



KINSTON

CENTERRA

HOMEOWNER MODIFICATIONS & DESIGN GUIDELINES



July 2024

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1.0 INTRODUCTION

1.1 Purpose of Guidelines

Kinston is a fresh, innovative community poised at the crossroads of Northern Colorado. At its heart it will provide homeowners with an authenticity of place; a modern expression of familiar architectural styles; and a sustainable, contextual approach to landscape at all scales. Achieving and maintaining a vibrant and progressive community character is the primary goal of these Homeowner Design Guidelines. A commitment to healthy and enduring qualities is important to the design of this community.

In order to preserve and enhance these principles, these Homeowner Modification and Design Guidelines (“Homeowner Design Guidelines”) are established to communicate to each Owner the requirements and procedures for compliance and to maintain standards consistent with the greater Centerra vision and values by which the community may grow and develop.

The Homeowner Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly, cohesive, and attractive manner, implementing planning concepts and philosophy which are required by the regulatory agencies including the City of Loveland, Colorado and are desirable to residents. The Homeowner Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, and mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the community. However, the Homeowner Design Guidelines are not the exclusive basis for decisions of the DRB, and compliance with the Homeowner Design Guidelines does not guarantee approval of any application.

Capitalized terms used herein and not otherwise defined have the meaning set forth in the CCR’s.

1.2 Definition of Modifications

A modification is defined as any alteration, change, remodel, restoration, addition or renovation to any building, structure, site, yard, site, fence, wall or exterior improvement of any kind or nature. After a new house has been completed, in accordance with the approved plans, and occupied, the Design Review Board (DRB) becomes responsible for the review of all modifications to the exterior of the structure and site.

1.3 Who is Subject to the Approval Process

All property Owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Homeowner Design Guidelines and Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Kinston. The builder is responsible for new construction and homeowners are responsible for any modifications. Each application is reviewed on an individual basis.

Each Owner who desires to make additions or modifications to their site and/or home is responsible to ensure that these Homeowner Design Guidelines are adhered to and, that the approval of the DRB is received prior to making such additions or modifications. Plans for any improvement must be in conformance with these Homeowner Design Guidelines or as permitted under Article 8.2.e Variances of the CC&Rs for Kinston. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, etc. shall be removed from the site and hauled to the proper waste sites. If the project causes damage to any neighboring site, public or private, the Owner is responsible for any necessary repairs, including the costs associated with enforcement of this responsibility, if any.

1.4 The “DRB” and “DAC” Defined

The Design Review Board (DRB) shall mean and refer to that particular board which is described and explained within Article 8.1 Design Review Board of the CC&Rs for Kinston.

The DRB members are appointed by the developer, are tasked with reviewing, and approving or denying homeowner modification and design review requests submitted by owners. DRB Members can assign DRB Delegates to review requests on their behalf, however, variances to the Design Guidelines and requests that require a building permit must be reviewed by DRB Members, not DRB delegates.

The Design Advisory Committee (DAC) is a group of at least five individuals appointed by the DRC to act as an advisory group in reviewing Kinston homeowner modifications applications against the Design Guidelines. The DAC is responsible for reviewing applications that have been submitted to the DRB by homeowners, and then making a recommendation to the DRB relative to the approval or denial of such requests.

1.5 Management Role Defined

Per Article 8.1.c of the Master Declaration, the DRB may utilize the Kinston Community Association



(Association) management personnel for the administrative processing of design review requests. Administrative review may include receipt of applications, counseling Owners regarding the Homeowner Design Guidelines and their submissions, conducting an initial review of applications to assure they are complete, presenting applications to the DRB, and notifying Owners of DRB's decisions. Management personnel may review applications in accordance with the Homeowner Design Guidelines. Any variations from the Homeowner Design Guidelines must be submitted to the DRB for review and approval.

1.6 Design Review Process

The following is a brief outline of steps needed to complete and submit a request for modification:

- Log on to the resident portal on our website at www.kinstonresidents.com.
 - Navigate to the "Design Review Application": <https://www.kinstonresidents.com/design-review/>.
 - Review the form and check the appropriate section of the Homeowner Design Guidelines. If you need more information or have questions, email the association at kinstoncommunity@coherelife.com.
 - Complete the form and attach all supporting documentation/information as indicated in the "Submittal Requirements" paragraph in the Homeowner Design Guidelines for your specific improvement.
 - For any home bordering a common area, applications concerning landscaping or other exterior improvement, a \$2,000 refundable deposit is due prior the approval of the application. Note, the application will not be approved until the deposit is received. Once the improvement project is completed and has been inspected by the association, the deposit will be released back to the homeowner less any damages done to the common area.
 - Once the form is complete and all documentation has been uploaded, click submit.
 - You may also submit a paper application to the association office currently located within the Hub at 6402 Union Creek Drive, Loveland, CO 80538 or email your request to kinstoncommunity@coherelife.com.
 - Association management will review your request to determine if all information has been included. Incomplete requests will be returned to the Owner without review.
- The DRB aims to meet on a biweekly basis. If no response is provided by the DRB within forty-five (45) days of submittal, the request will be deemed denied.
 - Once the DRB approves your request, a copy of your request along with a letter indicating the DRB's decision will be emailed to you and construction may begin immediately.
 - If your request is denied, specific reasons for the denial will be provided. You may then revise your request and resubmit.
 - If the Owner disagrees with the decision of the DRB, the Owner may request an appeal in writing to the Association Board within thirty (30) days after such decision. In the appeal, the Owner can request to be present for the appeal and may submit supplemental information to provide clarification. The Board's decision after appeal shall be final.
 - Homeowners are encouraged to share this policy with their contractors and add provisions to their contracts that require compliance by the contractor and compensation to the homeowner if the contractor causes damage that causes the homeowner to forfeit the deposit.

1.7 City of Loveland Building Permits

Owners are advised that the City of Loveland requires certain permits, depending on the proposed change, alteration or addition. It is the Owner's responsibility to comply with permit requirements. Owners should contact the City of Loveland Building Department for further information. Prior to submittal of a request for a permit to be issued by the City of Loveland, the Owner will obtain the approval of the DRB of any improvements requiring approval. Any permit or approval issued by the City of Loveland shall in no manner whatsoever bind the DRB with respect to approval or denial of any application for items submitted for consideration; the DRB shall be fully independent and will have full authority for approval or denial of any such matters.

1.8 Enforcement

The Homeowner Design Guidelines will be enforced as described and explained within the CC&Rs.



2.0 DESIGN GUIDELINES

The following list includes restrictions as well as a wide variety of specific types of improvements typically considered by homeowners with pertinent information as to each. The list is organized alphabetically by topic for ease of use.

Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the DRB for review and written approval before the improvement is made. (See Section 1.3)

In some cases, where it is specifically so noted, a homeowner may proceed with the improvement without advance approval by the DRB if the homeowner follows the stated guidelines. In other cases, where specifically stated, a type of improvement is prohibited. **Any other improvement not specifically listed herein requires DRB review and written approval.**

2.1 Additions/Remodels

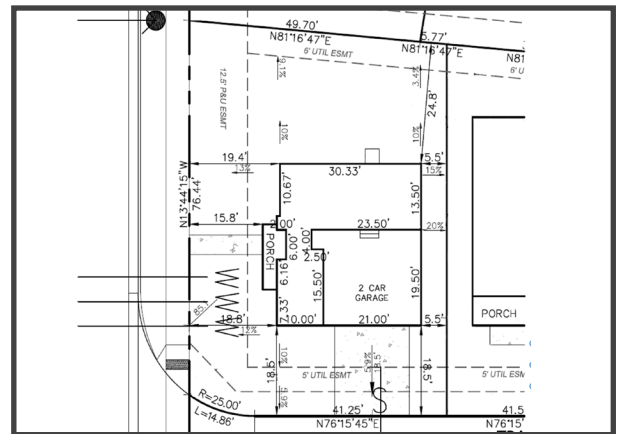
Any and all additions, alterations, and renovations to the exterior of an existing house shall be compatible with the design of the original house in style, detailing, materials, and color. When any additional, alterations, or renovations are performed to the exterior of an existing house, the established Site drainage shall not be altered.

Submittal Requirements:

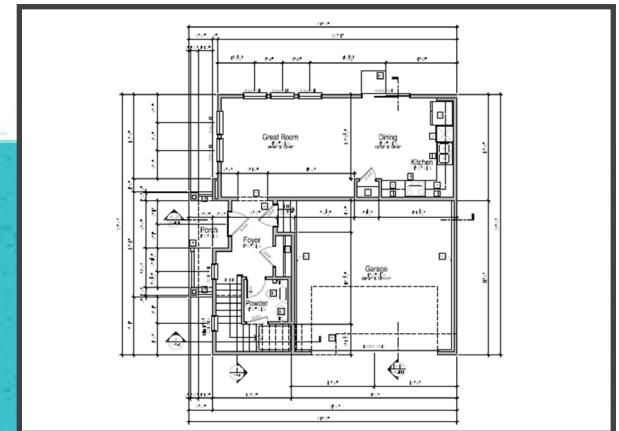
A set of floor plans, elevations, roof plans, and site plans drawn to scale.

All colors and materials (roofing, siding, masonry, etc.) should match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review.

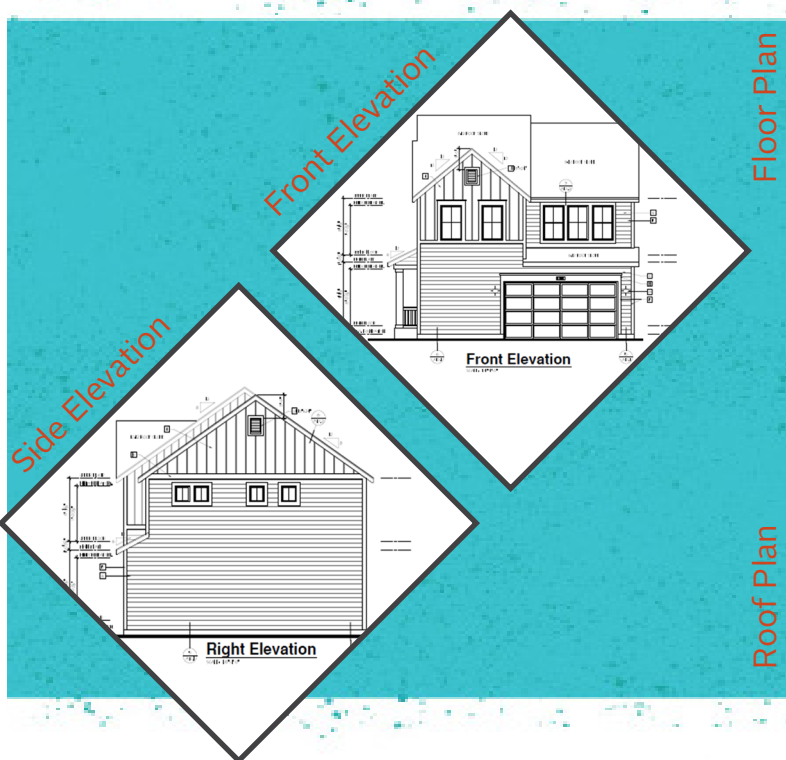
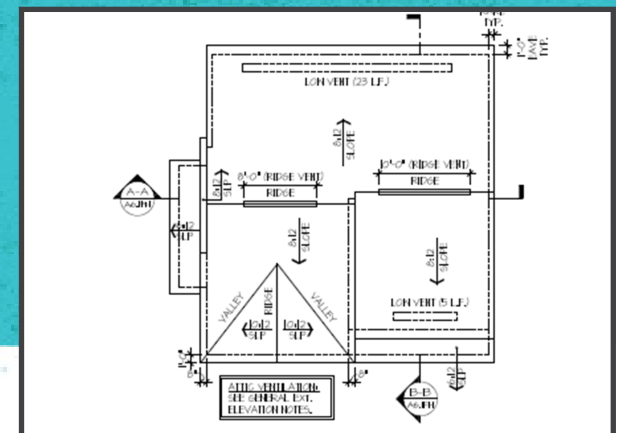
Site Plan



Floor Plan



Roof Plan



2.2 Attic Ventilation/Rooftop Appendages

Attic ventilators are preferred to be the “pancake” low profile type. Attic ventilators shall not extend above the roof ridge. Roof ridge vents are acceptable. Rooftop appendages, vents, stacks, ventilations, sky lights, etc., whenever possible should be located on the rear slopes of the roof. Rooftop appendages are to be painted to match or blend with the color of the roof.

Roof mounted HVAC equipment and evaporative cools are not permitted.

Skylights and solar tubes will be considered on a case by case basis.

Submittal Requirements:

Except for skylights and solar tubes, none required provided you comply with the above guidelines. Owner must provide dimensions and catalog specifications/photos of requested skylights and/or solar tubes.

2.3 Awnings

Awnings or similar shading devices are permitted on the side and rear of the home and shall be an integral part of the house or patio design. Awnings and shade devices must be consistent in color and materials, they must be canvas or other woven material that complements the home and the neighborhood. No rigid metal or plastic awnings are permitted. No advertising or logos are allowed on awnings. Colors must be solid and neutral in tone.



Submittal Requirements:

Owner must provide size of awning and a swatch of material and color to be used along with site plan showing location of awning.

2.4 Basketball Goals

Backboards shall be pole mounted and shall preferably be transparent acrylic. White, black, or grey backboards are acceptable. Poles shall be metal or fiberglass painted black.

Placement of basketball goal and pole shall be located to minimize visual and use impact to neighboring properties.

Basketball goals are not allowed to be mounted on a house, garage, shed, etc.

Portable goals are recommended. Portable goals cannot be placed in the public right-of-way, streets or sidewalks, per City of Loveland ordinance.

Only one goal per site is allowed.

Submittal Requirements:

None required provided you comply with the above guidelines.

2.5 Birdhouses

Birdhouses and Birdfeeders. Each bird house is limited to 1' x 2' x 18". If the birdhouse or bird feeder is to be pole-mounted, the maximum height shall be eight (8) feet from grade to top of feeder.

Birdbaths. Maximum of one (1) birdbath if it is less than three (3) feet tall, including pedestal.

Submittal Requirements:

None required provided you comply with the above guidelines. Additional units or location in front or side yard requires DRB approval. See Figure 2.18A for example of yard zones.

2.6 Color Changes

If a homeowner wishes to repaint his/her home with the same existing color, no submission is required. Any color/stain change must be submitted. Streetscapes are intended to have variety and interest with a carefully selected palette of colors. Proposed schemes must have noticable variations from the color



schemes used on homes directly adjacent to it. The same color scheme may not be used side by side. Rich, deep earthtone colors are required. Primary and pastel colors are strongly discouraged. Houses shall have a minimum of 3 different colors for siding, trim and accent/door.

Submittal Requirements:

The manufacturer's paint chips or samples indicating a manufacturer's color number (or name) and the respective location the homeowner would like to paint the color (i.e., Kwal / base – Knapweed CL2893M, trim – Star Thistle CL2891W, and accent – Vine Bloom CL2896N). Physical paint and material samples must be provided for review; Electronic versions are not acceptable. Paint must be flat or low luster, (i.e., satin). Painting brick or stone is not permitted.

Photo of existing house and neighboring houses showing the current paint/stain, stone or stucco color.

2.7 Decks/Patios

Decks shall be of redwood, cedar, "Trex" or comparable product or other material approved by the DRB. Pressure treated pine is permitted for the structure only or for areas not exposed to public view (e.g., first floor decks on interior sites).

Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the DRB.

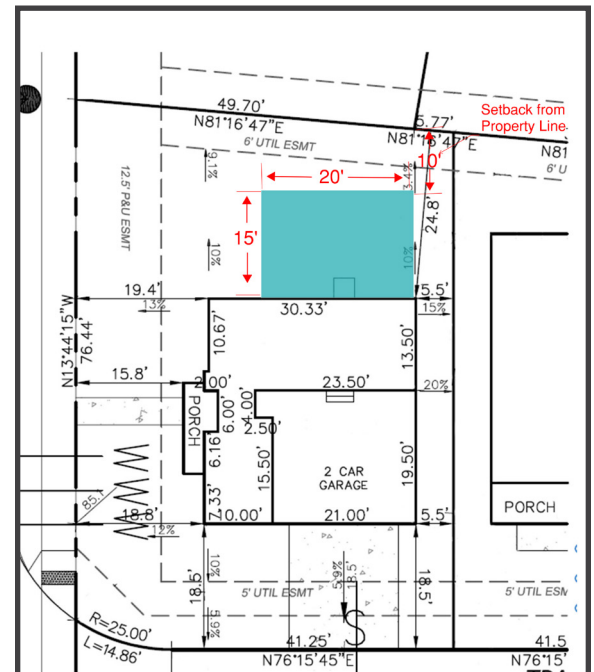
Decks, patios, covered patios, columns and posts supporting porch roofs, covered patios, shade structures, second level decks etc. shall be designed to architecturally integrate with the style of the house. Front porches shall have concrete floors integrated with the foundation of the house.

