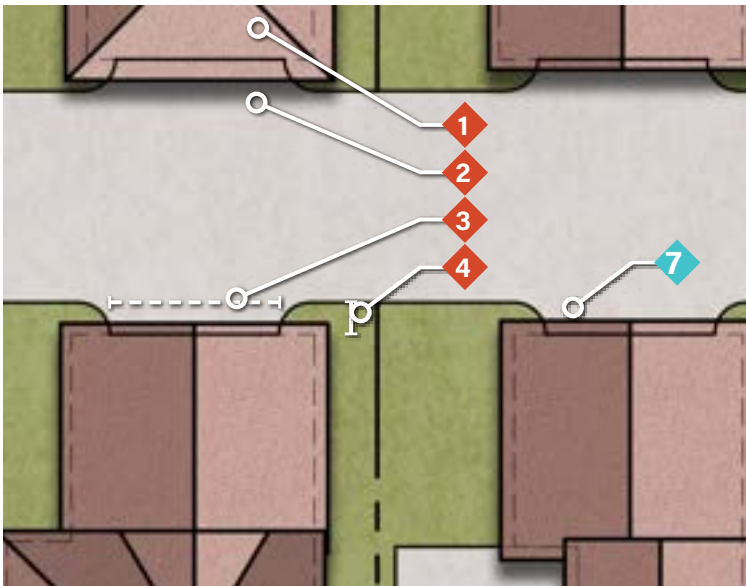


APPROVED DRIVEWAY LAYOUTS

FRONT-LOADED PRODUCT



REAR-LOADED PRODUCT



General Notes:

- 1 Garage
- 2 Driveway
- 3 Driveways shall be a maximum of 18' wide for a two-car garage and 12' wide for a one-car garage
- 4 Minimum driveway depth and garage setback shall be consistent with the requirements of the Millennium GDP, Section 9, except as approved by a City of Loveland variation request.

Additional Notes for Front-Loaded Product:

- 5 Connect to flowline of street at 90 degrees with a corner radius of 5'
- 6 Garages may be side-loaded where space allows

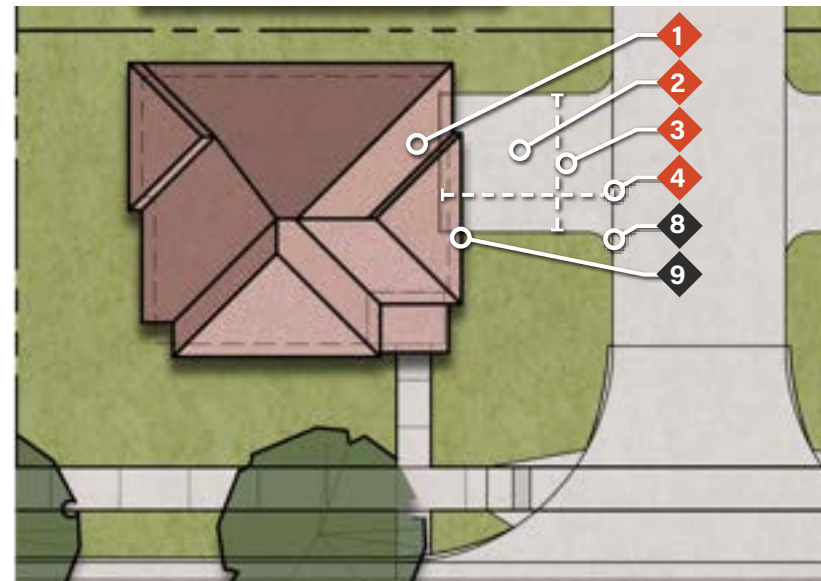
Additional Notes for Rear-Loaded Product:

- 7 Connect to edge of alley or private drive at 90 degrees with a corner radius of 3'

Additional Notes for Specialty Product:

- 8 Connect to edge of alley or private drive at 90 degrees with a corner radius of 3' min., 5' max. or a flared corner of 3' min., 5' max.
- 9 Garages may be side-loaded where space allows.

SPECIALTY PRODUCT



APPROVED FRONT SIDEWALK LAYOUTS

General Notes:

- 1 Front door
- 2 Garage (Front-Loaded details only)
- 3 Driveway (Front-Loaded details only)
- 4 Center sidewalk on front door
- 5 4' Minimum sidewalk width

Additional Notes for Rear-Loaded Product:

- 6 Connect to street sidewalk at 90 degrees
- 7 Provide continuous concrete through connection to back of curb through tree lawn. See Landscape section of this document for approved materials.

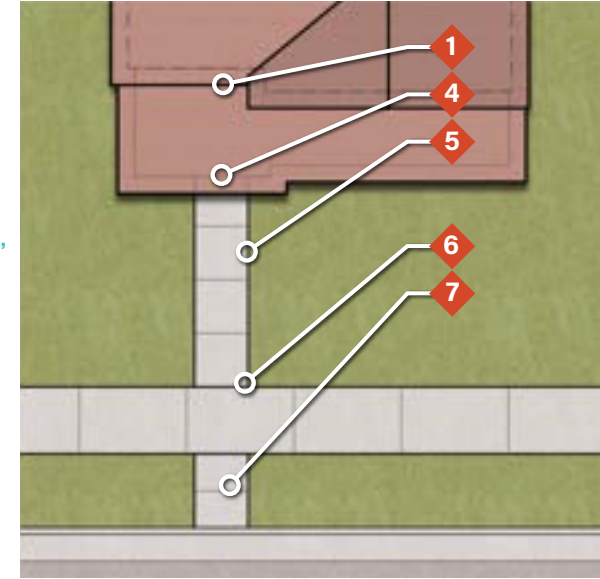
Additional Notes for Front-Loaded Product, Parallel Layout:

- 8 Space between sidewalk and driveway must be planted (outside of the foundation setback zone). No concrete will be permitted.
- 9 Connect to street sidewalk (or shared drive) at 90 degrees

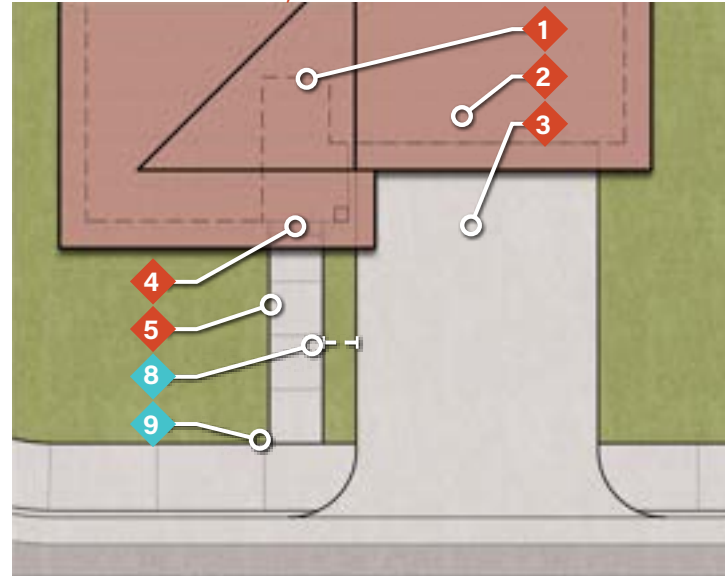
Additional Notes for Front-Loaded Product, Perpendicular Layout:

- 10 The space between sidewalk and driveway must be filled with gravel mulch, cobble or rock.; Concrete is prohibited.
- 11 Sidewalk shall connect to driveway at a 90 degree angle.
- 12 Edge of sidewalk shall be a minimum of 8' from face of garage, but not less than 3' from the back of the public sidewalk.

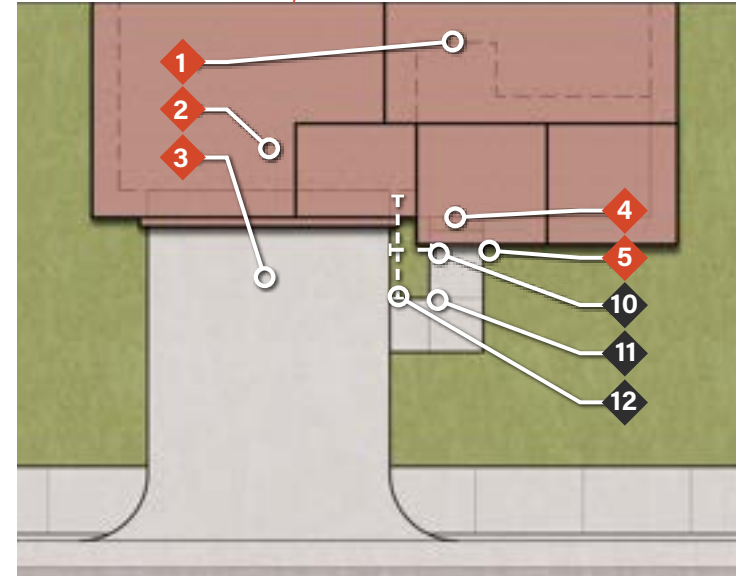
REAR-LOADED PRODUCT



FRONT-LOADED PRODUCT, PARALLEL LAYOUT



FRONT-LOADED PRODUCT, PERPENDICULAR LAYOUT



Note: Alley-Loaded Homes generally face a street with a detached sidewalk, Front-Loaded Homes generally face a street with an attached sidewalk. Right-of-way sections and walk configuration may vary.



Kinston has three overall fence categories: Privacy Fencing, Open Rail Fencing, and Front Yard Fencing. The designs, dimensions, and materials on the following pages provide minimum requirements. Fence exterior paint/stain is addressed in the requirements at the back of this section.

Lots that are adjacent to one another shall also provide a front yard fence with matching heights and setbacks. Design may vary, so long as it complements and enhances the architecture character of the product and is approved by the DRB prior to installation. Builders must propose a design to the DRB for review and approval at the start of the neighborhood to set expectations for homebuyers.

Privacy Fencing is permitted along side interior lot lines between homes or rear yards facing another lot. See diagrams on pages 98-99 later in this section.

Open Rail Fencing is required when adjacent to open space or a public street. See diagrams on pages 100-101 later in this section.

Front Yard Fencing is allowed for front yards of rear-loaded product only. See diagrams on page 104 later in this section. When Front yards face a common open space, all lots facing the same open space must provide the same fencing treatment, unless otherwise approved by the DRB. I.e., if one lot provides front yard fencing, all lots must provide front yard fencing. This prevents a “gap-toothed” effect when defining the edge between private and public space.

FENCE DESIGN OVERVIEW:

- All fence posts shall be plumb. Do not angle or slope vertical posts with grade change.
- All posts shall be set in concrete to ensure long lasting proper alignment
- Hide fasteners and optional wire mesh on the inside (owner's side) of the fence
- Provide thoughtful transitions between different fence types. See Fence Transition pages for more information.

GATE DESIGN OVERVIEW:

- Thoughtful gate placement improves overall community curb appeal. See the Approved Fence + Gate Location diagrams for specific location information.
- Gates should be either a continuation of the adjacent fence design or designed in such a way as to compliment the adjacent fence in material, scale, and proportions. All gate designs shall be submitted to the DRB for approval prior to beginning construction.
- All hardware shall be black heavy duty metal hinges, latch, and handle that maintain functional and visual integrity over time. Final selection must be approved by the DRB.
- Example gate concepts are shown on the corresponding fence detail pages - these are meant as visual reference and inspiration only.

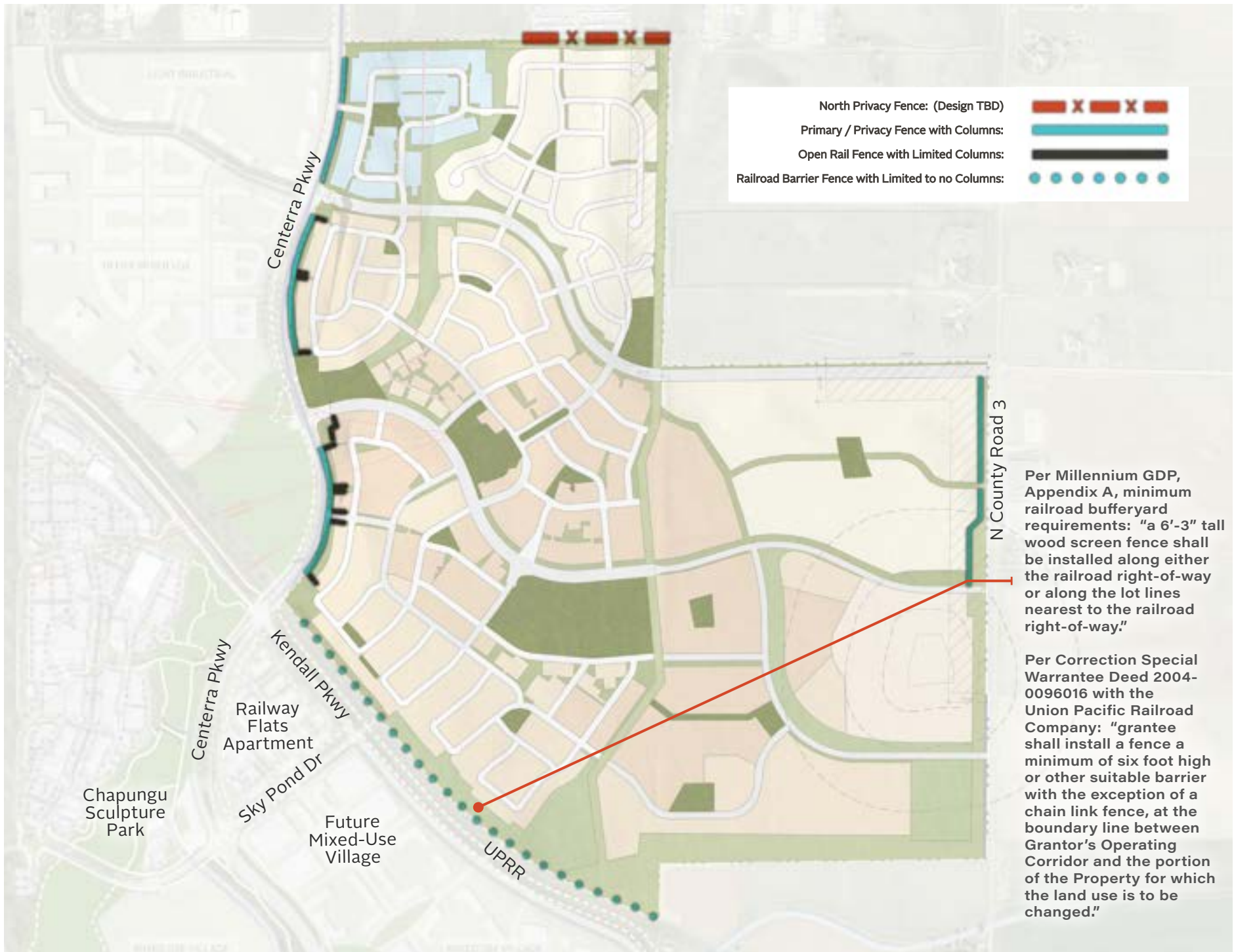


MASTER DEVELOPER FENCE PLAN

The Master Developer Fence refers to Privacy, Open Rail, and Railroad Barrier fences that are installed by the developer per the master plan at right. These specific locations have been selected to ensure the residential edges work in harmony with the adjacent community open space, and with consideration to enhancing desirable views and screening undesirable edges. Fence locations are diagrammatic only.

In addition to these developer fences, builders and homeowners may install fencing based on the guidelines, details, and diagrams in this section.





NOTE: MAP IS NOT TO SCALE AND IS INTENDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. PLANS, USES, ZONING, AMENITIES, FEATURES, AVAILABILITY, ACREAGE, SIZES, DATES, VEHICLE COUNTS, LISTED OWNERS/TENANTS, AND OTHER ELEMENTS ARE SUBJECT TO CHANGE BY MCWHINNEY REAL ESTATE W, INC. OR ITS ALIATES WITHOUT NOTICE, AND SHALL NOT BE RELIED UPON.



PRIVACY FENCE DETAILS

PRIVACY FENCE DESIGN

Kinston has a single Privacy Fence design that may be modified to encourage neighborhood identity. Allowable modifications may only occur to the top one third of the fence and must be approved by the Design Review Board.

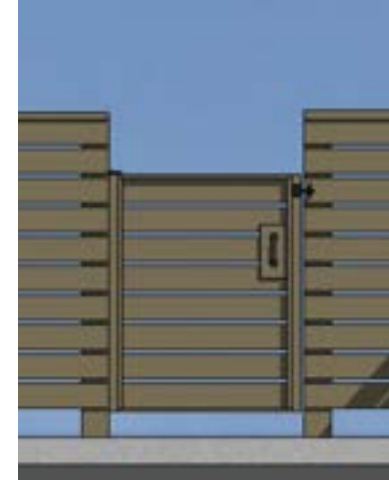
STANDARD DESIGN CRITERIA:

- 1 All wood to be #1 grade western red cedar and stained. Fence exterior paint/stain is addressed in the requirements at the back of this section. Contractor to provide stained sample prior to construction for review and approval by the DRB.
- 2 All lumber sizes called out on plans are nominal sizes, actual sizes may vary based on industry/supplier standards.
- 3 All fasteners and hardware to be exterior grade suitable for specified application.
- 4 Finish grade along solid fences shall be at least three (3) inches below the bottom of such fences for drainage where lot line drainage swales exist or as required by engineering calculations.
- 5 Any warped and/or bowed horizontal rails will be rejected. Contractor to provide a minimum of 2 screws per board at each rail end.
- 6 Post footing per fence contractor. Fence contractor to submit shop drawings of fence footings to owner's representative for review prior to procuring materials & fence fabrication.
- 7 Details shown within these drawings shall be followed for exterior appearance (finishes, dimension, and materials) the contractor may change interior construction shown on these details to conform with their own shop practices or local B.M.P.

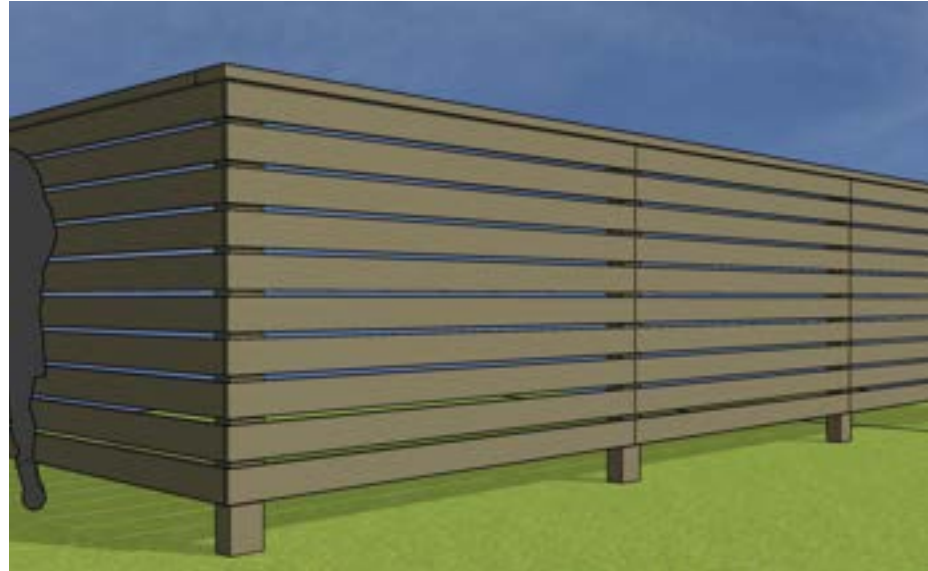
SLOPED CONDITION (SEE PAGE 119 FOR DETAILS)



CONCEPTUAL GATE



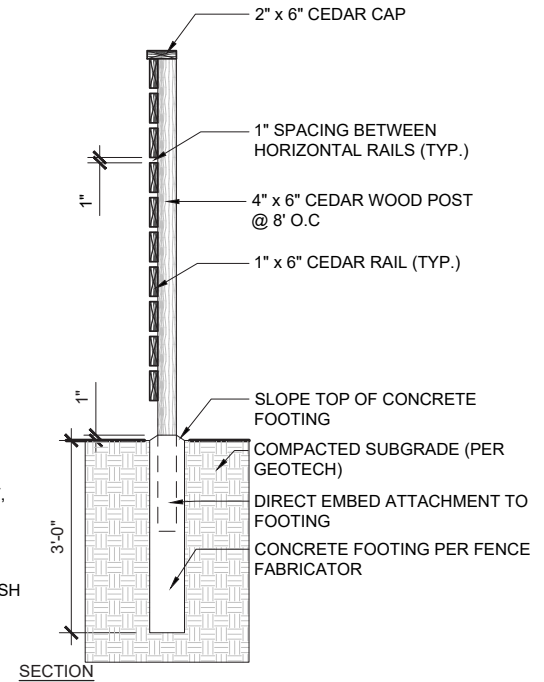
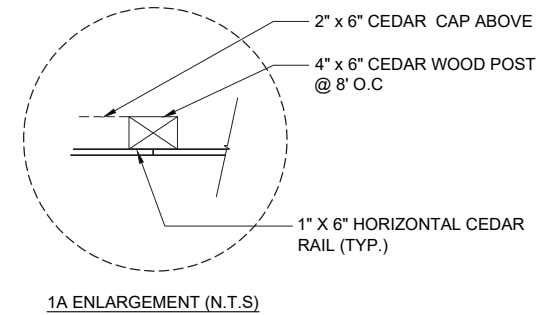
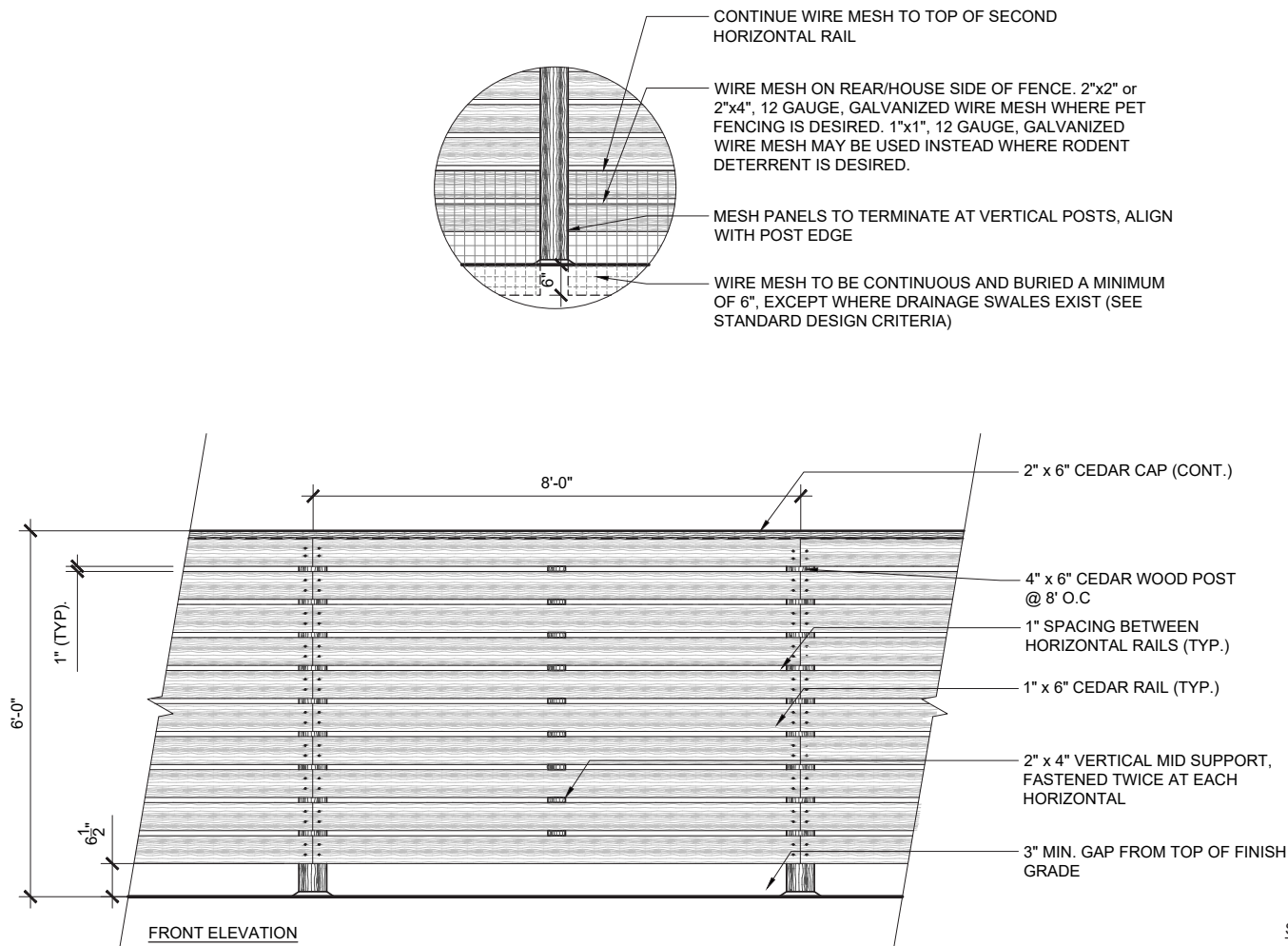
PRIVACY FENCE DESIGN



Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.





Not to scale



OPEN RAIL FENCE DETAILS

OPEN RAIL FENCE DESIGN

Kinston has a single Open Rail Fence design. There will be no other design alternative approved.

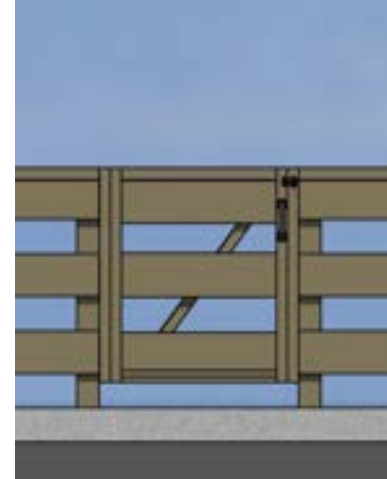
STANDARD DESIGN CRITERIA:

- 1 All wood to be #1 grade western red cedar and stained. Fence exterior paint/stain is addressed in the requirements at the back of this section. Contractor to provide stained sample prior to construction for review and approval by the DRB.
- 2 All lumber sizes called out on plans are nominal sizes, actual sizes may vary based on industry/supplier standards.
- 3 All fasteners and hardware to be exterior grade suitable for specified application.
- 4 Finish grade along solid fences shall be at least three (3) inches below the bottom of such fences for drainage where lot line drainage swales exist or as required by engineering calculations.
- 5 Any warped and/or bowed horizontal rails will be rejected. Contractor to provide a minimum of 2 screws per board at each rail end.
- 6 Post footing per fence contractor. Fence contractor to submit shop drawings of fence footings to owner's representative for review prior to procuring materials & fence fabrication.
- 7 Details shown within these drawings shall be followed for exterior appearance (finishes, dimension, and materials) the contractor may change interior construction shown on these details to conform with their own shop practices or local B.M.P.

SLOPED CONDITION (SEE PAGE 119 FOR DETAILS)



CONCEPTUAL GATE



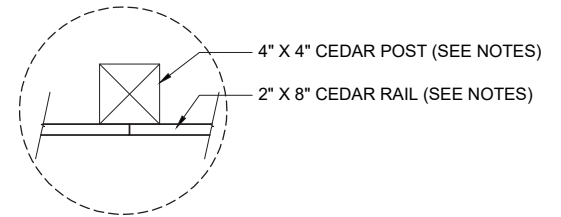
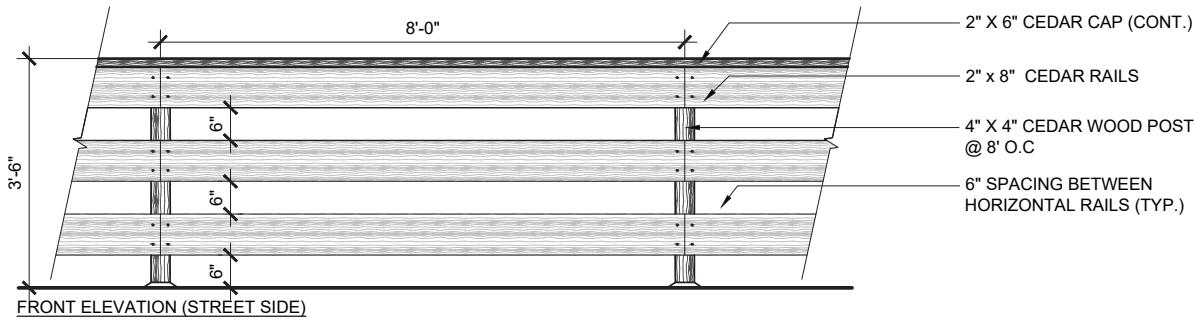
OPEN RAIL FENCE DESIGN



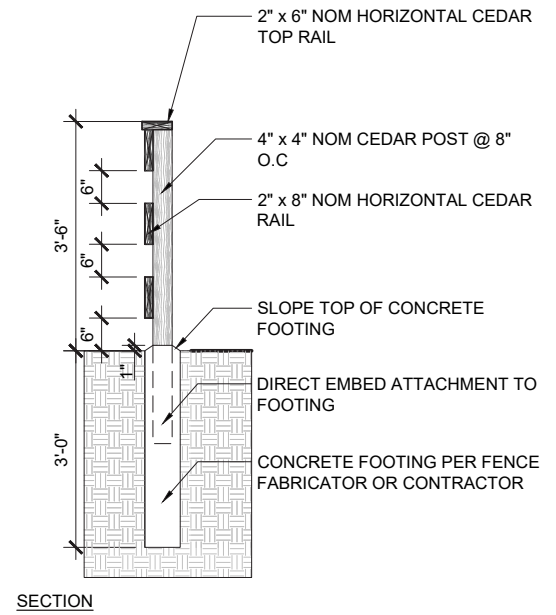
Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.





2A ENLARGEMENT (N.T.S)



Not to scale



OPEN RAIL FENCE - OPTIONAL MESH DETAILS

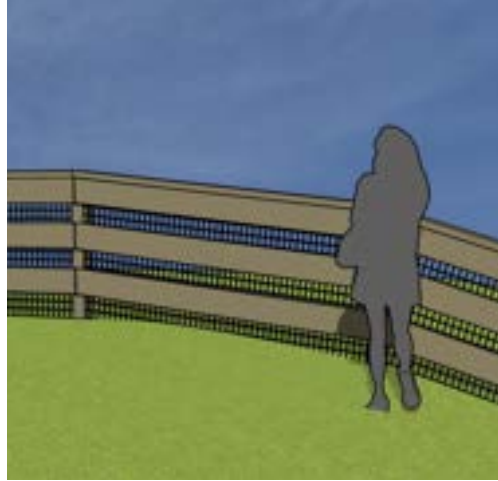
OPTIONAL MESH INSTALLATION

Wire mesh may be added to Open Rail Fence with approval by the DRB, following the details shown here.

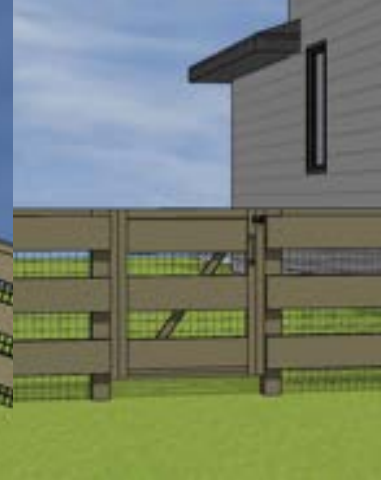
STANDARD DESIGN CRITERIA:

- 1 Homeowner to provide mock-up in field of (1) 6'-0" length sections for review and approval by DRB.
- 2 All fasteners and hardware to be exterior grade suitable for specified application.
- 3 Finish grade along solid fences shall be at least three (3) inches below the bottom of such fences for drainage where lot line drainage swales exist or as required by engineering calculations.
- 4 Details shown within these drawings shall be followed for exterior appearance (finishes, dimensions, and materials). The contractor may change interior construction shown on these details to conform with their own shop practices or local B.M.P.
- 5 Mesh shall be placed on the inside of rails - house side - and shall not extend above the top rail. "Chicken wire" is prohibited. Attach with galvanized 'U' nails.

