Alders Townhomes Phase 2 Design Guidelines

The Alders Townhomes Phase 2 Project will be a continuation of the Alders Townhomes Phase 1 Project. The Architectural design theme and guidelines developed and approved for the Phase 1 Project will be utilized for the Phase 2 Project. The Design Guidelines below will apply to the Phase 2 Project.

General Principles

The following general principles should be followed when planning development for this parcel:

- New development should be complementary to the environment and existing adjacent developments
- Open spaces and trails should be integrated into new development to provide access and recreational opportunities
- All development should be clustered
- Physical and visual access to natural areas should be preserved
- Architecture should be human scale

Site Planning and Development Standards

Setbacks

The following setbacks shall be met:

From	Distance
Back	15' from Property Line
Front	10' from ROW, 18' from ROW for single car garages facing street
Side	15'

Roads and Driveways

Roads and driveways shall follow Summit County Standards.

Parking

Two parking spaces per unit will be required, with at least one of the two parking spaces being interior (garage).

Landscaping

All development activities shall comply with all applicable landscaping and irrigation regulations of Summit County, the Snake River Water Department and Lake Dillon Fire Rescue.

Landscaping shall consist of native trees, shrubs, grasses, mulch beds and rock drip areas. Sod is prohibited.

Retaining walls must be made of natural boulders.

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Fencing

Fences are prohibited.

Hot Tubs

Hot tubs are permitted on grade level patios. Hot tubs are not permitted on decks.

Building Architecture

Building Height

Building height is not to exceed 48', as measured per Summit County code.

Roof Design

Roof forms shall be simple and shall utilize gable and shed formations. The minimum roof pitch shall be 3:12 and the maximum shall be 12:12.

Exterior Materials

The following exterior materials will be permitted:

- Siding – natural wood siding, natural wood shake shingles, rusty corrugated metal accents, natural moss rock accents
- Roof – architectural asphalt shingles, rusty corrugated metal accents
- Driveway – asphalt
- Walkways and Patios – brick pavers

Garage Doors

Garage doors shall be sided to compliment the building siding.

Exterior Stains and Paints

All exterior wood surfaces shall be treated with natural preservatives, semi-transparent stains or opaque paints. Primary siding shall receive semi-transparent stains, while trim and accent siding are permitted to receive opaque paints. All exterior colors shall be earth tones and natural colors.

Lighting

All exterior lighting shall be Dark Sky Compliant and shall meet all applicable Summit County regulations.