

Red Mountain Ranch

Design Guidelines – Draft



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1. Purpose and Intent

The purpose of the Red Mountain Ranch Design Guidelines is to serve as the governing regulations which will control the development of the Red Mountain Ranch Planned Unit Development (PUD). All buildings and exterior improvements constructed as part of the Red Mountain Ranch PUD shall be subject to the following requirements. Uses by right can be found within the recorded Red Mountain Ranch PUD Guide.

It is the intent of the Red Mountain Ranch PUD to preserve the existing riparian landscape, native flora, old growth tree coverage, and grading as much as possible while planting new native vegetation to further enhance the natural environment within the properties governed by the Red Mountain Ranch PUD.

2. Definitions

Accessory Building: As defined in the Town of Eagle Land Use and Development Code

Accessory Dwelling Unit: As defined in the Town of Eagle Land Use and Development Code

Adaptive Plant: A non-native plant that can conform to a site's environmental conditions.

Addition: An improvement that increases the square footage of a structure. These include lateral additions added to the side or rear of a structure, vertical additions added on top of a structure and enclosures added underneath a structure.

Alteration: An improvement that changes the exterior appearance of a structure. These include changes to façade materials, openings, porches/decks/patios, exterior lighting.

Azimuth: Degree from which a panel or building is offset from True North.

Boundary Wall(s): Rigid walls used for separating spaces owned by multiple home/landowners or separating porches/decks/patios/driveways from HOA-owned and managed land.

Building Height: As defined in the Town of Eagle Land Use and Development Code

Dormer: A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.

Driveway: As defined in the Town of Eagle Land Use and Development Code

Duplex: A building containing two structurally independent dwelling units that appears to be a single, integrated structure. Where sizes of lots, FAR, etc. are provided, sizes/dimensions/percentages are based on each dwelling unit within a duplex, not the duplex as a whole.

Dwelling Unit: A building or part of a building with one kitchen providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation as defined by the Town's adopted building code, for not more than one family or household. For the purposes of this definition, a kitchen is defined as having either a 240v outlet or a gas line for a cooking appliance within 20-ft of a sink.

Energy Use Intensity (EUI): The amount of energy used per square foot annually. Calculated by dividing the total energy consumed in kBtu by the building in a year by the total Gross Floor Area.

Exterior Corner(s): The point at which two exterior walls form an external angle.

Façade: As defined in the Town of Eagle Land Use and Development Code

Floor Area Ratio (FAR): The measurement of a building's total floor area (measured to the outermost edge of the exterior wall, including covered porches/decks/patios/driveways) in relation to the size of the lot/parcel that the building is located on. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area).

Grade, Existing: As defined in the Town of Eagle Land Use and Development Code

Grade, Finished: As defined in the Town of Eagle Land Use and Development Code

Gross Floor Area (GFA): As defined in the Town of Eagle Land Use and Development Code

High Water Mark: The point along the bank of a stream or river that marks the water level of high spring runoff discharge, based on a recurrence interval of 10 years.

Hotel/Motel: As defined in the Town of Eagle Land Use and Development Code

Interior Corner(s): The point at which two exterior walls form an internal angle.

Interior Lot Line: A property line located between dwelling units at townhomes and duplexes with a shared common wall.

Native Plant: A plant species that is naturally found in the region.

Pervious Surface/Permeable Paving: Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

Primary Entrance: The place of pedestrian ingress and egress to a building, parcel, or development used most frequently by the public.

Retaining Wall(s): Relatively rigid walls used for supporting soil laterally so that it can be retained at different levels on the two sides.

Riparian Area Management Plan (RAMP): The purpose of the RAMP is to address the protection and maintenance of riparian buffers on property, utility easements, and greenway corridors along the Eagle River as part of the Red Mountain Ranch Development area.

Roofline: As defined in the Town of Eagle Land Use and Development Code

R-Value: A measure of resistance to the flow of heat through a given thickness of a material (such as insulation) with higher numbers indicating better insulating properties measured in $K \times m^2 / W$.

Setback: As defined in the Town of Eagle Land Use and Development Code

Single Family Home: A free-standing residential building, designed to be used as a single-dwelling unit, with one owner, and no shared walls.

Site Lighting: Lighting used to illuminate the site and site fixtures, including but not limited to the discovery trail, driveways, walkways, roads, parking lots.

Solar Heat Gain Coefficient (SHGC): The fraction of the incident solar radiation admitted to the interior of a building through a window, door, or skylight.

Townhome: A unit, together with the lot appurtenant thereto, held in fee simple ownership sharing a common unpierced vertical wall(s) with another townhouse(s) which comprises at least 10 percent of the linear measurement around the perimeter of the unit.

U-Value or U-Factor: A measure of the heat transmission through a building part (such as a wall or window) or a given thickness of a material (such as insulation) with lower numbers indicating better insulating properties measured in $W / K \times m^2$.