SLOPED CONDITION (SEE PAGE 119 FOR DETAILS)



CONCEPTUAL GATE



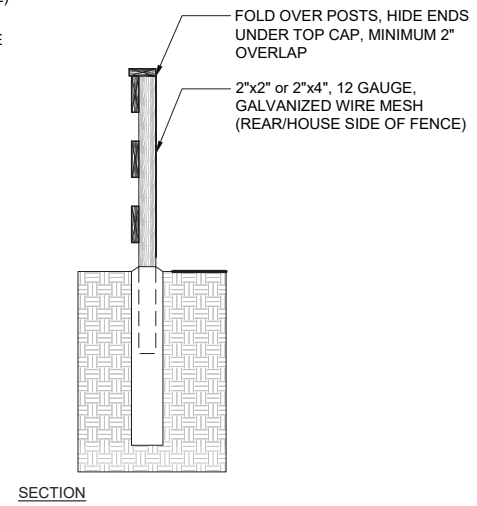
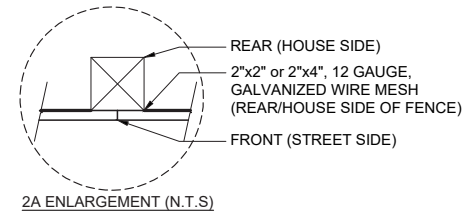
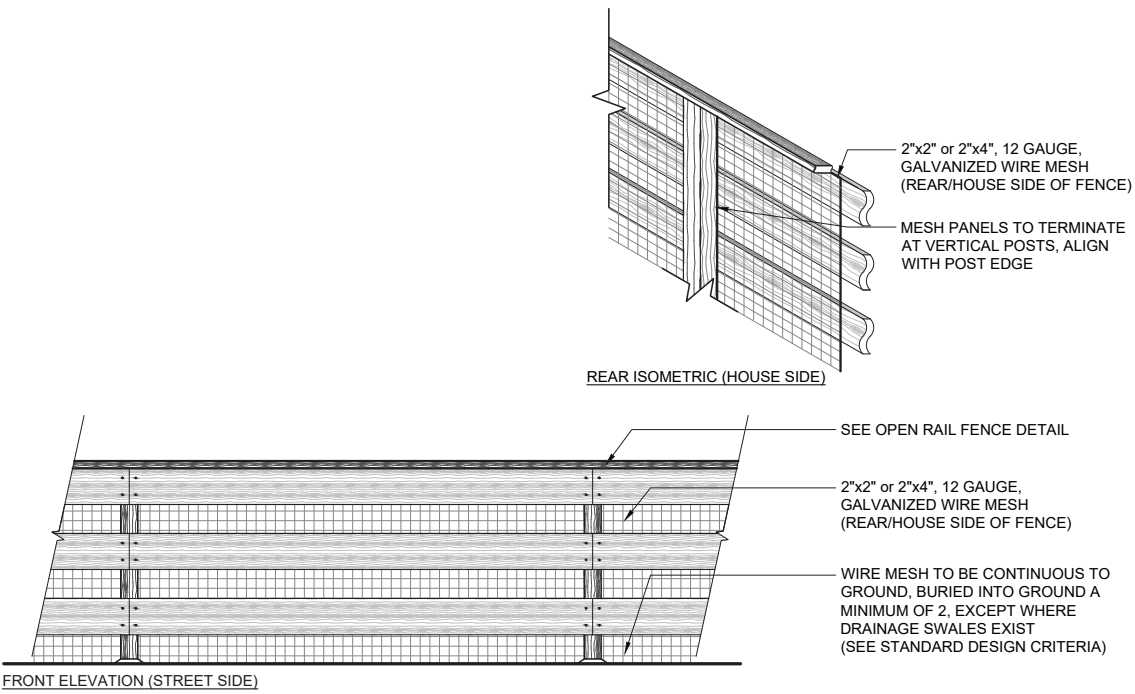
OPEN RAIL FENCE WITH MESH



Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.





Not to scale



FRONT YARD FENCE DETAILS

FRONT YARD FENCE DESIGN

Kinston does not have a standard Front Yard Fence design; instead, the conceptual designs and criteria shown on this page are meant to provide inspiration to inform individual design efforts. Front Yard Fence design must be contextual to the surrounding streetscape; maintain a horizontal nature; and compliment the home in material, scale, and proportions. All Front Yard Fences must be approved by the Design Review Board. Front Yard Fencing is not permitted with front-loaded homes. See page 095 for additional requirements.

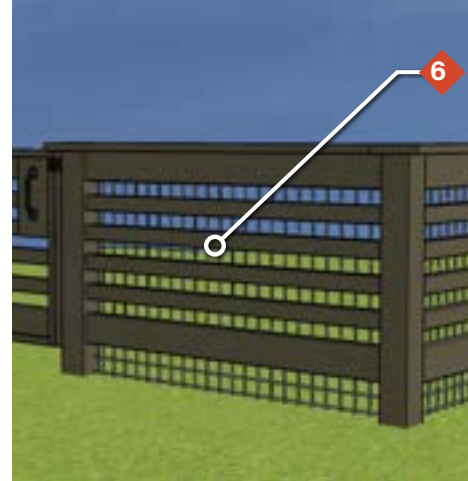
STANDARD DESIGN CRITERIA:

- 1 32" standard height
- 2 4x4 vertical posts
- 3 1x4 top and bottom horizontal rails and 1x2 central horizontal rails with 2' spacing
- 4 1x6 top cap that runs along the top of the panel/ posts.
- 5 Fence Panels at 4' lengths
- 6 Optional mesh, following requirements for Open Rail mesh.
- 7 Horizontal rails on gates to match and align with fence
- 8 Black hardware including latch, pull, and hinges. Pull to be installed on 6x11 board to match fence. Hinges to be installed on inside of fence
- 9 Standard 4' gate width centered on walk to allow posts to be offset from the private walk.
- 10 All wood to be #1 grade western red cedar and stained. Fence exterior paint/stain is addressed in the requirements at the back of this section. Contractor to provide stained sample prior to construction for review and approval by the DRB.
- 11 Constructed with Stainless Steel Fasteners

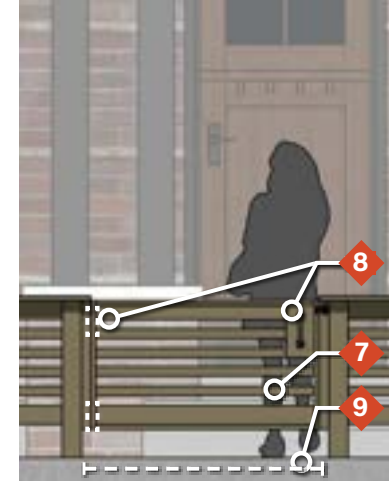
Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.

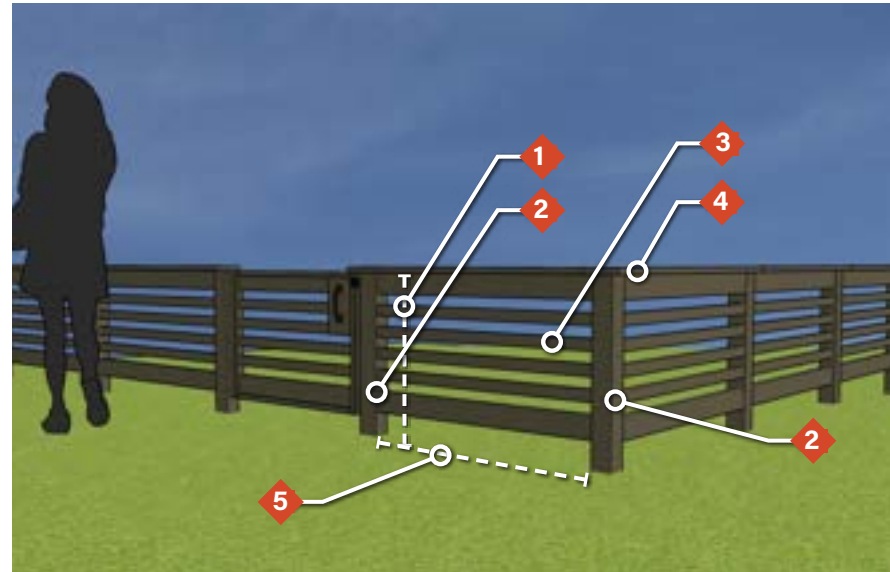
OPTIONAL MESH



CONCEPTUAL GATE



OPTIONAL FRONT YARD DESIGN



FULL YARD EXAMPLE



Note: This image is for inspiration only and does not provide the only solution for front yard fencing design.



PRIMARY COLUMN DETAILS

COLUMN DESIGN

Columns are an optional feature that may be added at fence transitions or corners to provide a higher level of finish to the landscape. The Primary Column is appropriate to use in rear or corner side yards adjacent to Privacy Fence. All column placement must be approved by the DRB prior to installation.

Alternative column designs may be proposed for review and approval by the DRB.

STANDARD DESIGN CRITERIA:

- 1 Drawings show design intent only. Column, wall and core to be provided by others.
- 2 Unless otherwise directed, fence contractor to provide engineered, stamped structural drawings to owner's rep for review / approval.
- 3 Contractor to check and verify all dimensions, layouts, and construction notes and details with structural drawings.
- 4 Stone shall be Masonville Buff. Pattern to match existing Centerra structures. Masonry contractor to provide 2' x 3' min. Mock up of stone veneer for review and approval by owner or owner's representative prior to any construction.
- 5 See detail at right for sloped condition. Attach with galvanized 'u' nails.
- 6 Slope cap 1/4" per foot to drain.
- 7 Details shown within these drawings shall be followed for exterior appearance (finishes, dimension, and materials). The contractor may change interior construction shown on these details to conform with their own shop practices or local B.M.P.

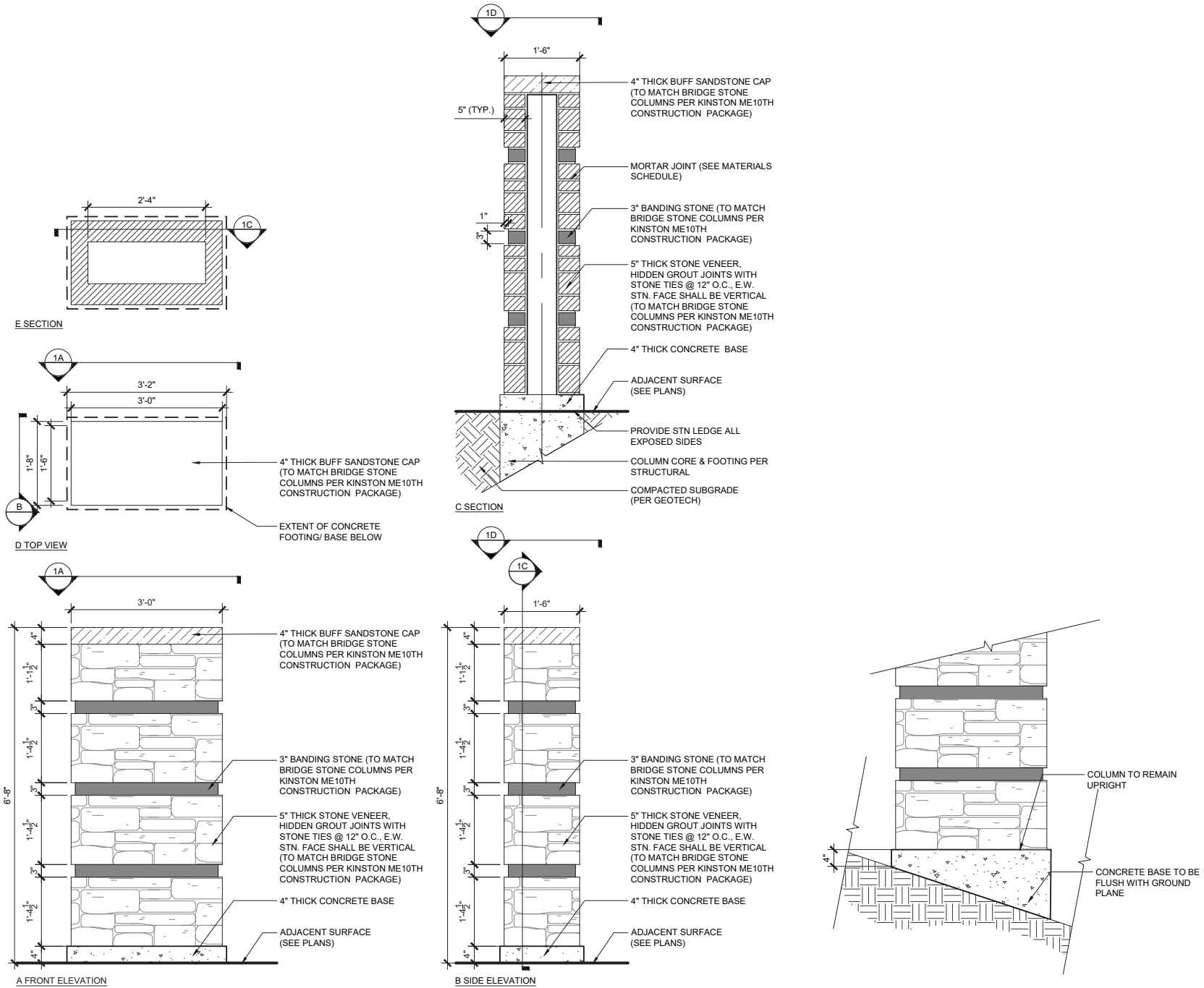
PRIMARY COLUMN DESIGN



Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.





Not to scale



SECONDARY COLUMN DETAILS

COLUMN DESIGN

Columns are an optional feature that may be added at fence transitions or corners to provide a higher level of finish to the landscape. The Secondary Column is appropriate to use in front or corner side yards adjacent to Privacy Fence. All column placement must be approved by the DRB prior to installation.

Alternative column designs may be proposed for review and approval by the DRB.

STANDARD DESIGN CRITERIA:

- 1 Drawings show design intent only. Column, wall and core to be provided by others.
- 2 Unless otherwise directed, fence contractor to provide engineered, stamped structural drawings to owner's rep for review / approval.
- 3 Contractor to check and verify all dimensions, layouts, and construction notes and details with structural drawings.
- 4 Stone shall be masonville buff. Pattern to match existing centerra structures. Masonry contractor to provide 2' x 3' min. Mock up of stone veneer for review and approval by owner or owner's representative prior to any construction.
- 5 See detail at right for sloped condition. Attach with galvanized 'u' nails.
- 6 Slope cap 1/4" per foot to drain.
- 7 Details shown within these drawings shall be followed for exterior appearance (finishes, dimension, and materials). The contractor may change interior construction shown on these details to conform with their own shop practices or local B.M.P.

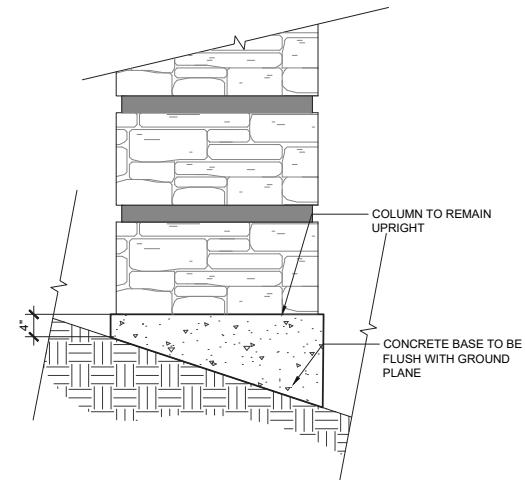
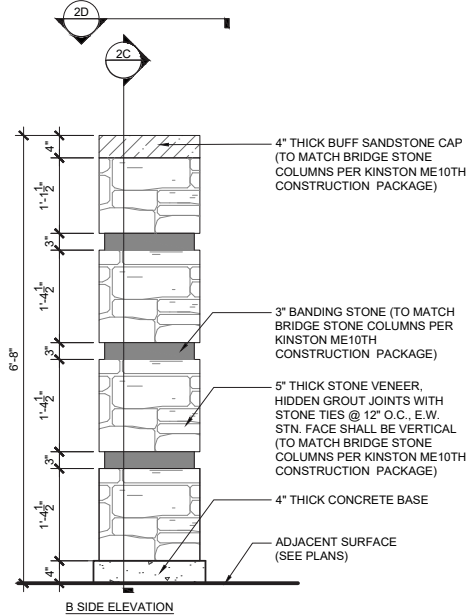
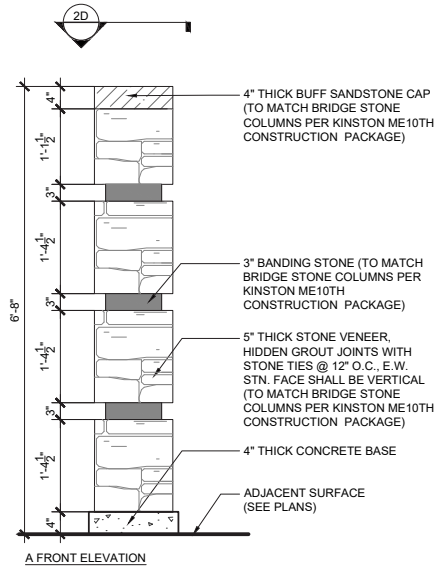
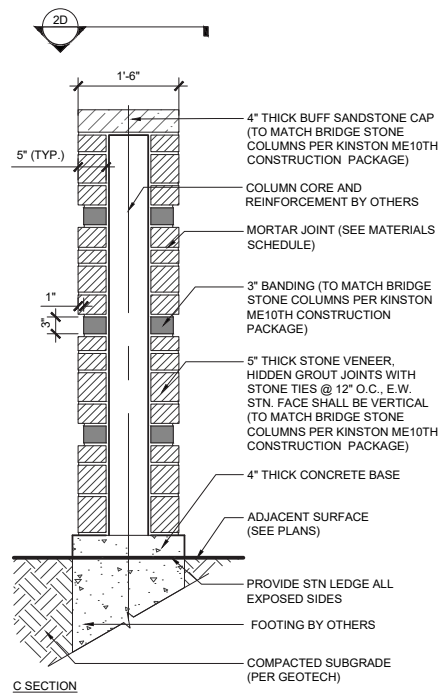
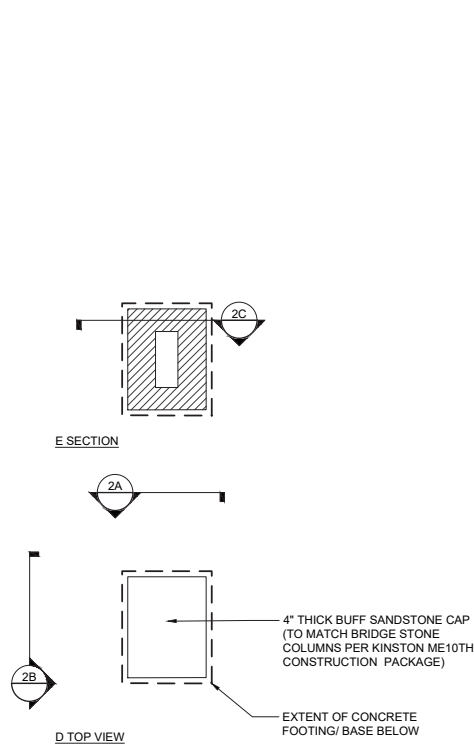
SECONDARY COLUMN DESIGN



Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.





Not to scale



FENCE SETBACK REQUIREMENTS

Fence placement on a residential lot needs to address such considerations as adequate room for planting and maintenance, relationships to adjacent public spaces, and connections to the adjacent home.

GENERAL FENCE PLACEMENT REQUIREMENTS:

- Fences shall be stepped back from the front or rear facades according to the chart below. Under no circumstances shall fence tie-ins align directly with the front or rear planes of the home.
- All front yard fence placement must be reviewed and approved by the Kinston Design Review Board prior to installation.
- Front yard fencing is not permitted with front-loaded product.
- Fencing shall be installed on the property line for side fences and rear fences unless otherwise approved by the Design Review Board.
- When the front facades of neighboring homes are not aligned, any side yard fence shall be stepped back from the facade of the home furthest from the street.
- Fence locations shall also adhere to setback standards per the City of Loveland requirements. If there is a conflict between City of Loveland requirements and these Design Guidelines, whichever requirement is more restrictive shall take precedence.
- For homes fronting Common Open Space:
 - All adjacent homes shall provide the same front yard fencing conditions as approved by the Design Review Board.
 - If one home provides a front yard fence, then all homes facing that same open space shall also provide a front yard fence with matching heights and setbacks.
 - Design may vary, so long as it complements and enhances the architecture character of the product and is approved by the DRB prior to installation.
 - Alternatively, if one home on the open space does not provide a front yard fence, then no homes shall have a front yard fence.
 - Builders must propose a design to the DRB for review and approval at the start of the neighborhood to set expectations for homebuyers.
 - See pg 095 for additional requirements.

See also the approved fence and gate location diagrams and fence transition details on the following pages.

PRODUCT TYPE	STEP-BACK FROM FRONT OF HOME	STEP-BACK FROM REAR OF HOME*	SETBACK FROM PUBLIC SIDEWALKS	SETBACK FROM INTERIOR SIDE LOT LINE	SETBACK FROM REAR LOT LINE	SETBACK FROM REAR ALLEY OR PRIVATE DRIVE*
Front-Loaded Product (SFD or SFA)	4' Min. From Front Building Plane**	2' Min. From Rear Building Plane	2' or more***, planted and maintained by homeowner, OR Except as approved by the DRB.	0'	0'	N/A
Rear-Loaded Product (SFD or SFA)					N/A	5' From Edge of Pavement

*Fences shall follow either the Step-Back from Rear of Home or the Setback from Rear Alley or Private Drive, whichever is greater.

**If the front porch wraps, the fence shall be behind the furthest extend of the porch.

***So long as a minimum 6' deep front yard remains.



FRONT-LOADED PRODUCT FENCE + GATE LOCATIONS

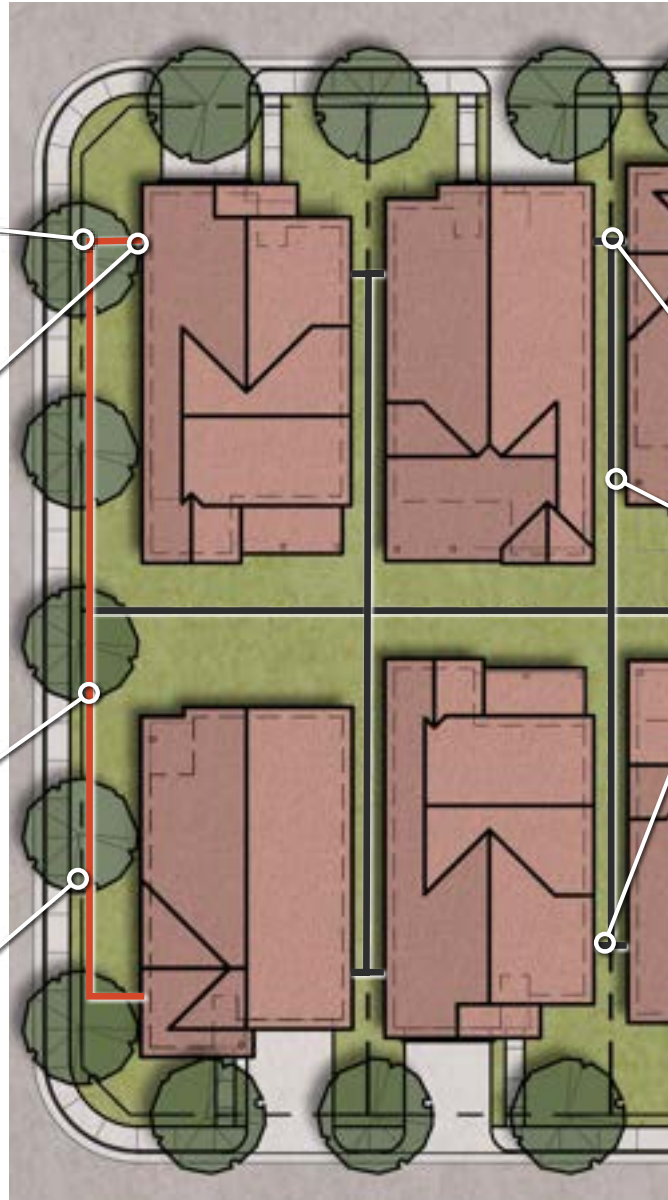
- Open Rail Fences
- Privacy Fences

Corner side lot fences shall not obstruct sight triangles

Minimum step-back from front facade, see chart. If the porch wraps, the fence shall be behind furthest extent of porch wrap.

No gates shall be located on the side street in a corner condition.

See chart for setback from back of sidewalk. The area between sidewalk and fence shall be maintained by the homeowner.



Only one gate shall be allowed between lots facing the primary street

No gates shall straddle nor allow access between lots

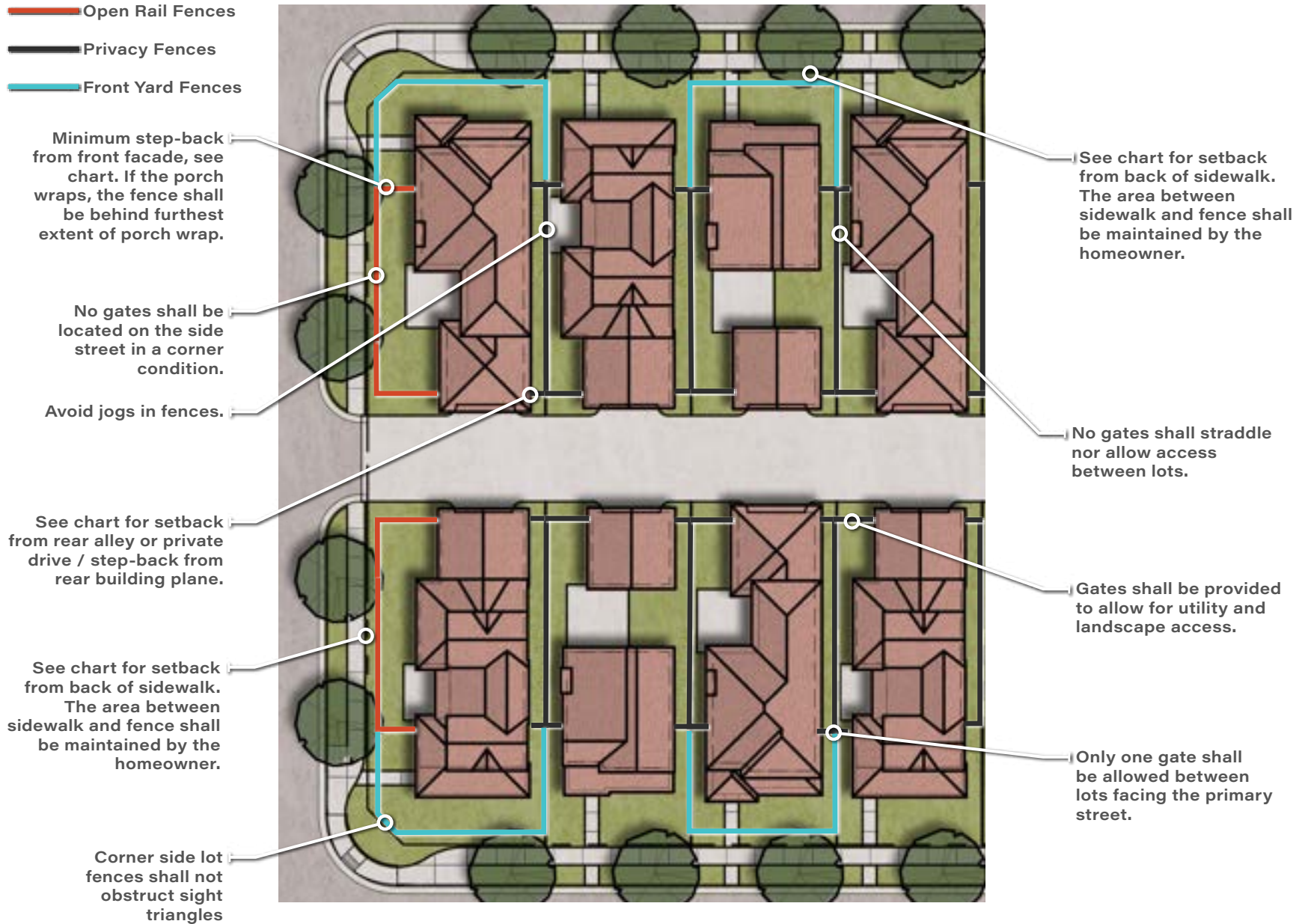
Gates shall be provided to allow for utility and landscape access.

NOTE: Front Yard Fence is not permitted with Front-Loaded Product.






REAR-LOADED PRODUCT FENCE + GATE LOCATIONS

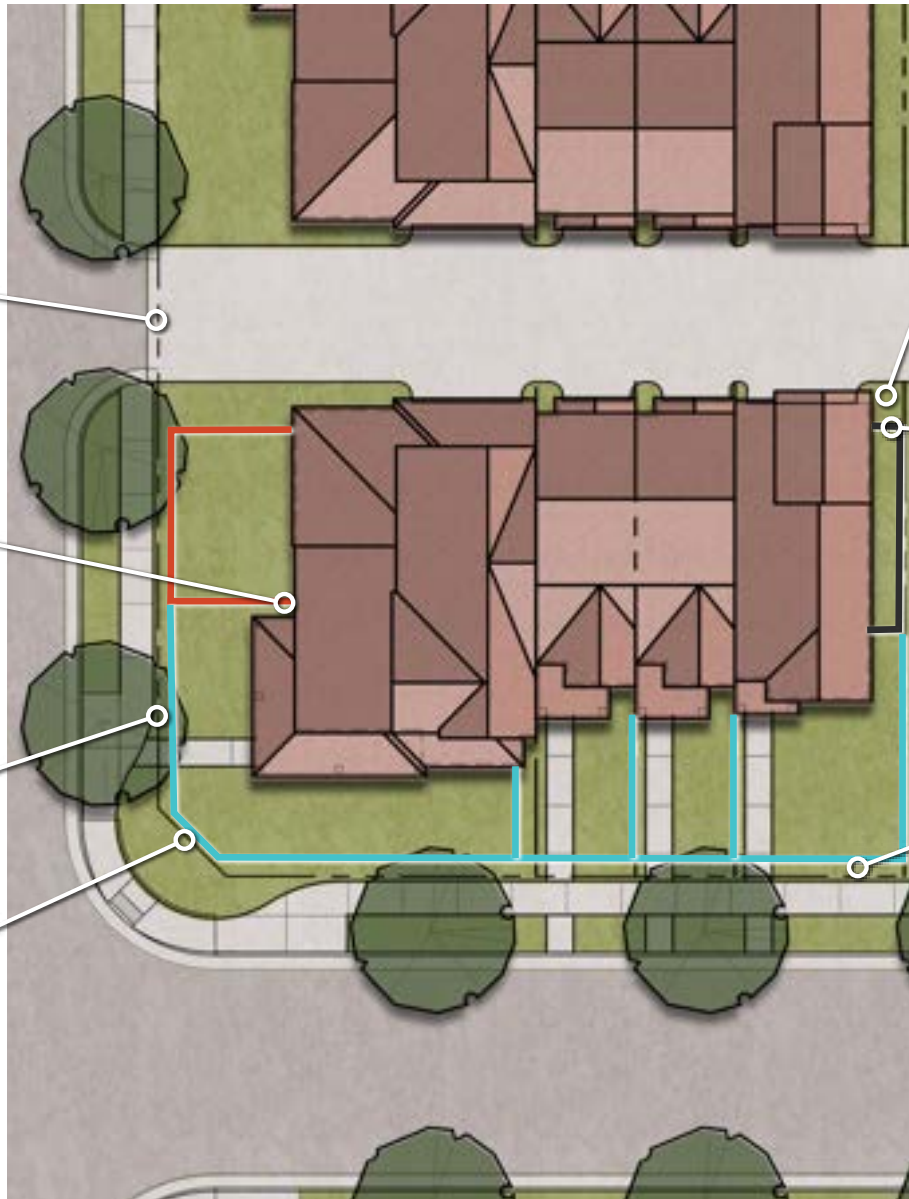
- Open Rail Fences
- Privacy Fences
- Front Yard Fences



ATTACHED PRODUCT FENCE + GATE LOCATION



-  Open Rail Fences
-  Privacy Fences
-  Front Yard Fences



See chart for setback from back of sidewalk. The area between sidewalk and fence shall be maintained by the homeowner.

Minimum step-back from front facade (or porch), see chart.

