

North Vista Highlands Metropolitan District

North Vista Highlands Design Guidelines

December 7, 2021

Pueblo, Colorado

Table of Contents

1.0	Community Vision	3
1.1	Purpose and Applicability	4
2.0	Site Design	5
2.1	Building Placement:	5
2.2	Site Grading & Drainage	5
2.3	Driveways & Parking:	6
2.4	Properties Adjacent to Open Space:.....	6
3.0	Architecture.....	7
3.1	Intent	7
3.2	Residential Design Standards	7
3.3	Non-Residential & Mixed-Use Design Standards	16
3.4	Communications Service Specifications	25
3.5	Mailboxes.....	25
4.0	Landscape Design Standards	26
4.1	Intent	26
4.2	Water Conservation.....	26
4.3	Single Family Detached and Attached Residential Uses:	27
4.4	Multi-Family Residential Uses:	33
4.5	Commercial/Mixed Use:	34
4.6	Irrigation:	35
4.7	Screening:	35
4.8	Exterior Lighting (All Uses):.....	35
4.9	Signage.....	36
5.0	Design Review Process	38
5.1	Architectural Review Committee (ARC):	38
5.2	Design Review Process:	38
5.3	Review Fees:	41
5.4	Waivers & Variances:.....	41

5.5 Inspection of Completed Work:..... 41

5.6 Fines for Non-Compliance: 42

6.0 Construction Regulations 44

6.1 Procedures:..... 44

6.2 Construction Site Management:..... 44

7.0 Appendix..... 47

7.1 Definitions:..... 47

7.2 Exhibit A: Area Application Map..... 51

7.3 North Vista Highlands – Architectural Review Committee 52

7.4 ARC Submittal Form for Residential Architectural Improvements: 53

7.5 ARC Submittal Form for Commercial Architectural Improvements: 61

7.6 ARC Residential Landscaping Review Submittal Form: 64

7.7 Variance Request Form..... 69

7.8 Approved Plant Materials List: 71

7.9 Exhibit B: District Fence Plan: 91

7.10 Tree Lawn Concepts:..... 92

7.11 Community Signage Concepts: 95

NORTH VISTA HIGHLANDS DESIGN GUIDELINES

(Applies to area in Exhibit A, page 51)
Pueblo, Colorado

1.0 Community Vision

North Vista Highlands is a master planned community that is the result of a comprehensive approach to planning over 1,185 acres of undeveloped high plains land in the northeast quadrant of Pueblo, Colorado. Annexed to Pueblo and zoned PUD (Planned Unit Development) in 2009 and amended in 2021, the land has been entitled for a wide variety of residential and commercial uses all organized around a network of open spaces, preserved arroyos and trails.

Development of the community into a collection of individual neighborhoods will occur over time. Development Area 1 is the first community area consisting of approximately 750 homes and will achieve the following goals:

- Create a cohesive and sustainable neighborhood atmosphere through innovative design and high quality materials.
- Provide a variety of housing products that meet the needs of a variety of lifestyles that are offered at pricing levels that are compatible with each budget.
- Integrate a mix of land uses that promote a complete neighborhood where the residents can live, work, play, shop and learn within the community.
- Integrate the natural environment into the design of the community to provide opportunities for trail and recreation within natural drainage ways and preserve panoramic views from the site.
- Strive for neighborhood design that is pedestrian friendly with safe, clean, all-weather surface walks and trails that connect residents and visitors to other neighborhoods, commercial centers, schools and civic uses.
- Encourage energy efficient construction and environmentally friendly design with smaller building footprints, high quality construction, chemical free interiors, innovative floor plans, state-of-the-art HVAC/air quality systems and smart home automation with certified DOE Zero Energy Ready and EPA AirPlus status.

The Planned Unit Development document sets design criteria for all planning areas within the North Vista Master Plan. The PUD and these design guidelines strive to set the standard for all neighborhood design where sidewalks are separated from the street by a landscaped tree lawn and by allowing on-street parking. Building architecture will be required to address the street with windows, covered entries, recessed garages and limited width driveways.

1.1 Purpose and Applicability

Pursuant to the Declaration of Covenants, Conditions and Restrictions as recorded with each subdivision plat, these design guidelines have been established to provide property owners, home builders, real estate developers and architects a set of standards to be addressed in the preparation of all plans and specifications.

These guidelines are in addition to and augment the standards within the PUD zoning document and the Declaration of Covenants, Conditions and Restrictions. Administered by The North Vista Highlands Architectural Review Committee (ARC), the goal is to:

- Ensure that the stated vision for the community is maintained.
- Attain the highest quality of development and construction.
- Protect and enhance the value of property within North Vista Highlands.

The intent of the master developer and the Architectural Review Committee is to maintain a high quality development that achieves harmony between the design of dwellings, commercial buildings, civic structures and the surrounding landscape.

These Design Guidelines apply to all new construction and landscaping and all additions and alterations to existing structures and landscaping. In the event of conflicts between the PUD, CC&R's and Design Guidelines, the PUD controls and overrules the guidelines.

The Architectural Review Committee (ARC) shall administer these guidelines in accordance with the procedures set forth in Section 5.0 of this document.

2.0 Site Design

2.1 Building Placement:

2.1.1 Residential

Building setbacks are specified in the PUD with the intent to provide a neighborhood character and streetscape that is attractive and welcoming by reducing a monotonous arrangement of homes with similar plans, facades and site placement. Garage placement is treated differently than livable portion of structure to enhance the streetscape by supporting a pedestrian friendly character by designing the livable portion of the home to be closer to the street than garages except when garage is side loaded.

2.1.2 Commercial

Commercial or non-residential uses that are predominately businesses that may include but are not limited to retail, restaurants, office, medical, or live/work, etc. are encouraged to be located with entrances close to the street with on street parking available and additional parking concentrated in smaller landscaped lots behind or to the side of structures.

2.1.3 Civic

Uses under this category may include but are not limited to community centers, school, churches, libraries, city services (fire/police facilities), etc. are encouraged to locate where impacts to residential neighborhoods are least impacted. Site Design should incorporate appropriate buffers to adjacent uses and accommodate most parking on-site. Architecture should be compatible with the quality of the overall community and add to the aesthetic of the neighborhood and streetscape.

2.2 Site Grading & Drainage

Every effort should be made to maintain graded contours of the building lot. In certain conditions it may be necessary to re-grade the lot to accommodate a residential unit. All proposed grading plans shall require approval from the ARC. Furthermore, all proposed landscape retaining walls shall require the review and approval of the ARC. As much as practical, the builder should integrate the structural design of the residence into the contour of the land in order to avoid excessive fill slopes or severe cut slopes. Emphasis will be placed on the proposed architectural design and site plan. Excessive grading,

retaining walls, and site disturbance will be discouraged.

2.3 Driveways & Parking:

Driveways and walkways leading from the public sidewalk or street to the home shall be composed of the following materials: concrete, patterned concrete, inter-locking pavers, permeable pavers, brick, and other finishes as approved by the ARC. Grass paving blocks for driveways and parking areas may be allowed provided that they are well maintained. The materials should be monochromatic and in the same color palette as the home. Patterns and borders should not be excessive or have detailed symbols that are distracting and incompatible with the residential architecture. ARC review and approval must be granted for multiple driveways.

2.4 Properties Adjacent to Open Space:

Special consideration needs to be provided for all lots adjacent to open space and common areas. The ARC shall review and determine whether the proposed residential layout and design detracts, encroaches, or disturbs these special areas. The architectural design, site plan, proposed fencing and landscape plan for lots adjacent to open space and park areas should be complementary to the natural topography, vegetation, views, and trails. See Section 4.7 regarding fencing along open space lots.

3.0 Architecture

3.1 Intent

It is the intent of these guidelines to provide direction for the thoughtful design and construction of all structures within North Vista Highlands. By using these guidelines, the community enhances and secures its quality of life, property values, and visual effectiveness. The architecture and planning of this community needs to respond to its location within a unique semi-arid environment, and it is intended that design be sensitive and environmentally responsible.

North Vista Highlands is committed to achieving the highest practical quality and design of the built environment through their relationship with knowledgeable property owners, builders and architects in a spirit of cooperation and common goals for community and quality. All parties should understand the subjective nature of architectural review and be attentive to the vision and intent of North Vista Highlands. All homes must conform to the Architectural Guidelines outlined within this document.

These Design Guidelines, in addition to the Pueblo Municipal Code (PMC) requirements found in Section 17-4-11 for residential and Sections 17-4-46 or 17-4-47 or 17-4-48 for small-scale, medium-scale and large-scale commercial performance standards and the North Vista Master Plan Planned Unit Development shall guide the exterior architectural design within the North Vista Highlands development. In the event that the Pueblo Municipal Code, the North Vista PUD, NVH CC&R's, NVH Rules & Regulations and/or these Design Guidelines differ; whichever is the most stringent shall be met.

All buildings shall meet the requirements of the adopted building codes for the City of Pueblo.

3.2 Residential Design Standards

3.2.1 Form, Massing & Scale:

All dwellings and accessory structures shall provide quality architectural design that takes into consideration building massing and style, roof lines, window and door placement, exterior materials and colors and other architectural features. The use of building articulation that breaks up the building mass into modules, which reflect proportions similar to other parcels within the development, shall be required.

3.2.1.1 Dwellings on corner, end, or double frontage lots

shall include architectural features, such as windows and doors, porches and entry features, building materials, and other features that match the front of the dwelling, along the sides or back of dwellings that face streets, drives, or open space areas.

- 3.2.1.2 New or replacement dwellings, dwelling additions and accessory structures shall be designed to be architecturally compatible with the primary structure, as applicable, in terms of building materials and colors, roof forms, building massing and style and other architectural features.
- 3.2.1.3 Dwellings shall incorporate facade modulation-stepping back or extending forward a portion of the façade.
- 3.2.1.4 Dwellings shall incorporate changing rooflines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
- 3.2.1.5 Changes of material shall occur with the change in building plane, but never at an outside corner.
- 3.2.1.6 Rooftop patios/terraces and/or 2nd/3rd floor balconies are encouraged.

3.2.2 Building Height:

Building height is defined as the vertical distance from the grade plane to the average height of the highest roof surface. As applied to flat roofs, height is measured as the vertical distance from the mean level of the finished grade of the front of the building to the highest point on the finished roof. For a pitched roof, it is the measured from the mean level of the finished grade of the front of the building to the average height of the rise of the pitched roof. Building height shall be measured from existing, pre-development grades or proposed grades (whichever is lower).

The North Vista PUD specifies maximum building height for residential and non-residential uses. These vary by Planning Area.

3.2.3 Architectural Styles:

- 3.2.3.1 All residential structures shall express a creative

presentation of exterior building materials, exterior details and texture, treatment of windows and doors, and use of angles and multiplicity of planes within the wall and roof design.

- 3.2.3.2 To provide diversity of housing types within this residential development, subdivision of ten or more lots containing one-family and two-family dwellings shall contain a sufficient number of different housing models of varying style and architectural features so that no more than 30 percent of the lots contain the same housing mode.

3.2.4 Energy Efficient/Sustainable Design

All dwelling units shall meet the most current locally adopted International Energy Conservation Code and are encouraged to be built to the "DOE Zero Energy Ready Home" and are encouraged meet all current DOE Zero Energy Ready Home National Program Requirements. The current (at time of printing) requirements can be found at:

https://www.energy.gov/sites/prod/files/2017/04/f34/DOE%20Zero%20Energy%20Ready%20Home%20National%20Program%20Requirements%20Rev06%20-%20Final_0.pdf

At the time of printing: A DOE Zero Energy Ready Homes must:

- 3.2.4.1 Comply with ENERGY STAR for Homes Program Requirements and Inspection Checklists for:
 - 3.2.4.1.1 Thermal Enclosure
 - 3.2.4.1.2 HVAC Quality Installation (Contractor and HERS Rater)
 - 3.2.4.1.2.1 Exceptions for QA-Credentialed HVAC Contractor (December 2016)
 - 3.2.4.1.2.2 DOE Zero Energy Ready Home 'Hardship' Waiver (May 2018)
 - 3.2.4.1.3 Water Management
 - 3.2.4.1.4 The target home/size adjustment factor used by ENERGY STAR
- 3.2.4.2 Feature energy efficient appliances and fixtures

that are ENERGY STAR qualified.

- 3.2.4.3 Use high-performance windows that meet ENERGY STAR v5.0 and v6.0 specifications (depending on climate zone).
 - 3.2.4.4 Meet 2015 International Energy Conservation Code (IECC) or the current locally adopted IECC for levels for insulation; whichever is the most stringent.
 - 3.2.4.5 Follow the latest proven research recommendations by installing ducts in conditioned space or in an optimized location as defined in the program specs.
 - 3.2.4.6 Conserve water and energy through an efficient hot water distribution system that provides rapid hot water to the homeowner.
 - 3.2.4.7 Provide comprehensive indoor air quality through full certification in EPA's Indoor AirPlus Program
 - 3.2.4.8 Accomplish savings on the cost of future solar PV installations by following the PV-Ready checklist for climates with significant solar insolation. This checklist references EPA's solar electric guide.
 - 3.2.4.9 Refer to the DOE Zero Energy Ready Home National Program for all requirements.
- 3.2.5 **Passive Energy Design**
- All dwelling units shall integrate passive energy features to maximize solar gain to the maximum extent practicable. Passive energy features include:
- 3.2.5.1 Building location and orientation on the site to maximize passive solar gain and/or passive cooling.
 - 3.2.5.2 Building layout to maximize comfort and utilization of passive solar gain and/or passive cooling.
 - 3.2.5.3 Window design and placement including the use of energy efficient windows, operable windows for passive cooling, support of day lighting, and to aid in maintenance of thermal comfort.
 - 3.2.5.4 Insulation to maintain thermal comfort.
 - 3.2.5.5 Thermal mass to aid in passive heating and/or

cooling.

3.2.5.6 Shading to allow the sun to passively heat the interior during the winter/cooler months and to shade it during the summer/hotter months.

3.2.5.7 Passive ventilation to aid in passive cooling.

3.2.6 Garages-Single Family Detached:

Requirements not addressed by the North Vista PUD or these guidelines are described in Section 17-4-23 (Off Street Parking Requirements) of the Pueblo Municipal Code.

3.2.6.1 Location

3.2.6.1.1 All single family detached dwelling units must have at least a one-car garage. Carports are not permitted.

3.2.6.1.2 The PUD specifies garage setbacks that are separate from livable portions of residence. Garages must be recessed from the street-facing façade of an unenclosed, covered porch provided the porch is at least 60 square feet.

3.2.6.1.3 Side-loaded garages (doors that are perpendicular to the front lot line) are permitted.

3.2.6.2 Garage Doors

3.2.6.2.1 Garage doors shall contain window lites.

3.2.6.2.2 Garage doors shall not comprise more than 50 percent of the street-facing linear building frontage, except that garage doors located on the side of a dwelling facing a side yard street may comprise up to two-thirds of the street-facing linear building frontage. For purposes of this provision, the width of the garage door(s) shall be measured as the linear distance between the outer edges of the door(s), including any wall area separating two or more garage doors that is less than two feet wide.

3.2.6.2.3 When garage doors are other than street-facing (e.g., the doors face a side or rear

lot line), the side of the garage facing the street shall include windows or other architectural details that mimic the features of the living area portion of the dwelling.

3.2.6.3 Electric Vehicle Charging Stations:

Each single family dwelling unit will be encouraged to provide at least one electric vehicle charging station accessed in the garage.

3.2.7 Garages-Single Family Attached:

Requirements not addressed by the North Vista PUD or these guidelines are described in Section 17-4-23 (Off Street Parking Requirements) of the Pueblo Municipal Code.

3.2.7.1 Location

3.2.7.1.1 All single family attached dwelling units must have at least a one-car garage per dwelling unit. Carports are not permitted.

3.2.7.1.2 The PUD specifies garage setbacks that are separate from livable portions of residence. Garages must be recessed from the street-facing façade of an unenclosed, covered porch provided the porch is at least 60 square feet.

3.2.7.1.3 Side-loaded garages (doors that are perpendicular to the front lot line) are permitted.

3.2.7.2 Garage Doors

3.2.7.2.1 Garage doors shall contain window lites.

3.2.7.2.2 Garage doors shall not comprise more than 50 percent of the street-facing linear building frontage, except that garage doors located on the side of a dwelling facing a side yard street may comprise up to two-thirds of the street-facing linear building frontage.

For purposes of this provision, the width of the garage door(s) shall be measured as the linear distance between the outer edges of the door(s), including any wall area separating two or more garage doors

that is less than two feet wide.

3.2.7.2.3 When garage doors are other than street-facing (e.g., the doors face a side or rear lot line), the side of the garage facing the street shall include windows or other architectural details that mimic the features of the living area portion of the dwelling.

3.2.7.3 Electric Vehicle Charging Stations:

Each single family dwelling will be encouraged to provide at least one electric vehicle charging station accessed in the garage.

3.2.8 Garages-Multi-Family

Requirements not addressed by the North Vista PUD or these guidelines are described in Section 17-4-23 (Off Street Parking Requirements) of the Pueblo Municipal Code.

3.2.8.1 Location:

Garages may be attached to the residential building or detached and combined with other garages within the parking areas. Structures must include architecture and materials that relate to the main buildings. Carports are permitted for multi-family rental communities.

3.2.8.2 Electric Vehicle Charging Stations:

In Multi-family structures where garages are provided; each garage will be encouraged to have at least one electric vehicle charging station. In Multi-family developments where carports are provided; it will be encouraged to provide one electric vehicle station for every 5 dwelling units and the charging station shall be accessible to all tenants.

3.2.9 Entries & Porches

3.2.9.1 Each dwelling unit in single-family detached, single-family attached and multi-family dwelling units with individual exterior entries shall have a covered entry. Multi-family dwellings units which have shared exterior entries shall have a covered entry at the shared entry.

3.2.9.2 Porches, where provided shall be a min. 60

square feet.

3.2.10 Materials & Colors

3.2.10.1 Each dwelling unit shall have a minimum of (3) exterior finish materials (not including doors, windows, roofing or trim).

3.2.10.2 Acceptable Materials:

- Brick
- Stone
- Stucco
- Fiber Cement Siding (lap, shingle, vertical, square panel with grid)
- Metal (corrugated metal siding, metal panels) see requirements below.
- Architectural Concrete (by pre-approval only)
- Wood

3.2.10.3 Metal:

Metal may be used on the exterior of buildings for architectural features, but it shall not be the primary exterior surface material on buildings. Metal may be used as architectural features covering no more than ten percent of the facades of the building, unless the decision-making body determines that additional metal in the design creates a high-quality or unique building design that meets the purpose and intent of the standards in this section. Standing seam (not corrugated metal) roofs are allowed and are exempt from the limitation on percentage of metal.

3.2.10.4 The use of brick, acceptable stone, architectural concrete, or stucco shall be incorporated into the building architecture on all sides of the structure, unless the DRC shall determine that the use of alternate building materials enhances the structure with the overall development.

3.2.10.5 Colors:

Fluorescent, neon or primary colors shall not be used on any wall or roof of any dwelling or accessory structure.

3.2.11 Roofs:

3.2.11.1 Acceptable roof types:

3.2.11.1.1 Sloped:

If a roof is a sloping roof; it shall have a min. 2 in 12 slope and shall have min. 10" overhang.

- Gable
- Hip
- Pyramid Hip
- Shed
- Mansard
- Gambrel
- Butterfly

3.2.11.1.2 Flat:

Flat roofs shall have a parapet that is a min. 2'-0" HT. or an average height of no more than 15 percent of the height of the supporting wall, and a maximum height at any point equal to 33 percent of the height of the supporting wall (whichever is highest) around the entire perimeter of the roof except where an access ladder is installed.

3.2.11.1.3 Barrel:

If a roof is a barrel roof; it shall have a min. 10" overhang.

3.2.11.2 Materials:

Acceptable roof materials:

- Asphalt Shingle
- Slate Roofing
- Tile Roofing (concrete, clay)
- Metal Standing Seam
- Wood Shingle
- Low Slope (Flat) roofing material acceptable on flat roofs only.

3.2.12 Solar Panels

Solar panels are permitted on structures and carports but cannot be free standing. Panels shall be installed to lay flat on the roof unless the roof is flat or barrel. Roofs should be designed for maximum effectiveness. Panels shall not create glare onto adjacent properties.

3.2.13 Exterior Utility Equipment

- 3.2.13.1 Wall mounted utility equipment shall be painted to match the exterior wall or shall be screened with either landscaping or fencing.
- 3.2.13.2 Ground mounted utility equipment shall be screened with either landscaping or fencing.
- 3.2.13.3 Satellite dishes must be mounted on the primary structure and not free standing. Every attempt should be made to locate dish where its view from the street or neighboring properties is mitigated.

3.2.14 Exterior Lighting

- 3.2.14.1 Exterior residential lighting fixtures shall coordinate with the architectural style of the primary structure.
- 3.2.14.2 Exterior residential and street lighting shall meet the requirements as stated in the City of Pueblo Municipal Code.
- 3.2.14.3 See section 4.7 for Landscape Lighting guidelines.

3.2.15 Windows & Doors

Acceptable material for windows and door:

- Metal/Aluminum
- Wood/Wood Clad
- Composite/Vinyl/Fiberglass

3.3 Non-Residential & Mixed-Use Design Standards

- 3.3.1 The design standards in this subsection are intended for commercial, mixed use and other nonresidential development and are to promote quality design of an urban environment.
- 3.3.2 These Design Guidelines — in addition to the Pueblo Municipal Code (PMC) requirements found in Sections 17-4-46 or 17-4-47 or 17-4-48 for small-scale, medium-scale and large-scale; respectively, commercial performance standards — and the North Vista Planned Unit Development shall guide the exterior architectural design within the North Vista Highlands development. In the event that the Pueblo Municipal Code, the North Vista Planned Unit Development and/or these Design Guidelines differ; whichever is the most stringent shall be met.

