Hidden Springs, Idaho

Est. 1997

Residential Design Guidelines

for

HIDDEN SPRINGS

IDAHO

EST. 1997

Revised January, 2002

With Revised Fencing Requirements, 2006

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PREFACE

These Hidden Springs Design Guidelines have been created to assist Homeowners, members of the community, and Builders in designing and constructing homes that will preserve the natural beauty of the rural Idaho setting and maintain a unified design theme that will enhance property values. The Design Guidelines are intended for use by all persons involved with any Homesite improvements at Hidden Springs, including new buildings, landscaping and/or renovations and additions.

These Design Guidelines shall be administered and enforced by the Hidden Springs Town Design Review Board (TDRB) in accordance with procedures set forth in this document and the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Hidden Springs, Idaho. The TDRB and the Town Administrators role is to provide assistance to all Homeowners, members of the community, and their chosen design professionals to ensure that the design and review process is timely and smooth.

The following Design Guidelines have been adopted by the TDRB, and may be amended from time to time by the TDRB. Before submitting plans, Builders, Homesite Owners or their representative are required to obtain a copy of the most current Design Guidelines.

This document is divided into four general areas:

Chapter One. *The Vision, The Plan and The Process*
A description of the principles behind the design philosophy at Hidden Springs and the organization of the Town Plan.

Chapter Two. *Site Development, Landscape and Architectural Guidelines*
Guidelines which address all aspects of designing and building all improvements on a Homesite.

Chapter Three. *The Design Review and Approval Process*
A description of the TDRB's organization and the design review process.

Chapter Four. *Construction Regulations*
Guidelines which ensure that all construction of improvements on a Homesite occur in a safe and timely manner.

These Design Guidelines have been established pursuant to Section 3.3 and 6.0 of the Master Declaration of Covenants, Conditions and Restrictions for the Hidden Springs Planned Rural Community, (CC&R's). In the event of any conflict between the documents, the provisions of the CC&R's shall govern and control.

In addition to this volume of Residential Design Guidelines, a Design Guidelines volume addressing Commercial Development will be adopted by the TDRB.

All capitalized terms used in these Design Guidelines shall be defined as described in Appendix A of this document.

All questions and/or documents concerning these Design Guidelines and/or the Design Review Process may be directed to the Town Design Review Board.

1.0

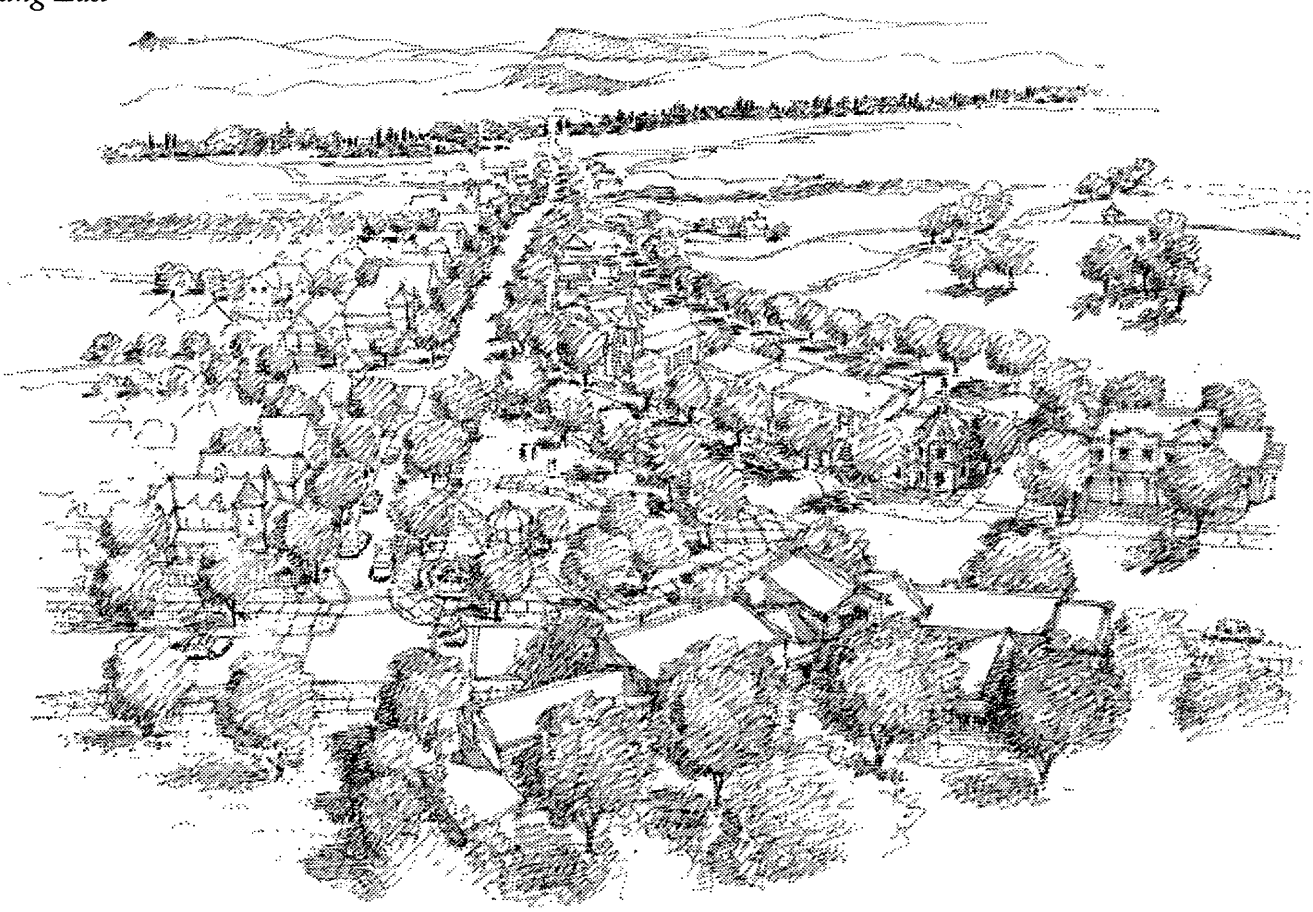
THE VISION, THE PLAN AND THE PROCESS

1.1 THE VISION

Hidden Springs is a rural community created and built in the tradition of small towns found throughout Idaho. It provides residents with certainty about their town's future.

Hidden Springs is located in the Dry Creek Valley, northwest of Boise, where rich farming and ranching traditions have resulted from the interaction of the early settlers with the landscape. The Town Plan for Hidden Springs builds upon these traditions, weaving together unique neighborhoods and diverse community amenities to create a new rural town that emphasizes the creation of a strong community, the enhancement and protection of property values, the preservation of the natural environment and the conservation of resources and energy.

Figure 1 - The Village - Looking East



Eight principles have guided the evolution of the plan and shall guide all future design and building at Hidden Springs:

1) **Rural Character and Farming Traditions**: We will maintain the 135-year-old farm and rural traditions of the area.

2) **Small Town:** Traditional neighborhood design will be the foundation for the small-town lifestyle.

3) **Natural Environment**: We are passionate about respecting and cherishing the natural environment.

4) **Traditional Homes**: We will design and build homes that are comfortable and long-lasting; homes that will use energy and resources efficiently and responsibly.

5) **Quality of Life and Healthy Living**: We have set aside, and will care for, large and diverse open space preserves for outdoor living and recreation.6) **Education**: We believe quality education starts at home, and we will support neighborhood schools and lifelong learning opportunities.

7) **Diversity**: We will offer a variety of homes so that people of many ages, incomes, and backgrounds can live at Hidden Springs.

8) **Value and Values**: We will create a community that will provide enrichment, enjoyment, and value for many generations to come; a place where you will be proud to watch your grandchildren grow up.

How these principles will be used to guide the design and building of the town have been detailed in these Design Guidelines. The implementation of the Design Guidelines, in conjunction with the CC&R's and the Town Plan, will ensure that this vision is realized.

1.2 THE PLAN

The Hidden Springs Town Plan has been conceived as a rural community which includes a variety of lot and housing types, a small Village Center, a general store, school sites, fire and sheriff facilities, playing fields, trails and a working farm. The Town Plan is based on careful analysis of the physical and ecological characteristics of the Dry Creek Valley in which it is located. From this analysis, three distinct areas or zones forming the landscape framework of the Dry Creek Valley emerged:

1. the fertile flat irrigated **farmlands** of the **valley floor;**
2. the open **rolling foothills** on either side of the valley; and
3. a series of **smaller side valleys** formed by the tributary drainages feeding into Dry Creek.

The Town Plan seeks to preserve and enhance the rural character of this landscape framework by : a) Preserving and protecting large tracts of land in open space or as farmland and b) Clustering appropriately scaled development in areas that are less visually or environmentally sensitive.

Much of the valley floor immediately surrounding Dry Creek will remain open. Likewise, more visually sensitive foothill slopes will become part of the permanent open space preserve. A network of trails will wind through this open space network and connect to important community amenities and neighborhoods. New homes will be clustered in a "traditional" village on the valley floor or within the more hidden side valleys within easy walking distance of schools, stores and recreational amenities. Foothill homes are sited respecting the natural landforms and drainages on larger lots that incorporate open space easements.

The Town Plan has used the landscape framework of the Dry Creek Valley to physically organize the residential environment of Hidden Springs. This organization is described on the following pages.

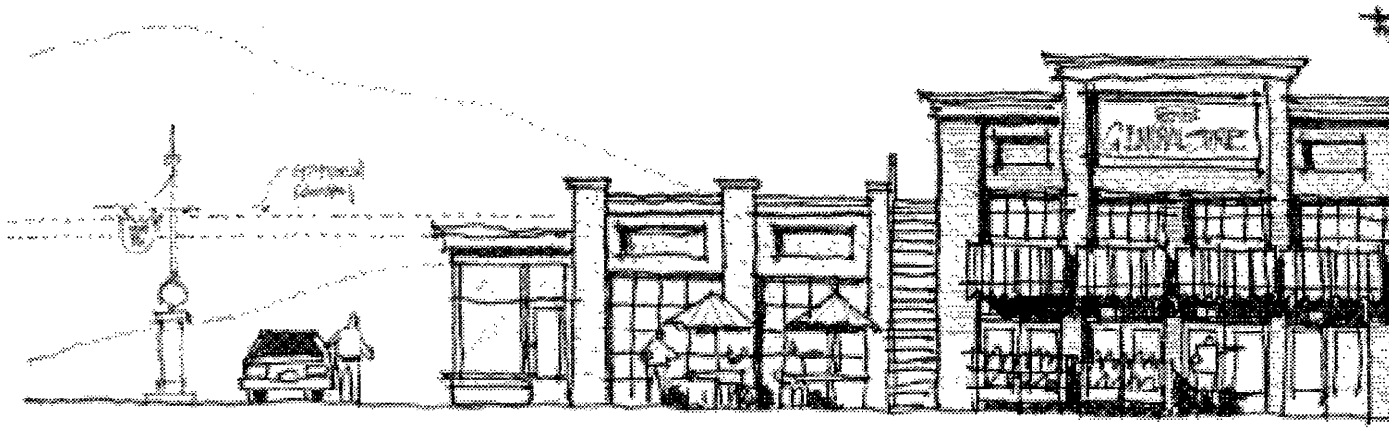


Figure 3 - Village Center Elevation

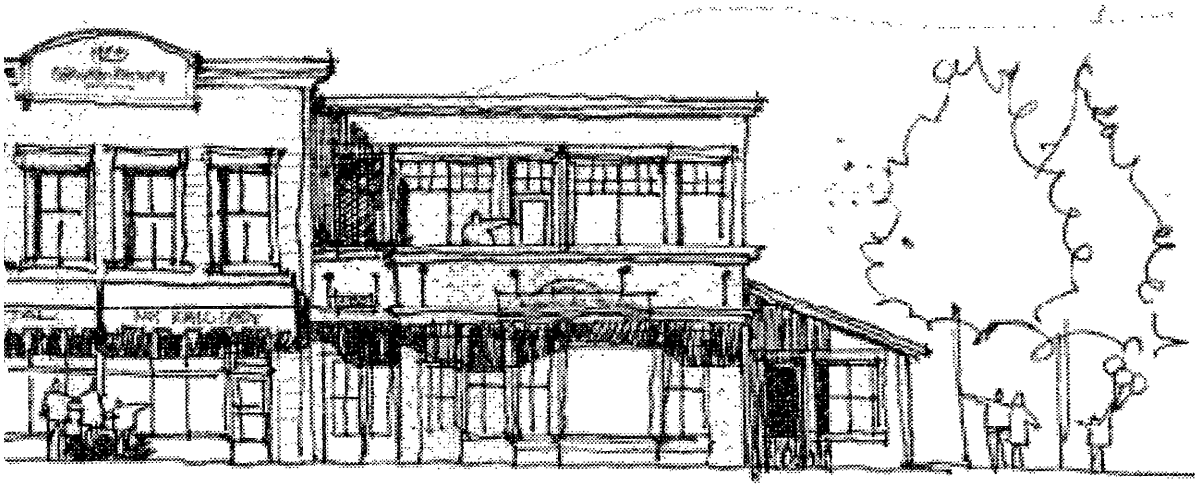
1) THE VILLAGE CENTER

The Village Center is envisioned as the "heart" of the community. Located within the flat valley floor of Dry Creek at the intersection of several small tributary streams and the historic trail system which evolved into Dry Creek Road and Seamans Gulch Road, this rural center consists of a general store, cafe, information center, small scale shops, fire station, sheriff's office and postal facilities all focused on Hidden Springs Main Street and the Village Green. There is a separate Design Guideline document which addresses the commercial development in this area.

2) RESIDENTIAL

The Town Plan offers a diversity of Homesites within all three of Dry Creek Valley's landscape zones:

- **The Village Homes** - The Village, located within the flat valley floor adjacent to Dry Creek, will offer a variety of homes in conjunction with a pedestrian friendly environment where the daily activities of the community are focused around the General Store and Village Center.



Village architecture is inspired by the best of Boise's North and East End neighborhoods combined with the more rural traditions of small agricultural towns of Idaho and elsewhere. Architecture may include Victorian, Farmhouse, Craftsman and/or Mission/Basque styles, and other diverse styles reinterpreted from traditional neighborhoods. Homes will generally be finished in a vibrant and diverse color palette, and include features such as elevated porches, bay and dormer windows, and garages that do not dominate the architectural design.

- **The Valley Homes** - The Valley homes are a series of neighborhoods extending out from The Village along the Dry Creek Valley. They are located in Andy's Gulch and Humphrey's Gulch and along the north side of Dry Creek. These neighborhoods will offer a variety of homes within an orchard or "farm" landscape reminiscent of the buildings usually found "on the edge of town" in small rural communities.

  Valley architecture is based upon the simple construction techniques and forms typical of farmhouses found in rural communities. Homes will generally be composed of traditional forms and appear more as a collection of rooms and buildings that evolved over several generations.

Figure 4 - Valley Home

- **The Foothill Homes**- The Foothill homes are located in small neighborhoods carefully sited to maximize views while minimizing their visual impact on the rolling hills. Many Foothill homesites will enjoy dramatic long views of the mountains of the Dry Creek Valley and the Boise Front Range.

  Foothill architecture is based upon the need for buildings to recede into the landscape. Shapes and forms will emphasize horizontal rather than vertical forms, and use building materials and colors that harmonize with the surrounding landforms and vegetation as well as reduce the risk of fire.

3) OPEN SPACE AND WILDLIFE PRESERVES

Managed as an integral component of the town's infrastructure, more than 800 acres of permanent and protected open space and wildlife preserves will form an important regional link in the Treasure Valley's open space network. Revegetation of the drainages and hillsides will enhance and promote a variety of wildlife habitats. These design guidelines will ensure that development is carefully planned to minimize conflicts between wildlife and new improvements. A network of of trails will link the residential neighborhoods and Village Center to the town's nature preserves and Dry Creek Greenbelt Trail.

4) RIPARIAN HABITAT

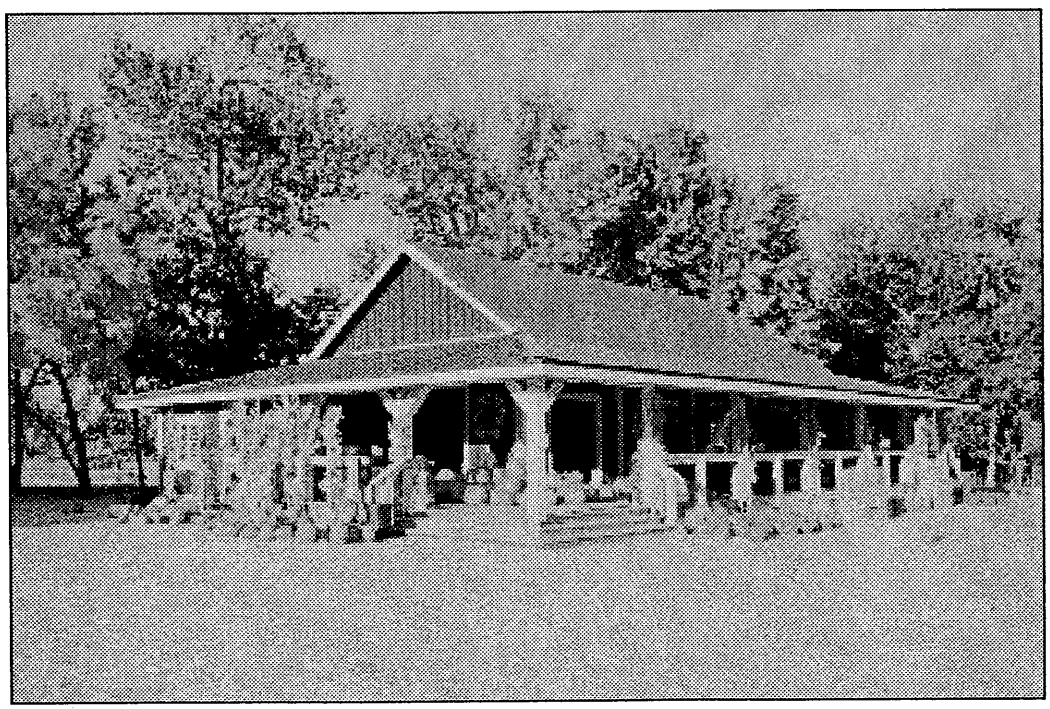
Many existing drainage patterns will be preserved and enhanced, utilized as visual amenities between homesites and agricultural or open spaces or as landscaped features along new town roads. Trails will be located in many of the drainage corridors serving as a link between the flatter valley areas and the hillside preserves.

These design guidelines ensure that all future buildings and improvements at Hidden Springs both embody the long-term goals of the Town Founders as well as integrate with the Plan for the community. When people make a choice to live in Hidden Springs it will be with a vision of what the community and its surroundings will be like both now and in the future.

5) AGRICULTURAL PRESERVE

Bordering Dry Creek will be an Agricultural Preserve, allowing the continuation of the 135 year old farming tradition that was the original reason this fertile valley was settled. Located west of Dry Creek, at the Farmstead, the community barn will become an integral part of the town's outdoor recreational activities.

Figure 5 -
The Farmstand



6) SCHOOLS

Hidden Springs Charter School is located at the center of town. It is a public charter school governed by its own board and founded by community members. Hidden Springs Charter School received its charter from the Boise School District. It opened in the fall of 2001 serving students of Kindergarten through Grade 7 and will potentially expand to Grade 9 in the future. Class size will be no larger than 25 students in grades K-7.

Hidden Springs Charter School offers a back-to-basics curriculum. The traditional core curriculum areas - language, arts, math, science, and social studies - are strongly emphasized and are augmented by foreign language and arts programs, a piano lab, integration of community service into the learning process, and use of various innovative teaching methods including a direct teaching approach.

The school's atmosphere will be a safe, kind environment, with high expectations for both academics and behavior, using the Harbor School Method as a model.

Hidden Springs will provide the school with strong support, a unique learning environment, and many opportunities to enhance its programs that are not typically available in an urban area. In this setting, each student will gain a sense of community that will provide a lifelong feeling of belonging and confidence.

7) RECREATION

Recreational activities at HiddenSprings will be centered around Idaho's love of the great outdoors. An extensive neighborhood trail system will link homes to the Village and to the greater Boise area's trail systems. In addition the playfields located adjacent to the village as part of the school grounds, will be easily accessible from all neighborhoods.

1.3 THE PROCESS

In general, there are four steps to the Design Review Process at Hidden Springs for all construction on a Homesite:

Step One - Pre-Application Conference
Applicant compiles all pertinent site information for the Homesite, reviews Design Guidelines and discusses with Town Administrator any special considerations or restrictions for the Homesite.

Step Two - Preliminary Design
Applicant prepares and submits a preliminary design review package for Town Administrator/TDRB review.

Step Three - Final Design Review
After preliminary design approval, Applicant prepares and submits a final design review package for Town Administrator/TDRB review.

Step Four - Construction and Inspections
After final design approval and procurement of all required permits, construction on the Homesite may begin. During construction the TDRB will check construction to ensure compliance with approved final design documents.

2.0

SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

Below are guidelines and standards for all site work relating to the Homesite, including grading, landscaping, siting of structures, and outdoor areas. To assist in the creation of a high quality, environmentally responsible community which preserves and enhances the rural setting, the site design and landscape of each Homesite shall be carefully planned according to the following standards:

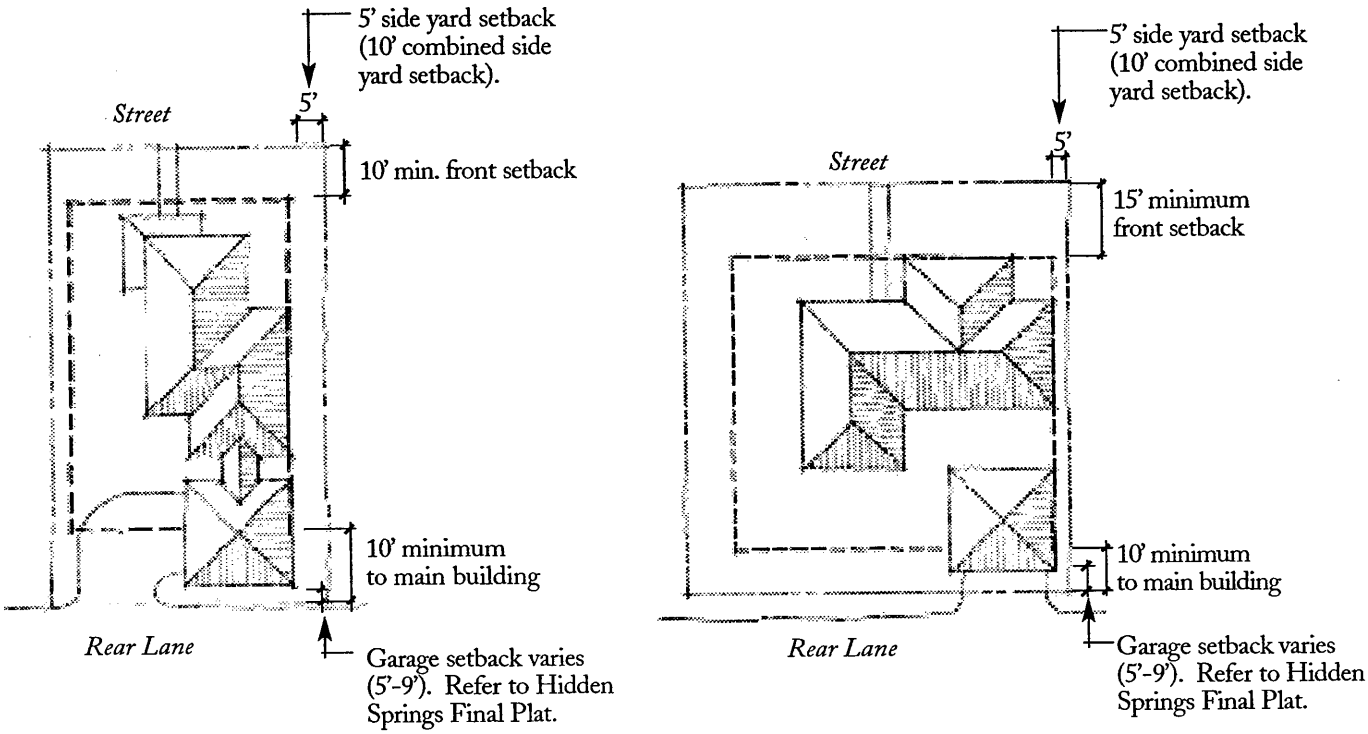
2.1 MINIMUM BUILDING SETBACKS FOR VILLAGE HOMESITES

Minimum Building Setbacks for all Homesites located in the Village have been established in order to ensure that all buildings are located in the most suitable location and that a more formal and urban "village" atmosphere is established. All Buildings on a Homesite must take place within the Minimum and Maximum Building Setback areas as described in Table A. (Refer to Figures 7 and 8 - Village Homesites - Minimum Building Setback Criteria for Village Homesites).

Table A - Minimum Building Setback Criteria for Village Homesites

[1]*Street Frontage*	[2]*Front Yard*	*Min. Side Yard*	[3]*Combined Side Yard*	[4]*Rear Yard (to garage)*	*Rear Yard (to main building)*	*Max. Front Setback*	[5]*Max. Building Coverage*
40'-69'	10'	5'	10'	5' or 9'	10'	35'	60%
70'+	15'	5'	10'	5' or 9'	10'	35'	60%

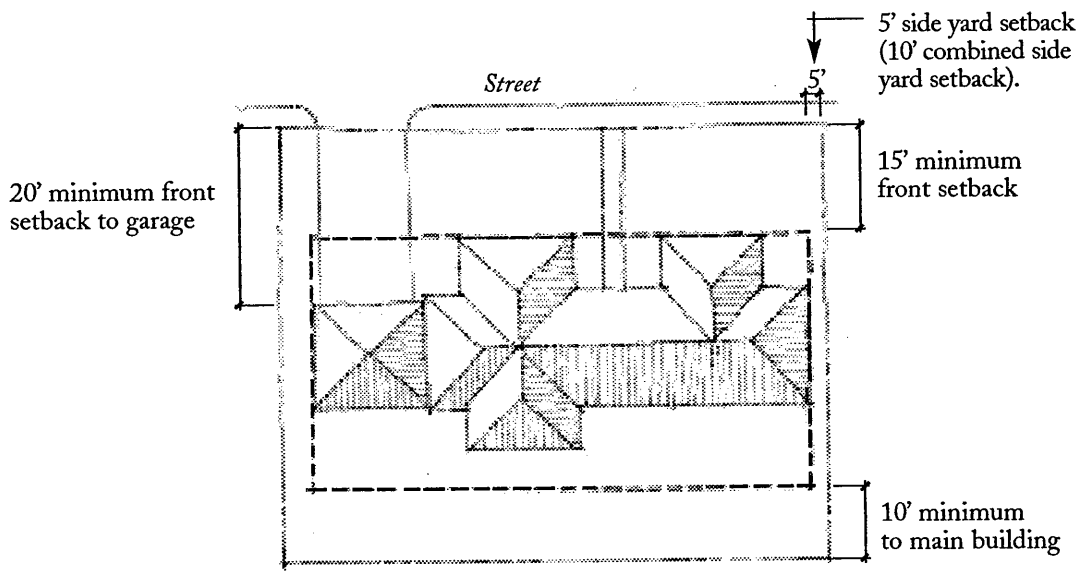
1. Corner Homesites shall use the above minimum front setback for the identified front yard and 13' for the corner side yard. Garages facing either the identified front or side yard on corner Homesites shall have a minimum front setback of 20'.
2. Garages shall have a minimum front setback of 20' from the edge of the property line except side-load garages which may use Table A front yard minimums of 10' and/or 15'.
3. Combined side yard distance refers to the sum of the two side setbacks for any one Homesite.
4. Refer to Hidden Springs Final Plat for applicable rear setback to garage.
5. Maximum Building Coverage is the total allowable percentage of the Homesite that may be covered by a building or buildings.



40'-69' REAR ACCESS VILLAGE HOMESITE

70+ REAR ACCESS VILLAGE HOMESITE

Figure 7 - Village Homesites - Rear Access Homesite Minimum Building Setback Criteria



FRONT ACCESS VILLAGE HOMESITE

Figure 8 - Village Homesites - Front Access Homesite Minimum Building Setback Criteria

Use Easements in the Village

A system of use easement areas will be established for some Homesites in the Village in order to maximize backyard spaces and increase privacy. For those Homesites in the Village with Rear Lane access, excluding some corner Homesites, a minimum easement area of 30 feet deep (measured from rear property line) and three feet wide (measured from side property line onto adjoining Homesite) will be located along one side property line. (Refer to Figures 9 and 10 - Village Homesites - Use Easement Area Diagram and Use Easement Conceptual Landscape Design). These areas will be determined by the TDRB upon preliminary design approval. Refer generally to Sections 8.15 and 8.16 of the CC&R's.

This area shall be used and maintained according to the following criteria:

- Use easement areas may be used to extend outdoor garden spaces, play areas and/or landscape plantings. This area may not be used for parking of vehicles or storage of materials or trash.
- There shall be a minimum of 10 feet between Buildings on adjoining Homesites.
- Homesite Owners will maintain any fences and/or structures which are located within their own property limits.
- Owners with easements onto adjacent Homesites shall provide access for adjacent Homesite Owners to maintain garage and/or Buildings and fences that may be located along use easement edge. Plantings in this area shall not preclude adjacent Homesite Owners from performing any needed maintenance on structures.

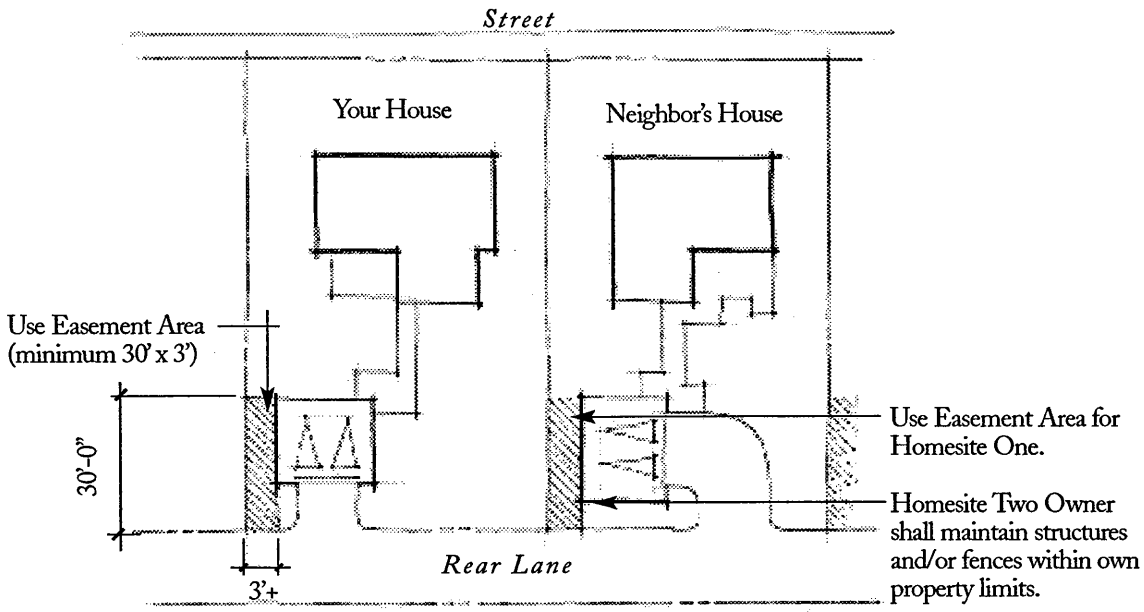


Figure 9 - Village Homesites - Use Easement Area Diagram

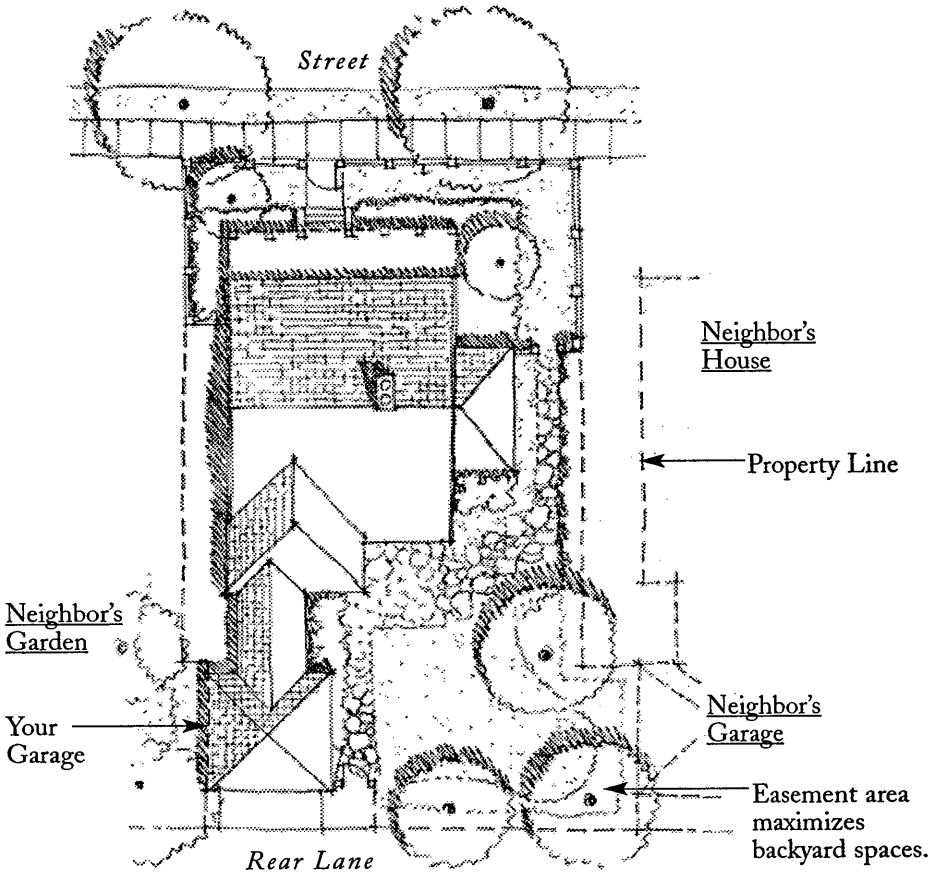


Figure 10 - Use Easement Conceptual Landscape Design

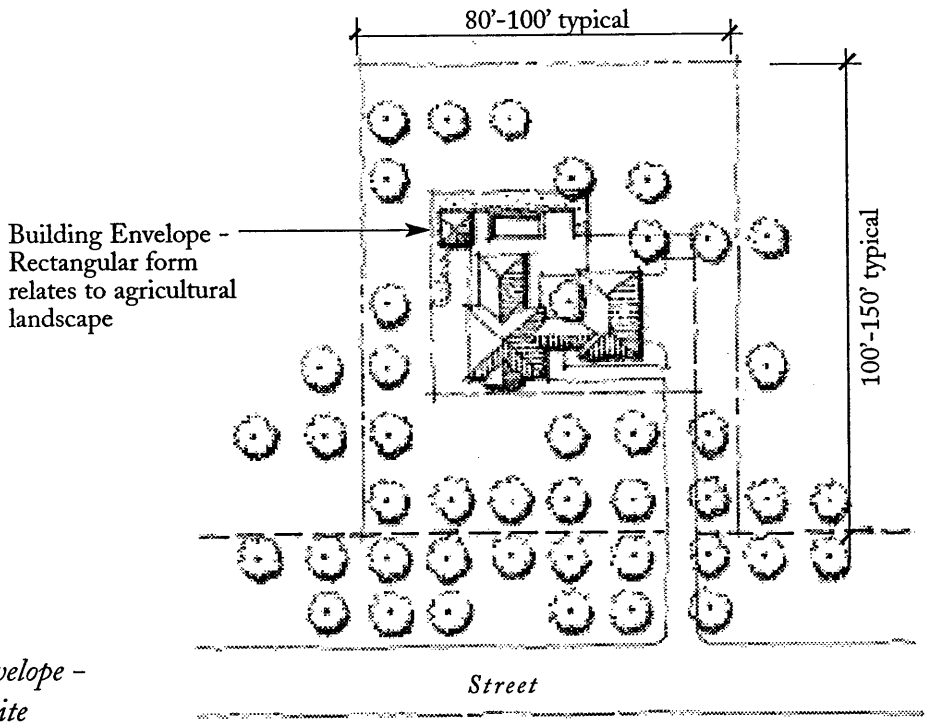


Figure 11 - Building Envelope - Valley Homesite

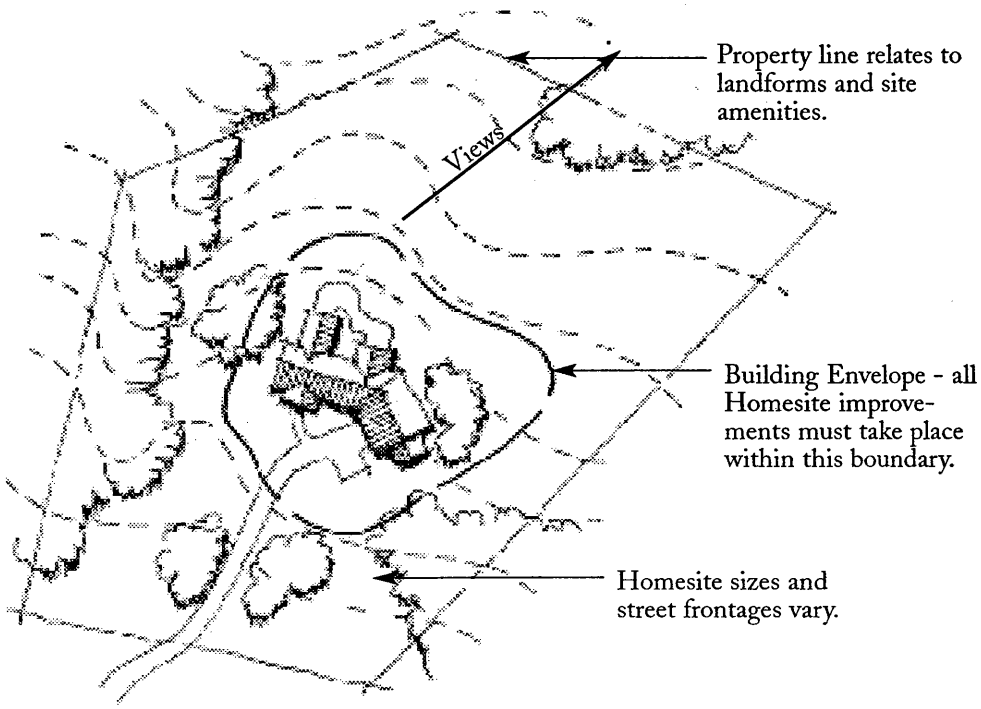


Figure 12 - Building Envelope - Foothill Homesite

2.2 BUILDING ENVELOPES AND SITING CONSIDERATIONS FOR VALLEY AND FOOTHILL HOMESITES

Building Envelopes have been established for all Homesites in the Valley and Foothill Zones to ensure that every home is sited to maximize views, minimize impacts to the site, and provide for certainty about future building of adjacent homes. All improvements on a Homesite (including outdoor amenities such as pools, patios, ancillary buildings and related Improvements) must take place within the Building Envelope area, with the exception of utility connections, driveways or pedestrian access. (Refer to Figures 11 and 12 - Building Envelope - Valley Homesite, and Building Envelope - Foothill Homesite).

