

Town of Winter Park

Design Regulations and Guidelines

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The Winter Park Town Council's Mission Statement Is:

“To actively develop as a quality resort community which reflects the beauty of our natural surroundings.”

These Design Regulations and Guidelines have been written to provide a greater level of detail regarding the type of development that promotes the Town's mission statement. All development projects shall be subject to review by the Planning and Zoning Commission and the Design Review Committee based on the regulations and guidelines set forth in this document. If a development project is to be built in phases, each phase shall be subject to design review.

These *Design Regulations and Guidelines* are written as a supplement to the Town of Winter Park Master Plan, the Downtown Improvements Plan, the Master Street Plan, the Town Charter and the Town Code. Each of these documents should be reviewed by owners, developers and design professionals prior to the construction of each development project.

The *Design Regulations and Guidelines* are organized to address two distinctive development areas within the Town of Winter Park. The purpose for this distinction is to encourage the development of a clearly identified, distinctive downtown for Winter Park. The base map of the Town of Winter Park, (refer to page 4), identifies the Downtown RC-DC District; any project within this district should follow the “Design Regulations and Guidelines for the Downtown RC-DC District”. Any project outside of this district but within the Town limits should follow the “Design Regulations and Guidelines for areas outside of the Downtown RC-DC District”.

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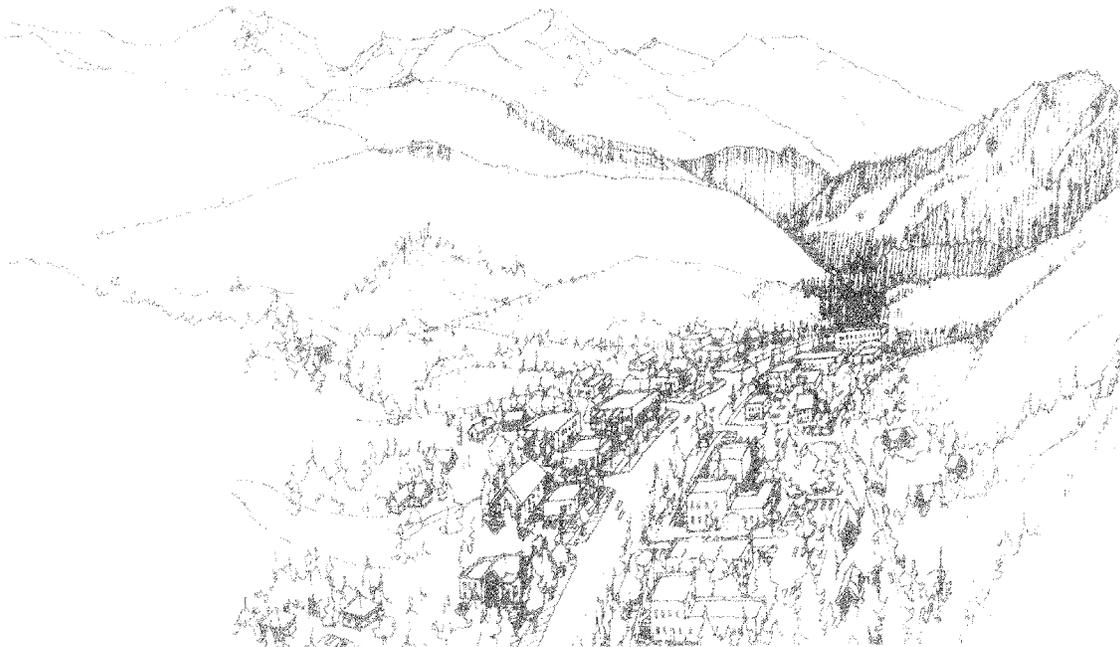
Vision

It is the vision of the Town of Winter Park to create a viable and comfortable resort community. The Town's character should reflect the beauty of its Rocky Mountain setting and the diversity of its people.

Winter Park is situated in a dramatic mountain valley surrounded by majestic peaks. The coniferous forest weaves through the Town creating a unique rustic environment. As the Town develops, the strength and presence of this landscape should be enhanced by careful site planning, proper building scale and appropriate architectural character. Individual buildings should not visually dominate the townscape and natural surroundings, nor call undue attention to themselves. The use of building forms, elements and materials that are derived directly and indirectly from the mountain environment and the application of technology that is responsive to the local needs and climate will begin to establish an architectural vernacular that is unique to the Town of Winter Park.

It is important that the Town encourages a pedestrian environment by creating a clear and definitive downtown. The activities of shopping, going out to eat, seeing old friends and meeting new friends are activities that define a traditional downtown. Development patterns and buildings should be designed to create a vibrant pedestrian environment that will promote these activities.

Throughout the Town, development that is responsive to both the surrounding mountain environment and the changing needs of the community will begin to establish a local identity unique to the Town of Winter Park.

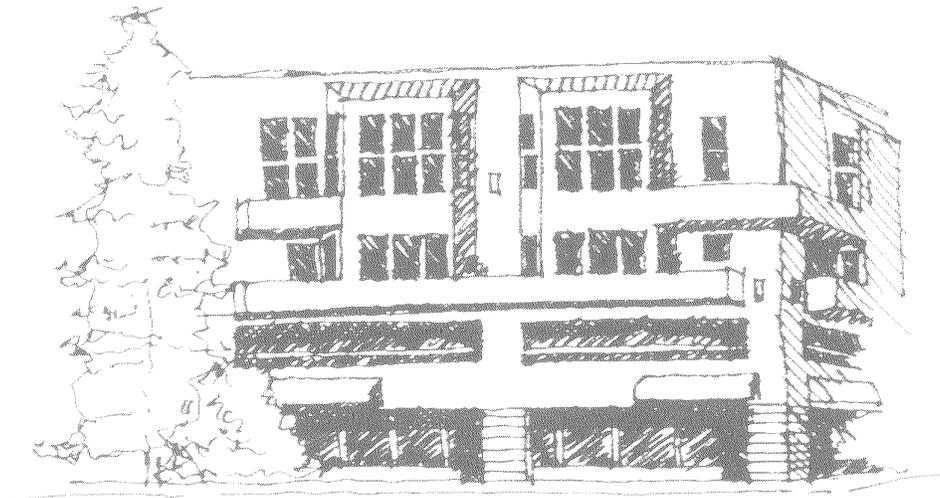


Definitions

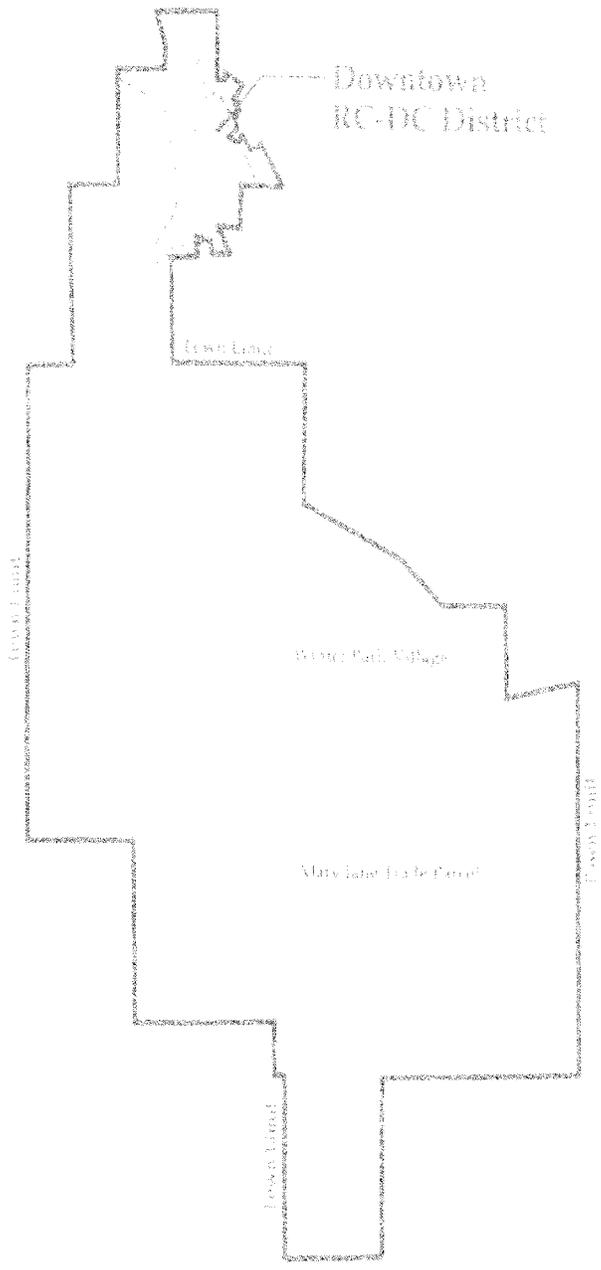
AUTO ACCESS	Paved vehicular access from a public R.O.W. whose width is not to exceed 24' of paved surface. A Highway 40 access will be allowed only if consistent with the Downtown Improvements Plan and approved by CDOT.
BENEFICIAL USES	Uses, structures and improvements other than a lot's primary building which enhance the pedestrian street environment.
BUILD-TO LINE	A line which defines the closest boundary to the street upon or about which a building must be constructed and from which allowed variations to a building's facade will be measured. Generally, the build-to line is either a right of way or an easement.
FACADE	The face of a building which faces the street.
FRONTAGE	The part of the property which faces the street.
HEIGHT OF BUILDING	<p>The vertical distance above a referenced datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hip roof. The referenced datum shall be selected by either of the following, whichever yields a greater height of building.</p> <ul style="list-style-type: none">A. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such a sidewalk or ground surface is not more than ten feet lowest grade.B. An elevation ten feet higher than the lowest grade when the sidewalk in A above is more than ten feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.
LANDSCAPED OPEN SPACE	An open area of land improved with predominately native plantings and configured in a manner which enhances the natural character of the Town of Winter Park.
PEDESTRIAN AMENITY ACCESS	Constructed and improved open space such as courtyards, seating areas, cafes and plazas which enhance the pedestrian experience by providing activity and interest to the streetscape.
PEDESTRIAN ACCESS	A clearly defined paved path designed primarily for pedestrian use which meets all applicable Federal, State and City requirements for public access ways.