No gates shall be located on the side street in a corner condition

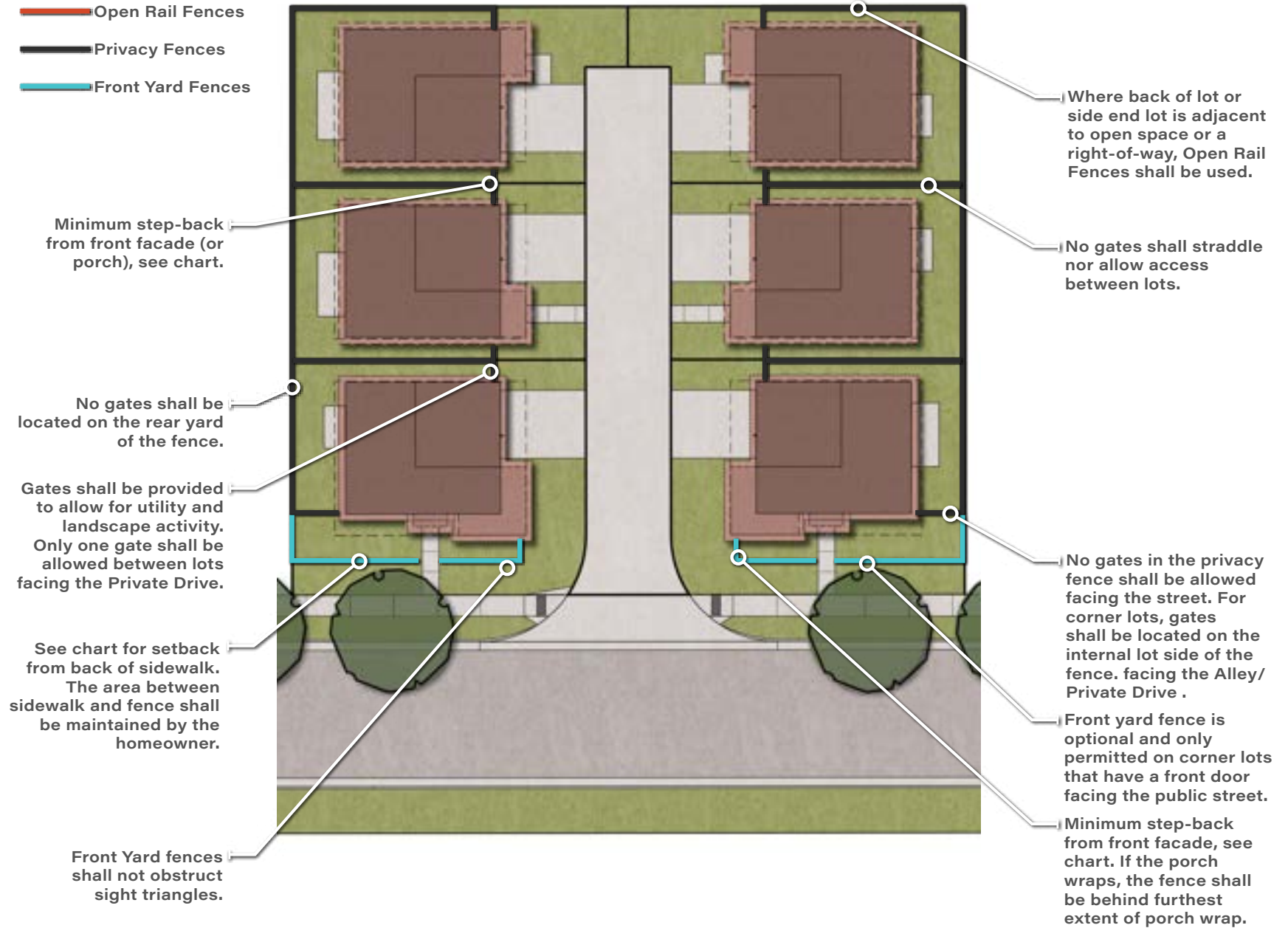
Corner side lot fences shall not obstruct sight triangles

See chart for setback from rear alley or private drive, or step-back from rear building plane, whichever is greater.

Gates shall be provided to allow for utility and landscape access.

See chart for setback from back of sidewalk. The area between sidewalk and fence shall be maintained by the homeowner.

CLUSTER PRODUCT FENCE + GATE LOCATIONS



FENCE + GATE: DOS AND DON'TS



Do: Good transition between fence types at a logical locations that reflects architecture.

Don't: Bad setback distance that is too narrow for planting.



Do: Open rail fence addresses the open space.

Don't: Bad finish with untreated wood. Poor design with open rail fence extending past privacy fence. Basic fence type does not relate to architecture and has no community character.



Do: Good choice in stepping fence and not sloping panel with grade.

Don't: Poor transition distance with large awkward step.



Do: Good fence location set back from the face of the architecture.

Don't: Bad finish with untreated wood that does not reflect architecture. Bad design with awkward dip to follow finish grade. Gate is at an awkward angle.



Do: Good selection of fence style that compliments the architecture.

Don't: Bad setback distance and poor fence termination that is awkward at property corners. Should turn the corner and return back to the house for at least one fence panel length

FENCE TRANSITIONS

FRONT YARD FENCE TRANSITIONS

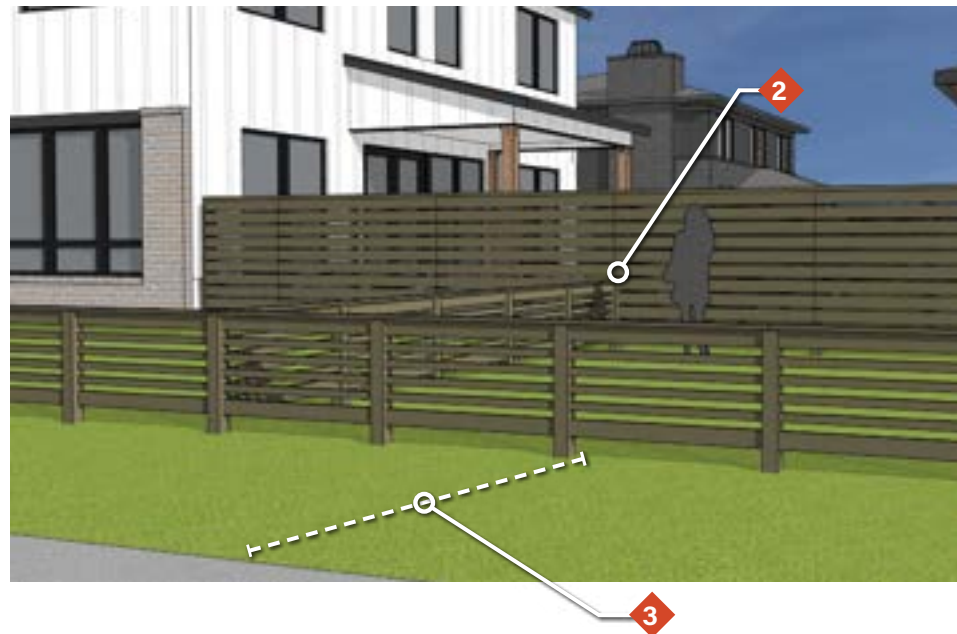
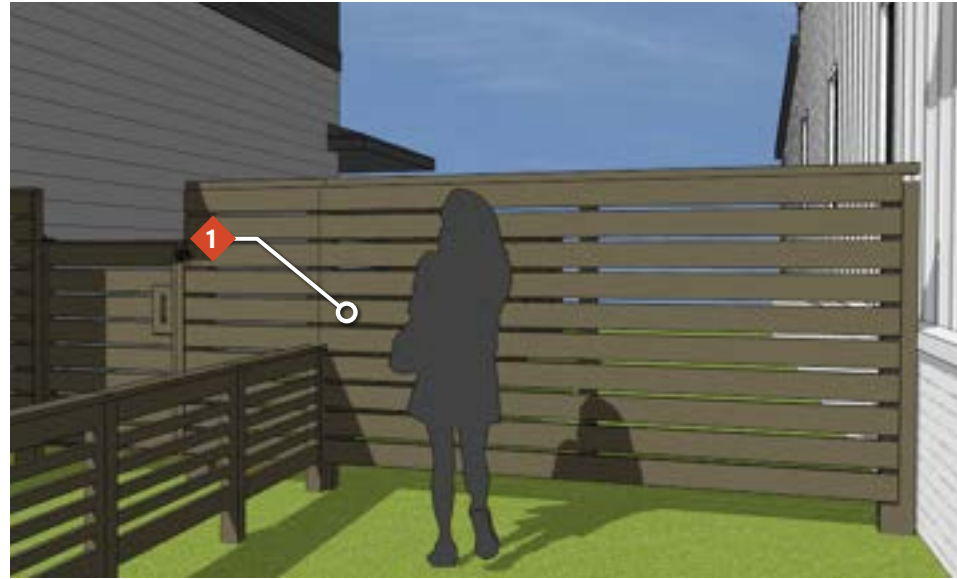
Kinston has a variety of fence types that will often intersect one another. These illustrations demonstrate the different conditions the Front Yard Fence will terminate and the best approach for each transition.

STANDARD DESIGN CRITERIA:

- 1 Front Yard Fence terminates at Privacy Fence centered on the Privacy Fence post. Front Yard Fence should not terminate on the face of a fence panel.
- 2 When creating fenced-in front yard for the Corner Lot Cluster Product, Front Yard Fence shall tie in perpendicular to Privacy Fence at a post. No gates shall be permitted in Privacy Fence between front yard and rear yard when fence is facing the primary street.
- 3 See fence setback requirements table in this section.

ADDITIONAL NOTES:

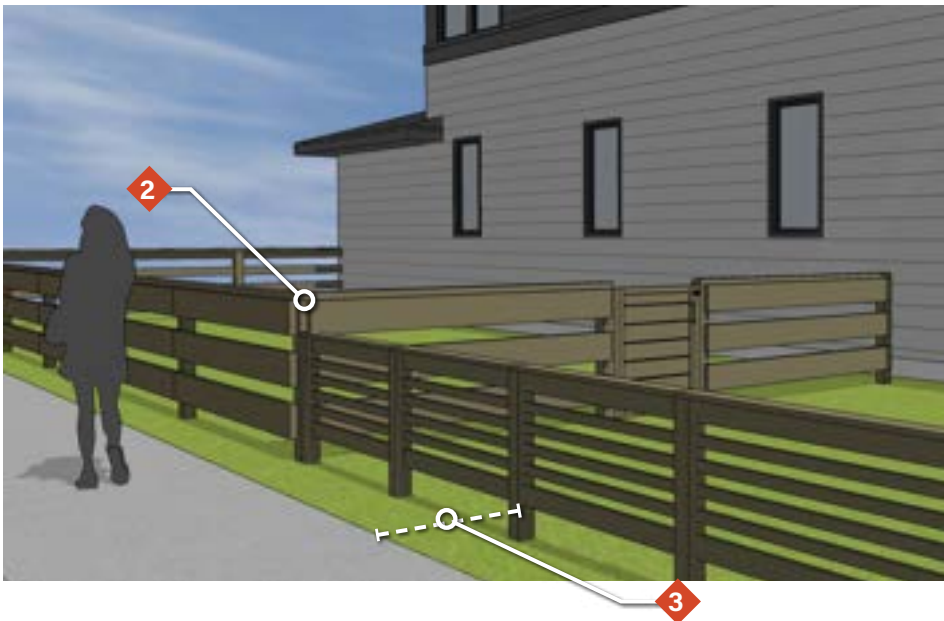
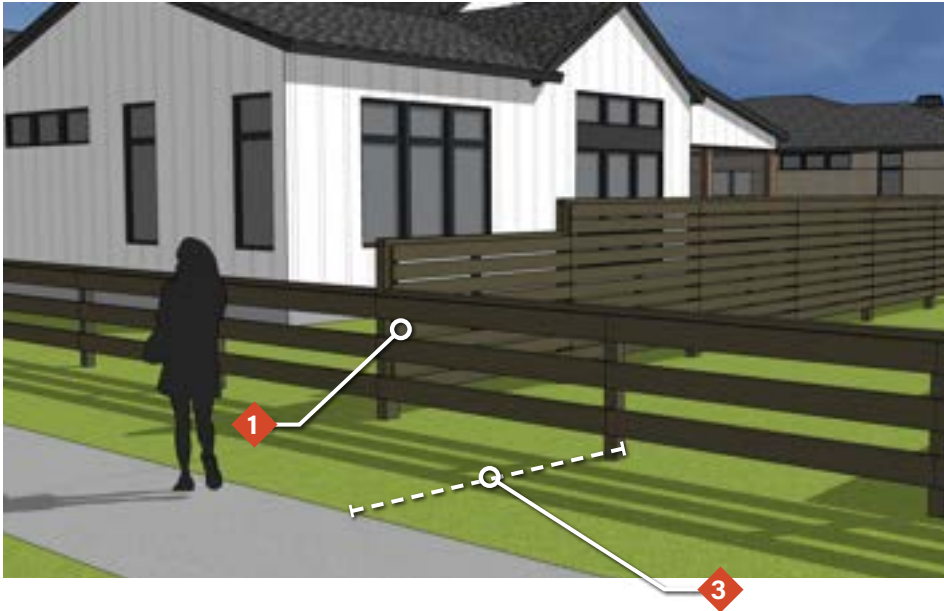
- 4 All transitions may incorporate a masonry column for an enhanced transition instead of terminating at a wood post.
- 5 If owner chooses to fence in front yard for Cluster Product, Owner must tie fence back into Privacy Fence and may not leave it open to adjacent lot front yard. .



Notes:

1. There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
2. See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.





OPEN RAIL FENCE TRANSITIONS

Kinston will typically have a Privacy Fence terminate at an Open Rail Fence along open space and roadways. These illustrations demonstrate the different alternatives to transition from the Privacy Fence to the Open Rail Fence in a thoughtful and clean transition.

STANDARD DESIGN CRITERIA:

- 1 Step the end panel of the Privacy Fence to smoothly transition to the lower Open Rail Fence. Both Fence types tie into a single 4x4 column.
- 2 Front Yard Fence terminates at Open Rail Fence centered on the Open Rail Fence post. Front Yard Fence should not terminate on the face of a fence panel.
- 3 See fence setback requirements table in this section.

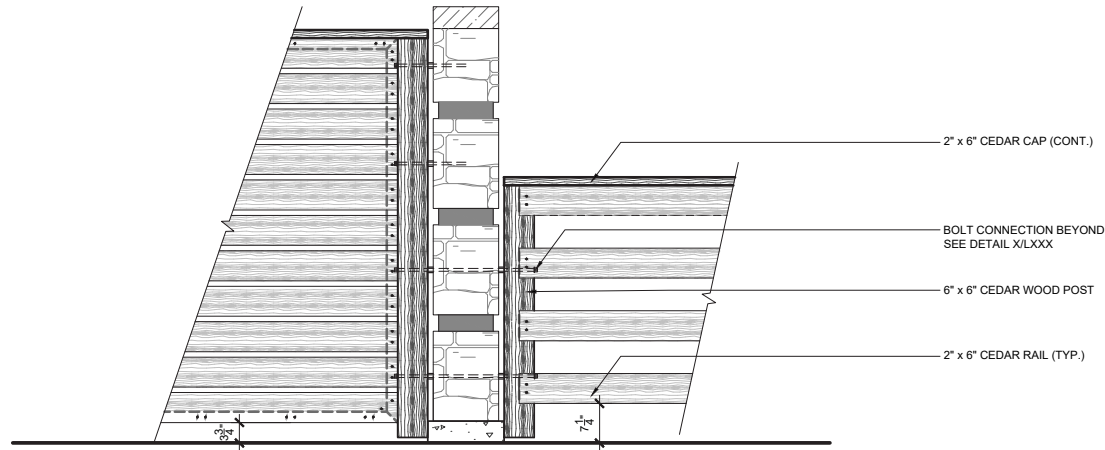
ADDITIONAL NOTES:

- 4 All transitions may incorporate a masonry column for an enhanced transition instead of terminating at a wood post.



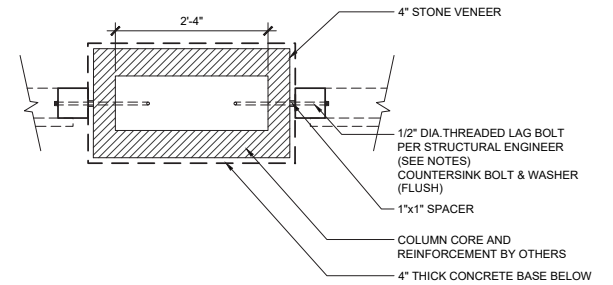
COLUMN CONNECTIONS + SLOPED FENCE DETAILS

OPEN RAIL FENCE - COLUMN CONNECTION

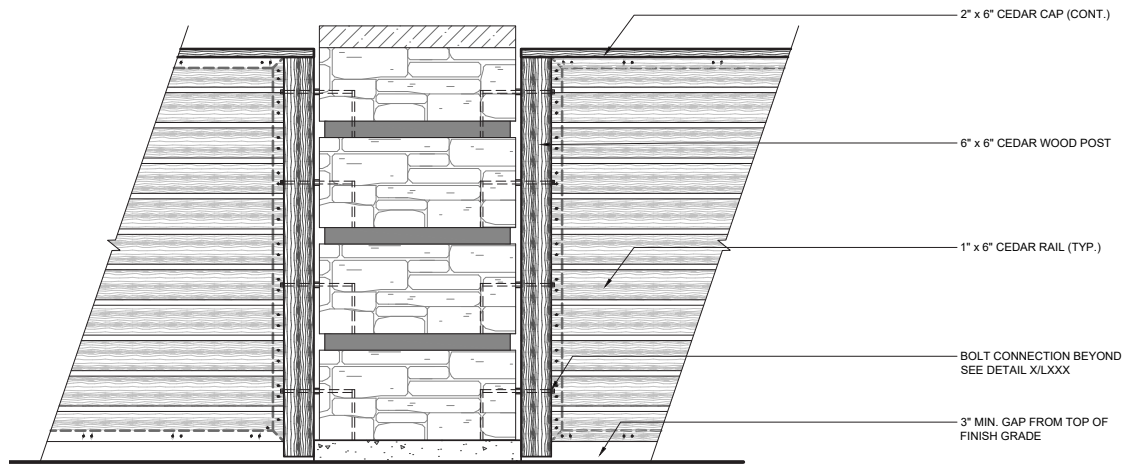


PRIMARY COLUMN - BOLT CONNECTION

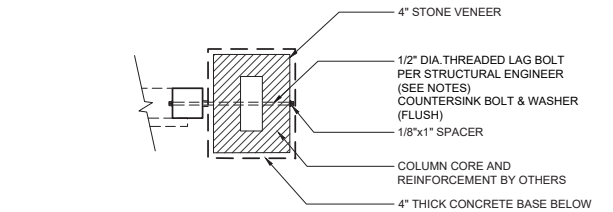
- NOTES:
- UNLESS OTHERWISE DIRECTED, FENCE CONTRACTOR TO PROVIDE ENGINEERED, STAMPED STRUCTURAL DRAWINGS TO OWNER'S REP FOR REVIEW / APPROVAL
 - STRUCTURAL ENGINEER SHALL PROVIDE ALL HARDWARE SPECIFICATIONS
 - DETAILS SHOWN WITHIN THESE DRAWINGS SHALL BE FOLLOWED FOR EXTERIOR APPEARANCE (FINISHED, DIMENSION, AND MATERIALS). THE CONTRACTOR MAY CHANGE INTERIOR CONSTRUCTION SHOWN ON THESE DETAILS TO CONFORM WITH THEIR OWN SHOP PRACTICES OR LOCAL B.M.P.



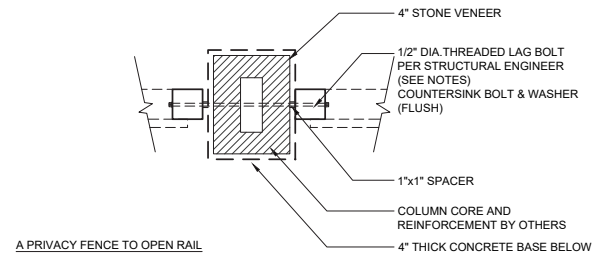
PRIVACY FENCE - COLUMN CONNECTION



SECONDARY COLUMN - BOLT CONNECTION



B PRIVACY FENCE TO NO FENCE



A PRIVACY FENCE TO OPEN RAIL

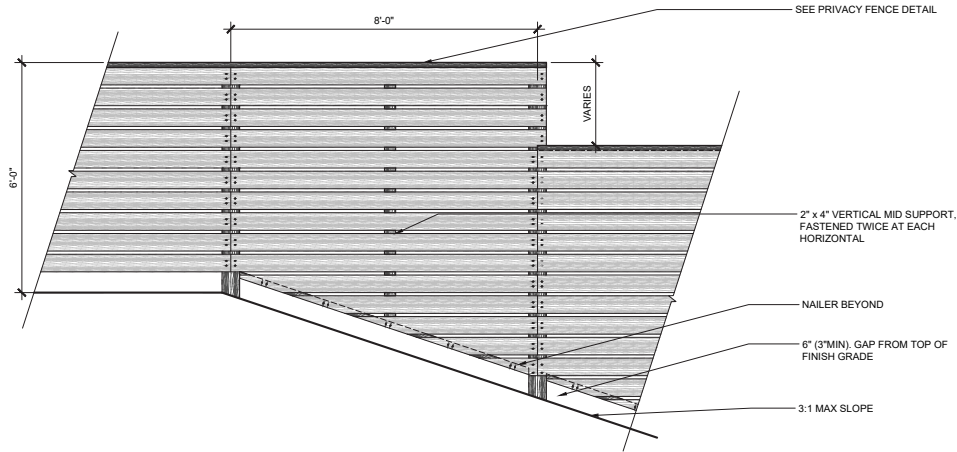
Not to scale

Notes:

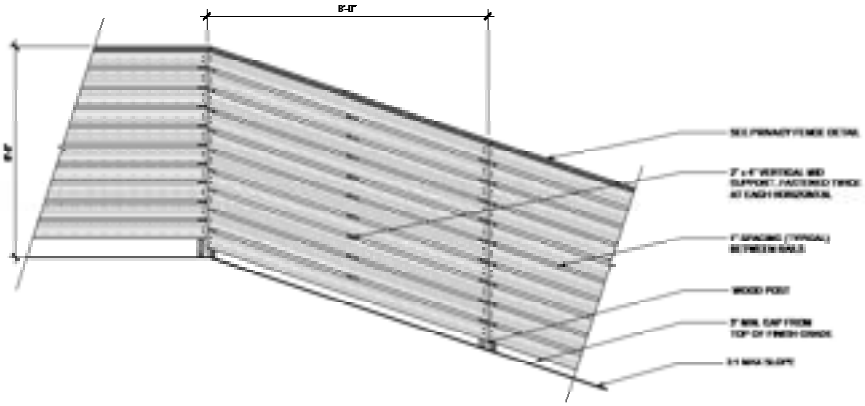
- There are separate submittal checklists that must be adhered to when submitting fencing details to the DRB for review and approval.
- See pages 120-121 for additional requirements such as stain color, fasteners, and column placement.



PRIVACY FENCE SLOPED CONDITIONS

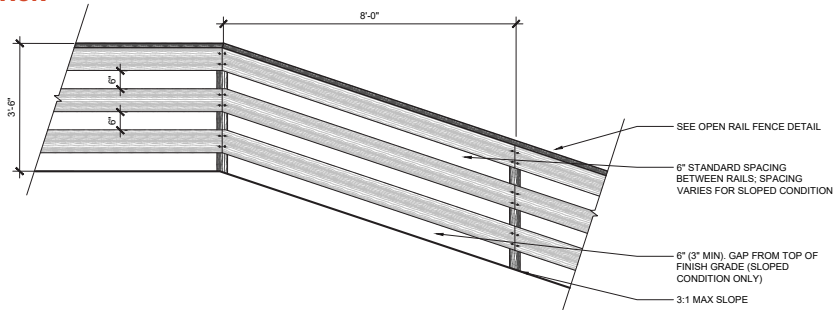


1
L400
1/2"=1'-0" **PRIVACY FENCE ABUTMENT (SLOPED CONDITION)** ELEVATION



3
L400
1/2"=1'-0" **PRIVACY FENCE ABUTMENT (SLOPED CONDITION ALTERNATIVE)** ELEVATION

OPEN RAIL FENCE SLOPED CONDITION



1/2"=1'-0" **OPEN RAIL FENCE ABUTMENT (SLOPED CONDITION)** ELEVATION



ADDITIONAL REQUIREMENTS

◆ EXCAVATED BASEMENTS:

Excavated garden and walk out basements are prohibited. Lots maintain the City approved grading plan per the approved Subdivision Grading Plan.

◆ DRAINAGE:

Each builder in Kinston is responsible for following the City of Loveland Approved Subdivision Grading Plan. Any deviations from this grading plan be shown on the preliminary and final Building Permit plans and approved by both the DRB and the City of Loveland. Finished grades shall not direct water flow onto adjacent properties, unless it is in accordance with the approved grading plan. Finished grades shall be in accordance with the recorded plat and the Millennium GDP.

Anytime a site is altered, it is the builder's responsibility to provide the retainage (see "Retaining Walls"). If side yard retaining walls are not desired, a maximum slope of 4:1 be achieved between the foundation slab and the side yard property line.

Gutters and downspouts are required for all roof drainage. Concentrated/piped drainage shall not be directed onto adjacent property.

◆ PAVING:

At a minimum, front sidewalks and driveways shall be gray concrete with a broom finish and saw-cut joints where appropriate. Driveway paving shall be consistent with front walk.

Enhancements to color, finish, and poured in place style and shape of sidewalks and driveways is highly encouraged in order to complement and enhance the architectural

character of the product and strengthen the overall Kinston identity. Enhanced concrete, brick, or stone material(s) consistent with the adjoining architecture are subject to approval by the DRB.

◆ MAILBOXES:

Individual mailboxes are not permitted. The United States Postal Service requires group mail boxes.

◆ UTILITIES:

Improvements situated on a Lot shall be connected to the water and sewer lines as soon as practicable after same are available at the property line. Cesspools and/or septic tanks shall not be placed or maintained upon or in any Lot.

All telephone, electric, cable or other service lines shall be installed underground and shall meet all requirements of the City of Loveland, Colorado.

◆ POOLS:

Pools and associated decks shall be located in the rear yards of the Lot and shall not encroach any easements or be located within 5' of any property line. Pool equipment be fully screened on all sides with a privacy fence and located adjacent to the dwelling unit. Above ground, masonry block, and pneumatic pools are not allowed. Completely inground vinyl clad concrete pools are required to have a brick, cast stone or natural stone coping and ceramic tiled water line. Construction access is permitted only across the Lot on which the pool is to be constructed. All excess soil shall be removed from the Lot and properly disposed of. Pool overflow may not be

directed onto adjacent Lots or the Common Properties. Installation of pool structures and associated decks, retaining walls, landscaping, fencing, etc., shall not alter or impair the surface drainage on adjacent Property.

◆ RETAINING WALLS:

Retaining walls shall be constructed of Loveland/Masonville Buff sandstone or equal and shall be limited to 4'-0" in height unless it can be shown that site conditions justify a taller wall. Wood or railroad ties are not allowed for retaining walls. Minor retaining walls located in side lot condition that are minimally visible from the public may be constructed of a modular wall system, subject to the review and approval of the Kinston Design Review Board. Retaining walls greater than 4' 0" in height shall be designed by a licensed Professional Engineer in the State of Colorado. Retaining walls shall not alter or impair the drainage across adjacent properties.

◆ OUTDOOR FIREPLACES + BARBECUE PITS:

Permanent outdoor fireplaces and barbecue pits shall be finished with masonry, brick and/or stone and shall blend with the masonry material used on the house.

Fireplaces and pits shall be located in the side yard, rear yard or in front yard functional outdoor courtyard living areas. Fireplaces and pits shall be located within the building envelope established for the house. They may not encroach any easement or alter the surface drainage on the lot per the Subdivision Grading Plan.

These structures should be in scale with and integrated into the design of the house structure, deck and/or landscape





areas and shall be sited in consideration of neighboring properties.

The maximum height for fireplaces, excluding chimneys, shall not exceed eight feet (8'-0"). Height of the chimney shall be as required for operation and code compliance.

◆ GAS TANKS:

The installation and use of any propane, butane, LP gas or other gas tank, bottle or cylinder of any type (excluding those normally associated with outdoor barbecue grills), shall require the prior written approval of the DRB.

◆ REFUSE/STORAGE:

No trash, recycling, compost, wood piles, etc. shall be stored in publicly visible location. Appropriate enclosures, fencing, or walls shall be employed to minimize visual impact.

◆ PATIOS + GARDEN WALLS:

Integrate terraces and low garden patio walls with the house, composed of similar materials. Cap garden walls with concrete coping, cut stone, or brick masonry.

◆ FENCE COLUMNS:

Masonry Columns may be integrated in either the Privacy Fence or Open Rail fence. Column design, including material selection, color, and dimensions, must be approved by the Design Review Board.

Columns may be constructed of stone, stucco, or brick and should compliment both

the fence and the architecture design and color scheme.

Placement of columns is should be thoughtful. Best practices include locating columns at the following places:

- Where there is a change in fence direction
- At major intersections and/or neighborhood entries
- Along long spans of fence that face public open space and/or streets
- At fence intersections to provide a clean thoughtful transition
- They should not be located within 5' of a fence intersection

◆ FENCE STAIN + FASTENERS:

All wood must be treated with a Sherwin Williams exterior solid stain color SW 3023 Flagstone, or equal as approved by the DRB.

All fasteners must be stainless steel and concealed on the inside (owner's side) of the fence.

◆ SCREENING REQUIREMENTS

Elements that may be considered eyesores such as trash receptacles, recycling bins, or above ground utilities shall be screened from public view.

- Hedges, fences and low enclosures are required for the purpose of screening functional equipment that may be deemed an eyesore. Efforts shall be made to locate such equipment in areas not visible from adjacent streets or alleys. Screened areas be at least 4" taller than elements to be screened, but not taller than fencing (where possible). Screening solutions shall

complement the style of the architecture and shall be submitted to the Design Review Board for approval.

- Other elements such as play structures, pool, pergolas, arbors and trampolines shall be subject to approval by the Design Review Board

◆ EXTERIOR LIGHTING

Lighting for safety and aesthetics is permitted in Kinston. Outdoor lighting may be installed according to the following requirements:

- Bare bulbs are not allowed on exterior applications visible from the street, public sidewalks, alleys, or adjacent properties. Edison bulbs are considered bare bulbs and are not permitted without Design Review Board approval.
- Floodlighting is not allowed.
- Front lots: All porches shall have at least one recessed down-light or sconce over the porch that shall be mounted under the soffit.
- Alleyways: all garages shall have at least one recessed down-light or sconce on each side of the garage door.
- Private landscape areas: additional outdoor lighting in the form of recessed down-lights, wall sconces, shielded wall-mounted lights, Tivoli lights, and low-voltage landscape lights are acceptable. Light shall be either on a solar system or on a timed system that turns off by 12 pm.
- Uplighting is not allowed.

The image features a white background with a large, stylized teal graphic. This graphic consists of two large, overlapping diamond shapes that meet at a central point, creating a four-pointed star or cross-like form. A horizontal orange bar is positioned across the center of the teal graphic, containing the word "LANDSCAPE" in white, bold, uppercase letters.

LANDSCAPE

CHARACTER + INTENT

Kinston is committed to sustainability. This means redefining beauty to embrace the natural aesthetic of the Colorado Front Range. Landscape materials should be locally sourced and planting plans will utilize a water-wise palette of native and adapted plants. These strategies will significantly decrease water use, improve biodiversity, increase plant longevity, and decrease maintenance.

Kinston's landscape style, like its architectural style, incorporates contemporary elements within familiar forms.

- 1 Design with crisp lines
- 2 Complement indoor spaces
- 3 Build outdoor rooms
- 4 Plant in large masses
- 5 Utilize simple plant and material palettes
- 6 Create contrast
- 7 Integrate sculptural and playful elements

The following landscape guidelines are meant to serve as a recipe of elements that will create successful low-water softscapes, sustainable and attractive hardscapes, and a cohesive aesthetic that provides consistency between architecture and landscape.



Simplicity, contrast, crisp lines, native/adaptive materials



CONTEMPORARY INTERPRETATION

By employing contemporary interpretation of traditional materials such as brick and patterned concrete Kinston will create a cohesive landscape identity.



Utilize plant bed shape to unify formal and contemporary planting strategies

MASSING + CONTRAST

Plant in large masses with a focus on providing contrasting accents between adjacent plant selections. While it is not required to match plant species between lots and public areas, simulating similar massing and organizational patterns will foster a cohesive community character.



Create massings of plant materials with high contrast. Utilize size, color, texture, and habit to create dynamic, seasonal landscape compositions



Mass plantings around borders and boundaries blur the lines between properties.

PLANT VARIETY + REPETITION

A limited variety of plants, selected for seasonal interest and textural contrast is ideal for creating visual interest without becoming busy. Repetition of the same or similar plants within the landscape will create a cohesive aesthetic.



Choose a limited variety of plants that create dynamic contrast. Use high-impact plantings to create visual interest and subtle background plants to highlight architectural and site elements



Utilize perennials with varying blooming seasons to create year-round interest

VISION IMAGERY



Low water-use landscape with no lawn in front yard



Varied plant palette with evergreen, deciduous, and herbaceous native plants.



Simple color palette



Contrasting textures and colors



Massing and repetition

All images are for inspiration purposes only and are meant to represent different design elements and components.





Dynamic plantings with seasonal appeal



Buffalo grass in place of traditional lawn



Raised garden beds with shrubs and perennials in place of front lawn



Contrasting textures and shades of green create interest without relying on flowers

All images are for inspiration purposes only and are meant to represent different design elements and components.W



VISION IMAGERY



Rock mulch and boulders should be artfully arranged. A variety of rock sizes with transitions between them is key to a more natural look.

All images are for inspiration purposes only and are meant to represent different design elements and components.





Larger rocks or boulders can be placed thoughtfully within a rock mulch bed to provide contrast, variety, and structure.

All images are for inspiration purposes only and are meant to represent different design elements and components.



INTEGRATION + TRANSITION



Allow planting beds and massings to “jump” property lines and walks to create a cohesive community aesthetic



When addressing a common open space, use similar plant material and planting strategies

TRANSITIONS BETWEEN LOTS

Integrating styles and character within the front yard of adjacent lots creates a cohesive streetscape. Planting designs on adjacent lots should create a “continuous” landscape but still allow for unique landscape expressions within individual yards. Harsh lines or the edges of properties, such as abrupt changes in mulch type or plant material placed in an obvious line, should be avoided.

