



W I L D C A T R A N C H

I. INTRODUCTION

A. INTENT OF DEVELOPMENT GUIDELINES

Wildcat Ranch is an area of remarkable natural beauty, unique in Pitkin County. In order to maintain the Ranch's unique character, to preserve the natural beauty and balance of the site and maintain the quality of open space, one or more Development Activity Envelopes have been identified for each Homestead. The professionals on the Wildcat Ranch Design Team have walked and analyzed each individual envelope and have defined these so as to maximize each site's best features with consideration for natural terrain, views, privacy, vegetation, orientation, access and relationship to adjacent sites. These guidelines have been prepared to provide guidance and direction to the owners and professionals involved with the design and construction of homes within these envelopes. They are not a "building code", but recommendations for good design compatible with the character of Wildcat Ranch. The underlying goals of these guidelines are to:

1. Protect the natural ecosystem.
2. Minimize the visual impact of site development on roads and other homesites.
3. Preserve the existing character of Wildcat Ranch.

B. RELATIONSHIP TO PROTECTIVE COVENANTS

The Development Guidelines established herein are supplemental to restrictions and processes established in the Declaration of Protective Covenants for Wildcat Ranch. Owners of each Homestead are encouraged to review both documents together.

II. THE SITE AND ARCHITECTURAL REVIEW COMMITTEE (SARC) REVIEW PROCEDURES

A. SARC RESPONSIBILITIES

The Site and Architectural Review Committee (SARC) and its Review Process is an internal procedure to ensure conformance with the Wildcat Ranch Development Guidelines. This process is additional to the building permit and approval requirements of Pitkin County. The Committee's primary consideration is to aid the applicant and his architect in maintaining the high quality standard set herein.

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The homeowner/designer will be guided through the SARC review process and be required to provide the appropriate level of information for each of

the three steps. The process is established to help the homeowner in receiving timely reviews and approvals and is applicable to the following:

1. Construction within the Development Activity Envelope.
2. The renovation, expansion or refinishing of the exterior of an existing structure.
3. Landscape changes to the natural conditions of a Homestead.
4. Ranch improvements outside the Development Activity Envelope.

Before a home is constructed, the Site and Architectural Review Committee must review and approve each owner's plans to ensure their compliance with the Development Guidelines. The Guidelines are intended to protect the wildlife, natural beauty, character and values of the Ranch. The SARC wishes to encourage individual expression while also achieving the development standard appropriate to each site. The SARC will:

1. Review proposed construction projects for conformance with Wildcat Ranch's Development Guidelines.
2. Conduct appropriate communications with applicants and their representatives.
3. Explain/clarify guidelines to applicants.
4. Approve proposed plans for construction after they are in compliance with the guidelines.

B. REVIEW PROCESS AND SUBMISSION REQUIREMENTS

The three steps of the SARC Design Review are:

1. Pre-planning Meeting - Discuss the concept and the intent of the Development Guidelines and the philosophy of the ranch planning and operations.
2. Schematic Design Review - Review schematic design and site plan for conformance with the guidelines. Applicants are requested to submit certified survey, floor plans, elevations of all structures, roof plans, site plan with landscape intent, exterior finish schedule, driveway alignment and limits of grading, utility line location and detailed revegetation plan, and proposed entry gates or signage. Plans and elevations shall be at 1/8" = 1'-0" scale. Site plan shall be at 1" = 20' with minimum two foot contours for affected area. Applicants are also required to submit 8"X10", or larger, black and white photos with the proposed house and improvements superimposed at an accurate scale on the photos. The locations from which the photo should be taken shall be designated by SARC at the pre-planning meeting. Exterior garbage storage design that is bear-proof must be presented for

- approval at this time as well.
3. Final Plan Review - Review contract documents and site plan for conformance with the guidelines. Applicants are requested to submit complete construction documents including all proposed improvements relative to elements identified by SARC at schematic design review. Applicants shall have corners of primary structures staked on-site for SARC review prior to final approval. Concurrent with final approval, a road fee payable to Wildcat Ranch Association will be levied equalling \$.70/square foot of gross floor area; this road fee will become due and payable at the onset of construction.