Definitions

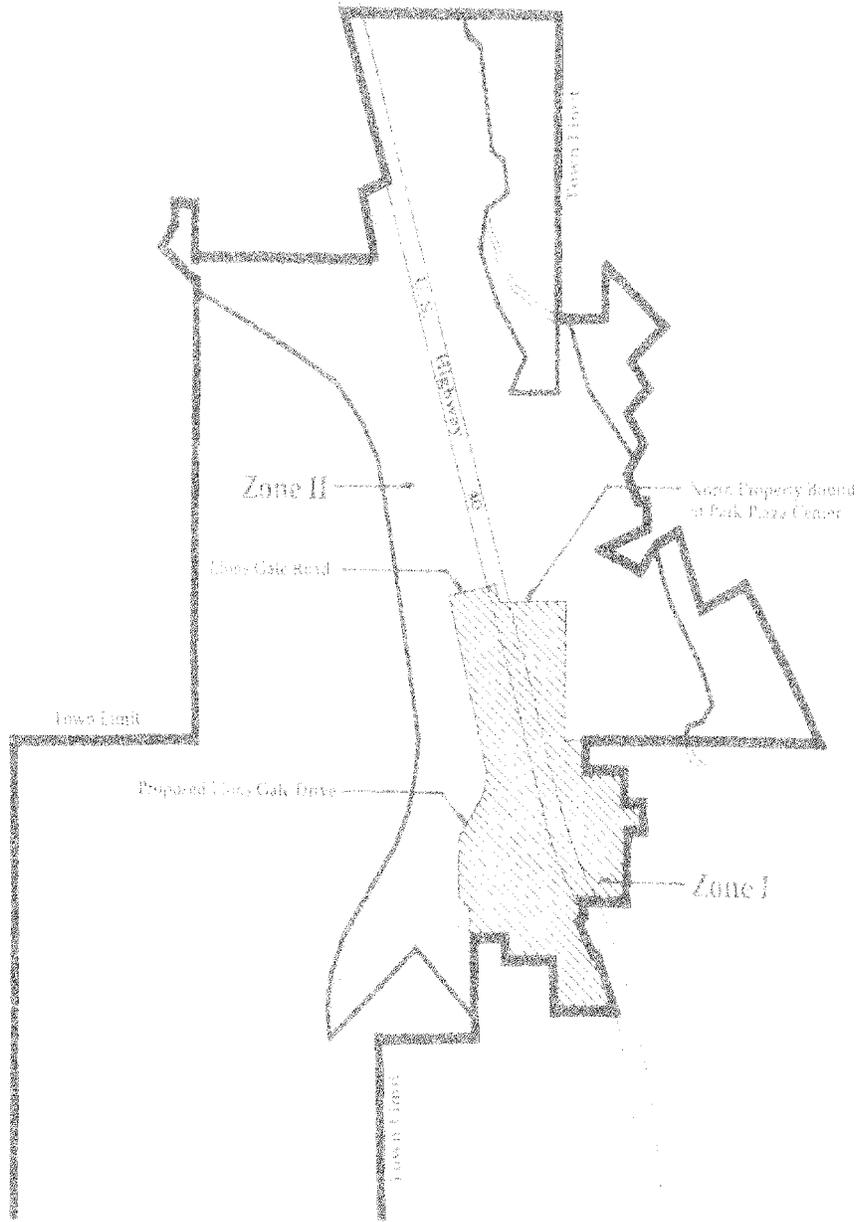
PLAZA	An open area for public use which has a surface that is predominately hard surface material. The area should be designed and furnished in a manner which attracts and promotes public uses such as cafes, gatherings and other outdoor activities.
PRIMARY STREET	The street which accommodates the majority of vehicular traffic relative to an intersecting street.
SECONDARY STREET	The street which accommodates the minority of vehicular traffic relative to an intersecting street.



Base Map of the Town of Winter Park Limits and the Downtown RC-DC District



Base Map Enlargement of the Downtown RC-DC District



Design Regulations and Guidelines for the Downtown RC-DC District

The regulations and guidelines for the Downtown RC-DC District have been written to achieve the Town's vision for a pedestrian oriented, visually cohesive, economically viable downtown. The regulations and guidelines promote a cohesive development pattern while allowing for a level of diversity and exuberance in the design and construction of individual projects.

The regulations and guidelines are educational, intentionally brief and concise, and should provide the reader with an understanding of the Town's desired vision for the downtown district. It is important that the owner, developer and design professional read them in their entirety. Questions regarding clarification of the guidelines are encouraged and should be an integral part of the design review process.

In accordance with the Downtown Improvements Plan, two distinctive zones within the Downtown RC-DC District have been identified. Zone I encourages a tighter and denser development pattern. Zone II, because of existing utility constraints and a larger lot pattern, will have a looser, lower density character which will allow for the infiltration of the surrounding forest into the downtown district. These differences in character between Zones I and II warrant that certain guidelines be applied to their respective zones only. Throughout this section, the zone specific guidelines are clearly defined.

A pedestrian environment has been identified as a priority in both zones. Buildings, parking, amenity areas and open space should be located to provide and encourage a more pleasant pedestrian experience throughout the Downtown RC-DC District.

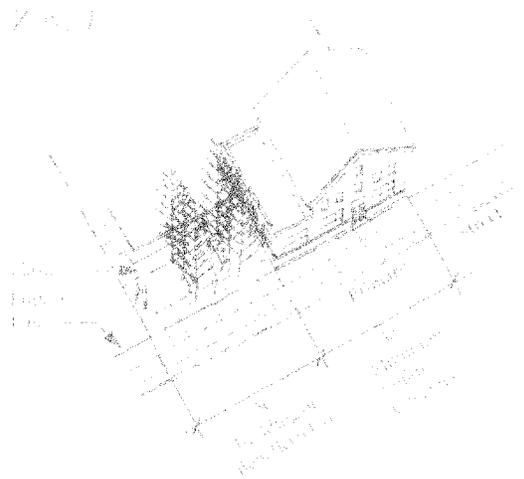
GUIDELINE 1: Building facades shall be maintained at the build-to line.

- A minimum of 50% of the frontage along the build-to line on the primary street shall be occupied by building.