Provide a cohesive and flowing relationship with front yard landscaping between adjacent lots and public open space. Use the following techniques to visually unify the streetscape by blending adjacent front yard landscapes:

- Group plant material in small planting blocks/drifts comprised of shrubs, perennials, and annuals. Group trees in a similar fashion.
- Blend planting drifts and pattern from lot to lot and lot to tree lawn.
- Provide smooth transitions and minimize hard material edges.

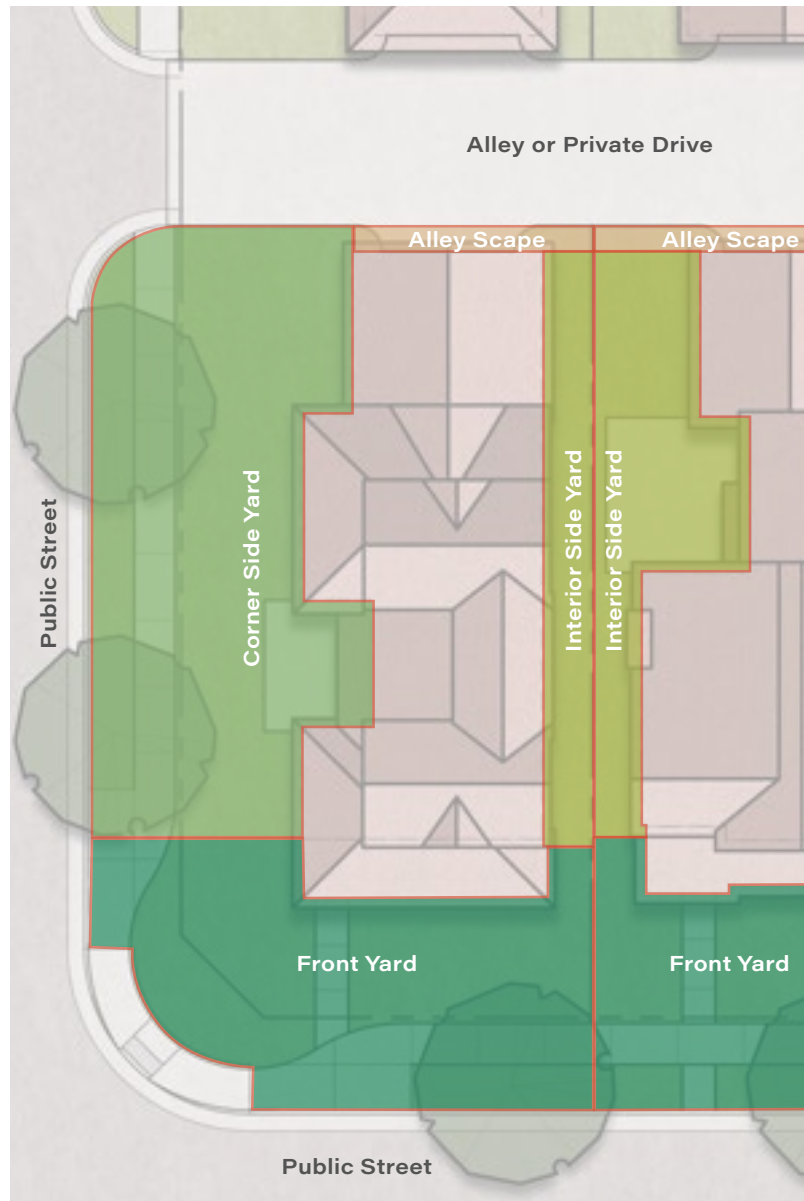
INTEGRATING PRIVATE + PUBLIC LANDSCAPES

The individual landscapes corresponding with residential lots create a context within which the public landscape exists. While the aesthetic qualities of the two types of landscapes may be different, it is important that they are compatible and create an overall identity.

Adjacent to open spaces areas the landscaping should be varied in height and density so as to avoid a hedge or total screen appearance. Instead, the landscape treatment should provide view openings between the private yards and the open space.



YARD LANDSCAPE ZONES: REAR LOADED LOTS



The overall landscape should achieve a smooth and cohesive design by complementing adjacent landscape areas. The use of similar material, repetition of patterns, and smooth transitions between each zone is highly encouraged.

FRONT YARD

Front yards are the most visible private landscapes within Kinston; Therefore, the requirements for creating successful front yard landscapes are more stringent and intent upon creating complementary landscape conditions. In situations where front yards are adjacent to public open space, it is important that the private landscape responds to the public landscape. Plantings should “ground” the architecture by placing larger plants closer to the building.

CORNER SIDE YARD

Corner side yards, like front yards, are visible private landscapes. In Kinston, corner units are required to address both streets equally. In situations where corner side yards front public open space, it is important that the private landscape responds to the public landscape. Plantings should help screen the interior landscapes.

ALLEY SCAPE

Alley scapes have the triple role of being “open” for safety, creating screening for utilities and trash, and softening the architecture. Plants and fencing should not impede visibility or access (both vehicular and pedestrian).

INTERIOR SIDE YARD

Interior side yards are less visible to the public but are still required to respond to their respective context. Interior side yards shall be screened from view with landscape material where possible and complement the overall landscape concept for the lot, while providing harmonious relationships with adjacent lots.

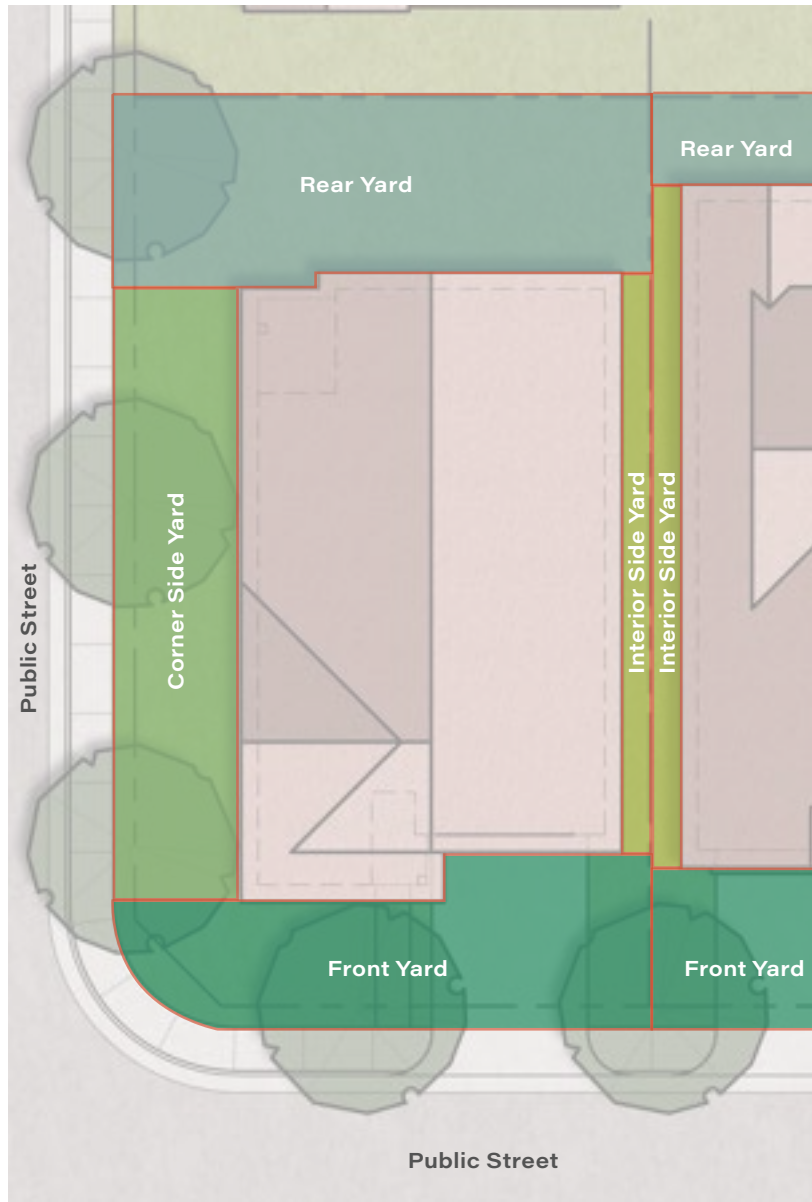
TREE LAWN

Within the tree lawn the builder/homeowner shall be responsible for all planting and maintenance. Tree lawn shall be dogtuff or buffalo grass with street trees provided at intervals consistent with the requirements of city of Loveland ordinances. In case of metro district tracts, the metro district shall be responsible for installation.

ATTACHED SIDEWALKS

When the adjacent street has an attached sidewalk and no tree lawn, the same Front Yard and Corner Side Yard requirements apply. In addition, all required street trees must occur within the Front and Corner Side Yards - see the “Tree Planting Requirements” table for more information.

YARD LANDSCAPE ZONES: FRONT LOADED LOTS



The overall landscape should achieve a smooth and cohesive design by complementing adjacent landscape areas. The use of similar material, repetition of patterns, and smooth transitions between each zone is highly encouraged.

FRONT YARD

Front yards are the most visible private landscapes within Kinston; Therefore, the requirements for creating successful front yard landscapes are more stringent and intent upon creating complementary landscape conditions. In situations where front yards are adjacent to public open space, it is important that the private landscape responds to the public landscape. Plantings should “ground” the architecture by placing larger plants closer to the building.

CORNER SIDE YARD

Corner side yards, like front yards, are visible private landscapes. In Kinston, corner units are required to address both streets equally. In situations where corner side yards front public open space, it is important that the private landscape responds to the public landscape. Plantings should help screen the interior landscapes.

INTERIOR SIDE YARD

Interior side yards are less visible to the public but are still required to respond to their respective context. Interior side yards shall be screened from view with landscape material where possible and complement the overall landscape concept for the lot, while providing harmonious relationships with adjacent lots.

REAR YARD

Rear yard landscapes shall be consistent with and complement the overall landscape concept for the lot, while providing harmonious relationships with adjacent lots. Rear yards should be planted and maintained to provide shade and usable space.

TREE LAWN

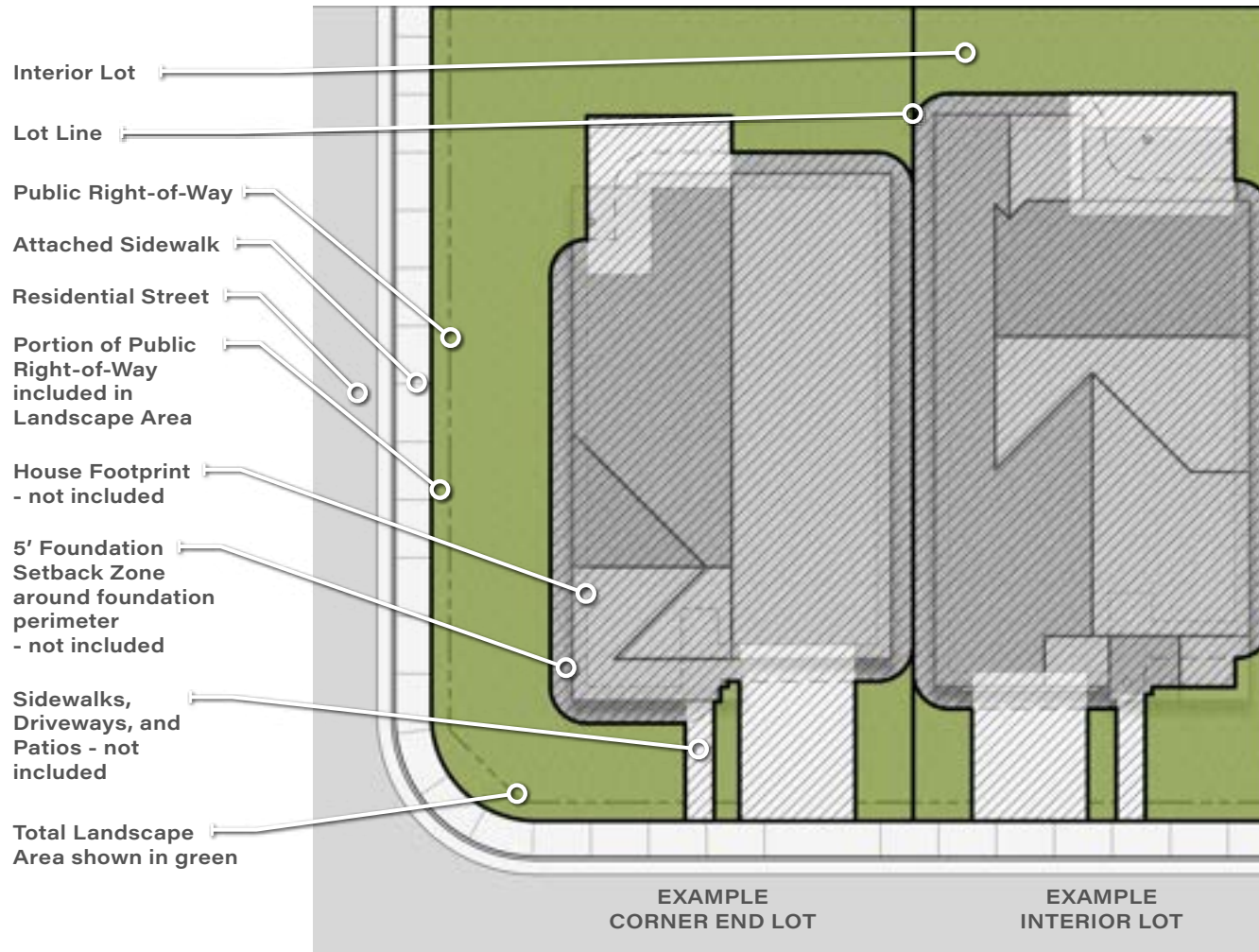
Within the tree lawn the builder/homeowner shall be responsible for all planting and maintenance. Tree lawn shall be dogtuff or buffalo grass with street trees provided at intervals consistent with the requirements of city of Loveland ordinances. In case of metro district tracts, the metro district shall be responsible for installation.

ATTACHED SIDEWALKS

When the adjacent street has an attached sidewalk and no tree lawn, the same Front Yard and Corner Side Yard requirements apply. In addition, all required street trees must occur within the Front and Corner Side Yards - see the “Tree Planting Requirements” table for more information.



LANDSCAPE AREA CALCULATIONS



TOTAL LANDSCAPED AREA

The total landscaped area of a lot is the total lot area excluding the house footprint, driveway, front walk, and patio plus the portion of any adjacent right-of-way beyond the back of curb (excluding sidewalk).

All landscape plans shall include a chart outlining the total landscaped area for the lot and calculations that include, at minimum: planting beds, lawn and type, total proposed planted area, and open gravel mulch in both square feet and as a percentage of total landscaped area. An example format is provided in the diagram at left.

LOT	CORNER END LOT	INTERIOR LOT
Example Lot Size	64'x110'	50'x110'
Lot Area (including ROW up to back of walk)	7,436 sf	5,625 sf
House Footprint, Foundation Setback Zone		
Driveway, Sidewalk, + Patios	-4,171 sf	-4,364 sf
Total Landscape Area (in green)	3,265 sf	1,261 sf



PLANTING PLAN REQUIREMENTS FOR ALL LOT TYPES

OVERALL:

Planted Area. A minimum of 60% of the Total Landscaped Area shall be composed of landscape plantings, including both planting beds and lawn (see "Lawn" for additional requirements).

Biodiversity. Plant palette shall be consistent with the overall community character and goals of biodiversity. At least three plant selections shall be a pollinator species per the approved plant list (Appendix A).

Native/Adaptive Plants. All plant material shall be native or adaptive species; see Appendix A for the approved plant list.

Gravel Mulch. Gravel mulch utilized within planted areas should be integrated with plant masses to create visual balance and ease of maintenance. Creative use of gravel mulch in artful arrangements need to expand/reword so artful gravel/rock design is required. See additional requirements at the back of this section for approved color and sizing. Open gravel mulch areas (expanses of gravel in excess of 50 sf or wider than 3' that do not contain living plant material) shall be no more than 40% of the Total Landscaped Area unless otherwise approved by the DRB.

Lawn. Lawn shall be limited to areas with a minimum of 100 contiguous square feet and a minimum width of 8'. Lawn shall be utilized only where associated with usable spaces such as an extension of a patio, a play area, or as an outdoor room. Lawn shall not exceed 25% of Total Landscaped Area, or 40% if an alternative lawn grass (such as Buffalo grass) is used in lieu of a traditional fescue blend, without DRB approval.

Foundation Plantings. Foundation plantings are required on all sides visible from a street or open space. Plants shall be installed at on center spacing that is appropriate for each species and planted in group masses. Foundation plantings and associated irrigation shall maintain required offset of 5' or as determined by geotechnical and structural engineers.

Air-conditioning Condenser Units. Shall be adequately screened from views from streets, trails, and open space by either fencing or solid plant material. Plant material shall be installed at on center spacing that is appropriate for each species, and planted in group masses. Plant material shall provide a full, solid screen. See Site+Lot Criteria section for fencing requirements.

FRONT YARD:

Shrubs + Perennials. One (1) gallon minimum size shrubs and 4" pots minimum size perennials shall be planted to fill the landscape area of the front yard. Plants shall be installed at on center spacing that is appropriate for each species, and planted in group masses.

CORNER SIDE YARD:

Shrubs + Perennials. One (1) gallon minimum size shrubs and perennials shall be planted to fill the required planted area of the corner side yard. Plants shall be installed at on center spacing that is appropriate for each species, and planted in group masses. When there is a privacy fence on a corner side yard, foundation plantings shall not be required inside the fenced area.

REAR YARD:

Shrubs + Perennials. Planting beds a minimum of 5' wide are required around all perimeters and adjacent to all foundations visible from a street or open space.

INTERIOR SIDE YARD:

Shrubs + Perennials. Plantings as required to screen utilities.

See Site + Lot Criteria section for fencing and screening requirements.



TREE PLANTING REQUIREMENTS

MINIMUM NUMBER AND TYPES OF TREES				
LOT SIZE	FRONT YARD	CORNER SIDE YARD (ADJACENT TO STREET)	SIDE YARD (ADJACENT TO COMMON OPEN AREA)	Rear Yard (Adjacent to Common Open Area)
20-29' Width	1 Deciduous Shade Tree**, unless neighboring properties on either side have already provided shade trees at approximately 35' on center	1 Deciduous Shade Tree approximately every 35' on center	1 Ornamental Tree or 1 Evergreen Tree	1 Ornamental Tree or 1 Evergreen Tree
30'-59' Width	1 Deciduous Shade Trees	1 Deciduous Shade Tree approximately every 35' on center	1 Deciduous Shade Tree or 1 Evergreen Tree or 2 Ornamental Trees	1 Deciduous Shade Tree or 1 Evergreen Tree or 2 Ornamental Trees
60'-69' Width	2 Deciduous Shade Trees	1 Deciduous Shade Tree approximately every 35' on center	1 Deciduous Shade Tree or 1 Evergreen Tree or 2 Ornamental Trees	2 Deciduous Shade Trees or 2 Evergreen Trees
70'-79' Width	2 Deciduous Shade Trees	1 Deciduous Shade Tree approximately every 35' on center	2 Deciduous Shade Trees or 2 Evergreen Trees	2 Deciduous Shade Trees or 2 Evergreen Trees
80'+ Width	2-3 Deciduous Shade Trees	1 Deciduous Shade Tree approximately every 35' on center	2 Deciduous Shade Trees or 2 Evergreen Trees	2 Deciduous Shade Trees or 2 Evergreen Trees
*See Appendix A for a list of approved species.				
**Deciduous Shade Trees located in the Front Yard or Corner Side Yard are intended to serve as Street Trees. When a tree lawn is present, the Front Yard tree(s) or Corner Side Yard tree(s) shall be planted centered within the tree lawn and at adequate spacing from any driveways or utilities. Where the sidewalk is attached to the back of curb and there is no tree lawn, the required trees shall be planted within the adjacent yard. All Front Yard and Corner Side Yard trees shall be planted approximately every 35' on center, taking into account spacing from trees already planted on adjacent properties.				



EXAMPLE LANDSCAPE PLAN: FRONT-LOADED

- 1 Planting beds adjacent to sidewalk or between the sidewalk and any fence
- 2 Lawn limited to areas associated with a specific use
- 3 Shade trees per Tree Planting Requirements table
- 4 Gravel mulch integrated with planted areas
- 5 Repetition and massing for cohesive aesthetic
- 6 Foundation Setback Zone, offset from building foundation (not including porches).
- 7 Ornamental trees where utility offsets or site constraints limit shade trees, as approved by the easement holder
- 8 Plant up to back of sidewalk
- 9 Foundation plantings required on all sides visible from street or open space while maintaining required offset defined at right
- 10 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 11 Planting masses and mulch beds blend between lots
- 12 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.



Not to Scale

Typical Corner Lot
Landscape Plan

Typical Interior Lot
Landscape Plan

Notes:

1. There are separate submittal checklists that must be adhered to when submitting landscape details to the DRB for review and approval.
2. See pages 140-141 for additional requirements such as utility screening, irrigation, minimum plant sizes, etc.
3. See pages 124-130 for example imagery and further information on proper landscape design implementation.
4. See Appendix B starting on Page 197 for examples of approved landscape plans.



EXAMPLE LANDSCAPE PLAN: REAR-LOADED

- 1 Planting beds adjacent to sidewalk or between the sidewalk and any fence
- 2 Tree Lawn incorporated into landscape plan
- 3 Plant up to back of sidewalk
- 4 Ornamental trees where utility offsets or site constraints limit shade trees, as approved by the easement holder
- 5 Repetition and massing for cohesive aesthetic
- 6 Lawn limited to areas associated with a specific use
- 7 Foundation Setback Zone, offset from building foundation (not including porches).
- 8 Shade trees per Tree Planting Requirements table
- 9 Foundation plantings required on all sides visible from street or open space while maintaining required offset
- 10 Gravel mulch integrated with planted areas
- 11 Planting masses blend between lots
- 12 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 13 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.



Typical Corner Lot Landscape Plan

Typical Interior Lot Landscape Plan

Not to Scale

Notes:

- 1. There are separate submittal checklists that must be adhered to when submitting landscape details to the DRB for review and approval.
- 2. See pages 140-141 for additional requirements such as utility screening, irrigation, minimum plant sizes, etc.
- 3. See pages 124-130 for example imagery and further information on proper landscape design implementation.
- 4. See Appendix B starting on Page 197 for examples of approved landscape plans.



EXAMPLE LANDSCAPE PLAN: CLUSTER

- 1 Shade trees per Tree Planting Requirements table
- 2 Lawn limited to areas associated with a specific use
- 3 Corner side yard shade tree or evergreen tree
- 4 Plant up to back of sidewalk
- 5 Repetition and massing for cohesive aesthetic
- 6 Carry landscape treatment across walk for cohesive design
- 7 Foundation Setback Zone, offset from building foundation (not including porches).
- 8 Foundation plantings required on all sides visible from street or open space while maintaining required offset
- 9 Ornamental trees where utility offsets or site constraints limit shade trees, as approved by the easement holder
- 10 Gravel mulch integrated with planted areas
- 11 Planting masses blend between lots
- 12 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 13 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.



Typical Corner Lot Landscape Plan

Typical Interior Lot Landscape Plan

Notes:

- 1. There are separate submittal checklists that must be adhered to when submitting landscape details to the DRB for review and approval.
- 2. See pages 140-141 for additional requirements such as utility screening, irrigation, minimum plant sizes, etc.
- 3. See pages 124-130 for example imagery and further information on proper landscape design implementation.
- 4. See Appendix B starting on page 197 for examples of approved landscape plans.



EXAMPLE LANDSCAPE PLAN: REAR-LOADED ATTACHED

- 1 Planting beds adjacent to sidewalk or between the sidewalk and any fence
- 2 Tree lawn incorporated into landscape plan
- 3 Lawn limited to areas adjacent to walks and be a minimum of 4' in depth
- 4 Ornamental trees where utility offsets or site constraints limit shade trees, as approved by the easement holder
- 5 Foundation plantings required on all sides visible from street or open space while maintaining required offset
- 6 Plant up to back of sidewalk
- 7 Foundation Setback Zone, offset from building foundation (not including porches).
- 8 Shade trees per Tree Planting Requirements table
- 9 Repetition and massing for cohesive aesthetic
- 10 Gravel mulch integrated with planted areas
- 11 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 12 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.



Typical Corner Lot Landscape Plan

Typical Interior Lot Landscape Plan

Not to Scale

Notes:

- 1. There are separate submittal checklists that must be adhered to when submitting landscape details to the DRB for review and approval.
- 2. See pages 140-141 for additional requirements such as utility screening, irrigation, minimum plant sizes, etc.
- 3. See pages 124-130 for example imagery and further information on proper landscape design implementation.
- 4. See Appendix B starting on page 197 for examples of approved landscape plans.



ADDITIONAL REQUIREMENTS

◆ TIME FRAME FOR INSTALLATION

The Lot shall be fully landscaped by the end of the first planting season following the date of Certificate of Occupancy (CO) for the house, but in no event more than 9 months following the date of CO.

◆ UTILITIES

Utilities and utility meters shall be located prior to any landscape improvements including fencing. All mechanical equipment and vents attached to the wall of the house shall be painted to match the color of the adjacent wall. In the case that utility meters, A/C compressors, and any other mechanical equipment are not screened by architecture, landscape elements and fences shall be employed to screen such implements from public view and to minimize visual impact. Shrubs used for screening shall be evergreen and a minimum of 3' high at full maturity. See the Site + Lot Criteria section of these guidelines for fencing requirements. All plantings, fencing, and other landscape installation shall comply with City of Loveland utility offset standards.

◆ IRRIGATION + WATER USE

Every Lot is required to install an automatic irrigation system prior to completion of landscape and planting. Further, it is required that a smart irrigation controller be incorporated into the irrigation system to reduce water waste. The smart irrigation controller shall be required to include programming for specific conditions of the area being irrigated (i.e. plant material, soil type, ground slope), have intermittent watering that includes soak time, and is either connected via WiFi to local weather stations or a rain sensor on the property.

Use of drip systems are strongly encouraged even in lawn areas if at all feasible. Overspray on sidewalks, structures and adjacent property is strictly prohibited. Irrigation controllers shall be located inside the garage unless specifically approved by the DRB.

Irrigation systems should be designed to maximize water efficiency and use while minimizing water waste and loss. Further, irrigation system design should incorporate the following principles:

- The design should consider site specific condition such as aspect, exposure, slope, and plant water requirements and zoned accordingly.
- All Lawn areas should be placed on separate zones, from other plant material types.
- All Lawn area should be watered with high efficiency head, or if appropriate with a sub-irrigation system.
- Watering should be done at night and early morning hours as much as possible. No watering should be allowed between the hours of 10:00 am and 6:00pm.
- When possible, the irrigation design should incorporate multiple start times with shorter watering durations.
- All irrigation systems should be maintained on a yearly basis, checking for leaks, broken heads, coverage and start times.
- Plants of like watering needs should be grouped together in zones to allow for the most efficient watering.

No landscape zone should be designed to require more than 22 inches of supplemental irrigation water in an average year (about 18 gallons/square foot during the growing season) which is the equivalent to what tall fescue grasses need to thrive in the region. Hydric (moisture-loving) plants should only be planted in depressions where they will naturally more moisture from the existing drainage pattern.

◆ SUSTAINABLE MATERIALS

In addition to water conservation, efforts shall be made throughout development to utilize locally sourced materials and renewable resources.

◆ BACKFILL/FOUNDATION ZONE

Plants and irrigation systems are prohibited from being installed directly adjacent to the building foundation and as directed by the builders geotechnical and structural engineers. At a minimum, no plantings or irrigation shall be installed closer than 5' to the building foundation or as determined by geotechnical and structural engineers.

◆ DRAINAGE

Landscape improvements shall not impact the approved drainage pattern for the Lot. Use the following methods to prevent water seepage into the home's foundations:

- Design and locate roof drain gutters to convey stormwater away from building foundations and associated foundation plantings
- Grade the ground around the home to slope away from the foundation



- Utilize the landscape strip between the sidewalk and the fence to plant shrubs and perennials

◆ PLANTED AREA

Those areas of a yard that will be covered with plant material, whether lawn, perennials, ornamental grasses, shrubs, or trees and their associated mulch beds. See “Yard Check List” for specific planted area requirements.

◆ PLANT PALETTE AND SPACING

Plant selections shall support visual interest year-round. All introduced vegetation within Kinston shall be trees, shrubs, vines, ground covers, seasonal flowers or lawn grasses which are commonly and successfully used in Northern Colorado for landscaping purposes. Native prairie plants are the most adapted and most visually appropriate for the region and therefore shall be the preferred selection for plant palettes. All plant material shall be native or adaptive species, priority given to native species selection first.

Appendix A is the list of approved plants for landscaping in Kinston.

Plants shall be spaced per the Centerra Approved Plant List “Spread” specification.

◆ MINIMUM PLANT MATERIAL SIZES

Trees (Large/Medium). 2” Caliper

Ornamental Trees. Single Stem: 1.75” Caliper; Multi-Stem: 1” Caliper/Cane, 3 cane min.

Shrubs (Deciduous/Evergreen). 1 Gallon

Ornamental Grasses. 1 Quart Container

Perennials. 4” Pots

◆ LAWN + PLANTING BEDS (SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS)

- **Lawns:** See the “Centerra Approved Plant List” for acceptable Lawn types and the “Yard Check List” for specific planting area requirements.
- **Planting Beds:** All Planted Areas that are not Lawn. See the “Centerra Approved Plant List” for acceptable plant material and the “Yard Check List” for specific planting area requirements.

Plant shrubs, perennials, and ground-covers, to cover 50% of the planting bed within three years. Plants should be staggered rather than planted in a straight row to create better visual coverage. Plant massing shall be achieved through staggered groupings of at least three plants of the same species. Straight rows of plants that complement a desired modern design aesthetic may be permitted with DRB approval. Multiple masses of the same species of plant within the same Lot are recommended to create repetition.

Planting beds should be a minimum of 4’ wide. Adjacent to sidewalks or between sidewalks and fences the planting bed depth may be reduced (see Site + Lot Criteria section for fence setbacks). Planting beds shall be provided between sidewalks and fences unless the DRB approves an alternative use such as rock mulch.

◆ LANDSCAPING FOR PRIVACY

Open views throughout the neighborhood are encouraged. Planting a continuous opaque hedge or similar around the entire perimeter of the Lot is prohibited. Selected outdoor areas may be screened from neighboring views using deciduous or evergreen plantings.

◆ SOIL AMENDMENTS + FERTILIZER

Due to impacts of construction on soil quality and structure and the clay-like consistency of the soils in Northern Colorado, soil amendments with organic fertilizers and quality compost shall be required. All soils within planted areas shall be amended per Appendix A.

◆ EDGING MATERIALS

Shrub bed edges may be spaded or may use aluminum edging materials. Other landscape edging materials may be used with the review and approval by the DRB.

◆ MULCH / WEED BARRIER

All planted areas shall be mulched to discourage weed growth. Mulch types shall be free from plant material, stick, stone/rock or other debris. See “Yard Check List” for coverage requirements.

- **Wood Mulch:** Wood mulch should be used in all planted areas. Wood mulch shall be non-colored cedar mulch placed at a 3”



ADDITIONAL REQUIREMENTS

minimum depth within planting beds so that no bare soil is visible. Add mulch to planting beds as necessary to maintain a mulch layer throughout the year. Large expanses of wood mulch are not encouraged.

- **Gravel Mulch:** Gravel mulch shall be applied at a 2" depth and be composed of a 3/8" crushed gravel product, or as approved by the DRB. A variety of rock sizes is preferable if used in a meaningful design; a mix of larger cobble sized rock (4-6") with 1-2" gravel and/or pea gravel to create a complementary design is encouraged. Gravel color must be brown, tan or light gray. Red, white, black and pink gravel is specifically prohibited. See "Yard Checklist" for specific coverage requirements.
- **Weed Barrier:** Weed barrier will not be allowed in areas that are covered by wood mulch.

RAISED GARDENS (FLOWERS + VEGETABLES)

Flower and vegetable gardens and raised beds of reasonable size are encouraged. Containers for raised gardens shall be made of durable material such as decay-resistant wood, weathered steel, or brick and shall be submitted to the DRB for approval. All raised gardens shall be kept in good condition and maintained seasonally.

Raised gardens may be included in the Total Landscaped Area calculations.

TEMPORARY SOLUTIONS

No temporary solutions shall be permitted without DRB approval and a succinct time frame. If builder installs rear yard landscapes they shall comply with these guidelines.

ADDITIONAL RESOURCES

All owners are encouraged to attend a landscaping orientation seminar, held regularly at the High Plains Environmental Center at Centerra. This brief session will explain the landscape specifications for Kinston, providing the reasons for the specifications outlined in these Home Builder Design Guidelines. Examples of lawn grasses, shrubs, trees and other native vegetation will be available to assist with owners in their landscape plans.

