DESIGN GUIDELINE TREE AND SHRUB MINIMUM QUANTITY MATRIX

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

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

· River Residential 1 Zone District (Lots 16 - 28 and 63 - 70)

· River Residential 2 Zone District (Lots 80 - 96)

· Sopris Phase III Zone District (Lots 7 - 15, 43 - 50, and 114 - 124)

· Sopris Phase II Zone District (Lots 1 - 6, 51 - 58, 97 - 100, 106 - 111, and 125 - 171)

· Sopris Phase I Zone District (Lots 29 - 42, 59 - 62, 71 - 79, 101 - 105, and 112 - 113)

- · Sopris Phase II Mountain Cottage Zone District (Lots 172 175, 225, 245 249)
- · Mountain Cottage Zone District (Lots 176 224, 226 244)

· Aspen Collection Zone District (Lots 250 - 296)

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

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

<u>Bluegrass</u>

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

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

<u>Tall Fescue</u>

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

• Uses 20" to 22" of supplemental irrigation per year for high turf quality if it roots deep and sub surface moisture is present

• Can root very deep and pulls water from deeper down in the soil. Deep soil prep is recommended prior to sodding

• Good turf quality, medium green, medium texture

<u>Buffalograss</u>

Buffalograss is a native low growing turfgrass that once established, uses very little water. Buffalograss develops a very deep root system and likes clay soil. Because of this deep root system, it can draw water and nutrients from a large area. Buffalograss thrives on 1/4 inch of water per week during the heat of the season. Buffalograss is light green in color and has a soft fine blade that stops growing around 6 inches. It is slow growing and only needs mowing every two to three weeks or can be let go for a native look. Buffalograss spreads and fills in with stolans or above ground runners. Buffalograss goes dormant in the fall, September/October after the second frost and greens up in April. Natural rainfall will dictate when, and if, additional water is required for a buffalograss lawn.

• Uses 8" to 10" of supplemental irrigation per year for good turf quality that will tolerate moderate traffic

• Not best for the traditional lawn. Is brown and dormant from October to April. More of a native type lawn.

• Good turf quality, light green, medium texture, very soft to the touch.

DESIGN GUIDELINE SOD MINIMUM QUANTITY MATRIX

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

Sod Location	River Lot	Sopris	Sopris	Sopris	Mountain Cottage	Aspen Collection
	ZD 1 ZD 2	Phase II & II	Phase I	Phase II Mountain Cottage		
				Lot Area		
Europet.	2 200	2000	1500	000	450*	
Front	3,300	2000	1500	900	450*	NA
Front Side and Rear	3,300 1,600	2000 1200	1500 900	900 540	450* 270*	NA NA

· River Residential 1 Zone District (Lots 16 - 28 and 63 - 70)

· River Residential 2 Zone District (Lots 80 - 96)

· Sopris Phase III Zone District (Lots 7 - 15, 43 - 50, and 114 - 124)

· Sopris Phase II Zone District (Lots 1 - 6, 51 - 58, 97 - 100, 106 - 111, and 125 - 171)

· Sopris Phase I Zone District (Lots 29 - 42, 59 - 62, 71 - 79, 101 - 105, and 112 - 113)

· Sopris Phase II Mountain Cottage Zone District (Lots 172 - 175, 225, 245 - 249)

· Mountain Cottage Zone District (Lots 176 - 224, 226 - 244)

· Aspen Collection Zone District (Lots 250 – 296)

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

- 3.7.8 **Erosion control mat.** Slopes in excess of 3:1 shall receive an erosion control blanket or approved equal.
- 3.7.9 **Water Features.** Water features above 10 gallons shall be submitted to the DRB for approval. Water feature must be maintained.
- 3.7.10 **Re-vegetation.** All other areas not covered by the above descriptions shall be irrigated and seeded with **Native Colorado Mixture or Perennial Value Mixture (these are the native flower mixes) and Low Grow Mix (this is the native grass mixture).** All native grass areas are to be irrigated until 75% germination is established. Deposits will not be returned until 75% germination on all landscaping. Homeowner will maintain the native areas of their lot.
- 3.7.11 Lot Landscaping & Drainage Requirements. No grades or drainage courses shall be significantly modified during the landscape installation process. Swales, bar ditches, culverts, area drains, roof drains and drainage courses must be inspected regularly and maintained free of debris, silt, and blockage and may not be changed or modified without prior

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

3.7.11.1 Swales

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

3.7.11.2 Gutters

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