Walk Out Basement: A story that works with the natural topography of a site and allows for an occupied story to walk directly out onto the neighboring landscape.

Wall, Parapet: A portion of a wall that extends above the roof line.

Xeriscape: Landscape methods that conserve water by using drought-tolerant plants and planting techniques, with efficient irrigation systems.

3. Residential Construction

3.1. Applicable Planning Areas

- A. Section 3 applies to all Planning Area's in the Red Mountain Ranch Development.

3.2. Applicable Codes

- A. Codes and amendments adopted by the Town of Eagle shall govern. As a rule, if two regulations pose a conflict, the more restrictive regulation applies.
- B. All residential dwelling units shall be designed so that they fall under the necessary requirements to meet the International Residential Code (IRC).

3.3. Accessory Dwelling Units

3.3.1. Applicable Planning Areas

- A. Accessory Dwelling units are not permitted on Planning Area 1.
- B. Accessory Dwelling units are permitted on Planning Areas 3 through 6.

3.4. Siting

3.4.1. Setbacks

- A. Planning Area 1 minimum setbacks on residential lots are as follows:
 - 1. Townhomes:
 - a. Front: 0-feet (0')
 - b. Side: 10-feet (10')
 - c. Side Interior: 0-feet (0')
 - d. Rear: 5-feet (5')
 - 2. Duplexes:
 - a. Front: 2-feet 6-inches (2'-6")
 - b. Side: 7-feet 6-inches (7'-6")
 - c. Side Interior: 0-feet (0')
 - d. Rear: 5-feet (5')
 - 3. Single Family

- a. Front: 5-feet (5')
- b. Side: 7-feet 6-inches (7'-6")
- c. Rear: 10-feet (10')

B. Planning Area 4 minimum setbacks on residential lots are as follows:

1. Townhomes:

- a. Front: 0-feet (0')
- b. Side: 12-feet 6-inches (12'-6")
- c. Side Interior: 0-feet (0')
- d. Rear: 5-feet (5')

2. Duplexes:

- a. Front: 5-feet (5')
- b. Side: 7-feet 6-inches (7'-6")
- c. Side Interior: 0-feet (0')
- d. Rear: 10-feet (10')

3. Single Family

- a. Front: 10-feet (10')
- b. Side: 10-feet (10')
- c. Rear: 10-feet (10')

C. Planning Area 5 and 6 minimum setbacks on residential lots are as follows:

1. Duplexes:

- a. Front: 10-feet (10')
- b. Side: 10-feet (10')
- c. Side Interior: 0-feet (0')
- d. Rear: 10-feet (10')

2. Single Family

- a. Front: 15-feet (15')
- b. Side: 15-feet (15')
- c. Rear: 15-feet (15')

3.4.2. Orientation and Massing

- A. Buildings shall be sited and massed according to the following sections to optimize production of building mounted solar energy generation systems and infrastructure, while minimizing loads on HVAC systems through the deployment of passive heating and cooling principles.

3.4.3. Site Preservation

- A. Existing trees, ground cover, and other vegetation noted in the RAMP as native and in good condition shall remain.
- B. Proposed development shall limit disturbance to the minimum area necessary for construction and shall provide a Construction Management Plan as part of a complete Design Review Submittal.
- C. Minimize grading and hardscapes to provide connections between stands of native vegetation and landscaped areas; use native and water wise vegetation for all planting.

3.4.4. Lot Coverage

- A. Minimum Lot Sizes:

	Townhome	Duplex 1/2	Single Family
Planning Areas 1-4	900 sf	2,000 sf	6,000 sf
Planning Area 5	1,200 sf	2,000 sf	15,000 sf
Planning Area 6	1,200 sf	2,000 sf	15,000 sf

- B. Floor Area Ratio (FAR) per building type:

	Townhome	Duplex 1/2	Single Family
Planning Areas 1-4	3.0	2.0	1.0
Planning Area 5	3.0	2.0	0.4
Planning Area 6	3.0	2.0	0.4

- C. Dwelling units are limited to a maximum of 10,000 sf

3.4.5. Parking

A. Parking shall be based on the Town of Eagle's zoning code and shall meet the minimum requirements described.

B. Garage size requirements by Planning Area:

	Townhome	Duplex 1/2	Single Family
Planning Areas 1-4	1 Car	2 Car	2 Car
Planning Areas 5-6	2 Car	2 Car	2 Car

C. Minimum garage sizes shall be as follows (width x depth of interior faces of garage):

1. One-car garage: 14-feet x 20-feet (14' x 20')
2. Two-car garage: 20-feet x 20-feet (20' x 20')
3. Three-car garage: 32-feet x 20-feet (32' x 20')

D. Planning areas 1 through 4 must provide the necessary garage parking spaces but may provide additional required spaces throughout the development Planning Area.