In addition to the materials found in this book, the landscape designer is encouraged to utilize the demonstration gardens created by the High Plains Environmental Center and the Sustainable Landscape Management program by the Associated Landscape Contractors of Colorado for additional resources and inspiration.







DESIGN REVIEW PROCESS

GENERAL

All of Kinston is annexed into the City of Loveland and zoned under the Millennium General Development Plan (GDP). The GDP has specific Performance Standards regulating residential development with regard to site planning and architecture. The GDP also prescribes the regulatory approval process regarding building permits and subdivision platting.

In addition to the GDP, these Design Guidelines will also be used by the Kinston Design Review Board (DRB) relative to the review and approval of proposed residential development. The design review process encourages a high level of design quality and continuity within the overall community, while providing the flexibility needed to encourage creativity on the part of parcel developers and builders (and their consultants). All guidelines and standards are subject to the reasonable discretion of the DRB, which shall make final determinations in good faith.

Kinston is subject to the Association and its Covenants. These Guidelines are promulgated in accordance with the Covenants. The GDP and the Guidelines are the two primary documents governing residential development at Centerra. The Kinston Design Review Board is mandated by both the GDP and the Covenants.

DRB JURISDICTION

No building, structure, fence, wall, landscaping or improvement of any kind or nature shall be erected, placed or altered on any Lot until plans and specifications have been first submitted to and approved in writing by the DRB, or a majority of its members. The DRB shall have the right, power, and authority, but not the obligation, to establish and prescribe architectural restrictions and guidelines pertaining to items and topics such as (but not necessarily limited to):

- a. site plan showing the grading and drainage, footprint of the building, setbacks and proposed improvements, including but not limited to, structures, patios, driveways, parking areas and structures, fences and walls;
- b. exterior elevations of all proposed buildings and structures;

- c. description and samples and quality of exterior materials, colors, textures and shapes of all buildings and structures;

- d. landscape plans, which shall include walkways, fences, walls, details, elevation changes, irrigation and watering systems, vegetation and ground cover (indicating size, spacing and quantity), and the proposed protection of existing trees and other desired vegetation;

- e. utility connections, including routing of electrical, gas, water, sanitary sewer, telephone cables and prewired CATV facilities;

- f. exterior illumination including location, size, type, color, and shielding;

- g. dimensional floor plan of all enclosed spaces and any garages or parking facilities (particularly where the garages face the street);

- h. surface drainage when proposed to be different from the City approved Subdivision Grading Plan;



Image from Pixabay

- i. any other data or information requested or deemed reasonably necessary by the DRB.

The DRB shall have the right, privilege, and discretion, but not the obligation, to require that the builder/Owner provide a topographical survey by a registered surveyor which shows existing conditions. The DRB is authorized and empowered to place specific requirements as the DRB deems necessary concerning the topography, grade, drainage, vegetation, view lines, fences, setbacks or other such comparable data that may pertain to a specific Lot. Requirements may vary from one Lot to the next.

BASIS FOR APPROVAL

The Design Review Board shall have the right to disapprove the Application submitted to it, whether a preliminary or final submittal, if any part of it is:

- a. not in accordance with the Covenants, the GDP, the Design Guidelines or the Plat;
- b. incomplete;
- c. not in compliance with relevant approval requirements or regulations of local, state, federal or other governmental agencies;
- d. deemed by the Design Review Board, in the exercise of its reasonable judgment, to be contrary to the best interests of Kinston or the Owners; or
- e. incompatible, in the reasonable judgment of the Design Review Board, with the architectural style, quality or aesthetics of existing Improvements or development plans for proposed Improvements, based in part on the criteria set forth in the Design Guidelines.

SUBMITTAL PROCESS

The following is a general outline of the steps likely to be involved in the review of plans and specifications:

- a. submit preliminary plans and specifications to the DRB;
- b. submit final plans and specifications to the DRB; and
- c. submit plans and specifications to the City of Loveland.

The DRB is also authorized to coordinate with the City of Loveland in connection with the applicant's observance and compliance of the construction standards bulletins or lot information sheets promulgated hereunder.

However, the mere fact that the City of Loveland issues a building permit with respect to a proposed structure does not automatically mean that the DRB is obliged to unconditionally approve the plans and/or specifications. Similarly, the DRB's approval of any plans and specifications does not mean that all applicable building requirements of the City of Loveland, or any other governing authority, have been satisfied.

Each and every Owner or Applicant shall use their respective best efforts to commence construction of all improvements approved by the DRB and the City of Loveland, Colorado (and any and all other applicable governmental agencies), within sixty (60) days after obtaining all necessary governmental approvals therefore and thereafter diligently pursue through to completion. Resubmittal of the plans and specifications is required again for approval if construction has not commenced within one year after the initial DRB approval date.

The DRB may, from time to time, publish and promulgate additional or revised Guidelines, and such design guidelines shall be explanatory and illustrative of the general intent of the proposed development of the Properties and are intended as a guide to assist the DRB in reviewing plans and specifications.



PRELIMINARY AND FINAL PLAN SUBMISSIONS

Each and all sets of preliminary and final plans show, or contain thereon, the respective names, addresses and telephone numbers of the Owner, builder, and Architect.

The DRB is authorized and empowered to and shall consider, review and comment on preliminary plans submitted electronically via email on an informal basis to assist the applicant in complying with the Covenants and these Guidelines and to assist in the completion of feasibility studies undertaken by such persons or entities. At a minimum, the preliminary plans shall include:

- a. Site Plan (drawn to a scale of not less than 1" = 20'-0" with north arrow);
- b. Floor Plan (drawn to a scale of not less than 1/8" = 1'-0");
- c. Elevations, indicating finish materials and roof pitch (drawn to a scale of not less than 1/8" = 1'-0");
- d. Exterior Light Fixtures - location and cut sheets.
- e. Grading Plan, if the site surface drainage is proposed to be different from the City approved Subdivision Grading Plan, indicating the (1) direction and manner in which water will be drained from the Lot (i.e., retaining walls, area drains, piping systems, site grading, etc.), (2) finished pad elevations, and (3) finished grades at all structures and property lines (drawn at a scale of not less than 1" = 20'-0");
- f. Typical Sample Landscape Plans (drawn at a scale of not less than 1" = 20'-0");
- g. location, height (top and bottom of wall elevations), and materials of existing and proposed retaining walls; and
- h. location, height and material of proposed fencing.

The DRB shall have the right to prescribe reasonable limitations concerning the time, effort, and expense likely to be involved in handling such matters on an informal basis. If the preliminary plans and specifications are approved by the DRB, the applicant will be so advised in writing. If found not to be in compliance with the Covenants or Guidelines, the applicant will be so advised in writing with a reasonable statement and explanation of items found

in noncompliance. If the DRB does not approve, disapprove, or otherwise comment on such plans and specifications within thirty (30) days after the actual date of the received submission, approval of the matters submitted shall be presumed.

Final plans, specifications and surveys shall be submitted via email in digital .pdf form to the DRB for approval or disapproval within thirty (30) days after approval of the preliminary plans. At a minimum, the final submittal include:

- a. Site Plan (drawn to a scale of not less than 1" = 20'-0") showing:
 1. dimensioned footprint of all proposed structures on the Lot;
 2. any site improvements such as screening walls, swimming pools and equipment, retaining walls, fencing, driveways, sidewalks, etc.;
 3. existing and finished grades at one (1) foot intervals if proposed to be different than the City approved Subdivision Grading Plan;
 4. north arrow; and
 5. Lot and Block.
- b. Roof Plan (drawn to a scale of not less than 1/8" = 1'-0") with north arrow;
- c. Floor Plans (drawn to a scale of not less than 1/8" = 1'-0") with north arrow and plan number;
- d. Elevations (drawn to a scale of not less than 1/8" = 1'-0");
- e. Exterior finish materials and color selections;
- f. Exterior light fixtures - location and cutsheets; and
- g. Typical Sample Landscape Plan indicating size, type, location and quantity of plants (drawn to a scale of not less than 1" = 20'-0")

The DRB is authorized to request the submission of samples of proposed construction materials. At such time as the plans, specifications and surveys meet the approval of the DRB, the electronic set of such plans, specifications and surveys shall be marked "Approved" and a written statement of approval shall be provided. If found not to be in compliance with the applicable requirements, the electronic set of such plans, specifications and





Image from Pexels by Film Bros

surveys shall be marked “Disapproved”, accompanied by a reasonable statement of items found not to comply with the applicable requirements. Any modification or change to the approved set of plans, specifications and surveys again be submitted to the DRB for its review and approval prior to construction. The DRB’s approval or disapproval, as required herein, shall be in writing.

The DRB may from time to time publish and promulgate architectural standards and/or bulletins which shall be fair and reasonable and shall carry forward the spirit and intention of these Guidelines. Such publications shall be incorporated as part of the Guidelines as if written herein.

PLOT PLANS SUBMISSIONS AND FINAL COMPLIANCE INSPECTIONS

A plot plan or site plan for each individual home must be submitted to the DRB for review and approval prior to the Applicant submitting to the City of Loveland for a Building Permit. Plot plans will be reviewed against the criteria within these guidelines, the Millennium General Development Plan and approved master grading and drainage for Kinston.

Prior to requesting a Certificate of Occupancy from the City of Loveland, a Final DRC Compliance Inspection of architecture must be conducted. Architecture, site and landscaping must be inspected, approved and a DRC Certificate of Compliance issued for each individual home..

Included in this document as Appendix C starting on page 204 is the Centerra Residential Builder DRC Flow Chart and Submittal Requirements which outlines this process.



WAIVER, AMENDMENT + THIRD PARTY BENEFIT

The DRB maintains the right from time to time, at their sole discretion, to waive, amend or modify these Guidelines and Procedures. Neither the DRB nor its agents, representatives or employees shall be liable for failure to follow these Guidelines and Procedures as herein defined. These Guidelines and Procedures confer no third party benefit or rights upon any entity, Person or Applicant.

NON-LIABILITY OF THE BOARD

Neither the DRB nor its respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any applicant by reason of mistake in judgment, negligence or nonfeasance arising out of any action of the DRB with respect to any submission, or to otherwise follow these Guidelines and Procedures. The role of the DRB is directed toward review and approval of site planning, appearances, architectural vocabulary and aesthetics. The DRB assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical or electrical design, methods of construction, or technical suitability of materials.

ACCURACY OF INFORMATION

Any person submitting plans to the DRB shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

APPLICANT'S REPRESENTATION

The Applicant represents by the act of entering into the review process with the DRB that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware by the Applicant of all applicable requirements of the DRB and shall abide by these Procedures, the Guidelines and the Covenants.

Conflicts with the Declaration of Covenants, Conditions and Restrictions

In the event of a conflict between these procedures and the terms of the Declaration of Covenants, Conditions and Restrictions, the latter shall prevail.







CONSTRUCTION SITE POLICY

CONCRETE WASH OUT SITE

Each builder must maintain a concrete wash out site on their property. Concrete trucks must dump remains and wash down ONLY at the designated location.

CONSTRUCTION DEBRIS

Upon completion of each of the following phases of home construction, each lot and appropriate surrounding areas of the streets shall be fully cleaned. Sidewalks and streets shall be clear of all building materials. At the time of model home site plan submittals, a material staging plan must be sent to the DRB for review and approval:

- Framing
- Roofing
- Siding
- Sheet-rocking
- Final Construction

BLOWING TRASH AND TRASH RECEPTACLES

Each builder will insure that blowing trash such as paper wrappers, drink containers and construction waste material and rubbish is picked up on a daily basis. A trash dumpster is required to be provided by the builder for each lot with a residential unit under construction. All dumpsters shall have covers/tarps to keep debris from blowing out.

STREET CLEANING

Each builder will insure that no mud or debris is tracked onto adjacent and surrounding streets and alleys. Mud and debris shall be removed immediately by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.)

MISCELLANEOUS

All construction will strictly comply with the City of Loveland codes and hours of operation.

All construction traffic will drive only on the streets designated by the Declarant as approved construction routes and will drive at or below the posted speed limits.

No hunting, fishing, consumption of alcoholic beverages, narcotics or loitering is allowed on any part of Kinston at any time. Violators will be reported and prosecuted.

Radios that become an annoyance will not be permitted to remain in operation. Annoyance is defined as any radio that is the subject of a complaint by anyone in the community.

No equipment or vehicles will be allowed to park on parkways, medians, or on any property that is not either public ROW or the builder's own property. Streets cannot be blocked for any unreasonable length of time.

Erosion onto adjacent properties from a Lot is strictly prohibited and must be prevented. If erosion occurs, the builder will be responsible for the cost of clean up if performed by the Declarant.

Any offsite property damage resulting from builder actions shall be immediately repaired at the expense of the builder.

CONSTRUCTION/SALES TRAILER POLICY

Builders are required to submit for review, temporary construction and/or sales trailers within the neighborhood they are building. Site plans following the minimum guidelines listed below must be submitted to the Kinston Design Review Board (DRB) for review.

- Sales and construction trailers must be set back a minimum 20'-0" from the front property line.
- For sales trailers, a 6'-0" height solid wood privacy fence must enclose the side and rear yards. All builder items must be stored within this fenced area. Sales trailer fencing will be considered temporary unless it is otherwise fully compliant with the all fencing requirements contained within this document.
- Sales trailer front yard must be irrigated and sodded. One row of evergreen (5-gallon minimum) shrubs must be planted along the trailer foundation facing a street.
- A 4' wide concrete sidewalk must be provided from the street to the trailer entry.
- For construction trailers, all builder construction materials and storage must be screened from view with the use of chain link fence with the mesh screening fabric.





The background features a large, stylized teal shape that resembles a four-pointed star or a cross with rounded ends. A solid orange horizontal bar is positioned across the center of the teal shape. The text 'BUILDER SIGNAGE' is written in white, bold, uppercase letters on this orange bar.

BUILDER SIGNAGE

SIGNAGE REQUIREMENTS

MODEL HOME MONUMENT SIGN OR COMING SOON SIGN

Builders of model/show homes are permitted to submit for review, one temporary monument sign identifying their corporate name or a “Coming Soon” sign for their model home complex. The monument sign shall present a clear message without visual clutter. The monument sign is to be designed in accordance with the guidelines provided below and submitted to the Kinston Design Review Board (DRB) for review and approval. Installation of signage shall not occur without DRB approval. Signage must be removed at the time when the builder’s lots have been exhausted or at the time when the model / show home has been sold.

Signage shall be designed to fit within the Kinston Branding. Designs must incorporate the Kinston logo. See Figures A-E for examples.

Signage is required to be placed within the property lines. No signs are allowed within the street ROW.

Each sign “face” area shall not exceed 24 square feet. Overall signage height shall not exceed 6 feet from finished grade. Monument signage will be designed to last the length of its intended use without noticeable deterioration, fading, warpage, peeling, or blistering. The DRB reserves the right to cause removal of any sign deemed to be in violation from the previously mentioned items.

Other Model Home Signs Allowed to Facilitate Sales Operations Include:

- One A-Frame type sign stating “Open” - to be located only in the driveway of the Sales Office. It shall not be located in right-of-way of the street or on the sidewalk.
- Signs indicating the names of floorplan of each model. Maximum two (2) square feet in size for each sign.
- Model home complexes shall be allowed to have model home pillar signs to help draw traffic to their model homes. Limit three (3) per model home complex. Pillar signs should be reflective of the Kinston brand per Figure D. Pillar signs may only display words like “Model Homes”, “Homes for Sale”, “Available”, “Price Range (i.e. Low 400’s)”, builder name and logos, etc.

BUILDER MODEL HOME COMPLEX GRAND OPENING BANNERS

Builders are permitted to submit for review a single grand opening banner when a new model home complex opens to the public. The banner may be in color and size should not exceed 50 square feet.

Banner display shall include language such as Model Homes, Grand Opening, Now Open, Homes for Sale, Available, Price Range, Builder Name and Logo. Other language shall be submitted to the DRB for review and approval.

The banner may be installed within the boundary of the builder’s model home lot. Banners are not allowed to encroach into public ROW or common areas and may not be attached to the model home fence.

The banner may be displayed for a period of 30 consecutive days. This is a one-time allowance. The banner must be professionally produced and hung and kept in a tidy manner, free from rips and fading.

BUILDER MODEL HOME COMPLEX GIANT ADVERTISING BALLOONS

Builders may install a giant advertising balloon at each of the Builder Model Home Complexes based on the following criteria:

- Number: Builders may install a single (one) Giant Advertising Balloon per model home complex using a professional vendor such as Balloon Biz.
- Color: The builder may select a color that is consistent with their builder specific branding. The intent is to have a consistent color theme that draws attention to the Kinston community while giving builders the opportunity to showcase their sales offices at their model home complexes.
- Height: The balloon may be installed at a maximum height of 105’.
- Duration: The balloon is allowed to be installed on Saturday morning and must be removed by the sales team by the end of Sunday by 8:00pm.

Builders are responsible for the cost associated with the balloon installation, are liable for the balloon as well as any damages resulting from the balloon.



FLAGPOLES

Flagpoles are limited to a total of two per model/show home complex for each builder. Flags are limited to the U.S. flag and one corporate/identity flag. The proposed flags and pole locations must be submitted to the Kinston Design Review Board (DRB) for review.

Installation of poles shall not occur without DRB approval. Poles shall be constructed of seamless metal tubing. Black, dark bronze or brushed aluminum are approved colors. Poles shall not exceed 25' in height. Flags shall not exceed 5' x 8' in size.

Uplighting flag/flag pole is prohibited. Illumination may only be accomplished using a downlit fixture such as the FLAGPOLE BEACON or similar fixture.

LOT SIGN STANDARDS

To enhance the community branding in partnership with the individual brands of the home builders, all builders are required to use the lot sign detailed in Figure D for communicating the status of a lot or house.

PROHIBITED SIGNS

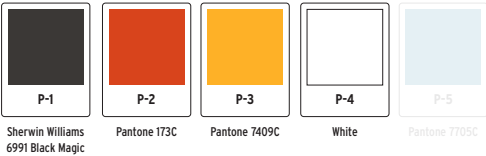
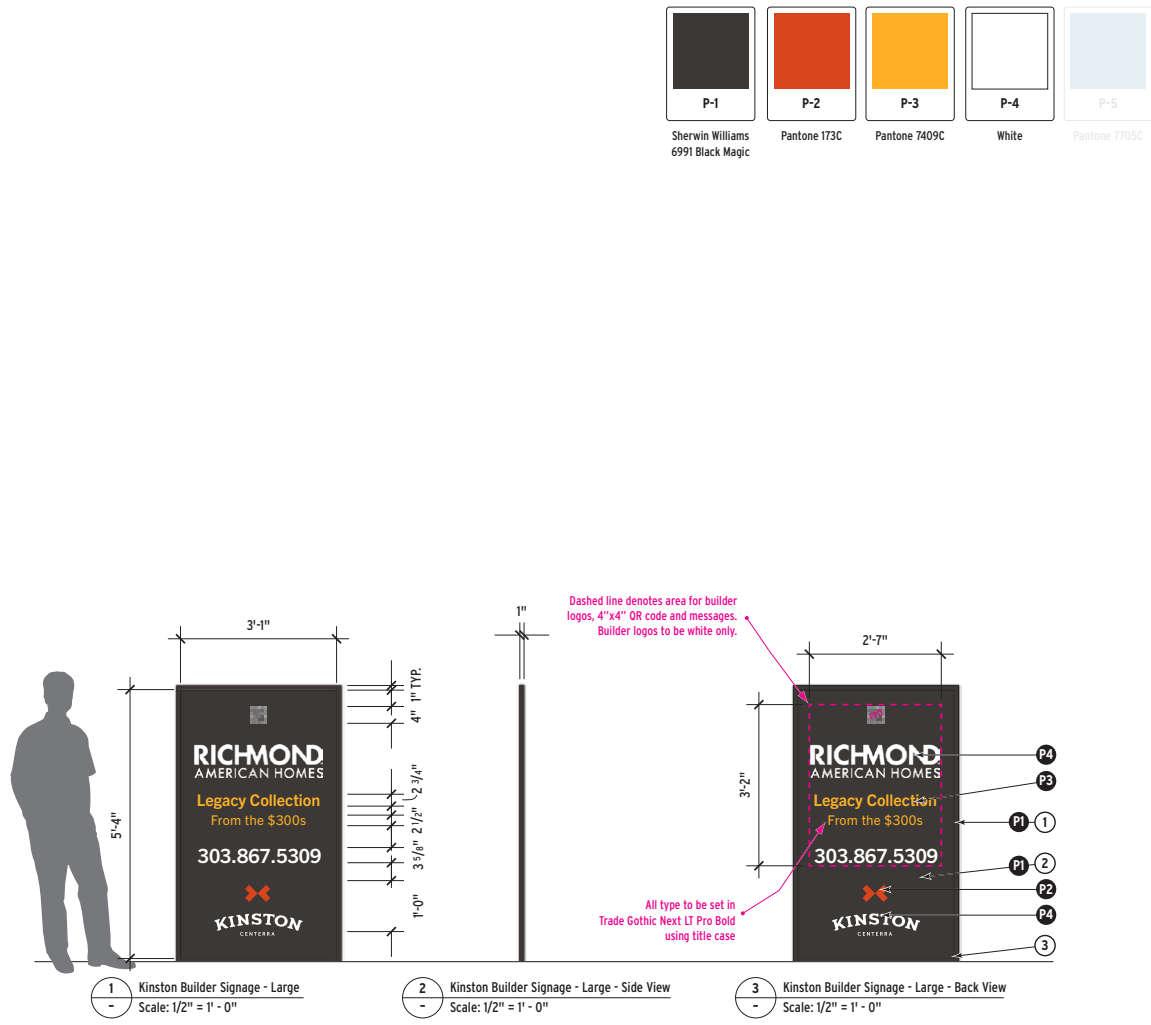
- Animated and intensely lighted signs. No sign shall be permitted which is animated by means of scintillating, blinking or traveling lights or any other means not providing constant illumination.
- Moving signs, No sign or any portion thereof shall be permitted which moves or assumes any motion constituting a non-stationary or non-fixed condition, changing signs or multiprism units.
- Feather or flutter flags
- Changeable Copy with the exception of Lot Signs as described in the previous section.
- Roof Signs
- Portable Signs, including signed vehicles
- Hand-lettered Signs
- Paper or Cardboard Signs (attached to or temporarily placed within windows of buildings and/or affixed to the exterior or

interior of doors, handbills, and hand-held signs

- Signs in the Public Right-of-Way (ROW)
- Internally illuminated awnings
- Inflatable features
- Neon or flexible LED signs
- Sign held by people, animals, or people in costume
- Plastic Signs (formed plastic or injection molded)
- Miscellaneous signs and posters. The tacking, pasting or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of buildings, barns, windows, sheds, on trees, poles, posts, fences or other structure
- "Bandit" signs anywhere in the community or off-site placed along roads are strictly prohibited.
- Signs that are damaged or in disrepair
- Other Signs as identified in the Master or Community Association Covenants



FIGURE A



BUILDER SIGNAGE

MCWHINNEY // KINSTON

GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

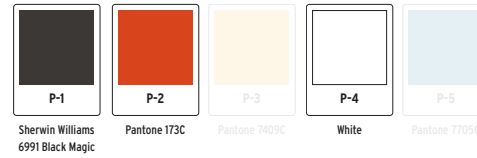
- ① 1" square tube frame, painted to match color as noted
- ② .04" aluminum panel with graphics direct-printed or applied to match color as noted.
- ③ Sign supports buried at sufficient depth as required by engineering. Sign to be double-sided.

Package Issue Date Sheet Revision Date

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FIGURE B



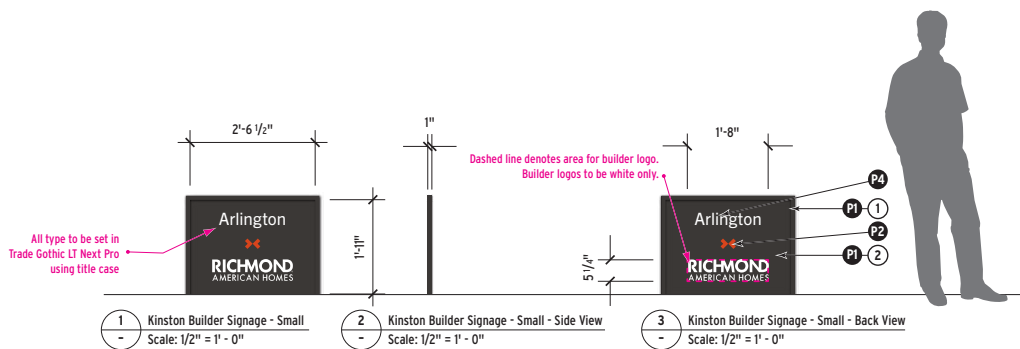
BUILDER SIGNAGE

MCWHINNEY // KINSTON

GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

- ① 1" square tube frame, painted to match color as noted
- ② .04" aluminum panel with graphics direct-printed or applied to match color as noted.
- ③ Sign supports buried at sufficient depth as required by engineering. Sign to be double-sided.



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FIGURE C



1 Kinston Builder Signage - Rendering - Centerra Option
Scale: NTS



2 Kinston Builder Signage - Rendering
Scale: NTS

BUILDER SIGNAGE

MCWHINNEY // KINSTON

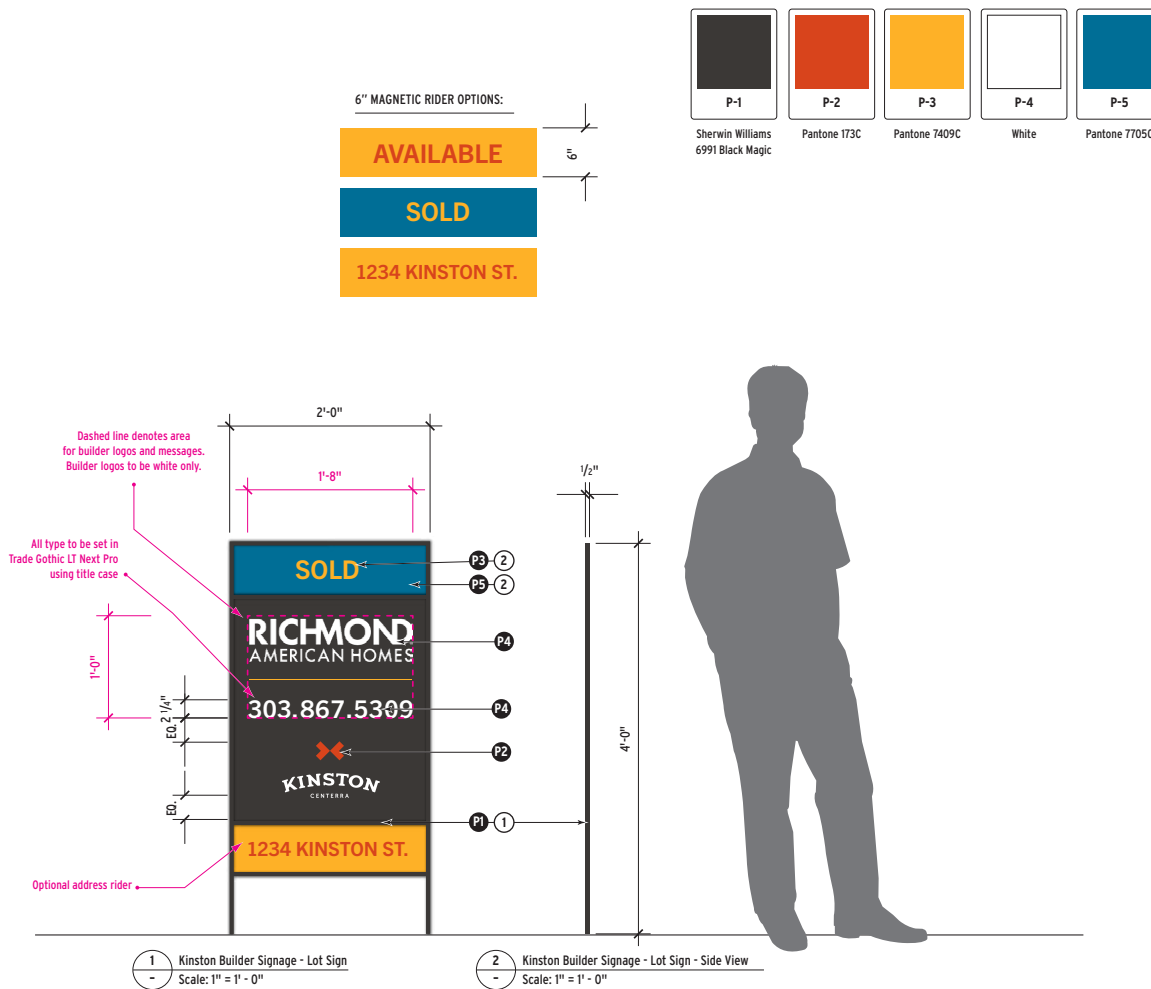
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FIGURE D



BUILDER SIGNAGE

MCWHINNEY // KINSTON

GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

- ① Aluminum fabricated frame painted to match as noted, sealed with exterior grade satin clear coat.
- ② .04" aluminum panel with graphics direct-printed or applied to match color as noted.
- ③ Sign supports buried at sufficient depth as required by engineering. Sign to be double-sided.

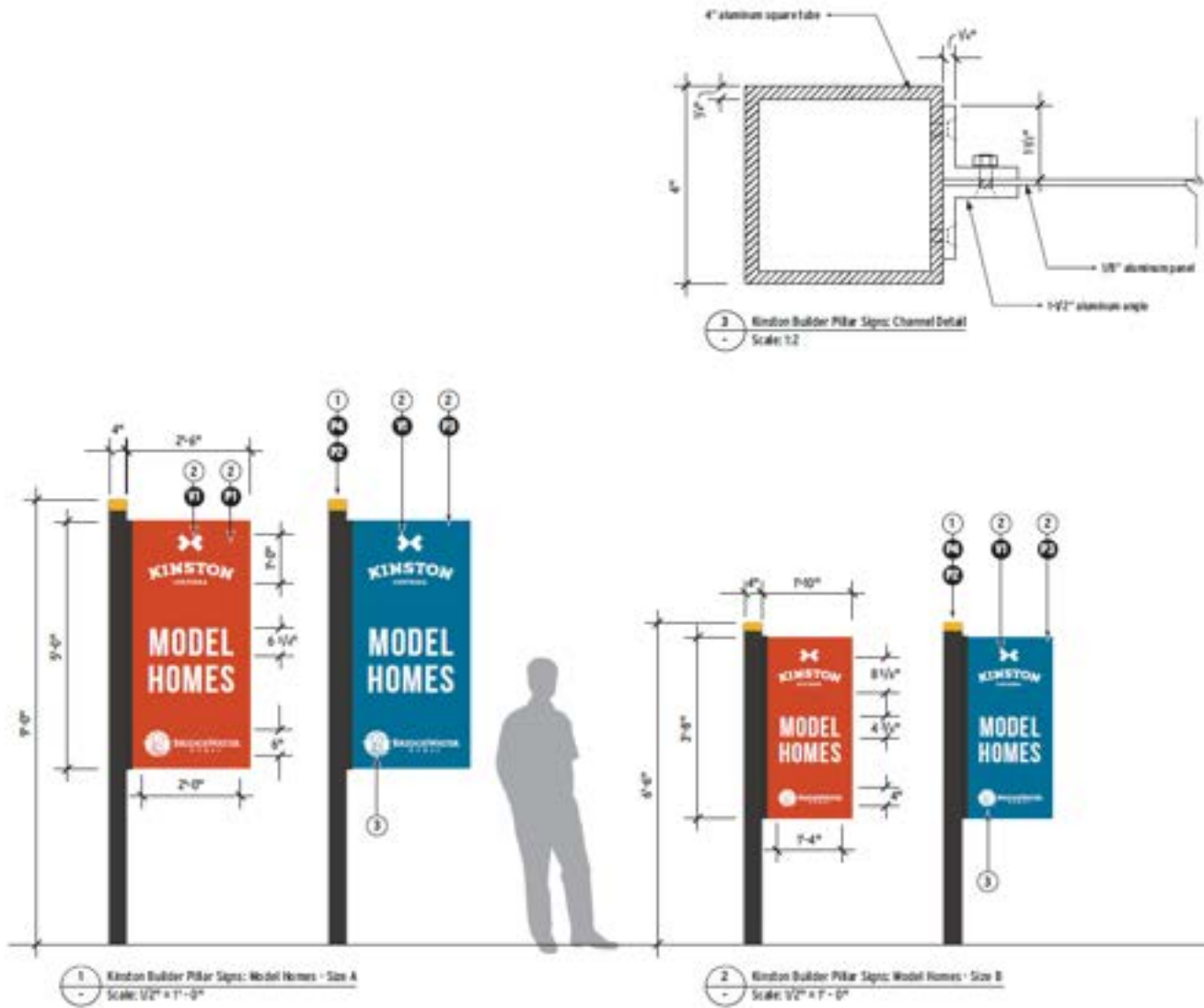
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FIGURE D







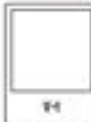
BUILDER PILLAR SIGNS

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GENERAL NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO OBTAIN EXACT DIMENSIONS & CONDITIONS.