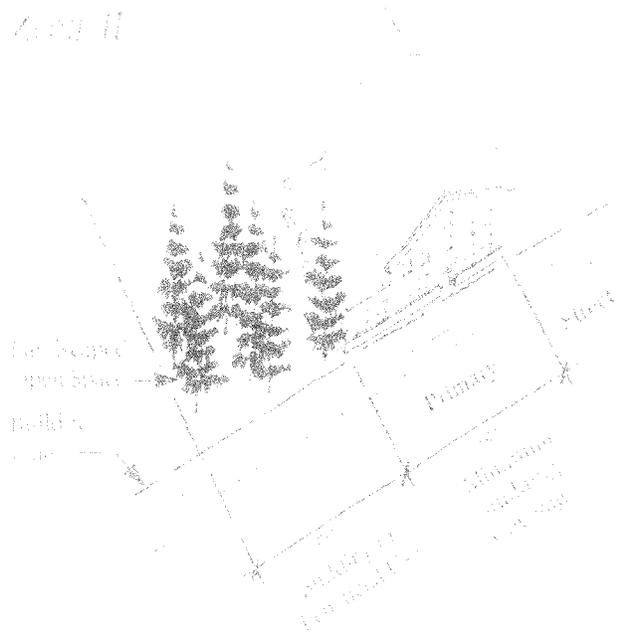
In Zone I the remaining 50% of frontage along the build-to line shall be either building or one of the following beneficial uses:

- Pedestrian Access
- Pedestrian Amenity Area
- Auto Access

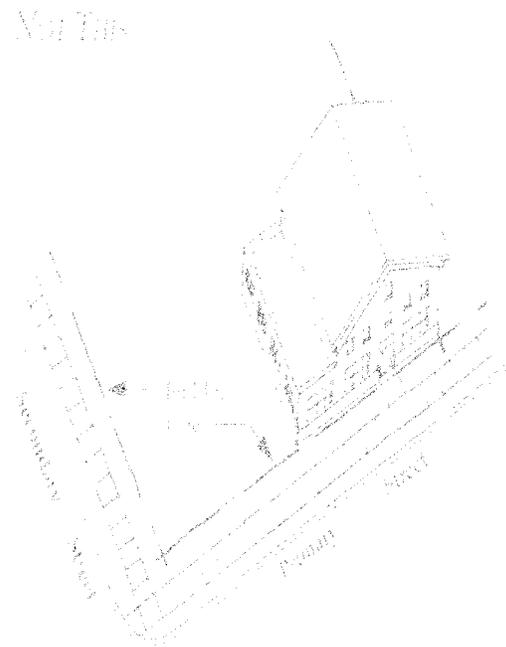


In Zone II the remaining 50% of frontage along the build-to line shall be either building or one of the following beneficial uses:

- Pedestrian Access
- Pedestrian Amenity Area
- Auto Access
- Landscape Open Space

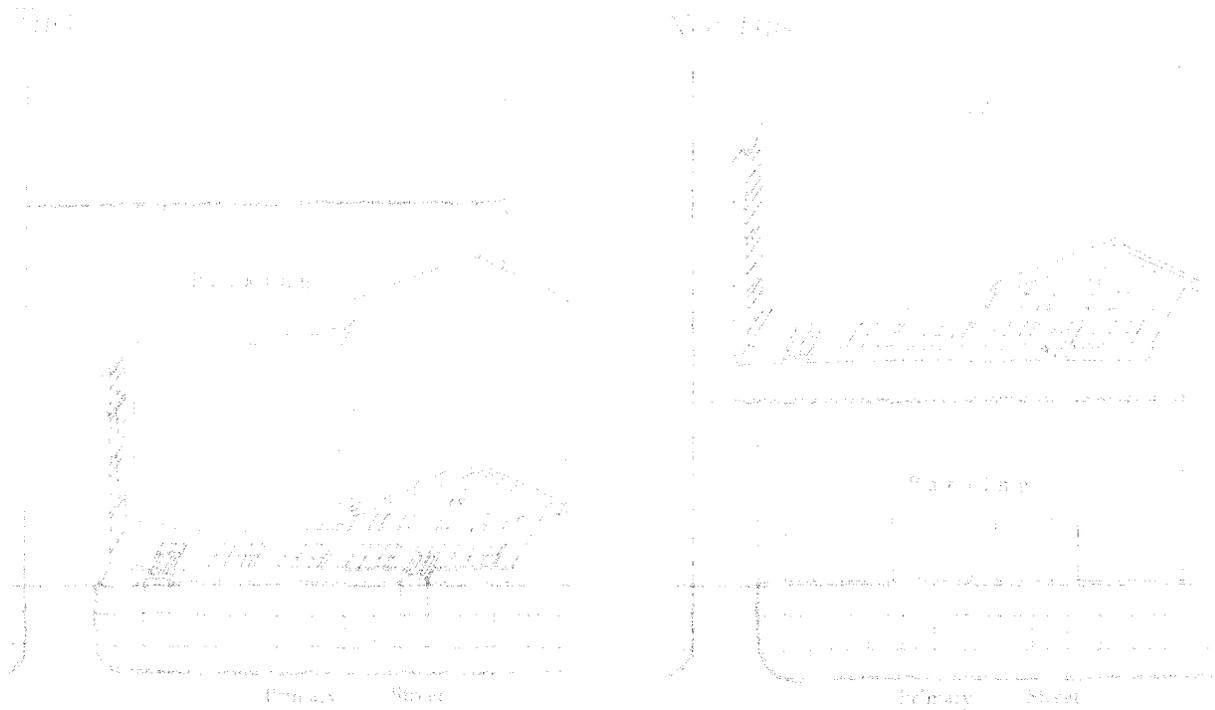


- Buildings are encouraged to be constructed at intersections, adhering to both the primary and secondary street build-to lines.

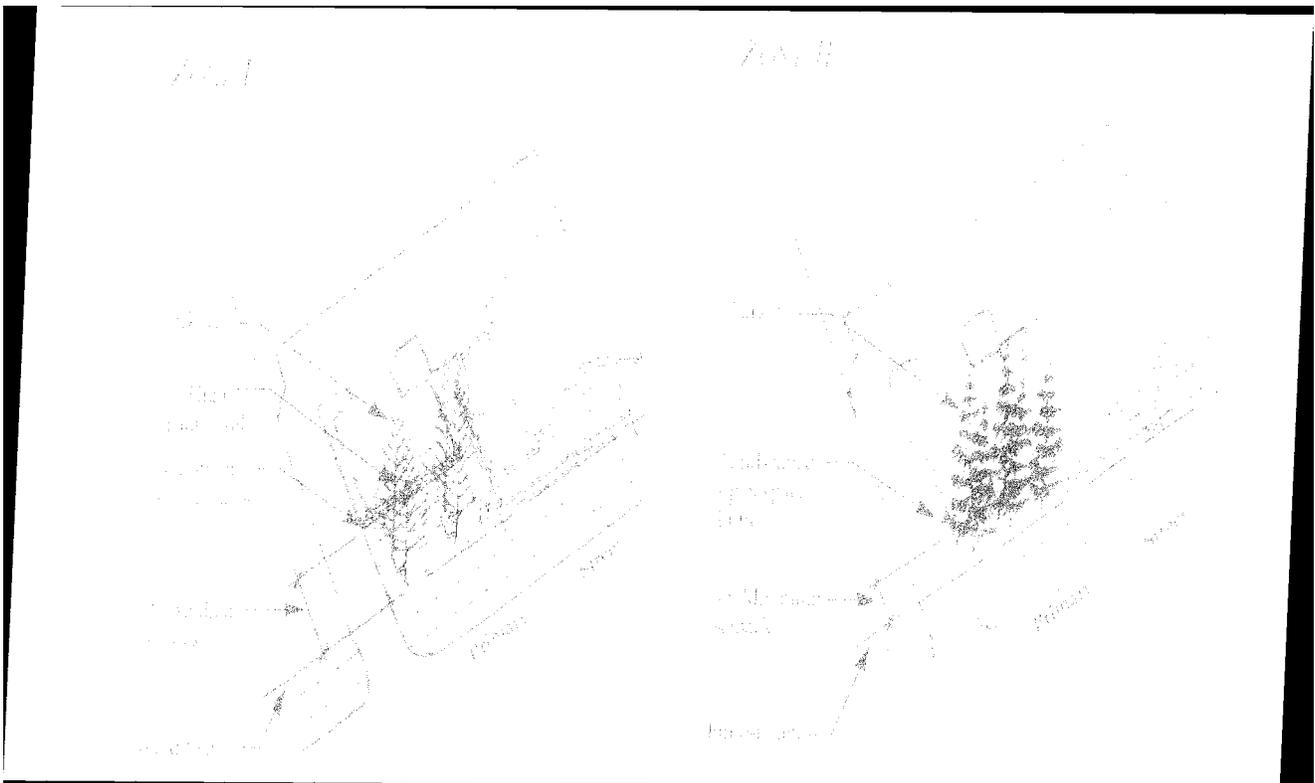


GUIDELINE 2: Visibility of parking from the street shall be minimized.

- Place parking behind the building.