III. SITE PLANNING AND DEVELOPMENT

A. DEVELOPMENT ZONES

In conformance with the structure of the Wildcat Ranch development, virtually all of the Ranch shall remain as open space. Therefore, each Homestead is comprised of our zones:

1. Critical Wildlife Areas - No development permitted.
2. Natural Open Space - No development activity permitted except for normal agricultural, ranching, road access, and utility construction.
3. Driveway Access Corridors - Activity limited to necessary improvements for driveway construction and utility services.
4. Development Activity Envelope - All structures and major development including, but not limited to residential structures, accessory buildings, and paved recreational facilities (pools, tennis courts, etc.).

B. PERMITTED USES

1. Critical Wildlife Areas

No construction, development or improvements other than as approved under the Wildlife Management and Enhancement Plan is allowed. Fencing in these areas is subject to approval by SARC and Division of Wildlife.

2. Natural Open Space:

- a. Low impact permitted uses are:
 - Fencing
 - Hiking trails
 - Pastures
 - Picnic areas

- Ponds
 - Cattle guards
 - Out-buildings (without heat, electric or plumbing) by special review and approval by Pitkin County.
- b. Prohibited uses include:
- Any site work or grading without the approval of SARC.
 - Lighting (except for one low-level light fixture at each parcel access driveway to illuminate the address signage).
 - Vegetation removal or defoliation.
3. Driveway Access and Utility Corridors
 These areas were determined based on Pitkin County 1041 Review relative to wildlife and geological concerns. Permitted improvements within these corridors include, but are not limited to, limited vegetation removal, road bed grading, drainage improvements, erosion control, mechanical retainage, utility service extensions and paving. Refer to site specific 1041 Review plats for additional limitations on specific access corridors.
4. Development Activity Envelope
 These areas were determined based on an extensive review pursuant to Pitkin County land use regulations and 1041 Hazard Review relative to wildfire, wildlife and geologic concerns, as well as specific planning objectives (i.e. ridges and drainages, irrigation ditches, existing vegetation, views, privacy and visual impact) and have been approved by Pitkin County. Permitted uses are single-family homes, barns, caretaker units, accessory buildings and other uses as allowed by the Pitkin County Land Use Code and approved by the Wildcat Ranch Association.

IV. DESIGN STANDARDS

The Development Guidelines address residential development at two levels: Site Planning and Architectural Design. Site planning standards refer to overall improvements in the Development Activity Envelope and driveway access corridor. Architectural designs standards refer to structures in the Development Activity Envelope.

A. Site Planning Standards

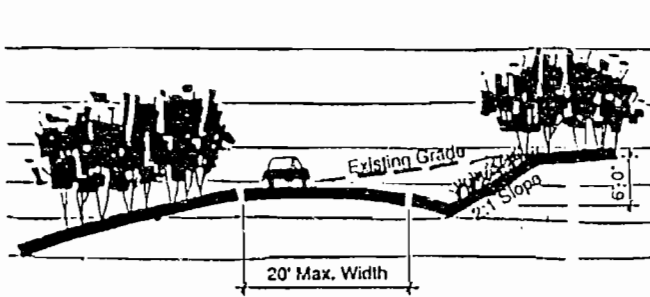
Every Homestead at Wildcat Ranch has its own unique land form features and character. Whenever possible, these features should be preserved and reinforced by any level of construction and design. The objectives are to fit

the improvements to the site in a way that leaves the natural features of Wildcat Ranch intact, treating buildings and roads as an integral part of the site. The following key elements of site development for each Homestead shall be addressed.

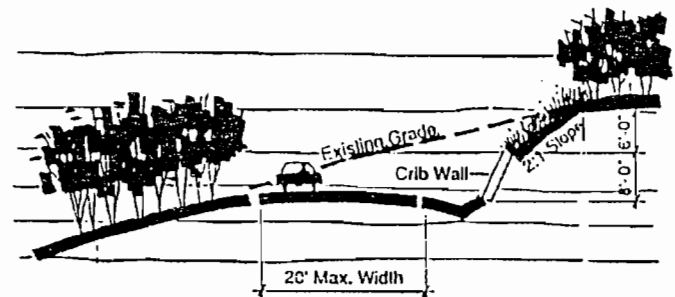
1. *Driveways/Access Roads*

Access drives in most cases will have the greatest impact on the site. Consequently, great care should be given to their planning and design. The approved access drives generally follow the natural contours of the site, meandering around trees and significant land forms. During final design, each access road should address the following:

- Maximum grades shall be 8% where practical, and in no event more than 12%.
- Cuts and fills shall not exceed 2:1 slopes. Cuts and fills to be topsoiled and revegetated with approved plant materials (Appendix A). Maximum total vertical exposure of cuts and fills shall not exceed six feet. Approved cribbing to be used where total vertical exposure of cuts and fills is greater than six feet. Maximum total vertical exposure of approved cribbing shall not exceed eight feet unless approved by SARC.
- Maximum driveway width shall be sixteen feet of driving surface, except where existing roads are being upgraded in areas traversing slopes greater than 30%. In these areas a minimum width of 8 feet (or the existing road width, whichever is greater) is required and slopes are to be stabilized using mechanical devices where necessary.
- All efforts shall be made to minimize total impact of driveway construction.



Typical Access Road



Typical Access Road with Crib Wall

2. *Grading*

The intent and goal of Wildcat Ranch is to preserve the natural existing topography and maintain the delicate system of natural drainages, structures, washes and creek beds. Any proposed improvements should be carefully planned to minimize disruption to the existing ecosystem or alteration of the topography. The prescribed envelopes have been located to minimize grading and avoid primary natural drainage systems. Specifically, new improvements should respond to the following:

- No grading shall occur outside the Development Activity Envelope except for erosion repair and meadow repair approved by SARC.
- Cuts and fills shall be maximum 2:1 slopes unless mechanical retainage is utilized.
- Within the development activity envelope, no exposed cuts and fills will be allowed. Intensely developed areas will occur on graded platforms or ledges. Areas requiring level changes will be accomplished with cribbing or retaining walls as architectural extensions of the building. These walls will be subject to the same criteria relating to color and materials as the building itself.
- All disturbed areas which are not paved or graveled shall be revegetated with appropriate plant materials from the approved Plant List. (See Appendix A).
- Major natural drainages that traverse the Homesteads shall be maintained in their original configuration. Eroding areas must be stabilized and revegetated.
- Existing irrigation ditches that traverse Homesteads shall not be disturbed without approval of SARC.

3. *Utilities*

Wildcat Ranch recognizes the need for supplying utilities to each Homestead. The applicant shall provide an engineered system which encompasses the following:

- All utilities shall be underground and contained within the driveway access corridor or development activity envelope, unless approved by SARC and Pitkin County.
- All above ground appurtenances shall be approved SARC and be appropriately screened from view. Satellite dishes shall be non-reflective black.
- If utilities do not follow the driveway access corridor, owner shall revegetate disturbed areas to standards included in the Development Guidelines. Any utility line location not buried within an approved driveway must be

presented at schematic design approval along with a detailed revegetation plan.

- Each Homestead is to provide an engineer-certified design line extension of the primary water line from the central water system to within 100 feet of the primary residential structure. Provisions for a fire hydrant shall also be made at the end of this extension. Technical standards will be provided by Wildcat Ranch, Ltd. All service from the main Wildcat water lines shall have a water meter of a type specified by SARC installed in a location specified by SARC.
- Upon receipt of a Certificate of Occupancy for a residence, Wildcat Ranch Association will maintain and assume ownership of said primary water line extension and hydrant.

4. *Planting*

Existing concentrations of vegetation are one of Wildcat Ranch's amenities and an integral part of the natural ecosystem. The intent of the following specific guidelines is in protecting and enhancing the existing landscape and vegetation. Preservation is paramount and improvements must respect existing vegetation types. More specifically;

- No planting or removal of planting will be allowed outside of the Development Activity Envelope and access corridor except for reasons of landscape restoration, wildlife enhancement, agricultural improvement or the enhancement of trails.
- Landscape scale and overall landscape design shall be designed so that new vegetation is integral with the natural mountain landscape and the local plant communities. New planting shall compliment existing plant communities and be located to extend existing vegetation edges or planted in natural looking groups. Approved species shall be appropriately selected from the Plant List (Appendix A).
- Homeowners are encouraged to utilize plant materials that require little water other than initial periods for establishment.
- Planting within the Development Activity Envelope in areas immediately adjacent to the house which are not visible from neighboring homes shall be relatively unrestricted and may include ornamental plants. Manicured or groomed yards shall be confined by

buildings, fences, walls or other edges so that the visibility of these areas is limited to adjacent buildings. Trees within the Development Activity Envelope shall be selected from the Plant List. (Appendix A).