Rear porches and decks elevated 4'-0" or more above grade shall have columns/support posts that are a minimum of 12" x 12" size unless specifically approved by the DRB. No elevated porch or deck shall exceed 10'-0" above grade excluding cantilevered balconies.

The new deck/patio shall not alter the drainage patterns established by the Master Drainage Plan.

Refer to Section 2.9 Encroachments Permitted Into The Minimum Setbacks for additional requirements.

Site Plan



Submittal Requirements:

A site plan drawn to scale, showing the house, the location of the deck and or patio, easements, and the property line. Building plans, including railing, bench, screening and other details or photos of the proposed design elements. Color and/or stain samples and manufacturer specifications.

2.8 Dormers

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

Submittal Requirements:

A set of floor plans, elevations, roof plans, and site plans drawn to scale. All colors and materials (roofing, siding, masonry, etc.) should match or complement the existing home. Submit color samples, manufacturer, color name and number, etc., for review



2.9 Encroachments Permitted Into The Minimum Setbacks

Per the [Millennium General Development Plan \(GDP\)](#) Section 9.7, the following features shall be allowed within the minimum required Setbacks (subject to the requirements of Millennium GDP Section 7.13 Sight Triangles which is included below for reference). Minimum required setbacks can be found in Table 9.2 of the Millennium General Development Plan, included in this section as Figure 2.9A.

- A. Landscaping and irrigation including trees and shrubs and other features of natural growth subject to planting offsets from utility lines as required by the City.
- B. Fences or walls subject to height and other restrictions stated in this GDP and, if applicable, the City code.
- C. Driveways and sidewalks.
- D Utilities
 - 1. Underground Utilities including service lines
 - 2. Above ground Utilities including meters, ground mounted air conditioning units, satellite dishes and similar appurtenances as long as they are located so as to minimize visual intrusion and front yard lamp post fixtures.
- E. Architectural features that do not extend more than two feet into a minimum required setback, including but not limited to cornices, canopies, awnings, eaves, gutters and downspouts. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.
- F. Architectural design embellishments that do not extend more than two feet into a minimum required setback, including but not limited to bay windows, balconies and similar sized cantilever floor areas. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.
- G. Chimneys, flues and residential ventilating ducts that do not extend more than two feet into a minimum required setback. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.
- H. Open outside stairways, necessary landings together with railings that do not extend more than five feet into a required front or rear setback and/or not more than two feet into a minimum required side setback.
- I. Covered porches, covered or uncovered decks, terraces and patios attached to a dwelling that do not extend more than five feet into a minimum required rear setback.
- J. Window wells that do not extend more than three feet into a minimum required setback and/or private side yard drainage easement. In side yard locations the encroachment is allowed as long as there is sufficient space to accommodate the drainage flows between the abutting sites.

Sight Triangles

Sites shall be designed so that plants and structures on the site do not interfere with the safe movement of motor vehicle traffic, bicycles or pedestrians.

No plants, foliage, wall, fence or berm higher than twenty four (24) inches above the top of the curb shall be located within the sight distance triangle on any corner of the site adjoining an intersection. Sight distance triangles shall comply with the minimum sight distance requirements defined by the Larimer County Urban Area Street Standards.



Figure 2.9A Residential Minimum Setbacks

Table 9-2 – Residential Minimum Setbacks								
	MINIMUM SEPARATION FROM							
<u>Land Use</u>	<u>Side Property Line*</u>	<u>I-25 & US 34 ROW</u>	<u>Arterial Street ROW</u>	<u>Collector Street ROW</u>	<u>Local Street ROW & Private Road (back of curb) +</u>	<u>Alley ROW</u>	<u>Primary Structure to Accessory Structure</u>	<u>Common Open Space</u>
Urban Character Village Structures*	0'	80'	40'	0'	0'	0'	0'	0'
Multi-Family Dwellings	15'	80'	40'	14'	14'	14'	6' measured between eaves	0'
Ancillary Dwelling Units	Same as primary structure or as separately designated below							
Single Family Attached Dwellings	Side-0', Corner Side-14', Rear-4',	80'	40'	Front –14' Garage door -20' from back of walk	Front-14' Garage door -18'+	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'
Patio Homes, Zero Lot Line Homes	**Side- 0', Corner Side - 14', Rear-8',	80'	40'	Front –14' Garage door -20' from back of walk	Front-14' Garage door -18' +	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'
Single Family Detached Dwellings	Side-5', Corner Side- 14', Rear-10',	80'	40'	Front –14' Garage door -20' from back of walk	Front –14' Garage door -18' +	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'
Other Housing Types	Side-5', Corner Side – 14', Rear – 10'	80'	40'	Front – 14' Garage door – 20' from back of walk	Front – 14' Garage door – 18' +	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'

*The minimal Setbacks along street frontages in Urban Character Villages are contingent upon:

- Provision of utility easements of at least 14 feet along rear Alleys.
- The architectural and other design standards outlined below.

**If a zero foot side yard Setback is proposed, adequate utility, maintenance and access easements shall be provided on the Lot adjacent to the zero foot (0') setback.

Separation between principal Buildings and Accessory Structures shall be 6 feet minimum between eaves, except where 0 feet is noted above.

Urban Character Village setbacks shall apply to any housing types (Multi-Family Dwellings, Townhomes, etc.) and other uses included within the Urban Character Village as defined on the applicable Preliminary Plat.

0 feet side and rear yard Setbacks apply to Single Family Attached Dwellings, Single Family Detached Dwellings and Patio Home/Zero Lot Line Homes; and are to be considered in conjunction required separation from "Other Buildings" as noted in this table. Assured distances between Buildings shall result in an "assumed" property line meeting Building Code requirements for Building separation, and allow non-rated construction accordingly.

+ Setbacks to garage doors facing public streets (except Alleys) shall be 20 feet minimum from back of walk.



2.10 Fencing

Fences are optional on any Site. Three fence styles are allowed in Kinston - privacy fencing, open rail fencing and front yard fencing.

The developer will install a master developer fence which refers to a privacy, open rail and railroad barrier fence that is installed by the developer per the master plan. Reference Figure 2.10A for the Master Developer Fence Plan.

2.10.1 General Fencing Criteria

Perimeter fencing must be installed on the property line unless otherwise approved by the DRB. Specific fence placement is subject to various restrictions relative to location. The following basic rules shall be adhered to:

- a. Fencing (in its entirety) is solely restricted to the Owner's property. Fences shall not encroach into any public street rights-of-way (ROW) or designated open spaces.
- b. Fencing shall comply with the setback requirements as detailed in Figure 2.10.B.
- c. All fencing shall be constructed of #1 grade western red cedar. Both interior and exterior sides of the fencing being installed must be stained SW 3023 Flagstone Solid within 30 days after fence installation, unless inclement weather prohibits owner from doing so, in which the Association can approve a 30 day extension.
- d. Fencing on a side yard on corner sites with secondary street frontage shall be set-back a minimum of 2'-0" from the adjacent attached sidewalk along the street. The 2'-0" setback between the fence and the sidewalk shall be irrigated and landscaped with shrubs, ornamental grasses or other landscaping that is a minimum height of 2'-0" at growth maturity.
- e. If mesh is desired by the owner to be installed with fencing, it must be wire mesh (no chicken wire) with dimensions of 2"x2" or 2"x4". The mesh must be installed on the interior side of the horizontal fence rails. See Figures 2.10L, 2.10M, and 2.10N for examples of how to install the mesh.

Additional 1/2" galvanized, square patterned mesh may be installed on the bottom rail of the fence (no higher than) to prevent small animals from digging underneath the fence. It is recommended the mesh be installed 3-6" into the ground. See Figure 2.10O for a photo example.

- f. Double fencing is prohibited.
- g. Fencing installed along property lines where retaining walls exist shall be located on the high side of the wall.
- h. If an easement occurs within a site, it is to be maintained by the property Owner. Fence construction within any easement is at the risk of the homeowner. Fences shall not obstruct site drainage easements.
- i. Finish grade along solid fences shall be at least three (3) inches below the bottom of such fences for drainage where lot line drainage swales exist or as required by engineering calculations.
- j. Gates should be either a continuation of the adjacent fence design or designed in such a way as to compliment the adjacent fence in material, scale and proportions. All gate design shall be submitted to the DRB for approval prior to beginning construction.
- k. All hardware shall be black, heavy duty metal hinges, latch and handle that maintain functional and visual integrity over time.

See Figures 2.10C, 2.10D, 2.10E for fencing requirements per fencing type.

See Figures 2.10F, 2.10G, 2.10H, 2.10I for fencing examples by product type. Product types are defined below:

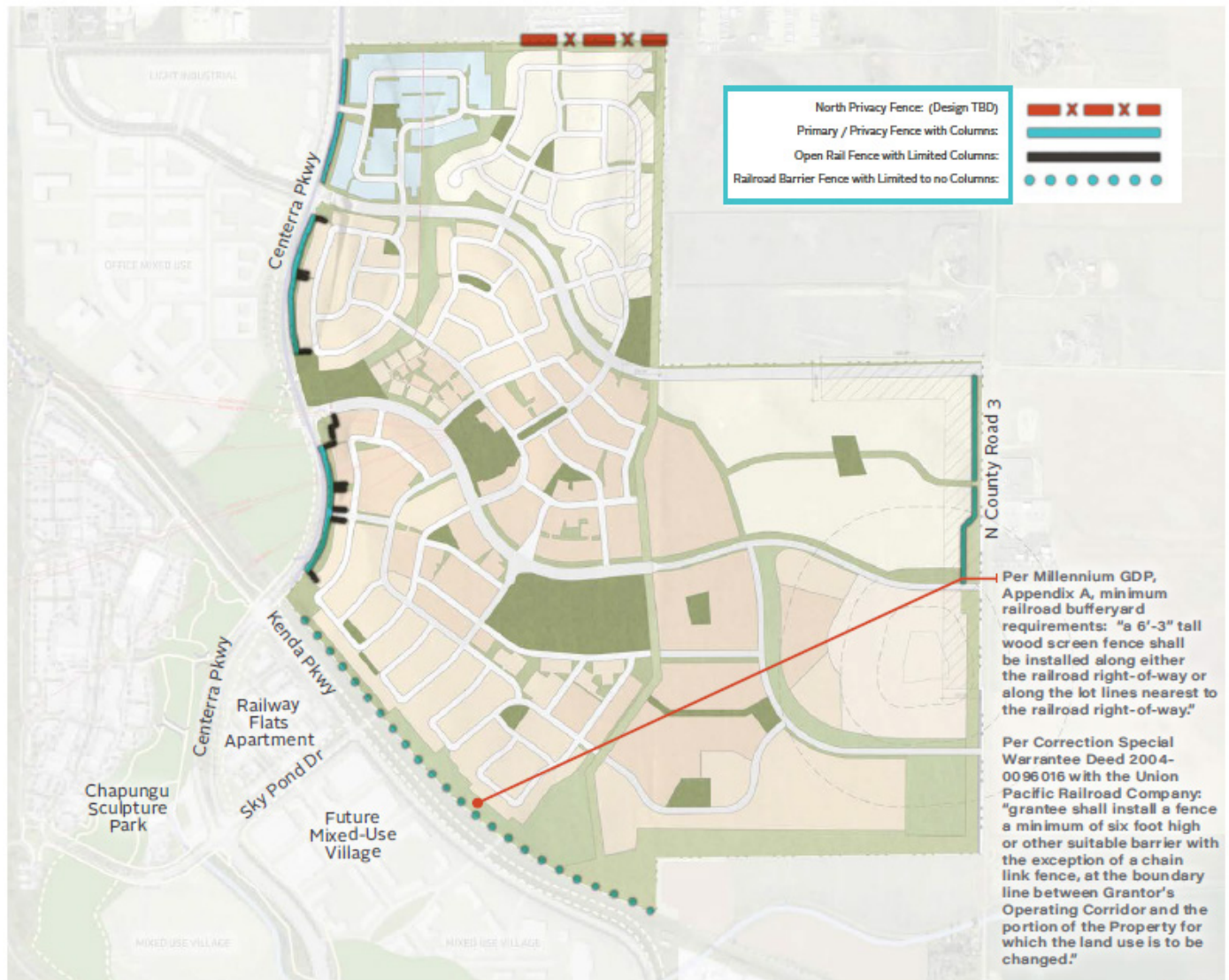
- a. Front Loaded Product - Homes where the garage is located on the front elevation (same elevation as front door).
- b. Rear Loaded Product - Homes where the garage is located on the rear elevation.
- c. Attached Product - Homes where two or more dwellings units share a common wall.
- d. Cluster Product - Homes where four or more homes share a common alleyway or private drive.

See Figures 2.10J and 2.10K for requirements on how different fencing styles should transition.

See Figures 2.10P for requirements on how fencing should be installed in sloped conditions.



Figure 2.10A - Master Developer Fence Plan



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

Not To Scale

Figure 2.10B - Fence Setback Requirements

PRODUCT TYPE	STEP-BACK FROM FRONT OF HOME	STEP-BACK FROM REAR OF HOME*	SETBACK FROM PUBLIC SIDEWALKS	SETBACK FROM INTERIOR SIDE LOT LINE	SETBACK FROM REAR LOT LINE	SETBACK FROM REAR ALLEY OR PRIVATE DRIVE*
Front-Loaded Product (SFD or SFA)	4' Min. From Front Building Plane**	2' Min. From Rear Building Plane	2' or more***, planted and maintained by homeowner, OR Less than 1' with no plantings permitted between fence and walk	0'	0'	N/A
Rear-Loaded Product (SFD or SFA)					N/A	5' From Edge of Pavement

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

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

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

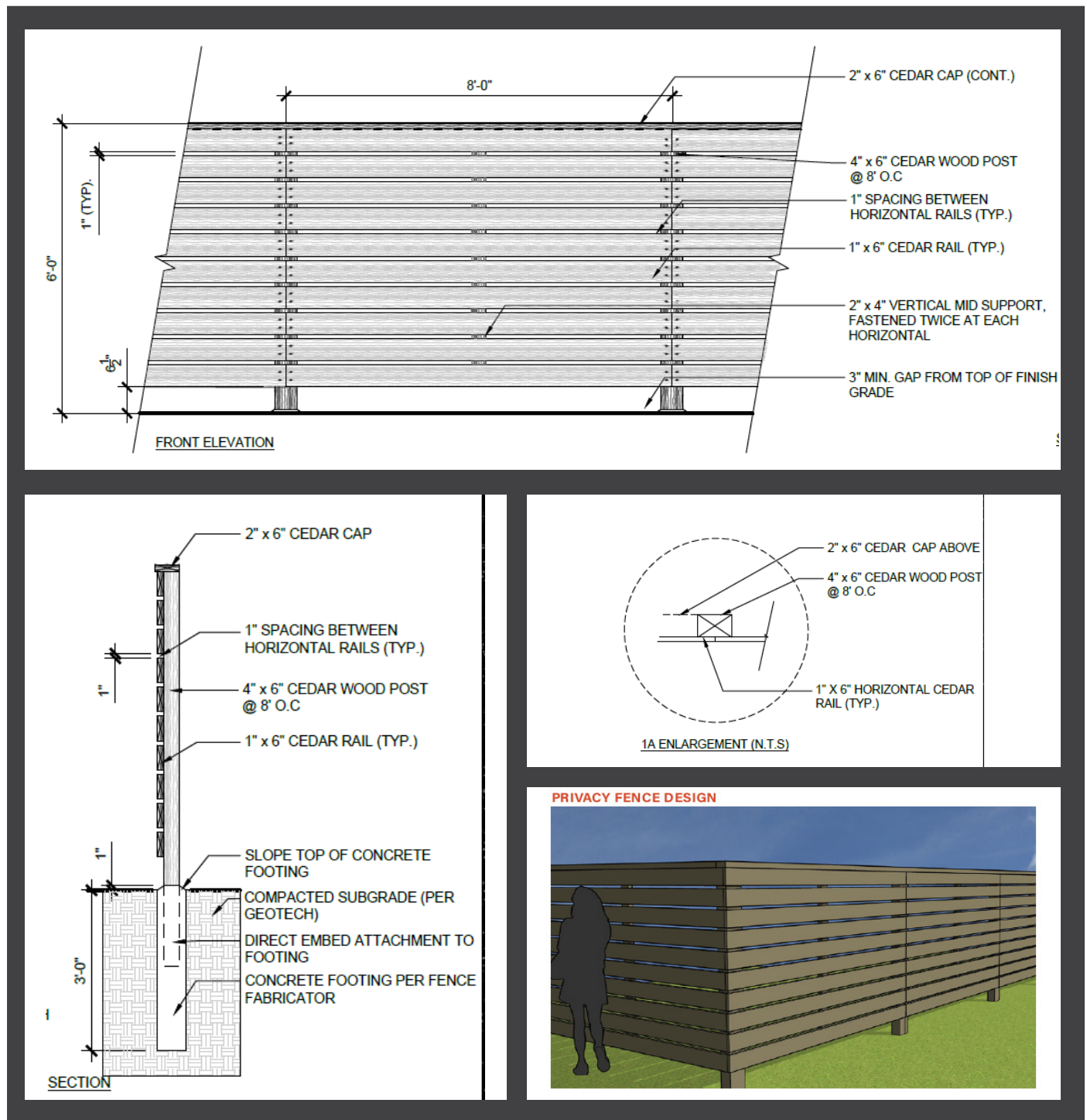
2.10.2 Privacy Fencing Criteria

Privacy fences are allowed for side yards between homes or rear yards facing another site. Privacy fences must comply with the general fencing criteria and the criteria found in Figure 2.10C.