On Valley and Foothill Homesites, areas outside of the Building Envelope are to remain in an essentially natural condition, or enhanced in accordance with the community Landscape Master Plan.

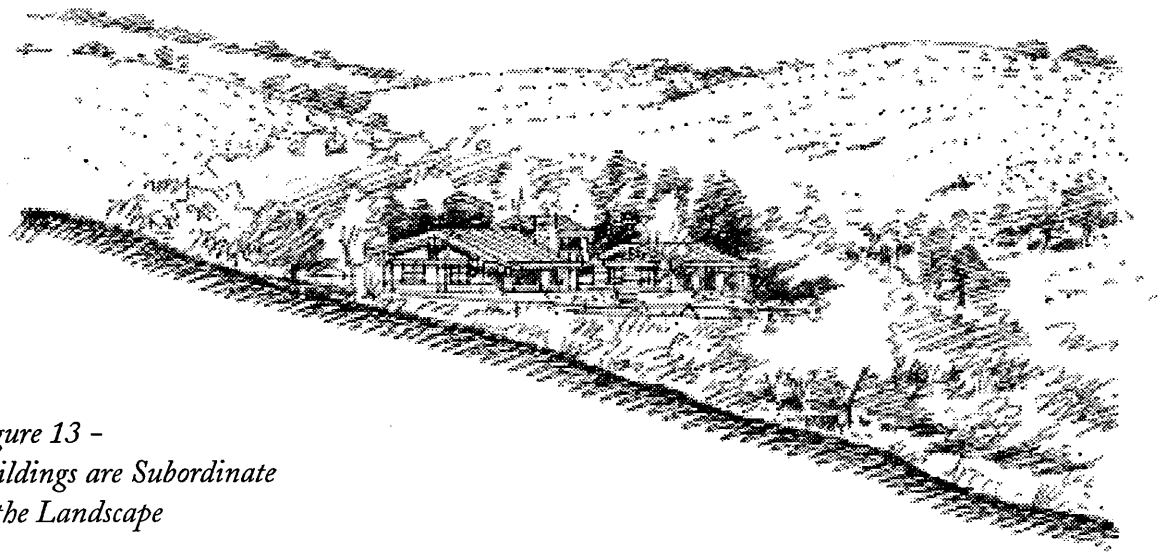


Figure 13 - Buildings are Subordinate to the Landscape

New landscaping with approved plant materials and limited clearing for fuel modification are permitted outside the Building Envelope, as described herein and subject to TDRB approval. **The natural landscape should drive the design.** Homes should blend into the natural setting and not dominate the landscape. (Refer to Figure 13 - Buildings are Subordinate to the Landscape). Building Envelope locations were determined based on the specific characteristics of each Homesite and on the following planning and design objectives for Hidden Springs as a community:

- optimizing views from the home, while maintaining privacy;
- protecting view corridors from other properties and/or common use areas;
- minimizing grading, especially to Homesites located in the Foothill areas;
- avoiding highly prominent sites and skylines;
- blending man-made improvements into the topography;
- maintaining and enhancing large areas of open space and natural drainage patterns;
- protecting and utilizing distinctive natural features;
- maintaining and extending historical agricultural patterns;
- protecting sensitive environments;
- and overall, preserving the dominance of the natural setting by fitting buildings into the existing landscape.

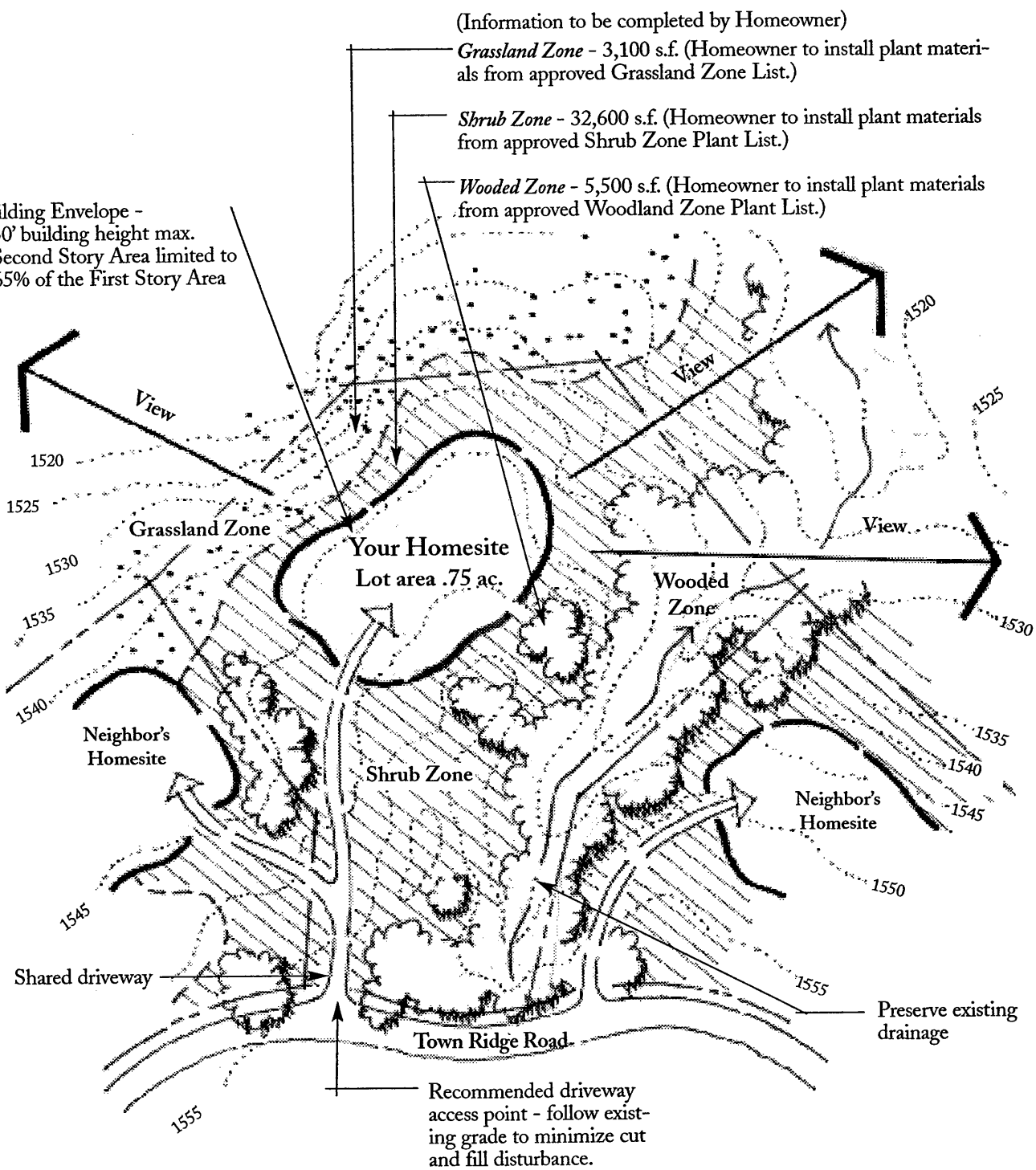
Homesite Diagrams must be submitted for each homesite in the Valley and Foothills Zones. Homesite Diagrams indicate Building Envelopes, building heights, topography and any additional special considerations such as view, screening of adjacent homesites, slope information or massing information. Landscape zone information for Homesites is contained on the Master Landscape Plan (refer to Section 2.7) available from the Hidden Springs TDRB. Refer to Figure 14 for a Sample Homesite Diagram.

2.3 COMBINING HOMESITES

When an Owner combines two or more Homesites the TDRB will designate a new Building Envelope and or revised setbacks based on the new lot lines and the criteria listed above.

2.4 BUILDING ENVELOPE OR MINIMUM BUILDING SETBACK ADJUSTMENT

All structures and site improvements such as driveway turnarounds, parking areas, patios, pools and accessory buildings should be located within the Building Envelope in Valley and Foothill areas. In the Village all buildings must be located within Minimum Building Setback areas. However, it is also recognized that each Homesite presents its own unique design challenges and Owners and their Architects may develop design solutions involving encroachments outside of the Building Envelope or Minimum Building Setback areas that may be appropriate. All proposals for construction that encroach outside of the Building Envelope or Minimum Building Setback areas shall be evaluated by the TDRB for continuity with the Landscape Master Plan, the Master Grading and Drainage Plan (if applicable, refer to Section 2.5 below), adjoining Lots and/or the goals of these Design Guidelines. All proposals for construction that encroach outside of the Building Envelope or the Minimum Building Setback area shall be evaluated by the TDRB and all decisions regarding such proposals shall be made solely at the discretion of the TDRB.



HOMESITE DIAGRAM

Figure 14 - Sample Homesite Diagram

2.5 GRADING

All grading shall emphasize minimizing disruption of the site and fitting new improvements onto the site. (Refer to Figures 15 and 16 - Grading and Foundation Design Guidelines and Retaining Wall Design Guidelines). Site specific sideyard grading has been developed for Village Homesites. (Consult with Hidden Springs Resident Engineer). Grading for individual Homesites must comply with the Master Grading and Drainage Plan (if the Homesite is shown on the Grading Plan), and observe the following criteria:

Finish Grading

- All cuts, fills, and retaining walls must blend into, and create smooth transitions at top and bottom of slopes to appear to be extensions of natural land forms.

- Slopes will not exceed 2:1 unless it can be demonstrated that a steeper slope is the only possible design solution. Natural slopes are to be used instead of structures wherever feasible.

- Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment. Revegetation should be completed as soon as possible and erosion control measures should be implemented upon completion of grading.

Retaining Walls

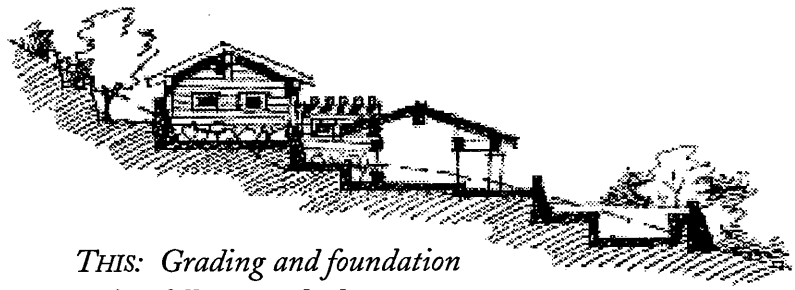
Retaining walls shall be built to extend and/or blend with the existing topography and are to be built of approved materials reinforced and/or backed with concrete where required.

- Where grade changes exceed four feet stepped-back or terraced wall structures with ample planting pockets are to be used. Any walls in excess of four feet in height are to be designed by a structural engineer. (Refer to Figure 17 - Section at Retaining Wall).

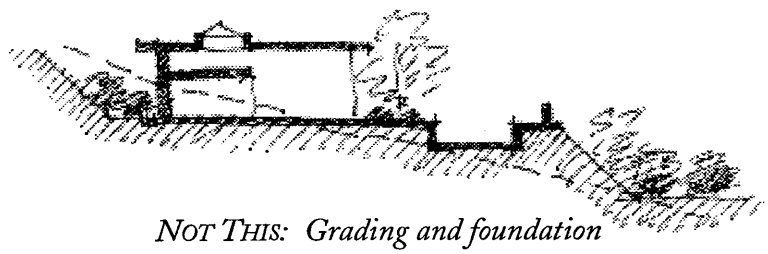
- Walls are to be designed with a 1:8 batter.

- Approved materials include split-face concrete block (dark color), block faced with stone, stucco or similar finish, railroad tie or similar, or local rock.

- Higher walls at driveways may be necessary due to site topography and may be approved when such a solution would significantly reduce overall impacts on the site.

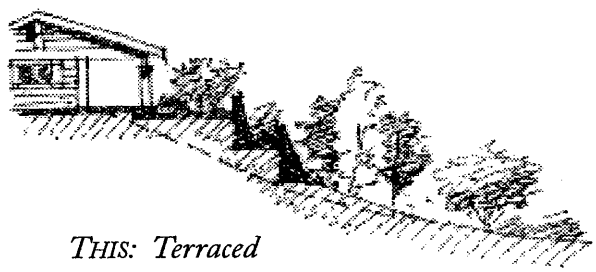


THIS: Grading and foundation design follows grade changes.

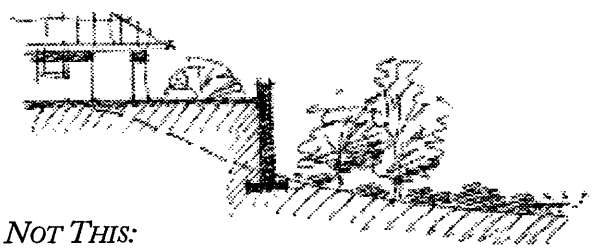


NOT THIS: Grading and foundation design does not follow topography.

Figure 15 - Grading and Foundation Design Guidelines



THIS: Terraced retaining walls with planting pockets.



NOT THIS: Single retaining wall too dominant.

Figure 16 - Retaining Wall Design Guidelines

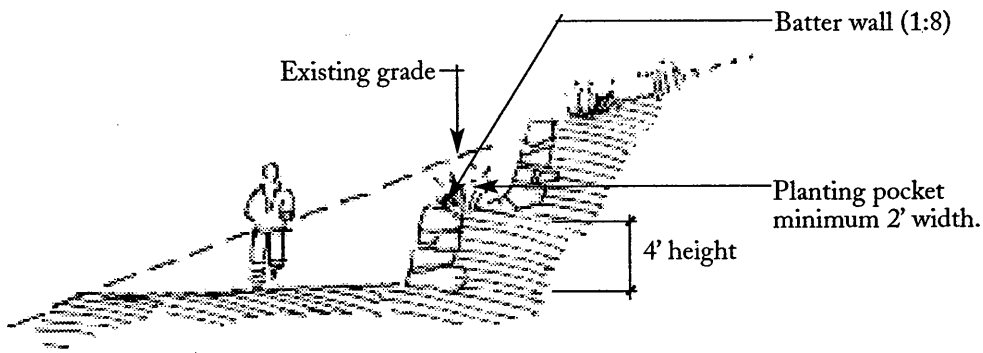


Figure 17 - Section at Retaining Wall

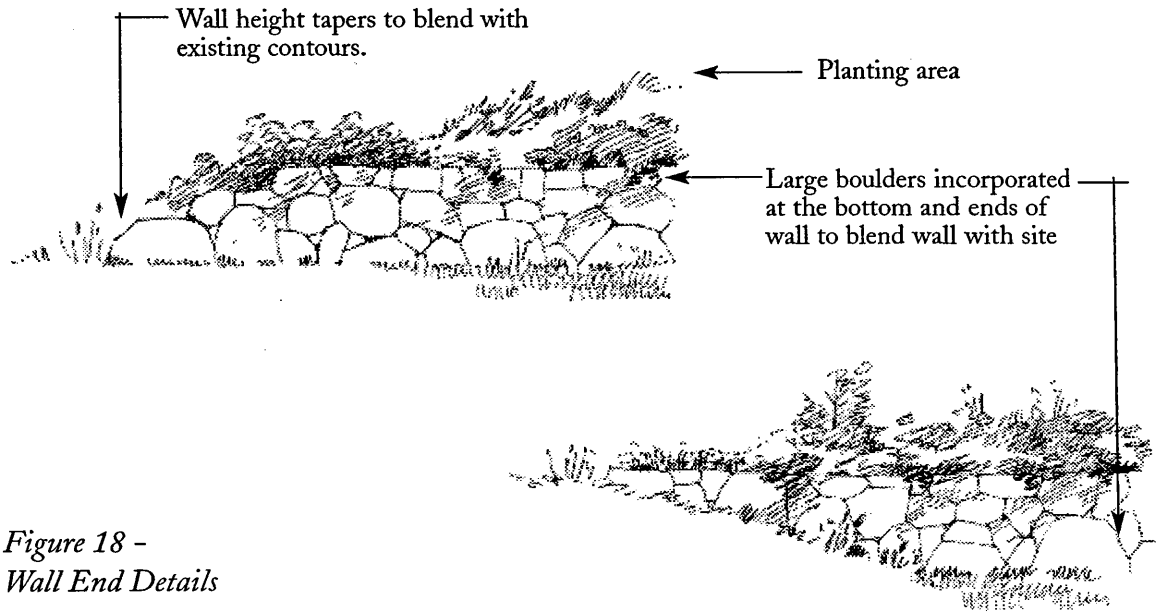


Figure 18 - Wall End Details

- The top of walls will be shaped to blend with natural contours. Ends of walls should not be abrupt, but are to be designed to create natural-looking transitions with the existing land forms and vegetation. (Refer to Figure 18 - Wall End Details).

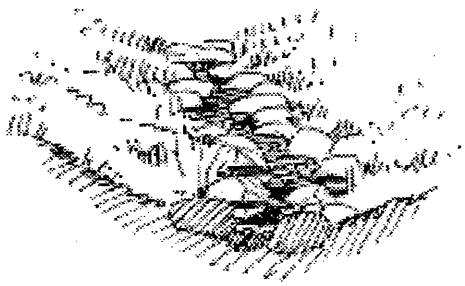
Refer to Section 6.13 of the CC&R's.

2.6 DRAINAGE SYSTEMS

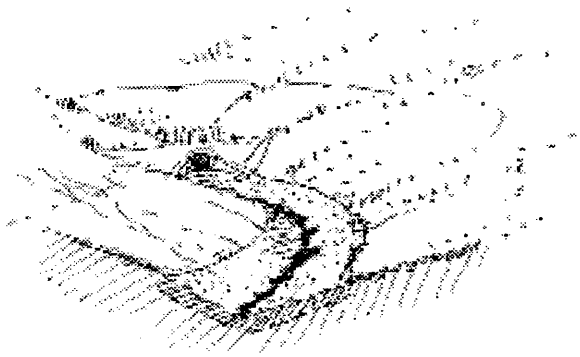
Where practical, natural drainage courses will be protected and existing drainage patterns maintained. Drainage criteria for Homesites shall emphasize reducing erosion, runoff, and adverse impacts to water quality. (Refer to Figure 19 - Drainage Design).

- Drainage from gutters and/or improved surfaces shall be directed into natural swales or improved channels on the Homesite. New drainage ways are to be designed to appear and function like natural drainage ways.

- Ponds and artificial water features may be built only within designated Building Envelopes or minimum setbacks. Exceptions may be granted provided they are not visible from off-site or neighboring properties.



THIS - Drainage utilizes natural materials and existing topography.



NOT THIS - Drainage unnatural and artificial looking. Metal pipe end unconcealed.

Figure 19 - Drainage Design

- Materials and sizes for all culverts and driveways are to be approved by the TDRB.

- Headwalls, armoring, and similar drainage structures, visible from off-site are to be built of stone, gabions or other materials approved by the TDRB. Concrete or metal pipe ends are to be concealed whenever possible.

- All Homesite surfaces shall slope away from buildings at a minimum gradient of two percent (2%). Confirm Village and Valley sideyard grading elevation requirements with Hidden Springs resident engineer. Finished grade elevations shall be designed so that no impoundments or obstacles are created which prevent positive drainage away from all buildings.

  All Buildings shall utilize gutters and downspouts to direct drainage from the roofs to on-site drainage collection areas and/or street drainage systems. In no event shall gutters and/or downspouts drain onto adjoining Homesites.

- Sump pump discharge shall be contained on site. Discharge shall not be directed onto neighboring Homesites, driveways, and/or foundations.

- Minimal use of landscape irrigation on Homesites is encouraged to limit runoff and erosion. Refer to applicable Approved Plant Lists in Appendix C of this document which includes drought tolerant and indigenous species.

2.7 LANDSCAPE ZONES

Hidden Springs incorporates three distinct landscape character zones. Homesite improvements must adhere to specific architectural, site and landscape guidelines for each area to ensure that they are built in harmony with the natural landscape. Refer to the Master Landscape Plan which identifies each zone throughout Hidden Springs. (The Master Landscape Plan is available at the TDRB offices.) Ada County wildfire management requirements are provided in Appendix F. Appendix D provides a complete listing of Lots by landscape zone. (Please note that although Lots identified as Block 1, Lots 29, 31, 33, 34, 40-41, 45-48, 56-58 and 60-63 are classified as "Village" lots in Exhibit B of the Original Plat Supplement, Lot type chart in the CC&R's, these Homesites will adhere to landscape and architectural criteria for the Foothill Landscape Zone). Each zone has unique characteristics and special site design considerations described in the architectural, site development and landscape guidelines herein:

The Village Landscape Zone

The Village is located within the flat Dry Creek valley floor. Village Homesites are based on the traditional "in town" lots found in small towns and villages. The design objective in the Village is to create a traditional small town image through the use of canopy street trees, consistent front yard building setbacks and landscape treatments, and a clear definition of public and private space through the use of hedges and fences.

The Valley Landscape Zone

The Valley is located within the smaller protected side valleys formed by the tributary drainages feeding into Dry Creek and along the northern edge of Dry Creek. The Valley Homesites are "rural style" Lots on the flat valley floor. An orchard or agricultural landscape will be established as a framework for buildings and site improvements.

The Foothill Landscape Zone

The Foothill Zone is located on the sloping hillsides which rise up from the valley floor to create a series of rolling hills which are the dominant element of the Boise front range landscape. The design objective for the Foothills is to carefully blend all improvements with the site in order to preserve and enhance the landscape setting and to ensure that important view corridors are maintained. The Foothill Zone has three types of vegetation areas: *Shrub, Grassland and/or Wooded* which are described in Section 2.8.

2.8 LANDSCAPING AND PLANT MATERIALS

The landscape design of each Homesite shall extend, preserve and enhance the landscape framework of the community while creating privacy and enhancing the property value of each Homesite. Landscaping shall help to integrate new structures and outdoor improvements with the site, while adhering to specific planting guidelines for each landscape zone. (See below for specific landscape guidelines for each landscape zone). Plantings are to be designed to help define use areas on the Homesite, to screen outdoor service areas and other improvements from adjacent Homesites and off-site views, and to enhance important viewsheds. Refer to Section 6.4 of the CC&R's.

Appendix C provides a comprehensive list of approved plant materials for each landscape zone. The TDRB will consider plants not included on the list provided they are compatible with the overall aesthetic objectives of Hidden Springs. The following landscape guidelines apply to all landscape zones within the community:

General Requirements

- It is recommended that six to eight inches of the existing structural fill be removed and replaced with topsoil, which is available from stockpiles at Hidden Springs. The structural fill soils contain significant quantities of clay, which do not allow percolation of irrigation water. This lack of free draining base soils must be considered when developing the landscape plan.
- Landscape improvements shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize areas of intensive irrigation.
- Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape. New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding site.
- Plants which require little maintenance should be favored over those which require constant spray or pruning. The minimal use of pesticides is encouraged to naturalize plantings to the site and for health and safety concerns.
- The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, or define patio or outdoor areas.

- Plant materials used for erosion control are to establish rapid surface stabilization. Ground covers, wildflower seeding and sod is to be done using native material and approved local practices.
- Climate influences shall be considered in planting design in order to get maximum gain out of plant materials. Evergreen plants should be planted along the north and west sides of buildings to diffuse winter winds. Deciduous plants should be planted along the south and west sides of buildings to provide summer shade while allowing winter sun to enter building.
- All required landscaping on Homesites shall be completed within 12 months from the start of home construction.
- Proper turf management aids in soil erosion, dust stabilization, climate moderation and groundwater recharge. When seeding or sodding a new lawn, the best management practices appropriate for the Treasure Valley and this specific property should be utilized. A description of these practices is available from the TDRB. When hydromulching, the grass seed should be mixed into a slurry of water and cellulose and sprayed into the seed bed so that seed, mulch and even a permanent fertilizer can be applied in one step.
- Building improvements shall be designed around any existing major trees or shrubs on the Homesite. Tree protection and fertilization measures are to be taken on all large trees (6" caliper or more) within 30 feet of Construction Activity including trees outside of the Building Envelope.

Landscape Zone Planting Guidelines

The intent of these guidelines is to ensure that continuity of the natural landscape is maintained, and that an overall landscape framework is established which unifies the community. Specific planting guidelines and plant lists have been developed for each landscape zone:

The Village

A more formal and urban landscape will be established in the Village to create a small scale "village" atmosphere which encourages walking and interaction with other members of the community. Street tree planting will be established within all right-of-way areas in the Village by the Town Founder to define the boundaries of the public zone. Village Homesite Owners shall augment the street tree planting by incorporating the following guidelines into the landscape design of their own Homesites (refer to Figures 20 and 21 - Planting Diagram for Village Homesite and Village Street Landscape Concept, and Appendix C for Approved Village Plant Materials):

- Tree Planting Requirements - Each Owner shall plant on their Homesite a minimum of one tree (2" caliper as measured 6" from the ground for deciduous species and/or 8' height for evergreen species) for every 15 feet of street footage. (For example, a Homesite with 60' of street footage would require a minimum of four trees to be planted). Trees may be planted at various locations throughout the Homesite, but at least two | of these trees must be planted must be planted street frontage side of the Homesite. Corner lots shall use the longer of their two street frontages to calculate the number of trees required. Tree species are to be selected from the Approved Plant List for the Village, (refer to Appendix C).

- Shrub Planting Requirements - Each Owner shall plant a minimum of five shrubs (5 gallon min. size) per 500 s.f. of proposed building area. Building area should be rounded up to the nearest 500 s.f. to calculate the number of required shrubs. Shrubs shall be selected from the Approved Plant List for the Village (refer to Appendix C).

- The back yard of each Homesite shall be landscaped to provide for adequate privacy and screening of outdoor service areas and garages.

- To provide a sense of separation between public and private space within the Village, it is encouraged that each Owner shall provide a wall, fence and/or hedge along the front property line (maximum 42" in height) to create a "semi-private" transition zone as shown in Figure 21 - Village Street Landscape Concept.

- The front yard area on each Homesite must be landscaped with approved plant materials which augment the adjacent street landscape. Lawns utilizing an approved seed or sod are encouraged in this area. Gravel, lava rock, or extensive paved surfaces (excluding normal driveway access and entry pathways) will not be permitted.

- Each Owner shall landscape and irrigate the parkway in front of their Homesite utilizing an approved sod. Gravel, lava rock, or extensive paved surfaces (excluding normal driveway access and entry pathways) will not be permitted.

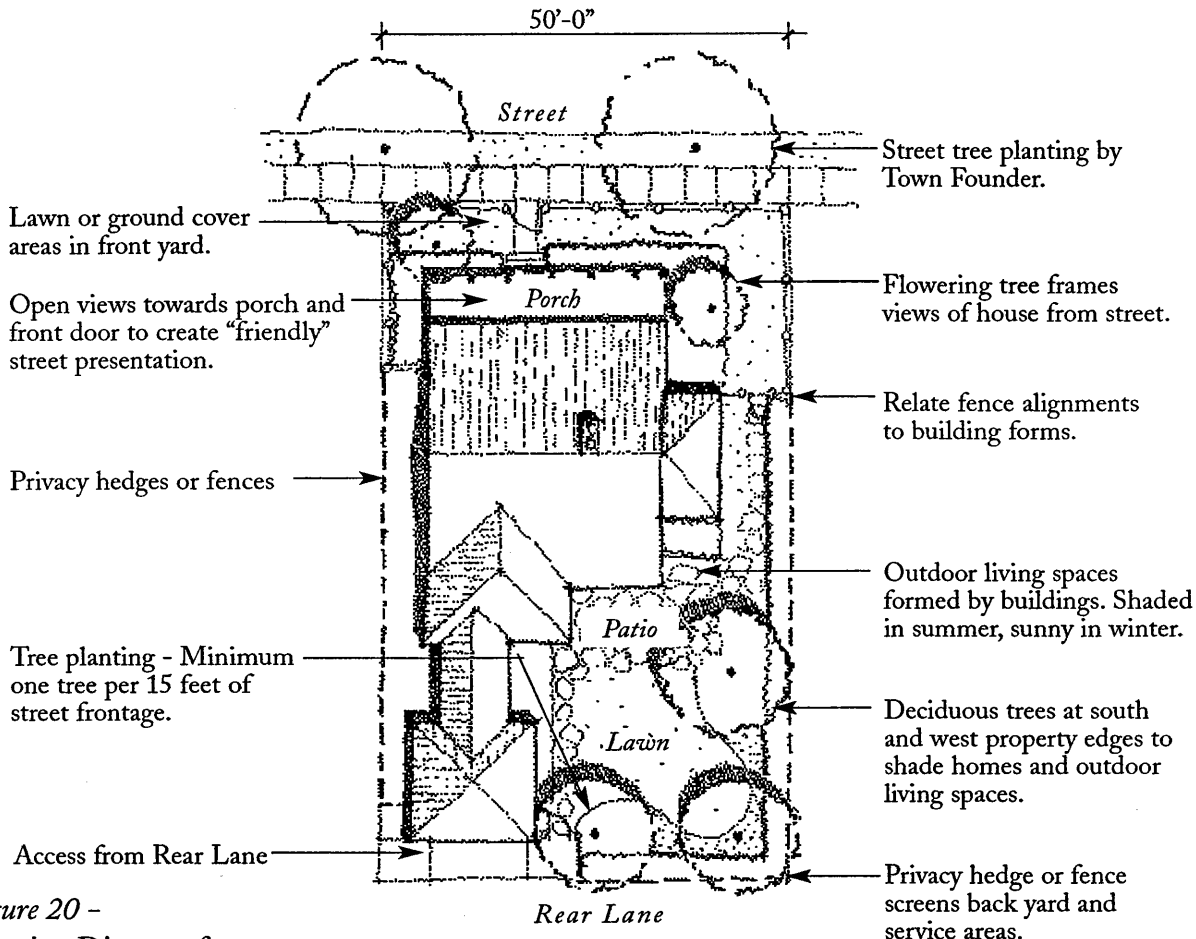


Figure 20 - Planting Diagram for Village Homesite

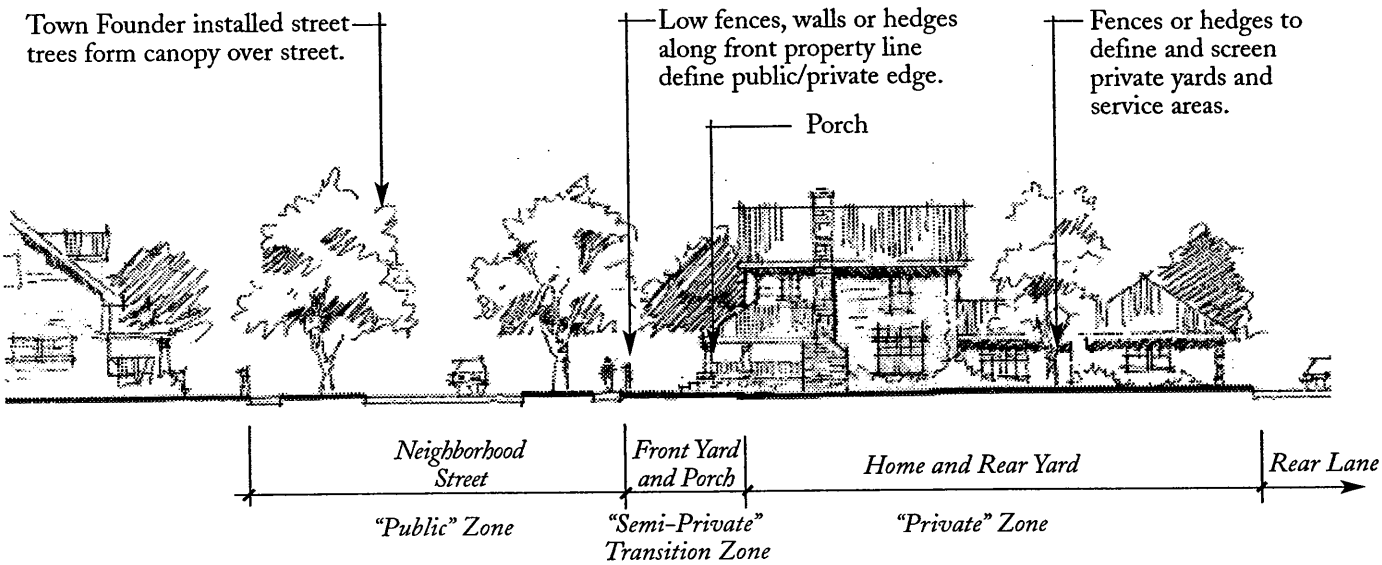


Figure 21 - Village Street Landscape Concept

The Valley

The Valley zone consists of two "agricultural" landscape types, *Orchard* and *Farm.* The Homeowner may choose one of these types to complete their landscape plan for their Valley Homesite. Each area has specific landscape design guidelines as outlined below. Required landscaping on Valley Homesites is restricted to the area with the Building Envelope.

Orchard Design Alternative - An orchard shall be established in some areas to reinforce the agricultural traditions of the area and to create a stong unifying "signature" landscape. Initial orchard planting along some right-of-way areas and landscape easements will be completed by the Town Founder. Each Homeowner shall extend the orchard landscape throughout their Homesite according to the following guidelines, (refer to Figure 22 - Landscape Concept for Orchard Homesite and Appendix C for Approved Valley Plant Materials).