5. *Irrigation and Ponds*

Wildcat Ranch is blessed with enough water to adequately irrigate all areas that benefit the Ranch. The following guidelines address specifics of irrigating and the creation of ponds within each Homestead. An important fact to remember, though, is that water is a potentially scarce resource in Colorado and is not to be used in a wasteful manner.

- Irrigation within the Development Activity Envelopes shall be from the central water supply for landscape improvements. Each Homestead will be allowed up to 5.5 acre-feet of water per year, with a monthly maximum of one acre-foot.
- Irrigation systems using the central water supplies shall be of the sprinkle/spray type only. The available allocation should be sufficient to irrigate 1.0 acres of landscape.
- On site, private water wells shall be allowed in approved locations. It is the responsibility of the homeowner to secure the necessary permits from the State Water Resources Department and to drill the well. One exempt well per lot is allowed by State standards with a maximum yield of 15 gallons per minute or sufficient water to irrigate an additional one acre of land.
- Ditch or sprinkler irrigation will occur in some historically irrigated areas. It may occur as flood irrigation where appropriate or be pumped from the ditches or ponds and sprinkled according to State Water Law. The Ranch Manager shall be responsible for irrigating from existing irrigation ditches.
- On site ponds shall be permitted on each Homestead. The total surface area of these ponds shall not exceed one-half acre per Homestead with a total capacity of 1-1/2 acre-feet. To prevent unnecessary water loss, all ponds shall be lined.
- To the extent that less than 1.0 acre of landscape is irrigated, the pond capacity shall be increased by 0.75 acre-feet for every 1/2 acre of permitted landscape not irrigated, but the 1/2 acre surface limitation shall remain.

6. *Pools*

The design and construction of swimming pools for a Homestead will affect the amount of domestic water available for irrigation and ponds. Specifically:

 - The surface area and capacity of any swimming pool shall reduce the permitted pond size in Item IV.A.5. by a corresponding amount.

7. *Lighting*

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from bright light sources and that they have every opportunity to enjoy the night sky. All exterior lighting must be approved by SARC prior to any installation. Separate exterior lighting detail showing source location, wattage and fixture specification, and building or landscape area illuminated by such lighting must be submitted to SARC prior to any installation and final approval. Specifically:

 - Lighting outside the Development Activity Envelope, visible light sources, and exterior up-lighting are prohibited. One low-level light with a hidden source is allowed at each entry drive for the sole purpose of locating the entry and address identification.

8. *Fencing*

In an effort to maintain the greatest level of preservation of the natural character of the Ranch, SARC does not recommend the use of fences. Specifically;

 - Fencing outside the Development Activity Envelope shall be permitted only if approved by the SARC. Three basic fence types have been approved for use in providing security or livestock containment (Appendix B).

9. *Signage*

In order to minimize the visual impact of foreign intrusions on the Ranch, large signage "statements" are prohibited. Specifically:

 - Signage will be permitted only for the address and name at the driveway/road intersection and shall be subject to approval by SARC. Maximum allowable text area shall be four square feet. "No Trespassing" signs will be posted on the perimeter of Wildcat Ranch and maintained by the Ranch

Manager. Other types of signage visible from roadways or other homesites is strictly prohibited.

10. *Wildfire Management*

Wildcat Ranch contains three predominant fuel types: Oak/Sage, Aspen and Conifer. The highest fire potential occurs when these fuel types are combined with a dense understory. In order to minimize increase in potential wildfire occurrences, the following guidelines are established:

- Roofs will be made of fire retarding materials.
- Chimneys shall be equipped with approved spark arresters.
- Firewood shall be stored uphill from structures and surrounded by a 10 foot zone devoid of combustible materials.
- Structures shall be surrounded by a zone 10 feet wide that is substantially devoid of trees, shrubs, weeds and tall grass that are considered high in fuel content. Trees and shrubs without ladder fuel are permitted.
- Parking areas shall be kept free of tall grasses and other combustible materials.
- Within 30 feet of all structures, existing trees and shrubs should be thinned to minimize fuel.