E. Planning areas 5 and 6 must provide all necessary parking within the individual property lines for each dwelling unit.

3.4.6. Grading

A. Design grading to minimize changes to natural topography and minimize impacts to stands of existing vegetation.

B. Grading shall establish positive drainage, in accordance with the Town of Eagle building code, away from structures, minimize grading and utilize natural drainage patterns to dissipate and infiltrate stormwater across the site.

C. Proposed development shall limit disturbance to the minimum area necessary for construction and shall provide a Construction Management Plan as part of a complete Design Review Submittal.

- D. New grading shall be minimal to allow for drainage around dwelling units and collection of stormwater for drainage to HOA-managed on-site stormwater swales and detention ponds.

3.4.7. Planting and Vegetation

- A. Site landscaping shall prioritize native and water wise vegetation.
 - 1. Pre-approved and recommended planting species are established in the RAMP.
- B. Temporary irrigation shall be used to establish groundcover.
 - 1. These areas shall not be permanently irrigated to promote efficient water use.
- C. Individual irrigated turf areas are not permitted throughout the development.
 - 1. Exception: Areas provided by the development and HOA-maintained for common use are permitted.
 - 2. Exception: Per sizes listed below:

	Townhome	Duplex 1/2	Single Family
Planning Areas 1-6	N/A	1,000 sf	2,000 sf

3.4.8. Fencing and Walls

- A. Fences are not permitted, unless noted otherwise.
 - 1. Exception: At the Northern edge of the Red Mountain Ranch property neighboring Highway US6, around public gardens, and composting areas.
 - 2. Exception: Berms are permitted throughout the Red Mountain Ranch Property.
 - 3. Exception: Screening of mechanical equipment, metering, etc.

3.4.9. Address Signage

- A. Signage shall be limited to building addressing and individual characters shall be six inches (6”) or less measured vertically.

1. Exception: As part of the development, one sign at the entry to each Planning Area is permitted.
- B. Address signage shall be located clearly on dwelling unit's elevation facing the street.
 1. Where driveways exceed easy visibility to a dwelling unit's elevation, a yard sign, constructed of a natural material, located at the beginning of the driveway shall be permitted.

3.4.10. Site Lighting

- A. All site lighting shall be LED with a color temperature of 2,700-Kelvin (K).
- B. Site lighting shall meet the night sky requirements set forth in the Town of Eagle code.
- C. Diodes within lighting fixtures shall not be visible.
- D. Site lighting fixtures shall be consistent with precedent fixtures used throughout the rest of the development. To the extent possible, the fixtures below shall be used for site lighting. Use of alternative lighting fixtures must be approved by the Design Review Board.
 1. [48" Lucifer Lighting Bollard – path and parking areas](#)
 2. [24" Lucifer Lighting Bollard – discovery trail](#)

3.4.11. Mail and Parcel Delivery

- A. Mail and parcel deliveries for Planning Area 1 will be housed in the 'Amenity' building at the entrance to Red Mountain Ranch.
- B. Mail and parcel delivery location for Planning Areas 4, 5, and 6 will be determined at a later date.

3.5. Performance Criteria and Systems

3.5.1. Performance Standards

- A. Dwelling units shall be designed to meet the International Energy Conservation Code (IECC) 2021, unless noted otherwise.

3.5.2. Photovoltaic Infrastructure

- A. All solar infrastructure shall be located on the roofs of dwelling units or accessory buildings.
- B. Solar infrastructure shall be placed at a tilt between 22.5 – 37 degrees with an azimuth to North between 110 – 230 degrees.

3.5.3. Natural Gas Systems

- A. No fossil fuels shall be burned on-site for residential dwelling units.
 - 1. Exception: Fixtures such as outdoor grills, fire pits, etc.

3.5.4. Mechanical Systems

- A. Dwelling units shall be mechanically ventilated.
- B. Smart thermostats with scheduled setpoints shall be installed in dwelling units.
- C. MERV 13 filters shall be installed on all outdoor air intake systems.

3.5.5. Electrical Systems

- A. Dwelling units shall be Photovoltaic ready.
 - 1. Reference the [United States Environmental Protection Agency \(EPA\) Solar Photovoltaic Guidelines](#) for photovoltaic ready homes.
- B. Dwelling unit garages shall be EV charging ready for future installation.

3.5.6. Plumbing Systems

- A. All plumbing fixtures shall be [EPA WaterSense](#) labeled.
- B. Laundry appliances and dishwashers shall have an [Energy Star Rating](#).
- C. Potable water shall not be used for irrigation systems.
- D. Irrigation of planting on-site shall be met with 100% raw water diverted from the Eagle River to HOA-owned and managed on-site detention basins or met with a recycled water source.
 - 1. Water gathered from the Eagle River shall be in accordance with the allowed water rights assigned to Red Mountain Ranch.

2. Water gathered from the individual dwelling units shall be contained within rain barrels and used for new site trees and small planting areas.