- Tree Planting Requirements - Each Owner shall plant a minimum of four trees on their Homesite (2" caliper as measured 6" from the ground for deciduous species and/or 8' height for evergreen species) which are the same or similar to those trees found along the street or in neighboring areas. Two of the required trees to be planted must be planted forward of the rear corner of the home. Trees should be planted in informal groupings to augment buildings and or outdoor spaces.

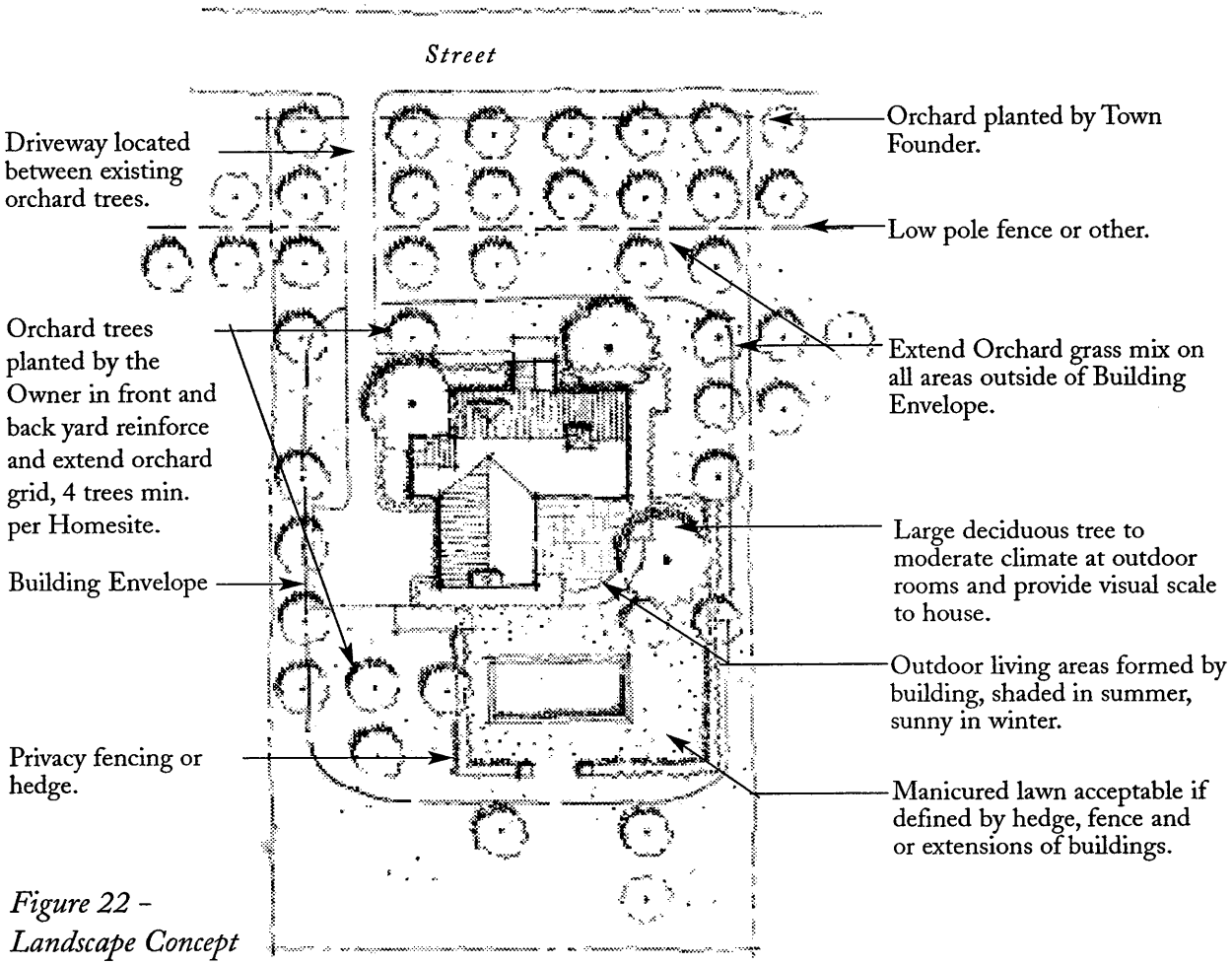


Figure 22 - Landscape Concept for Orchard Homesites

- Shrub Planting Requirements - Each Owner shall plant a minimum of six shrubs (5 gallon minimum size) per 500 s.f. of building area. Building area shall be rounded up to the nearest 500 s.f. to calculate the number of required shrubs. Shrubs shall be selected from the Approved Plant List for Valley Homesites.

- The landscape design of Homesites within the Orchard shall emphasize building and outdoor spaces within and around an orchard landscape. It is encouraged that the orchard extend around the sides and rear of the Homesite.

- Areas immediately adjacent to building improvements within the Building Envelope that are not visible from off-site may use a greater variety of plant material including introduced and non-native plants.

- The use of natural grass seed mixes for the majority of ground plane areas within the Orchard is strongly encouraged. (Refer to Appendix C - Approved Valley Plant Materials for approved seed mixes).

- Manicured or groomed yards, terraces, and pools are to be restricted to areas defined by buildings, walls, plantings or other defined edges, and are only permitted within the Building Envelope.

- Each Owner shall landscape and irrigate the swale in the Street Right-Of-Way in front of their Homesite utilizing an approved seed or sod. Landscaping shall not alter the design depth of the swale or impede in any way the flow of storm water through the swale. Gravel, lava rock, cobble, rip rap, or extensive paved surfaces (excluding normal driveway access and entry pathways) will not be permitted.

- Drainages, riparian and wetland areas are to be protected from disturbance during construction.

Farm Design Alternative - A traditional farm or ranch landscape shall be established on each Farm Homesite. Each Homesite Owner shall create an agricultural landscape on their Homesite according to the following guidelines, (Refer to Figure 23 - Landscape Concept for Farm Homesites and Appendix C for Approved Valley Plant Materials):

- Tree Planting Requirements - Each Owner shall plant a minimum of four trees on their Homesite (minimum 15 gallon size) which are the same or similar to those trees found along the street or in neighboring areas. Two of the required trees to be planted must be planted in the front yard. Trees should be planted in informal groupings to augment buildings and or outdoor spaces.

- Shrub Planting Requirements - Each Owner shall plant a minimum of six shrubs (5 gallon minimum size) per 500 s.f. of building area. Building area shall be rounded up to the nearest 500 s.f. to calculate the number of required shrubs. Shrubs shall be selected from the Approved Plant List for the Valley
- It is encouraged that each Homesite Owner establish grassland areas with groupings of large evergreen trees reminiscent of the traditional farm landscape.

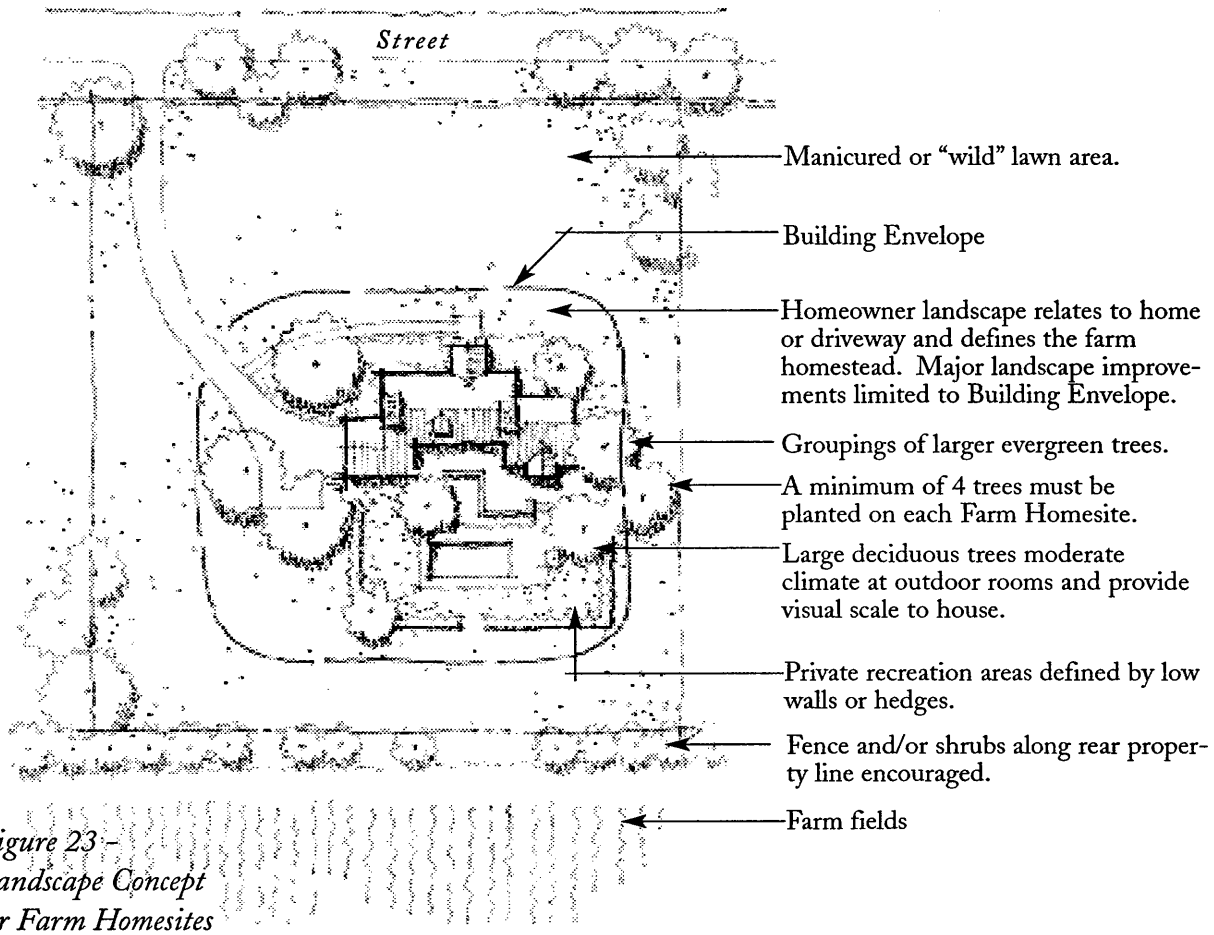


Figure 23 - Landscape Concept for Farm Homesites

- Areas immediately adjacent to building improvements within the Building Envelope that are not visible from off-site may use a greater variety of plant material including introduced and non-native plants.
- Manicured or groomed yards, terraces, and pools are to be restricted to areas defined by buildings, walls, plantings or other defined edges, and are only permitted within the Building Envelope.
- Each Owner shall landscape and irrigate the swale in the Street Right-Of-Way in front of their Homesite utilizing an approved seed or sod.Landscaping shall not alter the design depth of the swale or impede in any way the flow of storm water through the swale. Gravel, lava rock, orextensive paved surfaces (excluding normal driveway access and entry pathways) will not be permitted.
- Drainages, riparian and wetland areas are to be protected from disturbance during construction.

The Foothills

These neighborhoods are characterized by moderately sloping sites with a mosaic of grassland, intermittent low to medium sized shrubs, and wooded areas. In order to ensure that this mosaic of landscapes is preserved and continuous from Homesite to Homesite, this zone consists of three vegetation areas:

Grassland - Those areas which are predominately grassland.

Shrub - Those areas which are dominated by low intermittent shrubs and occasional trees.

Wooded - Those areas which have heavy tree cover.

The Landscape Master Plan identifies where Grassland, Shrub or Wooded landscapes are to be installed on the Foothill Homesite. It is the Owner's responsibility to establish and/or extend and maintain these landscapes on the Homesite to provide for open space and wildlife enhancement. Approved plant lists as well as seed mixes have been developed for each area within the Foothill Zone. (Refer to Appendix C for Approved Foothill Zone Plant Materials, and Figure 24 - Landscape Concept for Foothill Homesites) Ada County wildfire management requirements are provided in Appendix F. Low shrubs and intermittent tree planting will be installed in informal groupings along all right-of-ways and selected open space areas within the Foothills by the Town Founder. It is intended that plantings should recede and blend with the surrounding colors and specific landscape area(s) of the hillsides according to the following guidelines:

- Since many of the Homesites in these neighborhoods are likely to be visible from off-site, as well from adjacent Homesites, landscaping shall be utilized to blend structures with the site, maximize views while preserving view corridors and enhance property values.

- New plantings on a Foothill Homesite shall match and extend the landscape area(s) on the Homesite in order to establish a unified and contiguous landscape throughout hillside areas.

- In general, plantings shall be generally less opaque and less dense in character, (such as deciduous trees), in order to blend and recede into the landscape.

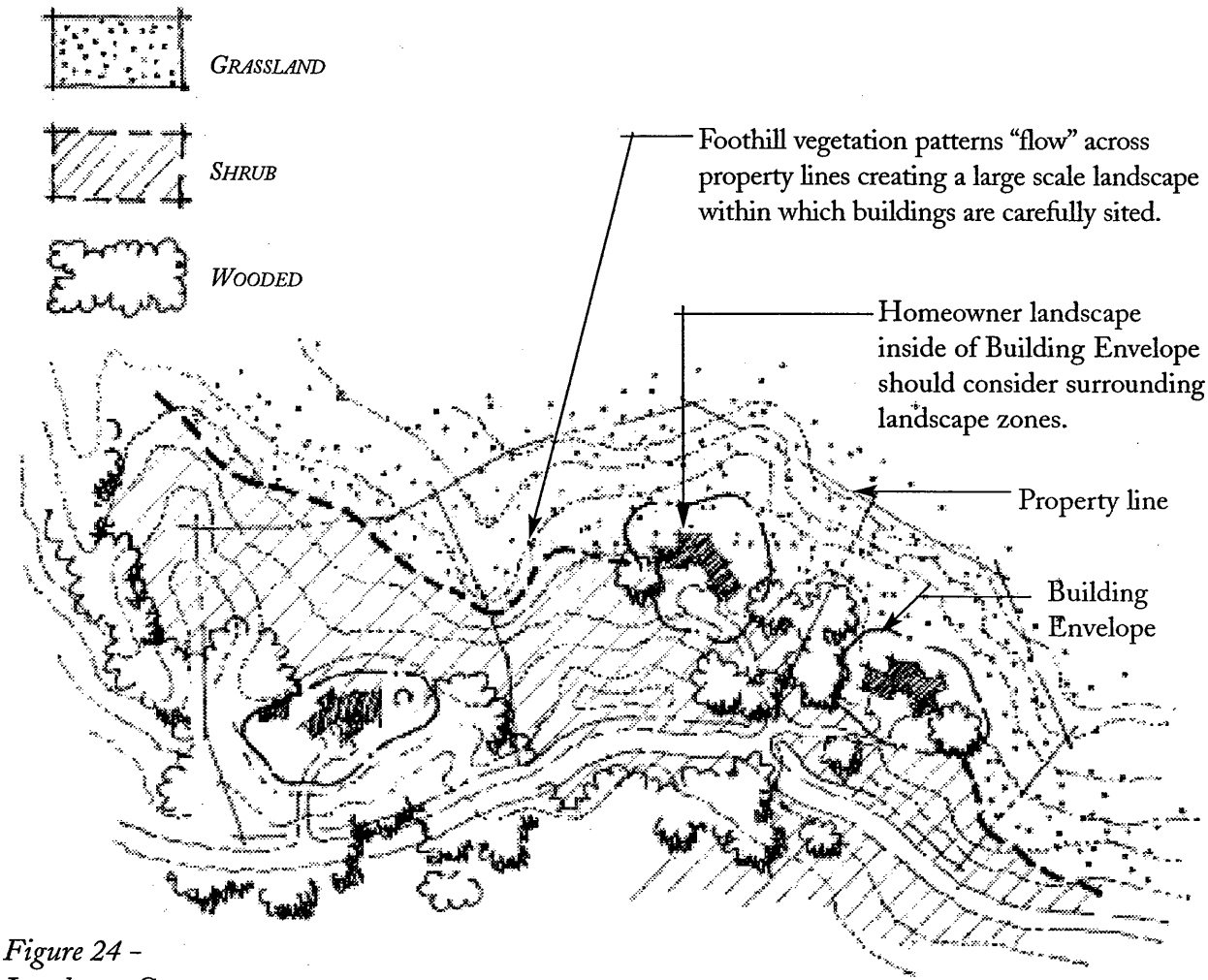


Figure 24 - Landscape Concept for Foothill Homesites

- The use of conifer type plant materials should be minimized because of their opaque and high contrast qualities in the hillside landscape.
- In areas close to the house, higher plant materials may be used to create privacy areas, screen service areas and reduce the apparent height of buildings as viewed from off-site and adjacent Homesites.
- Areas immediately adjacent to building improvements within the Building Envelope that are not visible from off-site may use a greater variety of plant material including introduced and non-native plants.
- Automatic irrigation systems are required for all revegetation areas. These systems may be abandoned when plantings have been clearly established after a minimum of two growing seasons.

Tree and Shrub Removal and Selective Thinning

The removal of trees and or shrubs on Homesites is to be avoided whenever possible. The TDRB must review and may approve any plans for tree and or shrub removal provided it does not increase the visual impacts on adjacent Homesites or off-site visibility of the house.

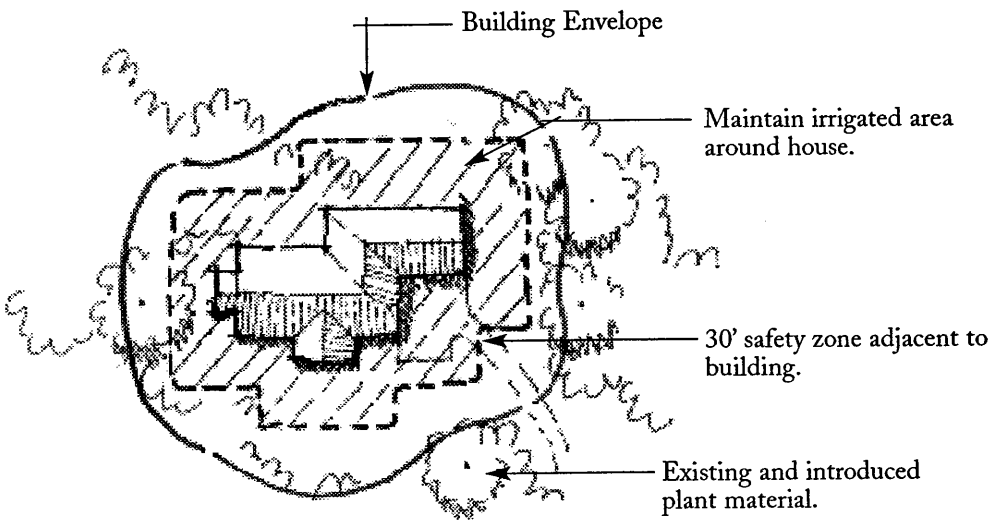
Wildfire Management

A number of measures have been implemented that reduce the risk of wildfire in the Valley and Foothill areas at Hidden Springs. A system of roads, trails, riparian areas and open preserves act as firebreaks throughout the community as well as providing for easy emergency access to all neighborhoods. In addition, all roofs are required to use non-combustible materials such as composite, slate, metal and/or tile and all combustible exterior siding be treated with an industry rated fire retardant chemical. Nonetheless, it is important that Owners be aware of the possibility of wildfire and that the threat of wildfire can be greatly reduced with thoughtful planning and preventative landscape maintenance. All plantings and structures must comply with the Wildland-Urban Interface Ordinance (Refer to Ada County Code, Chapter 8, Article D. Wildland-Urban Interface Overlay District). (See Appendix F)

The goal of fire-safe landscaping is to reduce the amount of potential fire fuel immediately surrounding a home. Along with the use of low fuel loading plant material, a 30-foot safety zone in all directions around a home is recommended. The following actions are recommended within this safety zone (refer to Figure 25 - Wildfire Safety Diagram):

- Dispose of debris left from thinning and annually mow dry grasses.

Figure 25 - Wildfire Safety Diagram



- Stack firewood away from the home when possible.
- Maintain an irrigated area around the house.
- Remove dead limbs, leaves, needles and other materials. This should also be done in areas out of the safety zone.

2.9 IRRIGATION

To aid in water conservation, careful planting design should reduce water consumption needs while using minimal and efficient irrigation systems:

- The use of indigenous and/or drought tolerant plant materials is recommended to reduce water needs and aid in minimizing soil erosion. (Refer to Appendix C for a comprehensive list of Approved Plant Materials which includes drought tolerant as well as indigenous species).
- All Village Homesites shall provide for irrigation of planting areas within street right-of-ways along their front property line.
- The landscape design of each Homesite shall group or zone plant material according to water consumption needs and soil requirements.
- The use of mulches at appropriate depths is encouraged.
- All permanent irrigation systems shall be below ground and fully automatic. Use of water conserving systems is strongly encouraged such as drip irrigation and or moisture sensors.
- All irrigation heads, where used, are to be adjusted to minimize run-off. All irrigation heads adjacent to paved areas, curbs and turf shall be of a pop-up type.

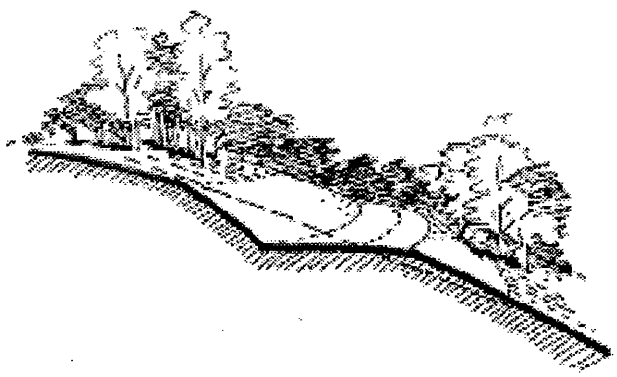
2.10 DRIVEWAYS AND GARAGES

Driveways and garages shall be carefully designed, landscaped and sited to blend with the terrain and to minimize visibility from adjacent Homesites and the street. (Refer to Figure 26 - Driveway Grading Design).

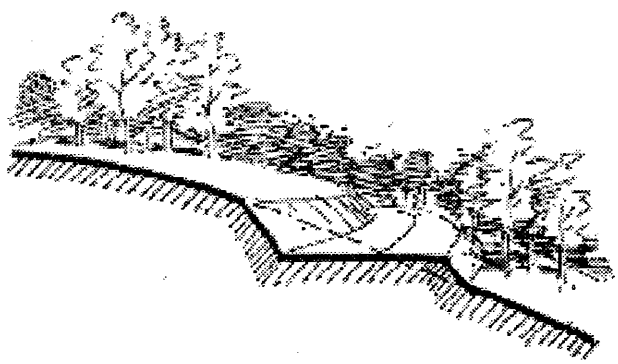
General Requirements

- Front loaded garages visible from the street are discouraged. Three car garages that face the street shall be avoided whenever possible.
- On Village lots, front loaded garages may not exceed 50% of the front elevation of the Home.
- Front facing garages with more than two bays must offset the additional bay doors.
- Driveways shall be a maximum of 14 feet wide at the property line. Parking and turnaround areas must be located within the Building Envelope on Foothill and Valley Homesites.
- In order to reduce site impacts and the amount of impervious surfaces the use of shared driveways between two Homesites is encouraged.
- Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment.
- On Village lots, the existing curb, gutter, and sidewalk must be removed and replaced with an ACHD approved approach. A separate permit from ACHD is required.
- All driveways are to follow alignments that minimize grading or other disruption of the site. The driveway-parking-garage layouts shall minimize the visibility of the garage doors, driveways and off-street parking from the street and adjoining Homesites.

Figure 26 - Driveway Grading Design



THIS - Driveway grading blends with existing contours.



NOT THIS - Driveway grading too abrupt.

- Acceptable materials for private driveways include asphalt, concrete and precast concrete pavers. Gravel driveways are permitted only in Foothill and Valley areas. All driveway aprons to garages must be paved.
- Coloring concrete is encouraged. Colors of finish paving materials shall compliment proposed buildings and integrate well with the surrounding earth tone colors.
- Slope gradients on driveways shall not exceed 15% in the Valley and Foothill areas. Driveways shall not exceed 10% in the Village.

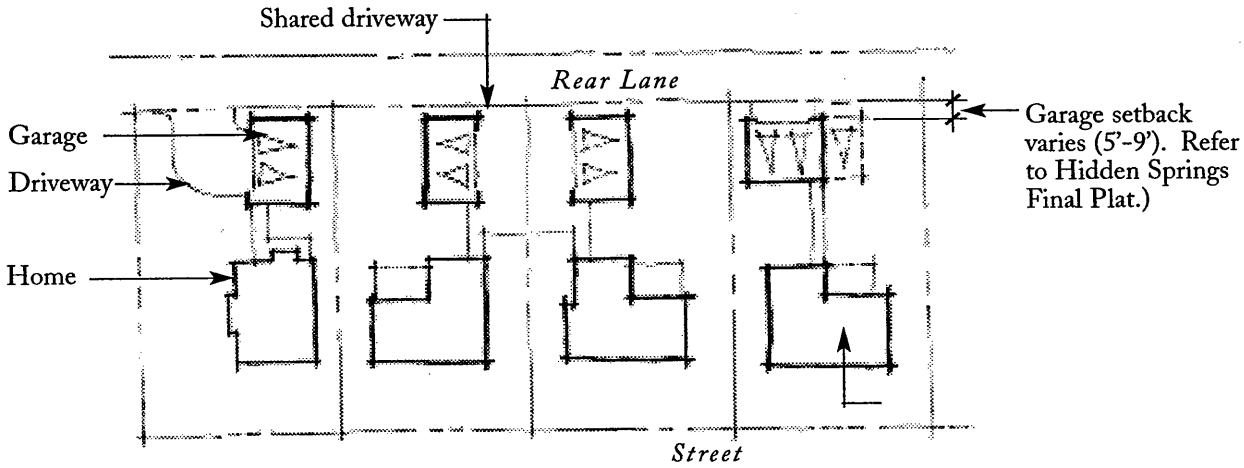
Driveways and Garages within the Village

Many Homesites within the Village are provided with rear lane access and are required to use rear entry garages when such rear lane exists. (Refer to Figure 27 - Village Garage Options).

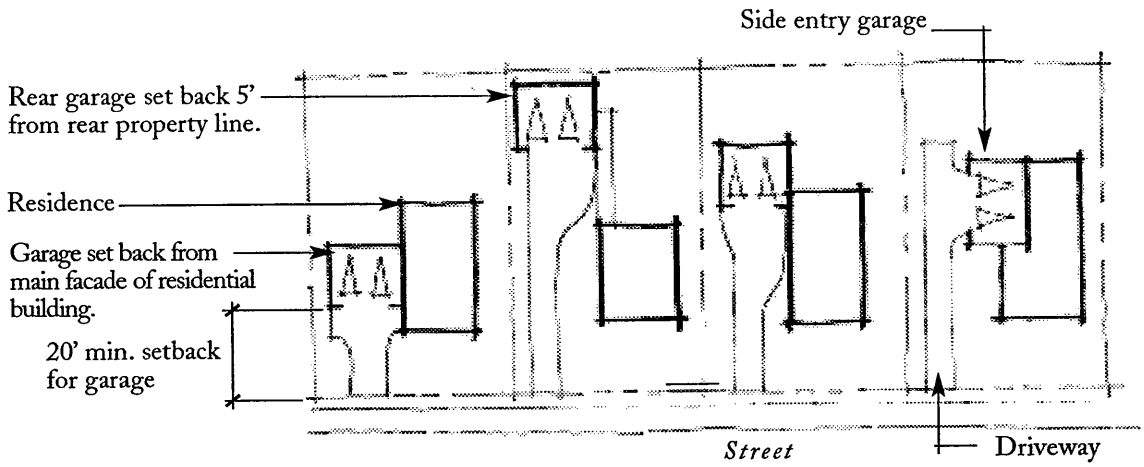
- For Village Homesites without rear lane access, garages shall be set back from the principal front facade or covered porch. A minimum set back of 2 feet is strongly encouraged. If a covered porch is the only architectural element forward of the garage, then the covered porch should not be more than 12 feet deep.
- Front accessed garages along Village streets shall be located in the back of the Homesite whenever possible.
- All Homesites along Hidden Springs Main Street shall utilize Rear Lane or secondary road driveway access.
- Dirt and gravel driveways are not permitted within the Village.

Driveways and Garages within the Valley and the Foothills

- It is encouraged that all Homesites within the Valley and Foothills Zones have garages which are side or rear entry to minimize views of garage doors from the street. If the Homesite will not accomodate a side or rear entry garage, then the garage shall be set back from the principal front facade or covered porch. A minimum set back of 2 feet is strongly encouraged. If a covered porch is the only architectural element forward of the garage, then the covered porch should not be more than 12 feet deep.
- On Valley and Foothill Homesites, each Owner shall install a culvert in the swale under the driveway approach. The size and type of culvert shall be called out on the Site Plan. The culvert shall be minimum 12 inch diameter C-900 PVC or 14 Gage CMP per the "Proposed Rural Road Driveway Culvert" detail for Hidden Springs as approved by the Ada County Highway District. Foothill Homesites may require a larger diameter pipe. Culvert sizes for Foothills Homesites will be reviewed by Hidden Springs' onsite representative.



REAR LANE ACCESS CONFIGURATIONS



STREET ACCESS CONFIGURATIONS

Figure 27 -
Village Garage Options

2.11 PARKING REQUIREMENTS

Within the Village, some guest parking will be available on the street for occasional use. Long term on street guest parking (over a three day period) will not be permitted within Valley and Foothill neighborhoods. On those Homesites where Accessory Apartment accommodations are permitted (refer to Definitions, Appendix A of this document), an additional off-street parking space must be provided. The outdoor parking or storage of boats, trailers, motorhomes, buses, campers, snowmobiles, unlicensed cars and/or trucks exceeding one ton is not permitted within any Homesites in the Hidden Springs community.

Parking within the Village

Each single family residence shall include a minimum of two off-street parking spaces. A garage may be attached to the residence or detached as a separate building.

Parking within Valley and Foothill Homesites

Each single family residence shall include a minimum of two parking spaces in an enclosed garage and two unenclosed guest parking spaces on the Homesite. The garage may be attached to the residence or detached as a separate building.

2.12 PATHS, OUTDOOR STAIRS AND TERRACES

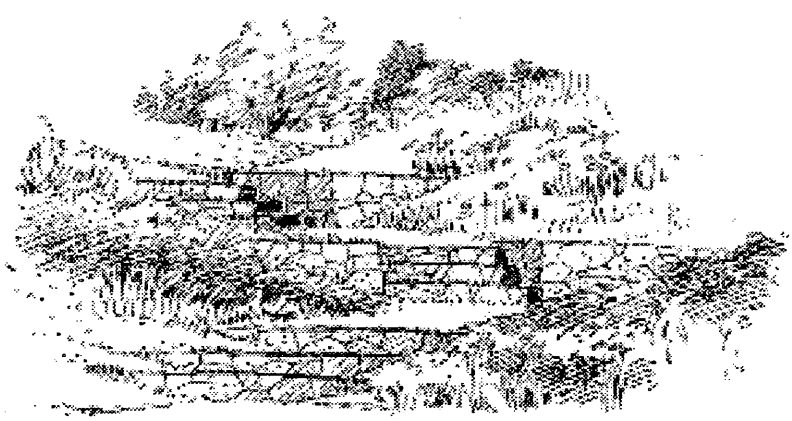
Paths, outdoor stairs and terraces are to be designed to blend with the natural topography and vegetation, and with retaining walls, fences, or building foundations.

- The use of natural materials is encouraged, such as stone, chipped stone or gravel and/or wood. Other paving materials such as concrete, concrete modular pavers, brick, block or similar materials may be approved, provided their colors compliment the residence and the surrounding landscape.

- Concrete shall be colored an appropriate color to avoid the starkness of "white" non- colored concrete.

- Designs should minimize the use of several different types of paving materials in order to produce a unified design. (Refer to Figure 28 - Stair Design).

Figure 28 - Stair Design



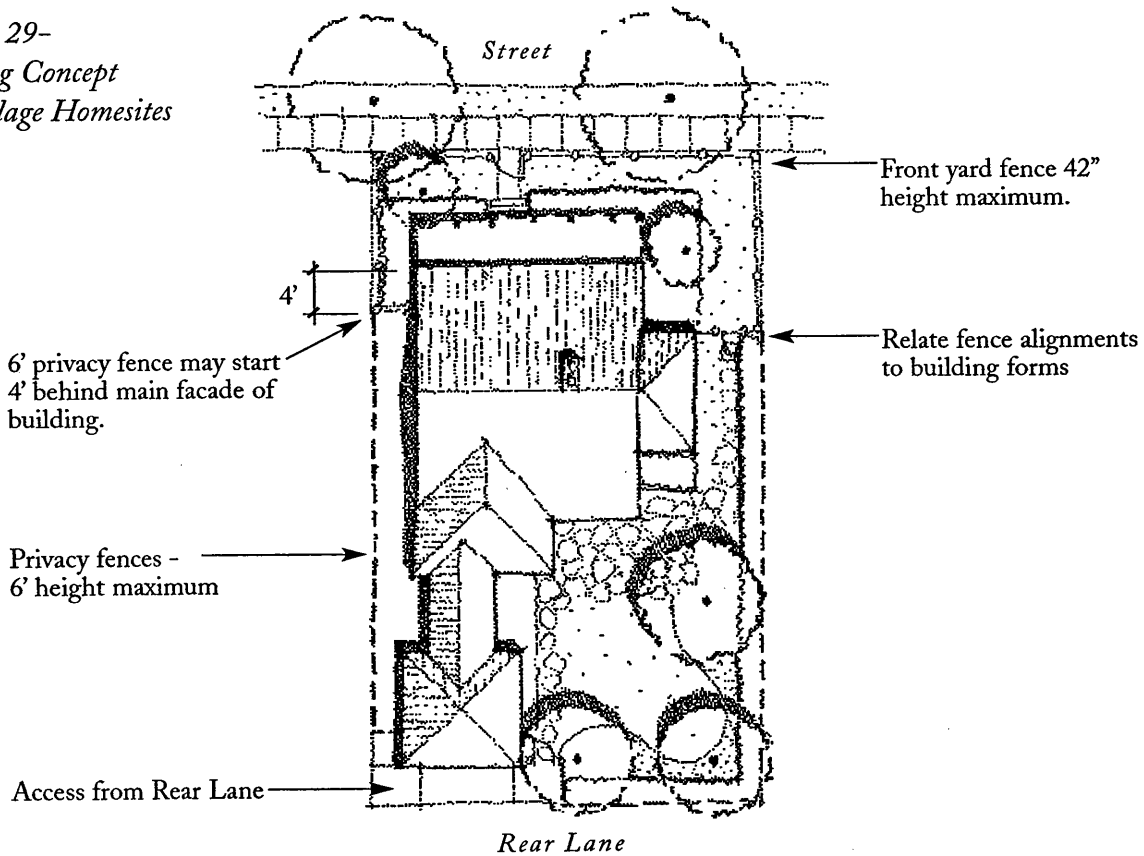
2.13 WALLS, FENCES AND GATES

Walls and/or fences shall be a maximum height of six feet above finished grade except where a lower height is specified for a particular use within one of the landscape zones. Pet enclosures shall be contained in the Building Envelope and/or minimum setback areas and be appropriately screened from the street and/or adjacent Homesites. The use of trash enclosures is discouraged, trash cans shall be located within the garage whenever possible. Only one fence may be erected along any one property line. Specific guidelines for fencing in each zone are as follows:

Walls, Fences and Gates within The Village

- Fencing may be erected along all property lines except at corner Village Homesites where sideyard fences shall be minimum 30 inches behind the sidewalk. In order to help create a unified landscape, fences or walls within the Village must be one of four basic types: wrought iron, painted wood picket, hedge, or stone. Vinyl fencing and unpainted, unstained wood fencing is not allowed. (Refer to Figures 29 and 30 - Fencing Concept for Village Homesites and Fencing Examples for Village Homesites. See Appendix G for detailed fence requirements.