B. ARCHITECTURAL STANDARDS

Wildcat Ranch Association recognizes the need for an owner, through his architect, to design with as much flexibility as possible to meet the owner's needs, taste and individuality. The intent of this section is to encourage individual expression and outline basic and simple criteria. These criteria have been established to govern building massing and color, to reduce visual impact by conforming to the surrounding topography, and to minimize damage to the existing landscape. In essence, the architecture should reflect the natural, quiet mood of Wildcat Ranch through its massing, choice of materials and colors. Due to the low density of Wildcat Ranch the Homesteads are for the most part viewed from a distance sufficient to eliminate any perception of small scale elements and details, it simply becomes a system of three dimensional shapes. The following standards are applicable to any structure visible from primary roads or the Development Activity Envelopes within Wildcat Ranch, or when otherwise deemed appropriate by the SARC.

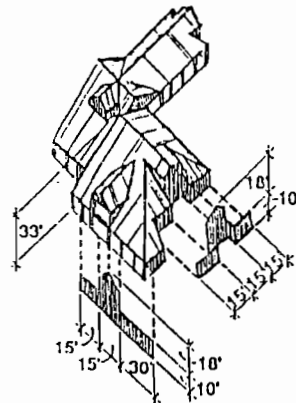
1. *Building Orientation*

- Preferred orientation of buildings is to maximize views and southern exposure. Homeowners are encouraged to utilize both passive and active energy saving methods.

2. *Building Form and Massing*

In the landscape at Wildcat Ranch the major elements of building mass reveal themselves texturally at the medium range view. It is essential that they are a natural harmonious adjunct to the large scale sculptural forms in the landscape that dominate the distant views from roads or other Homesteads. Therefore;

- Minimize exposed walls. The maximum continuous exposed wall height along a building face shall be ten feet high except that 30% of each building face may be higher up to a maximum of twenty eight feet.
- The maximum building height shall conform to Pitkin County standards.
- Minimize use of continuous flat planes. Provide variety through stepping of building faces where possible.
- Eave lines to project a minimum of three feet on the downhill sides of the building to minimize glass reflection.
- Owners are encouraged to establish close visual and design ties between all structures through clustering to minimize impact within the Development Activity Envelope and to reduce the potential additional impacts on the wildlife at Wildcat Ranch.



Form, Massing and Roof Example

3. *Roof Design*

Visually, the roof is probably the single most important element in an overall design. The large strong planes terminate and command the building shape. Designs for roofs within Wildcat Ranch shall adhere to the following:

- Pitched roofs shall have pitches not less than 6:12 and not greater than 12:12. 4:12 roof pitches will be acceptable for attached shed roofs or secondary roof planes.
- Roof materials shall include wood shingles, composition shingles, slate, or dark, non-reflective materials.
- Roof color values and hues will match the darkest values in the immediately adjacent landscape.
- The following roof types are not permitted in Wildcat Ranch:
 - a. Mansard roofs
 - b. Curved roofs
 - c. Domed roofs
- Roof designs should reflect, where possible, the character of the adjacent landscape (i.e., steep pitched roofs in areas with tall dense tree stands, or low pitched roofs in lower valleys, flat grasslands and on ridges).

4. *Exterior Walls and Surfaces*

- Allowed exterior materials include painted, stained or natural wood, stucco, stone, shingles, logs, and brick. Additional materials proposed will be reviewed by SARC.
- Exterior walls shall match the medium color and values from the immediate background landscape.
- Glass shall be daylight reflective to the outside with a reflectivity of less than 15%.

5. *Foundations*

- Exposed foundations must be masonry, colored concrete, stone, split face block, or stucco. No exposed posts or cross bracing shall be permitted, except as may be required for the support of external decks since it tends to be unsightly, especially to neighbors, and provides no visual connection to the ground.



Inappropriate Foundation Treatment



Appropriate Foundation Treatment

6. *Chimneys, Flues, and Roof Vents*
 - Chimneys must be enclosed in stone or brick.
 - Flues and roof vents shall be black if exposed, or enclosed in structures compatible with the building.

7. *Insulation*
 - Foam type insulation is prohibited.

