



# Erie Highlands

Design Standards  
Appendix  
for  
Single-Family Detached  
Homes

March 2015

## Appendix A

### Recommended Plant List

#### STREET TREES (TO BE PLANTED IN THE TREE LAWN):

Require clearance above sidewalks and streets, in tree form only and no multi-stemmed/clump forms. Pruning may be required.

<b>APPROVED STREET TREES (min. 2" caliper in size)</b>
NORWAY MAPLE
SUGAR MAPLE
BUCKEYE
HORSE CHESTNUT
WESTERN CATALPA
WESTERN HACKBERRY
HONEYLOCUST VARIETIES
KENTUCKY COFFEE TREE
TUPELO
LONDON PLANE TREE
BUR OAK
SWAMP WHITE OAK
NORTHERN RED OAK
LINDEN VARIETIES
TRIUMPH ELM
PROSPECTOR ELM
FRONTIER ELM

#### PRIVATE LOT AREAS:

These are recommended species based on Erie's approved plant list and the growing conditions of the region.

<b>DECIDUOUS SHADE TREES (min. 2" caliper in size)</b>
GREEN MOUNTAIN SUGAR MAPLE
AUTUMN BLAZE MAPLE
ASH SPECIES*
BUCKEYE
HORSE CHESTNUT
WESTERN CATALPA
WESTERN HACKBERRY
HONEYLOCUST VARIETIES
NARROW-LEAF COTTONWOOD
KENTUCKY COFFEE TREE
TUPELO
LONDON PLANE TREE
BUR OAK
SWAMP WHITE OAK

NORTHERN RED OAK
LINDEN VARIETIES
TRIUMPH ELM
PROSPECTOR ELM
FRONTIER ELM
<b>ORNAMENTAL TREES (For front yards, min. 1.5" caliper in size)</b>
JAPANESE PAGODA TREE
NEWPORT PLUM ( <u>NOT</u> PRUNUS AMERICANA)
NETLEAF HACKBERRY
PEAR VARIETIES (PYRUS CALLERYANA)
THORNLESS COCKSPUR HAWTHORN
GOLDEN RAIN TREE
CRABAPPLE VARIETIES
<b>MULTI-STEM ORNAMENTAL TREES/LARGE SHRUBS (5 gallon or B&amp;B)</b>
AMUR MAPLE
ROCKY MOUNTAIN MAPLE
TATARIAN MAPLE
AUTUMN BRILLIANCE SERVICEBERRY
SASKATOON SERVICEBERRY
GIANT DOGWOOD
JAPANESE TREE LILAC (OR OTHER SYRINGA RETICULATA SPECIES)
<b>EVERGREEN TREES (min. 8' height)</b>
BRISTLECONE PINE
PINON PINE
LIMBER PINE
AUSTRIAN PINE
PONDEROSA PINE
COLORADO BLUE SPRUCE
WHITE FIR
<b>EVERGREEN SHRUBS (5 gallon)</b>
JUNIPER VARIETIES
NORWAY SPRUCE VARIETIES
DWARF GLOBE SPRUCE
MUGO PINE VARIETIES
BREPO AUSTRIAN PINE
YUCCA VARIETIES
<b>DECIDUOUS SHRUBS (5 gallon)</b>
BARBERRY VARIETIES
BLUE MIST SPIREA
BURNING BUSH
BUTTERFLY BUSH
CHOKECHERRY
CISTENA PLUM
COTONEASTER VARIETIES
CURRENT VARIETIES