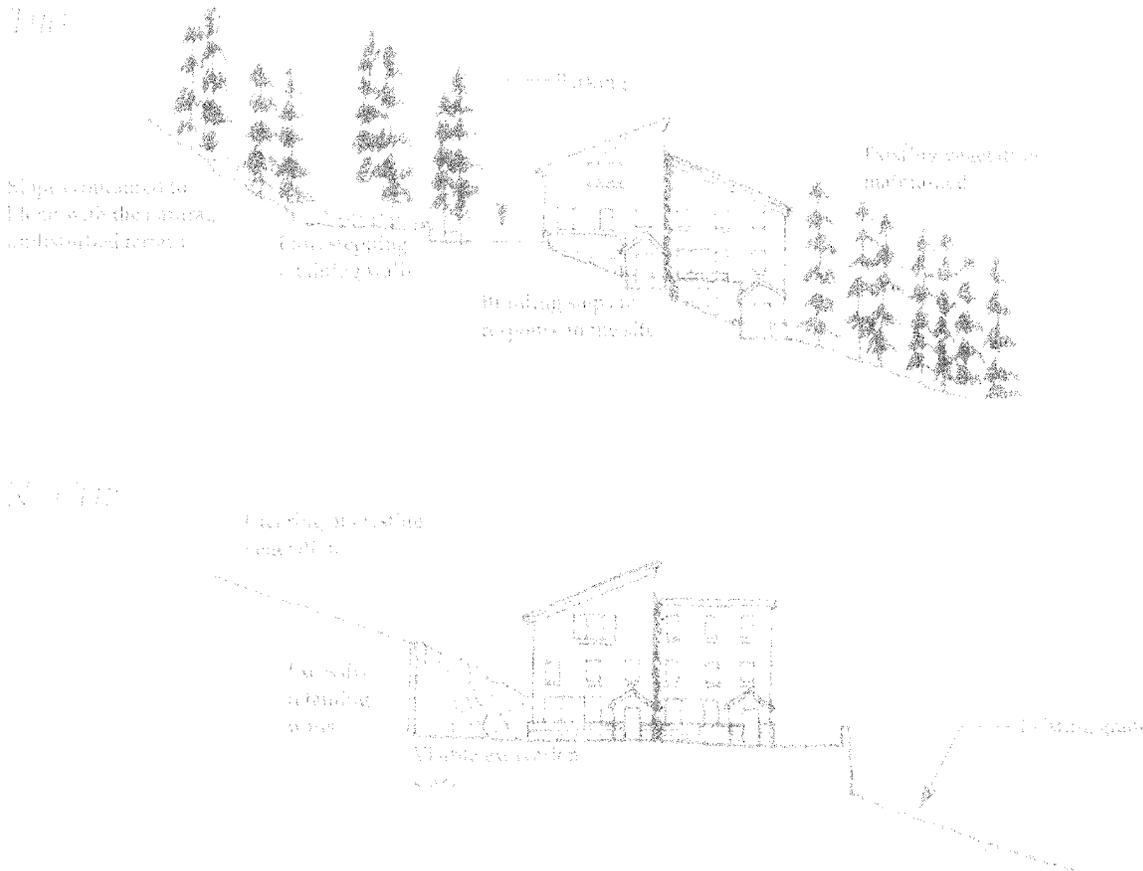


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- In Zone I parking shall be set back 30' measured perpendicular from the build-to line on the primary street and 15' on the secondary street. In Zone II parking shall be set back 15' measured perpendicular from the build-to line on the primary and secondary street.
 - Parking exposed to the street shall provide the following screening:
 - Zone I - A minimum 30" high opaque wall located adjacent to the parking lot.
 - Zone II - A landscape buffer located within the 15' parking setback which screens the parking lot from the street.



GUIDELINE 3: Building siting shall be responsive to the existing site features.

- Removal of trees, shrubs, and non-hazardous native plant materials generally should be limited to removal of those essential for development of the site.
- On hillsides, excessive grading should not be permitted.
- Cut and fill slopes shall be structurally stable, erosion resistant, and insofar as practicable, be contoured to blend with the natural, undisturbed terrain.
- All grading and excavation scars should be planted with native plant material that will harmonize with the natural landscape.



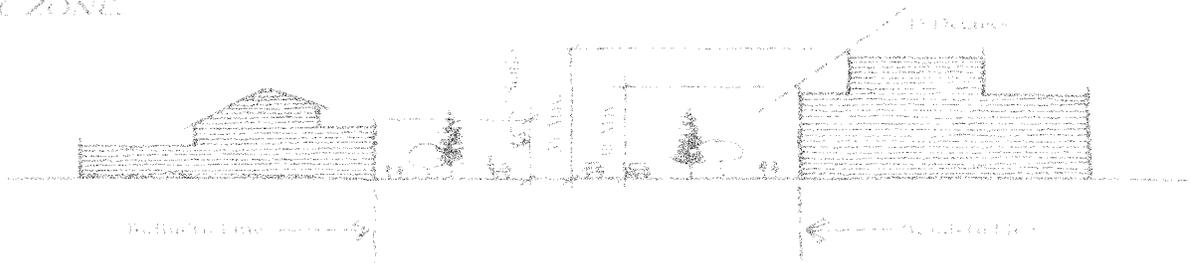
GUIDELINE 4: Provide substantial building mass at the build-to line.

- Buildings are encouraged to be at least two stories at the build-to line.

IN THE DC ZONE:

- Buildings should not exceed 40' in height at the build-to line.
- Buildings may increase in height up to 55' within a bulk plane, defined by a 45 degree line cast from any point 40' above the build-to line.

DC ZONE:



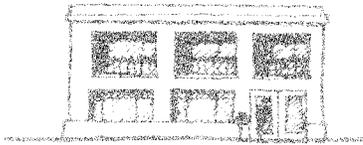
RC ZONE:



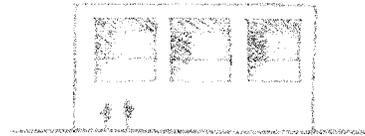
GUIDELINE 5: Building mass, length and height should be composed to provide variation, visual interest, appropriate scale and proportions.

- Building designs should provide understandable human scale.

This



Not This

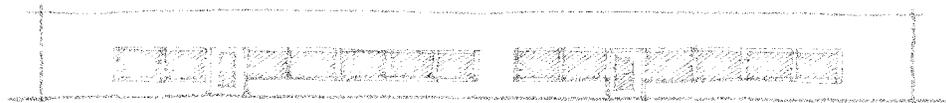


- *Provide variation in mass and shape, and articulate building functions (i.e. entries and interior spaces).*

This



Not This



-
- Provide variation in the wall plane.
 - Provide variation in roof lines and roof forms.
 - Group elements (ie. windows) to provide better facade composition.

FIG. 5

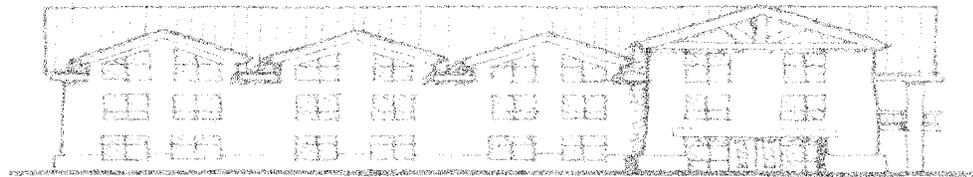
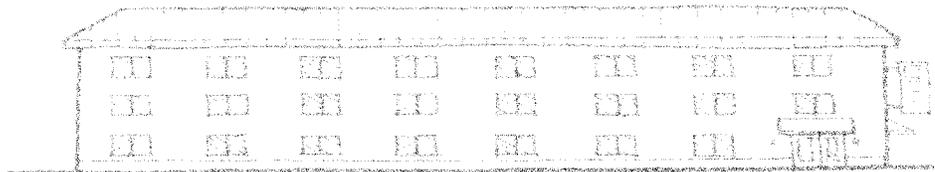
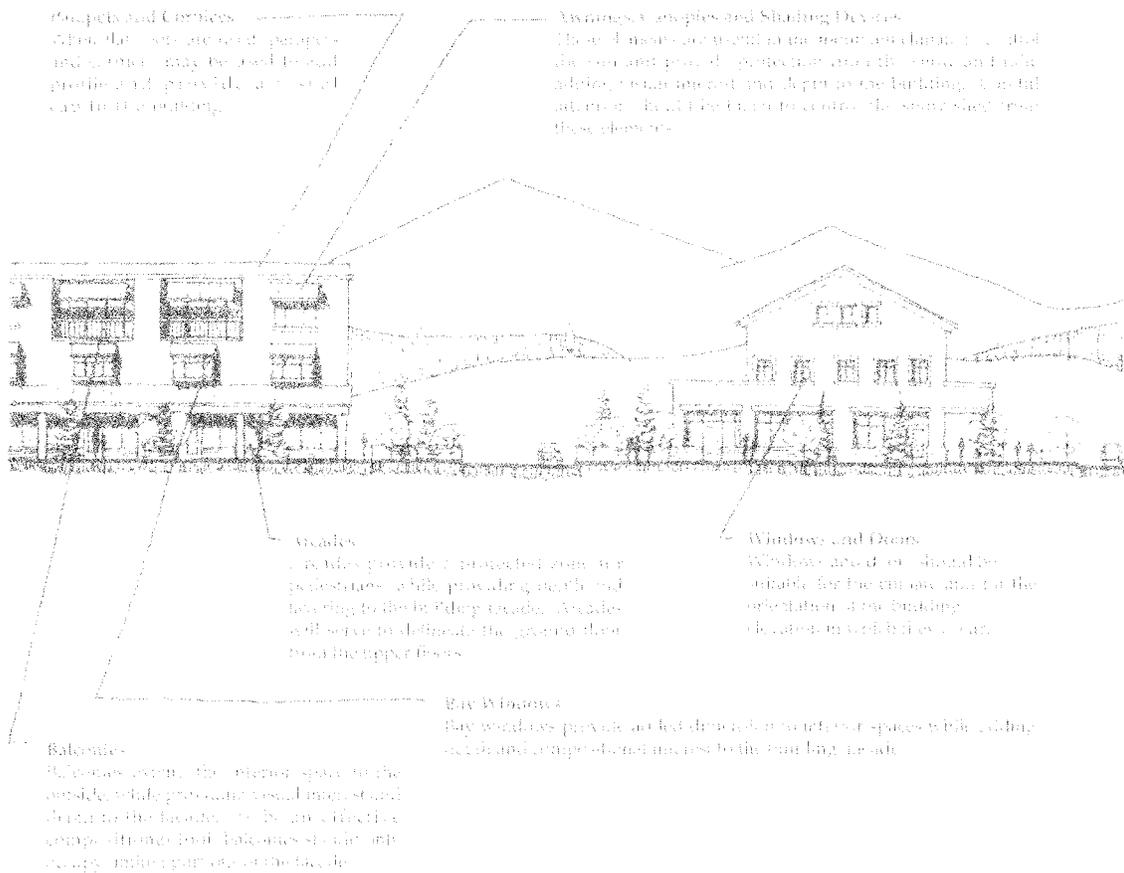