3.3.3 Pedestrian Access & Circulation:

3.3.3.1 Nonresidential development shall provide adequate pedestrian connections with surrounding areas, including all principle structures having direct pedestrian connection that meet ADA requirements:

3.3.3.1.1 From each principal structure entrance used by residents, employees, or the public to perimeter public sidewalks.

3.3.3.1.2 Between each principal structure in the development.

3.3.3.1.3 To sidewalks on adjacent properties.

3.3.3.1.4 To existing or planned transit stops

3.3.3.2 A development that has parking areas extending more than 250 feet from the principal structure shall provide a designated pedestrian walkway extending from the row of parking located furthest from the principal structure to a principal structure entrance, or to a sidewalk leading to such entrance. Such walkways shall be distinguished from the surrounding parking areas and drives by changes in materials, color and texture, raised surfaces, or landscaped edges.

3.3.3.3 All non-residential and mixed-use developments shall provide:

3.3.3.3.1 An unobstructed walkway at least seven feet wide extending across each facade of a principal structure that features a customer entrance or that abuts a public parking area; and

3.3.3.3.2 Weather protection and architectural features such as awnings or arcades at each structure entrance.

3.3.3.4 Pedestrian Gathering Spaces:

Provide outdoor spaces for pedestrians, such as plazas with seating areas and connecting path in all developments to the maximum extent practicable.

3.3.4 Parking Areas

3.3.4.1 Screening:
 Parking areas for nonresidential and mixed-use uses shall be screened from adjacent streets and properties to the maximum extent practicable.

3.3.4.2 Location:
 No more than 50 percent of the off-street parking shall be located between the facade of the principal building and the facing primary street or highway, unless the parking is located within a parking structure, or the decision-making body determines that the applicant has provided a more appropriate design, or demonstrated that it is not practical to distribute the parking in this manner, and the applicant has provided additional parking area landscaping or other amenities to mitigate a concentration of parking areas.

3.3.4.3 Driveways:
 Driveways shall be consolidated to the maximum extent practicable to reduce the number of sidewalk/driveway crossing points.

3.3.5 Building Form, Massing and Scale

Multi-family, mixed-use and commercial buildings shall attempt to express a creative presentation of exterior building materials, exterior details and texture, treatment of windows and doors, and use of angles and multiplicity of planes within the wall and roof design to lessen an ordinary appearance which can be characteristic of large residential and retail buildings. The use of building articulation that breaks up the building mass into modules, which reflect proportions similar to other parcels within the development, shall be required. Methods used to create intervals, which reflect and promote compatibility include:

3.3.5.1 Facade modulation - stepping back or extending forward a portion of the façade. Building facade articulation. Building facades shall include a variety of elements to the maximum extent practicable, including but not limited to, materials, colors, textures, wall plane projections or recesses, entry features, window and door placement, roof forms, canopies, and arcades.

3.3.5.2 Providing a covered entry or awning to the

articulation interval.

3.3.5.3 Changing the rooflines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

3.3.5.4 Changing materials with the change in building plane, but never at an outside corner.

3.3.5.5 Providing a lighting feature, trellis, tree, or other landscape feature with each interval.

3.3.5.6 Using colors, materials and details that blend with the other buildings within the area and to reinforce the modulation or articulate the interval.

3.3.5.7 Rooftop patios/terraces and/or 2nd/3rd floor balconies area encouraged.

3.3.6 Building Orientation:

To the maximum extent practicable, building setbacks from adjacent streets should be minimized to establish pedestrian-oriented street fronts. Building entrances should be oriented toward pedestrian walkways and plazas, with direct, continuous connections to the street without requiring pedestrians to walk through parking areas.

3.3.7 Building Height

3.3.7.1 Definition:

Building height is defined as the vertical distance from the grade plane to the average height of the highest roof surface. As applied to flat roofs, height is measured as the vertical distance from the mean level of the finished grade of the front of the building to the highest point on the finished roof. For a pitched roof, it is the measured from the mean level of the finished grade of the front of the building to the average height of the rise of the pitched roof.

3.3.7.2 Measurement:

Building height shall be measured from existing, pre-development grades or proposed grades (whichever is lower). Maximum heights are specified for residential and non-residential uses in North Vista PUD for each Planning Area.

Building height is defined as the vertical distance from the grade plane to the average height of the

highest roof surface. As applied to flat roofs, height is measured as the vertical distance from the mean level of the finished grade of the front of the building to the highest point on the finished roof. For a pitched roof, it is measured from the mean level of the finished grade of the front of the building to the average height of the rise of the pitched roof.

3.3.8 Energy Efficient/Sustainable Design

Each dwelling unit located in a mixed-use or multi-family structure is encouraged to be built to the "DOE Zero Energy Ready Home" and is encouraged to meet all current DOE Zero Energy Ready Home National Program Requirements. The current (at time of printing) requirements can be found at:

https://www.energy.gov/sites/prod/files/2017/04/f34/DOE%20Zero%20Energy%20Ready%20Home%20National%20Program%20Requirements%20Rev06%20-%20Final_0.pdf

At the time of printing: A DOE Zero Energy Ready Homes must:

3.3.8.1 Comply with ENERGY STAR for Homes Program Requirements and Inspection Checklists for:

3.3.8.1.1 Thermal Enclosure

3.3.8.1.2 HVAC Quality Installation (Contractor and HERS Rater)

3.3.8.1.2.1 Exceptions for QA-Credentialed HVAC Contractor (December 2016)

3.3.8.1.2.2 DOE Zero Energy Ready Home 'Hardship' Waiver (May 2018)

3.3.8.1.3 Water Management

3.3.8.1.4 The target home/size adjustment factor used by ENERGY STAR qualified.

3.3.8.1.5 Use high-performance windows that meet ENERGY STAR v5.0 and v6.0 specifications (depending on climate zone).

3.3.8.1.6 Meet 2012 International Energy

- Conservation Code levels for insulation. In some states 2015 IECC insulation levels are required — see End Note #15 of the Rev.06 specs
- 3.3.8.1.7 Follow the latest proven research recommendations by installing ducts in conditioned space or in an optimized location as defined in the program specifications.
 - 3.3.8.1.8 Conserve water and energy through an efficient hot water distribution system that provides rapid hot water to the homeowner. Download the WaterSense Excel tool for estimating the stored volume in hot water distribution systems.
 - 3.3.8.1.9 Provide comprehensive indoor air quality through full certification in EPA’s Indoor AirPlus Program
 - 3.3.8.1.10 Accomplish savings on the cost of future solar PV installations by following the PV-Ready checklist for climates with significant solar insolation. This checklist references EPA’s solar electric guide.
- 3.3.8.2 Refer to the DOE Zero Energy Ready Home National Program for all requirements.
- 3.3.9 Materials & Colors
- 3.3.9.1 Acceptable Materials: A variety of exterior facade building materials are required for nonresidential buildings. Allowed materials include brick, stone, split-face and ground-face masonry units, decorative architectural tile, stucco, integrally colored concrete, decorative concrete, glass, or other compatible quality materials.
 - 3.3.9.2 Metal: Metal may be used on the exterior of buildings for architectural features, but it shall not be the primary exterior surface material on buildings. Metal may be used as architectural features covering no more than ten percent of the facades of a building, unless the decision-making body determines that additional metal in the design creates a high-quality or unique building design that meets the purpose and intent of the

standards in this section. Standing seam (not corrugated) metal roofs are allowed and are exempt from the limitation on percentage of metal.

3.3.9.3 Reflective Glass: Any glazing materials shall have a maximum of 15 percent outside visual light reflectivity value.

3.3.9.4 Building/Roof Colors: Intense, bright or fluorescent colors shall not be used as the predominant color on any wall or roof of any principal or accessory structure. These colors may be used as building accent colors provided they are compatible with the building design and other primary colors on the building, and providing they do not constitute more than ten percent of the area of each elevation of a building, excluding windows, doors, and wall signs.

3.3.10 Roofs

3.3.10.1 Roof design and screening: All non-residential and/or mixed use buildings shall have fully enclosed roofs or articulated roof forms that shield roof-mounted mechanical systems from public view to the maximum extent practicable.

3.3.10.2 All roofs of non-residential and/or mixed used buildings shall meet the requirements of Section 3.2.11 of these Design Guidelines.

3.3.10.3 If sloped roofs are utilized in non-residential and/or mixed used buildings they shall meet the requirements of Section 3.2.11 of these Design Guidelines.

3.3.10.4 Parapets. Roofs of buildings shall have parapets or enclosures concealing flat roofs and roof-top equipment from public view, and such parapets and enclosures shall be constructed of materials that match the building in quality and detail.

Each such parapet or enclosure shall have an average height of no more than 15 percent of the height of the supporting wall, a maximum height at any point equal to 33 percent of the height of the supporting wall or 2'-0" high (whichever is

highest), and three- dimensional cornice treatments.

3.3.11 Doors & Windows

Acceptable materials for doors and windows:

- Metal/Aluminum
- Wood/Wood Clad
- Composite/Vinyl/Fiberglass

3.3.12 Exterior Lighting

3.3.12.1 Exterior residential and commercial lighting fixtures shall coordinate with the architectural style of the primary structure.

3.3.12.2 Exterior street lighting shall meet the requirements as stated in the City of Pueblo Municipal Code.

3.3.13 Signage

3.3.13.1 Commercial signage shall meet the requirements of the City of Pueblo Municipal Code. The North Vista PUD requires a Planned Sign Program application and approval by the City.

3.3.14 Retail, Office, Financial, Restaurant, Hotel and Mixed-Use Design Standards

These design standards are intended for new commercial development design, including promoting designs that produce facilities with human scale, that are pedestrian friendly, and that allow for alternative means of transportation.

The standards stated in this subsection apply to all new retail, office, financial, restaurant, hotel and mixed-use uses, defined as uses housed in a single structure or series of attached structures. These design standards are in addition to the general design standards for nonresidential uses stated in subsection 3.3 of these Design Guidelines.

3.3.14.1 Entrances

Non-residential entryways. Customer entrances shall be highly visible and shall incorporate at least one element from each of the following groups of features (for a minimum of two features per customer entrance):

3.3.14.1.1 Group 1:

3.3.14.1.1.1 Roof overhangs, raised cornice parapets, or peaked roof forms.

3.3.14.1.1.2 Recessed or projecting wall sections.

3.3.14.1.1.3 Arcades, canopies, or arches.

3.3.14.1.2 Group 2:

3.3.14.1.2.1 Outdoor patios with seating areas;

3.3.14.1.2.2 Display windows;

3.3.14.1.2.3 Other architectural details.

3.3.14.1.3 Residential Entrances in Mixed Use:

Residential entrances shall be separate from primary customer entrances in mixed-use structures.

3.3.14.2 Building Facades: The following standards are intended to prevent long, unbroken, monolithic walls visible to the public from streets or adjacent properties.

3.3.14.2.1 Each building façade greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet. The Architectural Review Committee may approve alternative designs that feature innovative use of high-quality building materials to break up building facades.

3.3.14.2.2 Each building facade shall incorporate at least three changes including, but not limited to, materials, colors, textures, wall projections or recesses.

3.3.14.2.3 Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along at least 60 percent of the horizontal length. All windows must be

clear and allow views into the establishment during business hours.

- 3.3.14.2.4 The sides and rear of buildings that are visible to the public shall be as visually attractive as the front of the building through the use of similar architectural features, detailing and building materials, and design of landscaping features.

3.4 **Communications Service Specifications**

- 3.4.1 CenturyLink Communications, LLC (“CTL”) is the preferred communications service provider for the North Vista Highlands.
- 3.4.2 Each Builder will, at their sole cost and expense, construct and comply with the CTL plans and installation specifications for the conduit, cable home wiring, jacks, structured wiring, distribution panels, including all related appurtenances, equipment, and faceplates, that will ensure delivery of the CTL services into and throughout each home constructed within the North Vista Highlands community and necessary to support CTL’s communications system installation, operation and functionality.
- 3.4.3 CTL will provide the Builder with the CTL marketing and promotional materials, such as literature and informational packets related to the CTL services (“Marketing Materials”).
- 3.4.4 Builder will provide the Marketing Materials to its third-party buyers and the contact information for a CTL representative for the buyer’s consideration in selecting and purchasing communications services from CTL.

3.5 **Mailboxes**

U.S Postal Service establishes the delivery method for the community. Centralized delivery is the preferred method using cluster box units (CBUs). Individual developers will provide Architectural Review Committee (ARC) approved mailboxes and locations. North Vista Highlands Metropolitan District will maintain the boxes and their locations. Any structural enclosures of the mailboxes or shade structures will be approved by the ARC prior to installation.

4.0 Landscape Design Standards

4.1 Intent

The landscape treatment of all private properties, public right-of-ways and open space/park areas has a tremendous impact on property values and the overall perceived values of the community. In order to protect and promote the values of the residents and property owners, these Landscape Guidelines have been established. It is not the intent of these guidelines to narrowly restrict design choices, but to allow variation within the framework of compatibility and harmony with the surroundings. The design review process encourages an early dialog regarding concepts and the interpretation and application of these guidelines in order to achieve the desired outcome. It is highly recommended that all property owners obtain the assistance of a Landscape Architect. The Landscape Architect should be thoroughly familiar with all elements of landscape design and construction as well as the proper selection and placement of plant materials.

Landscaping shall adhere to or exceed the Pueblo Municipal Code. In addition, these Design Guidelines shall apply for all residential and non-residential uses as administered by the North Vista Highlands Architectural Review Committee (ARC). All builders/homeowners must obtain approval from the ARC prior to landscaping of the property and any significant additional improvements thereafter.

The landscape theme for North Vista Highlands should provide a high quality appearance, which harmonizes with the architecture. Special attention should be paid to earth forms, site drainage, plant forms and placement, hardscape materials, and ground plane treatments. It will be necessary for all landscape plans to address soil types and climate. It is also the intent to promote low water use plant material, which is reflected in the recommended plant palette listed in these Design Guidelines.

4.2 Water Conservation

North Vista Highlands will be a community that will implement careful planning and design make sure lots sizes and usable open spaces are configured to be efficient in their use of irrigation which is the largest use for household water. Landscape design should emphasize the use of water-wise plant materials, the amount of water needed to support the landscape can be greatly reduced, resulting in resource conservation and cost savings.

- Use water wise plant material to reduce landscape water

demand.

- Utilize water-efficient irrigation systems such as smart irrigation controller, low flow sprinkler heads and drip irrigation. This includes moisture sensors and wind gauges.
- Mulch planting beds to maintain soil moisture, minimize evaporation, reduce weed growth and keep plant roots cool.
- Limit turf areas that require a lot of supplemental watering.
- Improve soil so that it can better absorb the water and also encourage deeper roots.

4.3 **Single Family Detached and Attached Residential Uses:**

The following Guidelines apply to all single family detached and attached homes (not including townhomes or multi-family residential) Requirements must be satisfied prior to the issuance of certificate of occupancy. This includes landscaping in the street right-of-way in all planning areas. Landscape design for all tree lawns will be provided by the master developer and installed by builders/homeowner including an automated irrigation system. Property owners will maintain all tree lawn areas and are responsible for replacement of plant materials/mulch and repair of irrigation system.

In addition:

- 4.3.1 Street trees along arterial and collector streets shall be required at a quantity calculated at one (1) tree for every 35 lineal feet. The minimum size for all street trees on arterial, collectors, and local streets is 2.0 inch caliper.
- 4.3.2 Tree lawns (area between back of curb and detached sidewalk) must be a minimum of 8' wide and 25% of area must have living ground cover. See Appendix 7.6 Tree Lawn Design (Typical)
- 4.3.3 Service areas and utility cabinets must be screened from view of street and adjacent properties by appropriate plant materials or fencing.
- 4.3.4 Adjacent property owners will maintain all landscaping to the back of the curb.
- 4.3.5 Native and drought tolerant plant materials shall be used whenever possible.
- 4.3.6 Front and Side Yard Requirements:
 - 4.3.6.1 Landscaping within the front yard must consist of a combination of turf lawn, trees and shrub beds. Large areas of rock mulch without any vegetation, is prohibited. Shrub beds must be coordinated between lots, as much as possible, to provide

visual continuity.

4.3.6.2 Side yards which are visible from streets or public open spaces must also be landscaped by the homeowner with a minimum of 25% living material. The balance of area may be rock mulch, walkway or other permeable surface.

4.3.7 Plant Materials:
It will be necessary for all plans to address soil types and climate. It is also the intent to promote low water use plant material, which is reflected in the recommended plant list. All landscape plans shall be prepared so that all plant material is clearly identified by common name, botanical name, size, spacing, quantity and any special planting notation. All required plant materials must conform to minimum standards established by the American Association of Nurserymen, as published in the American Standards of Nursery Stock. Plant growth habits and mature sizes should be taken into consideration when spacing trees, shrubs and groundcover.

4.3.7.1 Deciduous Trees:

4.3.7.1.1 Front Yard:

A minimum of one deciduous shade tree and one flowering ornamental tree must be planted in the front yard. The deciduous tree must be a minimum of 2.0 inch caliper at the time of installation and the flowering ornamental tree must be 2.0 inch caliper minimum at time of installation. All trees must be staked or guyed using metal T-post or wood lodge pole stakes. Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb for at least one full growing season.

4.3.7.1.2 Rear Yard:

A minimum of one deciduous shade tree, 2.0 inch minimum caliper at time of

installation placed at least 6' from property lines and structures. Location should result in providing shade to a portion of the yard or patio area.

4.3.7.2 Evergreen Trees:

An evergreen tree may be substituted for the required ornamental tree. The minimum size is 6 feet in height at time of installation. Spacing for evergreen trees must respond to individual species growth habit but should generally be spaced at least 10 to 15 feet away from structures.

4.3.7.3 Shrubs, Groundcovers and Perennials:

A minimum of three, 5-gallon size shrubs must be planted in the front yard. Additional Vines, groundcovers, vines and perennials are encouraged in planting beds (Minimum 1 gallon plant size) Spacing of all plant material should anticipate mature growth size and be placed a minimum of 5' from foundations. Shrub beds must be separated from turf and mulch areas with edging material.

4.3.7.4 Turf Grass:

All turf areas must be sodded or seeded with an improved variety of Kentucky bluegrass or drought tolerant equivalent (Buffalo Grass, Blue Gramma Grass). No turf areas permitted within 2 feet of foundations. Areas must be irrigated on separate zones from shrub beds. Artificial turf is permitted with approval provided it is professionally installed and has a natural appearance.

4.3.8 Landscape Materials:

4.3.8.1 Edging

Lawn areas must be separated from shrub beds with edging material. Edging must be limited to heavy (wide gauge) steel, concrete, brick, or stone.

4.3.8.2 Mulch

Mulch may include river rock, crushed stone, or gravel. Weed barrier material is required under all mulch areas. High contrasting color mulch will be

prohibited and earth tone colors will be encouraged.

4.3.8.3 Pavers/Flagstone

All weather surfaces for walks and patios can be concrete, concrete pavers, permeable pavers, or stone. Preparation of base course at manufacturer recommended depth is advised to prevent settling and drainage issues especially towards foundations. Use of asphalt, gravel and soil stabilizer is discouraged.

4.3.9 Installation Timeframe

Front and side yard landscaping must be installed within 90 days of occupancy, unless the home is first occupied between September 1st and March 31st. In this instance the completion of the front, rear and side yard landscaping could be delayed until the following July 1st. Failure to complete minimum landscaping within the allotted time will result in fines as specified in CC&Rs for non-compliance. The North Vista Highlands Metropolitan District retains the right to access the Property to install the minimum landscaping at its option and has the right to file a lien against the Property until the Buyer has reimbursed the Metropolitan District for the costs of the minimum landscaping.

4.3.10 Landscape Features (Section 6.4.3 North Vista PUD Guide)

A detailed plan of the following features must be submitted for review and approval by the North Vista Highlands Architectural Review Committee prior to installation:

- Fences: (see Section 4.2.9)
- Walls: Retaining walls
- Structures: Free standing pergolas, gazebos, arbors, trellises or sports goals, baskets, etc.
- Large boulders: Required to complement the architecture and landscape and must be installed 1/3 below ground level and incorporating into planting beds.
- Pools & Hot Tubs
- Play Equipment
- Exterior Lighting
- Bird Houses and Baths

- Dog Runs: Must be located in rear yard abutting the home and screened from view by landscaping. Open wire fencing cannot exceed 6 feet in height. No chain-link fencing or covers (tarps, sheets, and blankets) allowed. Limited to 200 square feet in area.
- Sculpture/Artwork
- Artificial Turf
- Flagpoles
- Sheds: Must be attached to primary structure and maintained in good condition
- Vegetable Gardens

4.3.11 Irrigation

Automatic irrigation systems shall be required to be installed and maintained by the homeowner in all front, side and rear yards including the tree lawn area between the sidewalk and curb. Irrigation systems must be operated by the owner in a fashion as to conserve water to the maximum extent practicable while still maintaining landscaping in an attractive, green and growing condition. Turf areas must be zoned separately from shrub and groundcover beds. Builders/Owners will be encouraged to design irrigation systems using state-of-the art technology that conserves water through moisture sensors and wind sensors as well as using solar energy to power controllers and programmers.

4.3.12 Fencing & Screening

4.3.12.1 Fencing Along Open Space, Parks and Common Areas:

Fences for properties which abut a public open space, trail corridor or park shall be designed with fencing materials that allow views from and to the open space.

All fencing adjacent to open space and streets to be installed and maintained by builder/owner (prior to home occupancy), as specified in design guidelines. All additional fencing to be installed by builder/owner requires approval by the Architectural Review Committee before installation. Installation and maintenance will be the responsibility of the homeowner.

Community Open Space Fence:

The standard fence consists of a three-rail vinyl fence (4 feet in height) in beige/sand color with brick or stone columns at key property corners as indicated on approved fencing plan.