Submittal Requirements:

Scaled site plan showing existing structures, proposed fence/wall location, details of fence and gate design, type of materials, finish, color, and height.

Figure 2.10C



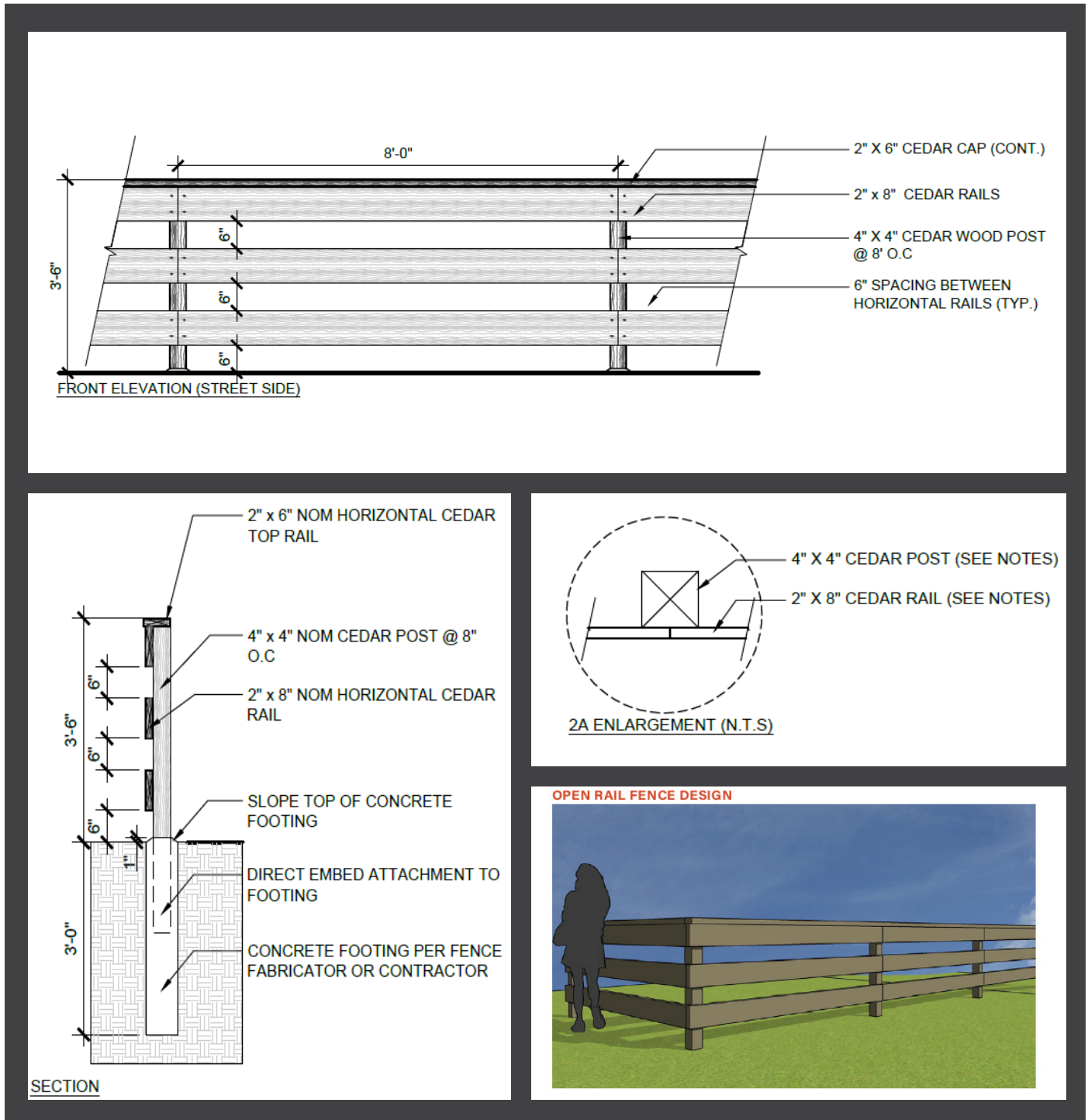
2.10.3 Open Rail Fencing Criteria

Open rail fencing is required to be installed on sides adjacent to open space or a public street. Open rail fencing must comply with the general fencing criteria and the criteria found in Figure 2.10D.

Submittal Requirements:

Scaled site plan showing existing structures, proposed fence/wall location, details of fence and gate design, type of materials, finish, color, and height.

Figure 2.10D



2.10.4 Front Yard Fencing Criteria

Front yard fencing is allowed for front yards, except for front loaded product. Front yard fencing must comply with the general fencing criteria and the criteria found in Figure 2.10E.

Submittal Requirements:

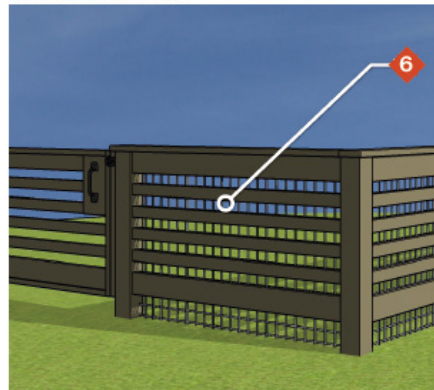
Scaled site plan showing existing structures, proposed fence/wall location, details of fence and gate design, type of materials, finish, color, and height.

Figure 2.10E

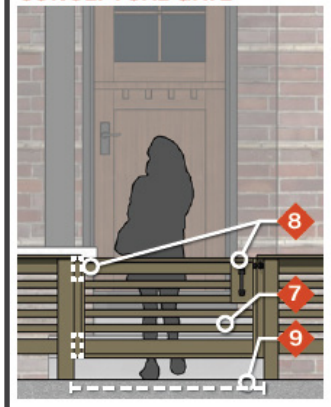
STANDARD DESIGN CRITERIA:

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

OPTIONAL MESH



CONCEPTUAL GATE



OPTIONAL FRONT YARD DESIGN

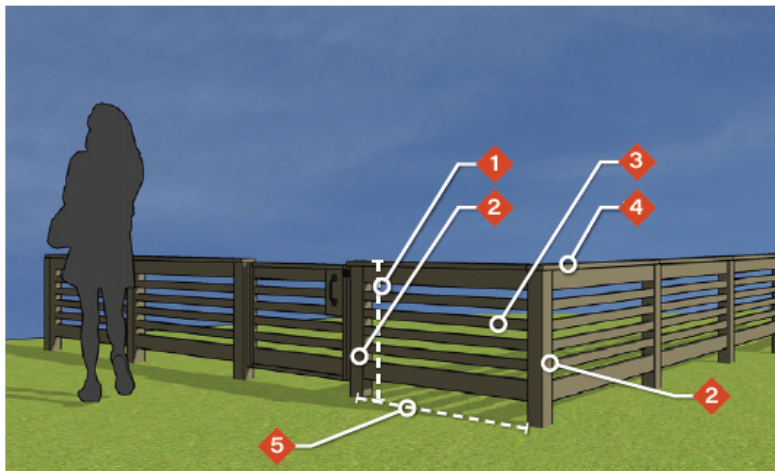


Figure 2.10F: Front-Loaded Product Fence and Gate Locations

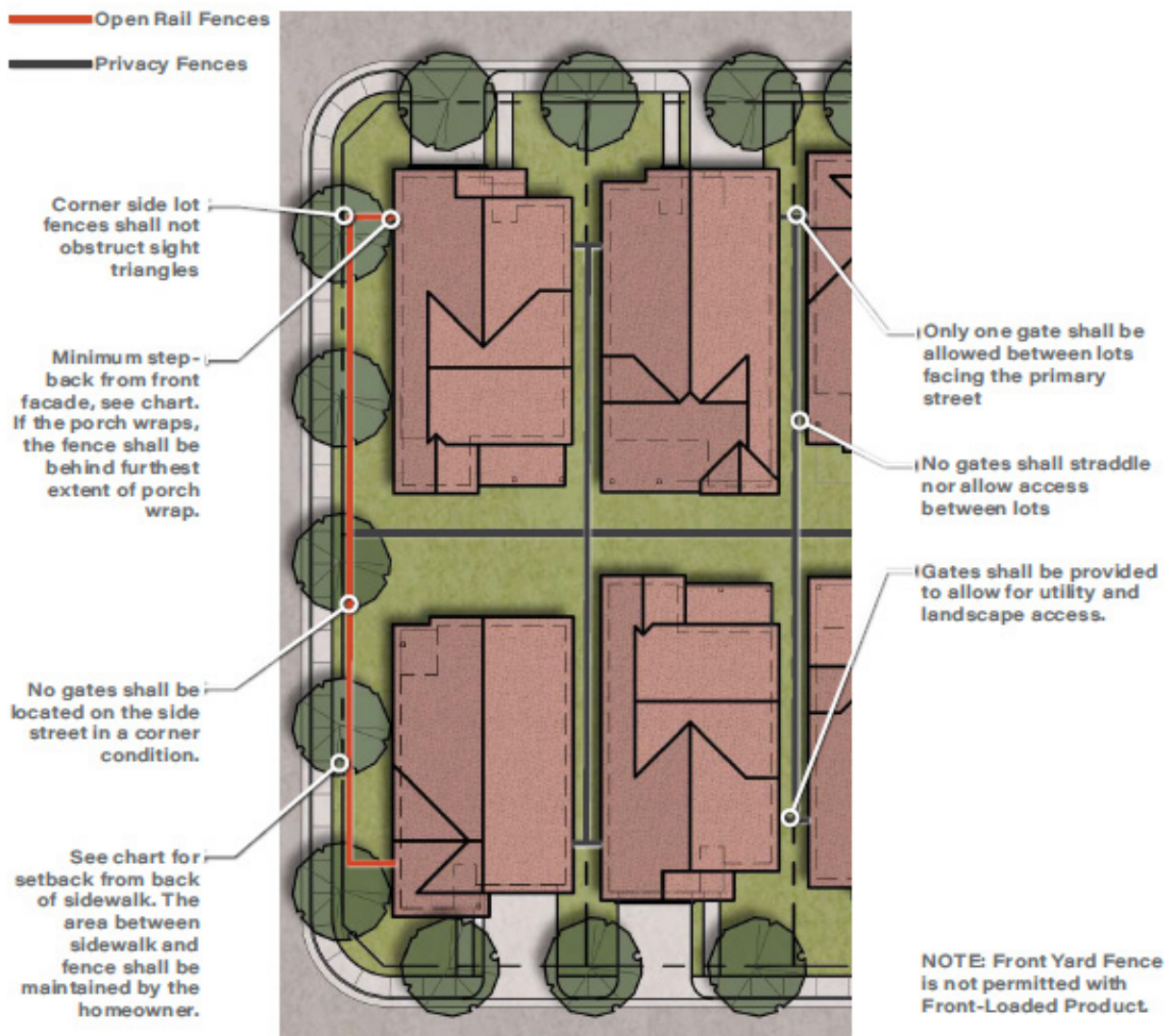


Figure 2.10G: Rear-Loaded Product Fence and Gate Locations

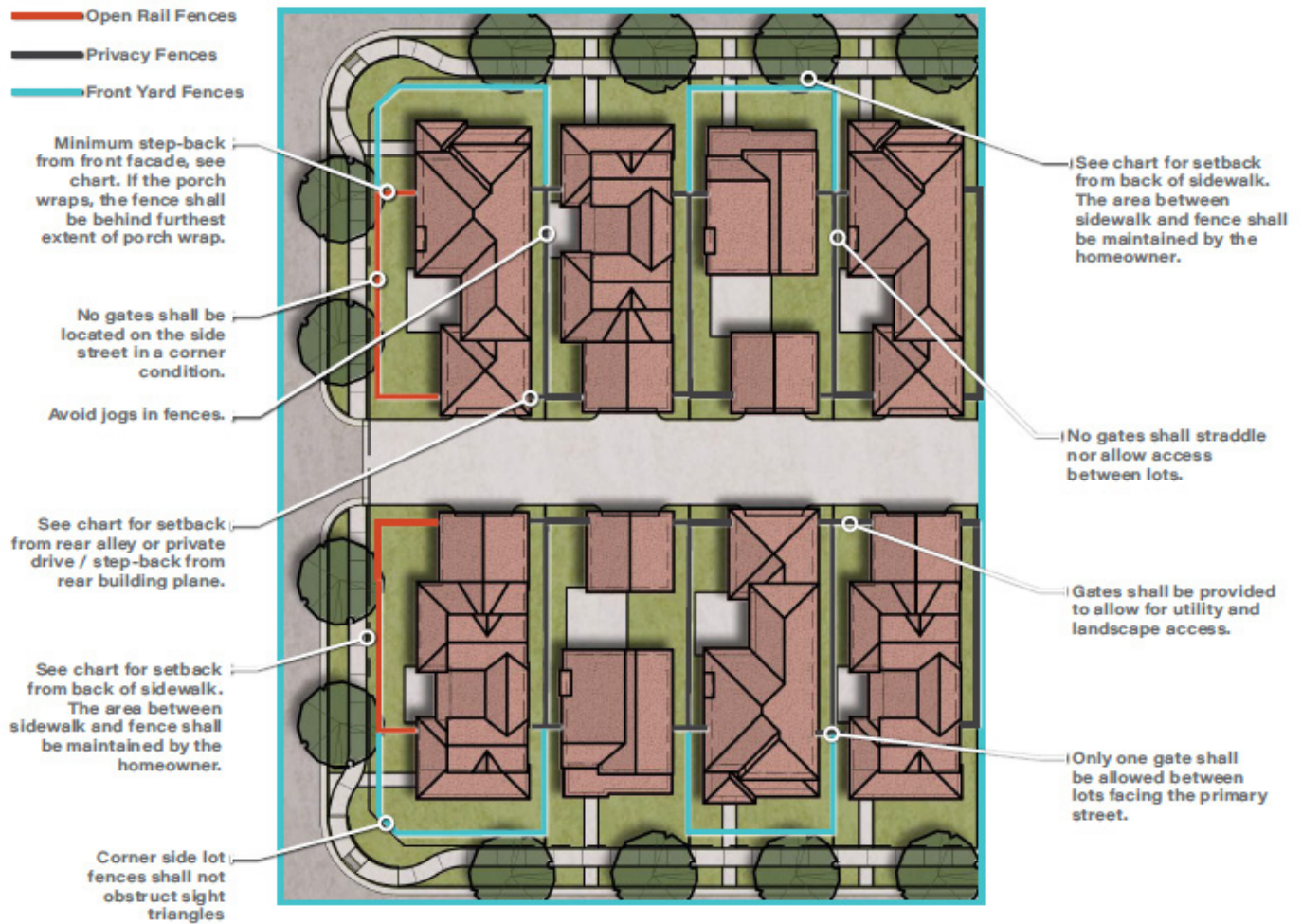


Figure 2.10H: Attached Product Fence and Gate Locations

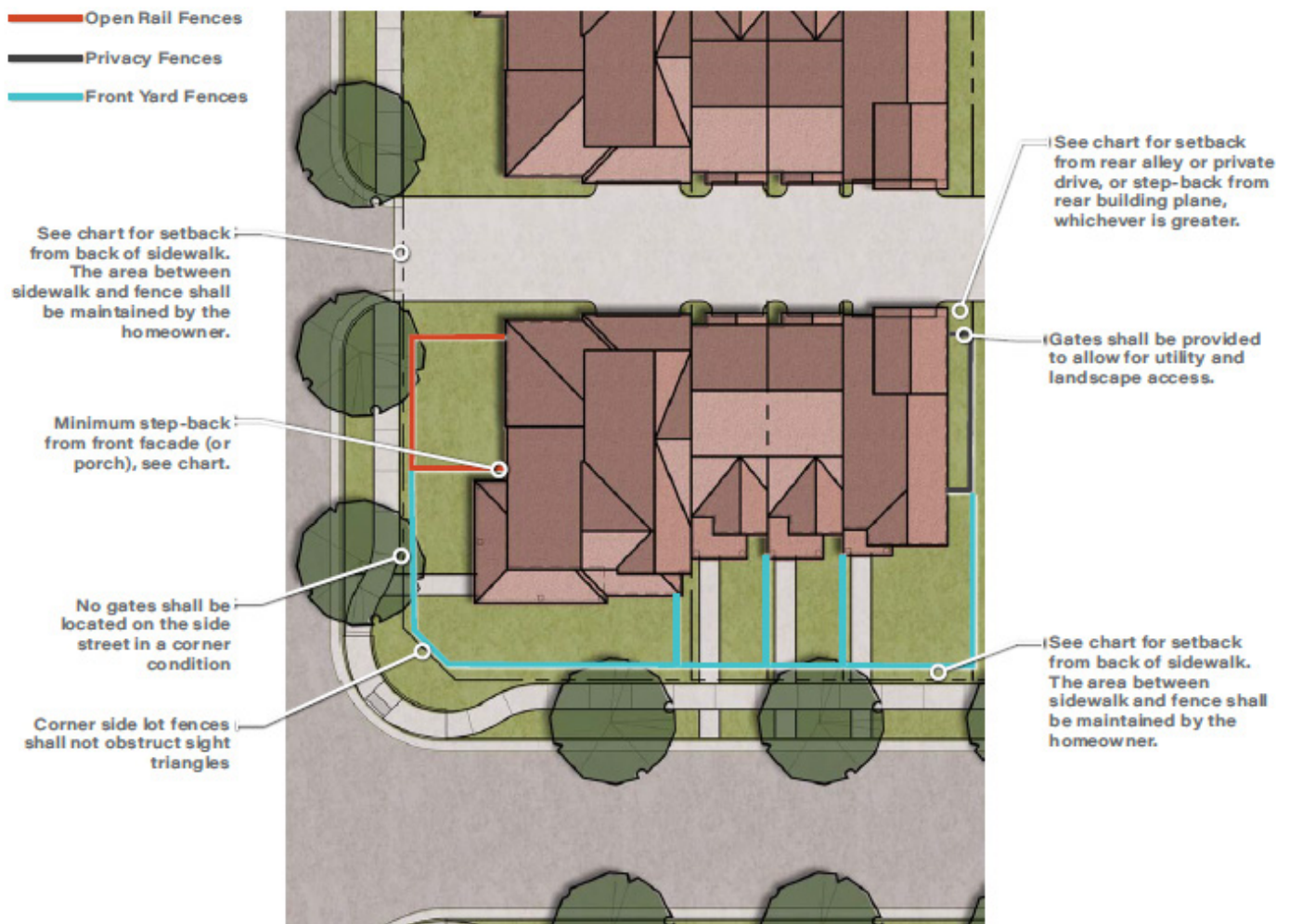


Figure 2.10I: Cluster Product Fence and Gate Locations Example

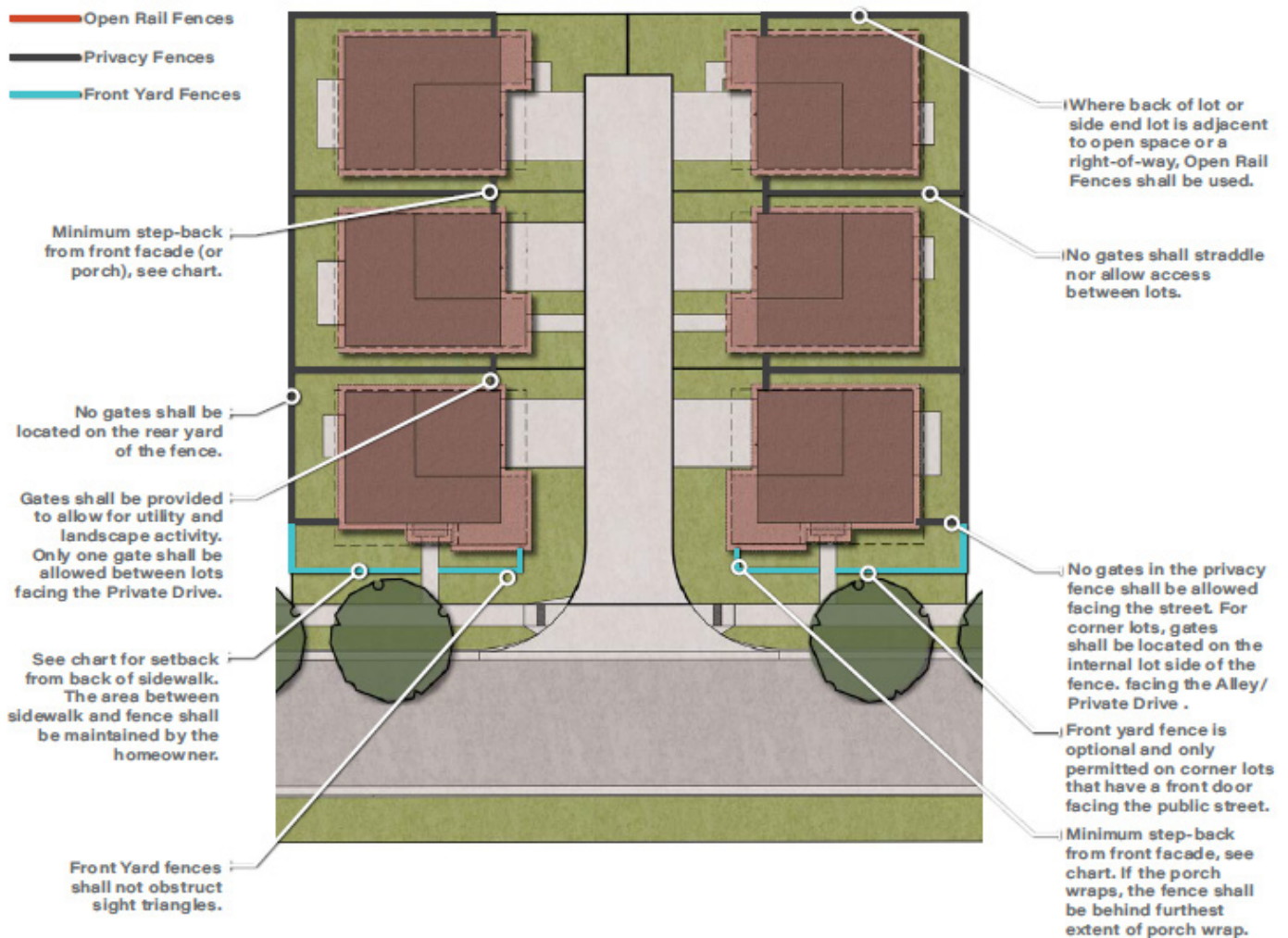


Figure 2.10J: Fence Transitions

FRONT YARD FENCE TRANSITIONS

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

STANDARD DESIGN CRITERIA:

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

ADDITIONAL NOTES:

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

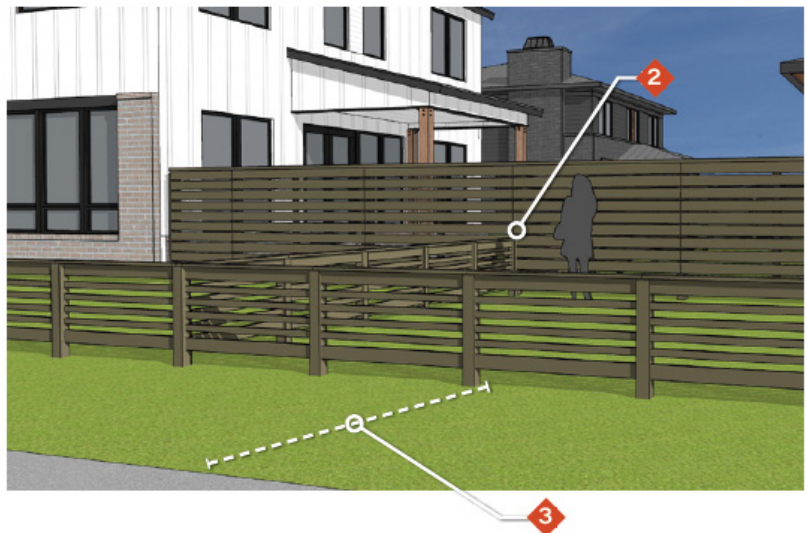
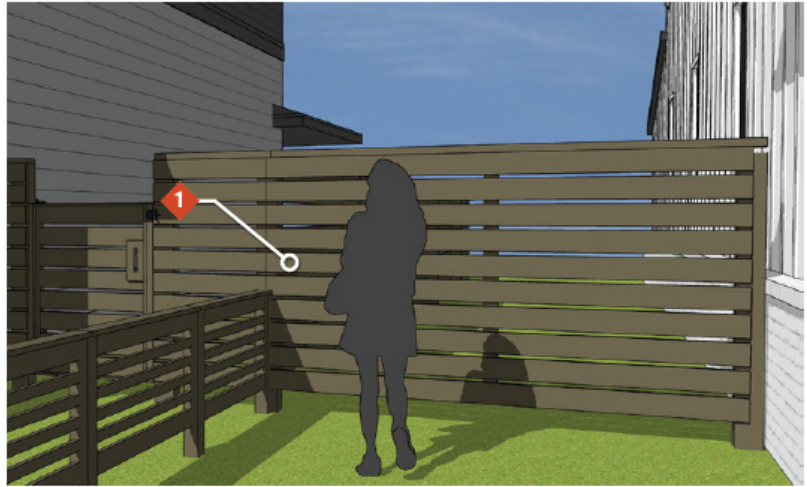
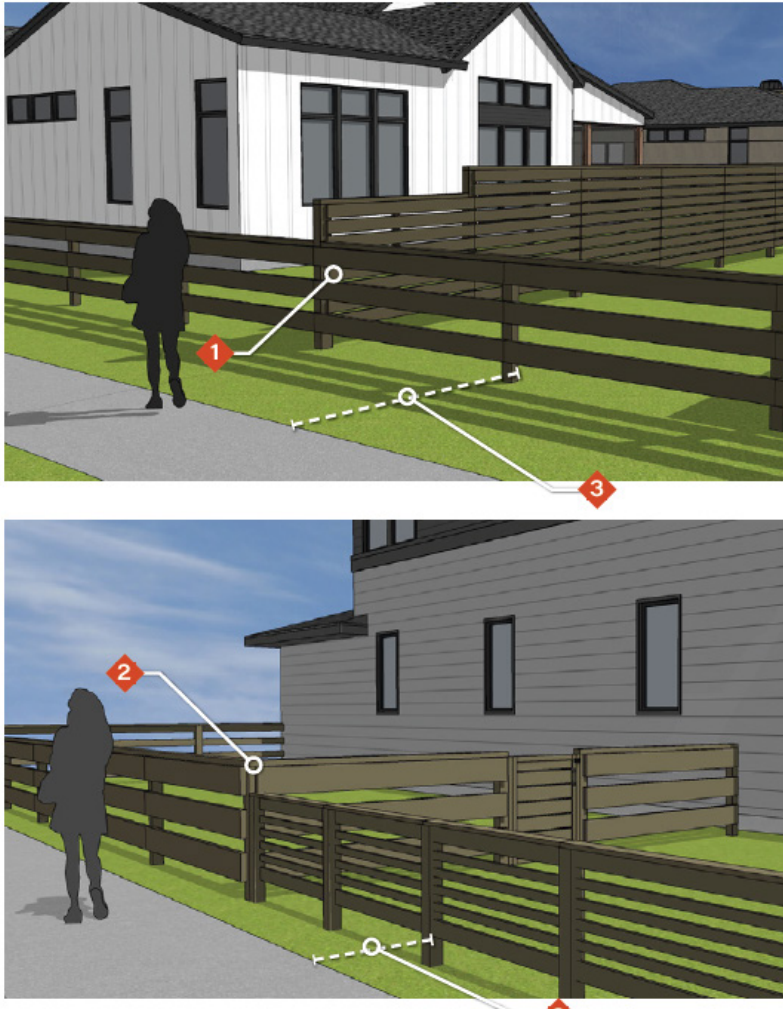


Figure 2.10K: Fence Transitions Continued



OPEN RAIL FENCE TRANSITIONS

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

STANDARD DESIGN CRITERIA:

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

ADDITIONAL NOTES:

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



Figure 2.10L: Optional Fence Mesh Installation Details

OPTIONAL MESH INSTALLATION

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

STANDARD DESIGN CRITERIA:

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

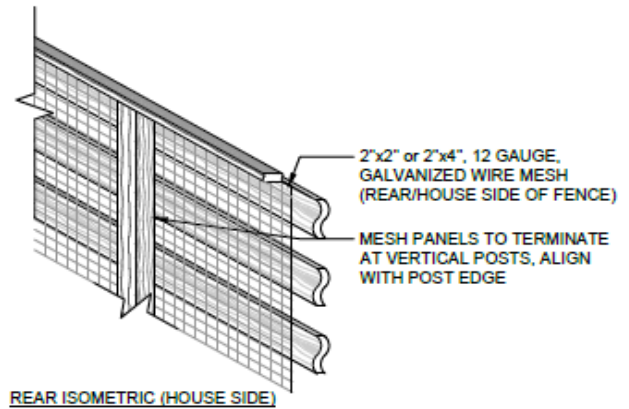
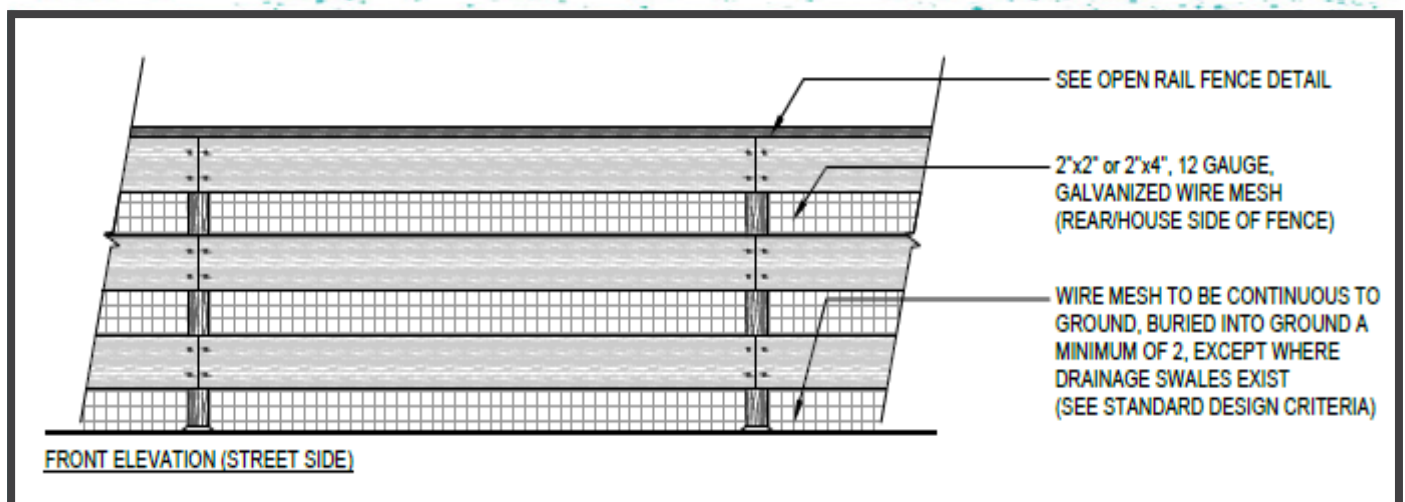
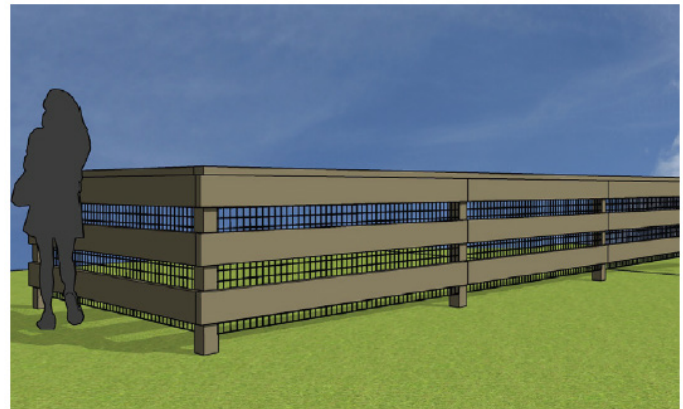
**OPEN RAIL FENCE WITH MESH**

Figure 2.10M: Optional Fence Mesh Installation Details (continued)

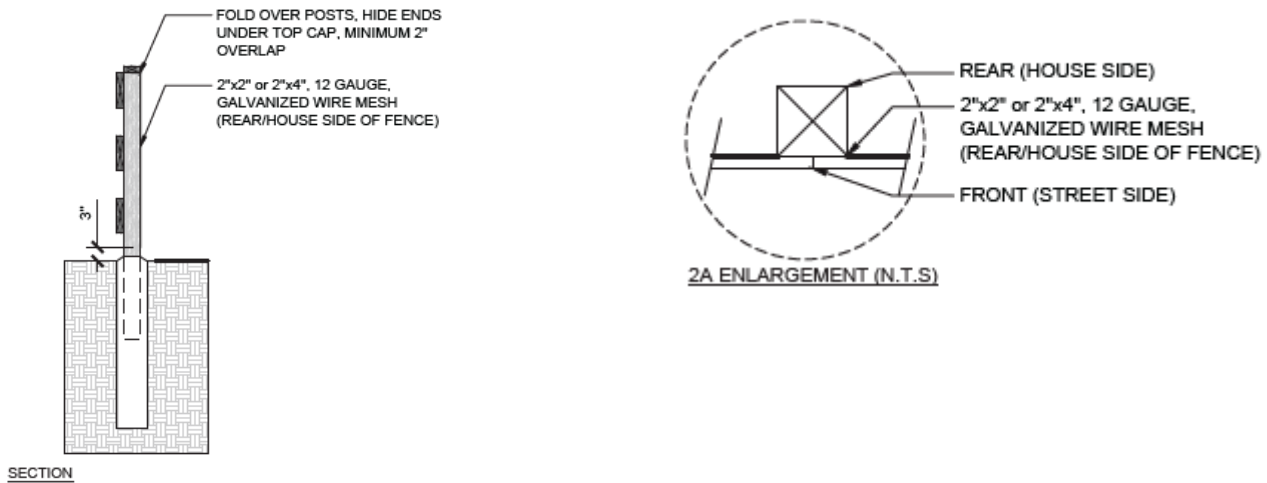


Figure 2.10N: Fence Mesh Installation Photo Examples*



The view is looking from outside of fenced yard. Mesh is installed on interior side of horizontal rails.