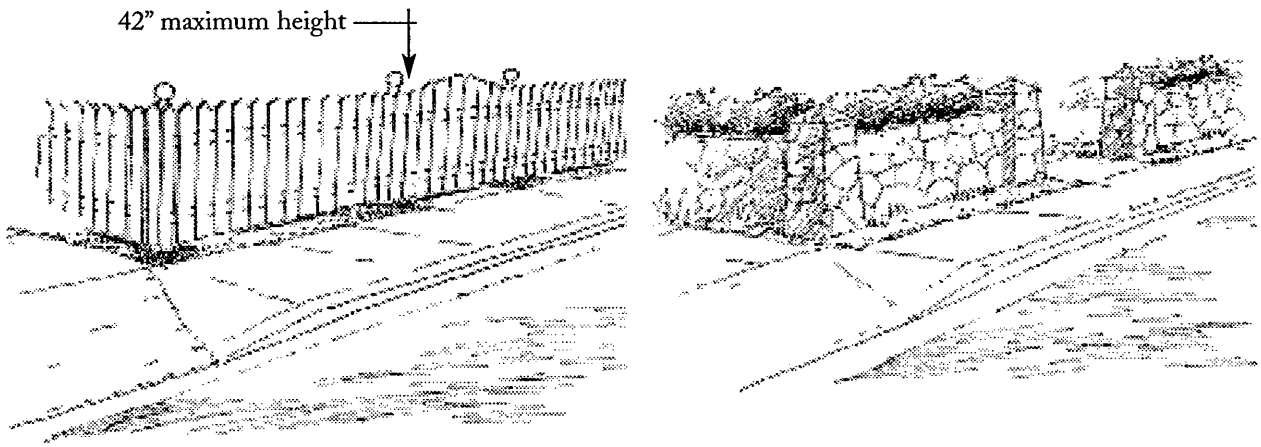
Figure 29- Fencing Concept for Village Homesites



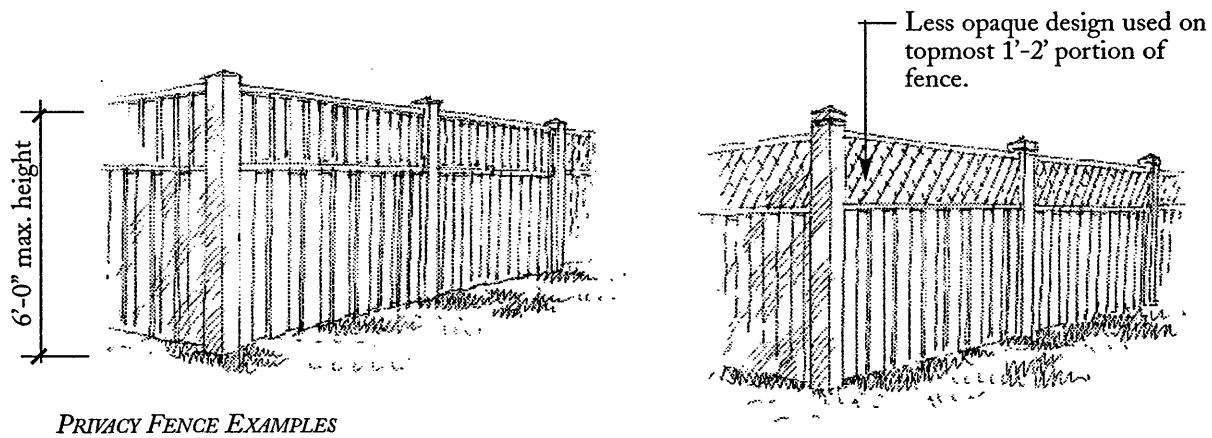
- Elaborate and/or very stylized fence or wall designs shall be discouraged.
- Fencing or walls shall not exceed 42 inches if located along the street front property lines and/or sideyard property lines back to four feet behind the front facade of the residence.

  Six foot fencing may not be placed within 40' of the street corner front property line for vehicular visibilty.
- The top 2' portion of a six foot fence shall utilize one of three permeable options described in the. Village Privacy Fencing Design (Refer to Figure 30 - Fencing Examples for Village Homesites and Appendix G).
- All front fences except split rail within the Village shall be painted or stained in an opaque color which compliments the colors used for proposed buildings. "Natural" wood finishes are not allowed. Rear privacy fencing must be stained with Hidden Springs Standard Privacy Fencing

Figure 30 - Fencing Examples for Village Homesites



FRONT YARD FENCE EXAMPLES



PRIVACY FENCE EXAMPLES

stain as noted on the Village Privacy Fencing Design (Appendix G).

- Privacy fencing in the Village on slopes must be stepped with horizontal tops. At the rear property line, the fencing must be at the line of the Building Envelope. Fences may not extend beyond the toe or top of a slope regardless of building envelope location.
- All fencing must be approved by the TDRB.

Walls, Fences and Gates within The Valley

- Pole fencing or split rail is encouraged along all right-of-ways and side property lines within Valley neighborhoods. On Valley Homesites with slopes in the backyard, fences may only extend to the toe of slope. Fencing may not continue up slopes. (Refer to Figures 31 and 32 - Fencing Concept for Valley Homesites and Fencing Example for Valley Homesites.)
- Homesite Owners may erect additional fencing and/or walls within the prescribed Building Envelope to create privacy for outdoor spaces provided it is designed as a logical extension of the house.
- Fencing in this area is encouraged to be left natural to weather.

Walls, Fences and Gates within The Foothills

Since improvements on many of these Homesites will be highly visible from off-site as well as adjacent Homesites, fencing is to be kept to a minimum.

- All fences, walls and gates must be located within the Building Envelope and carefully designed so that they blend with the landscape and are connected to the main building on the site.
- Fences shall have a transparent quality rather than opaque. Opaque privacy fences are allowed within the Building Envelope.
- Fencing in this area will be allowed to weather naturally. The use of natural finishes is encouraged.

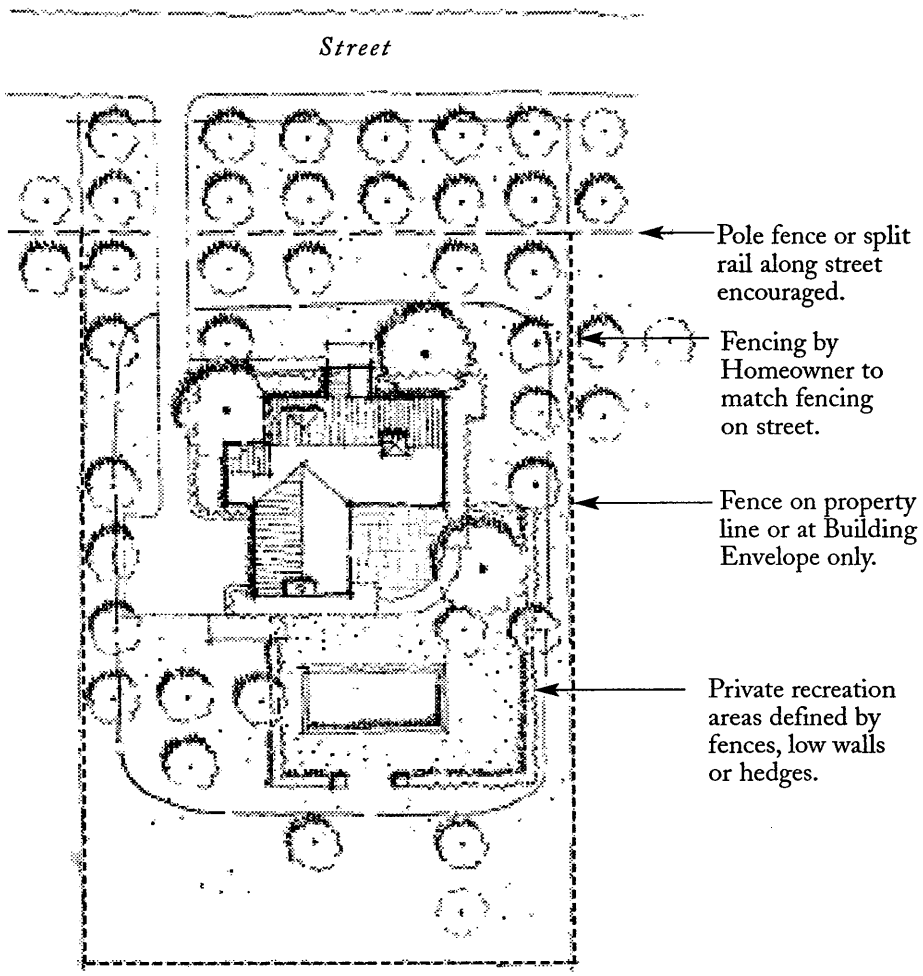


Figure 31 - Fencing Concept for Valley Homesites

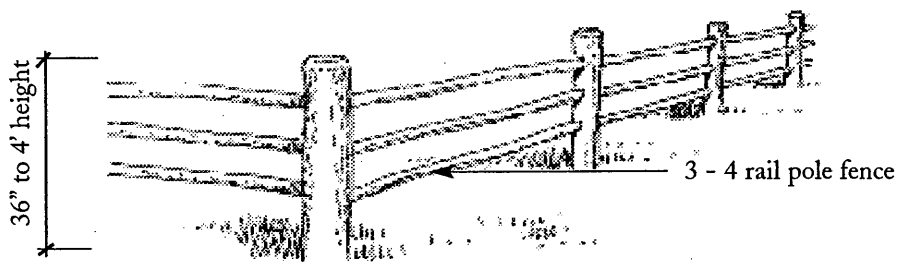


Figure 32 - Fencing Example for Valley Homesites

2.14 STONE

Stone, if used in the landscape, shall be similar to any approved stone which will be used on the major structures on the Homesite. Stone shall be carefully selected and placed to blend in naturalistic ways with the site. Samples of recommended stone for Hidden Springs are available from the TDRB.

2.15 EXTERIOR SERVICE AREAS/SATELLITE DISHES

Trash disposal, outdoor work areas and outside equipment, and satellite dishes are to be completely screened from off-site views by fencing, walls or planting and integrated into the building design. Satellite dishes may not exceed 18 inches in diameter. It is encouraged that trash cans be located within the garage rather than in separate trash enclosure areas in order to deter wildlife access.

2.16 SITE UTILITIES

Site utilities shall be installed underground on alignments that minimize grading, tree cutting and other disruption of the site. Utility boxes, including any meters, are to be located and/or screened to be essentially not visible from off-site.

2.17 MISCELLANEOUS IMPROVEMENTS

Pools and tennis courts, pet enclosures or similar improvements are to be located within the designated Building Envelope and effectively screened from view from off-site.

- Within the Village, pools will be reviewed and approved on a Homesite by Homesite basis. Above ground pools and above ground trampolines will not be approved.
- Swimming pools, hot tubs, and spas shall be designed to be visually connected to the residence and screened through the use of privacy fences or walls, and courtyards. All supporting equipment and safety fencing also must be screened.
- Pools, hot tubs, and spas must be constructed and fenced according to all applicable State and local agency regulations.

2.18 LANDSCAPE STRUCTURES

The landscape within the Building Envelope may include outdoor structures such as decks, trellises, gazebos, basketball standards and playground equipment.

- Outdoor structures as defined above must be submitted to the TDRB for approval. The TDRB may approve structures that are located behind the front plane of the residence and are not obtrusive to adjacent Homesites, the street, or community amenity areas.
- In general, the same guidelines that apply to architecture (refer to Chapter 3.0) apply to landscape structures and play equipment in the specific landscape zones.
- On Homesites within the Foothill Zone, any landscape or play structures visible from off-site should be of a muted tone natural material, such as stained wood, in order to minimize their visual impact. Brightly colored play structures potentially visible from off-site must be effectively screened.

2.19 EXTERIOR LIGHTING

Exterior lighting is permitted to the extent required for safety, but should be kept to a minimum as to preserve the "dark sky" throughout the community.

- Exterior lighting must be located within the Building Envelope. Light sources should not be visible from off-site and generally be directed down.
- Low intensity lanterns or indirect light sources and cut-off fixtures are to be used.
- Sources are to be incandescent, halogen or other white light, not sodium vapor or other colored light, except for temporary holiday lights.
- Uplighting of vegetation or buildings is not permitted.
- Exterior lighting shall use low intensity light sources preferably with translucent or frosted glass lenses.
- Motion or heat sensing security floodlighting is permitted provided the light sources are not visible from off-site, and that the system is controlled by a timing mechanism which minimizes the duration of its use.

2 - 35

3.0

ARCHITECTURAL GUIDELINES

The following section sets forth guidelines and standards for residences and any ancillary structures to be constructed within the Building Envelope on the Homesite, including appearance, massing, height, color and materials.

Figure 33 - Village Street Scene

3.1 GENERAL ARCHITECTURAL DESIGN OBJECTIVES

The intent of the Hidden Springs architectural guidelines is to encourage a diversity of design and at the same time produce a harmonious community which reflects the:

- rural, agricultural setting of Hidden Springs;
- local climate;
- continuity with the characteristics, forms and materials of small town regional building traditions and;
- pedestrian orientation.

Many examples of buildings that incorporate elements encouraged in homes at Hidden Springs can be found in rural communities and older regional neighborhoods. In general they are respectful of each other and maintain

similar relationships to the sidewalk though diverse in style. Although some house styles may not be exactly right in their entirety, many of the Craftsman, Bungalow, Mission/Basque, Farmhouse and Victorian styles as well as others would generally be appropriate here. Each of the different areas at Hidden Springs has unique siting and architectural design considerations to ensure that view corridors are preserved, buildings are energy and resource efficient, and that buildings respond to the climate and unique features of the area.

The guidelines for buildings in the Village are more prescriptive in order to ensure a strong visual continuity between buildings and create the traditional "look" of small rural communities. Building guidelines for the Valley and Foothill areas are more flexible in order to respond to varied existing conditions on the Homesite and to promote designs which are tailored to the particular conditions of the site. The primary objective for homes in the Valley and Foothill areas is that they blend with the landscape.

3.2 BUILDING TYPES AND STYLES

Building types must respond to the particular landscape zone within which they are located. Generally, all houses should reflect the building traditions of the region which are based on Idaho's climate, indigenous materials and craftsmanship, and historic periods of settlement and development.

Examples of some common design elements are buildings with deep roof overhangs, wall offsets, recessed windows and doors, dormers, and the simple and straightforward use of natural materials. Particular architectural styles may be proposed as long as they are stylistically authentic relative to the use of materials, color, detailing and massing.

Building Types and Styles within The Village

Within the Village, buildings shall be reminiscent of the older neighborhoods of Boise such as the North End. Elements of design such as dormers, porches, pergolas, and bay windows are highly encouraged as they add scale and interest to the streetscape. (Refer to Figure 34 - A Victorian House on Hidden Springs Drive).

- Within the Village the use of vertical building elements such as corner towers or turrets, and steeper pitch roofs with useable attic spaces are encouraged. The TDRB may allow cupolas, and/or roof peaks in limit ed areas to exceed the limits or maximum height, provided the overall design intent is achieved. (Refer to Section 3.3).

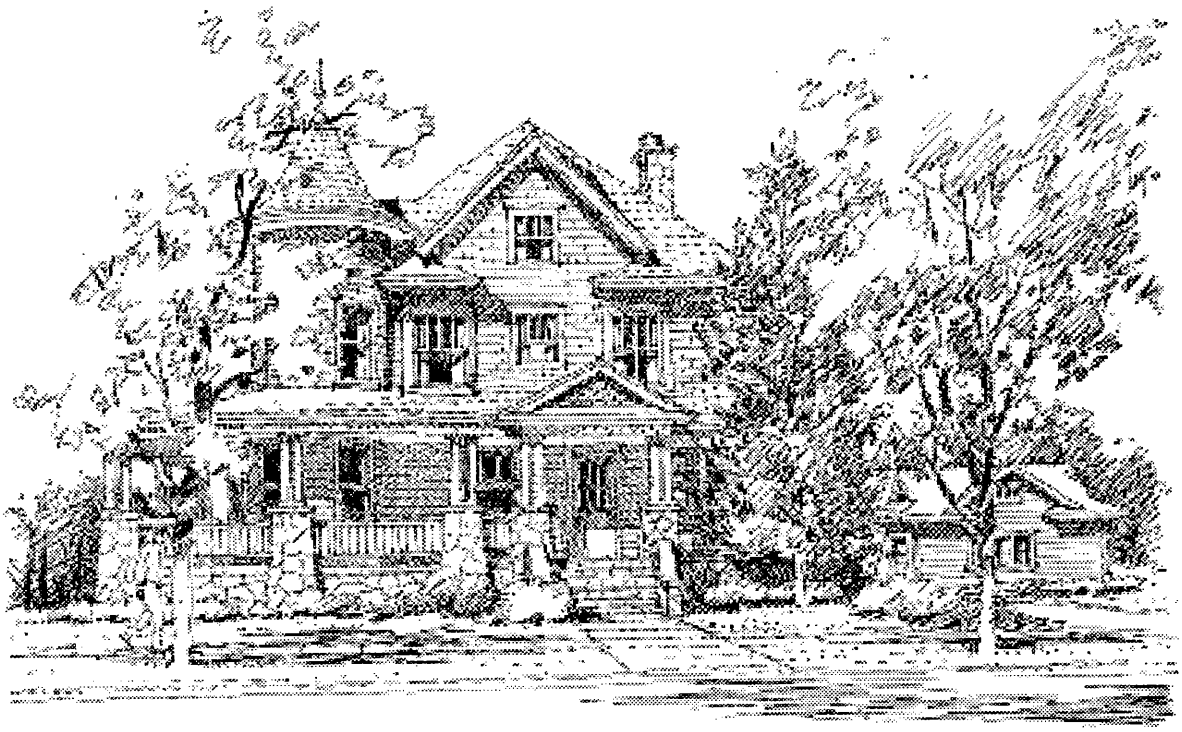


Figure 34 - A Victorian House on Main Street

- Buildings should preferably be finished with painted wood or wood simulations, such as wood board and batten, clapboard siding (maximum 6" width exposure), wood shingles or quality wood simulations such as Fiber Cement. Trim, fascias, columns, deck and porch railings should also be painted. The TDRB may approve stained wood finishes, trims, columns, deck and porch railings if the stained wood is consistent with the architectural style of the home. Stucco finishes will also be appropriate for Village Homes. Vinyl siding, trims, columns and railings are not allowed.
- The use of stone or brick for foundations, structural elements and chimneys is encouraged. Stucco is also acceptable. Siding clad chimneys are not allowed on exterior walls.
- In order to create a "presence" along Hidden Springs Drive, it is encouraged that buildings along this corridor should be three story with large front porches (minimum depth 6') and primarily utilize masonry materials such as stone or brick for foundations and first floor structural elements or walls.
- Within the Village a wider spectrum of colors is appropriate compared with a more limited palette for the Valley and Foothill neighborhoods. Accent colors should be used to highlight trim, window elements

Figure 35 - A Farmstead in the Valley

and/or building projections. A suggested palette of colors for Village homes is available from the TDRB.

Building Types and Styles within The Valley

Within the Valley buildings shall be reminiscent of the area's agricultural traditions. The incorporation of elements of design such as dormers, porches, pergolas, and bay windows with simple, straightforward masses and a minimum of different building materials is encouraged. (Refer to Figure 35 - A Farmstead in the Valley).

- Structures should be broken into smaller volumetric masses, and have the appearance of buildings which have grown in size over a period of years through the addition of room size volumes.
- Buildings should preferably be finished with painted wood or wood simulations, such as wood board and batten, clapboard siding (maximum 6" width exposure), wood shingles or quality wood simulations such as Fiber Cement. Trim, fascias, columns, deck and porch railings should also be painted. The TDRB may approve stained wood finishes, trims, columns, deck and porch railings if the stained wood is consistent with the architectural style of the home. Stucco finishes will also be appropriate for Village Homes. Vinyl siding, trims, columns and railings are not allowed.

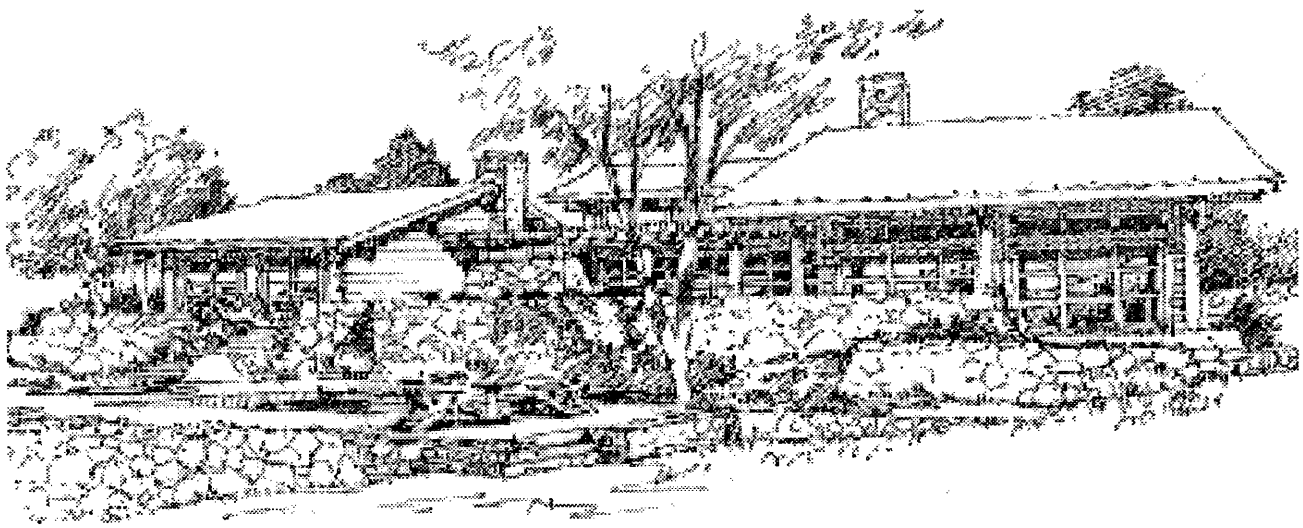
- Stabilized earth walls such as PISE (pneumatically impacted stabilized earth) or straw bale walls will also be appropriate for Valley homes.
- The use of stone or brick for foundations, structural elements and chimneys is encouraged. Stucco is also acceptable. Siding clad chimneys are not allowed on exterior walls.

Building Types and Styles within the Foothills

Since many Homesites in The Foothills are potentially highly visible from off-site, building masses, roof forms and ridgelines in this area should be low, with foundations and roof lines stepping to follow existing slopes. (Refer to Figure 36 - Foothill Home).

- Buildings should be made up of smaller building elements to fit the structure more closely to the site and to assure a low profile.
- The use of natural materials is encouraged, such as wood or stone. Stucco finishes are appropriate as well, provided they are colored and textured to compliment the surrounding landscape.
- Foothill homes should utilize walls, terraces and grading to make the home appear as if it "grows" out of the site.
- Buildings should incorporate long overhangs, hipped roofs and/or clipped gable ends rather than tall open gables, to minimize apparent height of buildings. A variety of textures and colors should be used that, when seen from a distance, blend the building into its site and minimize its presence.

Figure 36 - Foothill Home



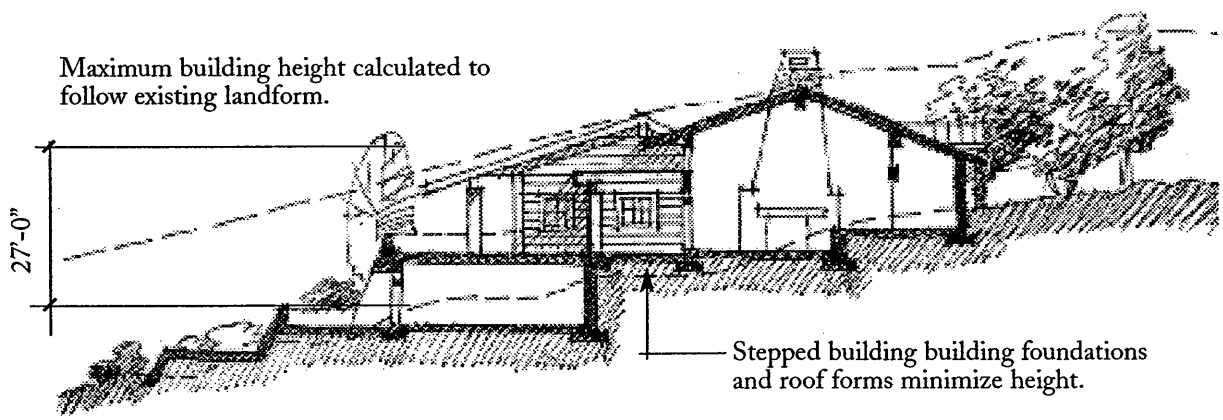
3.3 BUILDING HEIGHT

The maximum building height for Homesites within the Village and the Valley is 35 feet, except for homes which have frontages along Hidden Springs Drive, which will be 40 feet and for the 10 homes which have frontages on DeChambeau Way, which will be 27 feet. For Homesites within the Foothills, the maximum building height is 30 feet. Buildings should utilize stepped building designs that follow existing site topography, if appropriate.

Building Height (exclusive of chimneys) shall be measured as the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs. Height measurement of buildings with stepped roofs will be at the discretion of the TDRB. (Refer to Figure 37 - Building Height Measurement). In order to blend buildings into their specific landscape zones, maximum height may be further limited by applicable codes and the height limits in the Hidden Springs Zoning Ordinance.

Figure 37 - Building Height Measurement

VILLAGE/VALLEY HOMESITE



FOOTHILL HOMESITE

3.4 BUILDING MASS AND FORM

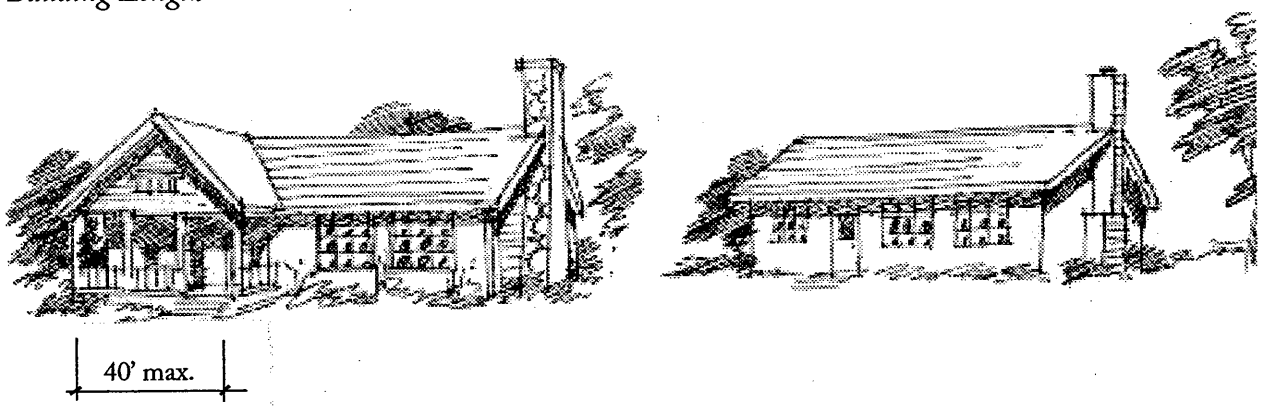
In general, building masses shall be residential in scale and respond to the size and type of Homesite within Hidden Springs.

General Requirements

- Building length should not exceed 40 feet in one direction without a change in direction, roof alignment, wall offset or elevation change. Building designs shall incorporate varied projections and recesses, such as bay windows, dormers, and/or porches, that create visual interest and respond to existing conditions on the Homesite. (Refer to Figure 38 - Building Length).

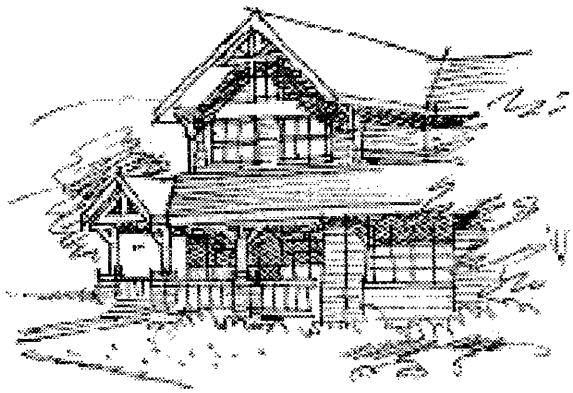
- The use of recessed door (including garage doors) and window openings is strongly encouraged to help create shadow lines to give the house a more substantial appearance. (Refer to Figure 39 - "Neighborly" Building Facades).

Figure 38 - Building Length

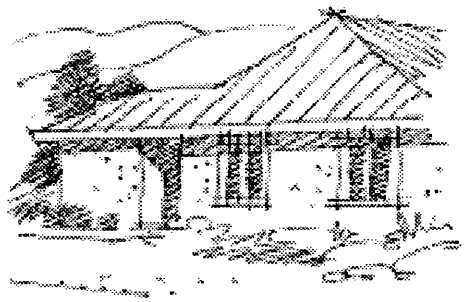


THIS -Changes in building wall length and roof break up large masses.

NOT THIS - Long, unbroken walls and roofs create visually static and "heavy" structure.



THIS - Deep set windows and front facing porches.



NOT THIS - Facade lacks articulation, no relationship to street.

THIS - Varied window forms and roof shapes.

NOT THIS - Linear, flat facade lacks richness.

Figure 39 - "Neighborly" Building Facades

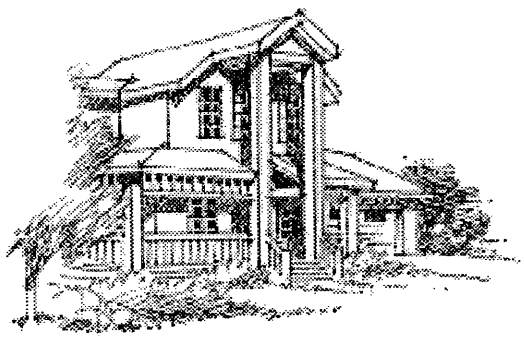
- Buildings should be designed to be viewed from all sides by screening and/or designing service areas as an integral part of the architectural composition. (Refer to Figure 40 - "Four Sided" Architecture).

THIS - Well proportioned shapes when viewed from all directions - "four sided architecture."

NOT THIS - Awkward proportions. No consideration for side and rear elevations.

Figure 40 - "Four Sided" Architecture

THIS - Pedestrian scaled entry.



NOT THIS - Out of scale entry.

Figure 41 - Entry Design

- Entries shall be recessed and should be articulated with overhangs and/or porches in order to create a "neighborly" presence on the street. (Refer to Figure 41 - Entry Design).

- Entry elements shall be in scale to the relative proportions of the home and adjoining streetscape. Dominant or overly stylized entries should be avoided. (Refer to Figure 41 - Entry Design).

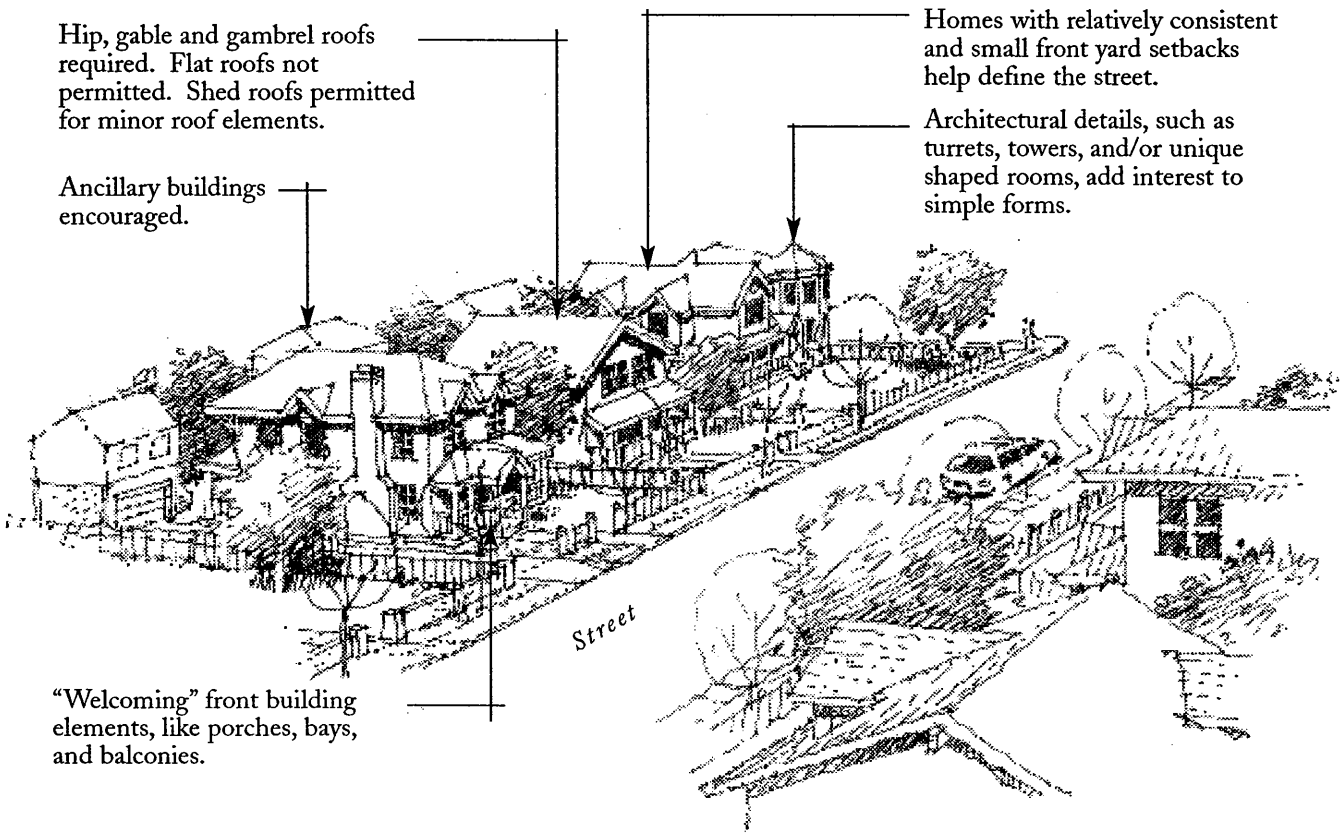


Figure 42 - Building Massing within the Village

Outlined below are building massing guidelines for each landscape zone:

Building Massing within The Village

Simple building masses within the Village shall create a sense of integrity at the nucleus of the community because buildings in the Village will be seen as a group rather than individually. (Refer to Figure 42 - Building Massing within the Village).

- Use of the rectangular box forms of farmhouses and the early Boise neighborhoods are encouraged in order to create a Village "streetscape".

- Buildings should be particularly sensitive to their street frontage. Design elements that create a play of light and shadow and reduce perceived bulk, such as deep porches, decks, overhangs, multi-paned windows and building offsets should be used.

- Second Story floor areas may be the same as the first Story floor area.

