**LANDSCAPE DESIGN GUIDELINES**

**FOR THE SUNDANCE COMMUNITY**

**BEAR CREEK AT ESTES**

***DRAFT FOR REVIEW***

**July 21, 2022**

**INTRODUCTION**

The goal of landscaping and maintenance standards at Sundance is to promote healthy plant communities which resist the invasion of weeds and pests. The following standards for each individual home are to ultimately promote a positive visual aesthetic, be harmonious, and compatible, and add value to the Sundance community and surrounding areas.

All landscape designs shall adhere to the City of Lakewood’s Zoning Ordinance –

ARTICLE 6: Residential Building & Site Design Standards should be referenced for General Standards (17.6.1), Landscape Design Standards (17.6.4), Residential Fence & Wall Standards (17.6.5 & 17.6.6), and Exterior Lighting Standards (17.6.7). Please review the most current City of Lakewood’s Zoning Ordinance for details.

**A. PLAN SUBMITTAL**

Landscape plans by a professional in the industry (Landscape Architect/Designer) must be submitted to the HOA within 120 days prior to the end of construction new or remodel. The plan must contain the following information:

1. Application Form and application fee. Fees are based on the committee’s recommendation for professional review for compliance with these guidelines.
2. Landscape plans based on a professionally prepared site survey to scale not less than 1”=10’. With owner’s name, address, and lot number. Name of designer, address, and phone number.
3. Plan must coordinate with approved site plan including lot boundary, house, driveway, patios, sidewalk, easements, setbacks, utilities, topography with a minimum of one foot contour interval, drainage ways, and neighboring landscape plantings along property lines.
4. Utility verification before construction (notice of call for 811)
5. Soils Test performed by CSU or a professional lab with soil amendment recommendations for optimal turf and landscape plant success.
6. All proposed grading and drainage with a minimum of one foot contours. This includes any earth shaping or berming within the lot showing that the site plan drainage has not been altered.
7. Plans for a rain garden or water quality area, as may be required by the City of Lakewood.
8. Proposed plantings showing size, quantities, common, and scientific names of all plants trees, shrubs, ground covers, and perennials.
9. Proposed type of mulch material, boulders with sizes and quantities.
10. Proposed hardscape and amenity improvements such as patios, decks, sidewalks, pools, hot tubs, screening, courtyards, walls, arbors, lighting, dog houses, etc.
11. Fence locations, in accordance with the City of Lakewood, the Architectural Guidelines, and the Covenant Conditions and Restrictions.
12. Landscape Lighting in accordance with the City of Lakewood, the Architectural Guidelines, and the Covenant Conditions and Restrictions.
13. Areas to be irrigated - Use of hydrozones noted on plans. Proof of experience in the understanding use of Ditch Water is required when applicable.
14. Any additional drawings, materials, or samples requested by the HOA.

The HOA has 30 days for review. Once final HOA approval has been given construction may begin, all revisions/additions/updates must be approved by the HOA prior to installation of such revisions.

**B. LANDSCAPE STANDARDS**

The seven principles of Xeriscape landscape design is highly encouraged for all landscape planning within the Community. The following links are for reference:

<https://www.denverwater.org/residential/rebates-and-conservation-tips/remodel-your-yard/xeriscape-plans/xeriscape-principles>

<https://cmg.extension.colostate.edu/gardening-resources/online-garden-publications/water-wise-landscaping-xeriscaping/>

**1. PLANNING AND DESIGN**

The overall landscape design shall be performed by a qualified Landscape Architect or Designer. The landscape is a highly personalized element and should reflect the Owner’s aesthetic. Particulars to incorporate are water conservation, earth forms, site drainage, plant placement, and hardscape to develop outdoor use areas. All City of Lakewood landscaping codes are to be adhered to.

<https://library.municode.com/co/lakewood/codes/municipal_code?nodeId=MUCOLACO>

[www.lakewood.org/zoning](http://www.lakewood.org/zoning)

<https://csuhort.blogspot.com/2017/04/firewise-landscaping.html>

<https://www.nfpa.org//-/media/Files/Firewise/Fact-sheets/FirewiseHowToPrepareYourHomeForWildfires.pdf>

**2. SOIL IMPROVEMENTS**

Separate from the soils and Geo-tech report for construction of the home. A soils test by Colorado State University or approved equal is required by each lot Owner to identify any issues and improve the soil conditions specifically for turf and landscape planting. Generally, native plantings need less or no amendment while sod areas usually require higher amendment. This will ensure optimal plant growth success. Follow directions per soils test amendment results and recommendations.