(The fence mesh should terminate at the post or be sandwiched between the post and the rail.)

*The intended purpose of these photos are to represent how the mesh must be installed. The style and color of the fence must comply with Figures 2.10C-E.

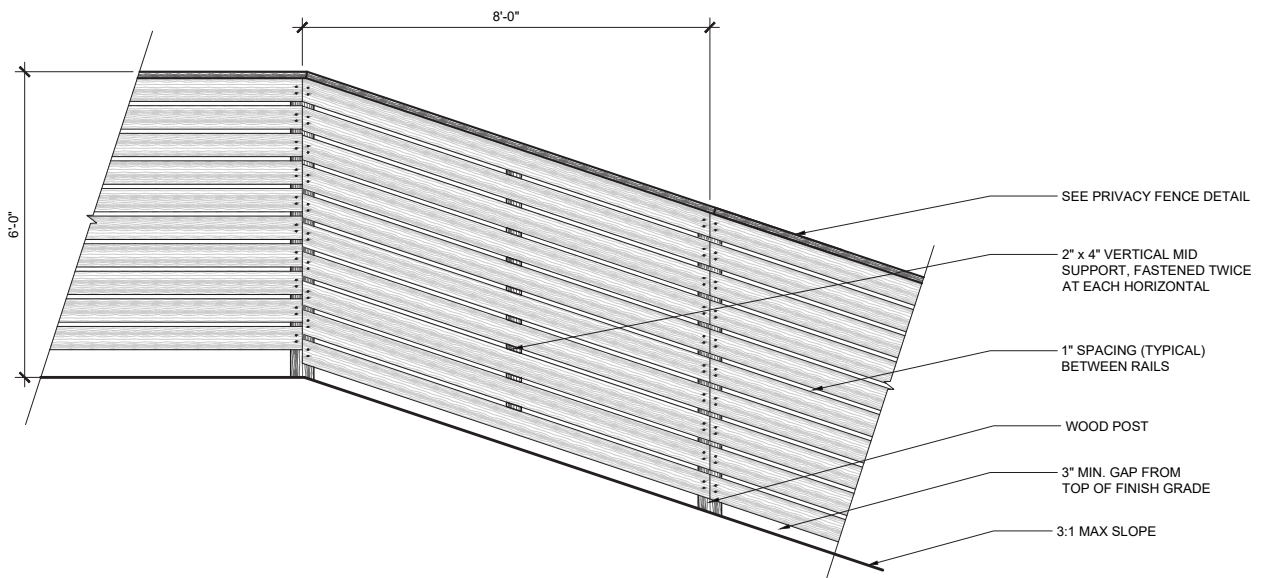
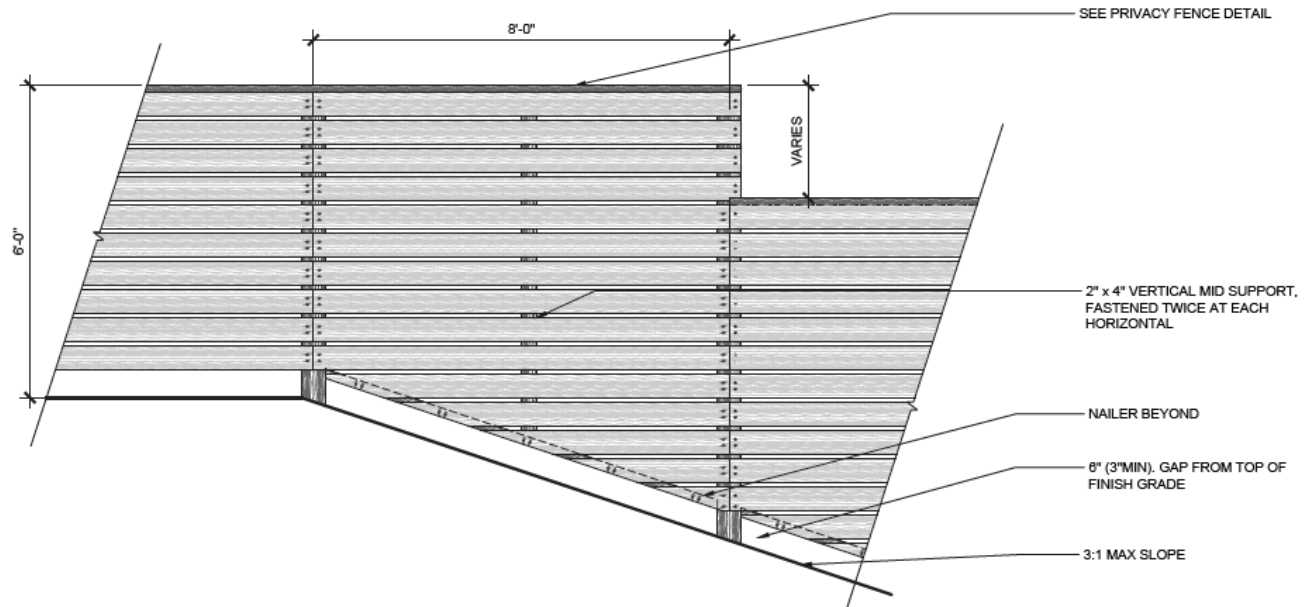


Figure 2.10O: Optional Fence Mesh (for smaller animals/critters)

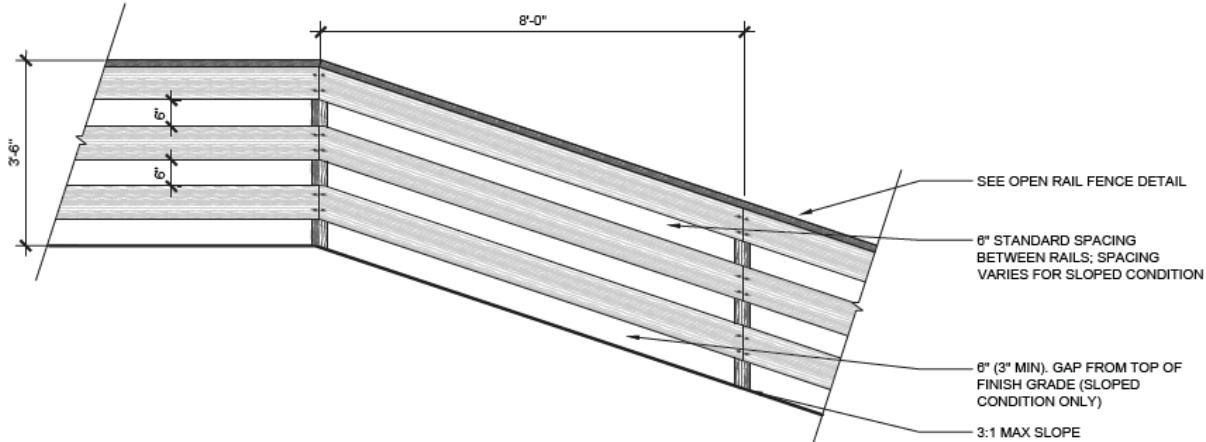


Figure 2.10P: Fence in Sloped Conditions

PRIVACY FENCE SLOPED CONDITION



OPEN RAIL FENCE SLOPED CONDITION



2.11 Fireplaces and Fire Pits (Outdoors)

Permanent outdoor fireplaces, barbecue pits and firepits shall be finished with masonry, brick and/or stone and shall blend with the masonry material used on the house. Temporary firepits are considered patio furnishings and do not require DRB approval.

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

These structures should be in scale with and integrated into the design of the house structure, deck and/or landscape areas and shall be sited in consideration of neighboring properties.

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

Submittal Requirements:

Site plan with locations of fireplace or barbecue pit identified, samples of materials proposed to be used.

Architectural drawings with dimensions of proposed items.

2.12 Flagpoles

In accordance with 38-33.3-106.5 of the Colorado Common Interest Ownership Act (CCIOA), the Association may adopt reasonable, content-neutral rules to regulate the number, location and size of flags and flagpoles.

Owners are allowed to have one single pole with one single flag on a flag mount on any one residential site, attached to the front face of the home not exceeding 4 feet above any eave.

No flag may exceed 3'x 5', and no flag may be displayed that contains graphics, language, or any display that is obscene or otherwise illegal.

Owners must apply for approval for a free standing flag pole; the pole must:

1. Not exceed 12' in overall height
2. Must be located within the rear yard only unless specifically approved by the DRB
3. No flag may exceed 3' x 5'. Flags will not be allowed to be draped on decks. Those residents choosing to display the United States Flag must adhere to the United States Flag Code, Title 4, Chapter 1."

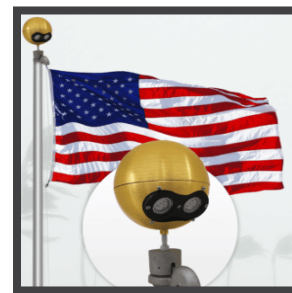
Accent, spot and/or up lighting of any flag is strictly prohibited. Flags must be downlit utilizing The Beacon System or equal. See Figure 2.12A.

Submittal Requirements:

Flags that are attached to home - No requirements if the above criteria are met.

Freestanding Flag Pole - Submit plan with proposed location of freestanding pole, cut-sheet for pole.

Figure 2.12A



2.13 Fountains/Statuary

Fountains shall be limited to four feet in height and shall be of natural material, color and design which compliments the overall architecture of the house. Fountains must not allow stagnant pools of water.

Decorative components such as statues and artifacts shall be limited in height to four feet.

Seasonal statues, artifacts, and other decorative landscaping items will be allowed between Thanksgiving through the first week of January and ten (10) days before and after other nationally recognized holidays.

Plastic statuary, plastic yard ornamentation and plastic planters will not be allowed.

Submittal Requirements:

Owner must provide a site plan showing where the fountain or statuary is to be installed and a photo along with dimensions.



2.14 Gazebos

The gazebo must be an integral part of the rear yard landscape plan. The gazebo design and color must compliment the architectural style of the house.

Maximum square footage is 150'. Gazebo must not encroach into the minimum required setbacks. Maximum height shall be 10' at the highest point, unless otherwise approved by the DRB.

Any lighting must be approved and cannot shine into a neighboring site.

The gazebo shall be constructed of a material that is the same or complementary to the existing home. In cases where redwood, cedar or pressure treated lumber is used, the material may be painted to match the home or sealed to prevent weathering.

Only one gazebo is permitted per site.

Roof materials must match existing home.

Screen material must match existing home and not be reflective.



Submittal Requirements:

Owner must provide a site plan showing where the gazebo will be installed on the Site; materials, color, dimensions and photo of design.

2.15 Gutters/Downspouts

Gutters, downspouts and extensions shall match the color of the house siding material or trim it is adjacent to.

Downspouts and extensions must not direct water onto adjacent properties. Water from the site must "sheet flow" before it enters into the drainage easements and the sidewalks along the streets. No piped drains are allowed to have an outlet which directs water to adjoining sites or open space. Pipes must be buried and not laying on top of the ground.

Submittal Requirements:

None required provided you comply with the above guidelines.

2.16 Hot Tubs/Spas

Hot tubs or spas must be an integral part of the deck or patio area of the rear yard landscaping. The hot tub or spa must be screened so it is not visible from adjacent sites and so that it does not create an unreasonable level of noise for neighboring properties. Additional plant material or privacy fence around the hot tub or spa may be used for screening; Lattice is not an approved screening solution.

Hot tubs and spas shall not protrude more than 24" above grade, unless otherwise approved by the DRB.

Concentrated drainage (i.e., pipes) to the common areas, or neighboring properties is not allowed.

Spas and hot tubs are limited to side and rear yards and may not encroach in any setback. Only one spa or hot tub is allowed per site.

Structures such as a gazebo, cover, trellis or decking arc subject to a separate review and approval.

All hot tub/spa equipment must be fully screened on all sides with an architectural screening wall to match the materials and colors of the house.



Submittal Requirements:

A catalogue clipping, photograph, description, color, material, and dimensions of the improvements.
A site plan showing the location of the equipment, existing structures, and site.

2.17 House Address Numbers

Each house shall have address numbers or letters mounted near the front door or front facing garage door and placed in a prominent location easily visible from the public street.

Black is the preferred color; other options may be permitted with DRB approval if black conflicts with house color.

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

The recommended placement for address letters or number above garages is centered horizontally above the door and centered vertically between top of garage door and eave. Alternative locations are permitted with DRB approval.

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

Submittal Requirements:

No requirements if the criteria above is followed.

2.18 Landscape and Irrigation

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

2.18.1 Timeframe for Installation

The Site must be fully landscaped within one hundred eighty (180) days after closing if closing occurs between April 1 and October 1; if closing does not occur between such dates, then such landscaping shall be installed by the Owner by the following October 1.

The Design Review Board (DRB) may allow reasonable extensions of such period to account for abnormal weather conditions or other constraints on landscape installation.

2.18.2 Zones

Plants of like watering needs should be grouped together in zones to allow for the most efficient watering.

2.18.3 Landscape Palette

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

Xeriscape design is strongly encouraged.

Included at the end of this landscape section is the list of approved plants for landscaping in Kinston.

Artificial plants are specifically prohibited.

2.18.4 Turf Limitation

To encourage water-wise landscaping, no more than 25% of the total landscaped area (the total Site area excluding the house footprint, driveway, sidewalk and patio) of any Site shall be irrigated turf. No more



than 40% is permitted if an alternative lawn grass is used (i.e. Buffalo Grass or artificial turf). Lawn shall be limited to areas with a minimum of 100 contiguous square feet and a minimum width of 8'. Lawn shall be utilized only where associated with usable spaces such as an extension of a patio, a play area, or as an outdoor room. See Figure 2.18C at the end of this landscape section for an example of how to calculate the turf area.

2.18.5 Artificial Turf

Artificial Turf is permitted in rear and side yards only and will be reviewed on a case by case basis. No more than 40% of the total landscaped area (the total Site area excluding the house footprint, driveway, sidewalk and patio) of any Site shall be artificial turf. See Figure 2.18C for an example of how to calculate the turf area.

2.18.6 Water Use

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

2.18.7 Backfill Zone

Irrigation systems are prohibited from being installed in the 5' area surrounding the foundation of any house ("Backfill Zone").

2.18.8 Drainage

Landscape improvements shall not impact the approved drainage pattern for the Site or surrounding Sites.

2.18.9 Gravel Mulch

Open gravel mulch areas (expanses of gravel in excess of 50' sf or wider than 3' that do not contain living plant material) shall be no more than 40% of the Total Landscape Area, unless otherwise approved by the DRB. Gravel color must be brown, tan or gray. Red, white and black gravel is specifically prohibited. Large expanses of gravel devoid of plantings in front or side corner yards is prohibited.