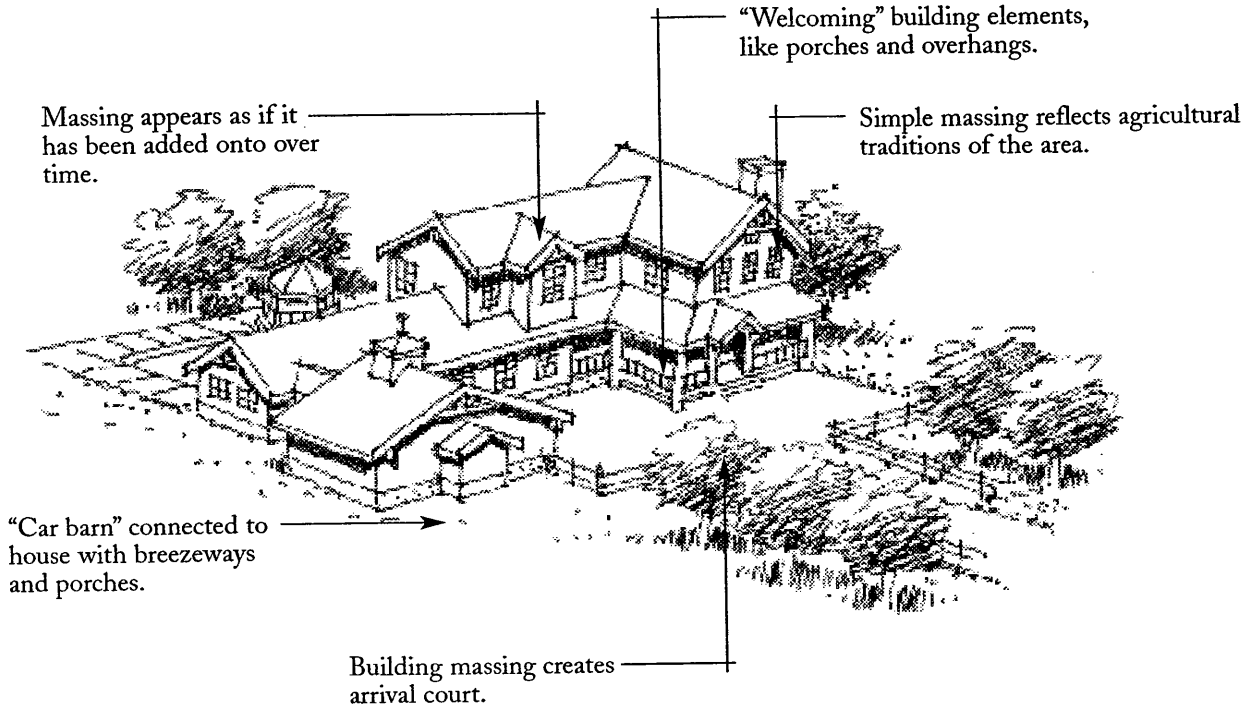


Figure 43 - Building Massing within the Valley

Building Masses and Forms within The Valley

As in the Village, building forms within the Valley may be simple forms which reflect the dimensions of the interior spaces. (Refer to Figure 43 - Building Massing within the Valley).

- It is encouraged that buildings within the Valley be composed of smaller room-size forms or groups of buildings rather than one dominant mass in order to build upon the agricultural traditions in these neighborhoods.
- Detached garages which incorporate "breezeways" to connect to the main structure are encouraged.
- Second Story floor areas may be the same as the first Story floor area.

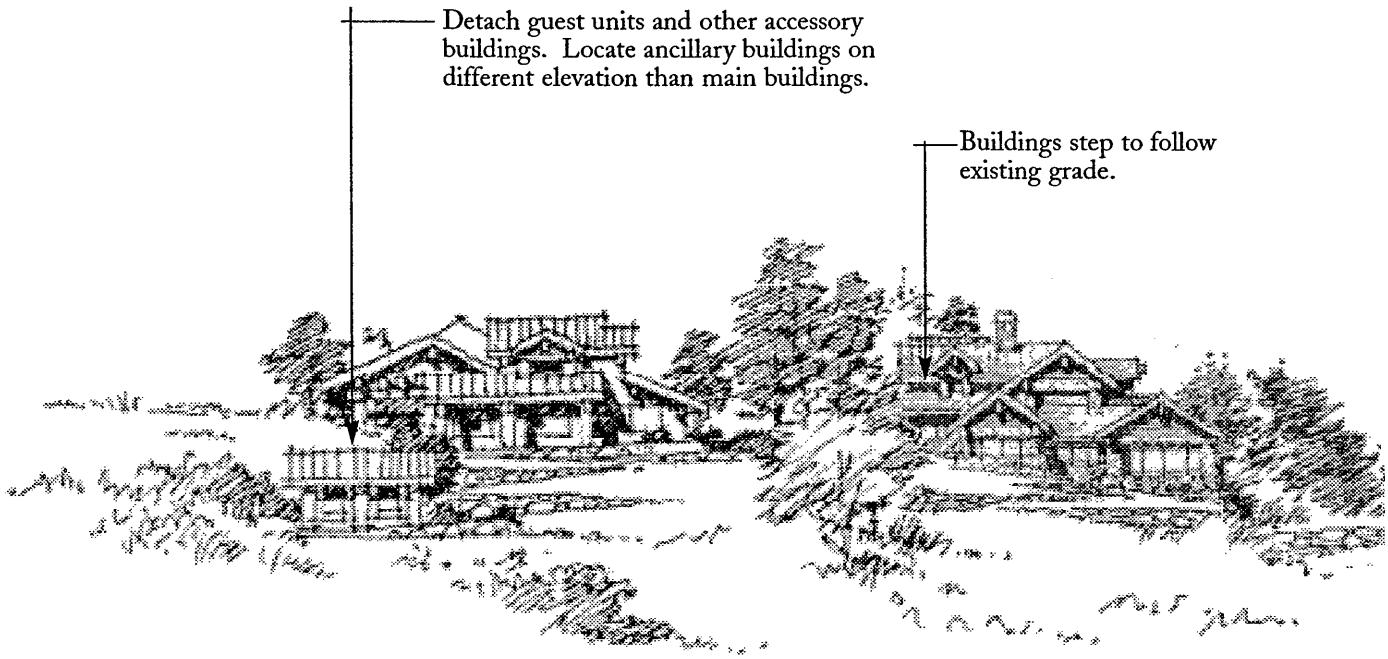


Figure 44 - Building Massing within the Foothills

Building Masses and Forms within The Foothills

Building masses within the Foothills are to be composed of clusters of building forms fitted to the topography and natural surroundings. (Refer to Figure 44 - Building Massing within the Foothills).

- Buildings shall step with the grade to minimize exposed building facade on the downhill portion of the Homesite and to integrate the building with the site.

- Building massing shall express the organization of interior spaces and/or groups of related rooms.

- Asymmetrical compositions of building forms are preferred rather than formal symmetrical designs. (Refer to Figure 45 - Foothill Building Massing - Asymmetrical Composition).

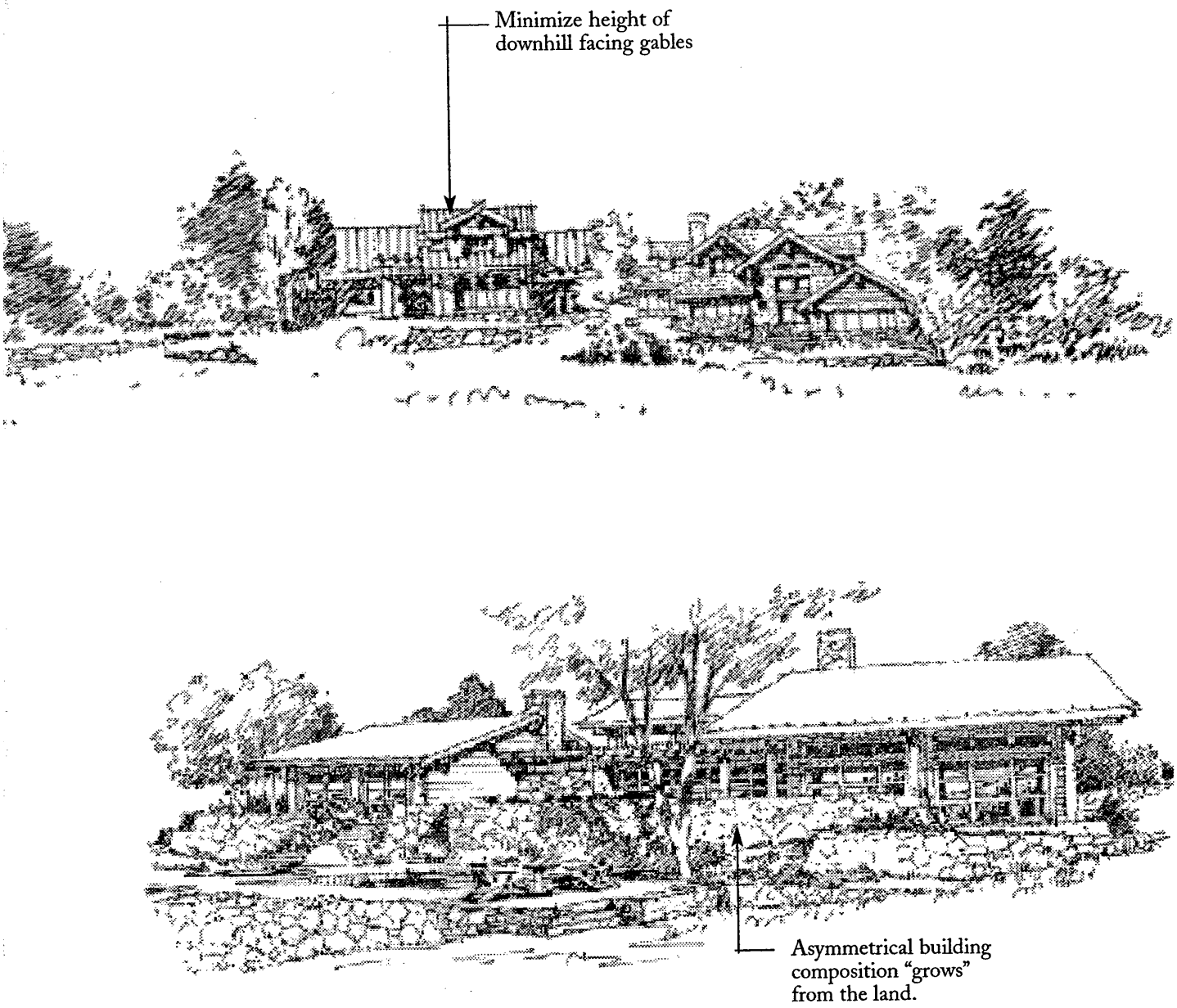


Figure 45 - Foothill Building Massing - Asymmetrical Composition

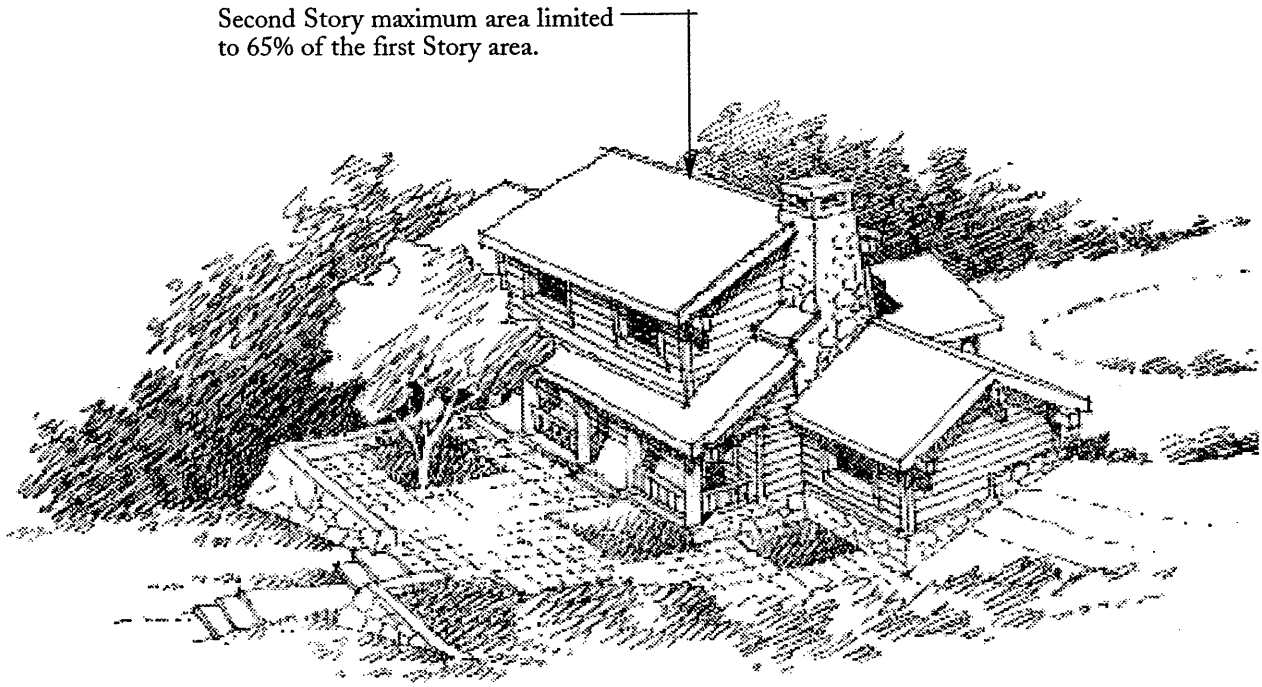
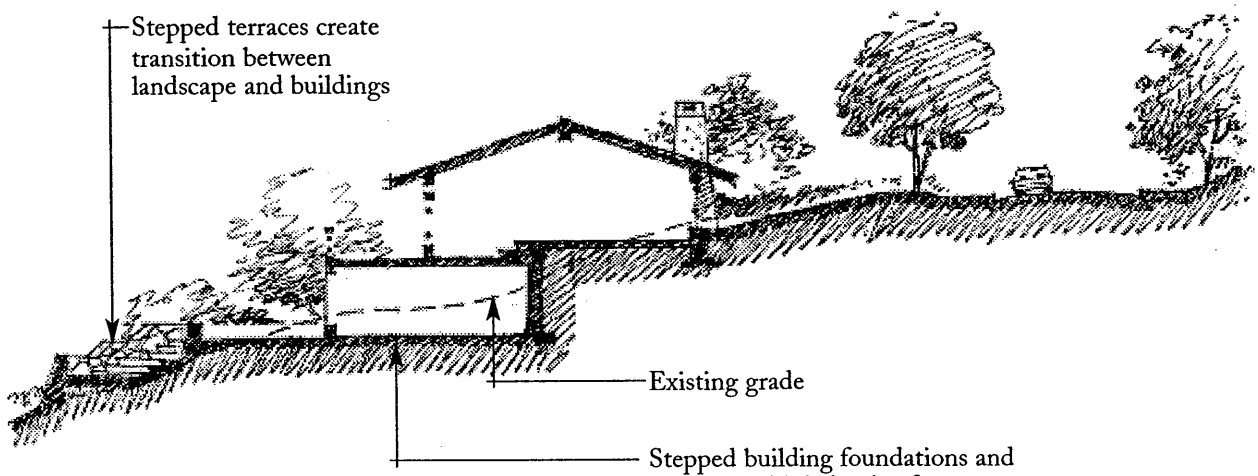


Figure 46 - Second Story Building Massing within the Foothills

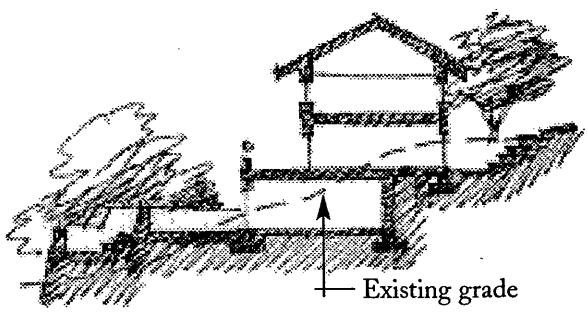
- The downhill portion of the Homesite, whether it is streetside or at the rear of the Homesite, shall be limited to two stories.

- The second Story area of a two Story building, including covered exterior areas is limited to no more than 65% of the first Story area. Refer to Definitions - Appendix A - for Story definition. (Refer to Figure 46 - Second Story Building Massing within the Foothills).

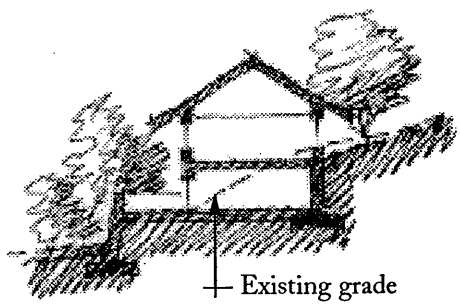
- In general, buildings shall not have flat surfaces that extend two stories or have the appearance in scale or mass of a two Story structure. (Refer to Figure 47 - Building Massing Concepts for Foothill Sites).



THIS - Stepped building foundations,



NOT THIS - Apparent 2-3 Story facade facing downhill.



NOT THIS - Building design does not respond to site topography.

Figure 47 - Building Massing Concept for Foothill Sites

3.5 ROOFS

From many viewpoints in and around the community, roofs will become the dominant element of the landscape and must create a harmonious relationship to the street, site and adjacent structures. All roofs shall be carefully designed in color, material and shape so that they help to integrate the structure with its landscape setting and neighboring buildings.

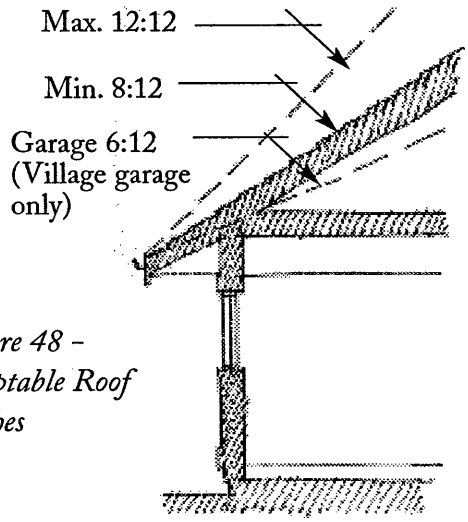
- Generally, acceptable roof pitches at Hidden Springs are between 3/12 and 12/12, with the steeper pitches more appropriate for the Village and the Valley areas, and flatter pitches encouraged for the Foothills as outlined below: (Refer to Figure 48 - Acceptable Roof Pitches).

  The Village - 6/12 minimum for garages, 6/12 minimum for residential structures, 12/12 maximum. Roof pitches flatter than 6/12 or steeper than 12/12 may be approved by the TDRB if such pitches are an integral element of the architectural style of the building. For example, the TDRB may approve flatter pitches for Italianate Style Victorian homes or steeper pitches for Gothic Revival Style Victorian homes.

  The Valley - 6/12 minimum for all structures, 12/12 maximum. Roof pitches flatter than 6/12 or steeper than 12/12 may be approved by the TDRB if such pitches are an integral element of the architectural style of the building. For example, the TDRB may approve flatter pitches for Spanish Colonial Style homes or steeper pitches for Gothic Revival Style Victorian homes. Designs, which incorporate flat roofs, will be reviewed by the TDRB on a case-by-case basis.

  The Foothills - 3/12 minimum and 8/12 maximum for all structures. Designs which incorporate flat roofs will be reviewed by the TDRB on a case by case basis.

- Gable, clipped gable, gable on gable, intersecting gable and partial or full hip roofs are encouraged for all large visible roof surfaces. Shed roofs of minimum 3/12 may be allowed for limited areas such as porches. (Refer to Figures 49 and 50 - Roof Characteristics and Examples of Village and Valley Gable Details).



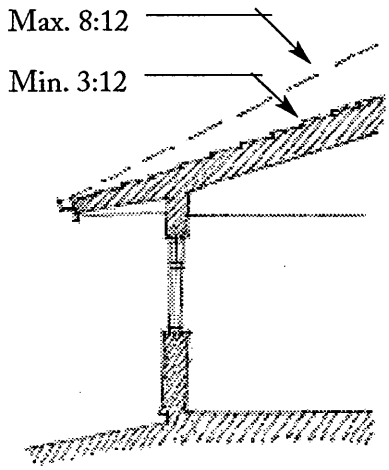


Figure 48 - Acceptable Roof Pitches

VILLAGE AND VALLEY ROOF SLOPES

FOOTHILL ROOF SLOPES

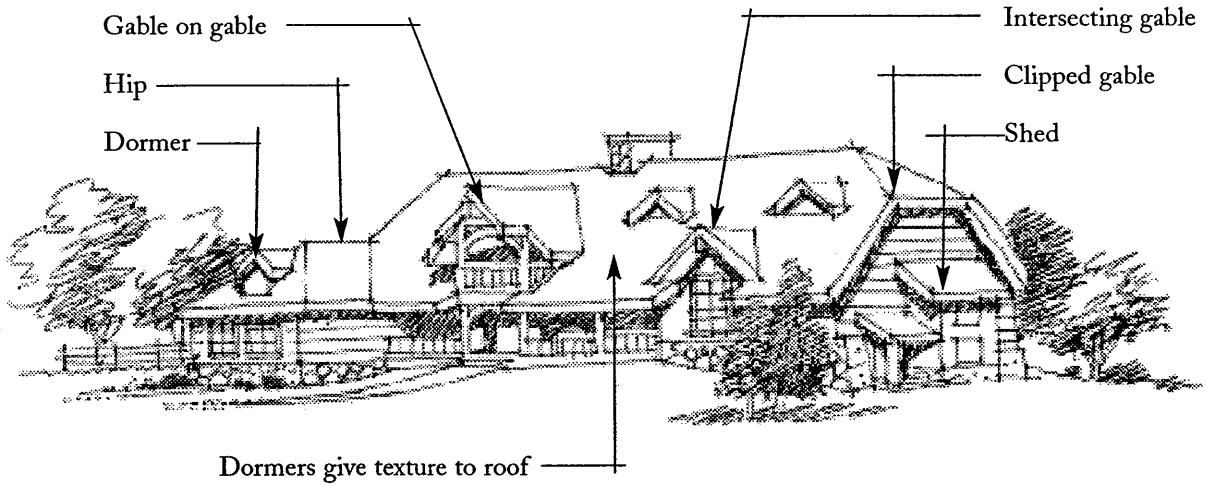


Figure 49 - Roof Characteristics

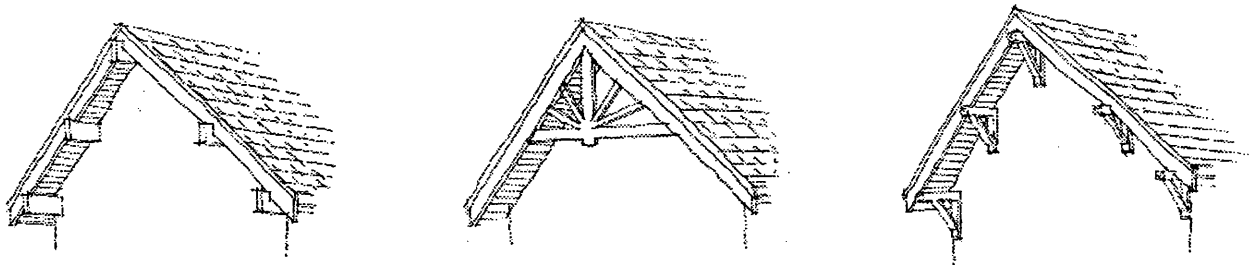
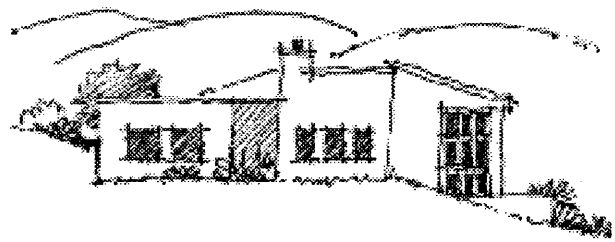


Figure 50 - Examples of Village and Valley Gable Details

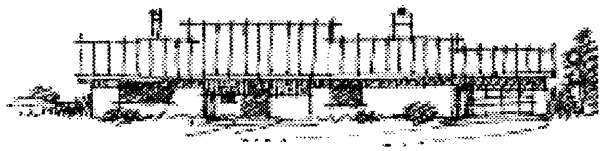
"Flying Gables" add depth and shadow to building facade, stylized details add character.

THIS - Varied roof forms step to follow terrain.

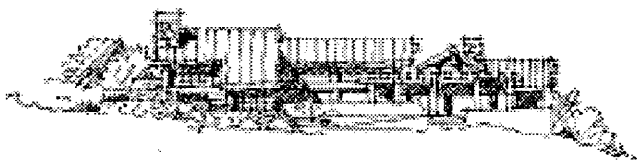


NOT THIS - Roof forms that are flat and angular do not blend with surrounding land forms.

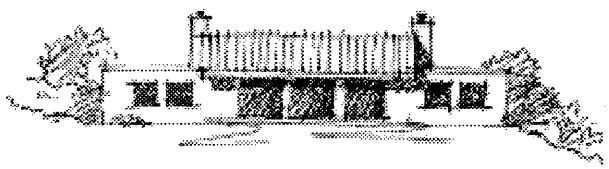
THIS - Varied roof shapes.



NOT THIS - Ridgeline too static.



THIS - Asymmetrical profile.



NOT THIS - Symmetrical profile.

Figure 51 - Foothill Roof Massing Concepts

- Dominant roof ridges within the Foothills should run parallel to the slope. (Refer to Figure 51 - Foothill Roof Massing Concepts).

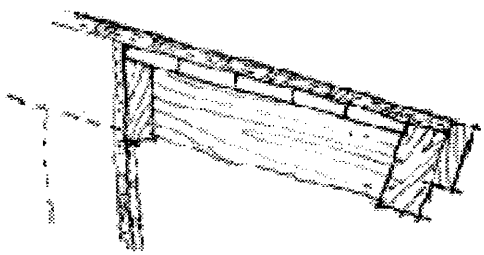
- Roof materials shall be Class A fire rated and non-reflective.

- Approved materials for roofs include non-combustible materials such as unglazed tile, slate, concrete tile, architectural standard composition shingle or other materials approved by the TDRB. Metal roof materials may be approved by the TDRB if their use is an integral element of the design of the building.

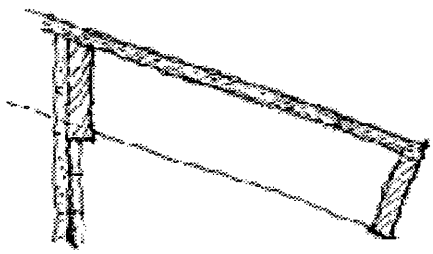
THIS - Gable ends and walls form balanced and detailed composition.

NOT THIS - Open gable end emphasizes lack of detailing.

Figure 52 - Gable Ends



THIS - Heavy timbers and "wood" board soffit.



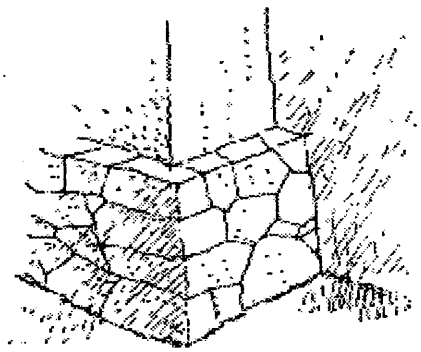
NOT THIS - Two inch exposed framing and exposed plywood.

Figure 53 - Soffitt Detailing

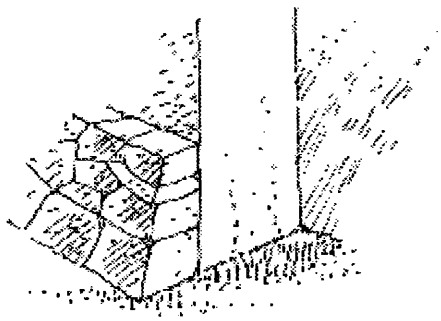
- Roof top equipment and large vents are to be grouped and concealed in chimney-like structures as integral parts of roof and/or wall designs. Ridge vents are encouraged. All roof-top equipment must be painted to match roof color.

- Skylights, solar equipment, antennas and other roof apurtenances will be reviewed on a case by case basis by the TDRB, and evaluated for potential impact upon neighbors and the community as a whole. Skylights shall not be domed or reflective and the frames shall match roof color.

- Dormers and other three dimensional elements shall be used to add large scale "texture" to roof forms, avoiding the appearance of wide, unbroken roof planes as seen from off-site. The use of large roof overhangs is preferred.



THIS - Projecting band or masonry veneer continues around to intersection with side walls - the inside corner.



NOT THIS - Projecting band or veneer stops at outside corner.

Figure 54 - Exterior Walls

3.6 EXTERIOR WALLS AND FINISHES

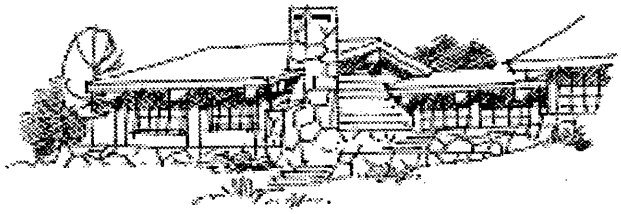
Exterior walls and finishes should reflect a logical and appropriate combination of colors, textures and forms to compliment the surrounding landscape setting and buildings.

- The exterior walls of all buildings shall use a maximum of three materials. One material should be dominant over the other(s) in a logical structural relationship.

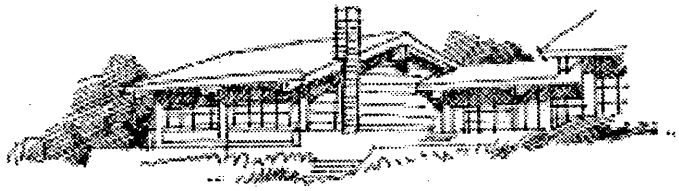
- When there is a change in materials, there should be a clear break in the plane of the surface. Materials should be consistently applied to all elevations of the structure. (Refer to Figure 54 - Exterior Walls).

- All building facades must include a significant degree of texture such as that provided by shingles, shiplap boards, board and batten, stone and brick. Examples of approved brick and stone are also available from the TDRB.

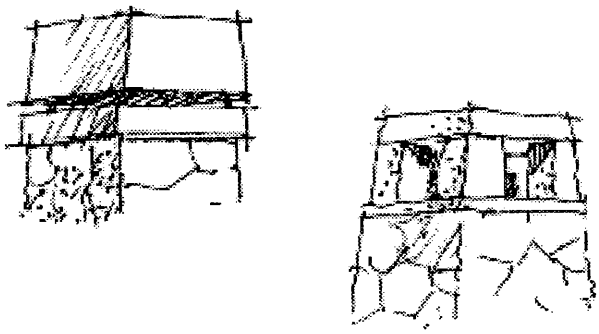
- Stucco may be used as long as it is used in conjunction with another material. It must incorporate frequent control joints, significant textural qualities and color variation.



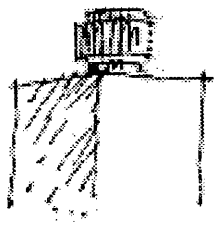
THIS - Chimneys of masonry units relate to foundation and site grading.



NOT THIS - Poorly proportioned "boxed" chimney flue with no visual structural integrity.



THIS - Hardware is screened within architectural feature.



NOT THIS - Exposed hardware.

Figure 55 - Chimney Design

3.7 CHIMNEYS AND ROOF PROJECTIONS

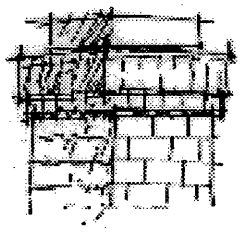
All roof projections, including chimneys, flues and vents shall be compatible in scale, height, and material with the structure from which they project. (Refer to Figures 55 and 56 - Chimney Design and Chimney Forms).

- Large vents are to be grouped and concealed in chimney-like structures as integral parts of roof and/or wall designs. All roof-top hardware must be painted to match roof color.

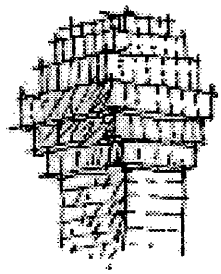
- All chimneys and related safety features (such as spark arrestors) must comply with applicable Ada County ordinances. Chimney hardware must be screened within an architectural feature (enhancer).

- Chimneys on exterior walls must be an integral element in the building design in order to anchor the building to the site. Chimneys on exterior walls must continue to the ground and must be masonry or stucco.

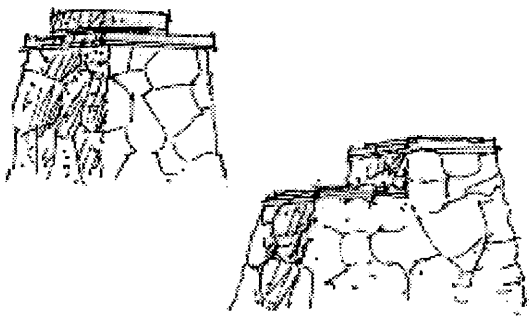
- Wood sided chimney chases are not permitted when located on an exterior wall.



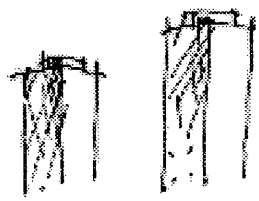
THIS - Chimney forms reinforce the design character of the house.



NOT THIS - Overly stylistic and elaborate forms appear contrived.



THIS - Chimney forms create a varied roofline.



NOT THIS - Thin chimney forms out of scale with house.

Figure 56 - Chimney Forms

3.8 PORCHES AND DECKS

The use of porches and/or front facing patios or terraces in building designs is encouraged to create a strong relationship between indoor and outdoor areas and to promote a sense of community. (Refer to Figure 57 - Porch Design).

- Porches, verandas, colonnades, terraces, and patios for climate control and/or outdoor living and circulation shall be designed as integral elements of the building.

- Corner Homesites shall incorporate front and side porches, pergolas, or terraces in building designs whenever possible.

- Porches shall have a minimum depth of six feet.

- If visible from below or off-site, the underside of porches, decks and balconies shall be finished to a level consistent with the exterior materials and trim of the home.

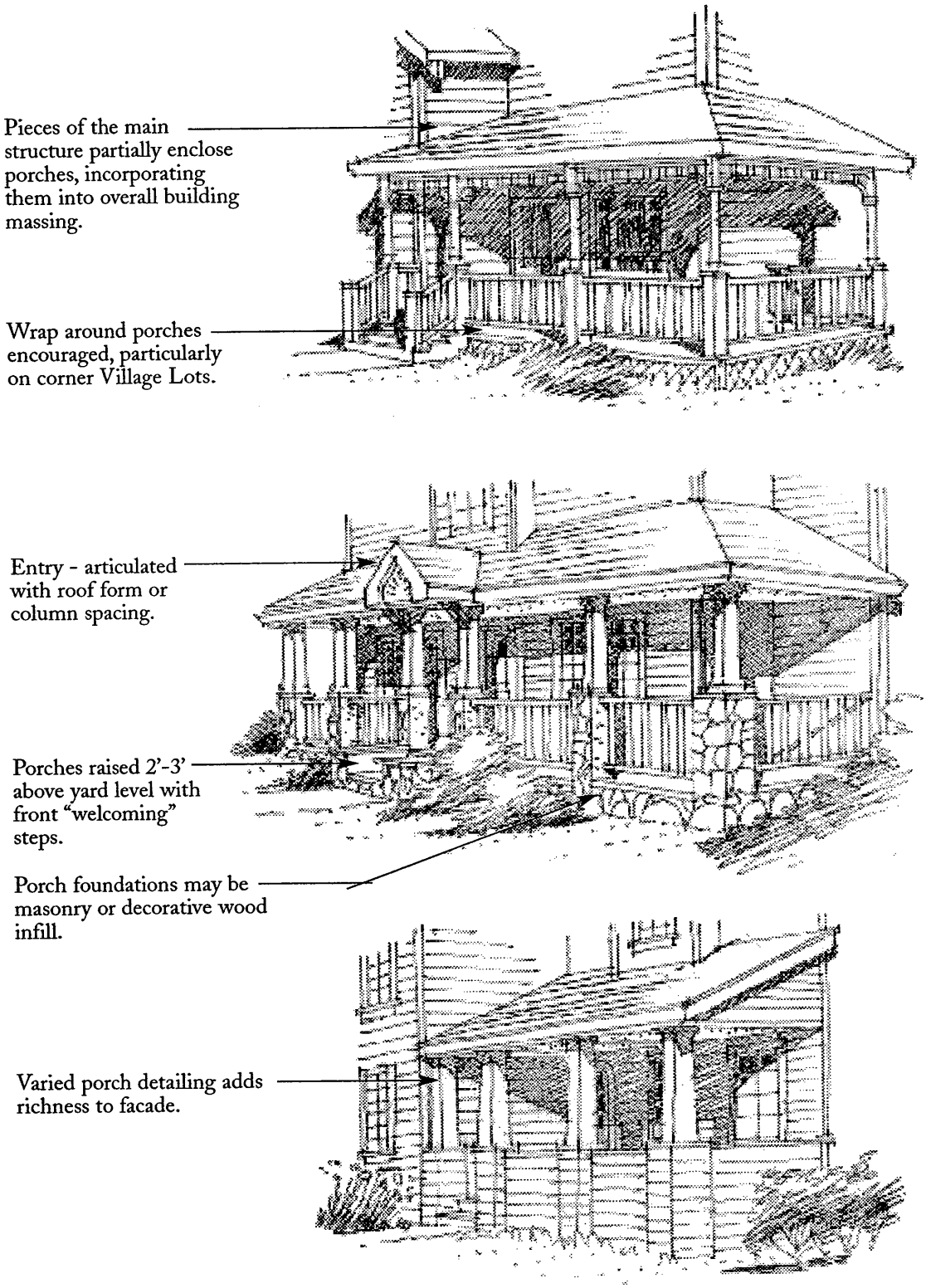


Figure 57 - Porch Design

3.9 WINDOWS AND DOORS

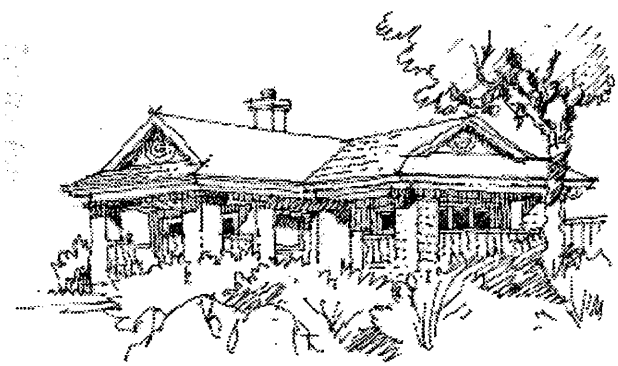
In order to create a play of light and shadow as well as reduce unnecessary energy loss, all window and door openings should be deeply recessed and shaded as much as possible. (Refer to Figure 58 - Window Design).