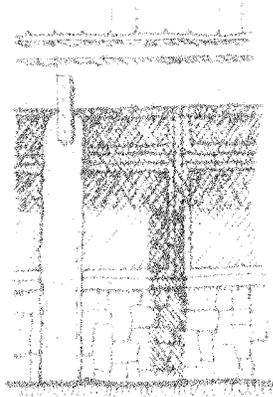
FIG. 6



GUIDELINE 6: Buildings shall be designed in a contemporary way. Building character should be responsive to Winter Park’s unique mountain setting.

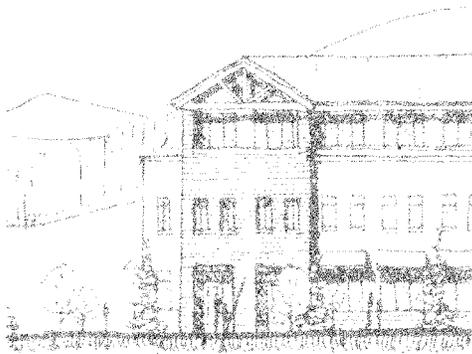
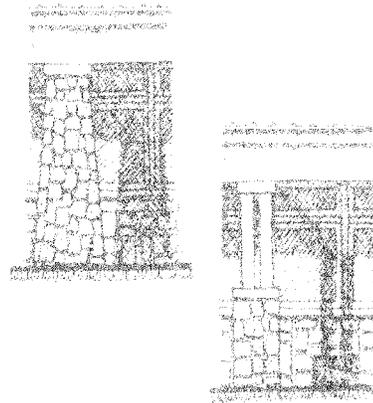


Quality Design is dependent on careful attention to details.



ARCHITECTURAL ELEMENTS

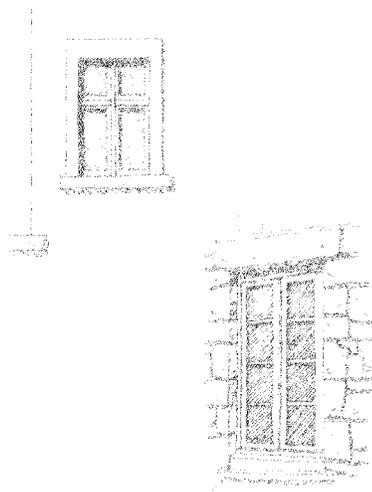
Columns and beams should not be made of a single material. Beams and columns should be a separate material. These structural elements should be visually separated from the main mass of the building by a supporting member.



Variety of Materials
A variety of materials can provide scale and lend visual interest to a building facade.

Same or Masonry Base
The base of a building should be expressed in a durable material. This provides a sense that will lend to mass, accumulation, and permanence to the building.

Windows
Windows should be recessed in the exterior wall as much as construction system will allow to provide depth and can be used to add depth and composition to windows. Window frames can be designed which are proportional to the pane size and appropriate to the facade expression.



GUIDELINE 7: Avoid building character that makes overt stylistic reference to other times and other places.

- Exceptions will be considered for additions to existing buildings which have a defined style.



*Appropriate examples
from Winter Park....*

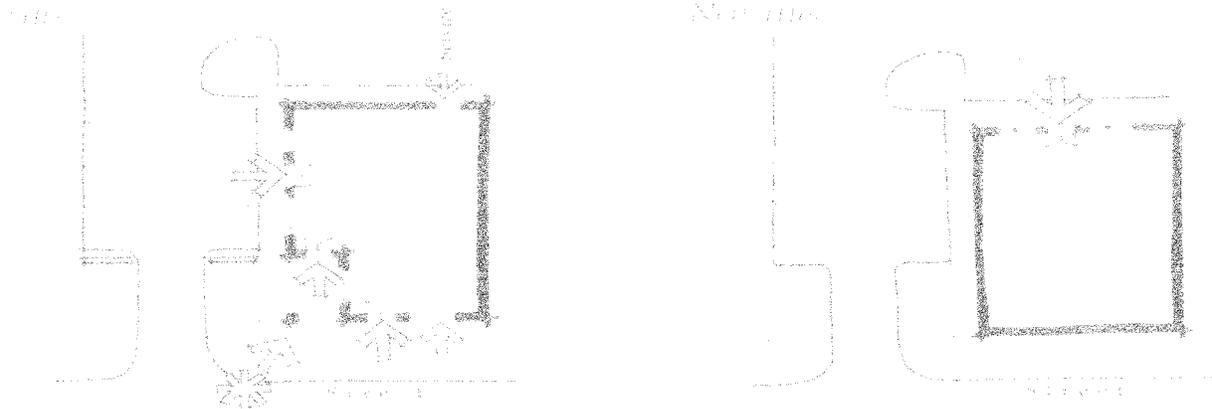


GUIDELINE 8: Develop the first level of buildings to provide visual interest to pedestrians along pedestrian ways. Provide clear distinction between upper and lower floors.

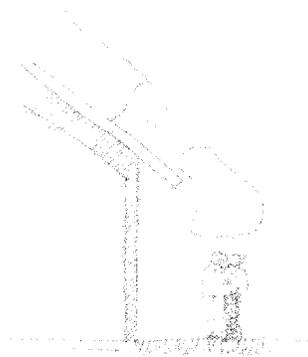
- The first floor facade can accommodate a variety and exuberance of expression, while upper floors should be more restrained and quiet, providing an aesthetically pleasing background.



GUIDELINE 9: All retail and other public entries shall be clearly visible and accessible from the pedestrian way along the building's primary street.

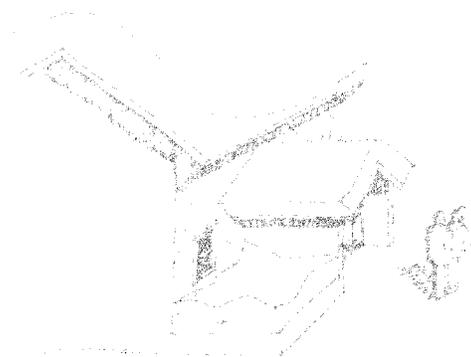


GUIDELINE 10: Snow management is critical in this mountain environment. Roofs shall be designed to either hold snow, or shed snow in appropriate areas.