8. *Fire Protection*
 - Residences are required to be sprinklered with NFPA 13D or 13R systems.
 - Residences are required to have a 6" water service line from the Wildcat Ranch central water line to within 100' of each primary structure and to terminate same with an approved fire hydrant.

V. CONSTRUCTION REGULATIONS

In order to protect the wildlife community within Wildcat Ranch and to minimize disturbance and damage, the following guidelines are established for activities specific to construction.

- A. The area within the Development Activity Envelope affected by construction shall be fenced during construction with snow fencing or chain link fencing to avoid landscape damage outside the envelope. The disturbed/fenced area must be minimized.
- B. Building materials may be delivered directly to the construction site via Highway 82 entry only. Construction staging and storage of building materials shall take place only within the Development Activity Envelope. All staging materials shall be screened from view from off site, and be stored no further than 300 feet from the construction activity area. Access to Wildcat for construction employees is only via the Highway 82 gate. Use of the Snowmass Creek or Sinclair Road access is prohibited.
- C. No firearms or domestic dogs shall be allowed within construction areas. Possession of dogs or firearms on Wildcat Ranch results in a \$1,000 fine to the owner/contractor/employee and permanent expulsion of the employee from the Ranch.
- D. A fugitive dust control plan is required for approval by Pitkin County and SARC prior to obtaining building permits or beginning construction.
- E. Construction activity shall be limited to a period of time commencing at 7:00 a.m. and ending no later than 5:30 p.m. each day, with no construction activity permitted on Sundays. In addition, Wildcat Ranch shall have the ability to limit construction start and end times during critical wildlife seasons.
- F. The speed limit on the Ranch is 25 m.p.h.; traveling in excess of that speed may result in removal from the Ranch.
- G. Fishing is absolutely prohibited unless personally accompanied by the owner of the site.
- H. Access to the Ranch is available only to workers employed on the site and for travel to and from the job. Absolutely no access is available for persons not employed on the site, nor is access allowed any employee during evenings or weekends except to accomplish specific tasks at the site. Violation may result in permanent expulsion.

APPENDIX A

1. PLANT LIST

Approved Trees, Shrubs, Ground Cover and Vines

The following list of plant materials is approved for use at Wildcat Ranch. Additional plant material types can be submitted for approval during the S.A.R.C. review process.

<u>Botanical Name</u>	<u>Common Name</u>
<u>Deciduous Trees:</u>	
Acer glabrum	Rocky Mountain Maple
Malus hopa	Hopa Crabapple
Malus "Radiant"	Radiant Crabapple
Malus "Spring Snow"	Spring Snow Crabapple
Populus augustifolia	Narrowleaf cottonwood
Populus tremuloides	Quaking aspen
Sorbus aucuparia	European Mt. Ash
Sorbus scopulorum	Native Mt. Ash
 <u>Evergreen Trees:</u>	
Abies lasiocarpa	Subalpine fir
Juniperus osteosperma	Utah Juniper
Juniperus scopulorum	Rocky Mountain juniper
Picea engelmannii	Engelmann spruce
Picea pungens	Blue spruce
Pinus aristata	Bristlecone Pine
Pinus contorta	Lodgepole Pine
Pinus edulis	Pinon Pine
Pseudotsuga menziesii	Douglas fir

Shrubs:

<i>Alnus tenuifolia</i>	Mountain Alder
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Artemisia tridentata</i> 'Wyomingensis'	Native Sage
<i>Cercocarpus montanus</i>	Mountain mahogany
<i>Chrysothamnus nauseosus</i>	Rabbitbrush
<i>Chrysothamnus</i> spp.	Rabbitbrush
<i>Cornus stolonifera</i>	Redtwig Dogwood
<i>Juniperus chinensis</i> 'Pfitzerana'	Pfitzer Juniper
<i>Juniperus Communis</i>	Native Juniper
<i>Juniperus Sabina</i> 'Buffalo'	Buffalo Juniper
<i>Juniperus sabina</i> 'Tamarisafolia'	Tam Juniper
<i>Lonicera Korolkowii</i> 'Zabelli'	Zabel's Honeysuckle
<i>Potentilla fruticosa</i>	Potentilla
<i>Prunus bessey</i>	Western Sand Cherry
<i>Prunus virginiana</i>	Chokecherry
<i>Quercus gambelii</i>	Gambel Oak
<i>Rhus glabra</i> <i>asmontana</i>	Rocky Mt. Sumac
<i>Ribes alpinum</i>	Alpine Currant
<i>Rosa</i> 'woodsii'	Woods Rose
<i>Rosa harisonii</i>	Harison's Yellow Rose
<i>Rosa rubrifolia</i>	Red-leafed Woods Rose
<i>Rosa rugosa</i>	Shrub Rose
<i>Rubus parviflorus</i>	Thimbleberry
<i>Spiraea bumalda</i> 'froebelli'	Froebel Spirea
<i>Symphoricarpos alba</i>	Snowberry
<i>Syringa vulgaris</i>	Lilac
<i>Yucca filamentosa</i>	Native Yucca