- 1 Square aluminum tube with aluminum angle mechanically fastened to steel base with counterbore hardware. Top of tube to be capped and sealed. Posts set into pre-embed concrete footing below grade as required by engineering. Post and hardware painted to match as noted.
- 2 1/2" aluminum double sided panel with machine cut vinyl graphics applied to both sides. Through-bolted into the channel with counterbore, torque resistant hardware. Post and hardware painted to match as noted.
- 3 Builder tags to be all white and the size should not exceed the provided tags fields:
Size A Logo Field 6" x 2'-0"
Size B Logo Field 4" x 1'-4"

		
P-1	P-2	P-3
Paint: ITX	Sherwin Williams 6000 Black Magic	Paint: 7705C
		
P-4	P-5	
Paint: 205C	3M Color 22040 White	

Package Issue Date: 07/2018
Client: Kinston Style

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The image features a white background with a large, stylized teal graphic. This graphic consists of two large, overlapping diamond shapes that meet at a central point, creating a four-pointed star or cross-like form. A horizontal orange bar is positioned across the center of the teal graphic, containing the word "INDEX" in white, bold, uppercase letters.

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The background features a large, stylized teal 'X' shape formed by four overlapping triangles. A horizontal orange-red banner is centered across the middle of the 'X'.







APPENDIX A: CENTERRA APPROVED PLANT LIST



CENTERRA APPROVED PLANT LIST

The following plant list has been established and approved by the Centerra Design Review Committee (DRC) for the Centerra Master Planned Community. Any substitutions or variances from the following list must be submitted to the DRC for review and approval.

LEGEND

 Do not over water	Abbreviations for Recommended District/Area: UC = Urban Core R = Residential I = Industrial P = Parks A = All districts/areas (excluding natural areas)
 Protect from sun and wind	
 * Native*	
 ** Pollinator**	
 Moisture Rating (Low Moisture – High Moisture)	
 Sun Exposure Rating (No Sun – Full Sun)	



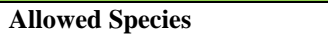

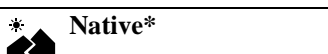

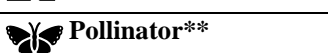

* A native plant is defined as those native to the Rocky Mountain Inter-Mountain Region.

**A pollinator is defined as those that provide food and/or reproductive resources for pollinating animals, such as honeybees, native bees, butterflies, moths, beetles, flies, and hummingbirds. **

Scientific Name	Common Name	Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
SHRUBS								
<i>Abronia fragrans</i>	Snowball Sand Verbena	White	June-July	4-24"	4-24"			R, P
<i>Agave americana</i>	Century Plant	Greenish Yellow	Late Spring, Early Summer	6'-12'	6-10'			 UC May not be reliably hardy, requires sandy/gritty soil
<i>Alnus incana ssp. tenuifolia</i>	Thinleaf Alder	Purple	Early Spring	15-40'	15-40'			*  P Host plant, Spreads - more appropriate for parks, More tree-like; catkins through winter
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	White	Mid Spring	4'-15'	6'-8'			*   A
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	White	Mid Spring	25'-30'	15'-20'			*    A High habitat value for pollinators and birds; Protect from wind
<i>Amelanchier utahensis</i>	Utah Serviceberry	White	Mid Spring, Late Spring	12'	12'			*   A High habitat value for pollinators and birds
<i>Amorpha canescens</i>	Lead Plant	Blue, Purple	Late Spring, Early Summer	3'-6'	6'			*   A Possible replacement for Russian Sage; host plant
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	Insignificant	Mid Spring, Late Spring, Early Summer	6"-12"	15'			*  R, UC Prefers the winter shade of pines; Requires excellent drainage
<i>Aronia arbutifolia</i>	Red Chokeberry	White	Early Spring, Mid Spring, Late Spring, Early Summer, Mid-Summer	8'	6'			 A
<i>Aronia melanocarpa</i>	Black Chokeberry	White	Early Spring, Mid Spring, Late Spring, Early Summer, Mid-Summer	8'	6'			 A
<i>Artemisia cana</i>	Silver Sagebrush	Insignificant	Summer, Early Fall	1'-3'	3'			*   A Silver foliage; Drought tolerant; Water sparingly the 1 st year, and then remove irrigation.
<i>Artemisia filifolia</i>	Sand Sagebrush	Insignificant	Late Summer, Early Fall, Mid Fall, Late Fall, Early Winter	5'	3'			*   A Silver foliage; Water sparingly the 1 st year, and then remove irrigation.
<i>Artemisia tridentata</i>	Big Sagebrush	Insignificant	Early Summer	6'-12'	6'-8'			*   A Silver foliage; Water sparingly the 1 st year, and then remove irrigation.





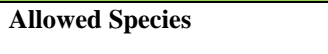

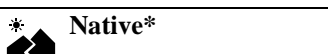

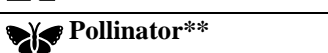

LEGEND

 Preferred Species	 Do not over water	Abbreviations for Recommended District/Area: UC = Urban Core R = Residential I = Industrial P = Parks A = All districts/areas (excluding natural areas)
 Allowed Species	 Protect from sun and wind	
 * Native*	 Moisture Rating (Low Moisture – High Moisture)	
 Pollinator**	 Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
SHRUBS (Continued)								
<i>Atriplex canescens</i>	Four-winged Saltbush	Insignificant	Early Spring-Late Fall	6'-12'	3-6'	☀☀	☉ + 💧	*🏠🌱🚫 A Interesting seed pods; Water sparingly the 1 st year, and then remove irrigation.
<i>Buddleja davidii</i>	Butterfly Bush	Insignificant	Early Summer – Early Fall	6'-12'	4'-15'	☀☀☀	💧💧	A; Must be deadheaded to maintain looks; cut back in winter
<i>Caryopteris x clandonensis 'blue mist'</i>	Blue Mist Spirea	Powder Blue	Late Summer - Mid Fall	2'-3'	2'-3'	☀☀☀	💧💧	A; Honeybee forage; will re-seed in irrigated areas; Often cut back in spring
<i>Cercocarpus intricatus</i>	Littleleaf Mountain Mahogany	Insignificant	Early Spring, Mid Spring, Late Winter	6'	5'	☀☀☀☀☀	☉ + 💧	*🏠🌱 A Bark and seeds provide nice texture; semi-evergreen provides shelter; open habit
<i>Cercocarpus montanus</i>	Mountain Mahogany	Yellow Green	Early Summer	8'	6'	☀☀☀☀☀	☉ + 💧	*🏠🌱 A Open habit; Appealing, curly seeds
<i>Cercocarpus ledifolius</i>	Curl-leaf Mountain Mahogany	Insignificant	Early-Mid Spring	10'-25'	10'-20'	☀☀☀	☉ + 💧	*🏠🌱 A Open habit; Appealing seeds
<i>Chaenomeles japonica</i>	Japanese Quince	Red	Mid Spring	3'	6'	☀☀☀☀☀	💧💧	🌱 A Flowers appear before foliage.
<i>Chamaebatiaria millefolium</i>	Fernbush	White	Mid-Summer, Late Summer	5'	6'	☀☀☀	☉ + 💧	*🏠🌱🚫🌱 UC, I, P Especially attractive to bumblebees; Suitable for conventional landscapes; Semi-evergreen
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush	Yellow	Late Summer	4-6'	4-6'	☀☀☀	☉ + 💧	*🏠🌱🌱 A Syn. <i>Ericameria</i> ; extremely high habitat value
<i>Chrysothamnus nauseosus ssp. nauseosus</i>	Dwarf Blue Rabbitbrush	Yellow	Fall	4'	4'	☀☀☀	☉ + 💧	*🏠🌱🌱 A Syn. <i>Ericameria</i> ; extremely high habitat value
<i>Chrysothamnus viscidiflorus</i>	Yellow Rabbitbrush	Yellow	Late Summer, Early Fall, Mid Fall	5'	5'	☀☀☀	☉ + 💧	*🏠🌱🌱 A Syn. <i>Ericameria</i> ; extremely high habitat value
<i>Cornus alba</i>	Tatarian Dogwood	Yellow Green	Late Spring, Early Summer	8'	6'	☀☀☀☀☀	💧💧	🌱 A
<i>Cornus alternifolia</i>	Alternate leaf Dogwood	Cream	Late Spring, Early Summer	25'	20'	☀☀☀☀☀	💧💧	🌱 A
<i>Cornus racemosa</i>	Grey Dogwood	White	Late Spring, Early Summer	15'	15'	☀☀☀☀☀	💧💧	🌱 A
<i>Cornus sericea</i>	Redosier / Red Twig Dogwood	White	Spring to Summer	6-8'	6-8'	☀☀☀☀☀	💧💧	*🏠🌱🌱 A Red stems provide winter interest
<i>Corylopsis glabrescens</i>	Winterhazel	Light Yellow	Early Spring	15'	8'	☀☀☀☀☀	💧💧	UC, R
<i>Corylus americana</i>	American Hazelnut	Tan	Early Spring, Mid Spring	15'	13'	☀☀☀☀☀	💧💧	UC, R
<i>Cotoneaster adpressus</i>	Creeping Cotoneaster	White	Late Spring, Early Summer	2'	6'	☀☀☀☀☀	💧	A; Red berries



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 * Native*	 Moisture Rating (Low Moisture – High Moisture)	
 Pollinator**	 Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
SHRUBS (Continued)								
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	Light Pink	Late Spring, Early Summer	2'	6'	☀️☀️→☀️☀️☀️	💧	A; Stiff arching branches, red berries
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	White	Late Spring	2'	6'	☀️☀️→☀️☀️☀️	💧💧	A; Red berries
<i>Cotoneaster hessei</i>	Cotoneaster	Light Red	Late Spring	18"	5'	☀️☀️→☀️☀️☀️	💧💧	A; Red berries
<i>Cotoneaster multiflorus</i>	Many-flowered Cotoneaster	White	Early Summer, Mid-Summer	12"	4'	☀️☀️→☀️☀️☀️	💧	A; Red berries
<i>Crataegus erythropoda</i>	Shiny-leaved Hawthorn	White	Spring	10-20'	8-15'	☀️☀️→☀️☀️☀️	💧💧	*🏠🦋 A
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	White	Early Summer	20'-25'	20'	☀️☀️☀️	💧💧	🦋 A
<i>Ephedra americana</i>	Jointfir	Light Yellow	Late Spring, Early Summer	4'	3'	☀️☀️☀️	🚫 + 💧	*🏠🚫🌧️ A; Semi-evergreen
<i>Ephedra viridis</i>	Mormon Tea	Insignificant	Early Spring	4'-6'	4'-6'	☀️☀️☀️	💧	*🏠 A
<i>Euonymus alatus</i>	Burning Bush	Insignificant	Late Spring	15'-20'	8'-12'	☀️☀️→☀️☀️☀️	💧💧	U; Bright red foliage
<i>Euonymus kiautschovicus</i> 'Manhattan'	Manhattan Euonymus	Insignificant	Mid-Summer	4'-5'	5'-6'	☀️	💧💧	⚠️ U Evergreen; Spreading habit broadleaf for full shade
<i>Fallugia paradoxa</i>	Apache Plume	White	Late Spring – Early Winter	3'-5'	3'-5'	☀️☀️	💧	*🏠🦋 A Appealing seed heads; Flowers attract honeybees and native bees
<i>Forestiera neomexicana</i>	New Mexico Privet	Insignificant	Mid Spring – Late Spring	8'-12'	6'-8'	☀️☀️☀️	💧	*🏠 A
<i>Juniperus horizontalis</i>	Creeping Juniper	N/A	N/A	18"	8'	☀️☀️☀️	💧	A; Evergreen
<i>Juniperous x media</i> 'pfitzeriana compacta'	Compact Pfitzer Juniper	N/A	N/A	18"	5'	☀️☀️☀️	💧	A; Evergreen; Blue green foliage, irregularly round habit
<i>Juniperus x media</i> 'sea green'	Seagreen Juniper	N/A	N/A	5'-6'	6'-8'	☀️☀️☀️	🚫 + 💧	A; Evergreen
<i>Juniperus sabina</i>	Juniper	N/A	N/A	4'-6'	5'-10'	☀️☀️☀️	💧💧	A; Evergreen
<i>Juniperus squamata</i>	Singleseed Juniper	N/A	N/A	16'	3'	☀️☀️→☀️☀️☀️	💧	⚠️ R Evergreen; Use in protected areas
<i>Ligustrum vulgare</i>	European Privet	White	Early Summer, Mid-Summer	3'	4'	☀️☀️→☀️☀️☀️	💧	UC; Use for hedge applications only; Low habitat value
<i>Malus sargentii</i>	Sargent Crabapple	White	Mid Spring, Late Spring	8'	15'	☀️☀️→☀️☀️☀️	💧💧	🦋 A Benefits birds
<i>Mahonia aquifolium</i>	Compact Oregon Grape Holly	Yellow	Spring	6'	6'	☀️→☀️☀️	💧	*🏠🦋⚠️ A Early blooms for pollinators, berries for birds; Foliage interest
<i>Mahonia repens</i>	Creeping Grape Holly	Yellow	Late Spring, Early Summer	1'-2'	3'	☀️☀️	💧💧	*🏠🦋⚠️ A Early blooms for pollinators, berries for birds; Foliage interest
<i>Perovskia atriplicifolia</i>	Russian Sage	Lavender	Late Summer, Fall	3'-5'	2'-4'	☀️☀️☀️	🚫 + 💧	🦋 A Consider subbing with a native species (i.e. leadplant); honeybee forage only



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* Native* Pollinator**	Moisture Rating (Low Moisture – High Moisture)	
Pollinator**	Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
SHRUBS (Continued)								
<i>Philadelphus coronarius</i>	Mock Orange	White	Late Spring, Early Summer	10'	10'			P; Fragrant
<i>Philadelphus lewisii</i>	Mock Orange	White	Late Spring, Early Summer	7'	6'			* A; Fragrant Preferred species of mock orange
<i>Philadelphus microphyllus</i>	Little-leaf Mockorange	White	Late Spring, Early Summer	4'-6'	4'-6'			* A; Fragrant
<i>Physocarpus monogynus</i>	Mountain Ninebark	White	Spring	4'	4'			* A
<i>Physocarpus opulifolius</i>	Ninebark	Light Pink, White	Late Spring, Early Summer	6'	4'			* A
<i>Physocarpus opulifolius 'nanus'</i>	Dwarf Ninebark	White	Late Spring, Early Summer	1'-2'	2'-3'			* A
<i>Picea pungens 'Thume'</i>	Colorado Blue Spruce	N/A	N/A	8'	4'			A; Evergreen; Any cultivars are appropriate
<i>Pinus sylvestris 'Repens'</i>	Creeping Scot's Pine	N/A	N/A	50"	30"			A; Evergreen; Any cultivars are appropriate
<i>Potentilla fruticosa</i>	Potentilla	Yellow	Summer	2'-3'	2'-3'			A; Any cultivars are appropriate
<i>Prunus besseyi</i>	Western Sand Cherry	White	Spring	3'	6'			* A Attractive and reliable for many sites; great native bee plant
<i>Prunus maackii</i>	Amur Chokecherry	White	Late Spring	20'-30'	18'-25'			P, I Golden, exfoliating bark
<i>Prunus virginiana melanocarpa</i>	Western Chokecherry	White	Spring	20'	12'			* P Attractive and reliable for many sites; high habitat value for birds and wide range of pollinators; Can spread like crazy
<i>Purshia mexicana</i>	Mexican Cliffrose	Light Yellow	Mid Spring, Late Spring, Early Summer	6'	4'			P, R
<i>Purshia tridentata</i>	Antelope Bitterbrush	Yellow	Late Spring, Early Summer	8"	8"			* P, R Scrubland shrub; Plant in well drained area
<i>Pyracantha angustifolia 'gnome'</i>	Gnome Firethorn	White	Late Spring	4'-6'	4'-8'			I, P; Large, persistent orange berries; Wicked thorns
<i>Quercus gambelii</i>	Gambel Oak	Insignificant		8'-20'	6'-12'			* P Host plant; Plant on gravel berm; Must have excellent drainage
<i>Rhamnus smithii</i>	Smith's Buckthorn	Yellow Green	Late Spring, Early Summer	10'	10'			P, R, I
<i>Rhus aromatica 'gro-low'</i>	Grow Low Sumac	Insignificant	Late Spring	1'-2'	6'-8'			A Brilliant fall foliage
<i>Rhus glabra</i>	Smooth Sumac	Insignificant	Early Summer	9'-15'	9'-15'			* P Brilliant fall foliage

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SHRUBS (Continued)								
<i>Rhus trilobata</i>	Three-leaf Sumac	Insignificant	Mid Spring, Late Spring	6'	6'	☀☀☀	☹ → 💧	* A High habitat value, especially for native bees; Use in masses; Brilliant fall foliage
<i>Ribes alpinum</i>	Alpine Currant	Yellow Green	Mid Spring	6'	6'	☀☀☀☀☀☀☀	💧	A
<i>Ribes americanum</i>	American Black Currant	Yellow	Spring	2-4'	2-4'	☀☀☀☀☀☀☀	💧💧	P, R
<i>Ribes aureum</i>	Golden Currant	Yellow Orange	Mid Spring, Late Spring	3'-7'	2'-6'	☀☀☀☀☀☀☀	💧💧	* P High habitat value, esp. for migrating hummingbirds and bumblebee queens; Will sucker; Red autumn foliage is amazing
<i>Ribes cereum</i>	Wax Currant	Light Pink	Mid Spring	4'	4'	☀☀☀☀	💧	* A
<i>Ribes odoratum 'Crandall'</i>	Clove Currant	Yellow	Mid Spring	5'	10'	☀☀☀☀☀☀☀	💧	* P, R Great fall color; Good for birds
<i>Rosa glauca</i>	Redleaf Rose	Pink	Late Spring, Early Summer	8'	5'	☀☀☀☀	💧	P, R, UC Red-purple foliage provides nice contrast
<i>Rosa</i>	All shrub roses, including: Hybrid Rugosa Rose Floribunda Rose Explorer Series	Light Pink	Late Spring, Early Summer, Mid-Summer, Late Summer, Early Fall, Mid Fall	7'	7'	☀☀☀☀	💧💧	P, R; Low habitat value for pollinators; Provides habitat for birds
<i>Rosa 'Nearly Wild'</i>	Floribunda Rose	Pink	Late Spring, Early Summer, Mid-Summer, Late Summer, Early Fall, Mid Fall	4'	4'	☀☀☀☀	💧💧	P, R; Low habitat value for pollinators; Provides habitat for birds
<i>Salix irrorata</i>	Bluestem Willow	Insignificant	Spring	12'	8'	☀☀☀☀☀☀☀	💧💧	P, R, Streetscape
<i>Salix purpurea 'nana'</i>	Dwarf Artic Willow	Insignificant	Spring	3'-5'	3'-5'	☀☀☀☀	💧 → 💧💧	P, R, Streetscape
<i>Sambucus ebulus</i>	Dwarf Elderberry	White	Mid-Summer, Late Summer	4'	4'	☀☀☀☀	💧💧	P May be rangy in small yards; Bird plant
<i>Shepherdia argentea</i>	Buffaloberry	Yellow	Early Spring	8'-12'	8'-12'	☀☀☀☀☀☀☀	☹ → 💧	* P, I Edible fruit; Silver foliage; Provides habitat for birds
<i>Sibiraea laevigata</i>	Siberian Spirea	White	Early Summer	5'	8'	☀☀☀☀☀☀☀	💧 → 💧💧	P, R, Streetscape
<i>Spiraea fritschiana</i>	Korean Spirea	White	Early Summer, Mid-Summer	3'	4'	☀☀☀☀	💧💧	UC, P, Streetscape
<i>Spiraea japonica</i>	Japanese Spiraea	Pink	Late Spring, Early Summer, Mid-Summer	3'	3'	☀☀☀☀☀☀☀	💧💧	UC, P, Streetscape

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<i>Spiraea myrtilloides</i>	Myrtle Spirea	White	Early Summer, Mid-Summer	8'	4'			UC, P, Streetscape
<i>Spiraea prunifolia</i>	Bridal Wreath Spirea	White	Mid Spring, Late Spring	8'	8'			UC, P, Streetscape; Invasive in eastern U.S.
<i>Spiraea trilobata</i>	Three-lobed Spirea	White	Late Spring, Early Summer	4'	4'			UC, P, Streetscape
<i>Symphoricarpos occidentalis</i>	Snowberry	White	Mid-Summer	3'-6'	3'-6'			P Great plant for birds
<i>Symphoricarpos orbiculatus</i>	Red Coralberry	White, Green	Mid Spring, Early Summer	3'-6'	3'-6'			A
<i>Syringa meyeri 'palibin'</i>	Dwarf Korean lilac	Pale pink	Mid Spring, Late Spring	4-5'	5-7'			A; Fragrant
<i>Syringa vulgaris</i>	Common Lilac	Purple - White	Late Spring	20'	12'			P, I, R Susceptible to powdery mildew; Fragrant
<i>Viburnum carlesii</i>	Koreanspice Viburnum	White	Early Spring, Mid Spring	5'	6'			A; Fragrant
<i>Viburnum dentatum</i>	Southern Arrowwood	White	Late Spring, Early Summer	8'	8'			P, UC; Uniform branching habit
<i>Viburnum lantana</i>	Wayfaringtree	White	Late Spring	10'	8'			P, UC, I
<i>Viburnum lentago</i>	Nannyberry	White	Late Spring	15'	8'			P, UC, I; Upright arching branches
<i>Viburnum trilobum 'Compactum'</i>	American Cranberrybush	White	Mid Spring	5'	5'			P, UC, R; Fruit bearing
<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	White	Mid Spring	8'	8'			P, UC, R
<i>Yucca glauca</i>	Soap Weed	White	Summer	2-3'	2-3'			A
FORBS								
<i>Achillea lanulosa</i>	Woolly Yarrow	White	Summer	18"	18"			A; Forage for wide range of small pollinators
<i>Achillea millefolium</i>	Common Yarrow	White	Early Summer, Mid-Summer, Late Summer, Early Fall	2'	3'			A; Can be aggressive; Any cultivar is okay
<i>Adenolinum (linum) lewisii</i>	Blue Flax	Blue	Summer	12"	12"			A Short-lived, but re-seeds; gives a "wild" or "natural" effect
<i>Agastache cana</i>	Double Bubblemint	Pink	Summer-Fall	3'	2'			A; High habitat value for long-tongued pollinators
<i>Agastache foeniculum</i>	Anise Hyssop	Blue	Summer-Fall	3'	2'			A; Especially attractive to bumble bees
<i>Agastache rupestris</i>	Sunset Hyssop	Orange	Late Summer, Fall	1'-2'	1'-1.5'			A; High habitat value for long-tongued pollinators
<i>Agulegia caerulea</i>	Rocky Mountain Columbine	Blue, White	Mid to Late Spring	1'-2'	1'-2'			A; Colorado State flower
<i>Ajuga reptans 'Mahogany'</i>	Bugleweed	Blue	Late Spring, Early Summer	6"	6"			R; Ground cover; Spreads aggressively



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FORBS (Continued)								
<i>Alchemilla mollis</i>	Lady's Mantle	Yellow Green	Early Summer	2'	2'			A; Tidy and attractive in the right setting
<i>Amsonia jonesii</i>	Jones' Bluestar	Light blue	Mid Spring, Late Spring, Early Summer	2'	2'			A
<i>Anthemis marschalliana</i>	Filigree Daisy	Yellow	Late Spring, Early Summer, Mid-Summer	4"	12"			R; Tidy border plant; Prefer Engelmann Daisy
<i>Aquilegia chrysantha</i>	Golden Columbine	Yellow	Late spring	3'	2'			A; Long blooming
<i>Armeria maritima</i>	Sea Thrift	Pink	Mid Spring, Late Spring, Early Summer	12"	12"			P, R; Tidy border plant
<i>Artemisia frigida</i>	Fringed Sagebrush	Yellow	Summer	2'	2'			A; Silver foliage
<i>Artemisia ludoviciana</i>	Prairie Sage	Yellow	Summer	40"	36"			A Silver foliage; Can spread to become groundcover
<i>Artemisia schmidtiana</i>	Wormwood	White	Early Summer	18"	24"			A
<i>Artemisia versicolor 'seafoam'</i>	Seafoam Artemisia	Yellow	Mid-Summer	6"-12"	18"-24"			A; Low water; Grey foliage
<i>Asclepias incarnata</i>	Swamp Milkweed	White/Pink	Summer	36-72"	24"			A; Superior milkweed choice for landscaping; Monarch host; High habitat value
<i>Asclepias tuberosa</i>	Butterfly Weed	Orange	Summer	12"	12"			R, P, Streetscape; Monarch host; High habitat value
<i>Aster alpinus 'Goliath'</i>	Goliath Alpine Aster	Light Blue	Mid Spring, Late Spring, Early Summer	12"	18"			A; High habitat value for pollinators and birds
<i>Aster ascendens</i>	Western Aster	Light Purple	Late Spring, Early Summer, Mid-Summer	24"	24"			A Syn. Symphyotrichum ascendens; High habitat value for pollinators and birds; Good for buffers
<i>Aster ericoides</i>	Many-flowered Aster	White	Late Summer	18-24"	24"			A; High habitat value for pollinators and birds
<i>Aster falcatus</i>	Rough White Aster	White	Late Summer	24-48"	24"			A; High habitat value for pollinators and birds
<i>Aster hesperius</i>	Western Aster; Violet Aster	Pink	Late Summer	36-60"	20"			A; High habitat value for pollinators and birds
<i>Aster x frikartii 'monch'</i>	Monch Aster	Lavender	Late Summer, Fall	2'-3'	1'-1.5'			A; High habitat value for pollinators and birds
<i>Aster porteri</i>	Porter's Aster	White	Late Summer	18-24"	24"			A; High habitat value for pollinators and birds
<i>Aubrieta deltoidea</i>	Purple Rockcress	Purple	Mid Spring, Late Spring, Early Summer	6"	12"			R, P
<i>Baptisia australis</i>	Blue Wild Indigo	Blue	Late Spring, Early Summer	4'	3'			A Attractive to bumblebees; Long lived; Shrub like perennial

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FORBS (Continued)								
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	Pink	Late Spring	1'-1.5'	1'-1.5'			A; Large evergreen leaves
<i>Berlandiera lyrata</i>	Chocolate Flower	Yellow	Late Spring, Early Summer, Mid-Summer, Late Summer, Early Fall, Mid Fall	24"	18"			A; Fragrant
<i>Callirhoe involucrata</i>	Poppy Mallow	Red violet	Summer	6"	18"			A Easy care; Host for fritillary butterflies; Spreading plant
<i>Calyophus serrulata</i>	Calyophus	Yellow	5-9	8-12"	15"			A
<i>Campanula cochlearifolia</i>	Earleaf Bellflower	Violet	Late Spring, Early Summer, Mid-Summer	6"	12"			A
<i>Campanula persicifolia</i>	Willow Bell	Blue	Early Summer, Mid-Summer	3'	18"			A
<i>Campanula rotundifolia</i>	Bluebell Bellflower	Light Blue	Early Summer, Mid-Summer, Late Summer, Early Fall	10"	8"			A
<i>Centranthus ruber</i>	Red Valerian	Pink	Late Spring	3'	2'			P, Streetscape Indestructible, benefits from timely deadheading
<i>Cerastium tomentosum</i>	Snow-in-Summer	White	Early Summer	.5'-1'	.75'-1'			Aggressive; Silver foliage
<i>Ceratostigma plumbaginoides</i>	Plumbago	Blue	Mid-Summer, Late Summer, Early Fall	12"	24"			P, R, Streetscape; Late blooming perennial
<i>Clematis</i>	Clematis	White - Purple	Early Summer, Late Summer, Mid-Summer	6'	Vine			R; Will need support
<i>Convallaria majalis</i>	Lily of the Valley	White	Early Spring	12"	15"			R; Understory plant; Fragrant
<i>Coreopsis verticillata</i>	Coreopsis	Yellow	Summer	1.5'-2'	1.5'-2'			A
<i>Crambe maritima</i>	Curly Leaf Sea Kale	White	Late Spring, Early Summer	6'	4'			P; Use as contrast foliage; Huge plant
<i>Dalea purpurea</i>	Purple Prairie Clover	Rose, Purple	Summer	1'-3'	1'-1.5'			A
<i>Delosperma cooperi</i>	Hardy Ice Plant	Red purple	Summer, Early Fall	.25'-.5'	1'-2'			A; Semi-evergreen
<i>Dianthus 'Bath's Pink'</i>	Cheddar Pink	Pink	Late Spring	10"	10"			P, R, UC; Semi-evergreen
<i>Digitalis lanata</i>	Grecian Foxglove	Cream	Early Summer, Mid-Summer	24"	18"			A
<i>Digitalis obscura</i>	Sunset Foxglove	Yellow	Late Spring Early Summer	24"	20"			A; Preferred foxglove selection – Plant Select
<i>Echinacea purpurea</i>	Eastern Purple Coneflower	Light Purple	Early Summer, Mid-Summer, Late Summer	3'	2'			P, R High habitat value: Low maintenance; A favorite of rabbits



CENTERRA APPROVED PLANT LIST








LEGEND

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 Pollinator**	 Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
FORBS (Continued)								
<i>Echinacea tenesseensis</i>	Small Tennessee Purple Coneflower	Purple	Early Summer, Mid-Summer, Late Summer	30"	24"			 A; High habitat value; Low maintenance; A favorite of rabbits
<i>Engelmannia peristenia</i>	Englemann Daisy	Yellow	Late Spring Early Summer	24"	30"			 A Plant Select; Preferred over Anthemis
<i>Erigeron speciosus</i>	Aspen Daisy	Lavender	Summer	24"	24"			 A; May spread aggressively
<i>Eriogonum umbellatum</i>	Sulfur Flower	Yellow	7-8	6-18"	24"			 P, R, UC; Semi-evergreen; Persistent seed heads
<i>Euonymus fortunei 'Coloratus'</i>	Purpleleaf Wintercreeper	White	Mid Spring	.5'-.75'	1'-3'	  	 	 A; Evergreen
<i>Gaillardia aristata</i>	Blanket Flower	Red/ Yellow	Summer, Fall	24"	24"			  A Long blooming period, especially when deadheaded; Tolerates heat
<i>Galium odoratum</i>	Sweet Woodruff	White	Mid to Late Spring	.5'-1'	.75'-1.5'	  	  	A; Aggressive spreader
<i>Gaura lindheimeri</i>	Beeblossom	White/Pink	Early Summer, Mid-Summer, Late Summer, Early Fall, Mid Fall	3'	2'	   		 P, R, UC; Excellent long blooming perennial
<i>Geranium cultivars</i>		Pale Pink - Violet	Summer	2'	2'	  	 	 P, R, UC
<i>Glandularia wrightii</i>		Pink	Early Summer	3"	6"			 A; Likes sandy soil
<i>Gutierrezia sarothrae</i>	Snakeweed	Yellow	Late Summer, Early Fall, Mid Fall	3'	3'		 	   A; Shrub like
<i>Helianthemum grandiflorum ssp. grandiflorum</i>	Rockrose	Yellow	Late Spring, Early Summer	12"	24"			 P, R; Attractive all season long
<i>Helianthus annuus</i>	Annual Sunflower	Yellow	Summer	10'	3'			 A; High habitat value; even if not included in design, there should be allowance to keep them in the landscape; included in maintenance guidelines; will re-seed
<i>Helianthus maximiliani</i>	Maximilian sunflower	Yellow	Early Fall	3'-10'	2'-4'		 	  A
<i>Hemerocallis ssp.</i>	Daylily	Varies	Summer	1'-3'	1'-3'	  		 I, UC, Streetscapes; Low habitat value – restrained use, but great for tough locations
<i>Hesperaloe parviflora</i>	Red Yucca	Pink	Summer	3'	3'			A High habitat value for pollinators, esp. hummingbirds; Habit provides interest
<i>Heuchera pulchella</i>	Sandia Mountain Coral Bells	Pink	Late Spring, Early Summer	6"	12"	 		P, R, UC; Best used in sheltered contexts, understory
<i>Heuchera sanguinea</i>	Coral Bells	Pink, Red	Late Spring, Early Summer	1'-1.5'	.75'-1'	 	 	P, R, UC; Best used in sheltered contexts, understory
<i>Hosta sagae</i>	Hosta	Light Purple	Mid-Summer, Late Summer	3'	3'		 	A; Workhorse in shady sites; Low habitat value