Community Privacy Fence:

The standard fence consists of a solid vinyl panel fence (6 feet in height) in beige/sand color with brick or stone columns at property corners as indicated on approved fencing plan.

Fencing for pets can be accommodated with an open wire mesh attached to the interior side of the three-rail fence and not extending above the top rail.

- 4.3.12.2 Fencing for lots not adjacent to open space or common areas:
 - 4.3.12.2.1 Rear and Side Yards (required)
 - 4.3.12.2.1.1 Privacy Fences up to 72 inches in height are permitted between rear yards and side yards up to 10 feet from front facade (20 feet back from front façade on corner lots)
 - 4.3.12.2.1.2 Materials permitted are concrete panel, vinyl, masonry or stone.
 - 4.3.12.2.2 Front Yards (optional)
 - 4.3.12.2.2.1 It may be desirable to create a semi private realm between the sidewalk and porch area. The maximum height for this fence is 36 inches.
 - 4.3.12.2.2.2 Materials permitted are concrete open rail, painted wood, vinyl, iron, or masonry. The fence will need to incorporate a minimum 70% transparency rate. A transition fence will be required to create a smooth visual connection between the 3 foot high fence and 6 foot high fence.

The design can step in 1 foot increments or slant.

- 4.3.12.2.2.3 The final design of all fencing must be approved by the ARC before installation.

4.4 Multi-Family Residential Uses:

The following Guidelines apply to Multi-Family and Townhouse Residential Development. Requirements must be satisfied prior to the issuance of certificate of occupancy. This includes landscaping in the street right-of-way, open space and parking areas. Landscape design for all tree lawns will be provided by the master developer and installed by builders/homeowner including an automated irrigation system. Property Owner will maintain all tree lawn areas and are responsible for replacement of plant materials/mulch and repair of irrigation system.

- 4.4.1 Street trees along arterial and collector streets shall be required at a quantity calculated at one (1) tree for every 35 lineal feet. The minimum size for all street trees on arterial, collectors, and local streets is 2.0 inch caliper.
- 4.4.2 Tree lawns (area between back of curb and detached sidewalk) must be a minimum of 8 feet wide and 25% of area must have living ground cover. See Appendix 7.6 Tree Lawn Design (Typical)
- 4.4.3 Service areas and utility cabinets must be screened from view of street and adjacent properties by appropriate plant materials or fencing.
- 4.4.4 Native and drought tolerant plant materials shall be used whenever possible.
- 4.4.5 Minimum Open Space required on Multi-Family parcel is 20% of development area.
- 4.4.6 Landscape requirements for parking lots:
 - 4.4.6.1 Ten percent (10%) of parking lot areas shall be comprised of landscape islands of no less than 9 feet x 18 feet. Dimensions are measured from back of curb.
 - 4.4.6.2 No parking stall shall be more than 12 spaces from a landscaped area.
 - 4.4.6.3 Each row of parking must have an island located at its terminus.

- 4.4.7 Additional Pueblo Municipal Code standards for landscaping may apply to open space areas.

4.5 Commercial/Mixed Use:

The following Guidelines apply to Commercial/Mixed Use Development. Requirements must be satisfied prior to the issuance of certificate of occupancy. This includes landscaping in the street right-of-way, open space and parking areas. Landscape design for all tree lawns will be provided by the master developer and installed by builders/homeowner including an automated irrigation system. Property Owner will maintain all tree lawn areas and are responsible for replacement of plant materials/mulch and repair of irrigation system.

- 4.5.1 Street trees along arterial and collector streets shall be required at a quantity calculated at one (1) tree for every 35 lineal feet. The minimum size for all street trees on arterial, collectors, and local streets is 2.0 inch caliper.
- 4.5.2 Tree lawns (area between back of curb and detached sidewalk) must be a minimum of 8 feet wide and 25% of area must have living ground cover. Where structures have 0' feet setback, trees can be placed in tree grates and a minimum of 25% of area can be living plant material at grade or in planters.
- 4.5.3 Service areas and utility cabinets must be screened from view of street and adjacent properties by appropriate plant materials or opaque fencing or combination of 75% opacity and plant material.
- 4.5.4 Native and drought tolerant plant materials shall be used whenever possible.
- 4.5.5 Minimum Open Space required for Non-Residential is 20% of development area. A fee in lieu may be substituted as determined by the Land Use Administrator per PUD specifications.
- 4.5.6 Landscape requirements for parking lots:
- 4.5.6.1 Ten percent (10%) of parking lot areas shall be comprised of landscape islands of no less than 9 feet x 18 feet. Dimensions are measured from back of curb.
- 4.5.6.2 No parking stall shall be more than 12 spaces from a landscaped area.

4.5.6.3 Each row of parking must have an island located at its terminus.

4.5.7 Additional Pueblo Municipal Code standards for landscaping may apply to open space areas.

4.6 **Irrigation:**

Automatic irrigation systems shall be required for all landscaped areas. It is the responsibility of the property owner to install and maintain including the tree lawn area between the sidewalk and curb. Irrigation systems must be operated by the owner in a fashion as to conserve water to the maximum extent practicable while still maintaining landscaping in an attractive, green and growing condition. Turf areas must be zoned separately from shrub and groundcover beds. Builders/Owners will be encouraged to design irrigation systems using state-of-the art technology that conserves water through moisture sensors and wind sensors as well as using solar energy to power controllers and programmers.

4.7 **Screening:**

All utility cabinets, HVAC equipment, trash containers, irrigation backflow preventers, etc. must be screened from view from streets and common areas. Screening material may be opaque or a combination of 70% opacity and plant material. All screening must extend 12 inches above object to be screened.

4.8 **Exterior Lighting (All Uses):**

All exterior building, landscape, or accent lighting must be approved by the ARC prior to installation. The obtrusive aspects of outdoor lighting shall be minimized, to promote dark skies while preserving the safety, security, and the nighttime use and enjoyment of all properties. Some measures to achieve these goals include: directing appropriate amounts of light where and when it is needed, using energy-efficient sources and technologies and decreasing the waste of light and the generation of glare resulting from poorly shielded or inappropriately directed lighting fixtures.

More specifically, the following practices shall be enforced:

4.8.1 Any light fixture installed shall be shielded such that the light is projected below the horizontal plane created by the shield.

4.8.2 Any light fixtures shall be constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction

from any part of the luminaire, is projected below the horizontal as determined by photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

- 4.8.3 All light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries.
- 4.8.4 Exterior wall, fence, and building mounted light fixtures should be integrated into the architecture of the building and should keep with the chosen theme. Spotlights and floodlights are prohibited except for those activated by a motion detector and only when specifically approved by the ARC. All specialty lighting for residential areas such as patios, swimming pools, and any other outdoor areas must be approved by the ARC. Private sport courts/tennis courts shall not be lit.
- 4.8.5 Lighting for Multi-family or Non-residential use at driveway entrances will consist of low voltage, downcast lighting to illuminate signage for address/project identity or parking directions.
- 4.8.6 The objective for exterior lighting is to remain consistent with the requirements for safety and security while keeping the lighting as subdued as possible.
- 4.8.7 Temporary lighting displays (less than 60 days) are permitted.
- 4.8.8 Landscape “uplighting” is not permitted.

4.9 Signage

The number, location and design of all subdivision signage within public right-of-way must comply with the approved North Vista PUD and all applicable City of Pueblo zoning regulations.

- 4.9.1 Address Signage:
Address signage should be located in a manner to be visible from the street. All applicable regulations pertaining to size, location, and visibility standards must be met. No person shall paint or otherwise place address numbers upon streets, gutters or curbs, unless requested by the City of Pueblo for public safety.
- 4.9.2 Temporary Signage:
Temporary signs, as defined and permitted per current Zoning Ordinance requirements, the NVH CC&R documents and Rules and Regulations, and PUD must

comply with all regulations related to location, size, and time duration on the property.

4.9.3 Community Signage

Per the PUD, Section 6.1, signage is generally classified in three categories:

- Community Identification (see Appendix 7.11)
- Neighborhood Identification (see Appendix 7.11)
- Directional Signage (see Appendix 7.11)

Locations will be determined and approved by the North Vista Highlands Metropolitan District. Final design based on the concepts provided in the Appendix, Section 7.7 will be approved by the Architectural Review Committee.

Construction is the responsibility of the property owner where the sign will be located. Sign permit will be required through the City of Pueblo.

5.0 Design Review Process

5.1 Architectural Review Committee (ARC):

The Architectural Review Committee (ARC) has been established through the North Vista Highlands Declaration of Covenants, Conditions and Restrictions and PUD. This CC&R describes in detail the specific applicability, approval, oversight authority and governance rules for the ARC. It specifies that any new construction or changes to the exterior of a property must be approved by the ARC.

The Metropolitan District also reserves the right to revise and amend these Design Guidelines from time to time as changing conditions and/or priorities dictate.

5.2 Design Review Process:

The following process for property owners to obtain approval of any construction or changes to property within North Vista Highlands is a three-step process: Sketch Plan, Preliminary Plan and Final Plan.

Each step requires a submittal to the ARC along with specific information as described below for each step. Written approval must be obtained from the ARC before the improvements are made.

5.2.1 A. Sketch Plan

In order to provide early guidance on proposed projects and reduce extensive early design costs, the first step is an informal submittal of a sketch plan and supporting materials that describe the intent and general scope of any property improvements. Response from the Committee will address any major issues, submittal requirements, and general expectations for the Preliminary Plan and Final Plan steps.

This will give property owners a clear understanding of the process and will give the Architectural Review Committee an initial sense of the design concept and identify any general issues.

The sketch plan and any supporting documents of images to be submitted must contain enough information for the Committee to understand the size, scale, materials, colors and location of elements on the property.

5.2.2 B. Preliminary Plan Review

Submittal requirements to the ARC contain the following items:

5.2.2.1 Application Form (see Appendix) and Review Fees

The forms should be signed and dated and include payment of review fees. All submittal items should be sent or delivered to:

**NVH Architectural Review Committee
c/o Jim Gilbertson
4005 Jerry Murphy Rd
Pueblo, CO 81001**

Files may be emailed to:

K.Foster.NVH@gmail.com

C.Peterson.NVH@gmail.com

D.Weirich.NVH@gmail.com

5.2.2.2 Architectural Improvements (New & Modifications) both residential and commercial:

5.2.2.2.1 Plans: Two sets (one full size plot, one digital) drawn to scale: 1/4" = 1'0"

5.2.2.2.2 Floor Plans with total square footage for each floor, finished floor elevations.

5.2.2.2.3 Roof Plans indicating pitch, ridges, materials

5.2.2.2.4 Elevations illustrating all sides, materials, colors and building height calculation.

5.2.2.2.5 Details/Catalog Sheets for lighting fixtures

5.2.2.2.6 Net Zero Energy and EPA AirPlus Reports

5.2.2.2.7 Submittal form (see Appendix)

5.2.2.2.8 Other

5.2.2.3 Landscape/Site Improvements both residential and commercial:

5.2.2.3.1 Plans: Two sets (one full size plot, one digital) drawn to scale: 1"=10'

5.2.2.3.2 Site Plan indicating all property lines, easements, building footprint, proposed grading and adjacent properties.

5.2.2.3.3 Planting Plan indicating all plant material types, quantities, sizes and location. Also

indicate all hardscape materials and colors.

5.2.2.3.4 Irrigation Plan indicating location of controller and backflow preventer, all mainlines, zones, and sprinkler head locations.

5.2.2.3.5 Specialty Improvements:
Plans/details/images for play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting, etc. including materials, colors with some items requiring elevations drawn to scale.

5.2.2.4 Action by ARC

The ARC will review the application for completeness and notify applicant of any deficiencies. The ARC will only review a complete application package and respond in writing (either hardcopy or electronic) within 30 days with comments and revisions required for final approval.

If seeking a hardcopy response, and/or for the return of any submission items, include a stamped, self-addressed return mailer.

5.2.3 Final Plan Review

The applicant will submit revised plans addressing all comments and required revisions for final review by the ARC prior to final approval. The applicant will be provided an approval letter that will be required to accompany the request for certification of occupancy by the City of Pueblo.

5.2.4 Minor Modifications

No Design Review submittal is required for minor modifications such as enhancements to existing flower beds and lawns consistent with approved guidelines. This includes planting bulbs and annuals, fertilization, pruning, replacing mulch or groundcovers, adding non-permanent paths, replacing dead plant material or turf. Repainting of a home with identical color palette and scheme is permitted without design review.

5.2.5 Site Inspection

The ARC may review all work in progress and/or at

completion of work to the extent required to ensure that the improvement(s) complies with all approved plans and/or construction procedures. The ARC reserves the right to withdraw approval of any project or improvement if the approved plan is not being followed.

5.3 **Review Fees:**

The ARC sets all review fees and reserves the right to revise the fees based on the review costs sustained by the ARC. Fees are per-lot and must be paid by check or money order at the time of submittal to the North Vista Highlands Metropolitan District. The following fees are non-refundable:

- 5.3.1 Sketch Plan Review, Residential and Commercial - \$50
- 5.3.2 Preliminary Architectural Improvements (New Construction & Major Modifications) for Residential - \$250.00
- 5.3.3 Preliminary Architectural Improvements (New Construction & Major Modifications) for Commercial - \$500
- 5.3.4 Preliminary Landscape/Site Improvements (New Construction) for Residential - \$250.00
- 5.3.5 All Minor Modifications - \$100.00
- 5.3.6 Final Review for All Residential - \$100
- 5.3.7 Final Review for All Commercial - \$200
- 5.3.8 Variance Request (In addition to Review Fee) - \$75.00 This request may require review by ARC, Committee of Directors and City Planning along with the request for additional supporting information. A form and fee must be submitted for each variance being requested.

5.4 **Waivers & Variances:**

Approval of any proposed plans is at the sole discretion of the North Vista Highlands Architectural Review Committee. The Committee may also grant variances from compliance with any of the provisions of these Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations are considered.

5.5 **Inspection of Completed Work:**

Unless otherwise specified in writing by the ARC, any approval granted by the ARC shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same Lot, unless approval to modify any

application has been obtained.

All improvements approved by the ARC must be commenced within 90 days from the date of approval. If not commenced within such time, then such approval shall be deemed revoked by the ARC, unless the ARC gives a written extension for commencing the work. Additionally, except with written ARC approval otherwise, and except for delays caused by strikes, fires, national emergencies, critical materials shortages or other intervening forces beyond the control of the Owner, all work approved by the ARC shall be completed within six (6) months of commencement, or within such time as otherwise specified in the approval from the ARC. In the event that any person fails to commence and diligently pursue completion of all approved work as set forth above, the ARC, acting through its District Committee of Directors, shall be authorized to enter upon the Lot and remove or complete any incomplete work and to assess all costs incurred against the Lot and the Owner thereof as a Specific Assessment.

The ARC, or its duly authorized representative, shall have the right, after reasonable notice to the Owner or occupants of the Lot and during regular business hours, to inspect any Improvement, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted by the ARC.

5.6 Fines for Non-Compliance:

Compliance with these Design Guidelines benefits all property owners by promoting a consistent aesthetic and quality environment that protects property values and the enjoyment of the property owners' investment. Pursuant to the North Vista Highlands Rules & Regulations Section 5.12, failure to adhere to these Design Guidelines may result in monetary penalties or suspension of any services provided by the North Vista Highland Metropolitan District. Furthermore, the property owner may also be held responsible for costs incurred by the Metropolitan District to resolve the issue such as, but not limited to legal expenses, fees and liens filed against the property.

5.6.1 Fine Schedule:

5.6.1.1 First Notice: A written notice providing owner description of violation and a request for compliance within 10 days. Homeowners may appeal an alleged landscape violation in writing within 10 days to the ARC where a date will be set to review the issue.

- 5.6.1.2 **Second Notice:** A written notice to owner indicating that violation has not been corrected and a \$50.00 penalty will be imposed if compliance is not achieved within 10 days.
- 5.6.1.3 **Third Notice:** A written notice that violation has not been corrected and a \$50.00 fine has been imposed. If violation is not corrected within 14 days then a \$100.00 fine will be imposed.
- 5.6.1.4 **Fourth Notice:** A written notice to owner indicating that the violation has not been corrected and a \$100.00 fine has been imposed and that an additional \$100.00 fine will be imposed every 14 days until the violation is corrected.

6.0 Construction Regulations

6.1 Procedures:

For safety, orderly construction activity, and for the protection of residents, construction regulations will be strictly enforced. These regulations shall be a part of the construction contract document specifications for each home. Contractors and property owners are also responsible for abiding by all applicable construction regulations of the City of Pueblo.

A “Construction Area Plan” shall be provided showing size and location of construction material storage, limits of excavation, drive areas, parking, chemical toilet location, temporary structures (if any), dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign.

During construction, proper soil stabilization, water control, and timely revegetation are required.

Temporary structures must be located on the owner’s property and must be approved by North Vista Highlands Architectural Review Committee.

All signs on the site are subject to review and approval by the ARC.

Construction period deposits will be returned at issuance of certificate of occupancy.

6.2 Construction Site Management:

6.2.1 Construction Hours:

Construction activity is expected to occur Monday through Friday between the hours of 7:00am and 5:30pm. Extended working hours may occur from 5:30pm to 9:00pm but shall be limited to a fully enclosed structure. No work will be allowed after 9:00 pm on Saturday and Sunday. Holiday working hours shall be from 8:00 am to 5:00 pm.

Loud construction noise especially produced by pneumatic hammers, electric saws, etc., are limited to the hours of 9:00 am to 5:00 pm.

6.2.2 Signage & Fencing:

Construction shall be contained within a perimeter construction fence. Storage areas shall be designated and fenced according to the approved “Construction Area Plan”.

6.2.3 Parking, Traffic and Deliveries:

All vehicles will be parked so as not to inhibit traffic or inconvenience neighbors or other builders.

No construction vehicles shall be left on the construction site during non-working hours.

Construction staging will not be allowed in the road right-of-way.

6.2.4 Noise, Dust and Erosion Control:

Every effort shall be made to control dust and noise. Sound amplification devices are limited to use within structures.

Loud noises shall be limited to the hours stated previously.

It is the responsibility of the contractor to clean and maintain the roadway areas leading to and from the construction site.

Concrete trucks shall be cleaned only in designated areas.

All contractors will be responsible to prevent erosion and protect adjacent properties from storm water run-off impacts.

6.2.5 Trash & Sanitation:

Proper disposal of refuse and storage of material is the property owner's and contractor's responsibility.

All construction areas shall always be kept free of unnecessary debris and litter. Permanent water connection and temporary enclosed chemical toilets must be provided by the contractor/ builder.

6.2.6 Damage:

Damage done by contractors to any property, other than the owner's, shall be promptly repaired at the expense of the contractor. Any common ground, adjacent lots or road improvements which are damaged during construction shall be promptly restored to their original condition and to a state which is satisfactory to North Vista Highlands Metropolitan District.

All areas disturbed by construction shall be revegetated with a native seed mix. Seeded slopes steeper than 3:1 shall receive erosion control protection.

6.2.7 Other Rules:

6.2.7.1 All construction employees will abide by the rules and regulations set by North Vista Highlands.

6.2.7.2 No pets are allowed on the construction site or in structures or vehicles.

- 6.2.7.3 No changing of oil of any vehicle on the site.
- 6.2.7.4 Discharge of firearms is prohibited.
- 6.2.7.5 All lot owners will be responsible for the conduct and behavior of their representatives, builders, and contractors.

7.0 Appendix

7.1 Definitions:

- 7.1.1 **Annuals:** Plants that only live through one growing season.
- 7.1.2 **Backflow Preventer:** Device to protect water supplies from contamination and pollution.
- 7.1.3 **Boulders:** large rounded mass of rock at least 24" in width or height.
- 7.1.4 **Caliper:** The diameter or width of a tree measured at 4.5' above the base of the tree.
- 7.1.5 **Composite Material:** a material that may be used for decks and fences made from a combination of plastics and wood particles compressed into all-weather materials that can mimic wood and vinyl products.
- 7.1.6 **Civic:** Those uses that typically serve the public and are maintained by a government or quasi-governmental agency. Examples include city administration, libraries, post offices, public safety services (fire, police, ambulance), and cultural facilities.
- 7.1.7 **Community Amenities:** A broad category of items that add value to the lives and properties of the residents. Includes parks, open space, and trails. Other amenities may include water features such as lakes and streams; or facilities such as community centers, transit centers, golf courses, and event centers; and aesthetic additions such as enhanced landscaping, lighting, street furnishings, and artwork.
- 7.1.8 **Deciduous:** Trees or shrubs that shed their leaves at the end of the growing season.
- 7.1.9 **Detention:** Refers to a facility designed to detain storm-water on the property so that its release downstream can be accomplished in a measured and controlled manner according to city engineering standards.
- 7.1.10 **Edger:** A material that maintains a continuous edge between lawn and planting beds.
- 7.1.11 **Impervious:** A surface material that does not allow water to pass through.