Vines:

<i>Humulus</i> sp.	Hop vine
<i>Lycium halimifolium</i>	Matrimonyvine

Botanical Name

Common Name

Ground Cover:

Achillea tomentosum nana	Woolly yarrow
Aethionema spp.	Stonecrest
Alyssum montanum	Mountain alyssum
Antennaria rosea	Pussytoes
Arabis alpina	Alpine rockcress
Arctostaphylos uva-ursi	Kinnikinnick or Bearberry
Armeria maritima	Common thrift
Cerastium tomentosum	Snow-in-Summer
Dianthus plumarius	Cottage pink or Grass pink
Dianthus spp.	Maiden pink
Duchesnea indica	Mock strawberry
Euphorbia spp.	Spurge
Juniperus horizontalis	Creeping juniper
Penstemon spp.	Creeping penstemon
Saponaria octmoides 'splenoens'	Rock soapwort
Sedum spp.	Stonecrop (sedum)
Sempervivum	Houseleek
Teucrium canadense	American germander

Grasses:

Seed mixes and seed rates should be adapted to specific locations and micro-climates. Elevation, aspect, slope, application method and mulching are critical to successful revegetation and selection of grass species and application rates. The following grasses are approved for use at Wildcat Ranch.

<u>Botanical Name</u>	<u>Type</u>
Agropyron cristatum	Fairway wheat grass
Agropyron desertorum	Crested wheat grass
Agropyron intermedium	Intermediate wheat grass
Agropyron trachycalumm	Slender wheat grass
Bromus inermis	Smooth brome
	Bunch Grass
Dactylis glomerata	Orchard grass
Festuca ovina duriscula	Hard fescue
Festuca rubra	Creeping red fescue
Lolium multiflorum	Annual rye grass
Lolium perenne	Perennial rye grass
Phleum pratense	Timothy
Poa compressa	Canada blue grass

Some wildflowers that will do well and are often available through seed companies in a variety of mixes are:

<u>Species</u>	<u>Common Name</u>
Aquilegia caerulea	Rocky Mt. Columbine
Aster alpinus	Alpine Aster
Campanula rotundifolia	Harebell
Chrysanthemum leucanthemum	Oxeye Daisy
Echinacea purpurea	Purple Coneflower
Epilobium augustifolium	Fireweed
Geranium viscosissimum	Native Geranium
Iris missouriensis	Native Iris
Linum perenne	Blue Flax
Lupinus argenteus	Native Lupine
Lythrum salicaria	Purple Loosestrife