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Scientific Name	Common Name	Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
FORBS (Continued)								
<i>Hyssopus officinalis</i>	Common Hyssop	Violet	Early Summer, Mid-Summer, Late Summer, Early Fall	10"	10"	☀☀☀	💧	🦋 A; Agastache spp. are preferred
<i>Iris x germanica</i>	Bearded Iris	Blue-Purple	Late Spring	2'-3'	1'-2'	☀☀☀	💧💧	A
<i>Iris missouriensis</i>	Blue flag Iris	Blue-Purple	Spring	24"		☀☀☀	💧💧	A; Early bloom - nectar and pollen for bees; aquatic shelter
<i>Kniphofia caulescens</i>	Torch Lily	Coral Red, Yellow	Mid-Summer	2'-4'	1'-2'	☀☀☀	💧💧	🦋 A
<i>Kniphofia uvaria</i>	Red Hot Poker	Red	Late Spring, Early Summer	24"	24"	☀☀☀	💧	🦋 P, R, UC; Favorite of hummingbirds, but can be finicky
<i>Lavandula angustifolia</i>	English Lavender	Purple	Late Spring, Early Summer, Mid-Summer	18"	18"	☀☀☀	💧	🦋 R, UC, Streetscape Fragrant; Superb honeybee forage; May rot out in heavy soils over winter
<i>Leucojum aestivum</i>	Summer Snowflake	White	Early Spring, Mid Spring, Late Spring, Late Winter	2'	1'	☀☀☀	💧💧	R, P; Bulbs in spring
<i>Liatris ligulistylus</i>		Magenta	Mid-Summer, Late Summer	2'	1'	☀☀☀	💧💧	* 🦋 A; Superb plant for butterfly habitats
<i>Liatris punctata</i>	Dotted Gayfeather	Pink, Purple	Late Summer, Fall	1-3'	1-3'	☀☀☀	💧💧	* 🦋 A; Superb plant for butterfly habitats; Also good for wildflower seeding in natural areas
<i>Liatris pycnostachya</i>	Prairie Blazing Star	Light Purple	Mid-Summer, Late Summer	5'	18"	☀☀☀	💧💧	🦋 A; Superb plant for butterfly habitats
<i>Liatris spicata</i>	Prairie Gayfeather	Magenta	Mid-Summer, Late Summer	24"	24"	☀☀☀	💧	🦋 A; Plant for butterfly habitats; Least preferred Liatris
<i>Linum perenne</i>	Perennial Flax	Light Blue	Early Summer	24"	24"	☀☀☀	💧	🦋 A; Also see Adenolinum (linum) lewisii
<i>Lonicera spp.</i>	Vining Honeysuckles		Early Summer, Mid-Summer, Late Summer	Vine	Vine	☀☀☀	💧	🦋 A
<i>Lupinus argenteus</i>	Silvery Lupine	Purple	Summer	2'	2'	☀☀☀	💧	🦋 A Availability will be an issue, great once established; Host for blues and great forage for larger bees
<i>Lupinus neomexicanus</i>	New Mexico Lupine	Light Blue	Late Spring, Early Summer	24"	24"	☀☀☀	💧	🦋 A; Availability will be an issue
<i>Lychnis chalcedonica</i>	Maltese cross	Red	Late Spring, Early Summer, Mid-Summer	4'	18"	☀☀☀	💧💧	🦋 R; Silver Foliage
<i>Lysimachia nummularia</i>	Creeping Jenny	Yellow	Late Spring, Early Summer	4"	18"	☀☀☀☀☀	💧💧	🦋 R; May spread aggressively
<i>Machaeranthera bigelovii</i>	Sante Fe Aster	Blue	Fall	1'-3'	1'-2'	☀☀☀	💧	🦋 A; Will self-seed, short lived
<i>Mirabilis multiflora</i>	Four O'Clock	Red-violet	Summer	3'	4'	☀☀☀	🚫 + 💧	* 🦋 🚫 A Attractive mounding habit; Attractive to hawk moths and hummingbirds; Requires excellent drainage





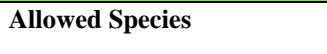

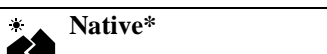

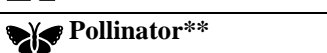

LEGEND

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Pollinator**	Sun Exposure Rating (No Sun – Full Sun)	

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FORBS (Continued)								
<i>Monarda fistulosa</i>	Wild Bergamot	Pink	Summer	36"	24"	☀☀☀	💧	* 🏠 🦋 A High habitat value when in bloom for bumblebees, hummingbirds and butterflies; Very hardy
<i>Oenothera caespitosa</i>	White Stemless Evening Primrose	White	Early Summer, Mid-Summer, Late Summer	12"	18"	☀☀☀	🚫 → 💧	* 🏠 🦋 🚫 A
<i>Oenothera macrocarpa</i>	Evening Primrose	Yellow	Summer	12"	24"	☀☀☀	🚫 → 💧	🦋 P, R, Streetscapes; Often called O. missouriensis
<i>Opuntia basilaris</i>	Beavertail Cactus	Red, Pink, Purple	Late Winter, Spring, Early Summer	1'-3'	2'-3'	☀☀☀	💧	* 🏠 🦋
<i>Origanum libanoticum</i>	Hopflower Oregano	Lavender	Late Summer, Early Fall	18"	24"	☀☀☀	💧💧	🦋 A; Attractive habit even after bloom has stopped
<i>Paeonia suffruticosa</i>	Mountain Peony	White	Mid Spring, Late Spring	5'	5'	☀☀☀	💧💧	🦋 P, R: Tree peonies are high maintenance
<i>Paxistima canbyi</i>	Canby's Mountain Lover	White	Mid Spring	12"	12"	☀	💧💧	🦋 A; Plant Select
<i>Penstemon albidus</i>	White Penstemon	White	Mid Spring, Late Spring, Early Summer	12-16"	12"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon angustifolius</i>	Narrow-leaved Penstemon	White	Mid Spring, Late Spring, Early Summer	12-24"	12"	☀☀☀	🚫 → 💧	* 🏠 A; High habitat value for pollinators
<i>Penstemon barbatus</i>	Scarlet Bugler	Red	Summer	36"	18"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon eatonii</i>	Firecracker Beardtongue	Red	Early Summer	24"	18"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon grandiflorus</i>	Large Beardtongue	Red	Summer	36"	12"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon linarioides v coloradoensis</i>	Blue-mat Penstemon	Blue	Late Spring, Early Summer	.5'-1'	.5'-1'	☀☀☀	💧	🦋 A
<i>Penstemon x mexicalli 'Pike's Peak'</i>	Pike's Peak Penstemon	Purple	Early Summer, Mid-Summer, Late Summer	1'-1.5'	.5'-1'	☀☀☀	💧	🦋 A
<i>Penstemon x mexicalli 'Red Rocks'</i>	Red Rocks Penstemon	Pink	Early Summer, Mid-Summer, Late Summer	1'-1.5'	.5'-1'	☀☀☀	💧	🦋 A
<i>Penstemon pinifolius</i>	Pine-leaf Beardtongue	Magenta	Summer	8"	15"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon pseudospectabilis</i>	Desert Beardtongue	Magenta	Late Spring, Early Summer, Mid-Summer, Late Summer	32"	24"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon secundiflorus</i>	One-sided Penstemon	Pink/ Purple	Summer	24"	24"	☀☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon strictus</i>	Beardtongue, Rocky Mountain Penstemon	Purple	Late spring	24"	24"	☀☀	💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon virens</i>	Greenleaf Penstemon	Blue-Purple	Summer	12"	12"	☀☀☀	🚫 → 💧	* 🏠 🦋 A; High habitat value for pollinators
<i>Penstemon virgatus</i>	Tall One-Sided Penstemon	Pink	Early Summer	12"	18"	☀☀	🚫 → 💧	* 🏠 🦋 A; High habitat value for pollinators





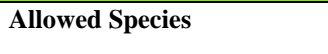

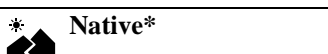

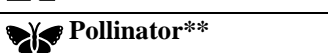

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FORBS (Continued)								
<i>Phlomis cashmeriana</i>	Cashmere Sage	Light Pink	Early Summer	3'	2'			 P, R; Nice texture; Moderate habitat value
<i>Phlomis russeliana</i>	Jerusalem Sage	Light Yellow	Late Spring, Early Summer, Mid-Summer	3'	2'			 P, R
<i>Phlox carolina</i>	Thickleaf Phlox	Pink	Mid-Summer, Late Summer, Early Fall, Mid Fall	36"	30"			 A
<i>Phlox divaricata</i>	Wild Blue Phlox	Light Pink, Light Blue	Mid Spring, Late Spring	18"	40"			 A
<i>Phlox maculata</i>	Wild Sweetwilliam	Magenta	Late Summer, Early Fall, Mid Fall	18"	2'			 A
<i>Phlox subulata</i>	Moss Phlox	Magenta, Violet	Mid Spring, Late Spring, Early Summer	6"	18"			 A
<i>Polemonium caeruleum</i>	Jacob's Ladder	Yellow	Mid Spring, Late Spring	24"	18"			 A
<i>Primula denticulata</i>	Primrose	Pink, Blue, Purple, White	Early Spring, Mid Spring	6"	12"			 A
<i>Pycnanthemum virginianum</i>	Virginia Mountainmint	White	Mid-Summer, Late Summer	24"	36"			 P, R
<i>Ratibida columnifera</i>	Prairie Coneflower	Yellow	Summer	18"	12"		 - 	  A; Very tough plant
<i>Ratibida pinnata</i>	Pinnate Prairie Coneflower	Yellow	Early Summer, Mid-Summer, Late Summer, Early Fall	5'	18"		 - 	 A
<i>Rudbeckia hirta</i>	Blackeyed Susan	Gold	Summer	3'	1'			  P, R, UC, Streetscapes
<i>Rudbeckia maxima</i>	Great Coneflower	Yellow	Early Summer, Mid-Summer	7'	18"			 P
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	Yellow	Mid-Summer, Late Summer, Early Fall, Mid Fall	3'	3'			 P, R, UC, Streetscapes
<i>Salvia azurea var. grandiflora</i>	Pitcher Sage	Blue	Mid-Summer, Late Summer, Early Fall, Mid Fall	4'	3'			  P Hot/ late season forage for many bees, butterflies, hummingbirds
<i>Salvia daghestanica</i>	Dwarf Silver-leaf Sage	Blue	Late Spring, Early Summer	12"	12"			  R, UC; Texture on silver foliage
<i>Salvia greggii 'Furman's Red'</i>	Salvia 'Furman's Red'	Red	Spring, Summer, Fall	2'-3'	2'-3'			 A; Loves hot weather
<i>Salvia nemerosa 'may night'</i>	Salvia 'May Night'	Dark Blue	Late Spring – Early Summer	1.5'-2'	1'-1.5'			 A; Can spread into natural areas; Deadhead
<i>Salvia pachyphylla</i>	Mojave Sage	Purple	Summer	2'-3'	2'-3'			 I, R, UC; Low survival rate; Consider bare root planting; Hates organic matter and water
<i>Salvia officinalis</i>	Sage	Light Purple	Early Summer	24"	24"			 R, UC; Fragrant foliage





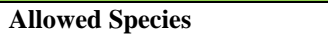

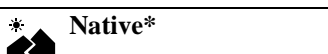

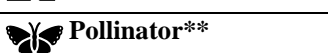

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FORBS (Continued)								
<i>Saponaria ocymoides</i>	Rock Soapwort	Pink	Late Spring, Early Summer	9"	30"	☀☀☀	💧	🦋 P, R, UC
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum	Pink	Late Summer	1.5'-2'	2'	☀☀☀	💧	🦋 A; Butterfly host plant
<i>Santolina chamaecyparissus</i>	Gray Santolina	Yellow	Mid-Summer	1.5'-2'	1.5'-2'	☀☀☀	💧	🦋 A
<i>Sphaeralcea munroana</i>	Tall Globemallow	Pink, Orange	Late Spring, Early Summer	1'-2'	.5'-1'	☀☀☀	💧	* 🦋 A
<i>Sphaeralcea coccinea</i>	Globe Mallow	Red, Orange	Spring, Summer, Early Fall	1'-1.5'	1'	☀☀☀	💧	* 🦋 A; Wildflower for natural areas
<i>Stanleya pinnata</i>	Princes Plume	Yellow	Spring, Summer, Early Fall	4'-5'	2'-5'	☀☀☀	🚫 → 💧	* 🦋 A
<i>Thymus neiceffii</i>	Juniper Leaf Thyme	Magenta	Early Spring, Mid Spring	1"	12"	☀☀☀	💧	🦋 P, R, UC
<i>Thymus serpyllum</i>	Creeping Thyme	Dark Pink	Early Summer, Mid-Summer	3"	12"	☀☀☀	💧	🦋 P, R, UC
<i>Thymus vulgaris</i>	Common Thyme	Light Purple	Late Spring, Early Summer, Mid-Summer	12"	12"	☀☀☀	💧	🦋 P, R, UC
<i>Tradescantia occidentalis</i>	Spiderwort	Purple	Summer	24"	18"	☀☀	💧	* 🦋 P, R
<i>Verbena bipinnatifida wrightii</i>	Wild Verbena	Purple	Summer	6"	18"	☀☀☀	💧	* 🦋 A; Not long-lived; Low priority
<i>Veronica austriaca</i>	Broadleaf Speedwell	Blue	Late Spring, Early Summer, Mid-Summer	18"	18"	☀☀☀	💧	🦋 P, R, UC, Streetscapes
<i>Veronica filiformis</i>	Creeping Speedwell	Light Blue	Early Spring, Mid Spring, Late Spring	3"	18"	☀☀	💧	🦋 P, R, UC, Streetscapes
<i>Veronica liwanensis</i>	Speedwell	Blue	Mid Spring, Late Spring	1"	18"	☀☀☀	💧	🦋 P, R, UC, Streetscapes
<i>Veronica pectinata</i>	Wooly Speedwell	Blue	Mid Spring	3"	18"	☀☀☀	💧	🦋 P, R, UC, Streetscapes
<i>Veronica repens</i>	Creeping Speedwell	White, Cream	Mid Spring, Late Spring	2"	18"	☀☀☀	💧	🦋 P, R, UC, Streetscapes
<i>Veronica spicata</i>	Veronica	Blue	Summer	2'-3'	2'-2.5'	☀☀☀	💧💧	🦋 P, R, UC, Streetscapes
<i>Viola corsica</i>	Corsican Violet	Violet, Purple	Mid Spring, Late Spring, Early Summer, Mid-Summer, Late Summer, Early Fall, Mid Fall	6"	8"	☀→☀☀☀☀	💧	🦋 P; Self-seeds
<i>Zauschneria latifolia var. arizonica</i>	Hardy Hummingbird Trumpet	Dark Orange	Late Spring, Early Summer, Mid-Summer, Late Summer, Early Fall, Mid Fall	6"	18"	☀☀☀	💧	🦋 A; Syn. Epilobium canum
<i>Zinnia grandiflora</i>	Plains Zinnia	Yellow	Summer	12"	12"	☀☀☀	🚫 → 💧	* 🦋 P
GRASSES								
<i>Bouteloua curtipendula</i>	Side Oats Gramma	Insignificant	Summer	1.5'-2.5'	1.5'-2'	☀☀☀	💧→💧💧	* 🦋 A



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GRASSES (Continued)								
<i>Bouteloua gracilis</i>	Blue Grama	Insignificant	Summer	12"	12'			  A
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama	Golden	Summer	12"	12"			 A; Very attractive in landscape
<i>Buchloe dactyloides</i>	Buffalograss	Insignificant	Summer	6"	12"			 A; Turf option
<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	Insignificant	Late Spring, Summer, Fall, Winter	3'-5'	1.5'-2.5'		 → 	A; Often cut back in Spring
<i>Festuca glauca 'Elijah Blue'</i>	Blue Fescue	Green Purple	Summer	.75'-1'	.5'-.75'		 → 	A
<i>Miscanthus sinensis 'Morning light'</i>	Maiden Grass	Insignificant	Fall, Winter	4'-6'	2.5'-4'	 → 		A; Use natives when possible – not for use adjacent to native areas; Aggressive
<i>Miscanthus sinensis 'Purpurascens'</i>	Purple Maiden Grass	Insignificant	Fall, Winter	3'-4'	2'-3'			A; Use natives when possible; Fall color
<i>Muhlenbergia reverchonii</i> Undaunted	Undaunted Ruby Muhly Grass	Pink	Fall	30"	30"			A; Glows pink in the sunlight
<i>Panicum virgatum 'shenandoah'</i>	Red Switch Grass	Insignificant	August, Fall, Winter	3'-4'	3'-4'		 → 	 A
<i>Orzyopsis hymenoides</i>	Indian Ricegrass	Insignificant	Summer	36"	18"			  A
<i>Panicum virgatum</i>	Switchgrass	Insignificant	Summer	36"	24"			 A; Any cultivar
<i>Schizachyrium scoparium</i>	Little Bluestem	Insignificant	Fall	4'	30"			  A
<i>Sorghastrum avenaceum (nutans)</i>	Indian Grass	Insignificant	Summer	5'	4'			  A
<i>Sporobolus heterolepis</i>	Prairie Dropseed	Insignificant	Summer, Fall	2'-3'	2'-3'		 → 	  A



LEGEND

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Allowed Species	Protect from sun and wind	
* Native*	Moisture Rating (Low Moisture – High Moisture)	
Pollinator**	Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Type			Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
		Ornamental	Coniferous	Deciduous							
TREES											
<i>Acer grandidentatum</i>	Big-Tooth Maple			x	Yellow Green	Late Spring	10'-30'	20'-30'			P, I, UC
<i>Acer platanoides</i>	Norway Maple			x	Yellow Green	Early Spring	50'	50'			I, P; Potential to be invasive
<i>Acer rubrum</i>	Red Maple			x	Red	Early Spring, Mid Spring	70'	50'			A
<i>Acer tataricum 'HotWings'</i>	Hot Wings Maple	x			Light Green	Mid Spring	20'	20'			A; Showy seeds, compact size
<i>Acer x freemanii 'Autumn Blaze'</i>	Autumn Blaze maple			x	N/A	N/A	35'	25'			A; Fall color, hardy
<i>Aesculus glabra</i>	Ohio Buckeye			x	Light Yellow	Late Spring, Early Summer	40'	40'			P, R; Fragrant flowers; Fall color; Has been invasive in other states
<i>Aesculus hippocastanum</i>	European Horse Chestnut			x	Light Pink	Late Spring	75'	65'			A; Has been invasive in other states
<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry			x	White	Mid Spring	15'-25'	15'-25'			A
<i>Carpinus betulus 'Fastigiata'</i>	European Hornbeam			x	Yellow Green	Early Spring	30'-40'	20'-30'			A
<i>Celtis occidentalis</i>	Common Hackberry Western			x	Green	Mid Spring, Late Spring	60'	50'			I, P (in small groupings); Attractive when large, high bird habitat value and butterfly host
<i>Cercis canadensis</i>	Redbud	x		x	Pink	Early Spring, Mid Spring	30'	30'			P; Understory tree; Needs protection; Small scale ornamental; Early nectar source
<i>Cercis 'Hearts of Gold'</i>	Eastern Redbud	x		x	Light Red	Early Spring, Mid Spring	25'	25'			P; Understory tree; Needs protection; Small scale ornamental; Early nectar source
<i>Corylus colurna</i>	Turkish Filbert			x	Yellow	March	40'-80'	30'-5'			
<i>Cupressus arizonica</i>	Arizona Cypress		x		Insignificant	Spring	30'-40'	15'-25'			A
<i>Crataegus crus-galli 'Inermis'</i>	'Inermis' Cockspur Hawthorn			x	White	Late Spring, Early Summer	25'	20'			P, R, UC; High habitat value, early blooms and fall berries
<i>Crataegus x mordenensis 'Toba'</i>	Toba Hawthorn			x	Pink	Mid Spring, Late Spring	25'	20'			A; High habitat value, early blooms and fall berries
<i>Gleditsia triacanthos f. inermis 'Imperial'</i>	Imperial Honeylocust			x	Yellow Green	Early Spring, Mid Spring	50'	40'			I, P, Streetscapes; High priority; Not messy; Light shade; Tough





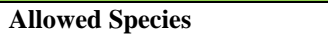

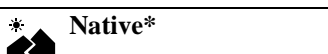

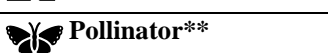

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





























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Allowed Species	Protect from sun and wind	
* Native*	Moisture Rating (Low Moisture – High Moisture)	
Pollinator**	Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Type			Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
		Ornamental	Coniferous	Deciduous							
TREES (Continued)											
<i>Gleditsia triacanthos f. inermis</i> 'Skyline'	Skyline Honeylocust			x	Yellow Green	Early Spring, Mid Spring	35-45'	25-35'			I, P, Streetscapes
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	x		x	Greenish White	Late Spring, Early Summer	60'-80'	40'-55'			A
<i>Juniperus chinensis</i>	Chinese Juniper		x		N/A	N/A	20'	6'			A; Staple plantings throughout; Provides shelter; Resilient
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper		x		N/A	N/A	30'	12'			A; Staple plantings throughout; Provides shelter; Resilient
<i>Juniperus virginiana</i> 'cupressifolia'	Hillspire Juniper			x	N/A	N/A	15'-30'	5'-15'			A
<i>Koelreuteria paniculata</i>	Golden Rain Tree	x		x	Yellow	Early Summer, Mid-Summer	30'	30'			P, Streetscapes; Tolerant of alkalinity
<i>Magnolia stellata</i>	Star Magnolia	x		x	White	Early Spring	20'	15'			A; A novelty in protected spot; Blooms are often damaged by frost
<i>Malus</i> 'Adams' or other cultivars	Flowering Crabapple	x		x	Pink	Mid Spring	20'	15'			P, R, Streetscape; Honeybee forage; Spring interest
<i>Malus domestica</i> (all varieties)	Apple Trees	x		x	Pinkish-White	April	15'-25'	15'-25'			R
<i>Malus floribunda</i>	Japanese Crabapple	x		x	Light Pink	Early Spring, Mid Spring, Late Spring	20'	30'			A; Fragrant flowers
<i>Phellodendron amurense</i>	Amur Cork Tree			x	Yellow Green	Late Summer, Early Fall	20'	30'			A; Habitat value for birds, butterflies; Is invasive in NE US
<i>Picea abies</i>	Norway Spruce		x		N/A	N/A	60'	30'			A; Shelter; Attracts birds; Invasive in northern US
<i>Picea engelmannii</i>	Engelmann Spruce		x		N/A	N/A	100'	15'			(to high elevations) A; Shelter; Winter interest
<i>Picea glauca</i>	White Spruce		x		N/A	N/A	60'	20'			A
<i>Picea pungens</i>	Colorado Spruce		x		N/A	N/A	60'	20'			(to high elevations) A; High habitat value; Easily available
<i>Pinus flexilis</i> 'Vanderwolf's pyramid'	Limberpine			x	N/A	N/A	20'-30'	10'-15'			(to high elevations) A
<i>Pinus heldreichii</i>	Bosnian Pine		x		N/A	N/A	70'	40'			A; Shelter; Winter interest
<i>Pinus edulis</i>	Pinion Pine			x	Yellow	Spring	20'-30'	10'-20'			A; Will die from over watering; Keep out of Kentucky Bluegrass
<i>Pinus nigra</i>	Austrian pine			x	N/A	N/A	40'-60'	10'-40'			A
<i>Pinus ponderosa</i>	Ponderosa Pine			x	N/A	N/A	60'-125'	25'-30'			A; Keep out of Kentucky Bluegrass
<i>Populus x acuminata</i>	Lanceleaf Cottonwood				Green, Brown	Spring	40'-60'	30'-40'			P, I; Spreads aggressively
<i>Populus angustifolia</i>	Narrowleaf Cottonwood				White	Spring	30'-50'	20'-30'			P, I; Spreads aggressively



LEGEND


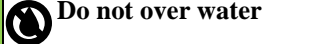






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 Allowed Species	 Protect from sun and wind	
 * Native*	 Moisture Rating (Low Moisture – High Moisture)	
 Pollinator**	 Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Type			Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
		Ornamental	Coniferous	Deciduous							
TREES (Continued)											
<i>Populus sargentii</i>	Plains Cottonwood				Yellow	Late Winter, Early Spring	60'-80'	50'-60'			 ; A
<i>Prunus armeniaca</i>	Apricot	x		x	Pinkish-White	April	8'-10'	8'-10'			R
<i>Prunus avium</i>	Sweet Cherry	x		x	White	April	15'-30'	15'-30'			R
<i>Prunus cerasifera</i>	Cherry Plum	x		x	Light Pink	Early Spring, Mid Spring	25'	20'			 A; Early bloomer; Fruit for birds
<i>Prunus cerasus</i>	Sour Cherry	x		x	White	April	7'-9'	8'-10'			R
<i>Prunus domestica</i>	Plum	x		x	White	April	8'-10'	8'-10'			R
<i>Prunus maackii</i>	Manchurian Cherry	x		x	White	Mid Spring, Late Spring	30'	25'			 A; Early bloomer; Fruit for birds
<i>Prunus padus</i>	Bird Cherry	x		x	White	Mid Spring, Late Spring	30'	30'			 A; Early bloomer; Fruit for birds
<i>Prunus persica</i>	Peaches	x		x	White to Deep Red	March-April	8'-10'	8'-10'			R
<i>Prunus sargentii</i>	Sargent Cherry	x		x	Pink	Mid Spring	25'	15'			 A; Especially hardy, slightly later blooming
<i>Prunus virginiana 'Shubert'</i>	Canada Red Chokecherry	x		x	White	Spring	30'	25'			 A; Dark foliage provides nice contrast
<i>Ptelea trifoliata</i>	Common Hoptree			x	Light Green	Early Summer	20'	20'			P, R, Streetscapes; Not easy to find
<i>Pyrus spp.</i>	Fruiting Pear	x		x	White	March-April	25'-30'	15'-20'			R
<i>Pyrus salicifolia 'Pendula'</i>	Willowleaf Pear	x		x	White	Mid Spring	25'	15'			A; Tolerant of clay and may drought-tolerant once established
<i>Pyrus ussuriensis</i>	Chinese Pear	x		x	White	Mid Spring	40'	40'			A
<i>Quercus alba</i>	White Oak			x	N/A	N/A	70'	50'			A
<i>Quercus bicolor</i>	Swamp White Oak			x	Yellow Green	Mid Spring	60'	60'			A
<i>Quercus rubra</i>	Northern Red Oak			x	Yellow Green	Late Spring	80'	75'			A
<i>Quercus imbricaria</i>	Shingle Oak			x	Yellow Green	Mid Spring	70'	60'			A
<i>Quercus macrocarpa</i>	Bur Oak			x	Yellow Green	Mid Spring	80'	80'			 A
<i>Quercus muehlenbergii</i>	Chinkapin Oak			x	Yellow Green	Mid Spring	50'	50'			A
<i>Quercus palustris</i>	Pin Oak			x	Yellow Green	Mid Spring	70'	60'			A
<i>Quercus robur</i>	English Oak			x	Yellow Green	Mid Spring	60'	40'			A
<i>Quercus robur 'Fastigiata' SKYROCKET</i>	Fastigate English Oak			x	Yellow Green	Mid Spring, Late Spring	60'	20'			A
<i>Quercus rubra</i>	Red Oak			x	Yellow Green	Late Spring	60'	60'			A



CENTERRA APPROVED PLANT LIST

LEGEND

 Preferred Species	 Do not over water	Abbreviations for Recommended District/Area: UC = Urban Core R = Residential I = Industrial P = Parks A = All districts/areas (excluding natural areas)
 Allowed Species	 Protect from sun and wind	
 * Native*	 Moisture Rating (Low Moisture – High Moisture)	
 Pollinator**	 Sun Exposure Rating (No Sun – Full Sun)	

Scientific Name	Common Name	Type			Flower Color	Blooming Season	Height	Spread	Sun/Shade Tolerance	Moisture Needs	Notes
		Ornamental	Coniferous	Deciduous							
TREES (Continued)											
<i>Quercus shumardii</i>	Shumard Oak			x	Yellow Green	Mid Spring	50'	40'			A
<i>Sophora japonica</i>	Japanese Pagoda Tree	x		x	Cream	Mid-Summer, Late Summer	50'	45'			A
<i>Styphnolobium japonicum</i>	Pagoda Tree	x		x	White	Mid-Summer, Late Summer	75'	75'			A
<i>Syringa pekinensis 'Morton'</i>	Peking Lilac	x		x	White	Early Summer	20'	15'			 A
<i>Tilia cordata</i>	Littleleaf Linden			x	Light Yellow	Early Summer	40'	35'			 A; Fragrant
<i>Syringa reticulata</i>	Japanese Tree Lilac	x		x	Cream	Late Spring Early Summer	25'	20'			 A; High value ornamental providing fragrance in late spring
<i>Tilia americana</i>	American Basswood			x	Light Yellow	Early Summer	50'	40'			 P, Streetscapes; Reliable summer honeybee forage; Fragrant; Nice pyramidal habit
<i>Tilia amurensis</i>	Linden			x	Light Yellow	Late Spring	75'	50'			 A; Adapts to many soils; Good urban tree; Fragrant
<i>Tilia cordata</i>	Littleleaf Linden			x	Light Yellow	Early Summer	40'	35'			 A; Fragrant
<i>Tilia tomentosa</i>	Silver Linden			x	Yellow Green	Late Spring, Early Summer	60'	45'			 A; Fragrant
<i>Tilia x flavescens 'Glenleven'</i>	Glenleven Linden			x	Yellow Green	Late Spring, Early Summer	75'	50'			 A; Fragrant
<i>Ulmus 'Frontier'</i>	Frontier Elm			x	Insignificant	Mid Fall	35'	25'			A
<i>Ulmus 'Heritage'</i>	Heritage elm				Insignificant		40'	30'			A
<i>Ulmus 'Morton' Accolade</i>	Accolade Elm			x	Insignificant	Early Spring, Mid Spring	70'	40'			A



CENTERRA DO NOT PLANT LIST

SPECIES NOT TO BE PLANTED IN CENTERRA

Scientific Name	Common Name	Notes
TREES		
<i>Acer palmatum</i>	Japanese Maple	This is very hard to grow
<i>Acer saccharum</i>	Sugar Maple	Chlorosis
<i>Acer tataricum</i>	Tatarian maple	Chlorosis, "Hot Wings" is allowed
<i>Acer triflorum</i>	Three-flowered Maple	
<i>Betula x plettkei 'Golden Treasure'</i>	Dwarf Birch	
<i>Cornus kousa</i>	Chinese Dogwood	Borderline hardy
<i>Cornus mas</i>	Cornelian Cherry Dogwood	Borderline hardy
<i>Juniperus virginiana</i>	Eastern Red Cedar	Invasive
<i>Pinus aristata</i>	Bristlecone Pine	Novelty; maintenance picky
<i>Pinus contorta</i>	Lodgepole Pine	Novelty; maintenance picky
<i>Populus tremuloides</i>	Quaking Aspen	
<i>Robinia pseudoacacia</i>	Black Locust	Suckers, thorny, borer damage
<i>Thuja occidentalis</i>	Arborvitae	
<i>Ulmus americana</i>	American Elm	
<i>Ulmus parvifolia</i>	Chinese Elm	Probably not hardy
<i>Zelkova serrata</i>	Japanese Zelkova	
<i>Zelkova serrata 'Green Vase'</i>	Green Vase Zelkova	
<i>Zelkova serrata 'Musashino'</i>	Musahino Zelkova	
<i>Zelkova serrata 'Village Green'</i>	Japanese Zelkova	
SHRUBS		
<i>Buddleja alternifolia</i>	Fountain Butterflybush	Invasive potential
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	Sun and windburn
<i>Erica carnea</i>	Winter Heath	Will not survive
<i>Genista tinctoria</i>	Dyer's Broom	Possible invasive
<i>Genista tinctoria 'Royal Gold'</i>	'Royal Gold' Broom	
FORBS		
<i>Aegopodium podagraria</i>	Bishop's Goutweed	Do not recommend; invasive potential
<i>Aquilegia alpina</i>	Alpine Columbine	Will not survive
<i>Astragalus adsurgens</i>	Prairie Milkvetch	
<i>Astragalus agrestis</i>	Field Milkvetch	
<i>Astragalus ceramicus</i>	Painted Milkvetch	
<i>Astragalus crassicaarpus</i>	Ground Plum	
<i>Astragalus gracilis</i>	Slender Milkvetch	
<i>Astragalus missouriensis</i>	Missouri Milkvetch	
<i>Astragalus mollissimus</i>	Woolly Milkvetch	
<i>Astragalus pectinatus</i>	Narrowleaf Milkvetch	

SPECIES NOT TO BE PLANTED IN CENTERRA (CONTINUED)

Scientific Name	Common Name	Notes
FORBS		
<i>Chamaemelum nobile</i>	Roman Chamomile	
<i>Dicentra eximia</i>	Bleeding Heart	Won't thrive in this climate
<i>Epimedium x rubrum</i>	Bishop's Hat	Won't thrive in this climate
<i>Euphorbia polychroma</i>	Cushion Spurge	Other nonnative spurges can be invasive
<i>Gypsophila paniculata</i>	Baby's Breath	Invasive
<i>Gypsophila repens</i>	Creeping Baby's Breath	
<i>Lavandula stoechas</i>	Lavender	French and Spanish spp. not hardy
<i>Leucanthemum x superbum</i>	Shasta Daisy	Potentially invasive
<i>Lupinus pusillus</i>	Annual Lupine	Concern about invasive
<i>Nepeta cataria</i>	Catnip	Weed, Catnip escapes frequently into natural areas and has become a weed.
<i>Parthenium integrifolium</i>	Wild Quinine	
<i>Persicaria polymorpha</i>	Knotweed	Invasive potential, 3 species of knotweed listed on CO noxious weed list - this one is not
<i>Persicaria virginiana</i>	Jumpseed	Invasive potential
GRASSES (NOT TO BE USED IN SEED MIXES)		
<i>Agropyron desertorum, A. cristatum</i>	Crested Wheatgrass	
<i>Agropyron intermedium</i>	Intermediate Wheatgrass	
<i>Agropyron repens (Elytrigia repens or Elymus repens)</i>	Quackgrass	
<i>Agrostis stolonifera, A. alba, A. gigantea, A. palustris</i>	Creeping Bentgrass	
<i>Alopecurus pratensis</i>	Meadow Foxtail	
<i>Bromopsis inermis (Bromus inermis)</i>	Smooth Brome or Hungarian Brome Grass	
<i>Dactylis glomerata</i>	Orchardgrass	
<i>Festuca arundinacea (Lolium arundinaceum)</i>	Tall Fescue (adjacent to wetlands)	
<i>Festuca ovina var. ovina</i>	Hard Fescue or Sheep Fescue	
<i>Festuca pratensis</i>	Meadow Fescue	
<i>Phalaris arundinacea (Phalarioides arundinacea)</i>	Reed Canary Grass	
<i>Phleum pratense</i>	Timothy	
<i>Poa compressa</i>	Canada Bluegrass	
<i>Poa pratensis</i>	Kentucky Bluegrass (adjacent to wetlands)	
<i>Saccharum (erianthus) ravennae</i>	Hardy Pampas Grass	



CENTERRA SEEDING, MULCHING AND SOIL PREPARATION

1.0 SOIL PREPERATION

1.1 Soil Amendments

A. Fertilizer

Phosphorous fertilizer is typically deficient in Colorado soils. Because phosphorous is a promoter of root growth it is extremely beneficial to new seedlings. Phosphorous is also immobile in clay soils, so it needs to be applied previous to tillage work so it will be incorporated into the root zone.