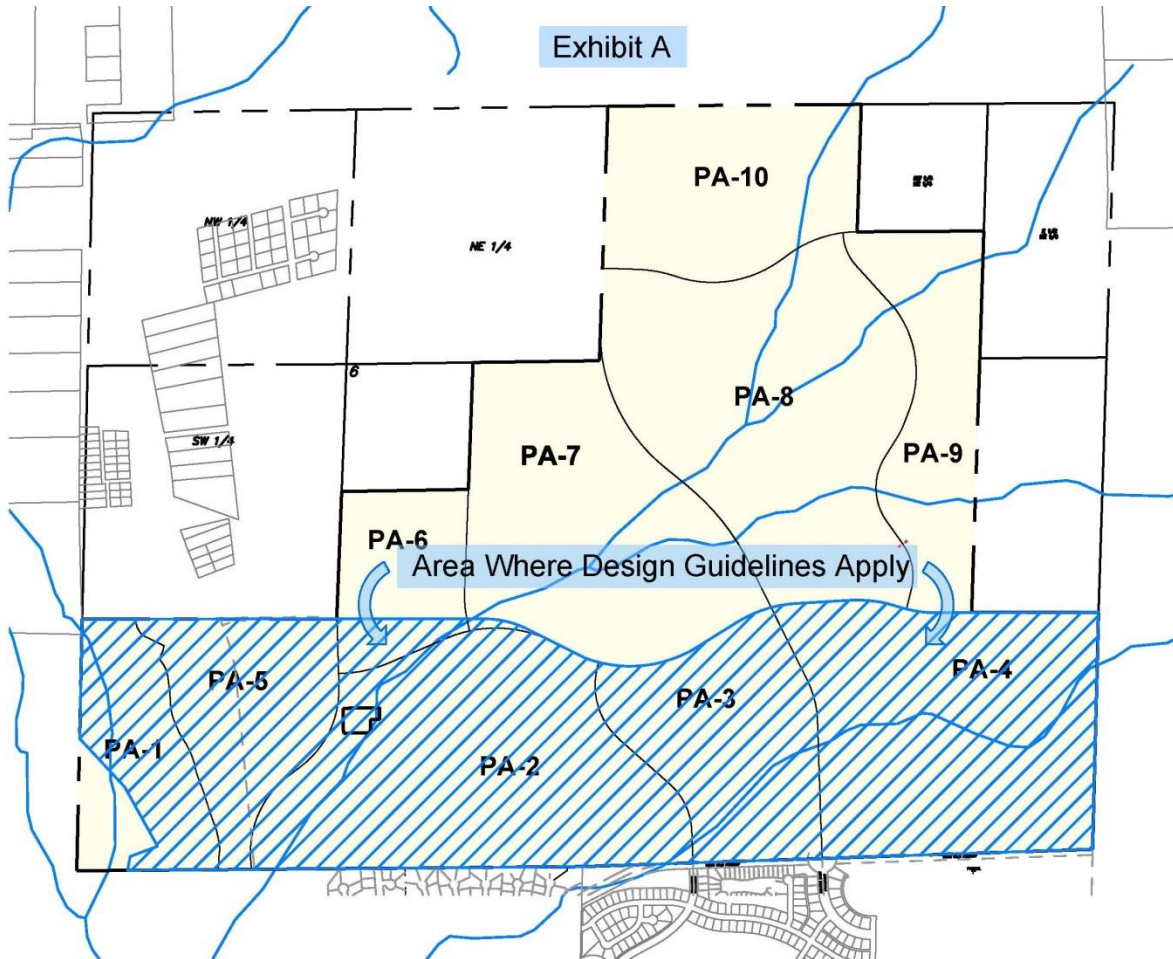
- 7.1.12 **Institutional:** Includes uses related to educational, religious, or medical facilities.
- 7.1.13 **Mixed Use:** A mix of uses within structures (horizontally or vertically) that may, for example, contain retail uses on the ground level and office and residential uses would be located on upper levels.
- 7.1.14 **Multi-Family Residential:** Residential structures designed for housing three (3) or more families, where the number of families in residence does not exceed the number of dwelling units.
- 7.1.15 **Neighborhood Commercial:** Retail and office uses that cater to the immediate neighborhood rather than depend on a regional draw. Typical businesses are for local convenience and service. Examples include: convenience stores, grocery stores, branch banks, post office, dry cleaners, video stores, personal and professional services, and small medical offices.
- 7.1.16 **Opacity:** The degree to which an element is not transparent or translucent. Applies toward the requirements for fencing.
- 7.1.17 **Open Space:** All areas of a development that do not contain enclosed and permanently occupied structures for businesses or residences. The purpose is to provide relief from development and an amenity by preserving natural areas for visual enjoyment, land use buffers, drainage, storm water detention, steep slopes, vegetation (both natural and landscaped), water features, and trail corridors. Vacant land that may be subject to future development is not considered open space.
- 7.1.18 **Park:** Improved open space where landscaping, irrigation, and specific facilities have been constructed. This PUD under section 7.7.2.3 further divides park use into three categories: District Park, Neighborhood Park, and Pocket Park/Urban Plaza.
- 7.1.19 **Perennial:** Plant material that lives throughout many growing seasons, but goes dormant during the winter season.
- 7.1.20 **Pergola:** an outdoor garden feature forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice, often upon which vines are trained.
- 7.1.21 **Permeable:** A surface that allow water to pass through. Application to pavers that reduce storm runoff by allowing

- water to pass into sub-base.
- 7.1.22 **Recreation:** Any leisure activity whether passive or active and occurring either outside or within a structure. Typically these facilities are associated with a park or community center that can serve the public or be exclusive to residents and may include sports fields, swimming pools, fitness centers, clubhouses, picnic shelters, bike/hike trails, golf courses, playgrounds, and accessory uses such as restrooms.
- 7.1.23 **Regional Commercial:** Retail, entertainment, and office uses that often depend on a service area outside the immediate development or neighborhood and may include large scale retail centers, office parks, medical campuses, and research and development campuses.
- 7.1.24 **Sales Center:** An office use dedicated to providing information to potential property buyers and conducting property sales. Typically a sales center is a temporary use until all properties are sold.
- 7.1.25 **School:** Any facility for educational or training purposes and any accessory uses, or structures associated with the organization whether publicly or privately owned and funded.
- 7.1.26 **Single Family Attached Residential:** a dwelling unit having one or more walls or portions of a wall in common with another dwelling unit. This includes terms such as duplex, patio home, townhouse, condominium, apartment and similar terms.
- 7.1.27 **Single Family Detached Residential:** One dwelling unit located on one site, with no physical or structural connection to any other dwelling unit and used exclusively for the occupancy of one family.
- 7.1.28 **Trellis:** A structure of open latticework especially one used as a support for vines.
- 7.1.29 **Variance:** An official permit granted by the Architectural Review Committee to allow something that is normally not permitted by regulations.
- 7.1.30 **Vinyl:** A plastic or PVC material made from synthetic or recycled plastics. Commonly used for irrigation pipes and fencing.
- 7.1.31 **Utilities:** Generally includes all facilities, structures, and conductors of public services such as water, wastewater,

electrical, communications, refuse collection or disposal, power generation apparatus such as solar collection panels and wind turbines.

7.2 Exhibit A: Area Application Map

Shows the boundary of the area where these Guidelines apply:



7.3 North Vista Highlands – Architectural Review Committee
Application Form

Application Date: _____

Type of Review: Sketch Plan Final Plan
 Minor Alteration Landscaping / Landscape Modification

Name of Project: _____

Description of Project (Please see Submittal Requirements, Section 5.2 for required information):

Street Address: _____

Lot: _____ Block: _____ Filing: _____
Legal Description: _____

Owner: _____
Mailing Address (if different from above): _____

Telephone: (____) _____ Fax: (____) _____
Email Address : _____

Architect / Contractor: _____

Mailing Address: _____
Telephone: (____) _____ Fax: (____) _____
Email Address: _____

Desired Start Date: _____ Number of Days to Complete: _____

I am aware that if my submittal is incomplete, it will not be reviewed by the ARC.

Owner / Contractor Signature

Date

.....
ARC Use Only

Date Received: _____ Meeting Date: _____
Fee Paid: \$ _____

7.4 ARC Submittal Form for Residential Architectural Improvements:

Must be submitted with all other documents. Attach separate paper if needed to notate any concerns or questions developer/builder/owner may have.

7.4.1 Setbacks

See PUD page starting 24

Set back amnt	Area:	Approved:
	Left side of home	
	Right side of home	
	Rear of home	
	Front of home	
	Garage setbacks for the front facing the street	
	Garage setbacks for side of street	
	Carport setbacks (for MFU/MDU only)	
	Variance requested and form/fee submitted	XX

7.4.2 Driveways:

See North Vista Highlands Design Guidelines Section 2. "Driveways and Parking" and section 3.3.4.3 and 4.7

Y/N/NA	Guidelines:	Approved:
	Driveway is setback from the corner	
	Driveway width is consolidated to the maximum extent possible	
	Approved Materials: Concrete, patterned concrete, interlocking pavers, permeable pavers, brick	
	Other material requesting ARC approval (include samples or images as needed)	
	Is lot adjacent to common areas/open spaces	
	Variance requested and form/fee submitted	XX

7.4.3 Size/Style of the Building

Square Feet	Area	Confirmed:
	Style (Single Family, Multifamily, Townhome, etc.)	
	Square footage total	
	Basement style and square foot	
	2 nd floor square foot	
	Garage doors are less than 50% of the street-facing linear building frontage OR less than 66% of the street facing linear building frontage.	
	Variance requested and form/fee submitted	XX

7.4.4 Building Height:

See North Vista Highlands Design Guidelines section 3.2.2 “Building Height”
See attached chart. Mark in notes if proposed plan adheres to guidelines or if a Variance is being requested and submit a request for Variance.

Defined as: the vertical distance from the grade plane to the average height of the highest roof surface.

As applied to flat roofs, height is measured as the vertical distance from the mean level of the finished grade of the front of the building to the highest point on the finished roof.

As applied to pitched roof, it is the distance measured from the mean level of the finished grade of the front of the building to the average height of the rise of the pitched roof.

Building height shall be measured from existing, pre-development grades or proposed grades (whichever is lower)

7.4.5 Energy Efficient/Sustainable Design

See North Vista Highlands Design Guidelines section 3.2.4 “Energy Efficient/Sustainable Design”

It is the builder/owner’s responsibility to confirm DOE Zero Energy Ready Home guidelines have not changed. The current requirements can be found at [DOE Zero Energy Ready Home National Program Requirements Rev06 - Final 0.pdf](#)

Y/N	Guidelines:	Approved:
	Is the home DOE Zero Energy Ready Home	
	Certified under ENERGY STAR Qualified Homes Program Version 3 or 3.1	
	Duct distribution systems located within the homes thermal and air barrier boundary or an optimized location to achieve comparable performance.	
	Hot water delivery systems (distributed and central) meet efficient design requirements. (ENERGY STAR gas/propane of 55 gal or less, EF= 0.67 and greater than 55 gal EF= 0.77; Electric systems EF=2.0. For heating oil water heaters use EF=0.60)	
	Conserve water and energy through an efficient hot water distribution system that provides rapid hot water to the homeowner.	
	HVAC Quality Installation (Contractor and HERS Rater)	
	Target home/size adjustment factor used by ENERGY STAR. (see attached)	
	Energy efficient appliances and fixtures that are ENERGY STAR qualified. (All installed refrigerators, dishwashers, clothes washer/dryer and programmable thermostat.)	

	80% of lighting fixtures are ENERGY STAR qualified or ENERGY STAR bulbs in a minimum of 80% of sockets.	
	All installed bathroom ventilation and ceiling fans are ENERGY STAR qualified.	
	Use High-Performance windows that meet Energy Star v5.0 and v6.0 spec (based on climate zone)	
	Meet 2015 IECC (or the current locally adopted IECC) for levels for insulation, whichever is most stringent.	
	Provide comprehensive indoor air quality through full certification in EPA's indoor AirPlus program.	
	Accomplish savings on the cost of future solar PV installations by following the PV-ready checklist (refer to the DOE link above for checklist)	
	Passive Energy Design:	
	Building location/orientation on site designed to maximize passive solar gain and/or passive cooling.	
	Building layout maximized comfort and utilization of passive solar gain and/or cooling.	
	Window design and placement include the use of energy efficient windows, operable windows for passive cooling, support of day lighting and to aid in maintenance of thermal comfort.	
	Solar panels are not free standing. Installed to lay flat (except on flat/barrel roofs) and do not create a glare onto adjacent properties.	
	Variance requested and form/fee submitted	XX

7.4.6 Architecture and Exterior Design:

See North Vista Highlands Design Guidelines Section 3.0 "Architecture" and 3.2 "Residential Design Standards"

Y/N	Guidelines	Approved:
	2 nd or 3 rd floor balconies	
	Uses 3 or more exterior finish materials (not including doors/windows/roofing or trim)	
	Corner/end/double frontage lots: Buildings include architectural features (such as windows, doors, porches, entry features, materials, and other features) that match the front of the home along all sides or back of home that face streets, drives, or open space areas.	
	Incorporates facade modulation-stepping back or extending forward a portion of the facade.	
	Creative presentation of exterior building materials, details and textures, treatment of windows and doors	
	Use of angles and multiplicity of planes within wall design	

	Acceptable Materials: Brick, stone, stucco, fiber cement siding (lap, shingle, vertical, square panel with grid), Metal (corrugated metal siding, metal panels but NOT as primary surface material), Architectural Concrete (by pre-approval only), wood	
	Roof style	
	Trim Style (include samples/images)	
	Facade style/coverage amount	
	Wall-Mounted utility equipment shall be painted to match the exterior wall or is screened with landscaping or fencing.	
	Ground mounted utility equipment is screened with either landscaping or fencing.	
	Satellite dishes must be mounted on the primary structure and not be free standing. Every attempt should be made to locate the dish where its view from the street or neighboring properties is mitigated.	
	IF TEN OR MORE LOTS containing one- and two-family homes: No more than 30% of the lots contain the same housing mode. Must have varying styles and architectural features.	
	MIXED USE RESIDENTIAL	
	Residential entrance is separate from primary customer entrance.	
	Unobstructed walkway at least 7' wide extending across each facade of the principal structure that features the customer entrance	
	Covered entry for both primary residents and customer entrance.	
	Express creative presentation of exterior using a variety of materials, details, textures, treatments of windows and doors, and use angles and a multiplicity of plans within the wall/roof design to lessen an ordinary appearance	
	Use building articulations that breaks up the building mass into modules with reflect proportions similar to other parcels within the development.	
	Facade modulations (stepping back or extending forward)	
	Roofline changes via alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation/articulation interval.	
	Changing materials with changes in building plane (but never at an outside corner)	
	Provide lighting features, trellis, tree, or other landscape feature at each interval	
	Adheres to the roofing guidelines specified in the North Vista Highlands Design Guidelines subsection 3.3.9 "roofs" as they apply to mixed use buildings.	
	Variance requested and form/fee submitted	XX

7.4.7 Roof:

See the North Vista Highlands Design Guidelines, sections 3.3.5.7 (patios and terraces); 3.3.8.4 (colors); 3.2.11 (sloped or pitched roofs); 3.3.9 “Roofs”;

Answer:	Guidelines:	Approved:
	Slope/pitch (min 2 in 12 slope and min. 10” overhang)	
	Barrel: Min. 10” overhang	
	Flat: Flat roofs shall have a parapet that is a min. 2’ high or an average height of no more than 15% of the height of the supporting wall, and a max height at any point equal to 33% of the height of the supporting wall (whichever is higher) around the entire perimeter of the roof, except where an access ladder is installed.	
	Approved style: gable, hip, pyramid hip, shed, gambrel, butterfly	
	Approved Material: Asphalt shingle, slate roofing, tile roofing (concrete, clay), metal standing seam, wood shingle, low slope (flat) roofing material acceptable on flat roofs only.	
	Color:	
	Rooftop patio/terrace?	
	Use of angles and multiplicity of planes within roof design	
	Non-Residential/mixed-use: Fully enclosed roof or articulated roof forms that shield roof-mounted mechanical systems from public view to the maximum extent practicable.	
	Parapets: Constructed of materials that match the building in quality and detail.	
	Parapets: Height is no more than 15% of the height of the supporting wall, with a max height at any point equal to 3% of the height of the supporting wall or 2’ high (whichever is highest) at three-dimensional cornice treatments (see section 3.3.9.4)	
	Solar panels installed to lay flat (unless flat or barrel roof)	
	Solar panels do not create glare onto adjacent properties	
	Variance requested and form/fee submitted	XX

NOTE: Intense, bright or fluorescent colors shall not be used as the predominant color on any wall or roof of any principal or accessory structure. These colors may be used as building accent colors provided they are compatible with the building design and other primary colors on the building, and providing they do not constitute more than ten percent of the area of each elevation of a building, excluding windows, doors, and wall signs.

7.4.8 Form, Massing and Scale:

See North Vista Highlands Design Guidelines 3.2.1 “Form, Massing, and Scale”

Y/N	Guidelines:	Approved:
	Dwelling provides quality architectural design	
	Accessory structures provide quality architectural design	
	Home uses building articulation to break up the building mass into modules, which reflect proportions similar to other parcels within the development.	
	Accessory structures are designed to be visually and architecturally compatible with the primary structure in terms of materials and colors, roof forms, building massing, style, and any other architectural features.	
	Changes of materials occur with the change in building plane, but never at an outside corner.	
	Variance requested and form/fee submitted	XX

7.4.9 Garages:

See North Vista Highlands Design Guidelines section 3.2.6 “Garages – Single Family Detached”, section 3.2.7 “Garages – Single Family Attached”, section 3.2.8 “Garages – Multi-family”, Section 17-4-23 (Off Street Parking Requirements) of the Pueblo Municipal Code. Please cross out or ignore sections that do not apply to you.

7.4.9.1 Single Family Detached and Single Family Attached:

Answer:	Guidelines:	Approved:
	Size (1, 2, 3 car, etc)	
	Front or Side Loaded	
	Doors have window lites (Y/N)	
	Doors are 50% or less of street-facing linear building frontage, or 66% or less of side yard street facing linear frontage. (Y/N)	
	IF doors are not street facing (e.g., the doors face a side/rear lot line) the side facing the street includes windows or other architectural details that mimic the features of the main structure.	
	EV (electric vehicle) charging station	
	Variance requested and form/fee submitted	XX

7.4.9.2 Multi-Family:

Answer:	Guidelines:	Approved:
	Style: Attached or Detached	
	IF DETACHED: Includes architectural features and materials that relate to the main buildings.	
	Carport (if yes, how many slots)	

	Number of EV (electric vehicle) charging station. (Encouraged to have 1 per 5 dwelling units, accessible to all tenants)	
	Variance requested and form/fee submitted	XX

7.4.10 Decks, Patios, and Porches

See North Vista Highlands Design Guidelines section 3.2.9 “Entries and Porches”

Y/N/Answer	Guidelines:	Approved:
	Matches design of home	
	Covered Entry	
	Porch (if applicable) is 60SF or greater	
	Color	
	Material	
	Size	
	Variance requested and form/fee submitted	XX

7.4.11 Doors, Windows, and Exterior Lighting

See North Vista Highlands Design Guidelines section 3.3.10 “Doors and Windows” and section 3.3.11 “Exterior Lighting”

Y/N	Guidelines:	Approved:
	Material: Metal/aluminum, Wood/Wood Clad, Composite/Vinyl/Fiberglass (circle all applicable materials)	
	Windows are energy star certified for v5.0 or v6.0	
	IF unapproved material, variance request submitted?	
	Exterior fixtures coordinate with the architectural style of primary structure	
	IF applicable street lighting must meet the stated requirements of the City of Pueblo Municipal code	
	Variance requested and form/fee submitted	XX

7.4.12 Exterior Color Scheme

General colors will be accepted. Include brand and color name/number or samples.

Color:	Area	Approved:
	Eaves	
	Gutters	
	Trim	
	Accents	
	Accessory Structures	
	Variance requested and form/fee submitted	XX

7.4.13 Communications Services:

See North Vista Highlands Design Guidelines section 3.4 “Communications Service

Specifications”

CenturyLink Communications, LLC (“CTL”) is the preferred communications service provider for the North Vista Highlands.

Agree:	Guidelines:	Approved:
	Plans comply with CTL plans and installations specs (conduit, cable home wiring, jacks, structured wiring, distribution panels/appurtenances, equipment, and faceplates.	
	Builder will pay for compliance to plans	
	Builder will distribute promotional marketing materials, provided by CTL to all third-party buyers.	

7.4.14 Mailboxes:

See North Vista Highlands Design Guidelines section 3.5 “Mailboxes”

U.S Postal Service establishes the delivery method for the community. Centralized delivery is the preferred method using cluster box units (CBUs). North Vista Highlands Metropolitan District will provide and maintain the boxes and their locations. **Any structural enclosures of the mailboxes or shade structures will be approved by the Architectural Review Committee prior to installation.**

7.5 ARC Submittal Form for Commercial Architectural Improvements:

Must be submitted with all other documents. Attach separate paper if needed to notate any concerns or questions developer/builder/owner may have.

See North Vista Highlands Design Guidelines section 3.3.12 “Signage” and 3.3.13 “Retail, office, financial, restaurant, hotel and mixed-use design standards” and 3.3.4 “Parking Areas”. These standards and guidelines are for use in conjunction with the general design standards for nonresidential uses stated in subsection 3.3 of the Design Guidelines. **Mixed-use residential and multifamily guidelines are NOT included in this section.** For Mixed-Use and multifamily, use the Residential Architectural Improvements Design Review Checklist in section 7.4.