3.5.7. Building Envelope Systems

A. Exterior Walls

1. Exterior insulation shall be non-combustible.
2. Exterior walls shall be designed to 10% better than code.

B. Roofs

1. Exterior insulation shall be non-combustible.
2. Roofs shall be designed to 10% better than code.

C. Openings

1. All openings shall be designed with a minimum of double pane glazing.
2. Windows and doors shall have a maximum Solar Heat Gain Coefficient (SHGC) of 0.5.

3.6. Building Characteristics

3.6.1. Building Form

- #### **A.**
- The maximum height of residential dwelling units shall be defined in the Red Mountain Ranch PUD as measured per the Town of Eagle Land Use Code.

1. Dwelling units shall be maximum 2 stories.
 - a. Exception: Where townhomes are located a minimum of 150-feet (150') from the high-water mark of the Eagle River, 3 stories shall be permitted.

B. Roofs

1. Flat roofs are not permitted on primary structures.

3.6.2. Plans

- #### **A.**
- Entries from the exterior shall be covered by a minimum of 30-inches (30") measured from the exterior building face.
- #### **B.**
- Living Spaces (living room, kitchen, dining room, etc.)

1. Living spaces should open into nature.

3.6.3. Roof and Parapets

- A. Roofs shall not be constructed of asphalt shingles.

3.6.4. Overhanging Elements

- A. Appendages to the buildings form are not permitted.
 1. Patios, porches, decks, awnings, entries outside of the building envelope must appear integrated into the building's façade. Where patios, porches, and decks are elevated on a second or third level, they must appear within the envelope of the exterior walls and not appear as an additional element on the exterior façade.

3.6.5. Materials and Color

- A. Non-Combustible exterior finish materials shall be located up to a minimum height of 18-inches (18") around the building's perimeter.

3.6.6. Lighting

- A. All lighting shall be LED with a color temperature of 2,700-Kelvin (K)
- B. Where lighting with an up-light is permitted per the Town of Eagle code, the light must be located under an overhang.
 1. Exception: Landscape lighting that meets the Town of Eagle code.
- C. Diodes within lighting fixtures shall not be visible.
 1. Exception: Holiday lights

3.6.7. Exterior Equipment

- A. Exterior equipment shall be hidden from plain sight and integrated into the buildings' form or screened with vegetation or fencing.

4. Commercial Construction

4.1. Applicable Planning Areas

- A. Section 4 applies to Planning Area's 2, and 3 in the Red Mountain Ranch Development.

4.2. Applicable Codes

- A. Codes and amendments adopted by the Town of Eagle shall govern. As a rule, if two regulations pose a conflict, the more restrictive regulation applies.

4.3. Siting

4.3.1. Setbacks

- A. Minimum setbacks for Commercial buildings shall be as follows:
 - 1. Front: 10-feet (10')
 - 2. Side: 10-feet (10')
 - 3. Rear: 10-feet (10')

4.3.2. Orientation and Massing

- A. Buildings shall be sited and massed according to the following sections to optimize production of building mounted solar energy generation systems and infrastructure, while minimizing loads on HVAC systems through the deployment of passive heating and cooling principles.

4.3.3. Site Preservation

- A. Existing trees, ground cover, and other vegetation noted in the RAMP as native and in good condition shall remain.
- B. Proposed development shall limit disturbance to the minimum area necessary for construction and shall provide a Construction Management Plan as part of a complete Design Review Submittal.
- C. Minimize grading and hardscapes to provide connections between stands of native vegetation and landscaped areas; use native and water wise vegetation for all planting.

4.3.4. Parking

- A. Parking shall be based on the Town of Eagle's zoning code and shall meet the minimum requirements described.

4.3.5. Paving

- A. Parking spaces and walkways shall be constructed of a permeable paving system.
 - 1. Materials that reduce runoff during storms by a minimum 50% such as porous paving, paving stones, softscape, or other similar material shall be provided.

4.3.6. Grading

- A. Design grading to minimize changes to natural topography and minimize impacts to stands of existing vegetation.
- B. Grading shall establish positive drainage, in accordance with the Town of Eagle building code, away from structures, minimize grading and utilize natural drainage patterns to dissipate and infiltrate stormwater across the site.
- C. Proposed development should limit disturbance to the minimum area necessary for construction and shall provide a Construction Management Plan as part of a complete Design Review Submittal
- D. Buildings should be placed to preserve existing grading.
 - 1. New grading should be minimal to allow for drainage around buildings and collection of stormwater for drainage to HOA-managed on-site stormwater swales and detention ponds.

4.3.7. Stormwater and Drainage

- A. Buildings shall be equipped with foundation drains that are directed to HOA-managed on-site stormwater swales and detention ponds.

4.3.8. Planting and Vegetation

- A. Site landscaping shall prioritize native and water wise vegetation.