DOGWOOD VARIETIES
EUONYMUS VARIETIES
FORSYTHIA VARIETIES
HONEYSUCKLE VARIETIES
LILAC VARIETIES
MOCKORANGE VARIETIES
NINEBARK VARIETIES
POTENTILLA VARIETIES
RABBITBRUSH VARIETIES
ROSE VARIETIES
RUSSIAN SAGE
SNOWBERRY
SPANISH GOLD BROOM
SPIREA VARIETIES
SUMAC VARIETIES
VIBURNUM VARIETIES
WESTERN SAND CHERRY
<b>ORNAMENTAL GRASSES (1 gallon)</b>
BIG BLUESTEM
BLONDE AMBITION BLUE GRAMA GRASS
BLUE AVENA/OAT GRASS
BLUE FESCUE
FEATHER REED GRASS
HARDY FOUNTAIN GRASS
HEAVY METAL SWITCH GRASS
LITTLE BLUESTEM
MAIDEN GRASS
NORTHERN SEA OATS
RIBBON GRASS
TUFTED HAIR GRASS
ZEBRA GRASS
<b>PERENNIALS (1 gallon)</b>
BASKET-OF-GOLD
BEE BALM
BLACK-EYED SUSANS
BLANKET FLOWER
COLUMBINE VARIETIES
CONEFLOWER VARIETIES (ECHINACEA)
CORAL BELLS
COREOPSIS
CORNFLOWER
DAYLILY VARIETIES
DELPHINIUM
GAZANIA
GAYFEATHER

GERANIUM SPECIES
HOSTA VARIETIES
HYSSOP VARIETIES
ICEPLANT VARIETIES
IRIS VARIETIES
LADY'S MANTLE
LAVENDER
LUPINE
PENSTEMON VARIETIES
PEONY
PHLOX
POPPY VARIETIES
PINCUSHION FLOWER
SEDUM
SHASTA DAISY
VERONICA
VIOLETS
WINECUPS/POPPY MALLOW
YARROW VARIETIES

### Prohibited Plant Species

The following list is per the Town of Erie's prohibited street tree list and the State of Colorado Department of Agriculture's recommendations, respectively.

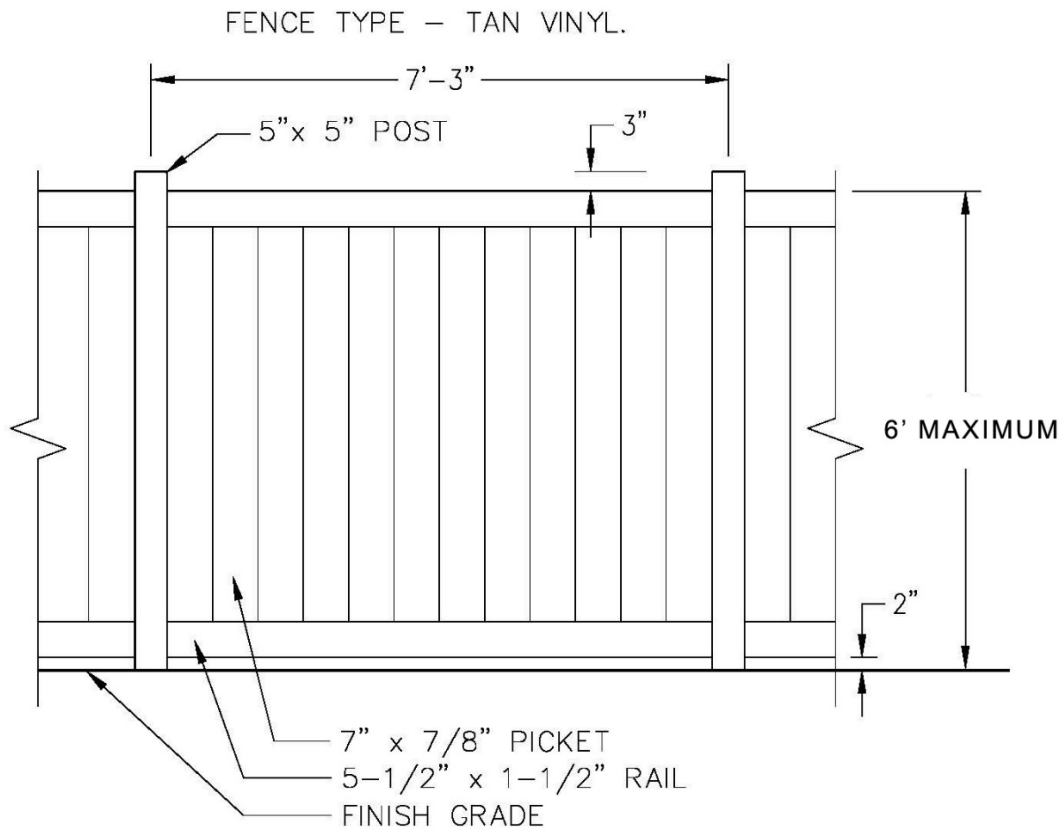
<b>STREET TREES</b>
RUSSIAN OLIVE
WILLOW SPECIES
POPLAR SPECIES (COTTONWOOD, ASPEN, LOMBARDY)
SILVER MAPLE
BOXELDER
EVERGREENS
MULTI-STEMMED OR CLUMP FORMS
THORN-BEARING TREES
<b>OTHER</b>
ANY SPECIES ON THE STATE OF COLORADO NOXIOUS WEEDS LIST, IN ANY CATEGORY, INCLUDING THE WATCH LIST