7.5.1 General Guidelines:

y/n	Guidelines:	Approved:
	Entrances:	
	Entrances: Customer entrance is highly visible	
	Entrances: Incorporates at least one key element from each of the groups of features (minimum of two features per customer entrance) on the attached list.	
	Acceptable Materials: Brick, stone, split-face, ground-face, deco architectural tile, stucco, integrally colored concrete, deco concrete, glass (maximum of 15% outside visual light reflectivity value), Metal (for Architectural features, but is NOT the primary ext. surface material)	
	Facades:	
	Facades: If greater than 100 feet long, uses wall plane projections/recesses have a depth of 3% or more of the length of the facade, and extends a minimum of 20% of the facade.	
	Facade: Does not exceed 100 horizontal feet	
	Facade Variance: If variance is requested, samples or renderings are included.	
	Facade includes at least three changes to materials, colors, textures, projections, recesses, etc. (add additional info in notes)	
	Facade on ground floor that faces public streets has a minimum of 60% of the horizontal length comprised of any combination of arcades, display windows, entry areas, awnings, and/or other features	
	Windows	
	Windows must be clear and allow views into the establishment during business hours.	
	Visual:	
	Sides and rear of buildings that are visible to public are as visually attractive as the front	

	Colors (includes specific brand/identifier plus samples). Intense, bright or fluorescent colors shall not be used as the primary color on any wall or roof, but MAY be used as accents IF they are compatible with the building design and other primary colors on the building AND do not exceed 10% of the area of each elevation., excluding windows, doors, and wall signs.	
XX	Parking and Driveways:	XX
	Parking: Screened from adjacent streets and properties to the maximum extent possible.	
	50% of less of the off- street parking is located between the facade of the principal building and the facing primary street/road/highway (UNLESS parking is located within a parking structure) **IF NO: Plans must demonstrate it is not practical to distribute the parking in this manner and plans must provide for additional parking area landscaping or other amenities to mitigate a concentration of parking areas**	
	Driveway: Consolidated to the maximum extent possible to reduce number of sidewalk/driveways crossing points.	
XX	ADA Requirements and Walkways:	XX
	Each principal structure meets ADA requirements	
	All entrances to between the principal structure and perimeter sidewalks, other principal structures in the development, sidewalks on adjacent properties, and to existing or planned transit stops, feature direct pedestrian access that meets ADA standards	
	IF parking areas extend more than 250 feet from the principal structure, a designated pedestrian walkway (extending from the furthest row of parking to the entrance, or to the sidewalk leading to the entrance) and the walkway is designated as such by changes in materials, color and texture, raised surfaces, or landscaped edges.	
	Unobstructed walkway min 7' wide extends across each facade of the principal structure that features a customer entrance (or abuts a public parking area)	
	Provide weather protection and architectural features such as awnings or arcades at each structure entrance.	
XX	OTHER:	XX
	Plans provide for outdoor spaces for pedestrians (e.g., plazas with seating areas and connecting path in all developments to the maximum extent practicable)	

	Variance requested and form/fee submitted	XX

7.5.2 Commercial Features:

Group One:

Roof: Overhangs, raised cornice parapets, or peaked roof forms

Wall: Recessed or projecting wall sections

Other: Arcades, canopies or arches.

Group Two:

Outdoor patio/s with seating area

Display windows

Other architectural details (submit renderings or samples for review)

7.6 ARC Residential Landscaping Review Submittal Form:

7.6.1 Grading:

Y/N/NA	Guidelines	Approved
	*See "Design Guidelines section 2.2 "Site Grading & Drainage"	
	Submit proposed grading plans for approval.	
	Retaining walls require a Variance.	
	Is the structural design of the residence integrated with the contour of the site?	
	Excessive grading, cut/fills, retaining walls and site disturbance are discouraged and will require a Variance	
	Check list: Did you submit grading plans? Did you pay the fee for a Variance request, if Applicable?	

7.6.2 Water Conservation:

See North Vista Highlands Design Guidelines section 4.1 "Water Conservation".
 Water-wise plant material used to reduce landscape water demand
 Utilize water-efficient irrigation systems (smart irrigation controllers, low flow sprinkler heads, drip irrigation, moisture sensors, wind gauges).
 Mulch planting beds to maintain soil moisture, minimize evaporation, reduce weed growth, and keep plant roots cool.
 Limit turf areas that require a lot of supplemental watering.
 Improve soil to better absorb water and encourage deeper roots.

**Automatic irrigation systems shall be required to be installed and maintained by the homeowner in all front, side, and rear yards including the tree lawn area between the sidewalk and curb. Irrigation systems must be operated by the owner in a fashion as to conserve water to the maximum extent practicable while still maintaining landscaping in an attractive, green and growing condition. Turf areas must be zoned separately from shrub and groundcover beds. Builders and owners will be encouraged to design irrigation systems using state of the art tech that conserves water through moisture sensors and wind sensors as well as using solar energy to power controllers and programmers.

7.6.3 For All Single Family Detached and Attached:

See North Vista Highlands Design Guidelines section 4.2 "Single Family Detached and Attached Residential Uses".

Confirm:	Guidelines:	Approved:
	Street trees along arterial/collector streets: 1 tree per 35 lineal feet.	
	Street trees along arterial/collector/local streets are 2.0 inch caliper in size or greater.	

	Tree lawns (area between back of curb and detached sidewalk) are a minimum of 8' wide and 25% of the area has living ground cover (appendix 7.6 Tree Lawn Design typical).	
	Service areas and utility cabinets are screened from view of street and adjacent properties by appropriate plant materials or fencing.	
	Each property owner/lot will maintain the adjacent tree lawn at owner's expense.	
	Native and drought tolerant plant materials are used where possible.	

7.6.4 Yard Requirements:

See North Vista Design Guidelines section 4.2.6 "Front and Side Yard Requirements"

y/n	Guidelines	Approved:
	Front Yard:	
	Combination of turf lawn, trees, and shrub beds.	
	No large areas of rock mulch without vegetation.	
	Shrub beds are coordinated between lots where possible to provide visual continuity.	
	1 deciduous tree shade tree with min 2.0 inch caliper at time of install.	
	1 flowering ornamental tree with min. 2.0 inch caliper at time of install.	
	Evergreen substituted for the ornamental tree. Min size at time of planting is 6' tall. Spacing is usually 10 to 15 feet away from structures.	
	Trees staked or guyed using metal T-post or wood lodge pole stakes	
	Guy wires must be maintained by the homeowner to keep all newly planted trees set plumb for at least on full growing season. If lot is sold, new homeowner must agree to these terms.	
	Three, 5-gallon size shrubs planted in front yard.	
	Additional vines, groundcovers, and perennials in planting beds (minimum 1 gallon plant size)	
	Shrub beds planted 5' or more from foundation.	
	Shrub beds separated from turf/mulch with edging material.	
	Turf areas sodded/seeded with improved variety of Kentucky bluegrass or drought tolerant equivalent (buffalo grass, blue gramma grass).	
	No turf areas within 2' of foundations.	

	Artificial turf requires approval and must be professionally installed with natural appearance.	
	Automatic irrigation installed	
	Water conservation measures used (list in notes)	
	Side Yard:	
	If visible from street or public/open spaces, are landscaped with a minimum 25% living material.	
	Rock mulch used (less than 75% of area).	
	Turfed areas are separated from mulched areas with edging material	
	Walkway (list material/s used in NOTES)	
	Permeable surface (List material/s used in NOTES)	
	Automatic irrigation installed	
	Water conservation measures used (list in notes)	
	Rear Yard:	
	1 deciduous shade tree, min. 2.0 inch caliper at time of installation	
	Deciduous tree at least 6' from property lines and structures and will provide shade to a portion of the back yard or patio area.	
	Dog run: abuts the home and is screened from view.	
	Automatic irrigation installed	
	Water conservation measures used	
	Timeline:	
	Front/side yard must be installed within 90 days of occupancy, unless home is first occupied between September 1 st and March 1 st , in which case completion of front and side yards may be delayed until July 1 st .	
	Variance requested and form/fee submitted	

****The North Vista Highlands Metropolitan District retains the right to access the Property to install the minimum landscaping at its option and has the right to file a lien against the Property until the Buyer has reimbursed the Metropolitan District for the costs of the minimum landscaping****

7.6.5 Plant Materials:

See North Vista Highlands Design Guidelines section 4.2.6.2 “Landscape Materials”.

Y/N	Guidelines	Approved
	Edging used to separate shrub beds from turf areas and turf areas from mulch areas.	
	Material: heavy (wide gauge) steel, concrete, brick, or stone.	
	Mulch materials: river rock, crushed stone, gravel.	
	Weed barrier material is required under all mulch areas. (High contrasting color prohibited and earth tones encouraged).	

	Pavers/Flagstone: All weather surfaces for walks and patios can be concrete, concrete pavers, permeable pavers, or stone.	
	Paver preparation performed at manufacturer recommended depth.	
	Avoid use of asphalt, gravel and soil stabilizer.	

7.6.6 Walls, Fencing and Other Structures:

See North Vista Highlands Design Guidelines section 4.2.7 “Landscape Features” and section 6.4.3 North Vista PUD Guide. Detailed plans must be submitted for review.

Answer:	Guidelines:	Approved:
	Adjacent to community open spaces:	
	Material 3-rail vinyl fence	
	4’ in height	
	Sand/beige color	
	brick or stone columns	
	Fencing is 3 rail, OR stone fencing, must be 4’ in height	
	Stone columns may be added in designated areas only, (4’ or 6’)	
	Privacy fencing in approved areas/lots only; Must be 6’ height.	
	Structures: free standing pergolas, gazebos, arbors, trellises or sports goals, baskets, etc.	
	Large boulders: required to complement the architecture and landscape and must be installed 1/3 below ground level and incorporated into planting beds	
	Pools and hot tubs	
	Play equipment	
	Exterior lighting	
	Bird houses and baths	
	Dog runs: must be located in rear yard abutting the home and screened from view by landscaping. Open wire fencing cannot exceed 6’ in height. No chain link fencing or covers (tarps, sheets and blankets) allowed. Limited to 200sq ft.	
	Sculpture/Artwork	
	Artificial turf	
	Flagpoles	
	Sheds: must be attached to primary structure and maintained in good condition	
	Barrier/fence between sidewalk and porch (see 4.2.9.2)	
	Vegetable gardens	
	Variance requested and form/fee submitted	

7.6.7 Landscaping

FRONT Landscaping must be approved prior to receiving a C.O. and must be completed within 12 months of C.O being issued. If the front yard is not competing than minimal landscaping will be executed by the developer at the homeowners' expense. Homeowner will be required to reimburse developer for sprinklers, plants, grass, trees, labor and maintenance of this requirement.

City requires one SHADE TREE between the sidewalk and the curb for every 40' of lot as determined by the lot width, less the opening for the driveway. Trees must be on the approved list.

Shade tree type:

Number of trees required:

(Portions over .5 are rounded up, so 1.65 trees would be 2 trees, 1.45 trees would be 1 tree)

Trees are not to be closer than 30' apart. Spacing needs to be turned into design review and approved by the city's landscaping department prior to planting.

Grass must be present between the sidewalk and curb; only minimal rock or cement for paths are allowed in this easement.

ONE ornamental tree is required per home in the front yard. Placement is at the owner's discretion but must be on the approved list.

More trees are allowed and encouraged.

7.7 Variance Request Form

Application Date: _____

Type of Variance Requested:

Residential:

- Home/Garage/carport setbacks Driveways
- Size/Style of Building Building Height
- Energy Efficient/Sustainable Design Architecture and Exterior Design
- Roof Form, massing and scale Garages
- Decks, patios, and porches Doors, windows, and exterior lighting
- Exterior Color Scheme Communications Services Mailboxes

Commercial:

- Entrances Facades Windows Visual
- Parking and driveways ADA requirements Walkways
- Other

Landscaping:

- Grading Yard requirements Plant Materials
- Walls, Fencing and Other Structures Landscaping

Name of Project:

Description of Variance Being Requested. Attach supporting documentation as needed.:

Street Address:

Lot: _____ Block: _____ Filing: _____

Legal Description: _____

Owner: _____

Mailing Address (if different from above): _____

Telephone: (____) _____ Fax: (____) _____

Email Address : _____

Architect / Contractor:

Mailing Address: _____

Telephone: (____) _____ Fax: (____) _____

Email Address: _____

Desired Start Date: _____ Number of Days to Complete: _____

Owner / Contractor Signature

Date

ARC Use Only

Date Received: _____

Meeting Date: _____

Fee Paid: \$ _____

7.8 **Approved Plant Materials List:**

The following charts list all plant material, including ground covers that are pre-approved for use in landscaping in North Vista Highlands and are pre-approved by the City of Pueblo. The list is current as of the date of this document; however, it is recommended to consult the current City of Pueblo Recommended Plant List.

The Architectural Review Committee may not approve of the use of certain plants in certain locations and may suggest alternatives. Submitted landscape plans may include plants not on this list and will need to be reviewed and approved on a case-by-case basis. North Vista Highlands encourages using plant material that is native and low-medium water use.

City of Pueblo Recommended Plant List

Botanical (Latin) Name	Common Name	Size	Street Tree?	Water Usage	Cultivars	Remarks
Trees						
Deciduous Shade Trees						
<i>Aesculus × carnea</i>	Red Horsechestnut	45' 30'		L – M	'Ft. McNair', 'Ruby Red'	
<i>Aesculus hippocastanum</i>	Common Horsechestnut	45' 35'		L – M		
<i>Carpinus betulus</i>	European Hornbeam	35' 25'	x	L – H	'Pyramidal'	
<i>Catalpa speciosa</i>	Northern Catalpa	40' 25'	x	L – M		Xeric. Tolerates dry soils very well but prefers moister conditions and full sun.
<i>Celtis occidentalis</i>	Hackberry	50' 40'	x	L – M		Xeric. Drought resistant. Tolerant of heavy soils.
<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple Ash	50' 30'	x	L – M		Treat for Ash bore
<i>Fraxinus manshurica 'Mancana'</i>	Mancana Ash	50' 30'	x	L – M		Treat for Ash bore
<i>Fraxinus nigra 'Fallgold'</i>	Fallgold Ash	50' 30'	x	L – M		Treat for Ash bore
<i>Fraxinus pennsylvanica</i>	Green Ash	50' 30'	x	L – M	'Bergeson', 'Marshall's Seedless', 'Patmore', 'Summit'	Treat for Ash bore
<i>Ginkgo biloba</i>	Ginkgo	50' 25'	x	L – H		Males only.
<i>Gleditsia tricanthos var. inermis</i>	Honeylocust	40' 40'	x	L – H	'Imperial', 'Shademaster', 'Skyline'	Xeric. Thornless, seedless. Prefers full sun.
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	50' 40'	x	L – M		Xeric. Males only. Superior drought tolerance.
<i>Juglans nigra</i>	Black Walnut	50' 30'		L – M		
<i>Liquidambar styraciflua</i>	Sweetgum	65' 50'	x	M – H		Will colonize from roots.
<i>Liriodendron tulipifera</i>	Tuliptree	70' 40'	x	M – H		Does well in lawn.
<i>Platanus × acerifolia</i>	London Planetree	60' 40'	x	M – H	'Bloodgood', 'Liberty'	Needs room. Anthracnose problems.
<i>Platanus occidentalis</i>	Sycamore	70' 50'	x	M – H		Anthracnose problems.
<i>Populus deltoides</i>	Cottonwood	50' 40'		M – H		Native. Prefers moister conditions. Suckers from roots.
<i>Populus sargentii</i>	Great Plains Cottonwood			M – H		Native. Prefers moister conditions. Suckers from roots.
<i>Populus x acuminata</i>	Lanceleaf Cottonwood	50' 40'		M – H		Native. Prefers moister conditions. Suckers from roots.
<i>Quercus buckleyi</i>	Texas Red Oak	55' 35'	x	L – M		
<i>Quercus macrocarpa</i>	Bur Oak	50' 40'	x*	L – H		Withstands drought, wind, extreme cold and heavy soils. Adapts to alkaline soil.
<i>Quercus muehlenbergii</i>	Chinkapin Oak	45' 45'	x	L – M		Xeric.
<i>Quercus robur</i>	English Oak	50' 50'	x*	M – H	'Columnar' (20' spread) 'Crimson Spire', 'Regal Prince', 'Rosehill', 'Skymaster',	May develop iron chlorosis in alkaline soils. Good mildew resistance.
<i>Quercus rubra</i>	Northern Red Oak	50' 50'	x*	L – M		May have problems with chlorosis
<i>Quercus shumardii</i>	Shumard Oak	90' 60'		L – M		
<i>Quercus x macdanielli 'Clemons'</i>	Heritage Oak	60' 40'	x	L – M		
<i>Salix spp</i>	Willow	60' 40'		M – H	'Navajo Globe', 'Niobe Weeping'	Needs room to grow. Good in salty soils.
<i>Tilia americana</i>	American Linden	75' 50'	x*	M – H	'Redmond'	Plant in lawn. Young trees are subject to winter sunscald. Needs good drainage and regular watering. Very alkaline tolerant.
<i>Tilia cordata</i>	Littleleaf Linden	45' 30'	x*	M – H	'Glenleven', 'Greenspire'	Plant in lawn.
<i>Tilia mongolica</i>	Mongolian linden	35' 35'	x*	M – H		Plant in lawn.
<i>Tilia tomentosa</i>	Silver Linden	50' 50'	x*	M	'Green Mountain', 'Princeton', 'Sterling', 'Wandell'	Plant in lawn
<i>Ulmus</i>	Elm	55' 45'	x	L – M	'Frontier', 'Homestead', 'Morton Glossy', 'Pioneer', 'Sapporo Autumn Gold', 'Triumph'	
<i>Ulmus japonica x wilsoniana</i>	Accolade Elm	60' 40'	x	L – M	'Morton'	
<i>Ulmus parvifolia</i>	Allee Elm	65' 45'	x	L – M	'Emer II'	
Deciduous Ornamental Trees						
<i>Acer campstre</i>	Hedge Maple	25' 25'	x	L – M		Xeric, Native.
<i>Acer ginnala</i>	Amur Maple	20' 15'		L – M	'Bailey Compact' (10' height), 'Compactum' (6' height), 'Durand Dwarf' (4' height), 'Flame', and 'Red Fruit'	Xeric, Native. Avoid heavy soils.
<i>Acer glabrum</i>	Rocky Mountain Maple	15' 15'		L – M		Xeric, Native.
<i>Acer grandidentatum</i>	Bigtooth Maple	25' 20'	x	L – M		Xeric, Native.
<i>Acer platanoides</i>	Crimson Sentry Maple	25' 15'	x	L – M	'Crimson Sentry'	Xeric, Native.
<i>Acer tataricum</i>	Tatarian Maple	20' 25'	x	L – M	'Hotwings'	Xeric, Native.

Water Usage: L = Low; M = Medium; H = High.

Botanical (Latin) Name	Common Name	Size H	Size W	Street Tree?	Water Usage	Cultivars	Remarks
<i>Acer triflorum</i>	Three Flowered Maple	25'	25'		L – M		
<i>Aesculus glabra</i>	Ohio Buckeye	30'	20'	x	L – M		Xeric once established.
<i>Amelanchier × grandiflora</i>	Apple Serviceberry	25'	15'		L – M	'Autumn Brilliance', 'Robin Hill'	
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	25'	15'		L – M		
<i>Carpinus betulus 'Festigiata'</i>	Columnar European Hornbeam	25'	15'	x	L – M		Xeric.
<i>Carpinus caroliniana</i>	American Hornbeam	25'	25'	x	L – M		Xeric.
<i>Cercis canadensis</i>	Eastern Redbud	30'	15'		L – M		Prefers protected location.
<i>Chilopsis linearis</i>	Desert Willow	25'	25'		L – M		Susceptible to overwatering. Drought tolerant.
<i>Chionanthus virginicus</i>	White Fringe Tree	15'	15'	x	L – M		
<i>Cladrastis lutea</i>	American Yellowwood	35'	35'	x	L – M		Xeric.
<i>Corylus colurna</i>	Turkish Filbert	40'	35'	x	L – M		Xeric. Adapts to a wide pH range in soils. Once established, good drought tolerance.
<i>Crataegus ambigua</i>	Russian Hawthorn	20'	15'	x	L – M		Xeric. Very hardy.
<i>Crataegus crusgalli var. inermis</i>	Cockspur Thornless Hawthorn	20'	15'		L – M		Xeric. Thornless.
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	20'	15'	x	L – M		Xeric.
<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	25'	20'	x	L – M		Xeric.
<i>Koeleruteria paniculata</i>	Goldenrain Tree	25'	25'	x	L – M		Xeric. Messy and weedy in moist soil. Drought and pH tolerant.
<i>Maackia amurensis</i>	Amur Maackia	25'	30'		L – M		Drought and pH tolerant.
<i>Malus</i>	Crabapple	20'	25'		L – M	'Brandywine', 'Cardinal', 'Centurion', 'Coralburst', 'David', 'Dolgo', 'Donald Wyman', 'Harvest Gold', 'Indian Magic', 'Indian Summer', 'Lancelot', 'Louisa', 'Molten Lava', 'Prairiefire', 'Profusion', 'Radiant', 'Royalty', 'Robinson', 'Sentinal', 'Spring Snow', 'Thunderchild'.	Xeric.
<i>Prunus cerasifera cvs</i>	Purple Leaf Plum	20'	13'		M – H	'Mt. St. Helens', 'Newport'	
<i>Prunus maackii</i>	Amur Chokecherry	25'	20'		L – M		Xeric. Hardy.
<i>Prunus padus</i>	Mayday Tree	25'	15'		L – M	'Summer Glow'	Xeric.

Water Usage: L = Low; M = Medium; H = High.