- All garage doors should be recessed a minimum of twelve inches where possible.
- The shapes and details of all openings are to be appropriate to the structural expression of the adjoining walls, using arches and lintels.
- The style of windows should be consistent throughout the building. Mixing of window styles, i.e. single hung and sliders is discouraged.
- Mullions are required in a portion of all windows in Village and Valley homes. (Refer to Figure 59 – Examples of Window Mullion Patterns for Village and Valley Homes) Mullions are encouraged in all windows in Foothills home. Large door and/or window openings should be divided through the use of mullions or the ganging of smaller window units. (Refer to Figure 60 – Large Window Design) Designs for homes on view homesites and Foothills homes that incorporate large window openings without mullions to optimize views will be reviewed by the TDRB on a case-by-case basis.

Figure 58 - Window Design

THIS - Window and door forms and shapes carefully arranged.

NOT THIS - Many different window forms and shapes haphazardly arranged.



THIS - Deeply recessed windows organized into architectural patterns.

NOT THIS - Non-recessed windows do not cast any shadow, creating a "flat" facade.

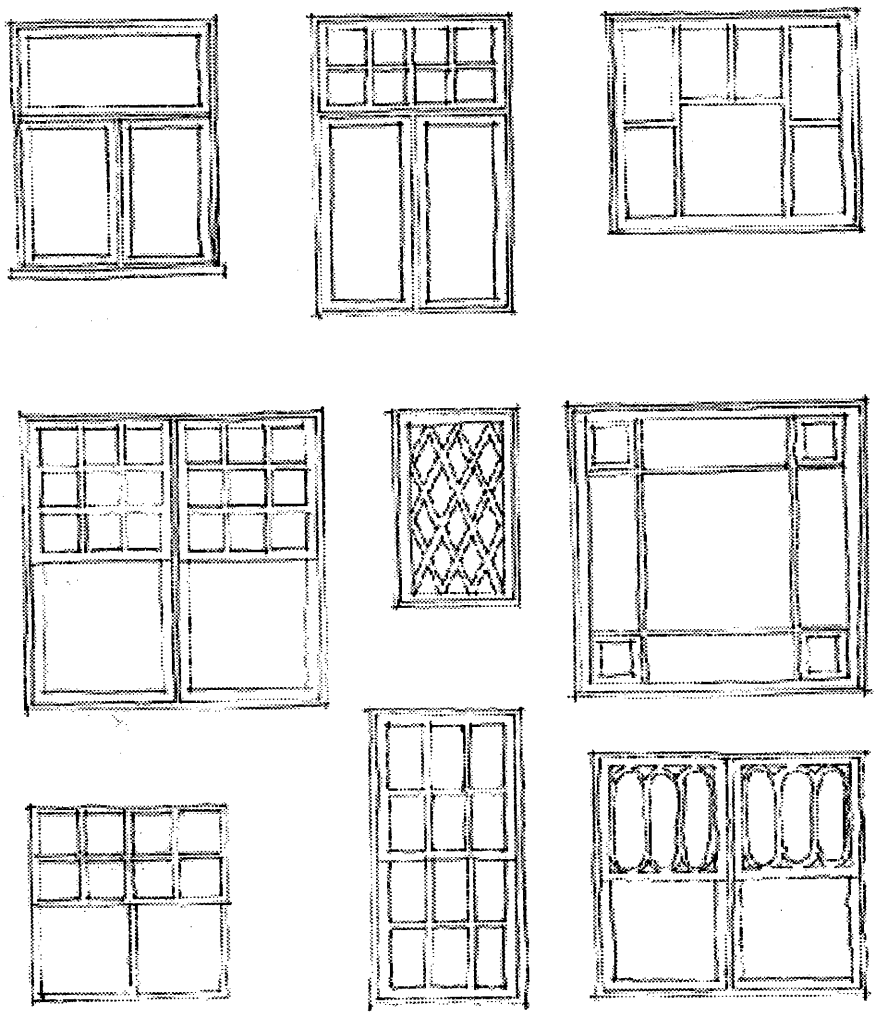


Figure 59 - Examples of Window Mullion Patterns for Village and Valley Homes

- Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance is not permitted. All glazing is to be double-pane for its energy conservation and fire-resistant qualities.
- The exterior finishes of windows and doors shall be of wood, colorfast vinyl, or bronze anodized finish. Unfinished aluminum or other metal is not permitted.
- Doors, window and door frames may be stained or painted. Refer to the suggested color palettes for Village, Valley and Foothill Homes available from the TDRB.

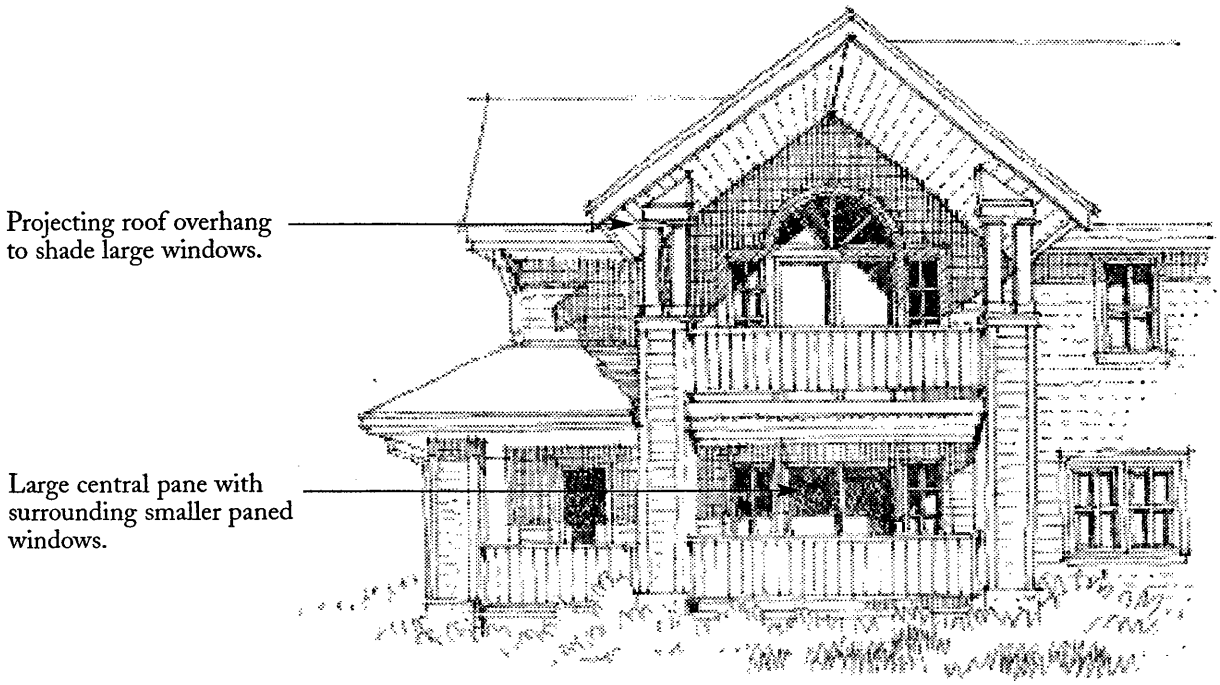


Figure 60 - Large Window Design

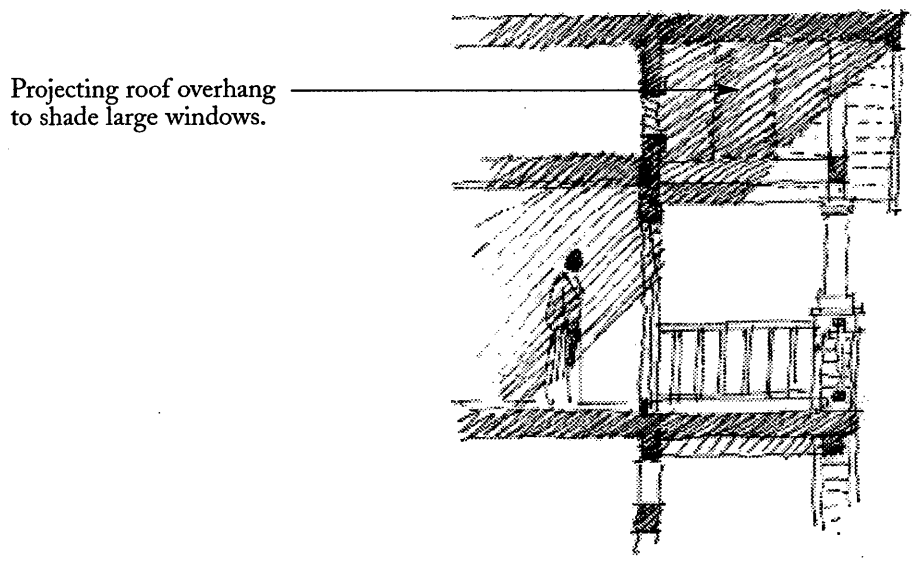


Figure 61 - Shading of Windows

- It is strongly recommended that large window areas be shaded by projecting roof overhangs, balconies or porches to minimize their visibility from adjoining Homesites. (Refer to Figures 60 and 61 - Large Window Design and Shading of Windows).

3.10 COLORS

A suggested palette of colors for the Village is available from the TDRB. Colors have been selected to complement rather than contrast with the surrounding natural setting..

- Color application should be used consistently throughout each Homesite for all the building(s) and related outdoor areas and/or structures.

- As noted in Section 3.2, a wider variety of colors may be used in the Village. Color selection is more limited in the Valleys and Foothills where it is more important that buildings recede into the natural landscape. In general, this will require colors that are similar to, but darker than the prevailing natural tones.

- Colors for large field application should be recessive in value, while accent color should be used in limited areas.

3.11 RAILINGS

Railings on balconies, decks, stairs and porches, shall borrow from the indigenous styles of the area and be made up of structures and materials that appear as natural extensions of the buildings that adjoin them. Deck and porch railings should be painted. The TDRB may approve stained wood deck and porch railings if the stained wood is consistent with the architectural style of the home.

3.12 ACCESSORY APARTMENTS, ANCILLARY BUILDINGS OR HOME OFFICES

Accessory Apartments, ancillary buildings, home offices or streetside offices must be located within the Building Envelope or within Minimum Building Setback areas. Ancillary buildings must be integrated with the main building by using compatible materials and colors and by interconnecting buildings through the use of walls, trellis, patios and/or plant materials.

- As specified in Section 2.11, an off-street parking space must be provided for all Accessory Apartment accommodations. An Accessory Apartment is defined as a separate fully functional living unit including a kitchen, bathroom, etc., which may be rented for income, provide residence in barter for personal services, or accommodate a family member who wishes to live in a separate structure on the Homesite, refer to Definitions - Appendix A of this document.

- If there is a change in use of any ancillary buildings to an Accessory Apartment, the Ada County Highway District must be notified.

3.13 SUGGESTED BUILDING PRACTICES

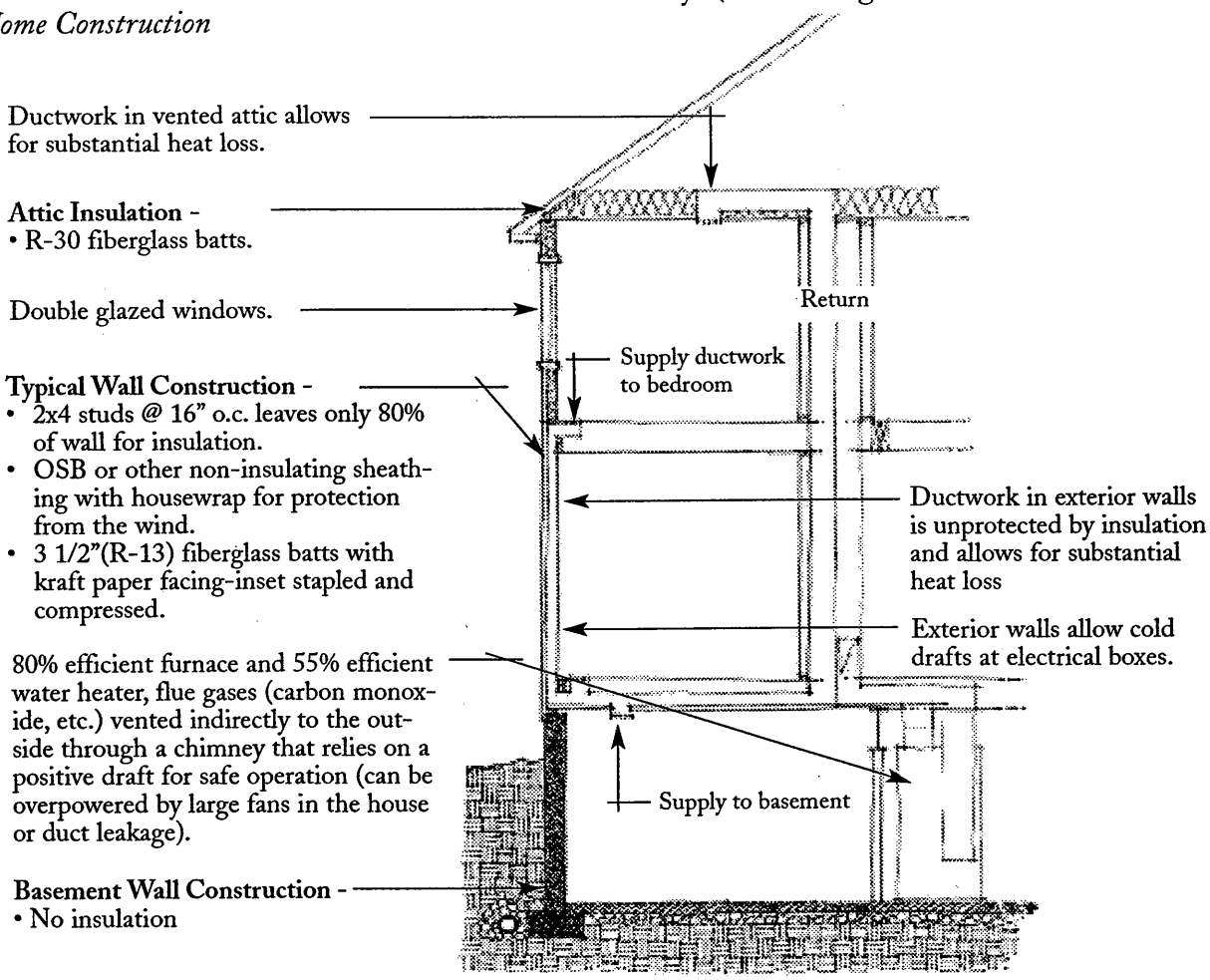
Although Hidden Springs has adopted a design theme which emphasizes rural and historical architectural and building concepts, site and building design and construction utilizing the latest advances in energy and resource conservation is encouraged. New building technologies, innovative building materials, thoughtful site planning and creative construction systems will result in more energy-efficient, better quality, more affordable homes.

The following measures are strongly recommended in the planning and design of a home at Hidden Springs. In addition, a completed set of materials regarding building design and construction and resource conservation is available from the TDRB.

Suggested Building Design Measures

- The soils in Hidden Springs consist of sandy clays, silty clays, and clayey silty sand. These clay soils tend to attract and retain moisture and, when compacted, are extremely impermeable. **For this reason, it is strongly recommended that all buildings be designed and constructed with water-managed foundation systems.** Water managed foundation systems rely on two fundamental principles:
  - Keep water away from the foundation wall perimeter
  - Drain groundwater away in a sub-grade perimeter footing drain before it gets to the foundation wall.
- Building structures should utilize stock framing systems with 2"x 6" studs spaced 24" on center and 7/8" subfloor sheathing. This framing system results in less framing and sheathing material and less construction waste. In addition, more space in the wall cavity also allows for more thermal insulation with no decrease in structural safety. (Refer to Figures 62 and 63 -

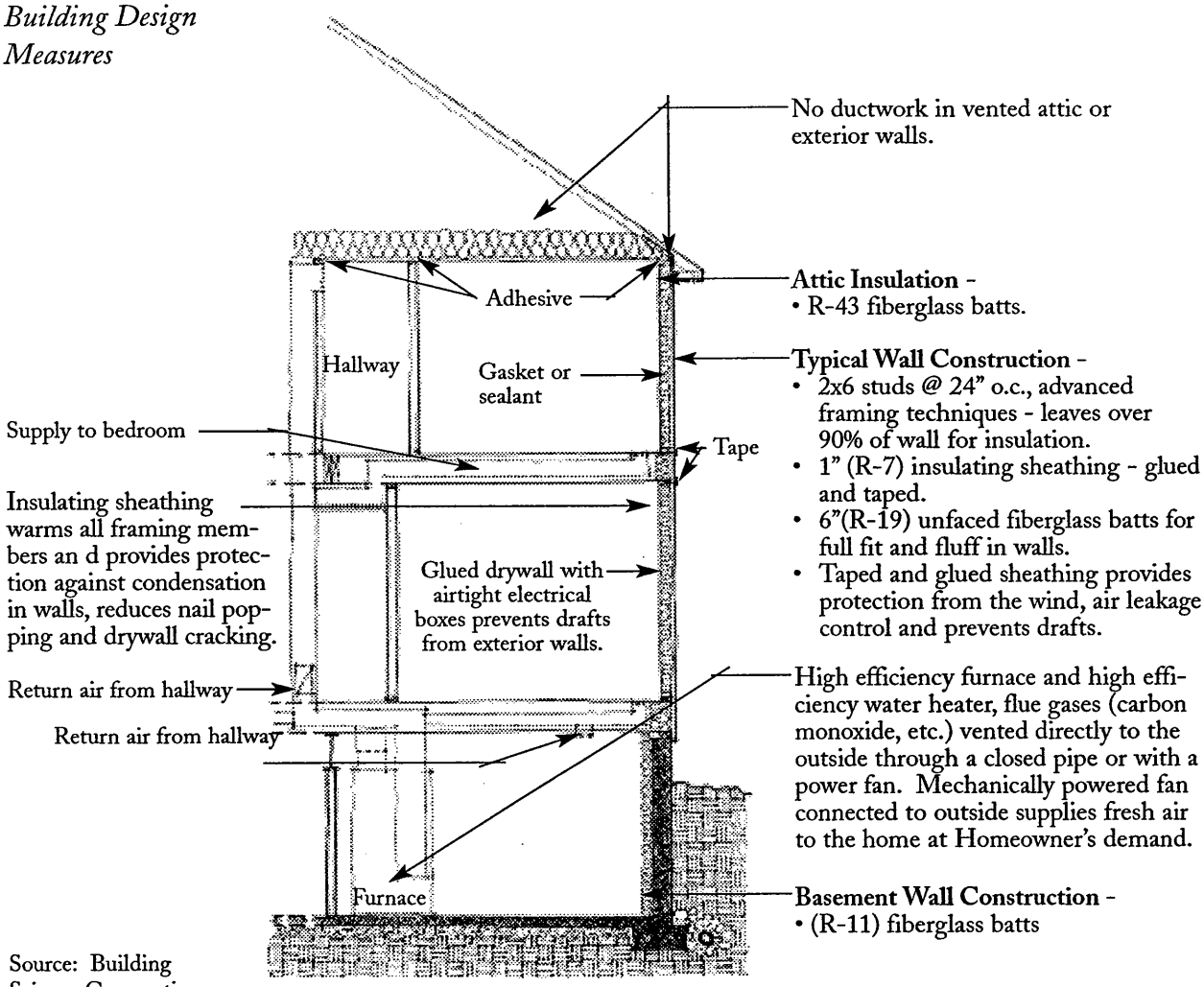
Figure 62 - Conventional Home Construction



Conventional Home Construction and Suggested Building Design Measures).

- Homes may increase insulation in the walls (R-26) ceilings (R-43) and foundation (R-11) to reduce energy consumption and lower utility bills.
- Building construction should use extensive sealing and caulking of the building's interior and exterior to prevent uncontrolled air leakage.
- Heat ducts should be located in the building's interior rather than in attic or exterior wall spaces to help prevent leakage of heated and cooled air.
- Windows should be double-glazed, gas-filled windows with a low E-film to decrease heat loss to the outside from the building interior.
- Flexible wiring should be used in combination with airtight electrical outlets in place of conduit to reduce drafts at electrical outlets.

Figure 63 - Suggested Building Design Measures



Source: Building Science Corporation

- Ventilation fans controlled by residents should be utilized to bring fresh air into the home when needed.
- A direct vent, sealed-combustion high efficiency furnace and high-efficiency power-vented, sealed combustion gas water heater are strongly recommended to prevent combustion exhaust including carbon monoxide from escaping into the home.

The above suggestions are subject to applicable Ada County building codes.

Suggested Resource Conservation Measures

- Building construction and design should emphasize efficient building practices and the reuse and reduction of materials. Recycling of materials should be maximized.
- Building designs should include adequate space for recycling bins in kitchens, utility areas, and trash enclosures.
- All buildings shall be constructed with high-efficiency (low flow) shower heads, toilets, faucets and similar appliances. (Refer to Section 6.2 of the CC&R's).

Suggested Solar Access Measures

- The use of active and/or passive solar systems are encouraged provided they are integrated in to the architecture of the buildings and are not obtrusive to neighboring buildings.
- For maximum solar gain, buildings should be elongated along the east-west axis to expose more surface area to the south.
- Living areas, such as living rooms, dining rooms, kitchens and bedrooms should be located along the south side of buildings for maximum sunlight during winter months. Garages, utility areas, and bathrooms should be located along the north side to act as a thermal buffer for the rest of the building.
- Avoid locating decks, entries, or porches on the north side of the building due to shading and winter winds.
- Locate the majority of windows along the south, southeast and southwest walls of the building. Without compromising architectural design, provide a minimum number of windows along the north side for ventilation and/or to capture particular views.

4.0

Town Design Review Board

These guidelines will be used in conjunction with a formal design review process whereby Builders or individual Homesite Owners submit all proposals and drawings to the TDRB for review and comment. This process starts with an informal introductory meeting and ends with the completion of home construction. The TDRB shall be composed generally of a cross-section of design professionals and others familiar with Hidden Spings. The TDRB will review development proposals and plans in order to ensure that the project design is in substantial compliance with requirements set forth by these guidelines and the overall design objectives of Hidden Springs. The persons serving on the TDRB view their mission as assisting Owners through the design review process and should be thought of as members of the Owner's design team. Refer to Section 3.3 of the CC&R's.

4.1 Town Review Board Membership

The TDRB will consist of three to five members. Each person will hold office until such time as he has resigned or been removed or his successor has been appointed. One of the members will be the "TDRB Administrator".

4.2 Appointment of Members

Initially, all members of the TDRB shall be appointed by the Town Founder. Thereafter, at any time the Town Founder may appoint, remove and replace all members of the TDRB with or without cause. After the Class B membership termination date (refer to Section 3.1.3.2 of the CC&R's), members shall be appointed by the Town Council ("Directors") of the Hidden Springs Town Association ("The Association"). Refer to Section 3.3.1 of the CC&R's.

4.3 Membership Requirements

Members of the TDRB need not be members of The Association. At least one member shall be a design professional in the fields of architecture, landscape architecure or engineering. One member, the "TDRB Administrator", shall be appointed by the TDRB in writing. See Section 3.3.2 of the CC&R's. The TDRB may retain the services of a consultant as needed.

4.4 RESIGNATION OF MEMBERS

Any member of the TDRB may at any time resign from the TDRB upon written notice stating the effective date of the member's resignation to the Association, or to the Town Founder, whichever then has the right to appoint and remove members. Any member may be removed at any time by the body which appointed them with or without cause.

4.5 FUNCTIONS OF THE TDRB AND THE TDRB ADMINISTRATOR

It will be the duty of the TDRB to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Design Guidelines; to amend the Design Guidelines as deemed appropriate; and to perform any duties assigned to it by the Town Founder or the Association as set forth in this document and the CC&R's.

The TDRB Administrator has the authority to act upon any design review matters or decisions at his/her sole discretion. The TDRB Administrator shall use the members of the TDRB as a resource in gathering input and advice on design proposals.

4.6 MEETINGS

The TDRB will meet monthly or as needed to properly perform its duties. The TDRB will keep and maintain a record of all actions taken by it. The powers of the TDRB relating to design review will be in addition to all design review requirements imposed by Ada County.

4.7 COMPENSATION

All the members of the TDRB shall be entitled to compensation for services described herein and in Section 3.3.7 of the CC&R's. All members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any TDRB function or duty. Requests for reimbursement shall be supported by adequate documentation and shall be submitted to, and approved by, the Directors.

Initially, the Town Founder shall set compensation rates for the TDRB members. At such time as the Directors appoint members to the TDRB , compensation shall be set by the Directors.

4.8 AMENDMENT OF DESIGN GUIDELINES

The TDRB may, from time to time and in its sole discretion, adopt, amend and repeal by majority vote, rules and regulations to be incorporated into, or amendments of the Design Guidelines, which, among other things, interpret, supplement or implement the provisions of the Design Guidelines. In addition, the Town Founder has the right to modify the Guidelines as applied to subsequent phases of the overall development. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be revised as part of the Design Guidelines. Each Owner is responsible for obtaining from the TDRB a copy of the most current Design Guidelines. See generally, Section 3.3.3 of the Hidden Springs CC&R's.

4.9 NON-LIABILITY

Provided that TDRB members act in good faith, neither the TDRB nor any member will be liable to the Association, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of (Refer to Seciton 3.3.9 of the C.C&R's):

a) Approving or disapproving any plans, specifications and other materials, whether or not defective;
b) Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials;
c) The development or manner of development of any land within Hidden Springs;
d) Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct; and
e) Performing any other function pursuant to the provisions of the Design Guidelines.

Refer to Section 3.3.9 of the CC&R's.

5.0

DESIGN REVIEW PROCEDURES

This section provides a "road map" that will guide an Owner through the design review process at Hidden Springs. The process involves a series of meetings between the Owner, their design team and the TDRB. It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of new home design or improvements to an existing home. The TDRB is committed to assisting Owners through the design review process and expediting all submittals. The TDRB will make every effort to review and process all complete submission packages within ten working days. As opposed to a "regulatory review agency," the TDRB should be thought of as a member of the Owner's design team. Refer to Section 3.3.5 of the CC&R's.

5.1 DESIGN REVIEW PROCESS

Improvement plans will be carefully reviewed by the TDRB to ensure that the design is compatible with both Hidden Springs as a whole, and to the particular Homesite. This design review process must be followed for any of the following improvements:

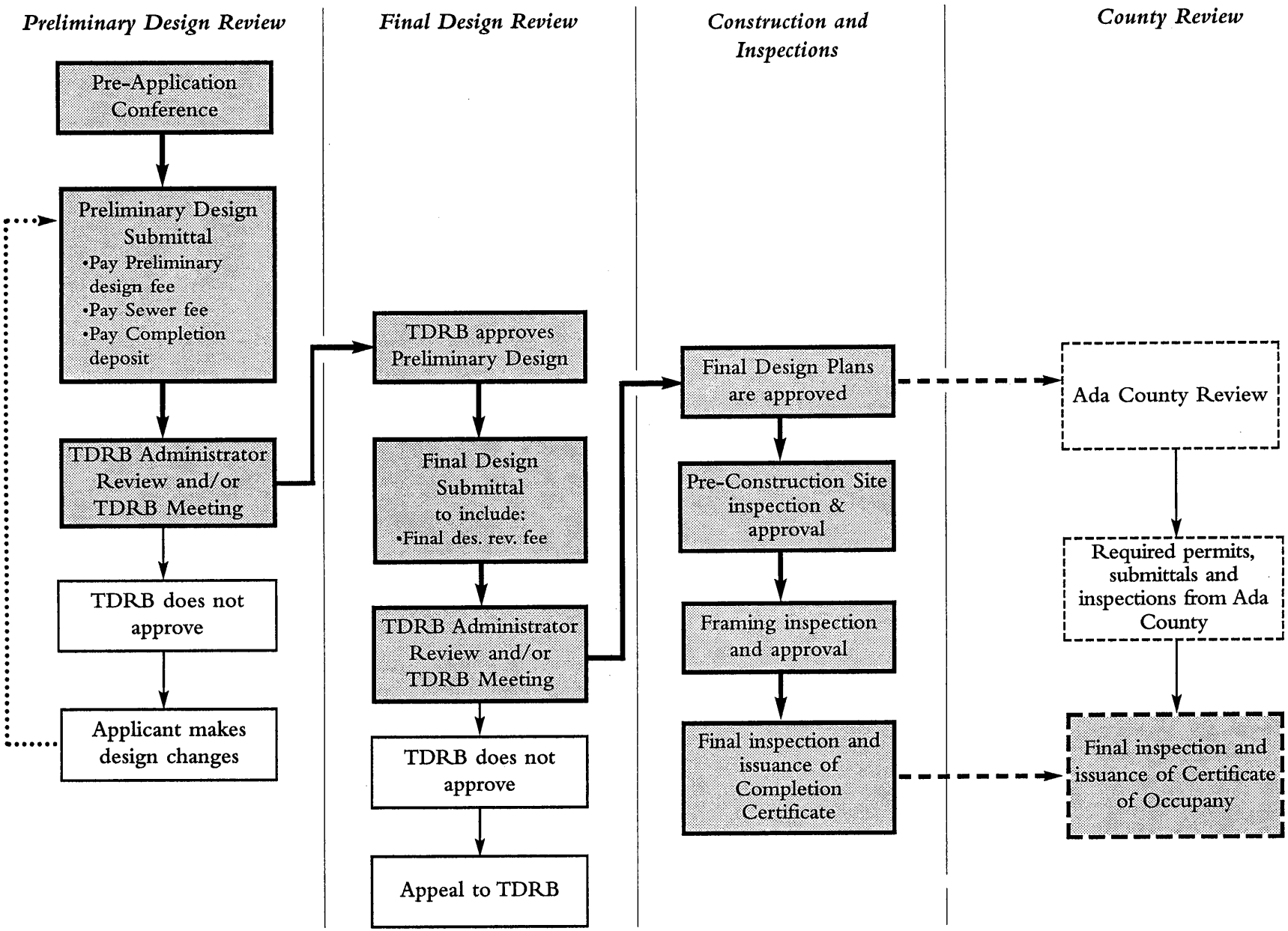
- Construction of all new buildings;
- The renovation, expansion or refinishing of existing buildings; and
- All site and/or landscape improvements including any improvement which alters the grading and drainage; walls; fences; landscape structures such as decks, trellises, gazebos, basketball standards and play ground equipment; and miscellaneous improvements such as pools, hot tubs, spas and tennis courts.

The design review process does not need to be completed for the following work:

- Maintenance or upkeep of existing structures, including painting and/or refinishing if color and materials are the same or similar as previously approved finishes.
- Replacement of identical structures which have been previously approved due to damage and/or wear.

The TDRB evaluates all design proposals on the basis of these Design Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the TDRB.

HIDDEN SPRINGS DESIGN REVIEW PROCESS



The design review process takes place basically in four steps:

1. **A Pre-Application Conference**
   - Meet with TDRB Administrator to discuss intent and review Design Guidelines

2. **Preliminary Design Review Submittal**
   - Submit prelimimary design documents and fees
   - Stake building on site and review grading and drainage with Hidden Springs Onsite Representative
   - TDRB Administrator review and/or TDRB meeting

3. **Final Design Review**
   - Submit final design documents and fees
   - TDRB Administrator review and/or TDRB meeting

4. **Inspections**
   - Construction Area inspection
   - Framing inspection
   - Completion inspection

Any improvement requiring design review as described above will require and be preceded by the submission of an application package accompanied by an application fee (Refer to Appendix B - TDRB Application Fees) and the required plans and specifications describing the proposed improvements. It is recommended that homes be designed by qualified and/or registered Architects and/or Builders. A list of qualified and recommended Architects and/or Builders for Hiddens Springs is available from the TDRB. It is also strongly encouraged that the Owner retain competent assistance from a registered civil engineer, soils engineer, and landscape architect as appropriate. The Owner and Consultant(s) should also carefully review the CC&R's prior to commencing with the design review process.

The Owner will also have to meet all the submittal and approval requirements of Ada County to obtain a building permit. Precise submittal requirements may be obtained from the Ada County Building Department.

5.2 STEP ONE - PRE-APPLICATION CONFERENCE

The Owner or Owner's representative shall discuss with the TDRB Design Administrator the overall regulations, restrictions and/or special considerations for the particular Homesite. In addition, this discussion will ensure that the Owner understands the requirements, fees, and schedule of the design review process. This discussion will review:

- Property boundaries on the Homesite;
- Easements and utilities;
- Grading and drainage;
- Soil conditions
- Special restrictions on the Homesite
- Homesite location and Landscape Zone;
- Architectural theme and special design considerations;
- Viewshed issues;
- Building program and design rationale;

This informal review is to offer guidance prior to initiating preliminary design, and is a very important step in the process.

5.3 STEP TWO - PRELIMINARY DESIGN REVIEW SUBMITTAL

After the pre-application meeting, the Applicant shall prepare and submit to Hidden Springs Administration Offices for review and approval a preliminary design review package and the applicable fee at least seven working days before the next regularly scheduled TDRB meeting. The TDRB Design Administrator may modify requirements of submittal documents. The package should adequately convey existing site conditions, constraints, building orientation and design, vehicular, and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. The package shall include two full size copies of the following drawings and/or materials:

A. Survey

A property survey (minimum scale: 1"=20'-0") prepared by a licensed surveyor indicating property boundaries, adjacent properties (to the extent they affect site and building design), the area of the property, all easements of record, Building Envelope, topography at two foot intervals and any significant natural features such as rock outcroppings, watercourses, or existing trees with caliper widths of six inches in diameter or greater.

B. Homesite Diagram (For Foothill and Valley Homesites only)
A completed Homesite Diagram indicating Building Envelope, Building Height, topography, views, landscape zones, scale, north direction and any other pertinent information the TDRB deems necessary.

C. Proposed Site Plan
Prior to completing the Preliminary site plan, a review of site grading with Hidden Springs Onsite Representative is required. A site plan (minimum scale 1"=20'-0"), indicating existing and proposed topography, property boundaries, access street and sidewalk, the footprint(s) of buildings relative to the Homesite area, driveway access with proposed grades, existing vegetation, all easements of record, proposed limits of construction, scale and north direction, finished floor and finished grade elevations at building corners and at midpoints of all four sides.

D. Schematic Floor and Roof Plans
Building plans (minimum scale 1/8"=1'-0"), including floor plans for each level of building(s) and roof plan indicating elevations for each floor and the highest roof ridge. Overall building dimensions should be indicated.

E. Schematic Elevations
Elevations (minimum scale 1/8"=1'-0", including roof heights, existing and finish grades, and notation of exterior materials.