1. Pre-approved and recommended planting species are established in the RAMP.
- B. Temporary irrigation shall be used to establish groundcover.
 1. These areas shall not be permanently irrigated to promote efficient water use.
- C. Irrigated turf areas are permitted on Planning Area 2 and 3.

4.3.9. Fencing and Walls

- A. Fences are not permitted, unless noted otherwise.
 1. Exception: At the Northern edge of the Red Mountain Ranch property neighboring Highway US6, around public gardens, and composting areas.
 2. Exception: Berms are permitted throughout the Red Mountain Ranch Property.
- B. Retaining walls and boundary walls shall be permitted in accordance with the sections below.
 1. No concrete retaining walls or boundary walls are permitted.
 2. Retaining walls and boundary walls shall be constructed of river rock, gabion walls, or materials consistent with the exterior façade of buildings or structures.

4.3.10. Address Signage

- A. Signage shall be limited to building addressing and individual characters shall be 12-inches (12") or less measured vertically.
 1. Exception: As part of the development, one sign at the entry to each Planning Area is permitted.

4.3.11. Site Lighting

- A. All site lighting shall be LED with a color temperature of 2,700-Kelvin (K).
- B. Site lighting shall meet the night sky requirements set forth in the Town of Eagle code.
- C. Diodes within lighting fixtures shall not be visible.

- D. Site lighting fixtures shall be consistent with precedent fixtures used throughout the rest of the development. To the extent possible, the fixtures below shall be used for site lighting. Use of alternative lighting fixtures must be approved by the Design Review Board.

- 1. [48" Lucifer Lighting Bollard – path and parking areas](#)
- 2. [24" Lucifer Lighting Bollard – discovery trail](#)

4.3.12. Mail and Parcel Delivery

- A. Mail and parcel deliveries for Planning Area 2 and 3 shall be delivered directly to the recipient's address and shall not use the 'Amenity' building on Planning Area

4.4. Performance Criteria and Systems

4.4.1. Performance Standards

- A. Commercial buildings shall be designed to meet the International Energy Conservation Code (IECC) 2021, unless noted otherwise.

4.4.2. Photovoltaic Infrastructure

- A. All solar infrastructure shall be located on the roofs of commercial buildings.
- B. Solar infrastructure shall be placed at a tilt between 22.5 – 37 degrees with an azimuth to North between 110 – 230 degrees.

4.4.3. Natural Gas Systems

- A. No fossil fuels shall be burned on-site for commercial buildings.
 - 1. Exception: Fixtures such as outdoor grills, fire pits, etc.
 - 2. Exception: If required by the commercial restaurant tenant on Planning Area 2, a propane tank may be equipped within the back-of-house loading and trash area.
 - a. The propane tank must be properly screened so as to not be visible from the parking lot or publicly occupied areas of Parcel 2.

4.4.4. Mechanical Systems

- A. Commercial buildings shall be mechanically ventilated.

- B. Smart thermostats with scheduled setpoints and setbacks shall be installed.
- C. MERV 13 filters shall be installed on all outdoor air intake systems.

4.4.5. Electrical Systems

- A. EV Charging requirements for commercial construction shall comply with the Town of Eagle code.

4.4.6. Plumbing Systems

- A. All plumbing fixtures shall be [EPA WaterSense](#) labeled.
- B. Potable water shall not be used for irrigation systems.
- C. Irrigation of planting on-site shall be met with 100% raw water diverted from the Eagle River to HOA-owned and managed on-site detention basins or met with a recycled water source.
 - 1. Water gathered from the Eagle River shall be in accordance with the allowed water rights assigned to Red Mountain Ranch.

4.4.7. Building Sprinkler Systems

- A. All commercial buildings shall be fully sprinklered.

4.4.8. Building Envelope Systems

- A. Exterior Walls
 - 1. Exterior insulation shall be non-combustible.
 - 2. Exterior walls shall be designed to 10% better than code.
- B. Roofs
 - 1. Exterior insulation shall be non-combustible.
 - 2. Roofs shall be designed to 10% better than code.
- C. Openings
 - 1. All openings shall be designed with a minimum of double pane glazing.
 - 2. Windows and doors shall have a maximum Solar Heat Gain Coefficient (SHGC) of 0.5.

3. Windows shall not have a vinyl frame.

4.5. Building Characteristics

4.5.1. Building Form

- A. The maximum height of commercial buildings shall be measured per the Town of Eagle code, and limited to a maximum height of:

4.5.2. Plans

- A. Entries from the exterior shall be covered by a minimum of 48-inches (48") measured from the exterior building face.

4.5.3. Roof and Parapets

- A. Roofs shall be designed as non-combustible (Class A fire rating) with 1/8-inch (1/8") metal mesh coverings for ventilation openings.
- B. Roofs shall not be constructed of asphalt shingles.