Botanical (Latin) Name	Common Name	Size		Street Tree?	Water Usage	Cultivars	Remarks
		H	W				
<i>Prunus virginiana</i>	Canada Red Chokecherry	25'	20'		L – M	'Shubert'	Xeric. Suckers.
<i>Ptelea trifoliata</i>	Wafer Ash	25'	20'	x	L – M		
<i>Pyrus calleryana</i> cvs.	Callery Pear	25'	15'	x	L – M	'Aristocrat', 'Autumn Blaze', 'Chanticleer', 'Redspire', 'Stonehill'	
<i>Pyrus ussuriensis</i>	Ussurian Pear	25'	20'	x	L – M	'Prairie Gem'	Xeric.
<i>Quercus gambelii</i>	Gambel Oak	15'	25'		L		Xeric, Native.
<i>Quercus Muhlenbergii</i>	Chinkapin Oak				L – M		Xeric.
<i>Quercus undulata</i>	Wavyleaf Oak	15'	13'		L		Xeric, Native. Good for poor soils and city conditions. Requires winter protection. Does well in alkaline, saline soils.
<i>Sophora japonica</i>	Japanese Pagoda Tree	60'	30'		M – H		
<i>Sorbus intermedia</i>	Swedish Whitebeam			x	L – M		Susceptible to sunscald and fire blight.
<i>Syringa reticulata</i>	Japanese Tree Lilac	20'	20'	x	M – H	'Ivory Silk'	Xeric.
Evergreen Trees							
<i>Abies concolor</i>	White Fir	50'	30'		M – H		
<i>Picea engelmannii</i>	Engelmann Spruce	60'	25'		M – H		
<i>Picea glauca</i>	White Spruce	30'	15'		M – H	'Black Hills'	
<i>Picea pungens</i>	Colorado Spruce	60'	30'		L – M		Native. Tolerates moist, well drained conditions.
<i>Picea pungens</i> var. <i>glauca</i> cvs.	Colorado Blue Spruce	30'	20'		L – M	'Baby Blue Eyes', 'Bakeri', 'Fat Albert', 'Hoopsii',	
<i>Pinus aristata</i>	Bristlecone Pine	30'	25'		L		Xeric, Native. Requires good drainage.
<i>Pinus bungeana</i>	Lacebark Pine	30'	25'		L		
<i>Pinus edulis</i>	Pinyon Pine	25'	15'		L		Xeric, Native. Drought tolerant. Must have good drainage.
<i>Pinus flexilis</i>	Limber Pine	35'	35'		L	'Cesarini Blue', 'Vanderwolf's'	Xeric, Native.
<i>Pinus heldreichii</i> var. <i>leucodermis</i>	Bosnian Pine	30'	15'		L	'Emerald Arrow', 'Mint Truffle'	Xeric.
<i>Pinus nigra</i>	Austrian Pine	50'	30'		L – M	'Oregon Green' (15' spread)	Xeric.
<i>Pinus ponderosa</i>	Ponderosa Pine	55'	30'		L		Xeric. Must have good drainage.
<i>Pinus strobiformis</i>	Southwestern White Pine	50'	25'		L – M		Native.
<i>Pinus sylvestris</i>	Scotch Pine	50'	25'		L – M	'French Blue'	
<i>Pseudotsuga menziesii</i>	Douglas Fir	60'	25'		M – H		Native. Needs protection.
Upright Evergreens							
<i>Juniperus chinensis</i>	Chinese Juniper	13'	7'		L – M	'Blue Point', 'Hetzi Upright (5' spread)', 'Spartan', 'Spearmint'	Xeric, Native.
<i>Juniperus monosperma</i>	One Seed Juniper	25'	15'		L		
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	15'	10'		L	'Blue Haven', 'Cologreen', 'Gray Gleam', 'Medora' (4' spread), 'Moonglow', 'Pathfinder', 'Skyrocket', 'Wichita Blue'	
<i>Juniperus utahensis</i>	Utah Juniper	20'	20'		L		
<i>Juniperus virginiana</i>	Eastern Red Cedar	35'	15'		L – M	'Burk', 'Hillspire', 'Skyrocket'	Susceptible to snow damage
<i>Picea abies</i>	Norway Spruce	20'	6'		M – H	'Columnar', 'Sherwood Compact', Cupressina'	
<i>Taxus x media</i> 'Hicksii'	Upright Yew	20'	8'		L – M		Shade Tolerant
<i>Thuja occidentalis</i>	Arborvitae	15'	4'		L – M	'Emerald'	

Water Usage: L = Low; M = Medium; H = High.

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
Shrubs							
Evergreen Shrubs							
<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	2'	4'		x	L - M	
<i>Euonymus fortunei</i> 'Emerald Gaiety'	Emerald Gaiety Euonymus	2'	4'		x	L - M	
<i>Euonymus fortunei</i> 'Emerald 'n Gold'	Emerald 'n Gold Euonymus	2'	4'		x	L - M	
<i>Euonymus kiautschovicus</i> 'Manhattan'	Manhattan Euonymus	4'	4'	x		L - M	
<i>Ilex x meserveae</i> 'Blue Boy', 'Blue Prince'	Male Hybrid True Holly	5'	5'	x		L - M	
<i>Ilex x meserveae</i> 'Blue Girl', 'Blue Princess'	Female Hybrid True Holly	5'	5'	x		L - M	Plant male nearby to pollinate.
<i>Juniperus chinensis</i> 'Armstrongii'	Armstrong Juniper	4'	5'	x		L - M	
<i>Juniperus chinensis</i> 'Holbert'	Holbert Juniper	3'	9'	x		L - M	
<i>Juniperus chinensis</i> 'Hetzi Glauca'	Hetz Blue Juniper	3'	8'	x		L - M	
<i>Juniperus chinensis</i> 'Old Gold'	Old Gold Juniper	3'	5'	x		L - M	
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	4'	7'	x		L - M	
<i>Juniperus communis depressa</i> 'Effusa'	Effusa Juniper	12"	6'		x	L - M	
<i>Juniperus communis</i> 'Green Carpet'	Green Carpet Juniper	10"	3'		x	L - M	
<i>Juniperus communis</i> 'Mondap'	Alpine Carpet	8"	4'		x	L - M	
<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Juniper	1'	5'		x	L - M	
<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	8"	5'		x	L - M	
<i>Juniperus horizontalis</i> 'Hughes'	Hughes Juniper	12"	7'		x	L - M	
<i>Juniperus horizontalis</i> 'Monber'	Icee Blue Juniper	12"	6'		x	L - M	
<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Juniper	6"	5'		x	L - M	
<i>Juniperus horizontalis</i> 'Wiltonii'	Wilton/Blue Rug Juniper	6"	5'		x	L - M	
<i>Juniperus horizontalis</i> 'Mother Lode'	Mother Lode Juniper	6"	5'		x	L - M	
<i>Juniperus horizontalis</i> 'Taylors Blue'	Dry Ice Juniper	3"	8'		x	L - M	
<i>Juniperus horizontalis</i> 'Youngstown'	Andorra/Youngstown Juniper	18"	6'		x	L - M	
<i>Juniperus procumbens</i> 'Green Mound'	Green Mound Juniper	12"	5'		x	L - M	
<i>Juniperus sabina</i> 'Arcadia'	Arcadia Juniper	18"	5'		x	L - M	
<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Juniper	18"	5'		x	L - M	
<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	12"	7"		x	L - M	
<i>Juniperus sabina</i> 'Monna'	Calgary Carpet Juniper	18"	5'		x	L - M	

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Juniperus sabina</i> 'Scandia'	Scandia Juniper	18"	5'		x	L - M	
<i>Juniperus sabina</i> 'Sierra Spreader'	Sierra Spreader Juniper	12"	5'		x	L - M	
<i>Juniperus sabina</i> 'Tamariscifolia'	Tammy Juniper	5'	15'	x		L - M	
<i>Juniperus scopulorum</i> 'Table Top Blue'	Table Top Blue Juniper	4'	7'	x		L - M	
<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	4'	5'	x		L - M	
<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	4'	5'	x		L - M	
<i>Picea abies</i> 'Repens'	Repens Norway Spruce	18"	4'		x	M - H	
<i>Picea abies</i> 'Pumila'	Dwarf Norway Spruce	4'	6'	x		M - H	
<i>Picea pungens</i> 'Glauca Globosa'	Dwarf Globe Blue Spruce	4'	5'	x		M - H	
<i>Picea pungens</i> 'Mesa Verde'	Mesa Verde Spruce	3'	4'	x		M - H	
<i>Picea pungens</i> 'R.H. Montgomery'	Montgomery Spruce	6'	6'			M - H	
<i>Picea pungens</i> 'St. Mary's Broom'	St. Mary's Blue Spruce	3'	4'	x		M - H	
<i>Pinus densiflora</i> 'Umbraculifera'	Tanyosho Pine	9'	9'			M - H	
<i>Pinus mugo</i>	Mugo Pine	6'	8'			L - M	
<i>Pinus mugo</i> 'Mops'	Mops Mugo Pine	4'	4'	x		L - M	
<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	4'	5'	x		L - M	
<i>Pinus mugo</i> 'Whitebud'	Whitebud Mugo Pine	4'	5'	x		L - M	
<i>Pinus sylvestris</i> 'Fastigiata'	Fastigiata Scotch Pine	20'	4'			L - M	
<i>Pinus sylvestris</i> 'Hillside Creeper'	Hillside Creeper Scotch Pine	2'	5'		x	L - M	
<i>Pinus sylvestris</i> 'Nana'	Nana Scotch Pine	5'	5'	x		L - M	
<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha	6'	4'	x		L - M	
<i>Pyracantha coccinea</i> 'Lalandei'	Laland Pyracantha/Firethorn	6'	6'	x		L - M	
<i>Pyracantha coccinea</i> 'Pauciflora'	Pauciflora Pyracantha/Firethorn	6'	6'	x		L - M	
<i>Pyracantha coccinea</i> 'Wyatti'	Wyatti Pyracantha/Firethorn	4'	6'	x		L - M	
<i>Yucca baccata</i>	Banana Yucca	3'	3'			L	Xeric.
<i>Yucca filamentosa</i>	Adam's Needle Yucca	3'	3'			L	Xeric.
<i>Yucca glauca</i>	Soapweed Yucca	3'	3'			L	Xeric.
Deciduous Shrubs							
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	9'	9'		x	L - M	Xeric. Native.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	10'	10'		x	L - M	
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	9'	9'			L - M	Xeric.
<i>Amorpha canescens</i>	Leadplant	4'	6'	x		L	Xeric.
<i>Amorpha fruticosa</i>	Indigobush	4'	6'	x		L	Xeric, Native.
<i>Arctostaphylos x coloradoensis</i> 'Panchito'	Panchito Manzanita	3'	4'	x		L - M	Needs winter water.
<i>Arctostaphylos x coloradoensis</i>	Colorado Manzanita	8"	4'		x	L - M	Native. Needs winter water.
<i>Arctostaphylos x coloradoensis</i> 'Chieftain'	Chieftain Manzanita	4"	9"			L - M	Needs winter water.
<i>Artemisia frigida</i>	Prairie Sagewort	10"	12"			L	Xeric.
<i>Artemisia</i> 'Powis Castle'	Powis Castle Artemisia	36"	48"			L	
<i>Artemisia abrotanum</i>	Southernwood	3'	36"			L	Xeric
<i>Artemisia cana</i>	Silver Sage	3'	3'	x		L	Very xeric.
<i>Artemisia dracuncululus</i>	True Tarragon	24"	24"			L	
<i>Artemisia filifolia</i>	Sand Sagebrush	5'	6'			L	Xeric.
<i>Artemisia tridentata</i>	Tall Western Sage	6'	6'			L	Xeric.
<i>Atriplex canescens</i>	Four Wing Saltbush	6'	6'			L	Xeric. Tolerates very high salts.
<i>Atriplex confertifolia</i>	Shadscale Saltbush	5'	5'			L	Xeric. Tolerates very high salts.
<i>Berberis thunbergii</i> 'Atropurpurea Nana'	Crimson Pygmy Barberry	3'	4'	x		L	Xeric.
<i>Berberis thunbergii</i> 'Aurea'	Golden Japanese Barberry	3'	3'	x		L - M	Xeric.
<i>Berberis thunbergii</i> 'Baggabelle'	Baggabelle Barberry	3'	3'	x		L - M	Xeric.
<i>Berberis thunbergii</i> 'Kobold'	Kobold Barberry	3'	3'	x		L - M	Xeric.
<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	5'	6'	x		L	Xeric.
<i>Berberis thunbergii</i> 'Red Leaf'	Red Leaf Barberry	5'	5'	x		L - M	Xeric.
<i>Berberis thunbergii</i> var. <i>atropurpurea</i> 'Rose Glow'	Rose Glow Barberry	5'	5'	x		L - M	Xeric.
<i>Berberis x mentorensis</i>	Mentor Barberry	5'	5'	x		L - M	Xeric.
	Silver Fountain Butterfly						
<i>Buddleia alternifolia</i> 'Argentea'	Bush	6'	6'			L - M	Does not tolerate heavy soils.
<i>Buddleia davidii</i> spp.	Butterfly Bush	6'	6'			L	
<i>Caragana arborescens</i>	Siberian Peashrub	8'	10'			L	Xeric. Excellent screen or hedge shrub.
<i>Caragana arborescens</i> 'Sutherland'	Sutherland Peashrub	15'	6'			L	
<i>Caragana pygmaea</i>	Pygmy Peashrub	3'	5'	x		L	Xeric.
<i>Caryopteris x clandonensis</i> 'Bluebeard'	Bluebeard Spirea	4'	4'	x		L - M	Xeric.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Caryopteris</i> × <i>clandonensis</i> 'Dark Knight'	Dark Knight Spirea	3'	3'	x		L – M	Xeric
<i>Cercocarpus breviflorus</i>	Hairy Mountain Mahogany	15'	15'			L	Xeric.
<i>Cercocarpus intricatus</i>	Littleleaf Mountain Mahogany	3'	3'	x		L	Xeric. Native.
<i>Cercocarpus ledifolius</i>	Curl Leaf Mountain Mahogany	10'	10'			L	Xeric.
<i>Cercocarpus montanus</i>	Mountain Mahogany	13'	15'			L	
<i>Chaenomeles</i>	Quince	5'	5'	x		L – M	
<i>Chamaebatiara millefolium</i>	Fernbush	4'	5'	x		L	Xeric.
<i>Chrysothamnus nauseosus</i>	Rabbitbrush	4'	4'	x		L	Xeric. Native. Tolerates salty soils.
<i>Chrysothamnus nauseosus nauseosus</i>	Dwarf Blue Rabbitbrush	3'	3'	x		L	
<i>Cornus alba</i> 'Argenteo-marginata'	Variegated Dogwood	8'	8'			M – H	Good for wet area/drainage.
<i>Cornus alternifolia</i>	Pagoda Dogwood	20'	15'			M – H	Good for wet area/drainage.
<i>Cornus kousa</i>	Kousa Dogwood	15'	12'			M – H	Good for wet area/drainage.
<i>Cornus mas</i>	Cornelian Cherry Dogwood	15'	11'			M – H	Good for wet area/drainage.
<i>Cornus racemosa</i>	Gray Dogwood	12'	12'			M – H	Good for wet area/drainage.
<i>Cornus sericea</i> 'Flaviramea'	Yellowtwig Dogwood	8'	8'			M – H	Good for wet area/drainage.
<i>Cornus sericea</i> 'Bailey'	Red Twig Dogwood	8'	8'			M – H	Good for wet area/drainage.
<i>Cornus sericea</i> 'Cardinal'	Cardinal Dogwood	8'	8'			M – H	Good for wet area/drainage.
<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	3'	3'	x		M – H	Good for wet area/drainage.
<i>Cotinus coggygria</i> 'Royal Purple'	Royal Purple Smokebush	12'	12'			L – M	
<i>Cotinus coggygria</i> 'Velvet Cloak'	Velvet Cloak Smokebush	12'	12'			L – M	
<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	6'	5'			L – M	
<i>Cotoneaster apiculatus</i> 'Tom Thumb'	Tom Thumb Cotoneaster	1'	4'		x	L – M	
<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty	3'	5'	x		L – M	
<i>Cotoneaster divaricatus</i>	Shrub Cotoneaster	6'	6'			L – M	
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2'	4'		x	L – M	
<i>Cotoneaster horizontalis perpusillus</i>	Ground Cotoneaster	1'	3'		x	L – M	
<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	8'	6'			L – M	Xeric. Excellent hedge or screen shrub.
<i>Cowania mexicana</i>	Cliffrose	12'	8'			L	Native. Xeric. Well drained soils only.
<i>Cytisus</i> × <i>Minstead</i>	Minstead Broom	3'	4'	x		L – M	Needs winter water.
<i>Cytisus</i> × <i>praecox</i> 'Allgold'	Allgold Warminster Broom	3'	4'	x		L – M	Needs winter water.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Cytisus</i> 'Lilac Time'	Lilac Time Broom	3'	4'	x		L - M	Needs winter water.
<i>Cytisus dallimorei</i> 'Lena'	Scotch Lena Broom	3'	4'	x		L - M	Needs winter water.
<i>Cytisus purgans</i> 'Spanish Gold'	Spanish Gold Broom	4'	5'	x		L - M	Needs winter water.
<i>Cytisus scoparius</i> 'Moonlight'	Moonlight Broom	4'	5'	x		L - M	Needs winter water.
<i>Cytisus scoparius</i> 'Burkwoodii'	Burkwoodii Red Broom	3'	4'	x		L - M	Needs winter water.
<i>Daphne cneorum</i> 'Ruby Glow'	Ruby Glow Daphne	12"	3'			L - M	
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3'	3'	x		L - M	
<i>Daphne x burkwoodii</i> 'Carol Mackie'	Carol Mackie Daphne	3'	3'	x		L - M	
<i>Ephedra viridis</i>	Morman Tea	4'	6'	x		L	Xeric. Native.
<i>Euonymus alatus</i>	Burning Bush	10'	10'			M	
<i>Euonymus alatus</i> 'Compacta'	Dwarf burning bush	4'	3'	x		M	
<i>Fallugia paradoxa</i>	Apache Plume	4'	5'	x		L	Xeric. Native.
<i>Forestiera neomexicana</i>	New Mexico Privet	10'	12'			L - M	Xeric. Native. Excellent screen or hedge shrub. Also an ornamental tree.
<i>Fraxinum anomala</i>	Single Leaf Ash	20'	10'			L - M	Xeric.
<i>Genista Lydia</i>	Lydia Broom	18"	3'		x	L - M	
<i>Genista tinctoria</i> 'Royal Gold'	Royal Gold Woadwaxen	3'	3'	x		L - M	Xeric. Needs winter water.
<i>Hibiscus syriacus</i>	Rose of Sharon	9'	7'			L - M	
<i>Holodiscus dumosus</i>	Rock Spirea	5'	6'	x		L - M	Native. Well drained soils only.
<i>Hypericum kalmianum</i> 'Ames'	Ames St. Johnswort	3'	3'	x		L - M	
<i>Hypericum kalmianum</i> 'Kalm's'	Kalm's St. Johnswort	3'	3'	x		L - M	
<i>Hypericum</i> 'Hidcote'	Hidcote St. Johnswort	4'	4'	x		L - M	
<i>Jamesia americana</i>	Waxflower, fivepetal cliffbush	6'	6'			L - M	
<i>Kolkwitzia amabilis</i>	Beautybush	10'	12'			L - H	Xeric.
<i>Ligustrum obtusifolium regelianum</i>	Regel Privet	10'	12'			L - M	
<i>Ligustrum vulgare</i> 'Cheyenne'	Cheyenne Privet	10'	12'			L - M	Excellent screen or hedge shrub.
<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	10'	12'			L - M	
<i>Ligustrum x vicaryi</i>	Golden Vicary Privet	8'	5'			L - M	
<i>Lonicera korolkowii</i> 'Floribunda'	Blue Velvet Honeysuckle	8'	8'			L - M	Xeric. Plant Select.
<i>Lonicera syringantha</i> 'Wolfii'	Tiny Trumpets Honeysuckle	4'	6'	x		L - M	
<i>Lonicera tatarica</i> 'Arnold Red'	Arnold Red Honeysuckle	4'	5'	x		L - M	Xeric.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Lonicera xylosteoides</i> 'Clavey's Dwarf'	Clavey's Dwarf Honeysuckle	3'	4'	x		L - M	
<i>Lonicera xylosteoides</i> 'Emerald Mound'	Emerald Mound Honeysuckle	3'	4'	x		L - M	
<i>Mahonia aquifolium</i>	Oregon Grape Holly	6'	6'			L - M	Very hardy.
<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape Holly	3'	4'	x		L - M	
<i>Mahonia aquifolium</i> 'Kings Ransom'	Kings Ransom Grape Holly	6'	6'			L - M	
<i>Mahonia haematocarpa</i>	Red Berry Mahonia	3'	5'			L - M	Xeric.
<i>Mahonia repens</i>	Creeping Grape Holly	24"	5'		x	L - M	Native.
<i>Morus alba</i> 'Chaparral'	Weeping Mulberry	12'	12'			L - M	
<i>Peraphyllum ramosissimum</i>	Squaw Apple	7'	7'			L - M	Native.
<i>Perovskia artiplicifolia</i>	Russian Sage	4'	4'	x		L - M	
<i>Philadelphus lewisii</i> 'Cheyenne'	Cheyenne Mockorange	5'	6'			L - M	Xeric.
<i>Philadelphus microphyllus</i>	Littleleaf Mockorange	4'	5'	x		L - M	Xeric.
<i>Physocarpus</i>	Ninebark	7'	7'			L - M	Xeric.
<i>Potentilla fruticosa</i> 'Gold Drop'	Gold Drop Potentilla	3'	3'	x		L	Native. Needs full sun for best flowers.
<i>Potentilla fruticosa</i> 'Jackmanii'	Jackman Potentilla	3'	3'	x		L	Native. Needs full sun for best flowers.
<i>Potentilla fruticosa</i> 'Katherine Dykes'	Katherine Dykes Potentilla	3'	3'	x		L	Native. Needs full sun for best flowers.
<i>Potentilla fruticosa</i> 'McKay's White'	McKay's White Potentilla	3'	3'	x		L	Native. Needs full sun for best flowers.
<i>Potentilla neumanniana</i>	Creeping Potentilla	6"	24"		x	L	Xeric.
<i>Prunus americana</i>	American Plum	11'	9'			L - M	Xeric.
<i>Prunus besseyi</i>	Western Sand Cherry	5'	5'			L - M	Xeric. Native.
<i>Prunus besseyi</i> 'Pawnee Buttes'	Creeping Western Sand Cherry	2'	5'		x	L - M	Xeric. Native. Plant Select
<i>Prunus cistena</i>	Purpleleaf Sand Cherry	5'	5'			L - M	
<i>Prunus glandulosa</i>	Pink Flowering Almond	5'	5'	x		L - M	
<i>Prunus tomentosa</i>	Nanking Cherry	11'	11'			L - M	Xeric.
<i>Prunus triloba</i>	Double Flowering Plum/Rose Tree of China	8'	8'			L - M	Prefers protection from strong winds.
<i>Prunus virginiana</i>	Common Chokecherry	18'	14'			L - M	Native.
<i>Ptelea trifoliata</i>	Wafer Ash/Hoptree	12'	12'			L - M	Xeric.
<i>Rhamnus frangula</i> 'Asplenifolia'	Fern-leaf Buckthorn	10'	10'			L - M	