## Appendix B

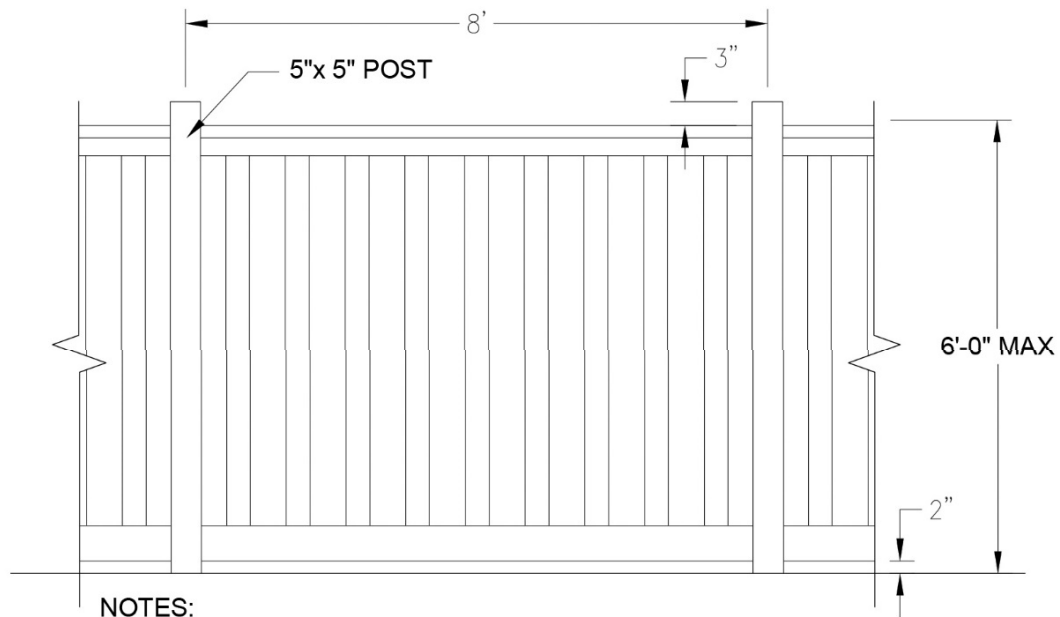
### Approved Fencing Detail

#### INTERIOR REAR YARD FENCING DETAIL:

NOTE: TO BE PLACED BETWEEN INDIVIDUAL LOTS. LOCATE FENCE ON SHARED RESIDENTIAL PROPERTY LINE.