F. Massing Model (optional, min. scale 1/16"=1')
The TDRB may request a conceptual massing model for specific Homesites located in the Foothills. The model would indicate three dimensional building forms and the relationship to the surrounding site topography and adjacent Homesites.

G. Viewshed Analysis (optional, min. scale 1"=20')
The TDRB may request a viewshed analysis for those sites that are highly visible from offsite and within the community.

H. Conceptual Landscape Plan
A conceptual plan at 1"=20' min. showing irrigated areas, areas of ornamental planting (non-native), areas of native planting, water features, revegetation areas, patios, decks, fences, and any other significant proposed landscape structures. For Valley and Foothill Lots, landscape zones should be indicated as well.

I. Preliminary Design Review Application and Fee

Submit one copy of Preliminary Design Document Checklist (distributed at time of lot purchase) and fee with drawings to Hidden Springs Administration Offices. Fee is based on current fee schedule. (Refer to Appendix B for Town Design Review Board Application Fees).

5.4 PRELIMINARY DESIGN REVIEW STAKING

The Owner will be responsible for staking the location of corners of the proposed buildings and all other major improvements upon submittal of preliminary design documents for review by the Hidden Springs resident engineer. Trees to be removed must be tagged. For Homesites within the Foothills, height poles must be erected to indicate the proposed height of buildings at either end of the major roof ridgelines.

5.5 PRELIMINARY DESIGN REVIEW

Within ten days of receipt of a complete preliminary design review package and staking of the property, the TDRB Administrator will notify the Owner if the proposed design has been approved, disapproved or a TDRB meeting date to review the preliminary design documents has been scheduled.

In the event that the proposed design has been disapproved, the TDRB Administrator shall provide the Owner with written comments documenting the reasons for disapproval. The Owner may resubmit corrected materials a minimum of five working days prior to the next regularly scheduled TDRB meeting.

5.6 PRELIMINARY DESIGN REVIEW MEETING

In the event that a preliminary design review submission is to be reviewed at a TDRB meeting, the Owner and/or Consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The TDRB will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s), and subsequently provide the Owner with a written record from the meeting within seven working days.

A second review meeting may be necessary to review corrected and or new materials. Corrected materials will be provided to the TDRB a minimum of five working days prior to the next regularly scheduled meeting.

5.7 STEP THREE - FINAL PLAN REVIEW

Within one year of preliminary design review approval, the Owner may initiate the final design review process by submitting to Hidden Springs Administration Offices required final design documents and the applicable fee at least seven working days prior to the next regularly scheduled TDRB meeting.

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the TDRB. The package shall include two full size copies and two reductions of maximum size- 11" x 17" of the following drawings and/or materials:

A. Final Site Plan (minimum scale 1"=20'-0")
The final site plan shall indicate proposed building footprint(s) with finished floor grades, roof dripline, property boundaries and easements, scale and north direction, utility locations, existing vegetation, existing and proposed 2 foot contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Proposed driveways should include spot elevations.

B. Floor and Roof Plans (scale 1/4"= 1'-0")
Including all exterior door and window locations and sizes, and the location of all exterior mechanical systems.

C. Elevations (scale 1/4"= 1'-0")
Including roof heights, existing and finish grades, and notation of exterior materials.

D. Building Sections (scale 1/4" or 1/2"= 1'-0")
Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.

E. Details
Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.

F. ***Sample Board*** - including
-Roof materials and color
-Exterior wall materials and colors
-Exterior trim material and color
-Window material and color
-Exterior door material and color
-Concrete color
-Stone/rock materials
-Fence/wall materials
-Supporting manufacturer's details

G. ***Landscape Plans*** (minimum scale 1"=20'-0").
The proposed landscape plans shall include:

- Grading plan - Include existing and proposed contours at two foot intervals, spot elevations, drainage patterns, rim and invert elevations.
- Planting plan - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on plan. Locate rock outcrops, decks or patios, service yards, driveways, paving, fencing, utility screening and any freestanding structures.
- Irrigation Plan or statement that the property will be fully irrigated according to the Design Guidelines
- Lighting Plan - Locate in detail all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy.
- Fencing Plan – Show the location of all proposed walls, fences, gates and dog runs and provide drawing detailing the design and construction. (Refer to Appendix G – Fencing for examples of acceptable details)

H. ***Construction Schedule***

Including starting and completion dates for both building and landscape construction. Completion of both the residence and landscape must occur within 12 months of the start of construction.

I. ***Final Design Review Application and Fee***
Submit one copy of Final Plan Review Checklist, Sample Board Submission Checklist, Final Landscape Plan Checklist, Exterior Color Form (all distributed at time of lot purchase or available at Hidden Springs Administration Offices) and fee with drawings to Hidden Springs Administration Offices. Fee is based on current fee schedule. (Refer to Appendix B for Design Review Application Fees).

5.8 FINAL DESIGN REVIEW

Within 10 days of receipt of the required documents, the TDRB Administrator will notify the Owner if the proposed design has been approved, disapproved or a TDRB meeting date to review the final design documents has been scheduled.

In the event that the proposed design has been disapproved, the TDRB Administrator shall provide the Owner with written comments documenting the reasons for disapproval. The Owner may resubmit corrected materials a minimum of five working days prior to the next regularly scheduled TDRB meeting.

5.9 FINAL DESIGN REVIEW MEETING

In the event that a final design review submission is to be reviewed at a TDRB meeting, the Owner and/or Consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The TDRB will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s), and subsequently provide the Owner with a written record from the meeting within seven working days.

A second review meeting may be necessary to review corrected and or new materials. Corrected materials will be provided to the TDRB a minimum of five working days prior to the next regularly scheduled meeting.

5.10 FINAL DESIGN APPROVAL

The TDRB will issue final design approval in writing within five working days of a vote for approval at a final design review meeting. Notification will also be posted in a conspicuous place within Hidden Springs.

If the decision of the TDRB is to disapprove the proposal, the TDRB shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the TDRB.

5.11 RESUBMITTAL OF PLANS

In the event that final submittals are not approved by the TDRB, the Owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the TDRB.

5.12 APPEALS PROCEDURE

The Owner has the right to appeal decisions made by the TDRB. The Owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The TDRB will set a meeting date to review the appeal and notify Owner of such date. The Owner or representative must be present at the meeting to review the appeal. The TDRB will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within 30 days.

5.13 ADA COUNTY PLAN REVIEW AND BUILDING PERMITS

The Applicant must submit TDRB letter of final approval and stamped approved set of 11"x17" max. set with construction documents to the Ada County Building Department for its plan check process in order to obtain a building permit. Precise submittal requirements can be obtained from the Ada

5.14 SUBSEQUENT CHANGES

Additional construction, landscaping or other changes in the improvements that differ from the approved final design documents must be submitted in writing to the TDRB for review and approval prior to making changes.

5.15 INSPECTIONS

During construction, the TDRB will check construction to ensure compliance with approved final design documents. These inspections are specified in Section 6.15 of this document. If changes or alterations have been found which have not been approved, the TDRB will issue a Notice to Comply.

5.16 NOTICE TO COMPLY

When as a result of a construction inspection the TDRB finds changes and/or alterations which have not been approved, the TDRB will notify the Owner within three days of the inspection describing the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

5.17 NOTICE OF COMPLETION

The Owner will request a Notice of Completion (Completion Certificate) for any improvement(s) which was given final design approval by the TDRB. The TDRB will make a completion inspection of the property within 10 days of the request. If it is found that the work was not done in compliance with the approved final design documents, the TDRB will issue a Notice to Comply within three days of inspection.

5.18 RIGHT OF WAIVER

The TDRB recognizes that each Homesite has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the TDRB has the authority to approve deviations from any of the design standards in these Design Guidelines. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the TDRB, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the TDRB approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of these Design Guidelines and that the deviation will not adversely affect adjoining Homesites or the Hidden Springs community as a whole.

The TDRB also reserves the right to waive any of the procedural steps outlined in this Guideline document provided that the Owner demonstrates there is good cause. Refer to Section 3.3.10 of the CC&R's.

5.19 DESIGN REVIEW SCHEDULE

The TDRB will make every effort to comply with the time schedule for design review outlined below. The TDRB will make every effort to review and process all complete application packages within fourteen working days. However the TDRB will not be liable for delays that are caused by circumstances beyond their control. The TDRB will provide design review according to the following schedule:

1. *Pre-Application Meeting*

- Meeting scheduled within a minimum of five working days and a maximum of fourteen working days of receipt of written request.

2. *Preliminary Design Review*

- Submission of two copies of preliminary design review application documents and preliminary design review staking to be completed a minimum of seven working days prior to the next regularly scheduled TDRB meeting.
- Notification from TDRB Administrator of approval, disapproval or that a TDRB meeting date has been scheduled within 10 working days of receipt of complete application package.
- Written comments from TDRB meeting provided to Owner within seven working days.

3. *Final Design Review*

- Submission of two copies of final design review application documents to be submitted seven working days prior to the next regularly scheduled TDRB meeting, and within one year of preliminary design approval.
- Notification from TDRB Administrator of approval, disapproval or that a TDRB meeting date has been scheduled, within 10 working days of receipt of complete application package.
- Written comments from TDRB meeting and/or written notice of final design approval provided to Owner within seven working days.

4. Building Permits

- Owner applies to Ada County for all applicable inspections and/or approvals to obtain building permit.

5. Construction Inspections

- Construction Area inspection with the Builder prior to any site disturbance, and within 10 days of receipt of written request.
- Framing inspection within 48 hours of written request.
- Completion inspection within five days of receipt of written request and prior to request for a Certificate of Occupancy from the Ada County Building Department.
- Notice of Completion issued within five days of inspection.

CONSTRUCTION AND BUILDER REGULATIONS

To assure that the construction of any improvements on a Homesite will occur in a safe and timely manner without damaging the natural landscape of Hidden Springs or disrupting residents and guests, these regulations will be enforced during the construction period. The Builder must provide a signed copy of the most recent Construction and Builder Regulations described herein to the Hidden Springs Administration office prior to commencement of work. A copy of the most current Construction and Builder Regulations is available at the Hidden Springs Administration office or the Hidden Springs Information Center.

Construction will not begin until final plan approvals have been issued from the TDRB, a building permit has been obtained from Ada County, and a Completion Deposit has been placed with the TDRB.

6.1 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the Contractor must meet with an authorized representative of the TDRB to review the approved final plans, the Construction Area Plan, the Construction and Builder Regulations and to coordinate scheduling and construction activities with the TDRB. At this meeting the Contractor or Owner must bring a copy of the building permit issued by the Ada County Building Department.

6.2 CONSTRUCTION AREA PLAN

Prior to the commencement of any Construction Activity the TDRB may require that the Contractor will provide the TDRB with a detailed plan of the proposed "construction area" showing the area in which all construction activities will be confined, and how the remaining portions of the Homesite will be protected. The Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, fire fighting equipment, utility trenching, and the limits of excavation. All areas not to be disturbed on the Homesite must be fenced or flagged during the construction period. The plan should clearly identify the methods for the protection of adjacent areas, such as fencing, flagging, rope, barricades or other means to be set up prior to construction.

In addition the plan must provide an emergency 24-hour phone number where the Owner, Contractor or Owner's representative may be contacted in the event of an emergency.

6.3 COMPLETION DEPOSIT

After the TDRB approves an Owner's proposed Construction Area Plan as described in Section 6.2, and prior to commencing any Construction Activity, the Owner shall deliver a Completion Deposit to the TDRB, on behalf of the Association, as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans.

The amount of the Completion Deposit shall be $1500 for Village Homesites, $1500 for Valley and Foothill Homesites or as determined by the Town Administrator. This amount may be adjusted annually by the TDRB.

The TDRB may use, apply or retain any part of a Completion Deposit to the extent required to reimburse the TDRB for any cost which the TDRB may incur on behalf of the Owner's Construction Activity. The Owner shall reimburse to the TDRB any fees incurred by the TDRB to restore the Completion Deposit to its original amount.

The TDRB shall return the Completion Deposit to the Owner within 30 days after the issuance of a Notice of Completion from the TDRB.

6.4 ACCESS TO CONSTRUCTION AREAS

Access to the construction site for large trucks will be limited to the route established by the TDRB prior to the commencement of any construction activity.

6.5 VEHICLES AND PARKING AREAS

Parking for construction personnel vehicles or machinery other than within the TDRB approved construction area on site will occur only in specific areas designated by the TDRB so as to minimize damage to the existing landscape or vegetation. Construction crews will not park on adjacent Homesites or any other unapproved areas.

6.6 STORAGE OF MATERIALS AND EQUIPMENT

All construction materials, equipment and vehicles will be stored within the fenced boundary of the TDRB approved construction area, and outside any tree protection fencing located within the approved construction area. Equipment and machinery will be stored on site only while needed.

6.7 CONSTRUCTION ACTIVITY TIMES

Construction activities, including deliveries, are permitted Monday through Friday, 6 AM to 6 PM and Saturdays 8AM to 5PM. Construction on Sunday is not permitted. Essentially quiet activities which do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the TDRB. No personnel are to remain at the construction site after working hours.

6.8 CONSTRUCTION SCHEDULE

Construction of all structures and landscaping must be completed within 12 months of the construction start date in accordance with final approved plans.

6.9 CONSTRUCTION TRAILERS AND TEMPORARY STRUCTURES

Any Owner or Builder who desires to bring a construction trailer or the like to Hidden Springs must obtain written approval from the TDRB. The TDRB will work closely with the Owner and/or Builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent Homesite Owners. All such facilities must be removed from the Homesite prior to issuance of a certificate of occupancy from Ada County.

Temporary living quarters for the Owner, Builder, or their employees will not be permitted.

6.10 SANITARY FACILITIES

Sanitary facilities, including potable water, must be provided for construction personnel on site in a location approved by the TDRB. The facility must be screened, to the extent feasible, from view from adjacent residences and roads, and maintained regularly.

6.11 DEBRIS AND TRASH REMOVAL

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. It is strongly encouraged that to the extent possible, construction debris be appropriately recycled. Lightweight material, packaging, and other items, must be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Contractors are prohibited from dumping, burying, or burning trash anywhere on the Homesite or elsewhere in Hidden Springs.

During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore, or affecting adjacent Homesites. Dirt, mud, or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces, and driveways or other portions of Hidden Springs. Any clean-up costs incurred by the TDRB or The Association in enforcing these requirements will be taken out of the Completion Deposit or billed to the Owner as needed.

6.12 EXCAVATION AND GRADING

Blowing dust resulting from grading operations must be controlled by watering. During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. The Builder is responsible for the implementation of all erosion control techniques required by County and project approvals. Grading operations may be suspended by the TDRB during periods of heavy rains or high winds.

All topsoil disturbed by grading operations must be stockpiled within the Construction Area and reused as part of the site restoration/landscaping plans.

6.13 TREE PROTECTION AND REMOVAL

The builder will take extreme care during excavation to assure that trees and any major shrubs not authorized for removal are not damaged. All trees identified to be saved that are located within 50' of Construction Activity must be fenced at their driplines. Fencing shall consist of 4' high, brightly colored, synthetic mesh material or equivalent acceptable to the TDRB. Every effort must be made to reduce compaction and/or disturbance within the drip line of all trees located within and outside an approved Construction Area.

6.14 DAMAGE REPAIR AND RESTORATION

Damage and scarring to other property, including open space, adjacent Homesites, roads, driveways, and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Person causing the damage or the Owner of the Homesite. Upon completion of construction, each Owner and Builder will be responsible for cleaning up the Construction Site and the repair of all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the TDRB, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the TDRB or the Association will be taken out of the Completion Deposit as described in Section 6.3 of this document.

6.15 INSPECTIONS

In addition to the building inspections required by Ada County, the following inspections must be scheduled with the TDRB (Refer to Chapter 5, Sections 5.15, 5.16, 5.17, and 5.19.5):

1. *Site Inspection* — The Construction Area, locations for temporary structures must be indicated, all corners of proposed buildings, the driveway, extent of grading, vegetation to be protected must be tagged and the area of the Homesite that is to remain undisturbed must be fenced. This inspection must be completed and approval obtained prior to any site clearing or disturbance of existing grade.
2. *Framing Inspection* — This inspection should be scheduled at the same time as the Framing Inspection required by Ada County. The TDRB will check for compliance with the approved final design documents. Items to be checked during the framing inspection include but are not necessarily limited to roof pitch; windows (style and mullions); and chimneys, flues and vents which may not have been shown on the approved final design documents which will need to be concealed in chimney-like structures. The TDRB will not check for compliance with building codes..
3. *Completion Inspection* — This inspection should be scheduled when all improvements, including all structures, grading and landscaping which were given final design approval by the TDRB, have been completed and prior to requesting a Final Inspection by Ada County. If the work was done in compliance with the approved final design documents, the TDRB will issue a Completion Certificate.

6.16 CONSTRUCTION SIGNS

Temporary construction signs will be limited to one sign per Homesite. The sign shall not exceed five square feet of total area, and shall be located within 10 feet of the Construction Site entrance. Refer to Figure 64 for approved construction sign

6.17 NO PETS

Pets belonging to construction personnel must be kept within vehicles or leashed at all times while within Hidden Springs.

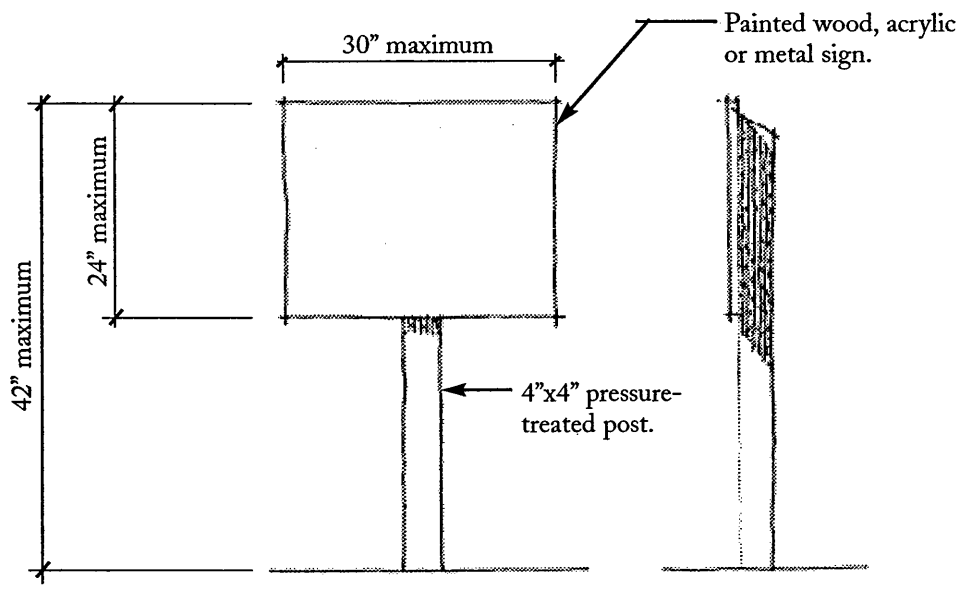
6.18 SECURITY

Security precautions at the Construction Site may include temporary fencing approved by the TDRB. Security lights, audible alarms and guard animals will not be permitted.

6.19 NOISE

Contractors shall make every effort to keep noise to a minimum. Radio sound will be kept at a low level to minimize disturbance to neighbors and wildlife.

Figure 64 - Construction Sign



APPENDIX A - DEFINITIONS

Unless the context otherwise specifies or requires, use of the following words or phrases when used in these Design Guidelines shall have the following meanings:

Accessory Apartment, Mother-in Law, or Guest House

Any ancillary building which is a fully functional living unit including a kitchen, bathroom etc., which may be rented for income, provide residence in barter for personal services, or accommodate a family member who wishes to live in a separate structure on the same Homesite.

Applicant

An Owner, Owner's representative or Person with a proprietary interest in real property within the boundaries of the Hidden Springs Planned Community who submits any application to the Hidden Springs Town Design Review Board (TDRB).

Architect

A licensed Architect in Idaho is strongly recommended for the design of all buildings within Hidden Springs.

Association

The term "Association" shall mean the Town Association, and/or any Neighborhood Association, whichever is appropriate in the context.

Building

Any structure securely affixed to the land, and having a roof supported by columns or walls, and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings, which is designed or intended for the shelter, enclosure or protection of persons, animals, chattels or property of any kind.

Builder

A person or entity engaged by an Owner for the purpose of constructing any improvement within Hidden Springs. The Builder and Owner may be the same person or entity.

Building Coverage

The total allowable percentage of a Homesite that may be covered by a building or buildings.

Building Envelope
Each Homesite within the Valley and Foothill Zones contains an area described as the "Building Envelope" . The "Building Envelope" is defined as the area of land within which all site disturbances shall be conducted. Site disturbances are defined as any change in the existing natural character of the homesite including sitework, construction of buildings, landscaping, outdoor amenities such as pools, ancillary buildings and related improvements.

Building Height
Building Height (exclusive of chimneys) shall be measured as the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

Common Areas
Those areas which are used, owned or managed jointly by a group of residences, businesses or association(s). Common areas include but are not limited to open spaces, parking areas, pathways, and parks.

Completion Deposit
The deposit that the Owner is required to deliver to the Town Design Review Board (TDRB) prior to commencing a Construction Activity.

Construction Site
A site upon which Construction Activity takes place.

Construction Activity
Any site disturbance, construction, addition or alteration of any building, landscaping, or any other improvement on any Site.

Construction Vehicle
Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Design Guidelines
The review procedures, restrictions, and construction regulations adopted and enforced by the Town Design Review Board as set forth in this document and as amended from time to time by the Town Design Review Board.

Directors
The term "Directors" shall mean the Town Council of the Association.

Excavation
Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

Fill
Any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

Hidden Springs or Hidden Springs Planned Community
That area depicted on the Hidden Springs Zoning Map, as amended from time to time.

Hidden Springs Specific Plan
The Hidden Springs Specific Plan consists of the goals, objectives, policies, maps, development standards/administrative provisions and other components of the Hidden Springs Application for a Planned Rural Community which have been adopted by the Board, and which shall serve as a guide for development. A copy of the Hidden Springs Specific Plan is on file with the Ada County Development Services Department.

Homesite
The term "Homesite" shall be defined as described in the definition of "Lot".

Homesite Diagram
The term "Homesite Diagram", shall refer to the drawing prepared for each Homesite at Hidden Springs. Each Homesite Diagram specifies the Building Envelope area, landscape zone, easements, setbacks, height limits and any other restrictions which might affect construction on the Homesite.

Lot
"Lot" shall refer to any parcel of real property designated by a number on the Subdivision Map for any portion of the Property, excluding Common Area. When appropriate within the context of these Design Guidelines, the term "Lot" shall also include the Residence and other Improvements to be constructed on a Lot.

Improvement
Any changes, alterations, or additions to a Homesite including any excavation, fill, residence or buildings, outbuildings and/or Accessory Apartments, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences, signs, and any structure of any type or kind.

Member
"Member" means each person or entity who holds a membership in the Association.

Minimum Building Setback
Each Homesite within the Village contains Minimum Building Setbacks which define the area in which all buildings must be located.

Owner
"Owner" means any person, firm, corporation or other entity which owns a fee simple interest in any Homesite. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.

Principal Façade
The most prominent exterior wall on a side or "face" of a building

Principal Front Façade
The most prominent exterior wall on the front of the residential building, excluding the garage.

Rear Lane
A public or private way affording only secondary means of access to abutting property at the back or side of a Homesite.

Residence
"Residence" means a private, single-family dwelling constructed or to be constructed on any Homesite.

Story
That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen feet (14') in height shall be considered as an additional story for each fourteen feet or fraction thereof. If the finished floor level directly above a basement or cellar is more that six feet (6') above grade, such basement or cellar shall be considered a story.

Town Council
"Town Council" shall mean the Board of Directors or other governing board or individual, if applicable, of the Town Association.

Town Design Review Board (TDRB)
The committee appointed by the Town Founder described in the CC&R's as the "Town Design Review Board". The Town Design Review Board shall review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Hidden Springs.

Town Founder

The term "Town Founder" shall mean and refer to Hidden Springs L.L.C., an Idaho limited liability company, or its successors in interest, or any Person to whom rights under the CC&R's are expressly transferred.

APPENDIX B - DESIGN REVIEW APPLICATION FEES

In order to defray the expense of reviewing plans and related data, and to compensate consulting architects, landscape architects, and other professionals, the following submission fees must be paid each time an application is made to the TDRB as follows :

	New [PARA] Construction	*Remodel/[PARA] Expansion*
Fee for Pre-Application Conference :	$n/a	n/a
Fee for Preliminary Design Review :		
1st Time Submission	$300	$100
Repeat Submission of Builder's Standard Plan	$50	n/a
Fee for Final Design Review :	$450	$100
Fee for Resubmission :		
(Refer to Section 5.11)	$150	$50

These fees include inspections and are subject to revision annually.

- Modification to previously approved plans if implemented during initial construction, $75.
- Fees must accompany application package.
- Fees for projects outside the scope of the current fee schedule will be determined by the TDRB staff.
- Late submittal fee shall be an additional 50% of the fee due at that meeting. Acceptance of submittals after the deadline shall be at the discretion of the Town Administrator.
- Fees for multiple projects may be revised as determined by the Town Administrator.
- Make checks payable to Hidden Springs Town Design Review Board.

APPENDIX C - APPROVED PLANT MATERIALS

VILLAGE PLANT PALETTE

Common Name	Botanical Name
Deciduous Shade Trees	
Autumn Blaze Maple	Acer freemani x rubrum
Citation Maple	Acer negundo 'Sensation'
Ginkgo	Ginkgo biloba
Green Ash varieties	Fraxinus pennsylvanica
Horsechestnut	Aesculus species
Japanese Pagoda Tree	Sophora japonica
Linden varieties	Tilia species
London Plane Tree	Platanus acerifolia
Norway Maple varieties	Acer platanoides
Oak varieties	Quercus species
Sweetgum	Liquidamber styraciflua
*Thornless Honey Locust var.	Gleditsia triacanthos
White Ash varieties	Franxinus americana
Zelkova serrata	Japanese zelkova
Small Deciduous Trees	
Crabapple varieties	Malus species
Eastern Redbud	Cercis canadensis
Flowering Dowood varieties	Cornus species
Flowering Pear	Pyrus calleryana
Ginnala Maple	Acer ginnala
Golden Rain Tree	Kolreuteria paniculata
Hawthorne varieties	Crataegus species
Japanese Maple varieties	Acer palmatum, japonicum
Japanese Tree Lilac	Syringa reticulata
Magnolia varieties	Magnolia species
Smoke Tree varieties	Cotinus species

* - Drought tolerant Species.
*1 - Indigenous Species.

VILLAGE PLANT PALETTE (continued)

Common Name	Botanical Name
Evergreen Trees	
Austrian Pine	Pinus Nigra
Colorado Spruce varieties	Picea pungens
Eastern White Pine varieties	Pinus strobus
Norway Spruce varieties	Picea abies
Vandewolf's Pine	Pinus flexilis 'Vandewolf'
Deciduous Shrubs	
Barberry varieties	Berberis species
Beauty Bush	Deutzia gracilis
*Blue Mist Spiraea	Caryopteris clandonensis
Boxwood varieties	Buxus species
Burning Bush	Euonymous alta 'compacta'
*Butterfly Bush	Buddleia species
Cistena Plum	Prunus x cistena
*Common Snowberry	Symphoricarpus albus
Cotoneaster varieties	Cotoneaster species
Dogwood varieties	Cornus species
Dwarf Flowering Almond	Prunus glandulosa
Dwarf Blue Arctic Willow	Salix purpurea 'nana'
Dwarf Cranberry Bush	Viburnum species
Euonymous varieties	Euonymous species
Flowering Quince	Chaenomeles japonica
Forsythia	Forsythia species
Honeysuckle varieties	Lonicera species
*Lilac varieties	Syringa species
*1 Mallow Ninebark	Physocarpus malvaceous
Mock Orange varieties	Philadelphus species
Privet varieties	Ligustrum species
Pyracantha varieties	Pyracantha species
Rose varieties	Rosa species
Scotch Broom varieties	Genista species
Shrubby Cinqufoil	Potentilla fruticosa
*Spirea varieties	Spiraea species
Viburnum varieties	Viburnum species
Weigela varieties	Weigela species
Witch Hazel	Hamamelis virginiana
Garden Rose varieties	Rosa species

VILLAGE PLANT PALETTE (continued)

Common Name	Botanical Name
Evergreen Shrubs	
*Arborvitae varieties	Thuja species
Dwarf Spruce varieties	Picea species
Dwarf Pine varieties	Pinus species
Hinoki False Cypress	Chamaecyparis obtusa
Oregon Grape	Mahonia Aquifolium
Tall Hedge Juniper	Juniperus scopulorum varieties
Threadleaf Cypress	Chamaecyparis pisifera 'filifera'
*Upright Juniper	Juniperus chinensis
Yew varieties	Taxus species
*Yucca	Yucca species
Rhododendron varieties	Rhododendron species
Laurel varieties	Prunus species
Vines	
*Boston Ivy	Parthenocissus tricuspidata
Clematis varieties	Clematis species
Climbing Hydrangea	Hydrangea anomala petiolaris
*English Ivy	Hedera helix
Honeysuckle	Lonicera sempervirens
*Silver Lace Vine	Polygonum aubertii
*Trumpet Vine	Campsis radicans
*Virginia Creeper	Parthenocissus quinquefolia
Ground Covers	
*Buffalo Juniper	Juniperus sabina
Cotoneaster varieties	Cotoneaster species
*1 Creeping Oregon Grape	Mahonia repens
Kinnikinnick	Arctostaphylos uva-ursi
*Snow in Summer	Cerastium tomentosum
Spreading Rose	Rosa species
Spreading Juniper	Juniperus horizontalis
*Sunrose, Rockrose	Helianthemum nummularium
Winter Creeper	Euonymous fortunei

*- Drought tolerant Species.
* - Indigenous Species.

VALLEY PLANT PALETTE

Common Name	Botanical Name
Deciduous Shade Trees	
Autumn Blaze Maple	Acer freemani x rubrum
Green Ash varieties	Fraxinus species
*Thornless Honey Locust	Gleditsia triacanthos
Linden varieties	Tilia species
*Russian Olive	Eleagnus angustifolia
Hedge Maple	Acer campestre
Norway Maple varieties	Acer platanoides
Common Hackberry	Celtis occidentalis
Small Deciduous Trees	
*Chokecherry	Prunus virginiana
Ginnala Maple	Acer ginnala
Crabapple species	Malus species
Hawthorne species	Crataegus species
Eastern Redbud	Cercis canadensis
Flowering Pear	Pyrus Calleryana
Japanese Tree Lilac	Syringa reticulata
*Canada Red Cherry	Prunus virginiana 'Canada Red'
Fruit Bearing Trees	
Apple varieties	malus species
Pear varieties	pyrus species
Cherry varieties	prunus species
Plum varieties	prunus species
Apricot varieties	prunus species
Peach varieties	prunus species
Evergreen Trees	
Austrian Pine	Pinus nigra
Norway Spruce	Picea abies
Colorado Spruce	Picea pungens 'Glauca'

* - Drought tolerant Species.
*1- Indigenous Species.

VALLEY PLANT PALETTE (continued)

Common Name	Botanical Name
Deciduous Shrubs	
*Blue Mist Spiraea	Caryopteris clandonensis
Butterfly Bush	Buddleia species
Cistena Plum	Prunus x cistena
*Common Snowberry	Symphoricarpus albus
*Common Lilac	Syringa vulgaris
*Copper Rose	Rosa foetida
Cranberry Cotoneaster	Cotoneaster apiculatus
Dwarf Flowering Almond	Prunus glandulosa
Dwarf Korean Lilac	Syringa patula 'Miss Kim'
*Flowering Quince	Chaenomeles japonica
Forsythia	Forsythia species
Garden Rose varieties	Rosa species
Honeysuckle	Lonicera species
*1 Mallow Ninebark	Physocarpus malvaceous
Mockorange	Philadelphus species
*Oakbrush Sumac	Rhus trilobata
Red Twig Dogwood	Cornus sericea
Rose Glow Barberry	Berberis species
*Rugosa rose	Rosa rugosa
*1 Saskatoon Serviceberry	Amelanchier alnifolia
*Spirea varieties	Spiraea species
*Staghorn Sumac	Phus typhina
*1 Woods Rose	Rosa woodsii
Weigela varieties	Weigela florida
Evergreen Shrubs	
*Juniper varieties	Juniperus species
*Arborvitae varieties	Thuja species
Oregon Grape	Mahonia Aquifolium

* - Drought tolerant Species.
* - 1Indigenous Species.

VALLEY PLANT PALETTE (continued)

Common Name	Botanical Name
Ground Covers	
*1 Creeping Oregon Grape	Mahonia repens
*Spreading Juniper	Juniperus horizontalis
*Low-Grow Sumac	Rhus aromatica
Spreading Rose	Rosa species
Cotoneaster var.	Cotoneaster species
*1 Kinnikinnick	Arctostaphylos uva-ursi
Winter Creeper	Euonymous fortunei
Spreading Juniper	Juniperus horizontalis varieties
Perennials	
*1Yarrow	Achillea species
*1Blue Flax	Linum species
*1Evening Primrose	Oenothera species
*1Penstemon varieties	Penstemon species
*1Scarlet Globemallow	Sphaeralcea coccinea
*Snow in Summer	Cerastium tomentosum
Dryland Meadow Grass Mix	
*1Bluebunch Wheatgrass	Agropyron spicatum
*Streambank Wheatgrass	Agropyron riparium 'Sodar'
*Blue Grama	Bouteloua gracilis
*1Great Basin Wildrye	Elymus cinereus
*1Idaho Fescue	Festuca idahoensis
*Sheep Fescue	Festuca ovina 'Covar'
*1Neadle and Thread	Stipa comata

Garden Annuals and Perennials (flowers, fruits, vegetables)
There are hundreds of annuals and perennials appropriate for home gardens.

* - Drought tolerant Species.
*1 - Indigenous Species.

FOOTHILLS PLANT PALETTE

Common Name	Botanical Name
Deciduous Shade Trees	
Green Ash	Fraxinus species
*Thornless Honey Locust	Gleditsia triacanthos
Common Hackberry	Celtis occidentalis
*1Netleaf Hackberry	Celtis reticulata
*Russian Olive	Eleagnus angustifolia
Hedge Maple	Acer campestre
Small Deciduous Trees	
*1Chokecherry	Prunus virginiana
*Gambel Oak	Quercus gambelii
Ginnala Maple	Acer ginnala
*Rocky Mt. Maple	Acer glabrum
*Laevis Serviceberry	Amelanchier laevis
Crabapple species	Malus species
Hawthorne species	Crataegus species
Eastern Redbud	Cercis canadensis
Mountain Ash	Sorbus species
Japanese Tree Lilac	Syringa reticulata
*Canada Red Cherry	Prunus virginiana 'Canada Red'
Evergreen Trees	
*Utah Juniper	Juniper vs osteosperma
*Rocky Mt. Juniper	Juniperus scopulorum
Bristlecone Pine	Pinus aristata
Mugo Pine	Pinus mugo
Pinyon Pine	Pinus edulis
Austrian Pine	Pinus nigra
Colorado Spruce	Picea pungens

* - Drought tolerant Species.
*1 - Indigenous Species.

FOOTHILLS PLANT PALETTE (continued)

Common Name	Botanical Name
Deciduous Shrubs	
*Big Sage	Artemisia patula
*Siberian Pea Shrub	Caragana arborescens
*Fernbush	Chamaebatiaria millifolium
*1Rubber Rabbitbrush	Chrysothamnus nauseosus
*Western Sand Cherry	Prunus besseyi
*Nanking Cherry	Prunus tomentosa
*1Antelope Bitterbrush	Purshia tridentata
*1Smooth Sumac	Rhus glabra
*Oakbrush Sumac	Rhus trilobata
*Staghorn Sumac	Phus typhina
*1Woods Rose	Rosa woodsii
*Rugosa rose	Rosa rugosa
*Buffaloberry	Shepherdia species
*1Saskatoon Serviceberry	Amelanchier alnifolia
*Copper Rose	Rosa foetida
*Blue Mist Spiraea	Caryopteris clandonensis
*Flowering Quince	Chaenomeles japonica
*Shrubby Cinqufoil	Potentilla fruticosa
*Common Lilac	Syringa vulgaris
*Butterfly Bush	Buddleia species
Dwarf Flowering Almond	Prunus glandulosa
Cistena Plum	Prunus x cistena
*Spirea varieties	Spiraea species
Weigela varieties	Weigela florida
*1 Mallow Ninebark	Physocarpus malvaceous
*Syringa	Philadelphus lewisii
Evergreen Shrubs	
*Fourwing Salt Bush	Atriplex canescens
*Gardner Salt Bush	Atriplex gardneri
*Curleaf Mountain Mahogany	Cercocarpus ledifolius
*Upright Juniper	Juniperus chinensis
*Yucca	Yucca species
Oregon Grape	Mahonia Aquifolium

* - Drought tolerant Species.
*1 - Indigenous Species.