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		H	W				
<i>Rhamnus frangula</i> 'Columnaris'	Columnar Buckthorn	10'	4'			L - M	
<i>Rhamnus smithii</i>	Smith Buckthorn	6'	6'			L - M	
<i>Rhus aromatica</i>	Fragrant Sumac	6'	7'			L - M	Xeric. Native.
<i>Rhus aromatica</i> 'Grow-Low'	Gro-Low Sumac	2'	8'		x	L - M	Xeric.
<i>Rhus glabra</i>	Smooth Sumac	10'	8'			L - M	Xeric.
<i>Rhus glabra</i> 'Cismontana'	Rocky Mountain Sumac	8'	12'			L - M	Xeric. Native.
<i>Rhus glabra</i> 'Laciniata'	Smooth Cutleaf Sumac	6'	8'			L - M	Xeric.
<i>Rhus trilobata</i>	Three leaf Sumac	7'	7'			L	Xeric. Native.
<i>Rhus trilobata</i> 'Autumn Amber'	Autumn Amber Sumac	18"	7'		x	L	Xeric.
<i>Rhus typhina</i>	Staghorn Sumac	10'	15'			L - M	Xeric.
<i>Rhus typhina</i> 'Laciniata'	Staghorn Cutleaf Sumac	10'	12'			L - M	Xeric.
<i>Ribes alpinum</i>	Alpine Currant	3'	5'	x		L - M	Xeric. Edible fruit.
<i>Ribes aureum</i>	Golden Currant	6'	6'			L - M	Xeric. Edible fruit.
<i>Ribes hirtellum</i>	Gooseberry	5'	6'			L - M	Edible fruit.
<i>Ribes nigrum</i>	Black Currant	5'	5'			L - M	Edible fruit.
<i>Ribes sativum</i> 'Red Lake'	Red Currant	3'	4'	x		M	Edible fruit
<i>Rosa</i> × <i>Meipitac</i> '	Carefree Wonder Shrub Rose	3'	4'	x		L - M	
<i>Rosa</i> 'Meicoublan'	White Meidiland Rose	2'	5'		x	L - M	
<i>Rosa</i> 'Meipsidue'	Fire Meidiland Rose	2'	4'		x	L - M	
<i>Rubus deliciosus</i>	Boulder Raspberry	5'	5'	x		L - M	Xeric. Native.
<i>Salix exigua</i>	Coyote/Sand Bar Willow	10'	6'			M - H	
<i>Salix purpurea</i> 'Nana'	Dwarf Artic Willow	8'	8'			M - H	
<i>Sambucus canadensis</i> 'Aurea'	Golden Elder	10'	10'			M	
<i>Shepherdia argentea</i>	Silver Buffaloberry	9'	12'			L - M	Xeric. Native.
<i>Spiraea laevigata</i>	Siberian spiraea	5'	7'			L - M	
<i>Sorbaria sorbifolia</i>	Ash Leaf Spirea	7'	7'	x		L - M	
<i>Spiraea</i> × <i>vanhouttei</i>	Vanhoutte Spirea	6'	12'			L - M	
<i>Spiraea</i> × <i>vanhouttei</i> 'Renaissance'	Renaissance Spirea	6'	6'			M - H	
<i>Spiraea bumalda</i> 'Froebelii'	Froebel Spirea	3'	3'	x		M - H	
<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spirea	3'	3'	x		M - H	
<i>Spiraea bumalda</i> 'Limemound'	Limemound Spirea	3'	3'	x		M - H	

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Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Spiraea bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	3'	4'	x		M - H	
<i>Spiraea fritschiana</i>	Fritschiana Spirea	3'	3'	x		M - H	
<i>Spiraea japonica</i> 'Alpina'	Alpine Spirea	3'	3'	x		M - H	
<i>Spiraea japonica</i> 'Shibori'	Shibori Spirea	3'	3'	x		M - H	
<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	2'	3'			M - H	
<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	5'	8'			L - M	
<i>Spiraea x vanhouttei</i> 'Snowwhite'	Snowwhite Spirea	6'	6'			L - M	
<i>Spiraea japonica</i> 'Alpina'	Daphne Spirea	2'	3'			M - H	
<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spirea	3'	3'	x		M - H	
<i>Spiraea nipponica</i> var. <i>tosaensis</i>	Cheyenne Snowmound Spirea	4'	4'	x		L - M	
<i>Spiraea trilobata</i> 'Fairy Queen'	Fairy Queen Spirea	3'	3'	x		L - M	
<i>Symphoricarpos</i> × 'Chenault'	Chenault Coralberry	6'	6'			L - M	Xeric.
<i>Symphoricarpos</i> × <i>chenaultii</i> 'Hancock'	Hancock Coralberry	6'	6'			L - M	Xeric.
<i>Symphoricarpos orbiculatus</i>	Coralberry/Indian Currant	4'	6'	x		L - M	Xeric.
<i>Symphoricarpos albus</i>	Snowberry Coralberry	4'	6'	x		L - M	Xeric.
<i>Syringa</i> × <i>prestoniae</i> 'Donald Wyman'	Donald Wyman Lilac	7'	7'			L - M	
<i>Syringa</i> × <i>prestoniae</i> 'James MacFarlane'	James MacFarlane Lilac	6'	6'			L - M	
<i>Syringa</i> × <i>prestoniae</i> 'Royalty'	Royalty Lilac	6'	6'			L - M	
<i>Syringa meyeri</i>	Dwarf Korean Lilac	4'	4'	x		L - M	
<i>Syringa oblata</i> var. <i>dilatata</i> 'Cheyenne'	Cheyenne Lilac	10'	10'			L - M	Xeric.
<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	4'	6'	x		L - M	
<i>Syringa vulgaris</i>	Common Lilac	10'	10'			L - M	Xeric.
<i>Syringa vulgaris</i>	Common Purple Lilac	10'	12'			L - M	
<i>Syringa vulgaris</i> 'Charles Joly'	Charles Joly Lilac	10'	12'			L - M	
<i>Syringa vulgaris</i> <i>alba</i>	Common White Lilac	10'	12'			L - M	
<i>Syringa vulgaris</i> 'Katherine Havemeyer'	Katherine Havemeyer Lilac	12'	10'			L - M	
<i>Syringa vulgaris</i> 'Sensation'	Sensation Lilac	10'	10'			L - M	
<i>Syringa x chinensis</i>	Chinese Lilac	10'	10'			L - M	Xeric.
<i>Syringa x hyacinthiflora</i> 'Mount Baker'	Mount Baker Lilac	12'	10'			L - M	
<i>Syringa x hyacinthiflora</i> 'Pocahontas'	Pocahontas Lilac	10'	10'			L - M	
<i>Syringa x prestoniae</i>	Canadian Lilac	10'	10'			L - M	Xeric.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Syringa x prestoniae</i> 'Donald Wyman'	Donald Wyman Lilac	10'	8'			L - M	
<i>Syringa x prestoniae</i> 'James MacFarlane'	James MacFarlane Lilac	10'	8'			L - M	
<i>Syringa x prestoniae</i> 'Minuet'	Minuet Lilac	8'	6'			L - M	
<i>Syringa x prestoniae</i> 'Miss Canada'	Miss Canada Lilac	9'	8'			L - M	
<i>Syringa x prestoniae</i> 'Royalty'	Royalty Lilac	10'	6'			L - M	
<i>Thuja occidentalis</i> 'Little Giant'	Little Giant Arborvitae	6'	6'			L - M	
<i>Thuja orientalis</i> 'Aurea Nana'	Golden Arborvitae	4'	4'	x		L - M	
<i>Veronica liwanensis</i>	Turkish Speedwell	½"	18"		x	L - M	Xeric.
<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	8'	8'			L - M	
<i>Viburnum carlesii</i>	Koreanspice Viburnum	6'	6'			L - M	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	10'	10'			L - M	
<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum	6'	6'			L - M	
<i>Viburnum dentatum</i> 'Ralph Senior'	Autumn Jazz Viburnum	10'	10'			L - M	
<i>Viburnum lantana</i>	Wayfaring Viburnum	8'	10'			L - M	
<i>Viburnum lantana</i> 'Mohican'	Mohican Viburnum	7'	8'			L - M	Hardy.
<i>Viburnum lentago</i>	Nannyberry Viburnum	12'	12'			L - M	
<i>Viburnum opulus</i>	European Cranberrybush	12'	12'			L - M	
<i>Viburnum opulus</i> 'Roseum'	Snowball Bush	12'	12'			L - M	
<i>Viburnum opulus</i> 'Compactum'	European Compact Cranberry	5'	5'			L - M	
<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberry	3'	3'	x		L - M	
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	12'	12'			L - M	
<i>Viburnum trilobum</i>	American Cranberrybush	12'	12'			L - M	
<i>Viburnum trilobum</i> 'Compactum'	Dwarf American Cranberry	5'	5'			L - M	
<i>Viburnum x rhytidophylloides</i> 'Alleghany'	Alleghany Viburnum	8'	8'			L - M	
<i>Weigela florida</i> 'Java Red'	Java Red Weigela	4'	4'	x		L - M	
<i>Weigela florida</i> 'Pink Princess'	Pink Princess Weigela	4'	4'	x		L - M	
<i>Weigela florida</i> 'Red Prince'	Red Prince Weigela	4'	4'	x		L - M	
<i>Weigela florida</i> 'Variegata'	Variegata Weigela	4'	4'	x		L - M	
<i>Yucca spp.</i>	Yucca	Varies				L	Xeric.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
Perennials							
<i>Achillea spp.</i>	Yarrow	2'	2'			L - M	Xeric.
<i>Agastache spp.</i>	Hyssop	3'	30"			L - M	Xeric.
<i>Alcea rosea</i>	Hollyhock	3'	2'			L - M	
<i>Alchemilla mollis</i>	Lady's Mantle	6"	24"			L - M	Needs shade.
<i>Alyssoides utriculata</i>	Bladderpod	18"	18"			L - M	
<i>Alyssum saxatile</i>	Alyssum	6"	8"			L - M	
<i>Amsonia jonesii</i>	Jones' Bluestar	24"	24"			L - M	Xeric.
<i>Anacyclus depressus</i>	Atlas Daisy	12"	12"			L - M	
<i>Anemone sylvestris</i>	Snow Drop	12"	12"			L - M	
<i>Antennaria dioica</i>	Pussytoes	3"	12"			L - M	Needs protection. Shade to part sun.
<i>Aquilegia hybrids</i>	Columbine	24"	12"			L - M	Native.
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10"	15'		x	L - M	Xeric. Native. Does not tolerate foot traffic.
<i>Artemisia spp.</i>	Sage	12"	12"			L - M	
<i>Asclepias tuberosa</i>	Butterfly Weed	15"	15"			L - M	
<i>Aster</i>	Aster	15"	2'		x	L - M	
<i>Aurinia saxatilis</i>	Basket of Gold	12"	12"			L - M	Xeric.
<i>Bergenia cordifolia</i>	Bergenia	12"	12"			L - M	
<i>Berlandiera lyrata</i>	Chocolate Flower	18"	24"			L - M	Xeric.
<i>Callirhoe involucrata</i>	Prairie Winecup	8"	24"			L - M	
<i>Calylophus spp.</i>	Sundrops	6"	8"			L - M	
<i>Campanula spp.</i>	Bellflower/Bluebells	6"	18"			L - M	Native.
<i>Catananche caerulea</i>	Cupids Dart	18"	24"			L - M	
<i>Centaurea spp.</i>	Cornflower	2'	2.5'			L - M	
<i>Centranthus ruber</i>	Jupiter's Beard	3'	2'			L - M	
<i>Cerastium tomentosum</i>	Snow-in-Summer	8"	3'		x	L - M	Xeric.
<i>Ceratoides lanata</i>	Winter Fat	24"	14"			L	Xeric. Very salt tolerant.
<i>Ceratostigma plumbaginoides</i>	Leadwort/Plumbago	1'	2'		x	L - M	
<i>Chrysanthemum coccineum</i>	Daisy(Painted)	18"	18"			L - M	
<i>Coreopsis grandiflora</i>	Coreopsis/Tickseed	18"	12"			L - M	Xeric.
<i>Cotula 'Tiffendell Gold'</i>	Creeping Gold Buttons	4"	24"			L - M	

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Crocus spp.</i>	Crocus	4"	4"			L - M	
<i>Dalea purpureum</i>	Purple Prairie Clover	18"	18"			L - M	
<i>Delosperma spp.</i>	Ice Plant	4"	24"		x	L - M	Xeric. Does not tolerate foot traffic.
<i>Dianthus spp.</i>	Dianthus	Varies				L - M	
<i>Diascia integerrima</i>	Coral Canyon Twinspur	10"	8"			L - M	
<i>Dicentra spectabilis</i>	Bleeding Heart	36"	24"			M - H	
<i>Digitalis spp.</i>	Foxgloves	5"	8"			L - M	
<i>Dracocephalum spp.</i>	Dragonshead	Varies				L - M	
<i>Echinacea spp.</i>	Coneflower	30"	2'			L - M	
<i>Echinocereus</i>	Hedgehog Cactus	Varies				L - M	
<i>Echium amoenum</i>		18"	24"			L - M	
<i>Epilobium fleischeri</i>	Alpine Willowherb	12"	8"			L - M	
<i>Erigeron compositus</i>	Cutleaf Daisy	2"	4"			L - M	
<i>Erigeron scopulinus</i>	Winn Falls Fleabane	1"	12"			L - M	
<i>Eriogonum umbellatum</i>	Sulphur Flower, Buckwheat	12"	12"			L - M	
<i>Erodium chrysanthum</i>	Stork's Bill	4"	10"			L - M	
<i>Eschscholzia californica</i>	California Poppy	10"				L - M	
<i>Escobaria spp.</i>	Foxtail Cactus	2"	2"			L - M	
<i>Euphorbia polychroma</i>	Cushion Spurge	15"	24"		x	L - M	
<i>Fallopia japonica</i>	Japanese Fleece Flower	18"	24"			L - M	
<i>Gaillardia spp.</i>	Blanket Flower	2'	2'			L - M	
<i>Galium odoratum</i>	Sweet Woodruff	12"	24"		x	L - M	Xeric.
<i>Gaura lindheimeri</i>	Whirling Butterflies	30"	30"			L - M	
<i>Gazania linearis</i>	Gazania	3"	10"		x	L - M	
<i>Geranium spp.</i>	Cranesbill	18"	18"			L - M	
<i>Gutierrezia sarothrae</i>	Snakeweed	18"	18"			L	Native.
<i>Gypsophila paniculata</i>	Baby's Breath	24"	24"			L - M	Xeric.
<i>Helianthemum spp.</i>	Sunrose	6"	12"			L - M	
<i>Helianthus spp.</i>	Sunflower	4'	2'			L - M	
<i>Hemerocallis hybrids</i>	Daylily	Varies				L - M	Xeric. Native.
<i>Hesperaloe spp.</i>	Yucca	18"	18"			L - M	Xeric.

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Heuchera sanguinea</i>	Coral Bells	18"	18"			L - M	
<i>Hosta spp.</i>	Hosta	24"	24"			M - H	Prefers shade.
<i>Hymenoxys acaulis</i>	Sundancer Daisy	3"	6"			L - M	
<i>Hymenoxys richardsonii</i>	Pingue Rubberweed	4"	3"			M - H	
<i>Iberis sempervirens</i>	Candytuft	10"	12"			L - M	
<i>Iris hybrids</i>	Iris	24"	18"			L - M	Xeric.
<i>Kinphofia spp.</i>	Torch Lily	12"	12"			L - M	Xeric
<i>Lamium maculatum</i>	Spotted Dead Nettle	6"	12"		x	M - H	
<i>Lavandula spp.</i>	Lavender	18"	18"			L - M	
<i>Leucanthemum × superbum</i>	Shasta Daisy	30"	24"			L - M	
<i>Liatris spicata</i>	Gayfeather	24"	24"			L - M	Xeric.
<i>Limonium latifolium</i>	Sea Lavender	24"	24"			L - M	
<i>Linaria vulgaris</i>	Butter and Eggs	18"	18"			L - M	
<i>Linum perenne</i>	Blue Flax	18"	12"			L - M	Xeric. Native.
<i>Lupinus polyphyllus</i>	Lupine	24"	24"			L - M	
<i>Lysimachia nummularia</i>	Creeping Jenny/Moneywort	3"	6"			M - H	Tolerates light traffic. Excellent for wet locations.
<i>Melampodium leucanthum</i>	Blackfoot Daisy	6"	10"			L - M	
<i>Mirabilis multiflora</i>	Desert four-o'clock	30"	30"			L - M	
<i>Monarda didymus</i>	Beebalm	2'	18"			L - M	
<i>Muscari spp</i>	Grape Hyacinth	Varies			x	L - M	
<i>Nepeta spp.</i>	Catmint	2'	2'		x	L - M	
<i>Oenothera freemontii</i>	Evening Primrose	4"	24"			L - M	Xeric. Native. Formerly Oenothera Macrocarpa
<i>Oreganum Spp.</i>	Oregano	12"	12"			L - M	
<i>Paeonia hybrids</i>	Peony	24"	24"			M - H	
<i>Penstemon spp.</i>	Penstemon	Varies				L - M	
<i>Perovskia atriplicifolia</i>	Russian Sage	36"	36"			L - M	
<i>Persicaria affinis</i>	Himalayan Border Jewel	8"	3'		x	L - M	Vigorous ground cover for slopes.
<i>Phlomis russeliana</i>	Hardy Jerusalem Sage					L - M	
<i>Phlox subulata</i>	Moss Phlox	6"	3'		x	L - M	Xeric.
<i>Physostegia virginiana</i>	Obedient Plant					L - M	'Goodness grows' or 'Red Fox'

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Psilostrophe tagesina</i>	Wholly Paperflower	2'	2'			L - M	
<i>Pulsatilla spp.</i>	Pasque Flower	12"	18"			L - M	
<i>Ratibida spp.</i>	Coneflower	18"	18"			L - M	
<i>Rudbeckia hirta pulcherrina</i>	Black eyed Susan	2'	2'			L - M	
<i>Salvia azurea var. grandiflora</i>	Pitcher Sage	48"	36"			L - M	
<i>Salvia spp.</i>	Salvia	12"	12"			L - M	Xeric.
<i>Santolina chamaecyparissus</i>	Lavender Cotton	18"	2'			L - M	
<i>Saponaria ocyroides</i>	Soapwort	6"	18"			L - M	
<i>Satureja Montana v. illyrica</i>	Winter Savory	12"	12"			L - M	
<i>Scabiosa spp.</i>	Pincushion Flower	12"	2'			L - M	
<i>Schizachyrium scoparium</i>	Little Bluestem	30"	18"			L - M	
<i>Scrophularia macrantha</i>	New Mexico Figwort	12"	12"			L - M	
<i>Scutellaria resinosa</i>	Sticky Skullcap	8"	8"			L - M	
<i>Sedum spp.</i>	Stonecrop	12"	18"		x	L - M	Xeric.
<i>Sempervivum hybrids</i>	Hens and Chicks	Varies				L - M	
<i>Solidago spp.</i>	Goldenrod	24"	24"			L - M	
<i>Sphaeralcea munroana</i>	Monroe's Globemallow	6"	24"			L - M	
<i>Stachys lanata</i>	Lamb's Ears	18"	18"			L - M	
<i>Stanleya pinnata</i>	Prince's Plume	24"	24"			L - M	
<i>Tanacetum densum</i>	Partridge Feather	1'	1'			L - M	
<i>Tanacetum niveum</i>	Snow Daisy	24"	24"			L - M	
<i>Teucrium spp.</i>	Germander	6"	12"		x	L - M	
<i>Thymus spp.</i>	Thyme	4"	18"		x	L - M	Xeric.
<i>Tradescantia occidentalis</i>	Western Spiderwort	12"	6"			L - M	
<i>Tulipa spp.</i>	Tulips	Varies				L - M	
<i>Veronica spp.</i>	Spike Speedwell	12"	24"			L - M	
<i>Vinca minor cvs.</i>	Periwinkle	6"	3'		x	L - M	
<i>Waldsteinia ternata</i>	Barren Strawberry	4"	36"		x	L - M	
<i>Zauschneria spp.</i>	California Fuchsia	24"	24"		x	L - M	Native. Xeric.
<i>Zinnia grandiflora</i>	Paper flower	8"	12"		x	L - M	

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
Vines							
<i>Campsis radicans</i>	Trumpet Vine	20"				L - M	Xeric.
<i>Clematis integrifolia</i>	Bluebells	14"	14"			L - M	
<i>Clematis ligusticifolia</i>	Western Virgin's Bower	3" - 10"				L - M	Native.
<i>Clematis spp.</i>	Clematis	3" - 10"				L - M	
<i>Clematis tangutica</i>	Yellow Lantern Clematis	3" - 10"				L - M	Native.
<i>Clematis terniflora</i>	Sweet Autumn Clematis	20'-30'				L - M	Native. Very hardy.
<i>Euonymus fortunei</i>	Euonymus	24"				L - M	
<i>Hedera helix</i>	English Ivy	10'-20'				M - H	Xeric.
<i>Lonicera heckrottii</i>	Goldflame Honeysuckle	3'				L - M	
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle	10'				L - M	
<i>Lonicera 'Mandarin'</i>	Mandarin Honeysuckle	10'-20'				L - M	
<i>Lonicera periclymenum 'Harlequin'</i>	Harlequin Honeysuckle	10'-20'				L - M	
	Kintzley's Ghost						
<i>Lonicera prolifera 'Kintzley's Ghost'</i>	Honeysuckle	10'-20'				L - M	
<i>Lonicera x brownii 'Dropmore Scarlet'</i>	Dropmore Honeysuckle	20'				L - M	
	Pink Lemonade						
<i>Lonicera x heckrottii</i>	Honeysuckle	10'-20'				L - M	
<i>Parthenocissus quinquefolia engelmannii</i>	Virginia Creeper	10'-20'				L - M	Xeric.
<i>Parthenocissus quinquefolia var. engelmannii</i>	Englemann Ivy	10'-20'				L - M	Xeric.
<i>Parthenocissus tricuspidata</i>	Boston Ivy	10'-20'				L - M	No Winter Sun
<i>Polygonum aubertii</i>	Silver Lace Vine	10'-20'				L - M	Xeric.
<i>Vitis</i>	Grape	10'-20'				L - M	
Ornamental Grasses							
<i>Agropyron cristatum</i>	Crested Wheatgrass	18"				L - M	
<i>Agropyron cristatum 'Ephraim'</i>	Ephraim Crested Wheatgrass	18"				L - M	
<i>Agropyron smithii</i>	Western Wheatgrass	18"				L - M	
<i>Andropogon (Bothriochloa) saccharoides</i>	Silver Bluestem Grass	3'	2'			L - M	
<i>Andropogon gerardii</i>	Big Bluestem Grass	6'	5'			L - M	Xeric. Native.
<i>Bouteloua curtipendula</i>	Tall Grama Grass	6"				N - L	