<https://agsci.colostate.edu/soiltestinglab/>

**3. IRRIGATION**

An underground irrigation system with an automatic controller shall be installed to efficiently water all zones. An overriding rain switch is highly recommended. The use of hydrozones shall be incorporated into each design. Turf or alternative turf with a higher water demand shall be in a separate zone. Shrub beds to be watered on drip systems with separate zones according to water demand. Ground covers and perennials may be watered by drip or micro-sprays. Time of day and seasonal water practices are important conservation practices. No plants or irrigation should be any closer to the foundation of the home than what the soils and geo-tech report or the firewise landscape recommendations allow.

<http://westmetrofire.org/DocumentCenter/View/6431/Firewise_HowToPrepareYourHomeForWildfires_2022>

**4. PLANT SELECTION AND ZONES**

Select appropriate plants according to water requirements, sunlight, wind, and species diversity. The use of drought tolerant, native, and low water use plants is strongly encouraged in each design. Plant material to meet or exceed the most current issue of the American Standard for Nursery Stock. For plant selection refer to various publications from Colorado State University Extension:

https://cmg.extension.colostate.edu/gardening-resources/online-garden-publications/water-wise-landscaping-xeriscaping/

Plant Select:

<https://plantselect.org/>

**Tree Requirements:**

The front yard or entry of a property shall include a minimum of 4 specimen trees at least one being a flowering ornamental.

 Evergreen trees to be a minimum of 10’ height.

 Deciduous trees 3” caliper or greater.

 Ornamental trees 2 per one specimen tree 2” caliper or clump form 8’ height or greater.

The rear and side yards of a property shall include a minimum of 5 trees.

 Evergreen trees a minimum of 6’ height.

 Deciduous trees a minimum of 2” caliper.

 Ornamental trees 1 1/2” caliper or clump form 6’ height.

All trees are to be planted 15’ from property lines unless coordinated with the adjacent property. All trees are to be planted a minimum of 20’ from the house structure or 15’ for ornamental trees. No more than 3 of the same species are allowed on each property to maintain species diversity.

https://www.denvergov.org/content/dam/denvergov/Portals/747/documents/forestry/Street\_tree\_guide.pdf

**5. MULCH**

Mulch will help keep plant roots cool, suppress weeds, and prevent soil erosion. There are two types of mulches recommended. Organic wood mulch or inorganic rock mulch. Mulch to be coordinated along property lines to promote a continuous aesthetic flow between properties. Organic mulch shredded cedar or bark chips with no dyes or artificial colors to be placed at a minimum depth of 4”. Inorganic or rock mulch other than cobble to be placed at a minimum depth of 3”. Cobble is only allowed in the use of dry stream beds and should vary in sizes. Large expanses of mulch are not allowed. Plan for plant cover to be a minimum of 75% after 3 years of growth. The use of weed barrier fabric is not required unless desired by the homeowner. If a good depth of mulch is maintained weed barrier fabric is not a necessity. Rubber mulch is not allowed. Plastic is not allowed for weed barrier use.

**6. TURF AND TURF ALTERNATIVES**

Bluegrass turf areas shall be well thought out for efficient irrigation, use, and best fitted for water conservation. Sod areas can be a great fire suppressor, have a cooling effect and absorb carbon. There are many bluegrass sod alternatives available that are more resistant to drought, disease, heat, and shade these varieties are to be used within the Community. All sod areas shall be maintained to the maintenance standards in the next section. Areas of sod must remain away from foundations per soils and Geo Tech report. Appropriate soil amendments per CSU soil test shall be incorporated for optimal plant success. If it is desired to establish sod areas from seed a drought dynamic seed mix must be approved by the committee as well as a seeding maintenance and watering plan.

Native grass areas must be incorporated into the overall design, coordinated with the adjacent lot, not exceed 6” in height and be well maintained. Seed mixes for native grass must be approved by the committee and comply with any City of Lakewood’s ordinances or requirements.

**7. MAINTENANCE**

The goal of maintaining the landscape in the Community is to promote healthy plant communities which can resist the invasion of weeds and pests. Ultimately this shall promote the visual aesthetic the community desires.

Property owners are responsible for all maintenance of trees, vegetation, irrigation systems, and landscape elements including hardscape. This includes the following:

* Regular mowing, watering, and weeding of bluegrass lawns. Lawns are not to exceed 6” in height at any time.
* Native grasses are to be kept weed free and not allowed to grow over 6” in height.
* Provide water on a regular water conservation schedule to maintain optimal health and vigor for all plants.
* Properties to be free of disease, pests, weeds, and litter. Weeds are not to exceed 6” in height in lawns, native grass, or shrub bed areas.
* All landscape amenities, structures, and hardscapes to be maintained to a structurally sound condition.
* Any dead or dying plant material shall be removed immediately. Replacement will be required per originally specified plant and size within 30 days or the following growing season if removal is between September 1 and March 31.

All existing and new property owners in non-compliance shall receive written notice from the HOA. They shall have 30 days to correct the problem or provide evidence as to when the correction can occur.