2.18.10 Wood Mulch

Wood mulch must be non-colored cedar mulch. Red color mulch is prohibited. Large expanses of wood mulch devoid of plantings in the front or side corner yard is prohibited.

2.18.11 Required Landscaping

A minimum of 60% of total landscaped area of any Site (the total Site area excluding the house footprint, driveway, sidewalk and patio) shall be composed of landscape plantings or landscape features (i.e. boulders, pavers, retaining walls, etc.).

For yards visible from a public street or common area foundation plantings are required, the minimum requirement is one row of five (5) gallon shrubs planted on 3' centers located along the foundation excluding patios. Foundation plantings and associated irrigation shall maintain required offset of 5' for the Backfill Zone.

Air-conditioning condenser units shall be screened from views from streets, trails and open space by minimum 5 gallon shrubs, 3' on center, strategically planted in the front or side yards to screen the unit from view while still maintaining a safe distance from the unit.

Street trees with a minimum 2" caliper are required in all yards fronting a public street (excludes alleys and private shared driveways). Minimum requirements for front, side and rear yard shade trees, evergreen trees and ornamental trees vary by site size. See Figure 2.18 D for additional tree planting requirements.

See Figures 2.18A and 2.18B at the end of the landscape section for a Landscape Zone Keys by Product Type.

See Figures 2.18E, 2.18F, 2.18G, and 2.18H for specific landscape requirements per product type.

See Figures 2.18I, 2.18J, 2.18K, 2.18L, 2.18M, and 2.18N for examples of previously approved landscape plans by product type.



2.18.12 Landscaping for Privacy

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

2.18.13 Irrigation

Every Site is required to install an automatic irrigation system prior to completion of landscape and planting. Use of drip systems are strongly encouraged. All spray head zones are required to have head-to-head coverage or closer. Overspray on sidewalks and adjacent site is prohibited. Controller devices must be located inside the garage unless specifically approved by the DRB.

2.18.14 Orientation for Landscaping

All owners are encouraged to attend a landscaping orientation at the High Plains Environmental Center at Centerra. This brief session will explain the landscape specifications for Centerra, providing the reasons for the specifications outlined in these Landscape Guidelines. Examples of turf grasses, shrubs, trees and other native vegetation will be available to assist with owners in their landscape plans. Owners may contact High Plain Environmental Center to learn more or to register for the next orientation at info@suburbitat.org.

2.18.15 Landscape Edges

Edges of residential parcels should blend with the adjacent site. Harsh lines or the edges of properties, such as abrupt changes in mulch type/color or plant material placed in an obvious line, should be avoided. See Figures 2.18E, 2.18F, 2.18G, and 2.18H for examples of how to blend the landscaping between lots. Adjacent to open spaces areas the landscaping should be varied in height and density so as to avoid a hedge or total screen appearance. Instead, the landscape treatment should provide view openings between the private yards and the open space.

Concrete landscape edging is permitted. Concrete edging style must be the standard mower edge or slant style. Color must be grey. Stamped and/or colored concrete edging will be approved on a case-by-case basis.

2.18.16 Soil Amendment

Due to the clay-like consistency of the soils in Northern Colorado, it is recommended that compost or other organic matter be added to the soil, using a minimum of three (3) cubic yards per 1,000 square feet. Such soil amendment often aids in the establishment of all landscape material.

2.18.17 Front Range Appropriate Landscaping

Front Range appropriate landscaping is encouraged and consists of native plants which require little to no water. A minimum of 60% of total landscaped area of any Site (the total Site area excluding the house footprint, driveway, sidewalk and patio) shall be composed of landscape plantings or landscape features (i.e. boulders, pavers, retaining walls, etc.). Plant selections must comply with Centerra Plant List and must support visual interest year round.

Submittal Requirements:

Residents who desire to install this style of landscaping in their front yard are required to submit a detailed landscape drawing to the DRB prior to installing the landscaping.



FIGURE 2.18A Example of Landscape Zones for Front Loaded and Cluster Product



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

FRONT YARD

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

CORNER SIDE YARD

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

INTERIOR SIDE YARD

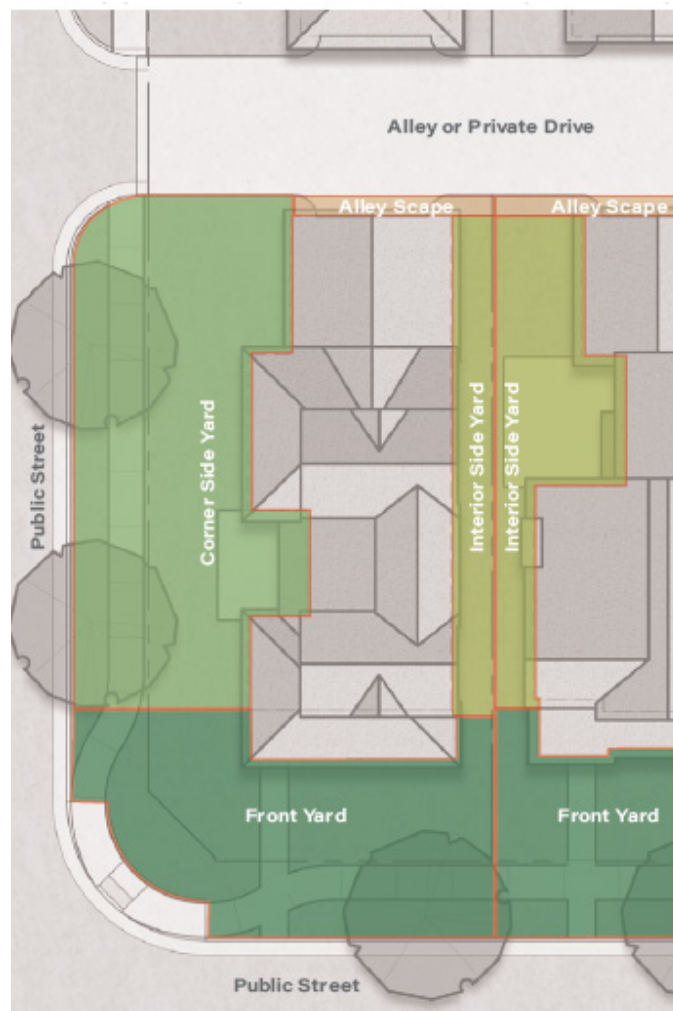
Interior side yards are less visible to the public but are still required to respond to their respective context. Interior side yards shall be screened from view with landscape material where possible and complement the overall landscape concept for the lot, while providing harmonious relationships with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

REAR YARD

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



FIGURE 2.18B Example of Landscape Zones for Rear Loaded Product



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

FRONT YARD

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

CORNER SIDE YARD

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

ALLEY SCAPE

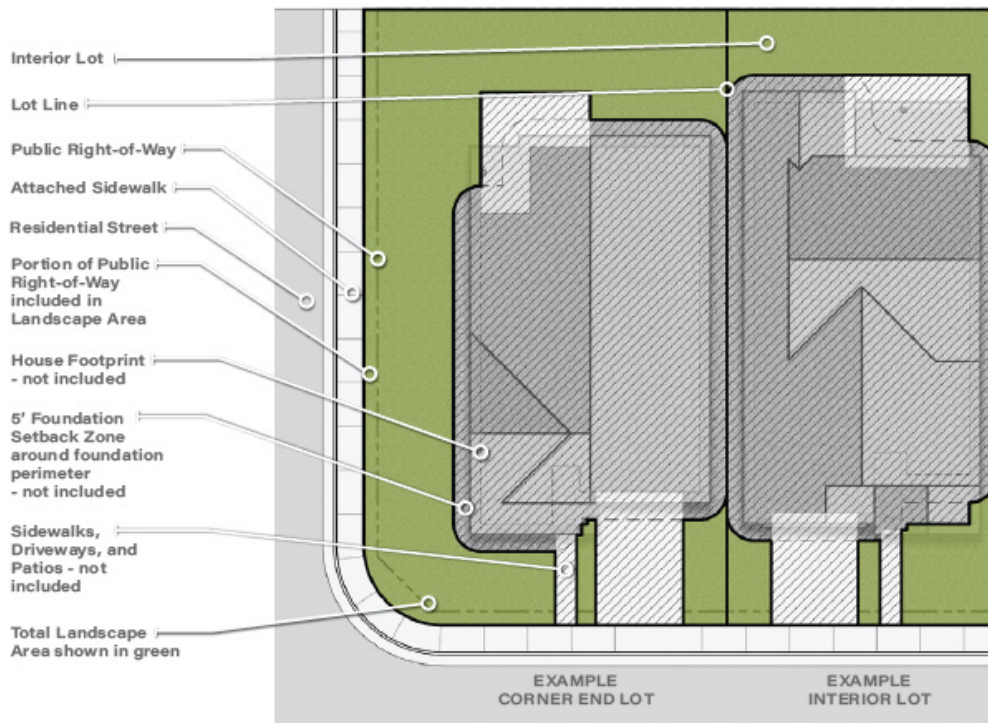
Alley scapes have the triple role of being "open" for safety, creating screening for utilities and trash, and softening the architecture. Plants and fencing should not impede visibility or access (both vehicular and pedestrian).

INTERIOR SIDE YARD

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



FIGURE 2.18C Example of Total Landscaped Area (TLA) and Landscape Calculations



TREE LAWN

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

TOTAL LANDSCAPED AREA

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

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

TOTAL LANDSCAPED AREA: 2,118 SF

Planting Beds:	996 sf (47%)
Lawn (Fescue):	468 sf (22%)
Total Planted Area:	1,464 sf (69%)
Open Gravel Mulch:	654 sf (31%)

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



FIGURE 2.18D Tree Planting Requirements

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



FIGURE 2.18E Yard Checklist: Front Loaded Product (Garage in Front)

- 1 Planting beds adjacent to sidewalk or between the sidewalk and any fence
- 2 Lawn limited to areas associated with a specific use
- 3 Shade trees per Tree Planting Requirements table
- 4 Gravel mulch integrated with planted areas
- 5 Repetition and massing for cohesive aesthetic
- 6 Foundation setback zone
- 7 Ornamental trees where utility offsets or site constraints limit shade trees
- 8 Plant up to back of sidewalk
- 9 Foundation plantings required on all sides visible from street or open space while maintaining required offset defined at right
- 10 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 11 Planting masses and mulch beds blend between lots
- 12 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.

Typical Corner Lot
Landscape PlanTypical Interior Lot
Landscape Plan

Not to Scale



FIGURE 2.18F Yard Checklist: Rear Loaded Product (Garage in Back/Alley)

- 1 Planting beds adjacent to sidewalk or between the sidewalk and any fence
- 2 Tree Lawn incorporated into landscape plan
- 3 Plant up to back of sidewalk
- 4 Ornamental trees where utility offsets or site constraints limit shade trees
- 5 Repetition and massing for cohesive aesthetic
- 6 Lawn limited to areas associated with a specific use
- 7 Foundation setback zone
- 8 Shade trees per Tree Planting Requirements table
- 9 Foundation plantings required on all sides visible from street or open space while maintaining required offset
- 10 Gravel mulch integrated with planted areas
- 11 Planting masses blend between lots
- 12 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 13 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.

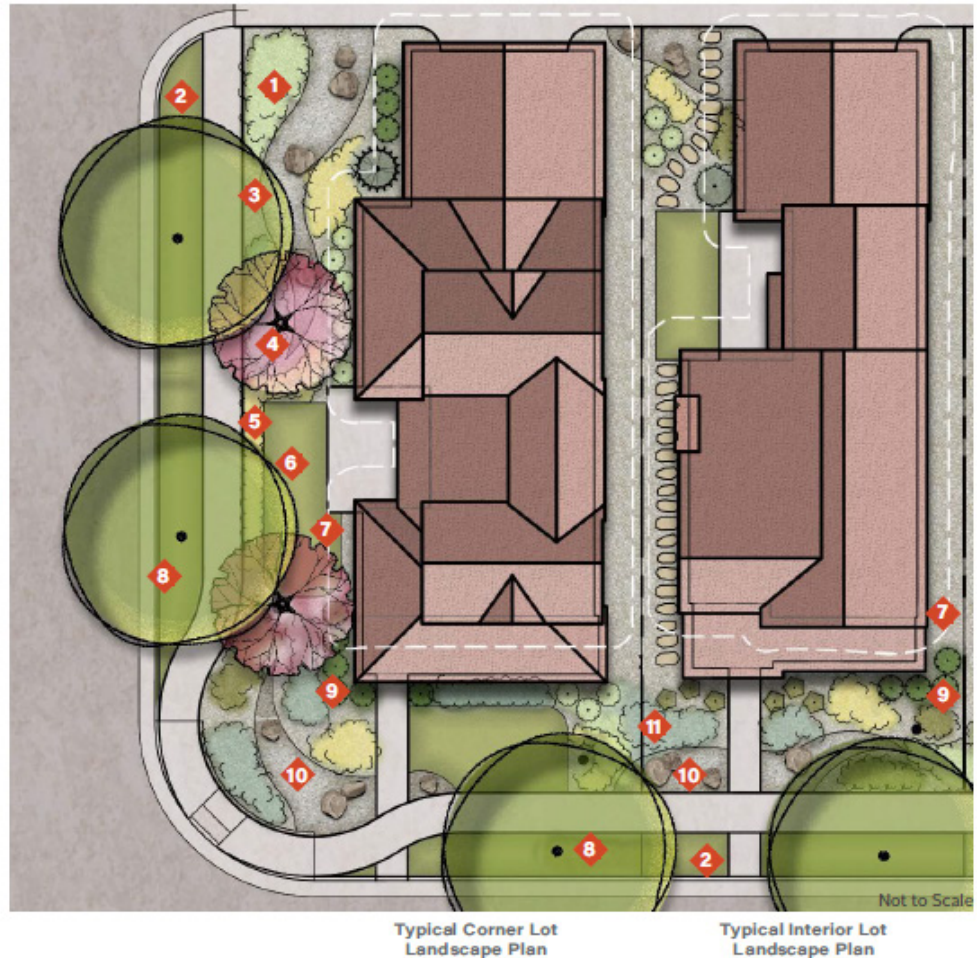
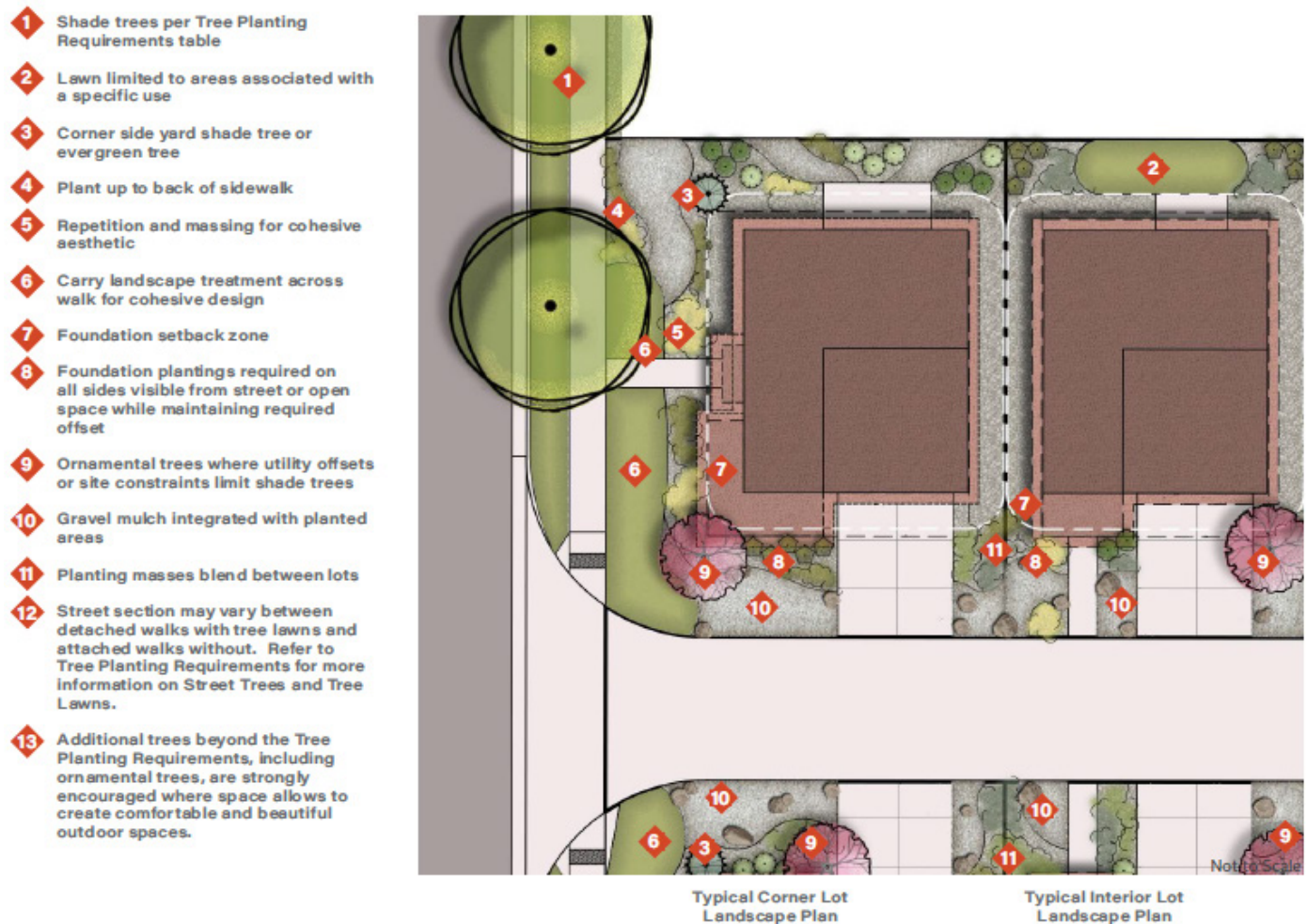


FIGURE 2.18G Yard Checklist: Cluster Product

Site Development Plan Requirements for the Millennium East 10th & 17th Subdivision

*Residents shall have a minimum of one deciduous shade tree within the front yard. (Residents are allowed to have an ornamental tree species as a front yard tree per the site development plan)

**Minimum Plant Material Size Required Per The Site Development Plan

- Trees (large/medium): 2" Caliper
- Shrubs (deciduous/evergreen): 1 Gallon
- Ornamental Trees, single stem: 1.75" Caliper
- Ornamental Trees, multi-stem: 1" Caliper/cane, 3 Cane min
- Ornamental Grasses: 1 Quart Container
- Perennials: 1/4 Pots

This applies to the following addresses: (Millennium East 10th Subdivision) *Coming soon 17th Subdivision*

Wild Rye St.