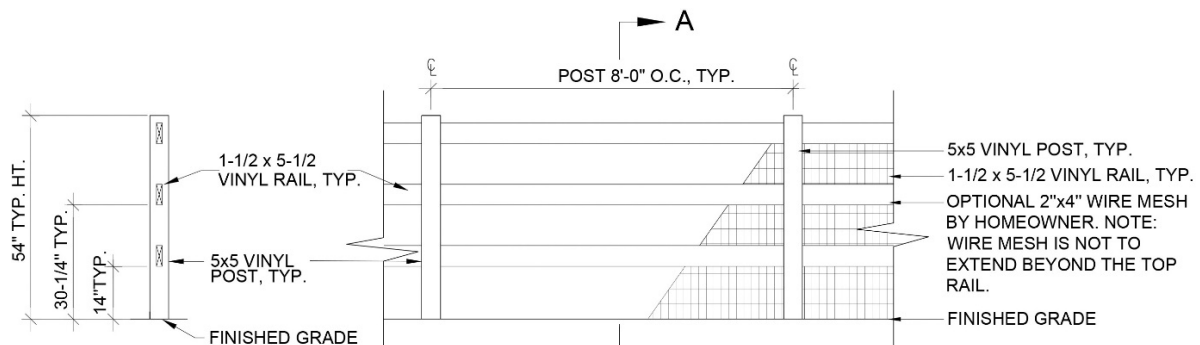
## COMMUNITY PERIMETER FENCING DETAIL:



### NOTES:

1. FENCE TYPE- BROWN TREX
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

## OPEN RAIL FENCING DETAIL:



### SECTION A-A

### NOTES:

1. FENCE TYPE- ALMOND VINYL
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

## Appendix C

### Procedures for Submitting Design Review Applications

**As stated in the Design Standards, pre-approval is required for ALL external improvements made to your home (i.e. landscape, fence, deck, hot tub, paint colors, etc.) PRIOR to installation. It is important that this process be followed to ensure and promote design excellence in your community, and prevent possible fine violations.**

1. The initial Design Review Application must be completed and submitted directly to Management Specialists, Inc., at the address or fax number listed on the application.
2. Management Specialists, Inc. will review all applications and forward the applications to the Design Review Committee (DRC) for final approval. The Committee will act upon the plans within 30 business days of receipt of a completed application packet.
3. Management Specialists, Inc. will contact the homeowner in writing with the decision on the submitted application. If your improvement is not approved, you must resubmit with the necessary revisions (as indicated by the Committee) until you have received written approval from the Committee.
4. Once your improvement is completed, you may then submit the **Final Approval & Inspection Application** to Management Specialists, Inc. Once submitted, Management Specialists, Inc. will conduct an on-site inspection of the improvement.
5. Once Management Specialists does an on-site inspection of the improvement, you will receive written notification of approval. They will also notify the Metropolitan District in writing. The District will notify your Title Company to release your landscape escrow money and your check will be mailed to your home address usually, within 14 days.

#### **Forward Design Review Applications to:**

Erie Highlands Metropolitan District  
c/o  
Special District Management Services  
141 Union Blvd. Ste. 150  
Lakewood, CO 80228  
Attn: Erie Highlands Design Review Committee

## Erie Highlands Initial Design Review Application

Please submit this form PRIOR to making any improvements, to:  
Special District Management Services  
141 Union Blvd. Ste. 150  
Lakewood, CO 80228  
Attn: Erie Highlands Design Review Committee  
303-420-4433 fax – 303-420-6611

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Contact Phone (if different): \_\_\_\_\_

My request involves the following type of improvement(s):

- ☐ Painting    ☐ Deck/Patio/Spa    ☐ Roofing    ☐ Landscaping    ☐ Fencing
- ☐ Patio Cover    ☐ Addition    ☐ Other: \_\_\_\_\_

Described Improvement (attach a drawing per Design Standards)

Planned Completion Date: \_\_\_\_\_

I understand that I must receive approval from the Erie Highlands Metropolitan District in order to proceed. I understand that DRC approval does not constitute approval of the Town of Erie and that I may be required to obtain a building permit. I agree to complete improvements after receiving DRC approval in a timely manner. I have read the Covenants, Conditions and Restrictions and Design Standards and agree to comply with these documents. I also understand that all technical engineering, structural, or drainage matters are my responsibility.