4.5.4. Overhanging Elements

- A. Appendages to the buildings form are not permitted.
 1. Patios, porches, decks, awnings, entries outside of the building envelope must appear integrated into the building's façade. Where patios, porches, and decks are elevated on a second or third level, they must appear within the envelope of the exterior walls and not appear as an additional element on the exterior façade.

4.5.5. Materials and Color

- A. Field applied exterior coatings are not permitted.
 1. Exception: Where long term maintenance is required, field applied exterior coatings are permitted.
 2. Exception: At the sole discretion of the Design Review Board, field applied exterior coatings may be permitted.
- B. Stucco is not permitted.

4.5.6. Lighting

- A. All lighting shall be LED with a color temperature of 2,700-Kelvin (K).

- B. Where lighting with an up-light is permitted per the Town of Eagle code, the light must be located under an overhang.
 - 1. Exception: where up-lighting is allowed for landscaping per the Town of Eagle code.
- C. Diodes within lighting fixtures shall not be visible.
 - 1. Exception: Holiday lights

4.5.7. Exterior Equipment

- A. Exterior equipment shall be hidden from plain sight and integrated into the buildings form or screened with vegetation or fencing.

5. Construction Regulations

5.1. Regulations

- A. Construction regulations shall conform with the Town of Eagle code.

6. Alterations, Additions, and Maintenance

6.1. Regulations

- A. Alterations, additions, and maintenance shall conform with the Town of Eagle code.

7. Design Review and Approval

7.1. Development Regulations

7.1.1. Introduction

- A. The following sections describe the major steps involved in the Red Mountain Ranch design review process. Submittal materials required for each step in the process are also listed. The Design Review Board (DRB) may, at the request of an owner or their own discretion, modify any of these submittal requirements. Approved plans will be valid for 18 months from date of approval. The administrator will determine the level of review after expiration.
- B. While these design guidelines constitute the primary tool for controlling the development of Red Mountain Ranch, other materials must also be considered during the design process. In addition to these guidelines, the annexation of Red Mountain Ranch into the Town of Eagle included the approval of a development guide. The Town of Eagle has adopted various codes and regulations that apply to this development (building, electrical, plumbing, mechanical, lighting ordinances, land use code, etc.) Each of these documents establishes regulations that also control the development of Red Mountain Ranch. In some cases, there may be conflicting provisions within these control documents. In the event of such conflict, the most restrictive provisions shall apply.

7.2. Design Review Process

7.2.1. Design Review Process

- A. The design review process encompasses three design stages as follows:

7.2.2. Step One: Pre-Design Conference

- A. The Pre-Design Conference is an informal review to exchange introductory design information between the DRB Administrator and the Owner, Architect, and Builder. The purpose of the Pre-Design Conference is to facilitate the smooth, timely and cost-effective review and approval of development at Red Mountain Ranch. It is intended that the Pre-Design Conference be held at the very beginning of the design process prior to the Owner committing substantial professional design costs.

B. Topics of Discussion:

1. Red Mountain Ranch Design Guidelines and other related Town of Eagle regulations
2. Energy efficiency and performance characteristics will be prioritized throughout the Design Review Process
3. Property boundaries and setbacks
4. Easements and utilities
5. Topographic survey
6. Site characteristics (views, sun, adjacent properties, solar infrastructure access, road access, etc.)
7. Riparian Area Management Plan as it pertains to the site in question.
8. Required Materials
 - a. Pre-Design Conference Application
 - b. Pre-Design Conference Fee
 - c. Information indicating the relationship of proposed development to the site and adjacent homesites.
 - d. Conceptual site plan of the homesite indicating the location of all proposed structures, other site improvements, and information from the RAMP.
 - e. Plan for achieving the performance requirements set forth in the Red Mountain Ranch Design Guidelines.
 - f. Perspective and other informal character sketches, clippings, etc. of the proposed residence floor plans and elevations. Formal detailed plans are not required at the Pre-Design Stage.

7.2.3. Step Two: Preliminary Plan Review

- A. The Preliminary Plan Review is the first of two review stages conducted with the full Design Review Board. The purpose of the Preliminary Plan Review is to

ensure that the design development level drawings conform to the Red Mountain Ranch Design Guidelines prior to construction level drawings being undertaken. It is intended to provide the Owner, Architect and DRB with the information needed to avoid wasted time, effort and expense that result from pursuing a design in conflict with the Design Guidelines.