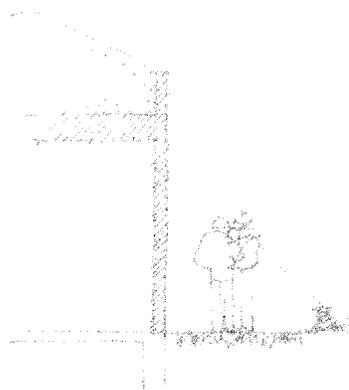
SHED

AVOID THIS BY

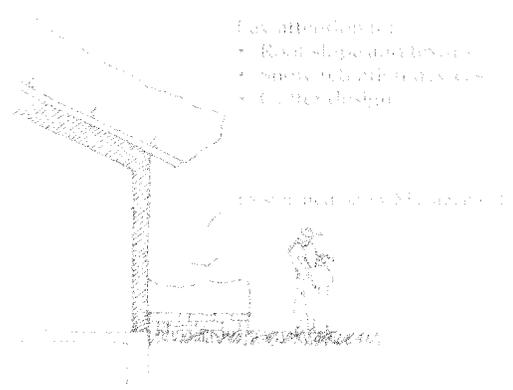


SHED INTO APPROPRIATE AREAS

PROVIDING PROTECTED ENTRIES AND DESIGNATED SNOW MANAGEMENT AREAS



USING FLAT ROOFS



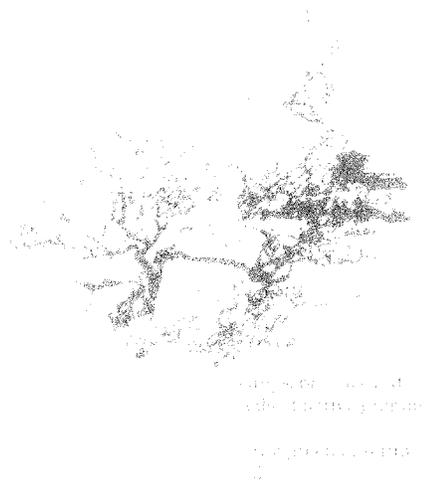
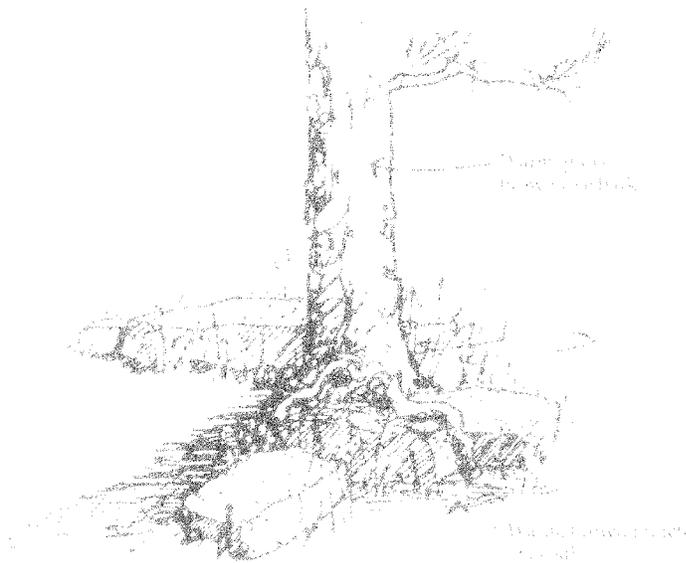
- Pay attention to:
 - Roof slope and texture
 - Snow retention features
 - Eave design

USE FLAT ROOFS CAREFULLY

HOLDING SNOW ON THE ROOFS

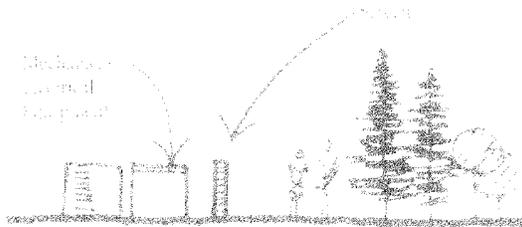
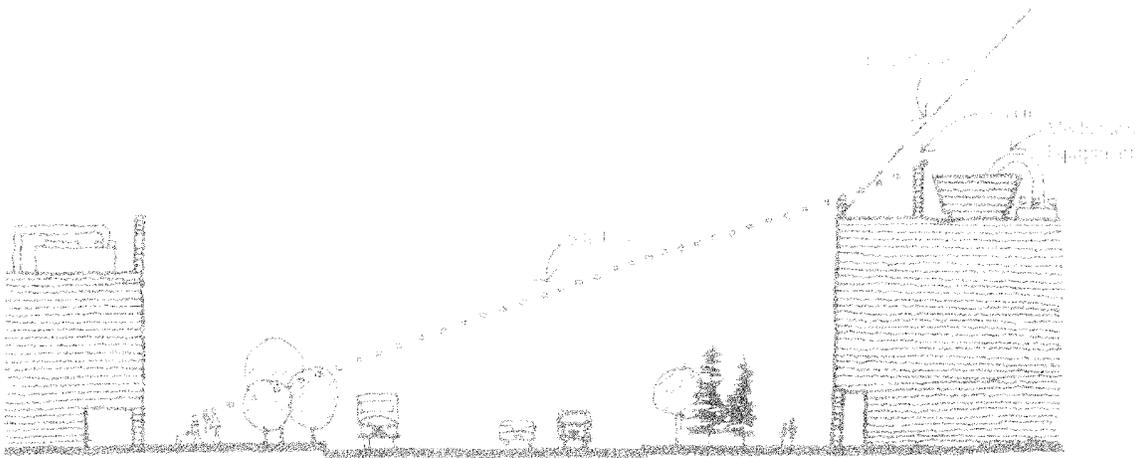
GUIDELINE 11: Primary building materials shall be compatible and in harmony with the natural setting of Winter Park. Use of stone, wood, stucco and masonry is encouraged.

- To insure compatibility, the use of materials textures and colors which are found naturally occurring in the surrounding landscape is encouraged.
- Building facades should incorporate a variety of materials.
- The use of stone or masonry as a building base material, up to a height of at least 36", is encouraged.
- Muted colors are encouraged. Exemplary colors are available for review at the Town Hall.



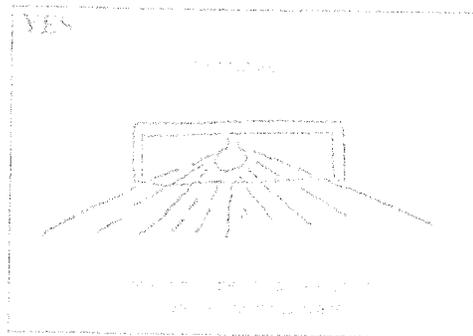
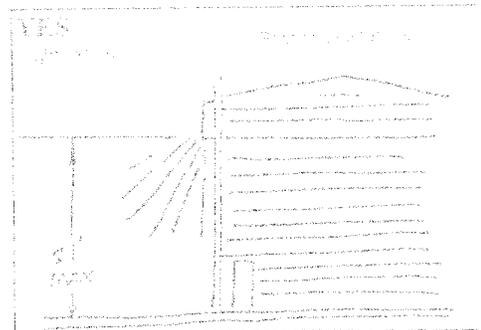
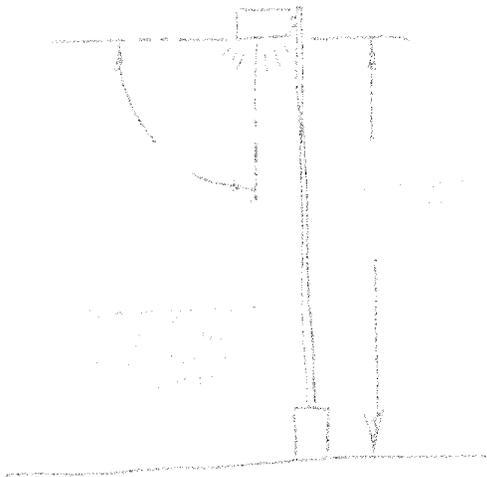
GUIDELINE 12: Mechanical appurtenances, services areas, storage areas, and trash receptacles shall be screened from public view.

- Grade level screening may be accomplished by using fences, walls or landscaping.
- Design of screening devices should be harmonious with the forms, colors and textures of their adjacent building and site.



GUIDELINE 13: Parking lot lighting in DC and RC zone districts of Town should be kept to a minimum

- There should be no single bulb intensity which exceeds 175 watts.
- Maximum height of fixtures should not exceed 21 feet.
- Minimum spacing between fixture poles should not be less than 60 feet.
- Light intensity at ground level should not exceed 2 footcandle average within a maximum to minimum ratio of 15:1.
- Fixtures should be shaded so that the source of light is not visible from above a horizontal plane.
- Fixtures located on buildings shall not be located above the eave line or above the top of the parapet wall.
- Light fixtures on buildings shall not exceed a 21' mounting height.