Date: \_\_\_\_\_ Homeowner's Signature: \_\_\_\_\_

DRC Action:

- ☐ Approved as submitted  
☐ Approved, subject to the following:

☐ Denied for the following reasons

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

## Erie Highlands Final Approval and Inspection Application

PLEASE SUBMIT THIS FORM ONCE IMPROVEMENTS HAVE BEEN COMPLETED.

Special District Management Services

141 Union Blvd. Ste. 150

Lakewood, CO 80228

Attn: Erie Highlands Design Review Committee 303-420-4433 fax – 303-420-6611

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Contact Phone (if different): \_\_\_\_\_

Request for **FINAL APPROVAL AND INSPECTION** of the following completed improvement(s):

☐ Painting    ☐ Deck/Patio/Spa    ☐ Roofing    ☐ Landscaping    ☐ Fencing  
☐ Patio Cover    ☐ Addition    ☐ Other: \_\_\_\_\_

Date: \_\_\_\_\_ Homeowner's Signature: \_\_\_\_\_

DRC Action:

☐ Approved as completed

☐ Denied for the following reason(s):

Reviewed By: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Date Inspected and Reviewed: \_\_\_\_\_

## Submittal Checklists

The following will assist the homeowner, management company and the DRC in having the best and most comprehensive information for review and will expedite the design review process. Provide as much information as you feel will portray your intentions and design of the improvement, when in doubt, add pictures or additional drawings.

See the Design Standards sections for more information regarding design parameters of each type of addition/improvement.

### ☐ Painting

- Paint samples (chips or images)
- Explanation of paint colors (which colors go on body, trim, accent, etc.)

### ☐ Deck/Patio/Spa

- All - Plan showing dimensions in relation to house, distance from property lines, and existing grading plan (including drainage swale if present and how design affects it)
- Deck - dimensions, material descriptions and drawings showing the extents, heights and materials of the proposed deck.
- Deck - Image of area of the home if deck is above ground or covered
- Patio – dimensions, description of materials
- Spa – show any screening elements in plan view as well as noting type, this may include pictures of home and materials

### ☐ Roofing

- Show image of existing roofing and propose roofing product

### ☐ Landscaping

- Plan view, preferably to a measurable scale showing site improvements with notes meeting all of the requirements in the Landscape section of the Design Standards.
- Plan view dimensions of rock, mulch and sod areas. Show existing and proposed walks, walls and structures.
- List including, but is not limited to, tree and shrub types and size
- Describe and provide heights, lengths and materials of walls, walks and patios.

### ☐ Fencing

- Show fence and gate locations in plan view on the lot with notes about using the community approved fence shown in Appendix B.
- If requesting a fence variance, provide images or drawings of those fences and explaining the reason for the alteration.

### ☐ Patio Cover

- Show plan view of patio cover size, with dimensions, and details of window and door locations, existing or proposed patio edges
- Provide image of portion of home the patio cover will be located, simulated drawings of the patio cover are also acceptable to understand the configuration.
- Notes regarding column dimensions, colors, materials on roof, supports, etc.

☐ Addition

- Provide detailed plans and elevations of the addition, including noting materials, sizes, colors, etc. Simulated drawings are also acceptable.

☐ Other: Pet Enclosures

- Provide Plan view with dimensions showing location and size of enclosed area, including notes on materials
- Provide images or drawings of fencing to be used.

☐ Other: Play Equipment

- Location map showing distance from closest property line
- Image of proposed play structure, including notes about heights and colors.

☐ Other: Shed

- Plan view of yard with dimensioned location of shed.
- Drawings, images or simulations of the shed type, design, including colors and materials noted.