B. The typical Preliminary Plan Review, without limitation, will focus on:

1. Responses to matters identified at the Pre-Design Conference
2. Plan to comply with the Design Guidelines performance requirements.
3. Design specific site plan and architecture responsiveness to the Plat, Design Guidelines, and other applicable regulations
4. Preliminary materials and color selections
5. Preliminary exterior lighting plans
6. Preliminary landscape, planting, and irrigation plans

C. Required Materials

1. Preliminary Plan Review Application and Checklist
2. Preliminary Plan Review Fee
3. Topographic Survey prepared by a licensed surveyor of the lot showing:
4. Property boundaries of the subject homesite and adjacent property lines within 20'
5. Setback lines
6. Platted easements
7. 2' contour intervals, significant natural features (e.g. rock outcrops, drainages, trees, etc.)
8. Other improvements, utilities, or other structures affecting development on the homesite.
9. PDF set of plans including:

- a. Site plan based on Topography showing property boundaries of the subject homesite and adjacent property lines within 20'
 - b. Setback lines
 - c. Easements
 - d. Existing and proposed contours at 2' intervals
 - e. Building footprint and eave drip line locations
 - f. Driveways
 - g. Site drainage
 - h. Utilities including evidence of adequate sewer service gradient
 - i. Site improvements such as fences, decks, patios, walks, etc.
10. Preliminary energy model of proposed buildings and structures
11. Proposed Architectural Plans showing:
- a. Floor plans of all proposed buildings or structures
 - b. Floor area and site coverage calculation table total building and impervious surfaces
 - c. All elevations with existing and final grading shown
 - d. Longitudinal and cross building sections through all principal masses of the building
 - e. Building height calculation
12. Table of exterior materials and color samples
13. Proposed exterior lighting and cut sheets
14. Exterior assemblies
15. Proposed Landscape Plan showing:
- a. Footprint of buildings and structures
 - b. Existing and final contours at 2' interval

- c. Lawn area, building perimeter beds, other planting beds, street trees, other trees
- d. Conceptual plant massing including intended mature height and spread
- e. Sprinkler irrigation, drip irrigation, and non-irrigated areas
- f. Summary table of irrigation areas by type, square footage, and % of the lot area

7.2.4. Step Three: Final Plan Review

- A. The purpose of the Final Plan Review is to ensure responsiveness to Preliminary Plan Review guidance, and to ensure that the construction plan set including all improvements to the site conforms to the Design Guidelines. Final approval will be the record basis for issuance of the Design Review Approval letter and stamped plan set required by the Town of Eagle prior to their review of a building permit application.
- B. The typical Final Plan Review, without limitation, will focus on:
 - 1. Response to matters identified at the Preliminary Plan Review
 - 2. Design specific site plan and architecture responsiveness to the Plat, Design Guidelines, and other applicable regulations.
 - 3. Final materials and color selections
 - 4. Final exterior lighting plan
 - 5. Final landscape, planting, and irrigation plan.
- C. Required Materials
 - 1. Responses to Preliminary Plan Review comments
 - 2. Final energy model of proposed buildings and structures
 - 3. Proposed Site Plan
 - 4. Property lines of and within 20' of subject lot
 - 5. Design Review Setback lines

6. Platted easements
7. Existing and proposed contours (2' interval)
8. Building footprint and eave drip lines
9. Driveways/Walkways
10. Site drainage
11. Utility, meter, and panel locations and sewer service gradient
12. Site improvements (e.g. fences, decks, patios, walks, etc.)
13. Grading Plan
14. Proposed buildings and structures footprint
15. Total buildings and structures footprint
16. Drainage paths
17. Proposed contours (2' interval)
18. Pervious and impervious totals compared to lot area
19. Construction Management Plan
 - a. Erosion, dust and trash control, dumpster, construction fences, sanitation
 - b. All existing vegetation to remain must be surrounded by construction fences separated from the building area and site staging area
 - c. Curb, sidewalk and/or pavement protection
 - d. Soil and materials staging area
 - e. Construction trailer location
 - f. Site access and construction impact limits
 - g. Construction sign design and location
 - h. Material recycling plan
20. Proposed Building Plans

- a. Dimensioned floor plans of all proposed buildings and structures
- b. Dimensioned elevations of all proposed buildings and structures with existing and finished grade
- c. Longitudinal and cross building sections through all principal masses of the building
- d. Building Height Calculations
- e. Building height to be calculated to a permanent on-site benchmark.
- f. Overall building height from proposed grading to finished roof line is to be provided.
- g. Overall building height calculated from top of foundation to the ridge of the roof is to be provided.
- h. Exterior lighting plan and specifications
- i. Building area table
- j. Square footage of all finished and unfinished spaces including garage, mechanical, etc.

21. Architectural Details

- a. Eave and rake sections and details
- b. Typical foundation/wall sections showing structure and exterior materials
- c. Exterior assemblies
- d. Porch/Deck details
- e. Railing Details
- f. Window and trim section and elevation for all wall conditions
- g. All exterior materials
- h. Exterior elements not otherwise readily apparent on plans and elevations

22. Table and samples of proposed exterior materials

23. Exterior materials sample board

24. Final Landscape Plan

- a. Footprint of buildings and structures, and all other improvements
- b. Existing and final contours at 2' interval
- c. Planting plan (lawn areas, perimeter planting beds, other planting beds, trees, etc.)
- d. Plant list (botanical name, common name, size, quantity)
- e. Irrigation plan (sprinkler irrigation, drip irrigation, non-irrigated areas, etc.)
- f. Summary table of irrigation square footage by type and % of lot area

25. Estimated Construction Schedule

- a. Start date, substantial completion date, landscaping installation date, occupancy date.