Design Regulations and Guidelines for the Area Outside of the Downtown RC-DC District

The following regulations and guidelines for the areas outside of the Downtown RC-DC District have been written to achieve the Town's vision to establish a harmonious environment for the Town of Winter Park which reflects the beauty of the natural surroundings:

- A. Structures should not visually dominate the townscape or call undue attention to themselves.
- B. Structures or portions of structures exceeding the height limits prescribed in other applicable ordinances should be limited to chimneys, clock towers, ski lifts, church steeples, and similar harmonious architectural forms. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouse and similar features should be avoided, and if, permitted, should be screened from view.
- C. Roof Structures: Deep eaves, overhangs, canopies and other building features that provide shelter from the elements in winter and provide shade in summer are encouraged.
- D. Building Materials and Colors:
 - 1. Building materials should be predominantly natural, such as wood siding and native stone. Concrete block and stucco are acceptable when appropriate to the design of the structure. Aggregate generally is more acceptable than raw concrete, but use of integral patterns and colors can make concrete surfaces harmonious.
 - 2. Natural colors (earth tones) should be favored. Use of penetrating stains rather than paint on wood surfaces should be encouraged. Exposed metal flashing or trim must be anodized or painted so as to be non-reflective.
- E. Windows and doors should be suitable for the climate and for the orientation of the particular building elevation in which the windows and doors occur. Use of shutters and sunbreaks is encouraged where appropriate.
- F. Accessory Structures and Appurtenances:
 - 1. Design of accessory structures, fences, walls, and other structural landscape features should be harmonious with the main structure or structures on the site. The same or other harmonious building materials should be used on main structures and accessory structures.
 - 2. Accessory buildings generally should be attached to the main building directly or by means of a continuous architectural feature of the same or a complementary material as the main building's exterior finish.

G. Development and Activity:

1. Location and configuration of buildings should maximize the privacy of surrounding dwellings.

H. Grading, Landscaping and Removal of Vegetation:

1. Removal of trees, shrubs, and non-hazardous native plant materials generally should be limited to removal of those essential for development of the site.
2. On hillsides, excessive grading is not permitted for building site access drives, off-street parking, pool sites, recreation areas or other improvements.
3. Cut and fill slopes shall be structurally stable, erosion resistant, and, insofar as practicable, be contoured to blend with the natural undisturbed terrain.
4. All grading and excavation scars should be planted with native plant material that will harmonize with the natural landscape.
5. Plant materials should be selected and located to harmonize with native vegetation.
6. Particular attention should be given to the landscape design of off-street parking lots in multi-family projects to soften their harsh, barren appearance. Cars, as seen from grade and from higher elevations, should be screened as much as possible by trees, shrubs, hedges, fences, mounds and similar landscape features. Plant materials used for screening should be evergreens.

Commencement of Work and Improvement Agreements

The following requirements shall apply to all projects submitted for review by the Planning and Zoning Commission except single family and duplex developments:

- A. Authorization for Commencement of Work:
 - 1. There shall be no grading, excavation, cutting of trees or vegetation until written approval has been obtained from the Community Development Director or Town Manager. Written approval shall be in the form of a letter of "Authorization to Proceed."
 - 2. If the project is a multi-staged project, each phase of the project shall obtain an "Authorization to Proceed" prior to commencement of work on that phase.

- B. Project Improvements Agreement and Improvements Guarantee.
 - 1. Improvements Agreement. This agreement shall consist of an itemized listing of public and private improvements such as landscaping, revegetation, public and private drives, streets, walks, storm drainage improvements, sewer and water lines required for a development or land use with specific quantities and costs. A reclamation guarantee will also be required by the Town. This agreement shall be on a form provided by the Town.
 - 2. Improvements Guarantee. This guarantee shall consist of one or more security arrangements acceptable to the Town which secure the construction of such public and private improvements as are shown on the improvements agreement and the approved development plan.
 - 3. No project shall be issued a Certificate of Occupancy until all landscaping and site improvements, both public and private, are completed.
 - 4. A conditional or temporary Certificate of Occupancy may be issued by the Town when sufficient funds or collateral remain as a part of the improvements agreement to complete all incomplete landscaping or site improvements.

Design Review Process

The design review process shall be applied to all proposed projects with the following exceptions:

1. Single family homes and one duplex situated on one lot. These projects will be reviewed by the Town staff and will be submitted directly to the Planning and Zoning Commission for review.
2. Minor building projects which do not significantly alter the appearance of the exterior of a building. In most cases, this work pertains to interior remodeling. These projects will be reviewed by the Town's building official.

Commercial and Multi-family Projects Pre-application Conference

Applicants seeking a building permit including property owners, developers, contractors and architects shall obtain a copy of this document. A fee of \$10.00 shall be charged.

Applicants shall thoroughly review the Town's *Design Regulations and Guidelines* prior to scheduling a pre-application conference with the Town. After the applicant has reviewed the *Design Regulations and Guidelines*, the applicant shall request the Town, in writing, to schedule a pre-application conference.

The letter shall describe the proposed project and the project's location. The Town shall schedule a pre-application conference within 10 days after receiving the letter from the applicant. The pre-application meeting is for the purpose of answering any questions related to the Town's regulations and the review process. It is recommended that the applicant bring a site plan of the proposed project and any other pertinent information to the conference in order that the Town can offer comments and suggestions prior to an applicant expending considerable time on engineering and architectural services. It is strongly recommended that the applicant, their architect and civil engineer attend the pre-application conference.

Project Review

Fifteen copies of the complete submittal addressing the *Design Regulations and Guidelines* shall be submitted to the Town. After an application is received, the Town staff shall determine if the application is complete in terms of addressing the Town's *Design Regulations and Guidelines* and other Town ordinances. The applicant will be notified in writing within 14 days of submittal if deficiencies and/or omissions exist.

Once a complete application is submitted, a DRC meeting will be scheduled within 14 days. The Town shall distribute copies of the submittal materials to the appropriate agencies for review.

The DRC will make recommendations to the Planning and Zoning Commission concerning the merits or deficiencies associated with the project. If problems or concerns are identified, it is highly recommended that they are corrected prior to scheduling a meeting with the Planning and Zoning Commission.

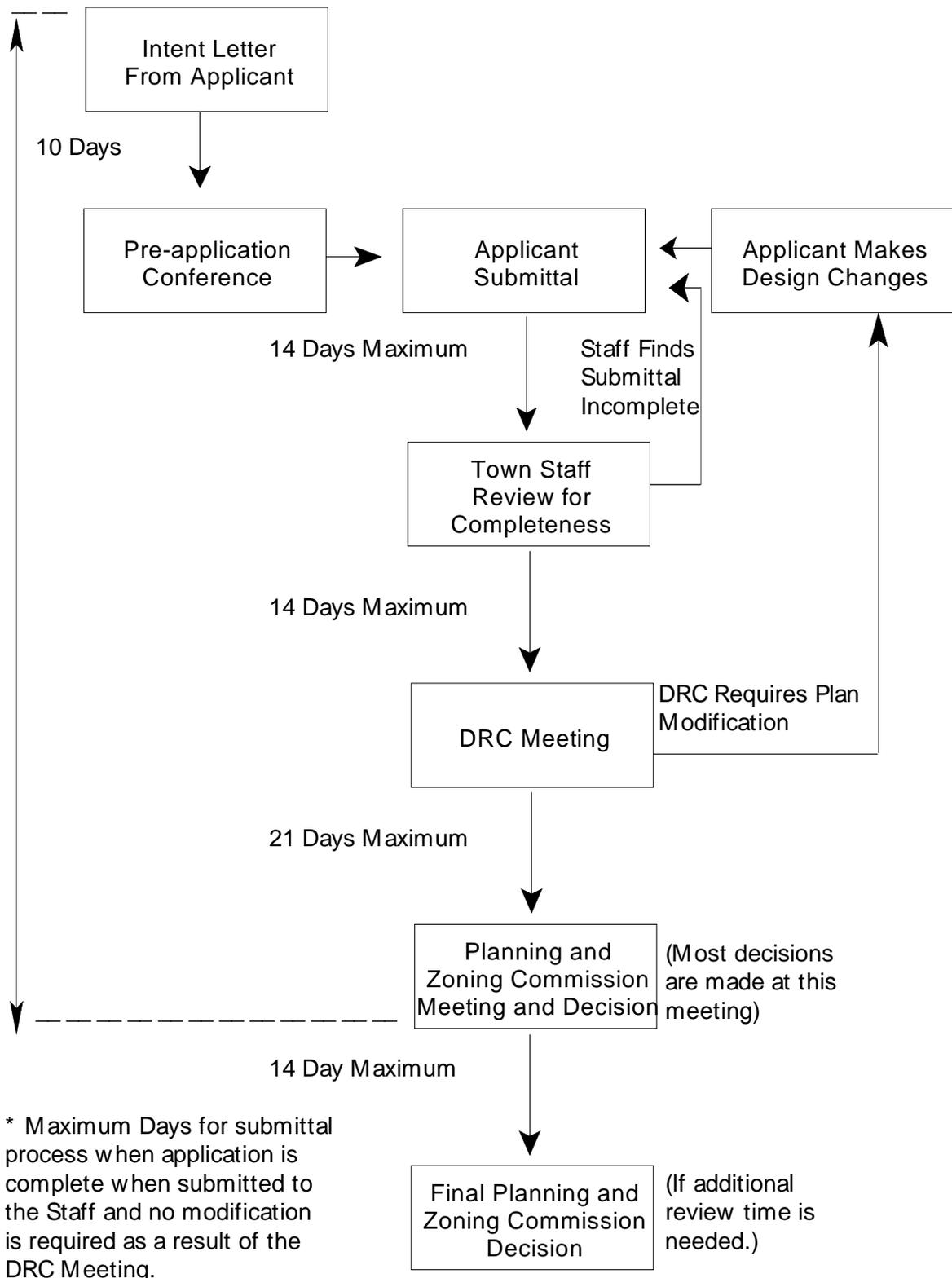
The Town will schedule a meeting between the applicant and the Planning and Zoning Commission within 21 days after the DRC meeting. All DRC findings and recommendations will be forwarded to the Planning and Zoning Commission in writing.