*6220, 6228, 6234, 6256, 6248, 6240, 6260, 6264, 6270, 6294, 6286, 6278

Painted Turtle Ave

*2699, 2693, 2687, 2683, 2675, 2669, 2698, 2692, 2651, 2657, 2663, 2672, 2663, 2678, 2682, 2668, 2645, 2639, 2635, 2668, 2662, 2658, 2642, 2648, 2652, 2615, 2623, 2631, 2632, 2628, 2620 2511, 2607, 2603, 2602, 2608, 2614

Silverheels Dr.

*2693, 2681, 2673, 2665, 2657, 2651, 2625, 2631, 2645, 2617, 2611, 2603



FIGURE 2.18H Yard Checklist: Attached Product (Duplex or Townhome)

- 1 Planting beds adjacent to sidewalk or between the sidewalk and any fence
- 2 Tree lawn incorporated into landscape plan
- 3 Lawn limited to areas adjacent to walks and be a minimum of 4' in depth
- 4 Ornamental trees where utility offsets or site constraints limit shade trees
- 5 Foundation plantings required on all sides visible from street or open space while maintaining required offset
- 6 Plant up to back of sidewalk
- 7 Foundation setback zone
- 8 Shade trees per Tree Planting Requirements table
- 9 Repetition and massing for cohesive aesthetic
- 10 Gravel mulch integrated with planted areas
- 11 Street section may vary between detached walks with tree lawns and attached walks without. Refer to Tree Planting Requirements for more information on Street Trees and Tree Lawns.
- 12 Additional trees beyond the Tree Planting Requirements, including ornamental trees, are strongly encouraged where space allows to create comfortable and beautiful outdoor spaces.

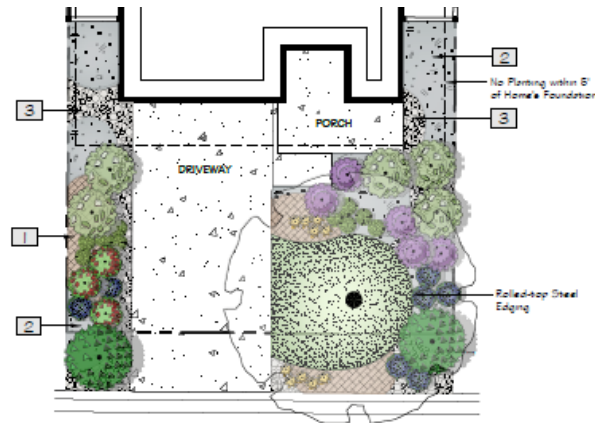


Typical Corner Lot
Landscape Plan

Typical Interior Lot
Landscape Plan



FIGURE 2.18I Approved Landscape Plan Example
Detached Product - Interior Lot Front Yard



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Gleditsia inaequalis</i> "Skyline" / Skyline Money Locust	2" Cal	1
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Coryophora x alandensis</i> "Blue Mist" / Blue Mist Spirea	1 gal	7
	<i>Cornus sericea</i> / Redwing Dogwood	1 gal	5
	<i>Juniperus horizontalis</i> / Creeping Juniper	1 gal	2
	<i>Physocarpus opulifolius</i> / Ninebark	1 gal	5
	Rose x "Double Knockout" / Red Knockout Rose	1 gal	3
PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Rudbeckia fulgida</i> / Black-eyed Susan	1 quart	10
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Calamagrostis x acutiflora</i> "Karl Foerster" / Feather Reed Grass	1 quart	10
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Festuca blanda</i> / Fescue Sod	sod	234 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	3" depth arccade cedar wood mulch - no weed fabric below	163 sf
	2" depth, 3/8" Grey Mountain Granite with weed barrier pinned below	386 sf
	Ten Cobble 2"x4" with weed barrier fabric pinned below	224 sf

Construction

SYMBOL	DESCRIPTION
	Know what's below. Call before you dig: 811. Landscape contractor to bear all responsibility of landscape and irrigation installation.
	Plant Material must be on community approved plant list - see Appendix A.
	Max area of sod is 25% of total lot sf and sod areas must be at least 5 ft. wide.
	Rock mulch is crushed granite with cobble and arccade wood mulch accents.
	Tree requirements to meet Kinston Design Guidelines.
	Smart irrigation system with rain sensors to be installed.
	Planting to be clustered for natural aesthetic and blend between lot lines.
	AC Units are required to be screened.

Kinston 35 Front-loaded Interior Lot

- Irrigated On-lot Sod: 234 SF (23%)
- Plant Material: 456 SF
- Total Living Material: 690 SF (68%)
- Open Rock Mulch: 336 SF (33%)
- Total Rock Mulch: 609 SF
- Total Wood Mulch: 163 SF
- Total Landscaped Area: 1010 SF

Notes:

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



FIGURE 2.18J Approved Landscape Plan Example Detached Product - Interior Lot Backyard

PLANT SCHEDULE 35'S

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Gladiolus inaequalis</i> "Skyline" / Skyline Money Loose	2" Gal	1
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Coryphoea x alancanensis</i> "blue mist" / Blue Mist Syringa	5 gal	8
	<i>Cornus sericea</i> / Redwing Dogwood	5 gal	5
	<i>Euonymus alatus</i> "Compactus" / Compact Burning Bush	5 gal	5
	<i>Juniperus horizontalis</i> / Creeping Juniper	5 gal	6
	<i>Physocarpus opulifolius</i> / Ninebark	5 gal	6
	<i>Rhus aromatica</i> "Gro-Low" / Gro-Low Fragrant Sumac	5 gal	3
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Calamagrostis x acutiflora</i> "Karl Foerster" / Feather Reed Grass	1 gal	15
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Festuca blend / Festuca Sod	sod	879 sf

REFERENCE NOTES SCHEDULE 35'S

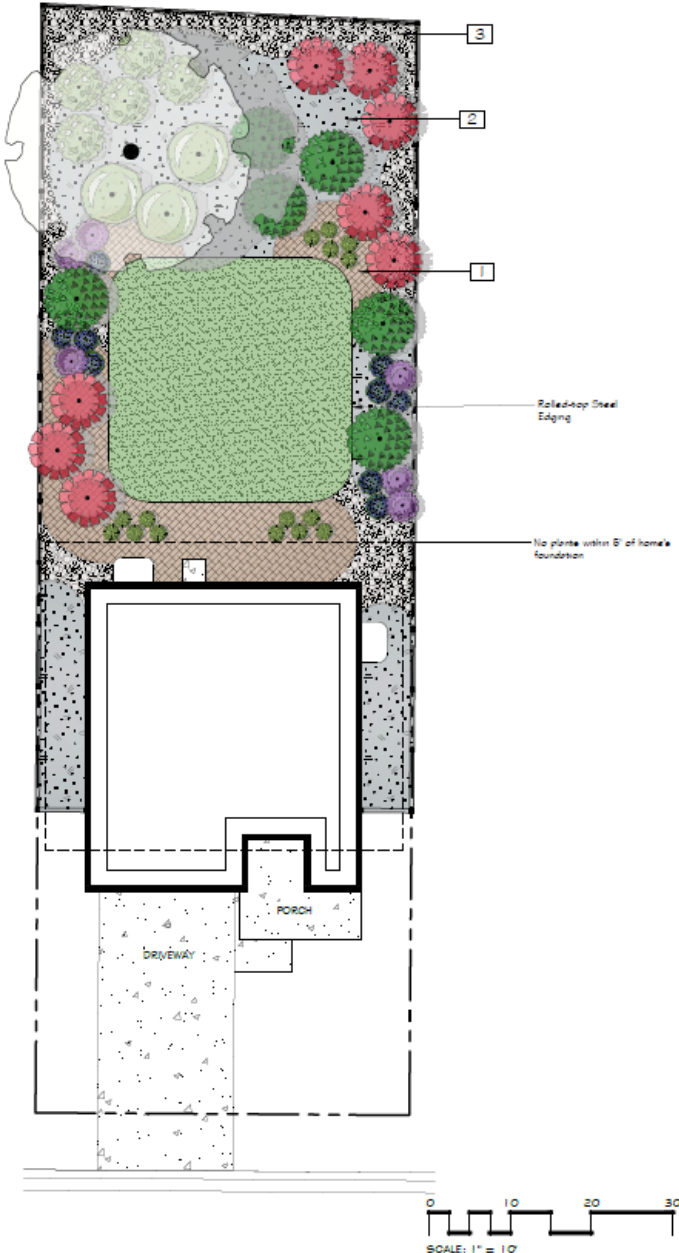
SYMBOL	DESCRIPTION	QTY
[1]	3" depth arccade cedar wood mulch - no weed fabric below	711 sf
[2]	2" depth, 3/8" Grey Mountain Granite with weed barrier pinned below	1,335 sf
[3]	Ten Cobble 2"-4" with weed barrier fabric pinned below	596 sf

Construction

SYMBOL	DESCRIPTION
[C-01]	Know what's below. Call before you dig: 811 Landscape contractor to bear all responsibility of landscape and irrigation installation
[C-02]	Plant Material must be on community approved plant list - see Appendix A
[C-03]	Max area of sod is 25% of total lot sf and sod areas must be at least 5 ft. wide
[C-04]	Rock mulch is crushed granite with cobble and arccade wood mulch accents
[C-05]	Tree requirements to meet Kinston Design Guidelines
[C-06]	Smart irrigation clocks with rain sensors to be installed
[C-07]	Planting to be clustered for natural aesthetic and blend between lot lines
[C-08]	AC Units are required to be screened

Backyard

- Irrigated On-lot Sod: 879 SF (25%)
- Plant Material: 1281 SF
- Total Living Material: 2160 SF
- Open Rock Mulch: 1365 SF (38%)
- Total Rock Mulch: 1935 SF
- Total Wood Mulch: 711 SF
- Total Landscaped Area: 3525 SF

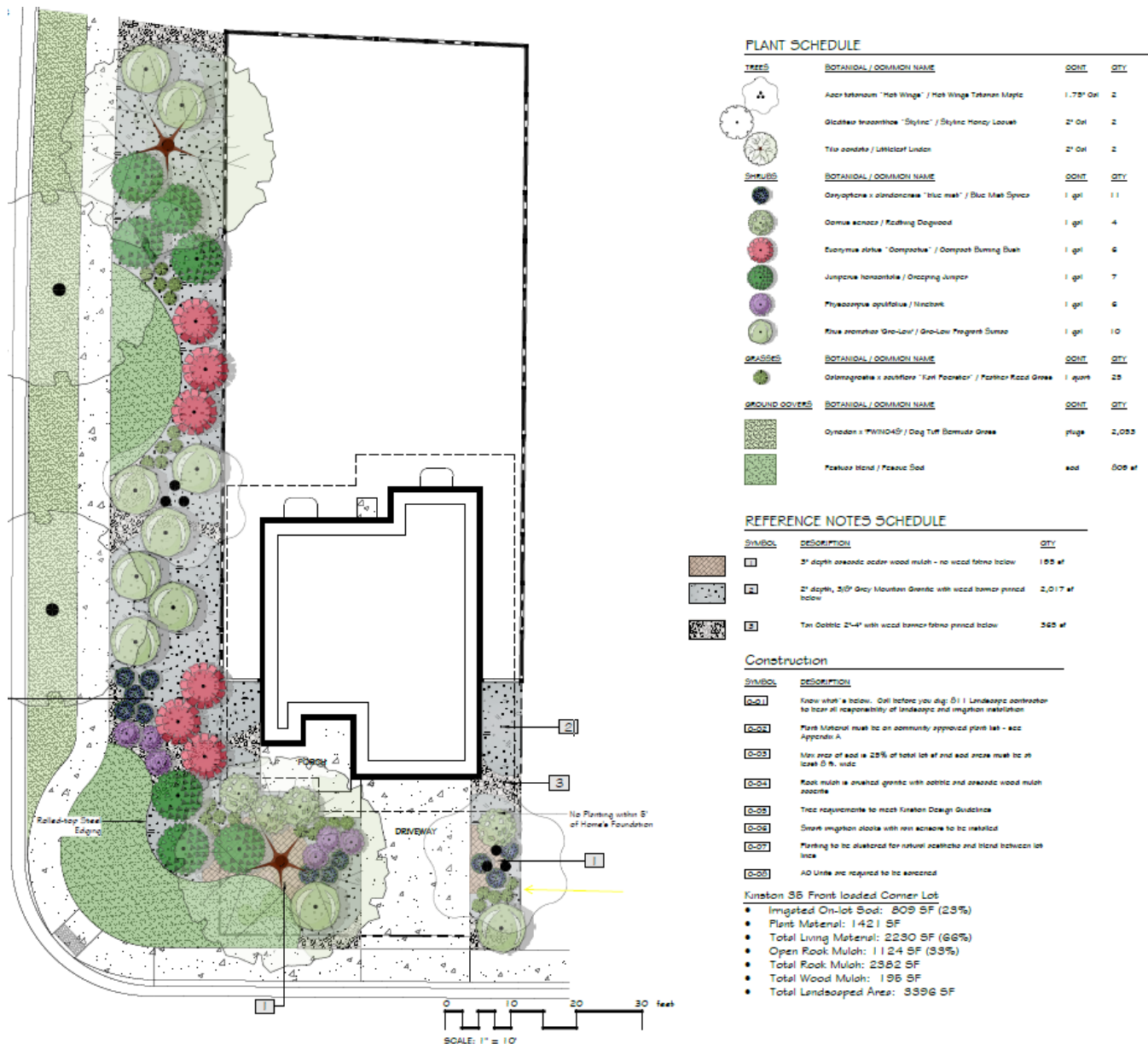


Notes:

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



**FIGURE 2.18K Approved Landscape Plan Example
Detached Product - Corner Lot Front and Side Yard**

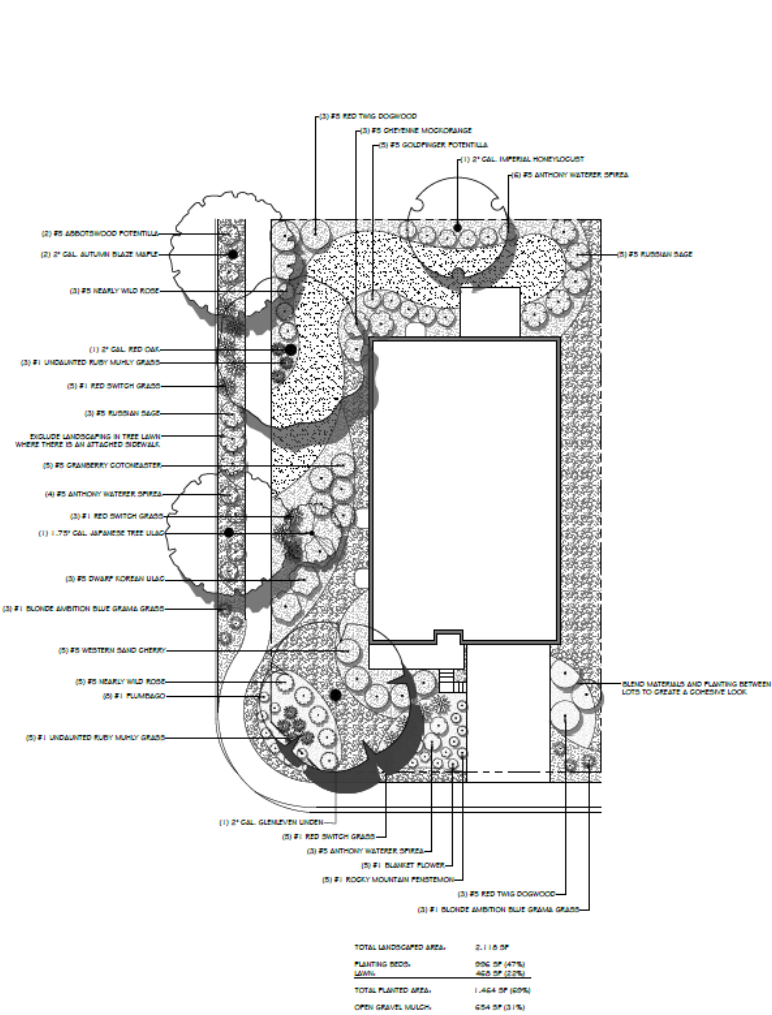


Notes:

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



**FIGURE 2.18L Approved Landscape Plan Example
Detached Product - Front, Side, and Rear Yard**

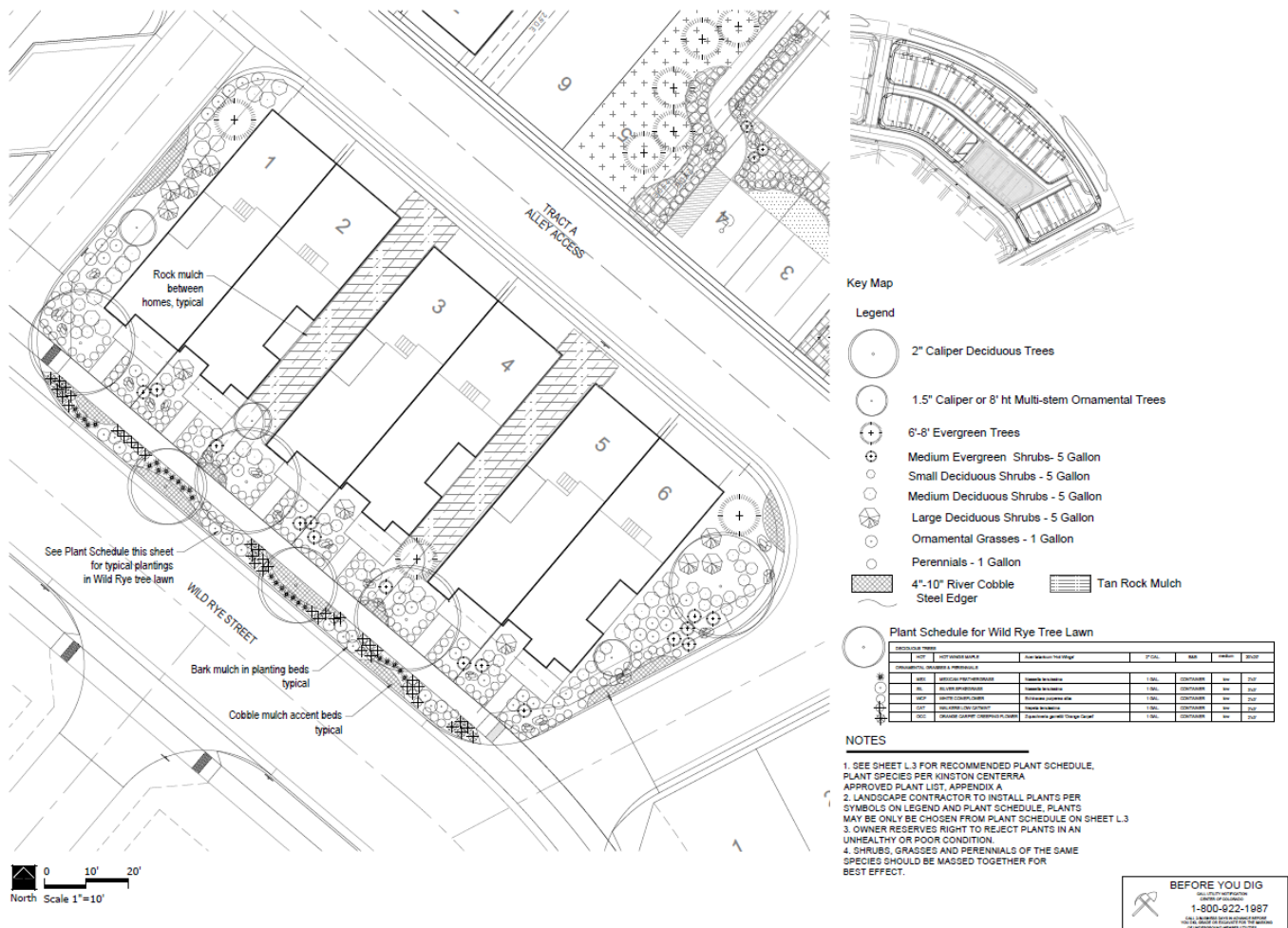


Notes:

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



**FIGURE 2.18M Approved Landscape Plan Example
Attached Product (Duplex) - Corner Lots and Interior Lots**



Notes:

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



Notes:

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



CENTERRA

APPROVED PLANT LIST

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

LEGEND

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

* A native plant is defined as those native to the Rocky Mountain Inter-Mountain Region.
**A pollinator is defined as those that provide food and/or reproductive resources for pollinating animals, such as honeybees, native bees, butterflies, moths, beetles, flies, and hummingbirds. **

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

CENTERRA APPROVED PLANT LIST

LEGEND

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

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

CENTERRA APPROVED PLANT LIST

LEGEND

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

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

CENTERRA

APPROVED PLANT LIST

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

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

CENTERRA

APPROVED PLANT LIST

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

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

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

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

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

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

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

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

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

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

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

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

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

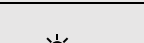
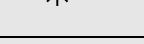
LEGEND		
Preferred Species	Do not over water	Abbreviations for Recommended District/Area: UC = Urban Core R = Residential I = Industrial P = Parks A = All districts/areas (excluding natural areas)
Allowed Species	Protect from sun and wind	
* Native*	Moisture Rating (Low Moisture – High Moisture)	
Pollinator**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

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

CENTERRA

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

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

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

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

CENTERRA APPROVED PLANT LIST

LEGEND

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

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

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

CENTERRA

DO NOT PLANT LIST

SPECIES NOT TO BE PLANTED IN CENTERRA

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

SPECIES NOT TO BE PLANTED IN CENTERRA (CONTINUED)

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

CENTERRA SEEDING, MULCHING AND SOIL PREPARATION

1.0 SOIL PREPERATION

1.1 Soil Amendments

A. Fertilizer

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

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

B. Compost

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

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

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

1.2 Tillage

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

1.3 Fine Grading

After tillage is complete all areas shall be fine graded.

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

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

2.0 SEED MIXES

2.1 Seed Selection Process

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

There are three steps in the seed selection review process:

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

2.2 Turf Seeding

A. Tall Fescue Turf Areas

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

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

B. Kentucky Bluegrass Turf Areas

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

2.3 Native Grass Seeding

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

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

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

B. Upland Native Areas - for open space areas

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

Total 16.75 pounds pure live seed per acre

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

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

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

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

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

2.4 Erosion Control or Overlot Areas - for temporary soil stabilization

These areas shall be drill seeded with the following mix:

Lbs PLS/acre

CERRA SEEDING, MULCHING AND SOIL PREPARATION

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

Total 11 pounds Pure Live Seed/acre

3.0 SEED APPLICATION

3.1 Seed Drill

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

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

3.2 Seed Tags

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

4.0 MULCH

4.1 Hydromulch

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

4.2 Straw Mulch

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

5.0 SITE CLEANUP

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

2.19 Lighting

No uplighting is allowed. All exterior light fixtures must be full cut off, fully shielded type, meaning that the light source is not visible. Low wattage decorative and “candle” type fixtures may be approved by the DRB on a case by case basis. Floodlights and wall packs are not allowed. High pressure sodium lights are not allowed. Low level landscape lighting should not exceed 500 watts total.

Except for holiday seasonal lights (which are appropriate from Thanksgiving through the first week of January or 10 days before and after other nationally recognized holidays), colored lights are not permitted. All exterior lighting should be white and unless otherwise approved by the DRB. In the sole discretion of the DRB, this time period may be extended due to extreme weather conditions. During such extended period, lighting may not be illuminated.

Site lighting and exterior house lighting on sites adjacent to environmentally sensitive areas will be reviewed on a case by case basis.

Submittal Requirements:

Owner must provide a site plan showing where the site lighting will be located and a specifications of the light fixture(s) proposed.

2.20 Mailboxes

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

2.21 Mechanical Equipment

All utility meters, electrical boxes, air conditioning condensor units, transformers, etc. must be visually screened with shrubs (so as not to be visible from any street or Common Area) and shall not be located in front yards.

All mechanical equipment (electrical boxes, conduits, etc.), radon systems, and vents attached to the exterior of the house shall be painted to match the color of the adjacent siding or surface.

All electrical wiring services must be located underground.

Window and wall mounted air conditioning units are prohibited.

Submittal Requirements:

None required provided you comply with the above guidelines. Additional units, installed after initial construction of the new home requires DRB approval

2.22 Play Equipment

Play equipment includes play structures, houses, swing sets, trampolines, sports equipment, etc. Other than play houses, play equipment shall not be taller than 9'-0". Playhouses should not be taller than 6'. All play equipment is allowed only in rear yards, and must maintain a minimum 5' setback from any property line. Play equipment must have a minimum of 5' from any structure.

- a. Awnings and/or coverings must be earth tone in color.
- b. Metal and plastic play equipment must be earth tone in color.
- c. Wood play structures must be of redwood or cedar and must be assembled and maintained.

Play equipment may not be attached to a deck or main structure.

Play houses may not exceed 6' in height or 50 sq.ft. in size. Variations to this requirement will be reviewed on a case by case basis. Tree houses are not permitted.

Consideration should be given to adjacent properties, so as not to create an undue disturbance.



Submittal Requirements:

A description of the play equipment with its dimensions and colors (photographs where available).
A plan showing the location of the play equipment, adjacent buildings and property lines.



2.23 Pools

Pools and associated decks shall be located in the rear yards of the Site and shall not encroach any easements or be located within 5' of any property line. Pool equipment must be fully screened on all sides with a 6' cedar privacy fence and located adjacent to the dwelling unit. Above ground, masonry block, and pneumatic pools are not allowed. Completely in-ground vinyl clad concrete pools are required to have a brick, cast stone or natural stone coping and ceramic tiled water line. Construction access is permitted only across the Site on which the pool is to be constructed. All excess soil shall be removed from the Properties and properly disposed of. Pool overflow may not be directed onto adjacent Sites or the Common Elements. Installation of pool structures and associated decks, retaining walls, landscaping, fencing, etc., shall not alter or impair the surface drainage on adjacent Site.

Submittal Requirements

A site plan with propose location of pool, details of design and materials.

The location and description of all mechanical equipment, lighting, etc and type of screening to be provided.

Construction Plans drawn to scale.

2.24 Retaining Walls

Retaining walls shall be constructed of Loveland/Masonville Buff sandstone or equal and shall be limited to 4'-0" in height unless it can be shown that site conditions justify a taller wall. Wood or railroad ties are not allowed for retaining walls. Retaining walls greater than 4'-0" in height shall be designed by a licensed professional engineer in the State of Colorado. Retaining walls shall not alter or impair the drainage across adjacent properties.

Submittal Requirements:

Owner must provide a site plan showing where the wall will be installed on the Site and the dimensions.



2.25 Satellite Dishes

All dishes over one meter in size are prohibited. The maximum amount of visible wiring allowed is 4'. All dishes should be installed to receive optimum signal while minimizing visual impact from public roads. Installation of dishes on the front elevation are strongly discouraged.

Submittal Requirements:

No requirements if the criteria above is met.

2.26 Screen and Storm Doors

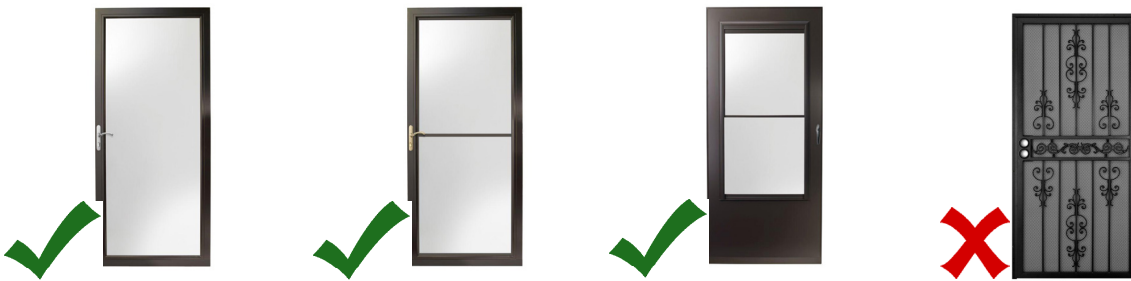
Screen and storm doors shall have a 9" maximum wide frame, which shall be finished to match or complement the window mullions or the house trim.

Storm doors shall have transparent glass. There shall be no cross members or ornamentation.

Screen doors shall have screen mesh with an even transparent look.

Submittal Requirements:

None required provided you comply with the above guidelines.



2.27 Shutters

Shutters shall be half the width of the adjacent window (i.e., 3' x 6' window equals 1'•6" x 6' shutter). The intent is to provide for a visually operable shutter.

Shutters shall be painted to match or complement the existing home.

Windows wider than 4'•0" will typically not be allowed to have shutters.

Submittal Requirements:

None required provided you comply with the above guidelines.

2.28 Solar Collectors

Solar collectors must be integrated into the design of the house to fit flush with the wall or roof surface of the structure. Frame color of the unit and conduits must match or blend with the adjacent surface.

Submittal Requirements:

Owner must provide a drawing showing location of the solar collector on the house including dimensions and color.

2.29 Sport Courts

Sport courts are not permitted.



2.30 Storage Sheds

Per Article 9.9.d of the CC&R's, storage sheds must be permanent; Temporary sheds are prohibited.

Storage sheds must be located in the rear yard abutting the house and may not be located within any set-back. Storage sheds must be used for their intended use.

Should not exceed 8' at its tallest point.

Storage sheds shall have maximum square footage of 75 square feet.

Metal, plastic and composite storage sheds are not allowed.

Storage sheds shall be of wood and/or masonry construction with finish and color to match or complement that of the house.

Storage shed roofing must match or complement that of the house.

Only one storage shed is allowed per site and is not allowed on a site that already has a gazebo or playhouse.

Submittal Requirements:

A site plan showing the location of the shed, existing structures and property lines.

A description and the dimensions of the shed (i.e., construction drawing).

A description of materials and color for the shed and those of the house.

2.31 Trellis, Arbor, or Pergola

The trellis, arbor, or pergola shall be attractive in appearance, without an excess of detail ornamentation.

The trellis, arbor, or pergola shall be of cedar, redwood or other material approved by the DRB.

If painted or stained, the trellis, arbor, or pergola shall coordinate and complement the colors of the house.

Overall height of the trellis, arbor, or pergola shall not exceed 12'-0".

The trellis, arbor, or pergola may be attached to the house or detached (free standing).

Free standing pergolas should not exceed 144 sq. ft. in size. (Larger sizes may be approved on case by case basis depending upon the yard area and proposed location.) Attached pergola may exceed 144 sq. ft. if at the discretion of the DRB it blends into the architectural fabric of the house.

Trellis, arbor, or pergolas shall be located in side or rear yard locations only.

Trellis, arbor, or pergolas may not be located within any setback or drainage, utility, or maintenance easements.

Only one arbor or pergola is allowed per site.

Construction shall not alter the drainage patterns established by the Master Drainage Plan.

Submittal Requirements:

A site plan, elevations, roof plan and other construction drawings, drawn to scale which adequately describe the construction proposed.

Proposed exterior color and materials.

A site plan showing the location of the existing and proposed structures, and property lines.

2.32 Planter Box, Flower/Vegetable Gardens, Raised beds

Flower/garden, raised beds, and/or planter boxes are encouraged.

Planterbox, Flower/Vegetable gardens, raised beds may not encroach into any easement.

Submittal Requirements:

Owner shall provide dimensions and materials of raised beds and site map depicting the location on Site.