D. Incomplete/Late Submittals

- 1. Incomplete and/or late submittals will not be accepted.

E. Town of Eagle Building Permit Sets

- 1. Following Final DRB Approval the Applicant shall provide the DRB with an electronic Full-scale Plan Set that have been revised to address the Conditions of Final Approval (if any). Within 1 week after acceptance of the Revised Final Plan Sets the DRB will issue to the Owner a Design Review Approval letter and stamped plans. Upon issuance of its building permit, the Town of Eagle will retain one of these plans sets for their records and issue the second with the Building Permit for construction.

7.2.5. Construction Inspections

- A. The Town of Eagle is the responsible agency for construction inspections. The Design Review Board will also inspect construction progress at certain milestones as follows:
- B. Pre-Construction Meeting on Site

1. The purpose of the Pre-Construction Meeting on site is to assure that the builder and Owner have installed the elements of the Construction management plan prior to any other construction on the site.
2. When the building permit is received, the Owner, Owner's Representative, and/or Builder shall notify the Design Review Administrator and schedule an on-site meeting with the Design Review Administrator to review the installation of all elements of the Construction Management Plan.
3. Once the Construction Management Plan elements are properly installed, the Design Review Administrator will release the site for construction.

C. Improvement Location Certificate and Inspection

1. The purpose of the Improvement Location Certificate and Inspection is to assure that the foundation footers are located in accordance with the approved plans and that no encroachment into setbacks or easements occurs.
2. The Owner is responsible for providing the Design Review Administrator with a copy of the Improvement Location Certificate by a licensed Surveyor. Alternatively, the Owner may provide the Design Review Administrator with a copy of the Town of Eagle footer and foundation forming inspection reports and surveys (if required by the Town).

D. Framing/Building Height Inspection

1. The purpose of the Framing/Building Height Inspection is to ensure that the building is being built in accordance with the approved plans.
2. The Owner is responsible for notifying the Design Review Board at the same time as the Town of Eagle is notified for its framing inspection. The DRB will attend the framing inspection on site. If the building height is as provided in the approved drawings, the DRB will insert a note in the file to that effect. If the building height exceeds the approved height, remedial measures shall be required which may include but not be limited to construction stop order pending resubmittal for amended final plan approval, and/or framing demolition and reconstruction to the approved design.

E. Design Changes During Construction

1. It is common for the design of buildings to be refined during the construction process. To the extent that such changes differ from the approved design, the Owner is responsible to seek and obtain the DRB approval for such changes prior to implementation. The DRB will make reasonable efforts to review such changes promptly. However, if in the sole opinion of the DRB Administrator such changes constitute a substantial variance from the approved design, full board action at a regularly scheduled meeting may be required.
2. The Owner is required to present proposed changes to the DRB for approval prior to implementation. The DRB submittal and review process for design changes during construction will be managed at an appropriate level based on the scope of the proposed changes. Minor changes may be addressed administratively, whereas substantial changes may require full DRB action. The DRB will make every reasonable effort to act on such changes in a timely manner.

F. Certificate of Compliance Review

1. The purpose of the Compliance Review is to confirm that the buildings and structures and all site improvements are constructed in close conformance with the approved Final Design. The Town of Eagle requires a Certificate of Compliance from the Design Review Board prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.
2. The Owner is responsible for notifying the Design Review Board when the residence is ready for the Certificate of Compliance review. The DRB will conduct a site visit and inspection to confirm completion of the project as approved. If confirmed, the DRB will issue a Certificate of Compliance. Also, if confirmed the DRB will release the Construction Compliance Deposit.

G. Modifications/Alteration/Additions to Existing Building or Structures

1. Design Review Board approval is required for any modifications to the exterior of an existing building or its landscape. The review of modifications to existing buildings will generally follow the procedures outlined in the Preliminary Review and Final Review steps above. Prior to the beginning of

any design of modifications/alterations/additions the Owner is required to contact the DRB to outline a review process and submittal requirements for the changes.

H. Continuity of Construction

1. All improvements commenced on the lots will be prosecuted diligently to completion. If an improvement is commenced and then abandoned for more than ninety (90) days, or if construction is not completed within a reasonable period set forth in the Construction Schedule, then after notice and the opportunity for hearing as provided in the Bylaws of the Association may impose a fine of \$1,000 per day (or such other reasonable amount as the Associate may set) to be charged against the Owner of the lot until construction is resumed or the improvement is completed as applicable, unless the Owner can prove to the satisfaction of the Design Review Board that such abandonment is for circumstances beyond the Owner's control.