Water Usage: L = Low; M = Medium; H = High

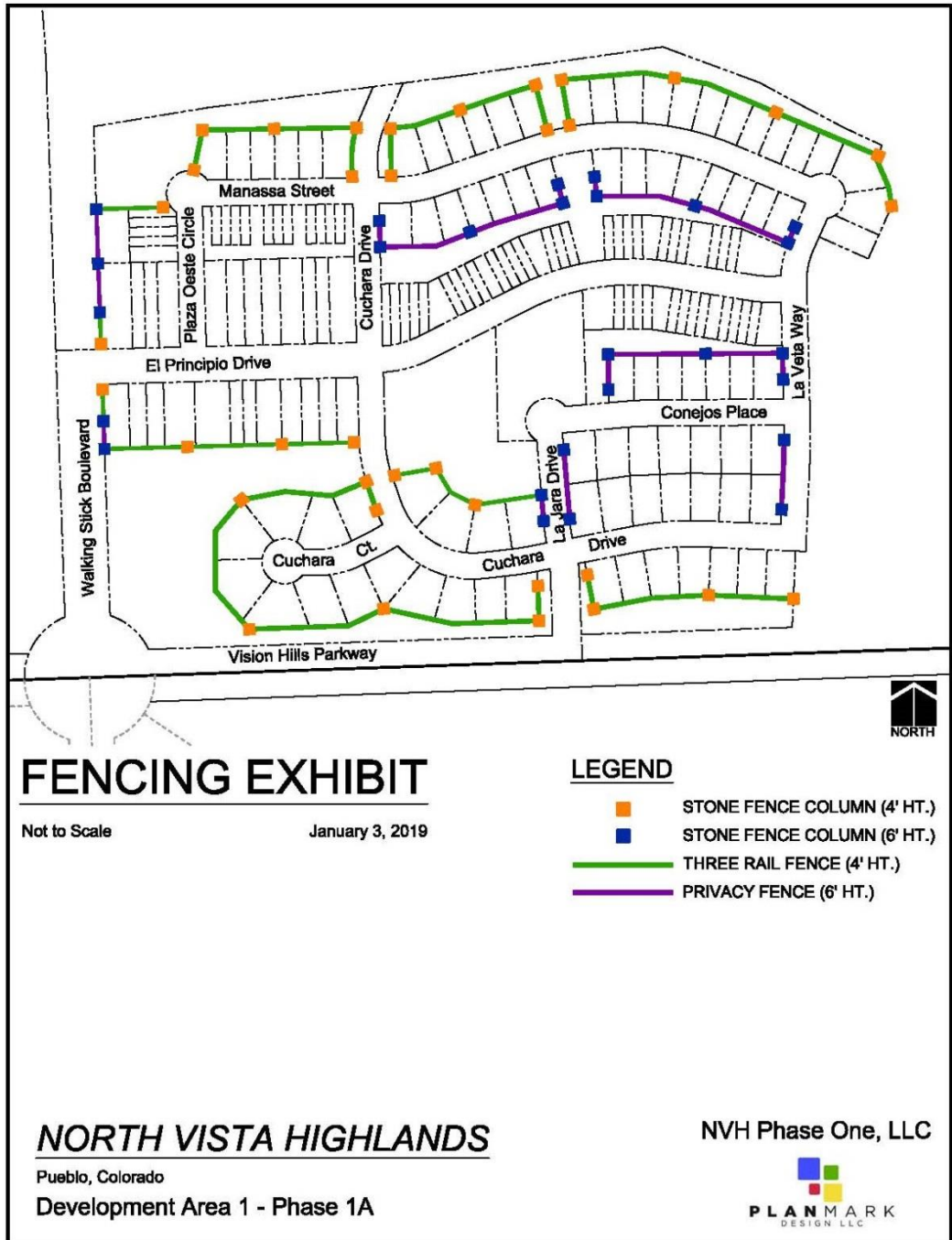
Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
<i>Bouteloua gracilis</i>	Blue Grama Grass	2'	2'			L - M	
<i>Buchloe dactyloides</i>	Buffalo Grass	6"				L - M	
<i>Calamagrostis acutiflora 'spp.</i>	Feather Reed Grass	5'	2'			L - M	
<i>Chasmanthium latifolium</i>	Northern Sea Oats	3'	2'			L - M	
<i>Deschampsia cespitosa</i>	Hair Grass	3'	2'			L - M	
<i>Elymus canadensis</i>	Canada Wildrye	36"				L - M	
<i>Elymus lanceolatus</i>	Sodar Streambank Wheatgrass	36"				M	
<i>Elymus trachycaulus ssp. trachycaulus</i>	Slender Wheatgrass	36"				L - M	
<i>Elytrigia intermedia</i>	Pubescent Wheatgrass	36"				L - M	
<i>Erianthus ravennae</i>	Hardy Plume Grass	10'	3'			L - M	
<i>Festuca glauca</i>	Blue Fescue Grass	10"	10"			L - M	Xeric.
<i>Festuca idahoensis</i>	Idaho Fescue	8"	12"			L - M	
<i>Festuca trachyphylla 'Durar'</i>	Durar Hard Fescue	8"	12"			L - M	Xeric.
<i>Helictotrichon sempervirens</i>	Blue Avena/Oat Grass	3'	2'			L - M	
<i>Imperata cylindrica 'Red Baron'</i>	Japanese Blood Grass	18"	2'			L - M	
<i>Miscanthus sinensis spp.</i>	Maiden Hair Grass	7'	4'			M	
<i>Muhlenbergia capillaries 'Regal Mist'</i>	Regal Mist Muhly Grass	4'	3'			L - M	
<i>Nessella (Stipa) tenuissima</i>	Mexican Feather Grass	3'	2'			L - M	
<i>Oryzopsis hymenoides</i>	Indian Rice Grass	2'	2'			L - M	
<i>Panicum virgatum</i>	Switch Grass	5'	3'			L - M	Xeric. Native.
<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	3'	3'			L - M	Xeric.
<i>Pennisetum orientale 'Karley Rose'</i>	Karley Rose Fountain Grass	3'	2'			L - M	
<i>Phalaris arundinacea 'Picta'</i>	Ribbon Grass	15"	4'			L - M	Xeric.
<i>Poa ampla Merr.</i>	Sherman Big Bluegrass	15"	15"			L - M	
<i>Poa compressa</i>	Canada Bluegrass	8"	8"			L - M	
<i>Schizachyrium scoparium</i>	Little Bluestem	3'	2'			L	Xeric. Native.
<i>Sorghastrum nutans spp.</i>	Indian Grass	5'	36"			L - M	
<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	3'	3'			L	
<i>Sporobolus wrightii</i>	Giant Sacaton Grass	6'	3'			L	

Water Usage: L = Low; M = Medium; H = High

Botanical (Latin) Name	Common Name	Size		Parking Lot Screen?	Ground Cover?	Water Usage	Remarks
		H	W				
Native Grass Mixes							
Colorado Native Mix							This mixture was developed for the Rocky Mountain region. It consists of native grasses that include both cool and warm season species. Provides great cold and drought tolerance for the extremes of this region.
Foothills Mix	20% Western Wheatgrass 20% Slender Wheatgrass 15% Crested Wheatgrass 15% Annual Ryegrass 15% Sodar Streambank Wheatgrass 10% Slender Wheatgrass 10% Canada Bluegrass 10% Hard Fescue, Durar 10% Pubescent Wheatgrass 5% Sherman Big Bluegrass 5% Blue Grama 5% Switchgrass		Varies			L	A mixture developed for elevations of 3,000 to 8,000 feet to provide natural cover under dryland conditions. Contains both cool and warm season grasses adapted to the Western Great Plains and Southwest regions. Has excellent cold and drought tolerance. Good for soil stabilization on poor soils
Low Grow Mix	30% Ephraim Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SR3200 Blue Fescue 15% Reubens Canada Bluegrass 10% Chewings Fe		Varies 10"			L	A mixture of low growing (8-12 inches), drought tolerant grasses suitable for areas where mowing is difficult or not desirable.
Prohibited Species							
<i>Acer negundo</i>	Boxelder						Weak wood; insect issues
<i>Ailanthus altissima</i>	Tree of Heaven						Weak wood; susceptible to storm damage
<i>Elaeagnus angustifolia</i>	Russian Olive						On the Colorado noxious weed list
<i>Populus Fremontii</i>	Cottonwood Tree						Cotton producing; weak wood; susceptible to storm damage.
<i>Ulmus pumila</i>	Siberian Elm						Insect problems; branch litter
Notes:							
* Street trees that must be in tree lawn 6 ft width or greater							

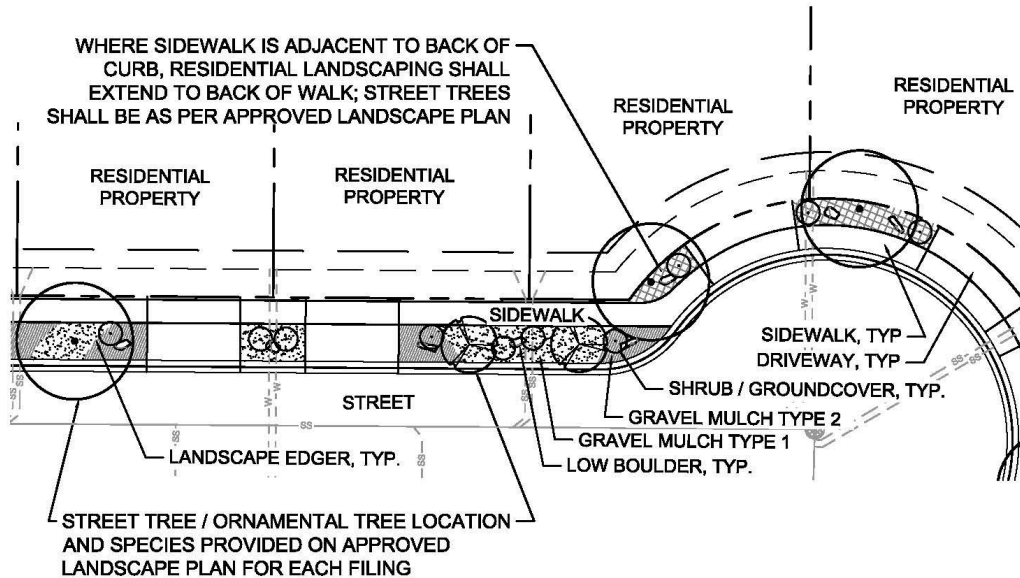
Water Usage: L = Low; M = Medium; H = High

7.9 Exhibit B: District Fence Plan:

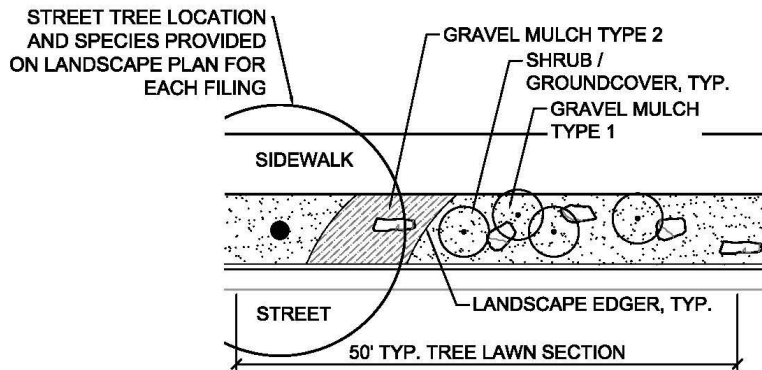


7.10 Tree Lawn Concepts:

TYPICAL TREE LAWN DESIGN 1
ADJACENT TO RESIDENTIAL LOTS



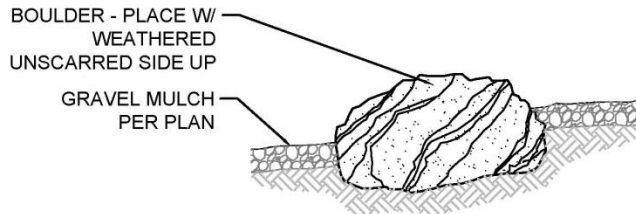
TYPICAL TREE LAWN DESIGN 2
ADJACENT TO MAJOR ROADS & OPEN SPACE



NOTES:

1. THESE CONCEPTS REPRESENT THE MINIMUM REQUIREMENTS. ADDITIONAL PLANTS ARE PERMITTED. CONDITIONS WILL VARY BASED ON LOCATION.
2. FINAL DESIGN TO BE APPROVED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION AND SHALL INCLUDE LOCATION, TYPE AND SIZE OF PLANTS AND BOULDERS.
3. TYPICAL LAYOUT REPRESENTS THE MINIMUM LIVING GROUNDCOVER REQUIREMENT OF 25%.
4. SHRUBS AND GROUNDCOVER SPECIES ARE TO BE SELECTED FROM THE CITY OF PUEBLO APPROVED PLANT LIST AND MUST QUALIFY AS A GROUNDCOVER.
5. DRIP IRRIGATION WILL BE REQUIRED FOR ESTABLISHMENT AND PERIODS OF DROUGHT.

TYPICAL BOULDER DETAIL



TYPICAL BOULDER DETAIL

NOTES:

1. BOULDERS SHALL BE PLACED IN THE GENERAL LOCATIONS AND CONFIGURATIONS SHOWN ON PLANS. REF. TYPICAL CONFIGURATIONS IN THESE DESIGN GUIDELINES FOR EXAMPLE.
2. BOULDER HEIGHT ABOVE GRADE SHALL BE 24" MAX.
3. BURY BOULDER 1/2 TO 2/3 OF TOTAL DEPTH.
4. WASH OFF BOULDERS COMPLETELY AFTER PLACEMENT.
5. DO NOT FRACTURE BOULDER DURING PLACEMENT.
6. CHOOSE AND PLACE BOULDERS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
7. MIN. BOULDER SIZE SHALL BE 3'x3'x3'. A VARIETY OF SIZES SHALL BE PROVIDED.

TYPICAL GRAVEL MULCHES



GRAVEL MULCH TYPE 1

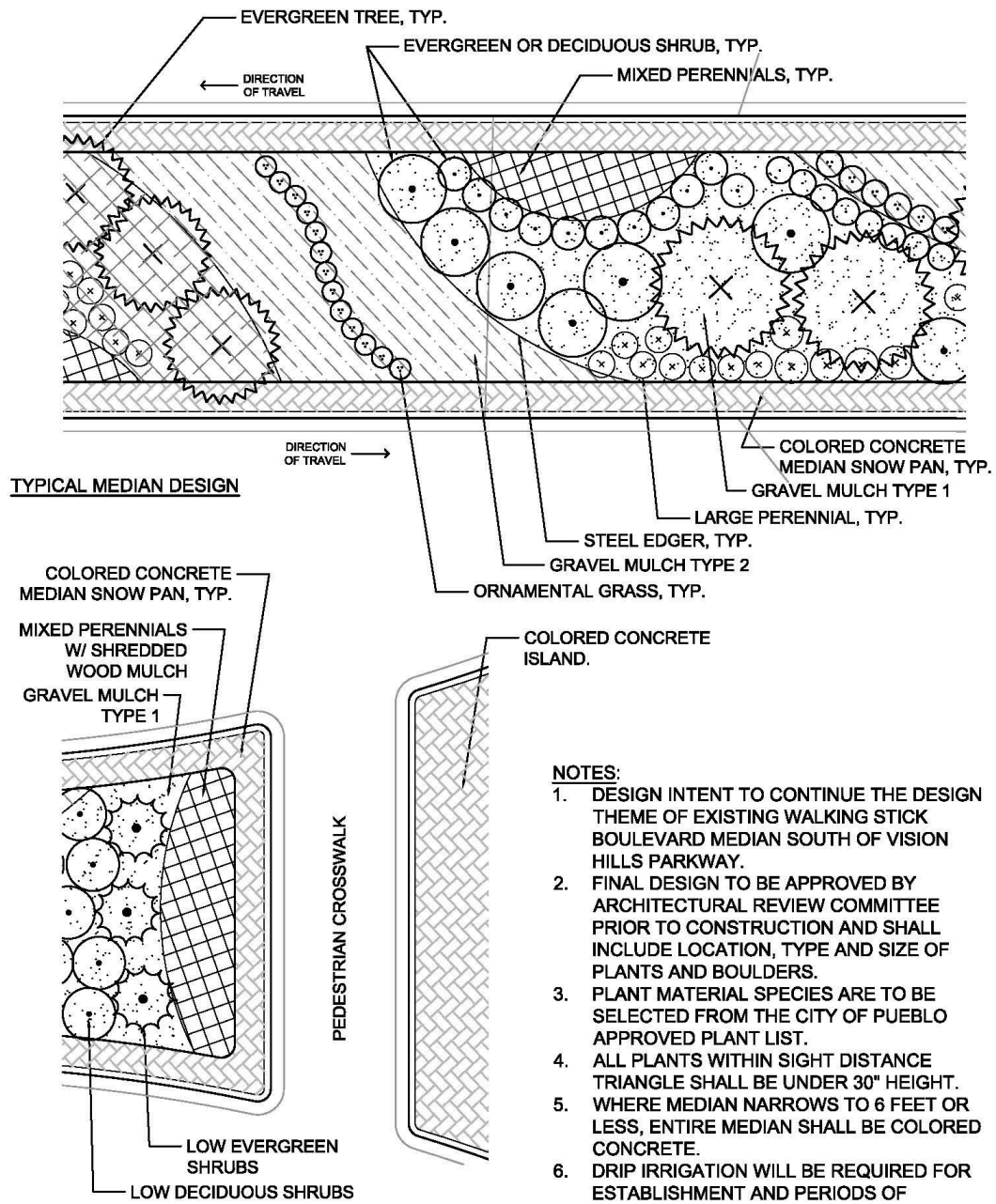
- TAN RIVER ROCK, 1½", AS PROVIDED BY PIONEER SAND & GRAVEL, OR EQ.
- 4" DEPTH OVER WEED BARRIER FABRIC



GRAVEL MULCH TYPE 2

- WYOMING RED, 1½", AS PROVIDED BY PIONEER SAND & GRAVEL, OR EQ.
- 4" DEPTH OVER WEED BARRIER FABRIC

TYPICAL STREET MEDIAN LANDSCAPE DESIGN

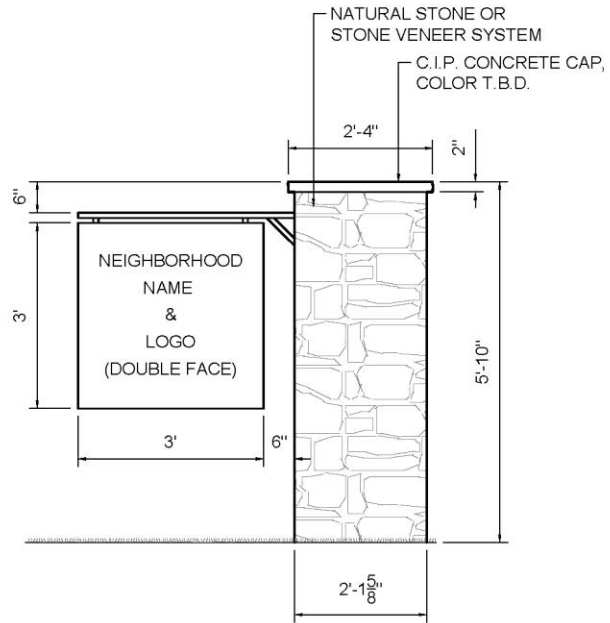


- NOTES:**
1. DESIGN INTENT TO CONTINUE THE DESIGN THEME OF EXISTING WALKING STICK BOULEVARD MEDIAN SOUTH OF VISION HILLS PARKWAY.
 2. FINAL DESIGN TO BE APPROVED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION AND SHALL INCLUDE LOCATION, TYPE AND SIZE OF PLANTS AND BOULDERS.
 3. PLANT MATERIAL SPECIES ARE TO BE SELECTED FROM THE CITY OF PUEBLO APPROVED PLANT LIST.
 4. ALL PLANTS WITHIN SIGHT DISTANCE TRIANGLE SHALL BE UNDER 30" HEIGHT.
 5. WHERE MEDIAN NARROWS TO 6 FEET OR LESS, ENTIRE MEDIAN SHALL BE COLORED CONCRETE.
 6. DRIP IRRIGATION WILL BE REQUIRED FOR ESTABLISHMENT AND PERIODS OF DROUGHT.

TYPICAL MEDIAN NOSE DESIGN AT ROUNDABOUTS

7.11 Community Signage Concepts:

NEIGHBORHOOD IDENTIFICATION SIGN



COMMUNITY ENTRY SIGN