The Planning and Zoning Commission shall either approve, conditionally approve, or disapprove the submittal within 14 days of the applicant's presentation. The reasons and/or conditions for approval, conditional approval or disapproval shall be set forth in the minutes of the meeting in which the decision is rendered.

The applicant may make a written request to withdraw or postpone the Design Review process at any time.

Approval of a design plan shall be valid for a period of one year. A one year extension of the approval of a project may be granted by the Planning and Zoning Commission upon a written request from the applicant. In all circumstances, all approvals will expire in two years after Planning and Commission approval.

Design Review Process Timeline



Submittal Standards and Requirements

The following submittal requirements shall apply to all projects submitted for review by the Planning and Zoning Commission except single family and duplex construction projects:

A. Drawing Requirement.

1. All required drawings and maps shall be clear, crisp copies of the originals and shall be submitted on one or more 24" x 36" sheets.
2. Engineering drawings shall be drawn to a scale of not less than 1"=50'.
3. Architectural drawings shall be drawn to a scale of not less than 1/8"=1'.

B. Submittal Information Required.

1. Development Schedule. Project schedule shall consist of projected dates for the beginning and completion of a project and major milestones for the project. If the project is a multi-building project and is proposed to be constructed in stages or phases, each stage shall have its own development schedule.
2. Site Plan. A site plan shall be submitted which contains the following information (drawing scale of not less than 1"=50').
 - a. Proposed name of the project.
 - b. Exact location and dimensions of all buildings. Building setbacks from all property lines shall be dimensioned.
 - c. Location and principal dimensions for all proposed public and/or private streets (including names), easements, lot lines, and areas to be reserved or dedicated for parks, bike paths, foot paths, or other public use.
 - d. Location and dimensions of all parking spaces. Each space shall be numbered.
 - e. Location and dimensions of snow storage areas. Snow storage should be calculated at 25% of street and parking area gross square footage.
 - f. Location of areas to receive landscaping.
 - g. Total acreage of the project and tabulation of acreage in buildings, parking, driveways, snow storage areas, open areas and all other uses of the land with their respective percentages of the total project area.
 - h. Date of preparation, scale and north arrow (designated as true north).

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- i. Any additional information required by the Town during project review.
 3. Road Plan / Profiles. Plan and Profile drawings shall be provided for all public and private streets, and, where applicable, private drives.
 4. Grading and Drainage Plan. A Grading and Drainage Plan shall be submitted which is prepared in accordance with Section 8-3-6 of the Subdivision Regulations.
 5. Storm Drainage Study. A Storm Drainage Study prepared in accordance with Section 8-3-6 of the Subdivision Regulations.
 6. Erosion Control and Revegetation Plan and Report. An Erosion Control and Revegetation Plan and Report prepared in accordance with Section 8-3-6 of the Subdivision Regulations.
 7. Utility Plan. A Utility Plan shall be submitted which contains:
 - a. Location and size of existing utilities and easements within, adjacent to, and abutting the development.
 - b. Size and location of all proposed sewer and water lines.
 - c. Size and location of all existing and proposed fire hydrants within the development or within 300' of the proposed development.
 - d. Location of all electrical power vaults, transformers, power lines and gas lines.
 - e. Location of cable television and telephone.
 8. Access Plans, Permits and Required Improvements

State Highways: Projects along or near U.S. Highway 40 will need to obtain an access permit from the Colorado Department of Transportation (CDOT). CDOT will make all decisions regarding ingress and egress from U.S. Highway 40 when land uses adjacent to or near the Highway are proposed to be changed. The Planning and Zoning Commission will not review a project until an access permit has been obtained from CDOT.

Town Streets: The Town will notify each applicant of the street improvements required as well as right-of-way needed through and adjacent to each proposed project. These improvements and possible right-of-way dedications shall, in most cases, be the financial responsibility of the property owner/developer. The Town will use the Town's Master Street Plan, the Zoning Ordinance, and Ordinance 168 which regulates work in the public right-of-way when reviewing projects. Traffic flow and safety are major concerns of the Town.

Access: In accordance with the Downtown Improvements Plan, access points, (curb cuts), along U.S. Highway 40 serving private property should be minimized as much as possible. When feasible, private properties should be accessed from streets other than U.S. Highway 40. When this is not possible, accesses should be combined or shared with adjoining properties to minimize the number of curb cuts provided along U.S. Highway 40. CDOT and the Town will carefully review all proposed highway and street access locations that serve a development project.

9. Landscaping and Revegetation Plan. A landscaping and revegetation plan shall consist of a plan of the site showing all natural and man-made features. Proposed and existing landscaping features will be identified as to location, common name, botanical name, existing size or proposed size of planting. All vegetative ground covers will be identified as to name and location while non-vegetative ground covers (rock, etc.) will be identified as to type, size and location. The term “natural landscaping” shall not be used in lieu of specific landscaping details. Criteria for evaluation of the landscaping and revegetation plan are:
 - a. Consistency and compatibility with existing landscape features.
 - b. Resistance of vegetative materials to environmental factors such as drought, wind, pollution, pests, snow removal, etc.
 - c. Adequate provisions for maintenance. Any landscaping required by the Town Code, the *Design Regulations and Guidelines*, or by the Planning and Zoning Commission shall be maintained in an acceptable and healthy condition. The replacement of any vegetative materials that die or are in an unhealthy condition shall be required. The use of vegetation which requires little or no watering is encouraged.
 - d. Conformance with the erosion control plan prepared for subject project.
10. Building Plans. Building plans shall be submitted which are drawn to a scale of not less than 1/8"=1'. The Building Plans submitted should contain the following information:
 - a. Floor plans including the roof plan and description of snow management strategy.
 - b. All exterior elevations and a color rendering of the front elevation. Exterior elevation drawings must accurately depict finished grade around the building at each elevation.
 - c. Samples of primary exterior materials and colors, including roofing material.
 - d. A site section showing site profile, building outline (including overall height dimensions), bulk plane limits, sidewalks and street. (Drawing scale of not less than 1"=50' is acceptable.)

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- e. Any additional information required by the Town during project review which might include three dimensional representation of the building such as models (in site context), exterior perspectives, or axonometric views.
- C. Single-family and single lot duplex development shall be required to submit the following information for Design Review:
- 1. Site Plan. Site plan drawn to scale and dimensional to include:
 - a. Building footprints.
 - b. Driveways.
 - c. Parking areas.
 - 2. Grading Plan. Grading plan drawn to scale which includes:
 - a. Two foot contours of existing grades.
 - b. Two foot contours of proposed grades.
 - c. Drainage channels and method of erosion control.
 - 3. Landscaping and Revegetation Plan. A plan which clearly shows revegetation of areas disturbed by construction including:
 - a. Size and type of trees and shrubs to be planted.
 - b. Areas of grass and wildflower revegetation.
 - c. A statement regarding the method to be used to assure survival of vegetation.
 - 4. Building Elevation Plans. Plans drawn to scale which include:
 - a. All building elevations.
 - b. Exterior siding materials and colors.
 - c. Exterior door and window trim colors and materials.
 - d. Roof covering materials and colors.
 - e. Accurate elevation of existing grade surrounding each proposed building.