All areas shall be fertilized with 18-46-0 at 150 lbs/acre or an equivalent fertilizer that will provide no less than 27 lbs/acre of nitrogen and 69 lbs/acre of phosphorous. Empty fertilizer bags or weight ticket shall remain available for inspection.

B. Compost

All irrigated turf grass areas shall receive compost at the rate of 3 cubic yards per 1000 sq ft. Native grass areas shall receive compost at 2 cubic yards per 1000 sq ft. Weight tickets shall be available for inspection.

The compost shall be Biocomp Class 1 compost from A-1 Organics, or approved equivalent.

In wetland or moist meadow areas no compost will be required. The goal here is to keep nutrients out of the wetland areas to discourage rampant growth of cattails.

1.2 Tillage

Tillage is one of the most important steps that is often overlooked. All areas shall be thoroughly tilled to a depth of 6 - 8 inches after the soil amendments have been applied. This can be accomplished with rototilling machinery, or in larger areas, agricultural machinery such as chisel plows and/or discs. After tillage is complete, no dark areas resulting from the compost application shall be observed.

1.3 Fine Grading

After tillage is complete all areas shall be fine graded.

Grading for turf areas will require more detail than native areas. Turf areas shall be smooth, even and 1" below adjacent sidewalks and curbs.

The grade for native areas can be left somewhat rougher or less detailed, because these areas will be managed with a larger class of machinery, i.e. tractors and brush hog type rotary mowers.

2.0 SEED MIXES

2.1 Seed Selection Process

Seed mix selection must be reviewed and approved by DRC Member and High Plain Environmental Center Executive Director Jim Tolstrup.

There are three steps in the seed selection review process:

- 1) During the design phases
- 2) The seed mix bags must be signed off on by Jim Tolstrup before spreading the seed.
- 3) At the time of compliance inspection

2.2 Turf Seeding

A. Tall Fescue Turf Areas

These areas shall be seeded with Sharp Bros Seed Dura Turf Lawn Mix, or equivalent at the rate of 8 lbs/1000 sq ft:

Turf type tall fescue	80%
Kentucky bluegrass, turf quality	10%
Ryegrass, turf quality	10%

B. Kentucky Bluegrass Turf Areas

These areas shall be seeded with Sharp Bros Seed Premium Lawn Mix, or equivalent, at 3 lbs/1000 sq ft.

2.3 Native Grass Seeding

A. Native Grass Turf Areas - "Enhanced" short native grass that can be left un-mowed adjacent to formal landscaped areas

These areas shall be seeded with the following mix seeded at 2 lbs. PLS/1000 sq. ft. or 86 lbs./acre.

Buffalo grass, Cody or Bowie	40%
Blue grama, Alma or Bad River	20%
Sideoats grama, Vaughn or El Reno	20%
Slender Wheatgrass	20%

B. Upland Native Areas - for open space areas

	<u>Lbs. PLS/acre</u>	<u>Seed Box Designation</u>
Slender wheatgrass	3	smooth
Western wheatgrass, Rosana	3	smooth
Green needle grass, Lodorm	1	smooth
Canada wildrye, Mandan	1	smooth
Beardless wildrye, Shoshone	.5	smooth
Annual rye	2	smooth
Blue grama, Bad River	.5	fluffy
Sideoats grama, Vaughn	1.5	fluffy
Little bluestem, Camper	1.5	fluffy
Yellow Indiangrass	1	fluffy
Tomahawk or Neb 54		
Big bluestem, Pawnee	1	fluffy
Switchgrass, Blackwell	.5	fine
Alkali sacaton	.25	fine
Total	16.75 pounds pure live seed per acre	

C. Wetland or Wet Meadow Areas - for wet pond bottoms

These areas shall be seeded with High Plains Wet Meadow Mix by Western Native Seed or equivalent at the rate of 10 lbs./acre. In addition to the wetlands mix above add the following tall warm season grasses:

	<u>Lbs. PLS/acre</u>
Big Bluestem, Kaw or Pawnee	5
Yellow Indian grass, Tomahawk or Neb 54	4
Switchgrass, Blackwell	1

These added to the Wet Meadow mix totals 20 pounds/acre.

These areas will likely be broadcast seeded and not suitable to drill seeding because of their size and/or they may be wet. To facilitate broadcasting the seed more evenly, rice hulls should be added to bulk up the mix.

2.4 Erosion Control or Overlot Areas - for temporary soil stabilization

These areas shall be drill seeded with the following mix:

Lbs PLS/acre



CENTERRA SEEDING, MULCHING AND SOIL PREPARATION

Slender wheatgrass	5
Western wheatgrass, Rosana	3
Canada wildrye, Mandan	3

Total 11 pounds Pure Live Seed/acre

3.0 SEED APPLICATION

3.1 Seed Drill

Native seeding must be completed with a native grass drill that has 3 seed boxes that are capable of metering and applying fine seed, fluffy seed and smooth seed. These three types of seed are designated on the seed mixes. Examples are smooth seed – wheatgrasses, fluffy seed - yellow Indian grass, and fine seed - alkali sacaton.

For the turf grasses or other mixes, small areas can be hand broadcast or a billion drill or other appropriate drill should be used.

3.2 Seed Tags

Native seed mixes must be ordered so that fluffy seed, fine seed and smooth seed are bagged separately and can be placed in the appropriate seed box for application. Tags for all mixes including the native seed, must be provided for inspection prior to any seed being planted.

4.0 MULCH

4.1 Hydromulch

Native seed areas and turf grass areas shall be mulched with virgin woodfiber hydromulch with steam separated fibers. Recycled paper hydromulch or ground wood chip hydromulch are not acceptable. The rate of application shall be 2500 lbs/acre.

4.2 Straw Mulch

Overlot areas or temporary erosion control seeding shall be mulched with weed free certified straw at a rate of 2 tons/acre, crimped 3 - 4 inches into the soil surface.

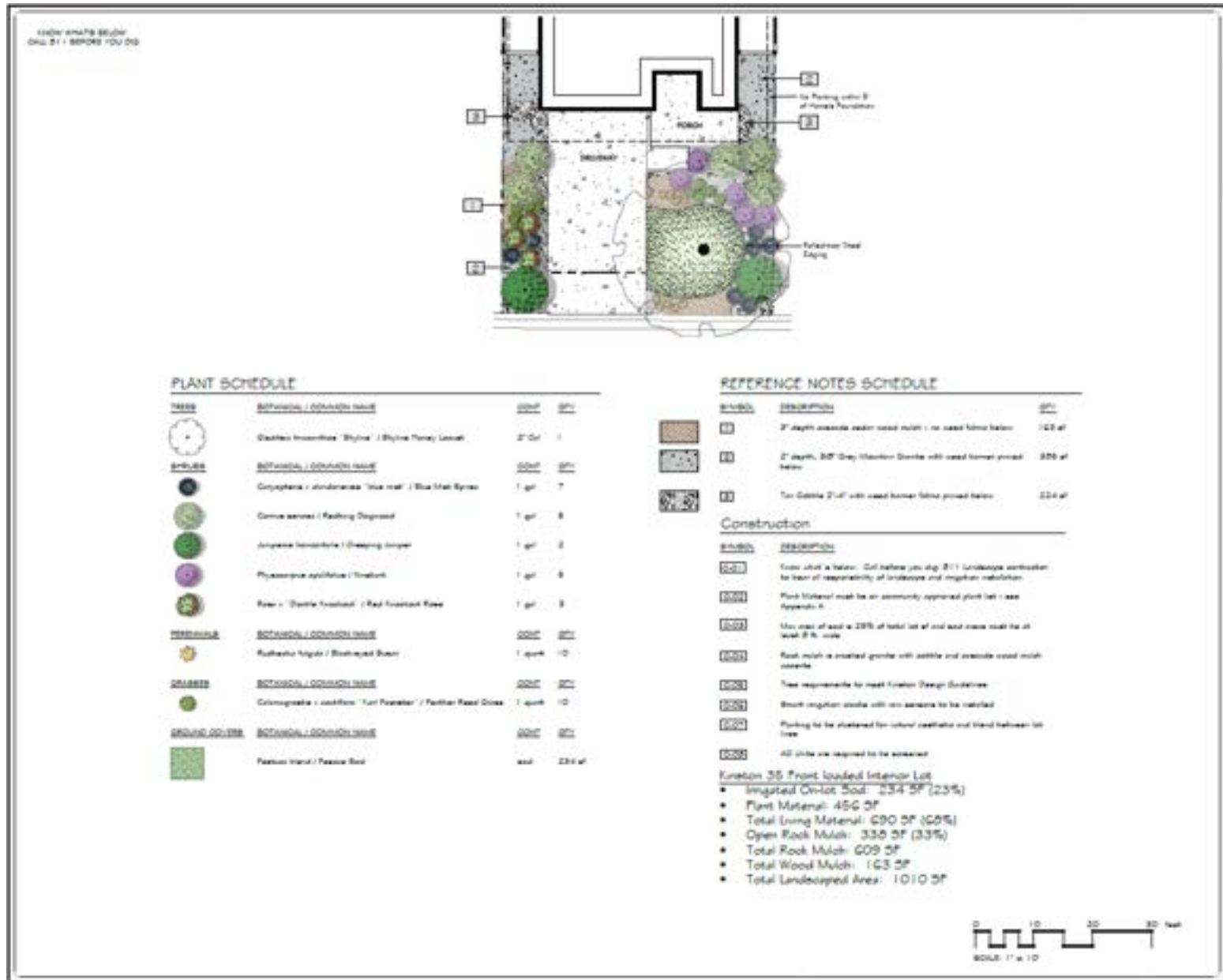
5.0 SITE CLEANUP

Hydromulch overspray must be cleaned off all sidewalks, fences, light poles switch cabinets and landscape material. When straw mulching is complete all twine or bale wrap material must be picked up and removed.

The background features a large, stylized teal 'X' shape formed by four overlapping triangles. A horizontal orange banner with a white border is centered across the middle of the 'X'.

APPENDIX B: APPROVED LANDSCAPE PLAN EXAMPLES

DETACHED PRODUCT - INTERIOR LOT FRONT YARD

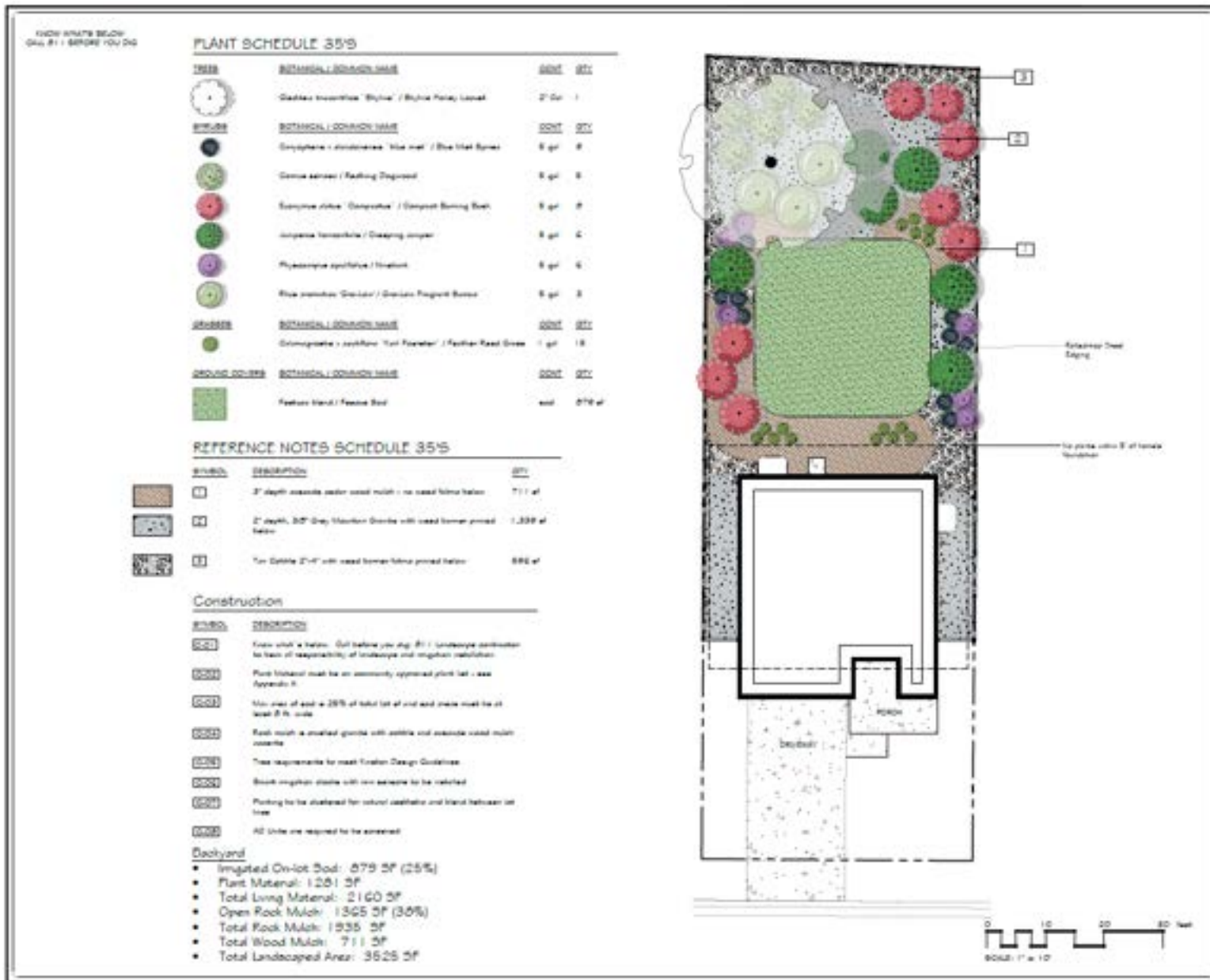


Notes:

1. Total Landscaped Area varies by lot size and product type. Refer to Landscape Section for specific coverage requirements.



DETACHED PRODUCT - INTERIOR LOT BACKYARD



Notes:

1. Total Landscaped Area varies by lot size and product type. Refer to Landscape Section for specific coverage requirements.
2. There are additional requirements for rear and side yards that are visible from common areas or streets. Refer to Landscape and Fencing Sections for specific requirements.



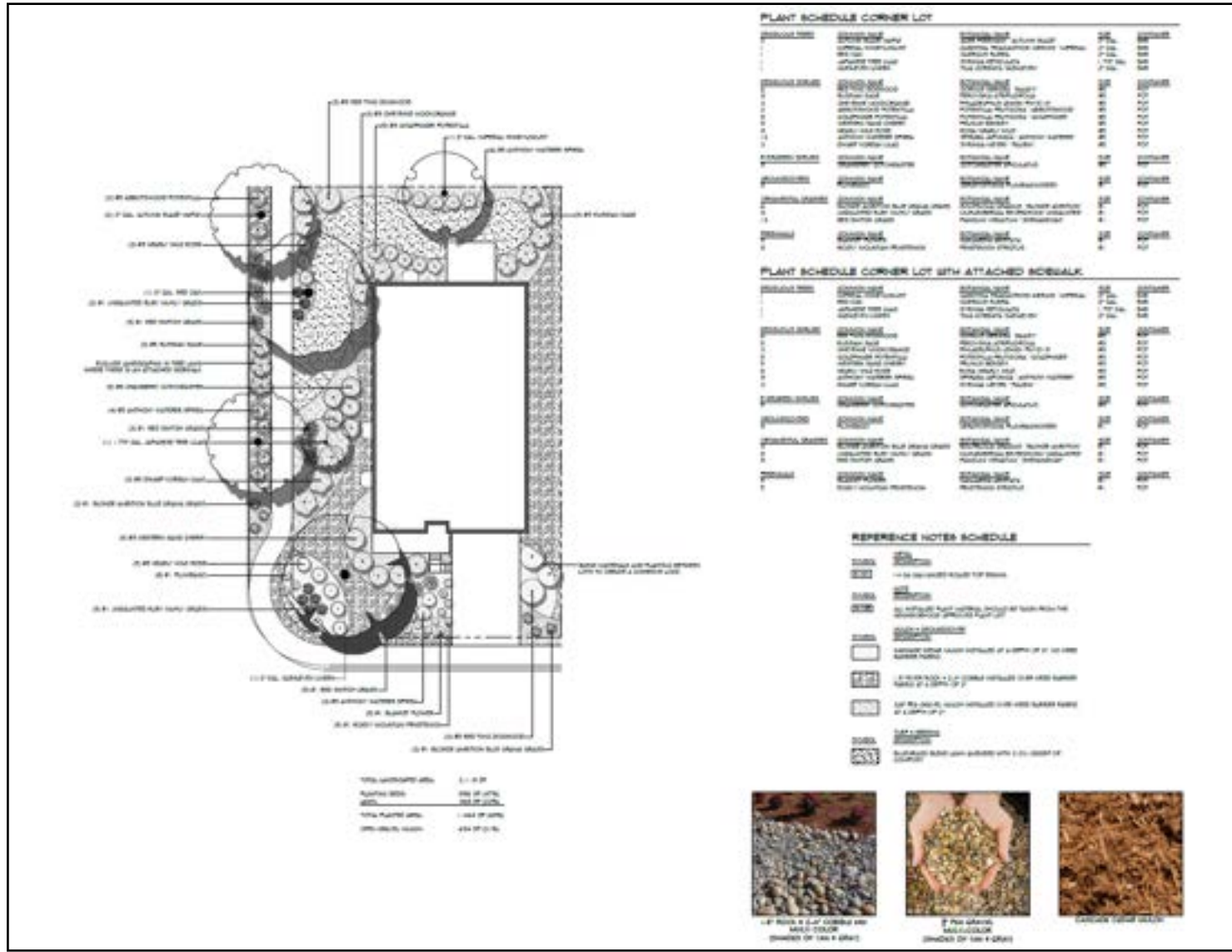
DETACHED PRODUCT - CORNER LOT FRONT AND SIDE YARD



Notes:

1. Total Landscaped Area varies by lot size and product type. Refer to Landscape Section for specific coverage requirements.
2. There are additional requirements for rear and side yards that are visible from common areas or streets. Refer to Landscape and Fencing Sections for specific requirements.
3. Side yard fence must be setback a minimum of 4' from the sidewalk, and the space between the sidewalk and fence must be planted with shrubs. Refer to Landscape and Fencing Sections for specific requirements.

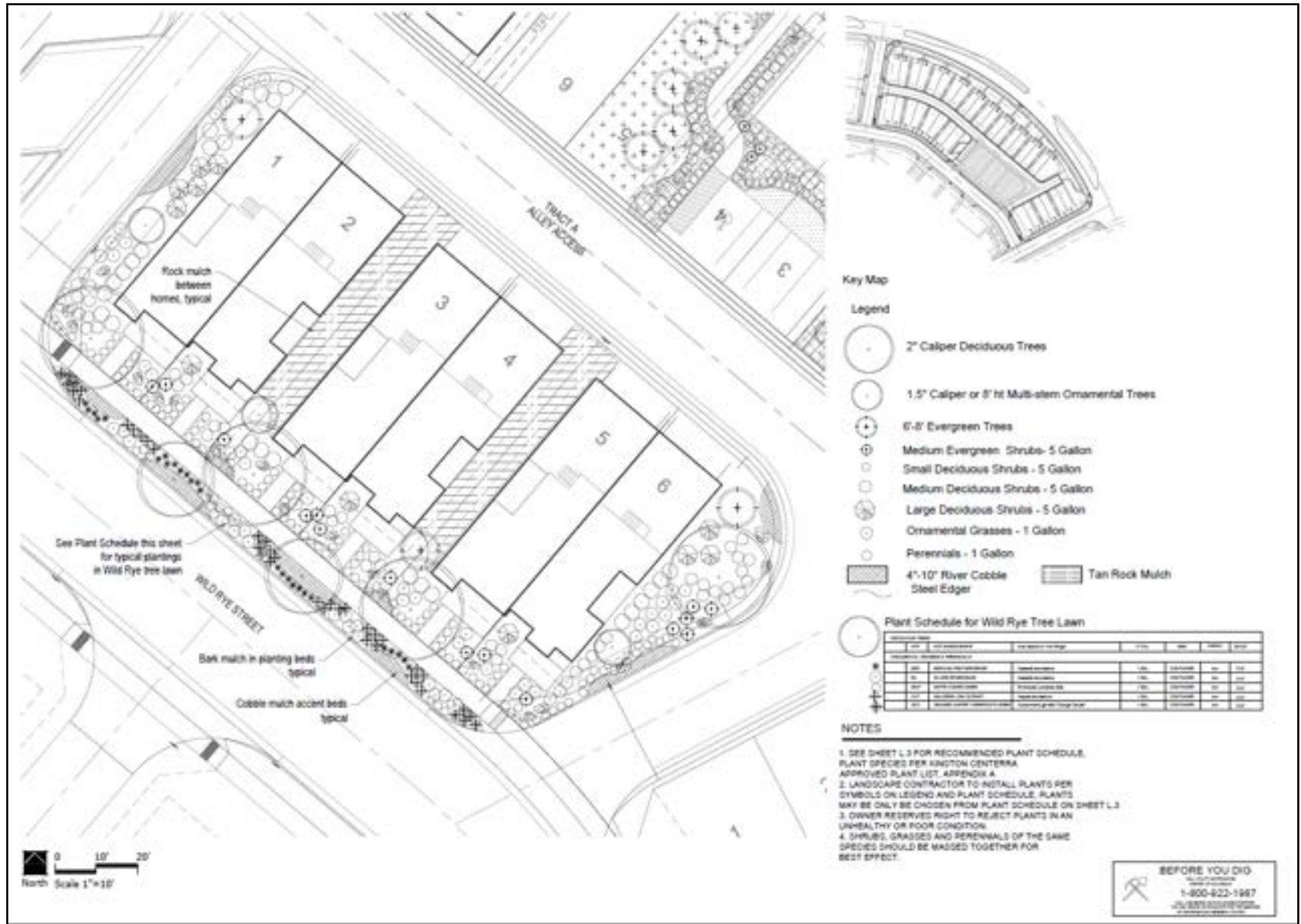




- Notes:
1. Total Landscaped Area varies by lot size and product type. Refer to Landscape Section for specific coverage requirements.
 2. There are additional requirements for rear and side yards that are visible from common areas or streets. Refer to Landscape and Fencing Sections for specific requirements.
 3. Side yard fence must be setback a minimum of 4' from the sidewalk, and the space between the sidewalk and fence must be planted with shrubs. Refer to Landscape and Fencing Sections for specific requirements.



ATTACHED PRODUCT (DUPLEX) - CORNER LOTS AND INTERIOR LOTS



Notes:

1. Total Landscaped Area varies by lot size and product type. Refer to Landscape Section for specific coverage requirements.
2. There are additional requirements for rear and side yards that are visible from common areas or streets. Refer to Landscape and Fencing Sections for specific requirements.
3. Side yard fence must be setback a minimum of 4' from the sidewalk, and the space between the sidewalk and fence must be planted with shrubs. Refer to Landscape and Fencing Sections for specific requirements.

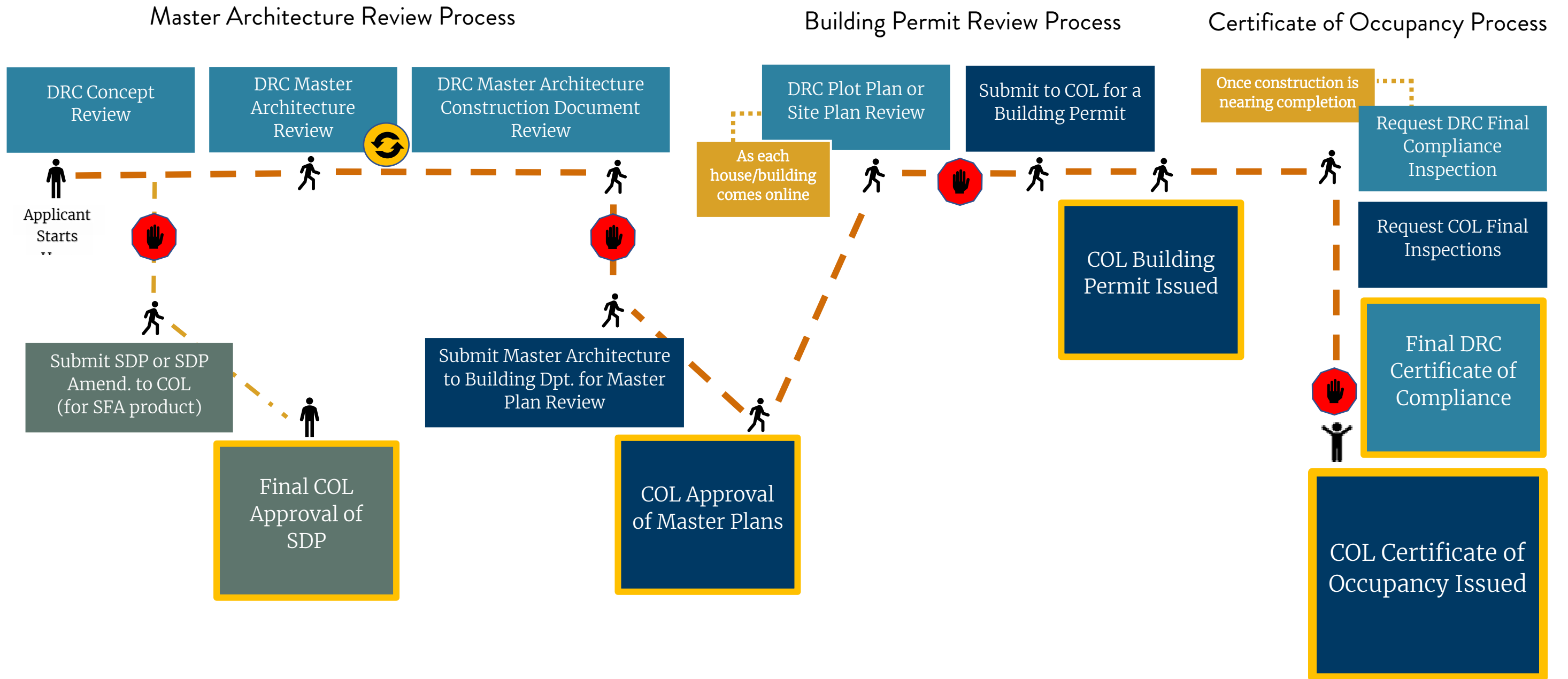


The background features a large, stylized teal 'X' shape formed by four triangles meeting at the center. A solid red horizontal banner is positioned across the middle of the 'X', containing the title text in white, bold, uppercase letters.



**APPENDIX C: CENTERRA RESIDENTIAL BUILDER DRC FLOW
CHART & PROCEDURES**

CENTERRA DESIGN REVIEW COMMITTEE RESIDENTIAL BUILDER SUBMITTAL REQUIREMENTS

LAST UPDATED JUNE 28, 2024



LEGEND

Design Review Committee Review Process	City of Loveland Planning Dept. Review Process	City of Loveland Building Dept. Review Process	 Applicant may be required to resubmit before proceeding to the next step.
			 DRC approval is required before proceeding to City Of Loveland.

Contact Information:
 Samantha Salazar – Senior Manager, DRC
 Jordan Loe – Coordinator, DRC
 Email: DRC@McWhinney.com



DRC Master Plan Review

Process Overview:

The Applicant must submit four-sided architectural elevations to the DRC for review and approval. Architecture must comply with applicable Zoning Documents and Design Guidelines.

After each DRC Review, DRC Staff will issue correspondence via a project management platform called XO, which sends an email notification to the Applicant once a plan has been approved.

This process will be repeated until all DRC comments are addressed and Construction Document drawings for each plan are reviewed and approved.

Submittals Shall Include the Following:

- A response letter from the previous DRC Review, if applicable.
- Every floor plan and elevation to be constructed within the community
- All architectural elevations (front, rear, and sides)
- Any additional architectural options that will affect the exterior elevations (walkout/garden levels, enhanced elevations, fireplaces, increased ceiling heights, alternative window options, etc.)
- Color Schemes and Physical Color/Material Samples
- Enhanced Elevation Site Plan Exhibit, if applicable.

Additional Items To Be Reviewed Prior to the Submittal of Individual Site Plans/Plot Plans:

- Landscape Typicals (for both the model home and typical lots)
- Exterior Light Fixtures
- Fencing
- Signage
- Proposed Construction Trailer
- Retaining Wall Material, if applicable

DRC Plot Plan or Site Plan Review

Process Overview:

As each home comes online, the Builder must submit a site plan or plot plan to the DRC for review and approval prior to submitting it to the City of Loveland for a building permit.

To submit a site or plot plan:

1. Log on to XO
2. Navigate to the applicable address.
3. Select “Add Spec”
4. Provide and upload the necessary information
5. Upload the site plan/site plan and site-specific architecture.
6. Click “submit”

The DRC reviews the submitted plot plan within 2-3 business days. Once reviewed, a DRC correspondence will be issued through XO. The builder will receive an email once the status has changed.

Submittals Shall Include the Following:

- Top of Foundation, Grading Points, and Slopes:
 - A maximum of .25' difference in grading points (.5' for the top of the foundation) between the approved Area Grading Plans and Grading Plot Plan will be allowed. Any more than this will require the Area Grading Plans to be revised or stamped by a professional engineer.
 - Minimum 2% slope in all locations, incl. pavement.
 - Maximum of 25% slope in all locations.
 - Minimum of 5% and a maximum of 25% slope away from the foundation, with a minimum 0.5' drop away from the foundation
- Setbacks
- Building Coverage %
- Retaining walls, utilities, etc.

Final DRC Compliance Inspection

Process Overview:

As construction of each home is nearing completion, the Builder must request final compliance inspections of architecture and landscape through XO. Approval of the final architecture is required prior to submitting it to the City and County of Broomfield for a Certificate of Occupancy.

To request an inspection:

1. Log on to XO
2. Navigate to the applicable address.
3. Click on “Construction” under Actions
4. Select “Inspection”
5. Click on “Final Compliance” for architecture. (Upload photos of each elevation of the home)
6. Click on “Landscape Inspection” to request an onsite landscape inspection once the landscape is installed. (All landscape inspections are performed onsite)
7. In the box on the right, select desired inspection date.
8. Add any applicable notes about the inspection (i.e., “final touch-up paint to be completed xx. xx).
9. Click “submit”.

The DRC reviews the submitted photos within 2-3 business days. Once reviewed, a DRC correspondence will be issued through XO. The builder will receive an email once the status has changed.

Photos Must Include the Following:

- Photos of each elevation (front, rear, and sides). Be sure to capture the entire elevation.
- Verify that all rooftop vents/flues and all utilities/vents attached to the exterior of the home are painted to match the material directly adjacent to the vent/flue.

Final DRC Compliance Inspection (Cont'd)

- Verify that all material changes occur at an inside corner (should be detailed in the approved architectural drawings).
- Verify that all material changes occur at an inside corner (it should be detailed in the approved architectural drawings) Verify that all material changes occur at an inside corner (it should be detailed in the approved architectural drawings)
- All siding, windows, decorative corbels/brackets, shutters, etc. must be installed per the approved elevations.

XO User Access and Help

For additional resources or help articles, please visit <https://help.thexo.io/en/>. (You must be logged in to XO to access this resource)

If you need additional assistance, please email help@cecilianpartners.com.

Additional help provided by XO

- User Set Up
- User Training
- Troubleshooting
- General Help/Questions
- System Errors/Issues
- User Notifications

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