Species

Machaeranthera bigelovii

Mahonia repens

Mertensia ciliata

Penstemon strictus

Polemonium caeruleum

Solidago occidentalis

Wyethia amplexicaulis

Common Name

Sticky Aster

Mahonia

Colorado Bluebells

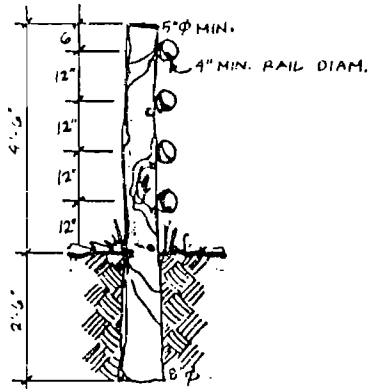
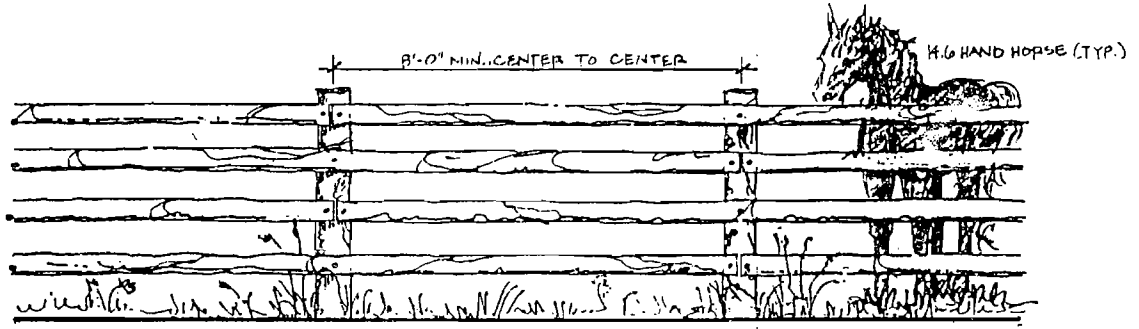
Royal Penstemon

Jacob's Ladder

Goldenrod

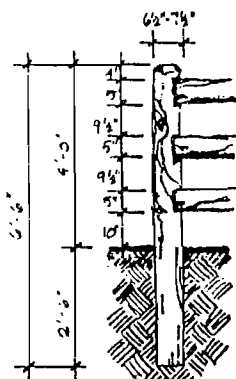
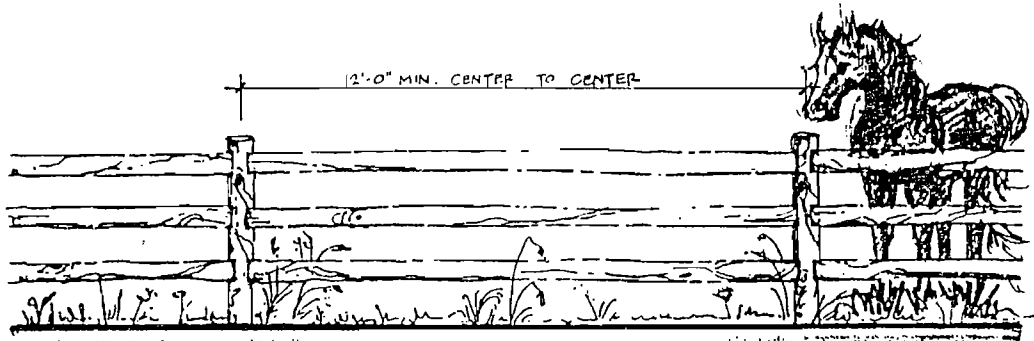
Mule's Ears

APPENDIX B



WILDCAT RANCH
Type A Fence

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WILDCAT RANCH
Type B Fence

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APPENDIX C

DOMESTIC WATER ALLOCATION MATRIX

Each homestead is allowed up to 5.5 acre feet of annual water (1,792,180 gallons) usage via the domestic water system. The following matrix identifies several potential variations that are allowed.

	IRRIGATION	PONDS	POOLS (4)	IN HOUSE (7)
OPTION ONE	977,553 (2)	0.00	22,441 (5)	325,851
OPTION TWO	977,553	488,776 (3)	0.00	325,851
OPTION THREE	488,776	733,164 (6)	0.00	325,851
OPTION FOUR	977,553	466,335	22,441	325,851
OPTION FIVE	488,776	710,723	22,441	325,851

NOTES:

1. All quantities are given in gallons (325,851 gallons is equal to one acre-foot).
2. Maximum allowable irrigated land from domestic system is 2.0 acres; 1.50 acre-feet (\pm 488,776 gallons) per acre to irrigate annually using spray system; irrigation season is 26 weeks.
3. Maximum surface area of ponds is 1/2 acre. Maximum capacity allowed is 1.5 acre-feet (488,776 gallons) unless irrigated land is reduced.
4. Surface area and capacity of pools reduces ponds by an equal amount.
5. Approximately 20 ft. x 30 ft. pool; average 5 foot depth; 22,441 gallons (.06 acre-feet).
6. Increases in pond capacity equal .75 acre-feet (244,388 gallons) per 1/2 acre of surface area of irrigation reduction.
7. As a reference point, 6 people at 100 gallons per day per person equals 213,600 gallons annually.