FOOTHILLS PLANT PALETTE (continued)

Common Name	Botanical Name
Ground Covers	
*1 Creeping Oregon Grape	Mahonia repens
*Spreading Juniper	Juniperus horizontalis varieties
*Low-Grow Sumac	Rhus aromatica
*Sedum varieties	Sedum species
*Snow in Summer	Ceratium tomentosum
*Sage varieties	Artemisia species
Perennials	
*1Yarrow	Achillea species
*Sulphur Flower	Eriogonum umbellatum
*Mexican Hat	Ratibida columnaris
*Showy Goldeneye	Viguieria multiflora
*1Blue Flax	Linum species
*1Evening Primrose	Oenothera species
*1Penstemon varieties	Penstemon species
*Scarlet Globemallow	Sphaeralcea coccinea
Dryland Meadow Grass Mix	
*Bluebunch Wheatgrass	Agropyron spicatum
*Streambank Wheatgrass	Agropyron riparium 'Sodar'
*Blue Grama	Bouteloua gracilis
*Great Basin Wildrye	Elymus cinereus
*1Idaho Fescue	Festuca idahoensis
*Sheep Fescue	Festuca ovina 'Covar'
*Neadle and Thread	Stipa comata

Garden Annuals and Perennials (flowers, fruits, vegetables)
There are hundreds of annuals and perennials appropriate for home gardens.

* - Drought tolerant Species.
*1 - Indigenous Species.

GRASSLAND PLANT MIX

Common Name	Botanical Name
Grasses	
Siberian Wheatgrass P-27	Agropyron fragile ssp. sibericum 'p-27'
'Bozoisky' Russ. Wildrye	Elymus junceus
'Covar' Sheep Fescue	Festuca ovina 'Covar'
Forbs/Shrubs	
*1'Appar' Blue Flax	Linum lewisii (Appar)
'Delar' Small Burnet	Sanguisorba minor
*1Grey Rabbitbrush	Chrysothamnus nauseosus
*1Western Yarrow	Achillea millefolium
Shrubland Plants	
*1Bitterbrush	Purshia tridentata
*1Grey Rabbitbrush	Chrysothamnus nauseosus
Syringa	Philadelphus lewissii
*1Mallow Ninebark	Physocarpus malvaceus
*1Chokecherry	Prunus virginiana
Dwarf smooth Sumac	Rhus glabra 'cismontana'
*1Wood Rose	Rosa woodsii
Woodland Plants	
*1Chokecherry	Prunus virginiana
*1Hackberry, Netleaf	Celtis reticulata
*1Hawthorn, Black	Crataeagus douglasii
*1Serviceberry	Amelanchier alnifolia

For additional information on fire safe landscaping, refer to the Wildfire Survival Guide by Maureen Gilmer.

*1 - Indigenous Species

FOOTHILLS PLANT PALETTE (continued)

SHRUB PLANT LIST

Common Name	Botanical Name
Deciduous Shade Trees	
*1Netleaf Hackberry	Celtis reticulata
*Russian Olive	Eleagnus angustifolia
Evergreen Trees	
*Utah Juniper	Juniper vs osteosperma
*Rocky Mt. Juniper	Juniper vs scopulorum
Deciduous Shrubs	
*Big Sage	Artemisia patula
*1Rubber Rabbitbrush	Chrysothamnus nauseosus
*1Antelope Bitterbrush	Purshia tridentata
*1Smooth Sumac	Rhus glabra
*1Woods Rose	Rosa woodsii
*1Saskatoon Serviceberry	Amelanchier alnifolia
*1Mallow Ninebark	Physocarpus malvaceous
*Syringa	Philadelphus lewisii
Evergreen Shrubs	
*Curleaf Mountain Mahogany	Cercocarpus ledifolius
Perennials	
*1Yarrow	Achillea species
*1Blue Flax	Linum species
*1Evening Primrose	Oenothera species
*1Penstemon varieties	Penstemon species
*Scarlet Globemallow	Sphaeralcea coccinea
Dryland Meadow Grass Mix	
*Bluebunch Wheatgrass	Agropyron spicatum
*Steambank Wheatgrass	Agropyron riparium 'Sodar'
*Blue Grama	Bouteloua gracilis
*Great Basin Wildrye	Elymus cinereus
*1Idaho Fescue	Festuca idahoensis
*Sheep Fescue	Festuca ovina 'Covar'
*Needle and Thread	Stipa comata

* - Drought tolerant Species.
*1 - Indigenous Species.

FOOTHILLS PLANT PALETTE (continued)

WOODED PLANT LIST

Common Name	Botanical Name
Deciduous Shade Trees	
*1Netleaf Hackberry	Celtis reticulata
*Russian Olive	Eleagnus angustifolia
Small Deciduous Trees	
*1Chokecherry	Prunus virginiana
*Rocky Mt. Maple	Acer glabrum
Evergreen Trees	
*Utah Juniper	Juniper vs osteosperma
*Rocky Mt. Juniper	Juniper vs scopulorum
Deciduous Shrubs	
*1Smooth Sumac	Rhus glabra
*1Woods Rose	Rosa woodsii
*1Saskatoon Serviceberry	Amelanchier alnifolia
*1Mallow Ninebark	Physocarpus malvaceous
*Syringa	Philadelphus lewisii
Evergreen Shrubs	
*Curleaf Mountain Mahongany	Cercocarpus ledifolius
Ground Covers	
*1Creeping Oregon Grape	Mahonia repens

* - Drought tolerant Species.
*1 - Indigenous Species.

APPENDIX D -
HOMESITE LISTING BY LANDSCAPE ZONE -
PHASE ONE

Block	Lot	Landscape Zone
1	5	Village
1	6	Village
1	7	Village
1	8	Village
1	9	Village
1	10	Village
1	11	Village
1	12	Village
1	13	Village
1	14	Village
1	15	Village
1	16	Village
1	17	Village
1	18	Village
1	19	Village
1	20	Village
1	30	Foothill
1	31	Village
1	32	Village
1	33	Village
1	34	Village
1	35	Village
1	36	Foothill
1	37	Foothill
1	38	Foothill
1	39	Foothill
1	41	Foothill
1	42	Foothill
1	43	Foothill
1	44	Foothill
1	45	Foothill
1	46	Foothill
1	47	Foothill
1	48	Foothill
1	49	Foothill

Block	Lot	Landscape Zone
1	50	Foothill
1	51	Foothill
1	52	Foothill
1	53	Foothill
1	54	Foothill
1	55	Foothill
1	56	Foothill
1	57	Foothill
1	58	Foothill
1	59	Foothill
1	61	Foothill
1	62	Foothill
1	63	Foothill
1	64	Foothill
1	65	Valley
1	66	Valley
1	67	Valley
1	68	Valley
1	69	Valley
1	70	Valley
1	71	Valley
1	72	Valley
1	73	Valley
1	74	Valley
1	75	Valley
1	76	Valley
1	77	Valley
1	78	Valley
1	79	Valley
1	80	Foothill
1	81	Foothill
1	82	Foothill
1	83	Foothill
2	1	Village
2	2	Village
2	3	Village
2	4	Village
2	5	Village
2	6	Village

Block	Lot	Landscape Zone
2	7	Village
2	8	Village
2	9	Village
2	10	Village
3	1	Village
3	2	Village
4	1	Village
4	2	Village
4	3	Village
4	4	Village
4	5	Village
4	6	Village
4	7	Village
5	1	Village
5	2	Village
5	3	Village
5	4	Village
5	5	Village
5	6	Village
5	7	Village
5	8	Village
5	9	Village
6	1	Village
6	2	Village
6	3	Village
6	4	Village
6	5	Village
6	6	Village
6	7	Village
6	8	Village
6	9	Village
6	10	Village
6	11	Village
7	1	Village
7	2	Village
7	3	Village
7	4	Village
7	5	Village
7	6	Village

Block	Lot	Landscape Zone
7	7	Village
8	1	Village
8	2	Village
8	3	Village
8	4	Village
8	5	Village
8	6	Village
8	7	Village
8	8	Village
8	9	Village
8	10	Village
8	11	Village
10	2	Village
10	3	Village
10	4	Village
10	5	Village
10	6	Village
10	7	Village
11	1	Village
11	2	Village
11	3	Village
12	1	Village
12	2	Village
12	3	Village
12	4	Village
12	5	Village
12	6	Village
12	7	Village

PHASE TWO, FIRST & SECOND ADDITIONS

Block	Lot	Landscape Zone
1	88-167	Village
15	1-22	Village
16	2-8	Village
17	1-8, 10-13	Village
18	2-16	Village
22	1-11	Village
23	1-5, 7-10	Village

EXHIBIT B
LOT TYPE CHART- 3rd ADDITION SUPPLEMENT

BLOCK	LOT(S)	LOT TYPE
8	15-21	Village
8	23-26	Village
8	28-30	Village
8	32-53	Village
8	55-63	Village
25	2-5	Village
27	1-6	Village
28	1-10	Village
30	1-7	Village
31	1-7	Village
32	1-6	Village
33	1-5	Village
34	1-5	Village
35	1-5	Village

LOT TYPE CHART – 4TH ADDITION SUPPLEMENT			
BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
8	66	Large	1
8	64,65	Open Space	2
24	3,38	Open Space	2
24	4,12,13,18,22,27,29,35,39,44,45,46,47	Regular	13
24	5-11,14-17,20,21,25,26,28,30-34,36,37,40-43,48,49	Village	29
24	19,23,24	Large	3
37	1	Open Space	1
37	2-29	Village	28
38	1	Open Space	1
39	1-5	Village	5
40	1-9	Village	9
41	1	Open Space	1
42	1-9	Village	9
43	1-8	Village	8
44	1	Open Space	1
45	1-8	Village	8
46	1-10	Village	10
47	1	Open Space	1
48	1-12	Village	12
49	1-8	Village	8
50	1	Open Space	1
51	1	Open Space	1
52	10	Open Space	1
52	9	Regular	1
52	1-8,11-13	Village	11
53	1	Village	1
54	1	Open Space	1
55	1	Open Space	1
56	1	Open Space	1
57	1	Open Space	1
58	1	Open Space	1
59	1	Open Space	1
60	1	Open Space	1
61	1	Open Space	1

Total Open Space Lots = 20
Total Large Lots = 4
Total Village Lots = 138
Total Regular Lots = 14
Total Lots = 176

EXHIBIT B

LOT TYPE CHART- 5th ADDITION SUPPLEMENT

BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
24	53	Open Space/Parks	1
24	50-52, 54-67, 69-83	Village	32
24	68	Large	1
52	24	Open Space/Parks	1
52	14-23, 27-30	Village	14
52	25,26	Regular	2
53	28,33	Open Space/Parks	2
53	2-27,29,30, 34-36	Village	31
53	31,32	Large	2
62	1-6	Village	6
63	1-6	Village	6
64	1-5	Village	5
65	1	Open Space/Parks	1
66	1-4	Village	4
67	1-4	Village	4
68	1	Open Space/Parks	1
69	1	Open Space/Parks	1

Total Open Space/Parks Lots = 7
Total Large Lots = 3
Total Village Lots = 102
Total Regular Lots = 2
Total Lots = 114

LOT TYPE CHART – 5TH ADDITION SUPPLEMENT			
BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
52	24	Common	1
52	14-23,27-30	Village	14
52	25,26	Regular	2
53	28,33	Common	2
53	2-27,29,30, 34-36	Village	31
53	31,32	Large	2
24	53	Open Space	1
24	50-52,54-67,69-83	Village	32
24	68	Large	1
62	1-6	Village	6
63	1-6	Village	6
64	1-5	Village	5
65	1	Common	1
66	1-4	Village	4
67	1-4	Village	4
68	1	Common	1
69	1	Common	1

Total Common Lots = 6
Total Open Space Lots = 1
Total Large Lots = 3
Total Village Lots = 102
Total Regular Lots = 2
Total Lots = 114

G:\04005\WPfiles\DESIGNATION OF COMMON AREA-5thADD.doc

LOT TYPE CHART - 6th Addition			
BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
70	1-4,	Village	4
70	5	Common	1
71	1-4,	Village	4
72	1-8,	Village	8
73	1	Common	1
74	1-10,	Village	10
75	1	Common	1
76	1-17,	Village	17
77	1 & 2	Village	2
78	1-5,	Village	5
79	1	Common	1
80	1-7,	Village	7
81	1-5,	Village	5
88	1-11,	Village	11
89	1	Common	1
90	1	Open Space	1
90	2-22,	Village	21

Total Open Space Lots = 1
Total Common Lots = 5
Total Village Lots = 94
Total Lots = 100

LOT TYPE CHART - 6th Addition Area C			
BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
81	8 & 9	Village	2
90	38 -40, 42-51	Village	13
90	41	Open Space	1

Total Open Space Lots = 1
Total Village Lots = 15
Total Lots = 16

LOT TYPE CHART – 6TH ADDITION SUPPLEMENT			
BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
70	1-4	Village	4
70	5	Common	1
71	1-4	Village	4
72	1-8	Village	8
73	1	Common	1
74	1-10	Village	10
75	1	Common	1
76	1-17	Village	17
77	1,2	Village	2
78	1-5	Village	5
79	1	Common	1
80	1-7	Village	7
81	1-7	Village	7
82	1	Common	1
83	1-5	Village	5
84	1-5	Village	5
85	1	Common	1
86	1-10	Village	10
87	1	Common	1
88	1-11	Village	11
89	1	Common	1
90	2-37	Village	36
90	1	Open Space	1

Total Open Space Lots = 1
Total Common Lots = 8
Total Large Lots = 0
Total Village Lots = 131
Total Regular Lots = 0
Total Lots = 140

Pre 6th Addition
Area C

LOT TYPE CHART - 7th Addition			
BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
91	1 & 2	Open Space	2

Total Open Space Lots = 2

EXHIBIT B

LOT TYPE CHART- 8th ADDITION SUPPLEMENT

BLOCK	LOT NUMBER	TYPE	TOTAL NUMBER
92	1	Open Space/Parks	1
92	2-50	Regular	49
92	51	Farm/Ranch	1
93	1, 23, 24	Open Space/Parks	3
93	2-22, 25-39	Regular	36
94	1	Open Space/Parks	1
95	1	Open Space/Parks	1

Total Open Space/Parks Lots = 6
Total Large Lots = 0
Total Village Lots = 0
Total Farm/Ranch = 1
Total Regular Lots = 85
Total Lots = 92

APPENDIX E - PUBLIC FACILITIES GUIDELINES

General Design Objectives

The intent of the public facilities guidelines is to design and construct public facility structures so that they are compatible as reasonably possible with the site and architectural design standards of Hidden Springs and its surroundings. Hidden Springs emphasizes the maintenance of the rural character of the Dry Creek Valley. Typically, public facilities structures are constructed as only basic, functional structures, with little concern for appearance or surroundings. While functionality and safety are of prime importance, public facilities structures in Hidden Springs will be designed, landscaped and/or screened so that they are in concert with the surrounding environment and reinforce the rural community, agricultural, and ranch traditions of the area.

Building Types and Styles

The basic layout and core of the building should be practical and functional for its essential service, such as with an electrical substation or a pumphouse. The exterior appearance of the building, however, must have an appropriate rural character, such as with the slope of roof, siding materials, and ventilation elements.

Examples of some common design elements are buildings with roof overhangs, recessed doors, barn doors, pitched roofs, and wood siding with an aged appearance. Massing and scale appropriate to the use and location are essential design considerations. In some instances a clustering of buildings may be more appropriate than a single larger structure. Equipment and technological elements, such as satellite dishes must be accommodated in such a way that softens and minimizes their appearance to the greatest practical extent, while providing for proper access for repairs and maintenance.

Building Mass and Form

Building length will not exceed 50 feet. Height of buildings will not exceed 28 feet, to roof ridgeline from finished grade. Some mechanical elements, antennas, etc. may exceed this height. Buildings should be designed to be viewed from all sides by screening and/or designing service areas as an integral part of the architectural composition. Buildings should be particularly sensitive to their views from roads and neighboring buildings. Buildings on hillsides should be sited and fitted to the topography and natural surroundings and soften their visual impact from roads and homes in the area.

Roofs

Roof pitches should be between 6/12 and 10/12. Shed roofs are allowable for minor elements. All roofs shall be carefully designed in color, material and shape so that they help integrate the structure with its landscape setting, rural character, and neighboring buildings.

Colors

Building colors should be compatible with neighboring structures and natural surroundings. Stains or other treatment creating a weathered appearance are appropriate in some instances. Where paint or stains are necessary, they should be of a color complementary to the immediate environment.

Landscaping

Landscape improvements shall incorporate, rehabilitate and enhance the existing site, incorporate indigenous species and minimize irrigation requirements to the greatest practical extent. Plant materials used for erosion control are to establish rapid surface stabilization. Berms for screening may be appropriate in some instances. Ground covers, wildflowers, and revegetation are to be done using native material and normal local practices. Plant materials should emphasize fire and drought resistant species and plants that reduce the amount of potential flammable fuel immediately surrounding a structure.

Outdoor Structures and Storage

By the nature of public facility structures, outdoor location of equipment and/or storage of replacement materials, etc. may be necessary. In such instances, outdoor equipment and storage should be kept to a minimum. There must be careful attention in design and maintenance to visibility and screening. For water tanks and substations, height will be kept to the lowest reasonable level.

Driveways and Access Roads

Driveways and access roads should blend into the natural topography as much as possible. They should be no wider than necessary for access and maintenance. If possible, gravels that blend with the surroundings are preferred.

Signage

Signage should be the minimum size necessary to identify the structure and should be designed so as to be compatible with the overall design and landscape of the facility. Signs must conform with the Hidden Springs Zoning Ordinance, 21A, and Ada County codes.

Walls and Fencing

If required, walls and/or fences shall be a maximum height of 8 feet above finished grade and lower if practical. Trash must be kept within the structure or approved trash enclosures. Walls and fencing shall meet security standards of the utility.

Design Review Criteria

The Town Design Review Board shall consider the following criteria in determining whether to approve, approve with conditions, or deny said administrative permit:

a. The proposed administrative permit use is designed to mitigate any substantial adverse impacts, hazard or nuisance, or other material detriment to surrounding lands;

b. The site is of sufficient size to accommodate the proposed use and all appropriate yards, open spaces, walls, fences, parking, loading areas, landscaping is provided; and

c. The proposed use substantially complies with the Hidden Springs Specific Plan.

Applications for review by the Town Design Review Board (TDRB) will be submitted in conformance with the requirements of Sections 4.0 and 5.0 of this document. Approval of the TDRB must be obtained before application for a building permit. The TDRB must sign all building permit applications prior to submission.

APPENDIX F -

Ada County Amendments Uniform Building Code Section 4.19

SECTION 419 – WILDLAND-URBAN FIRE INTERFACE OVER-LAY DISTRICT CONSTRUCTION REQUIREMENTS

419.1 **Scope.** Buildings that are constructed within the Ada County Wildland-Urban Fire Interface Overlay District shall be constructed in accordance with Section 419.

419.2 **Roof Covering.** Roofs shall have at least Class B roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof cov ering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers. When more than 50% of an existing roof is replaced the entire roof must meet the requirements of a new roof.

419.3 **Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of _ inch (19mm). No exposed rafter tails shall be permitted unless construct ed of heavy timber materials.

419.4 **Gutters and Downspouts.** Gutters and downspouts shall be con structed of noncombustible material.

419.5 **Exterior Walls.** Exterior walls of buildings or structures shall be con structed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials. Such material shall extend from top of the foundation to the underside of the roof sheathing or soffitt.

EXCEPTION: Heavy timber or log wall construction.

419.6 **Unenclosed Underfloor Protection.** Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 419.5.

EXCEPTION: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

419.7 **Appendages and Projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be minimum of one-hour-rated fire-resistive construc tion, heavy timber construction or constructed with approved non combustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope sur face greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152mm) of the ground, with exterior wall construction in accordance with Section 419.5.

419.8 **Windows.** Exterior windows, window walls and skylights shall be tempered glass or multi layered glazed panels.

419.9 **Exterior Doors.** Exterior doors, other than vehicular access doors to garages, shall be either noncombustible, twenty (20) minute fire rated, or solid core not less that 1 3/8 inches (35mm) thick. Windows within doors and glazed doors shall be in accordance with Section 419.8

419.10 **Vents.** Attic ventilation openings, foundations or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with non combustible corrosion-resistant mesh with openings not to exceed _ inch (6.4 mm). Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

419.11 **Detached Accessory Structures.** Detached accessory structures locat ed less than 50 feet (15,240 mm) from a building containing habit able space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construc tion, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope sur face greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 419.5 underfloor protection in accordance with Section 419.6.

EXCEPTION: The enclosure may be omitted where the under side of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 419.2 for roof requirements.

419.12 **Compliance Alternatives**

419.12.1 **Practical Difficulties.** When there are practical difficulties involved in carrying out the provisions of this Section, the Building Official is authorized to grant modifications for individ ual cases on application in Official shall first find that a special individual reason makes enforcement of the strict letter of this Section impractical, the modification is in conformance with the intent and purpose of this Section, and the modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the Building Official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of this Section detrimental to safety or impractical, enforcement thereof may be suspended provided that reasonable alternative measures are taken.

419.12.2 **Technical Assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premised subject to the inspection of the Building Official, the Building Official is authorized to require the owner or the person in pos session or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by an approved engineer, specialist, laboratory or fire-safety specialty organization accept able to both the Building Official and the owner and shall analyze the fire-safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

419.12.3 **Alternative Materials or Methods.** The Building Official, in accordance with approval from the appropriate fire district chief, is authorized to approve alternative materials or methods, provided that the Building Official finds that the proposed design, use or operation satisfactorily complies with the intent of this Section and that the alternative is for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this section. Approvals under the authority herein contained shall be subject to the approval of the Building Official whenever the alternate mate rial or method involves matters regulated by the Building Code.

The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in all the files of the code enforcement agency.

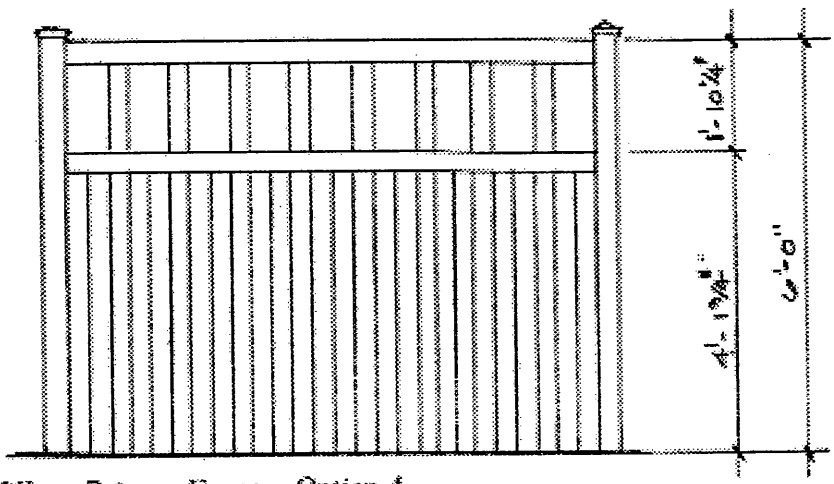
SECTION 419 – WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT CONSTRUCTION REQUIREMENTS

All flammable vegetation or combustible growth as identified in NFPA 299 shall be prohibited within a distance of thirty feet (30'), as meas ured on a horizontal plane, from any side of a structure or building. This shall not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from the native growth to any structures.

All flammable vegetation or combustible growth of a tree shall be prohibited within ten (10') of the outlet of a chimney.

No portion of any tree that overhangs any building or structure shall contain any deadwood. (Ord. 319, 2-12-1997)

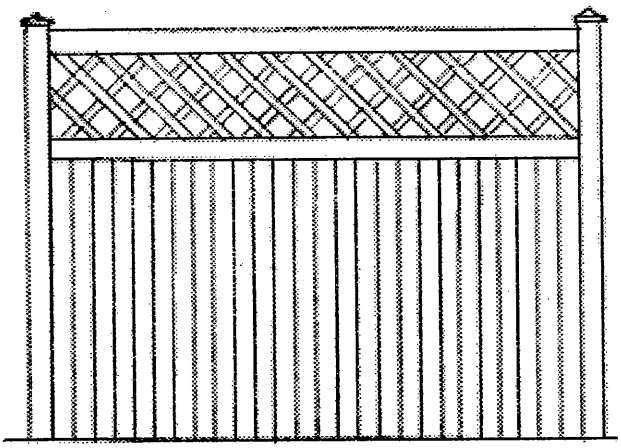
APPENDIX G - FENCING



Village Privacy Fence Option A

Village Privacy Fence Options

Please choose a design that will compliment your home design.



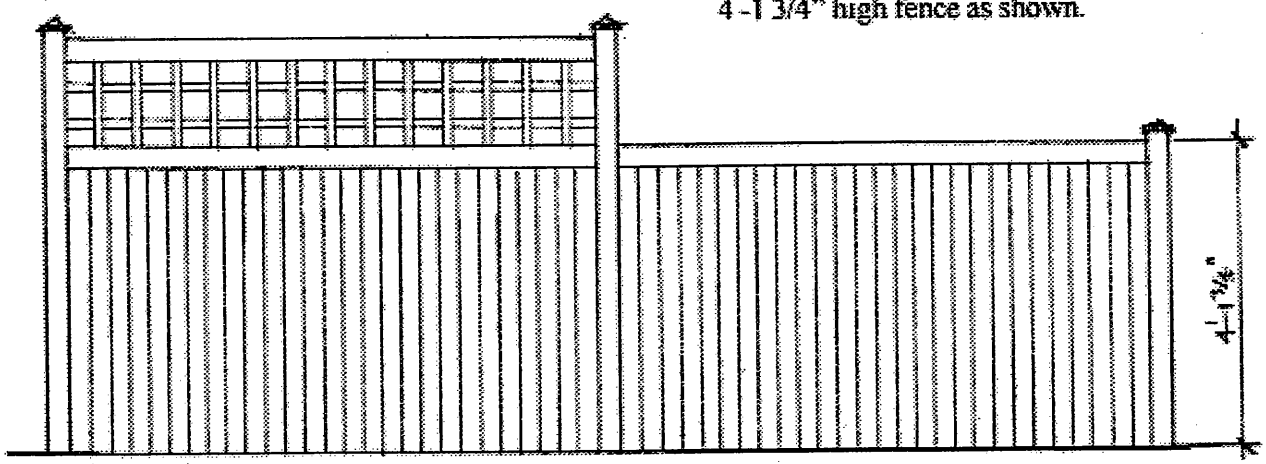
Village Privacy Fence Option B

See Section Detail on page 2 for specific sizes and dimensions.

NOTE: Finish all exposed wood with 1 coat of approved stain- Olympic 901 ,Semi-transparent stain applied thinly and back brushed.

4 x 4 cedar posts and caps @ 8' o.c.

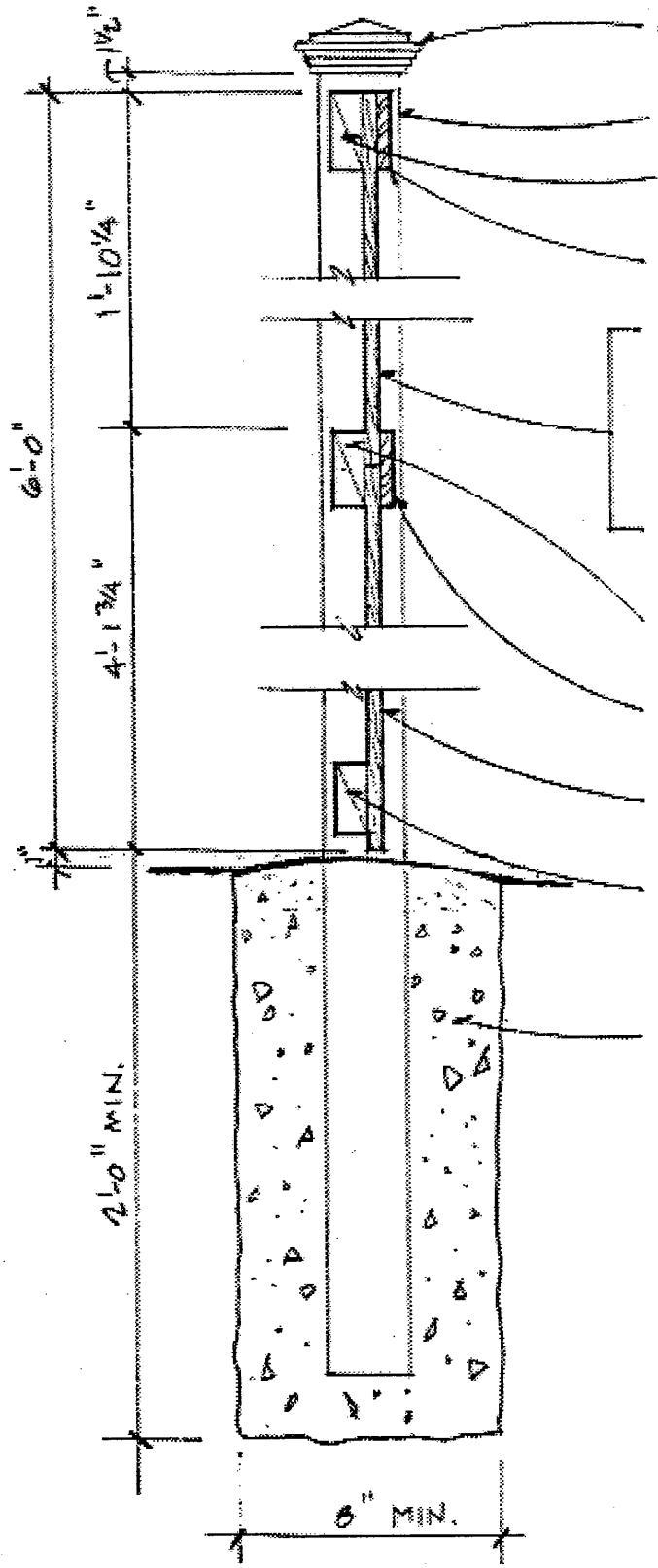
Where privacy fence abuts Hidden Springs split rail fence, use 8' long section of 4 -1 3/4" high fence as shown.



Village Privacy Fence Option C

Hidden Springs Village
Privacy Fence Options

Section Detail @ 1 1/2" = 1'-0"



clear cedar post cap, min. 2 " tall
(fill joints before staining)

4 x 4 #3 or better cedar post @ 8'-0" o.c.

2 x 4 cedar rail clipped to post with galvanized fence clips

1 x 4 premium #1 cedar horizontal nailed with galvanized ring shank nails

Option A Top Section - 1 x 4 cedar, every third board from below comes up (See fence elevation)

Option B Top Section - 1 x 2 fir furring lath @ 6" o.c. on diagonal (See fence elevation)

Option C Top Section - 1 x 2 fir furring lath grid orthogonal, verticals centered on every other board below (See fence elevation)

2 x 4 cedar rail clipped to post with galvanized fence clips

1 x 4 premium #1 cedar horizontal nailed with galvanized ring shank nails

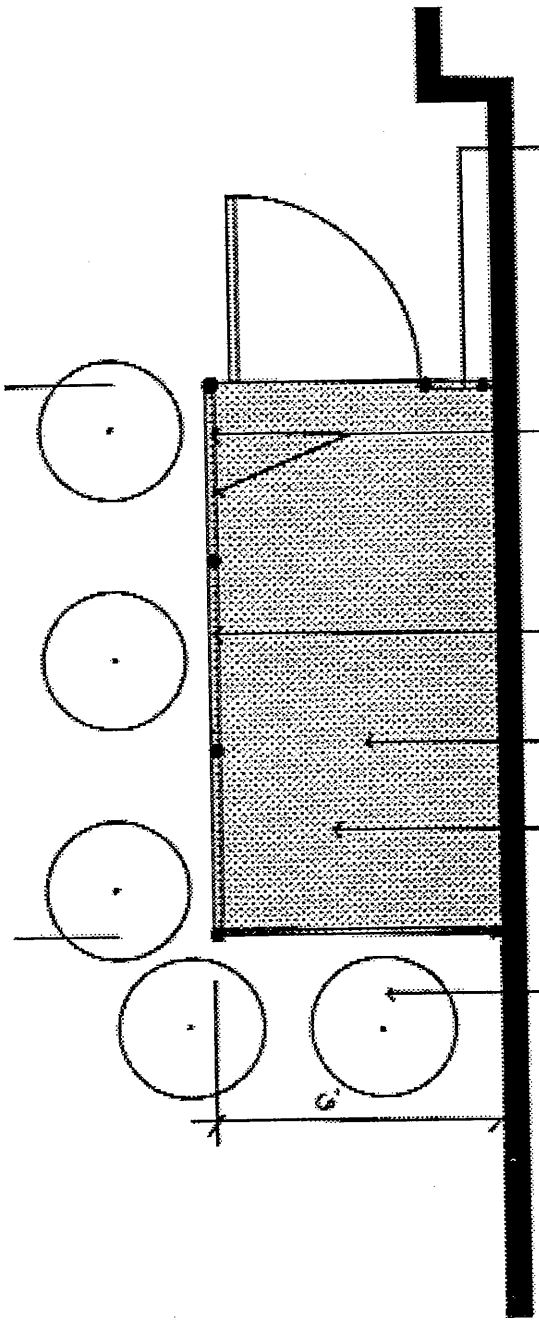
1 x 4 premium #1 cedar vertical boards nailed with galvanized ring shank nails

2 x 4 cedar rail clipped to post with galvanized fence clips

8" x 8" x 1'-10" concrete at post hole

NOTE: Finish all exposed wood with 1 coat of approved stain- Olympic 901 ,Semi-transparent stain applied thinly and back brushed.

Hidden Springs Approved Dog Run



FENCING
Black polyvinyl chloride coated chain link fencing, posts and rails.
Chain link fabric to be 9-gauge with 1 3/4 " mesh openings.
Posts and top rails to be SS-40 pipe with 14 mils. PVC coating.

OPTIONAL: Regular galvanized fence with (3) additional shrubs for a total of (8) required shrubs.

FENCE LAYOUT
Size of fenced area: 6' x 12' (optional: 6' x 16')
Posts: 2 1/2" outside diameter.
Concrete footings: 42" deep @ 4'-0" o.c.
Top rails: 1 5/8" ouside diameter.
Height of fence: 5'-0"

PERIMETER WOOD EDGE
1 X 4 pressure treated wood turned on edge and set into ground.
Allow 1" exposed at top at grade. Place inside fence line.

STONE
6" depth gravel - small size: 3/8" - 5/8".

LANDSCAPE FABRIC
Install fabric 6" below grade on compacted sub-grade. "Mirifi" or equal manufacturer.

PLANT SCREENING
(5 each) 4' tall shrubs. (8 each) if regular galvanized fence is used.
Owner to select exact species as per Hidden Springs Approved Plant Pallettes.

FENCING REQUIREMENTS FOR HIDDEN SPRINGS – PHASE 3

For all lots within Hidden Springs Phase 3 (except rear lot lines on lots 55 through 63, Block 8), the only fence allowed is Option A of the Hidden Springs Design Guidelines. Either 1x4x4 or 1x6x4 is required for the bottom 4 foot portion of the fence. However, each block of houses must be the same 4 foot portion, either 1x4x4 or 1x6x4. All stain must be the Olympic 901, semi-transparent.

ALLEY LOADED LOTS

For all alley loaded lots located in Hidden Springs Phase 3, the following fencing requirements will apply:

Interior Lots:

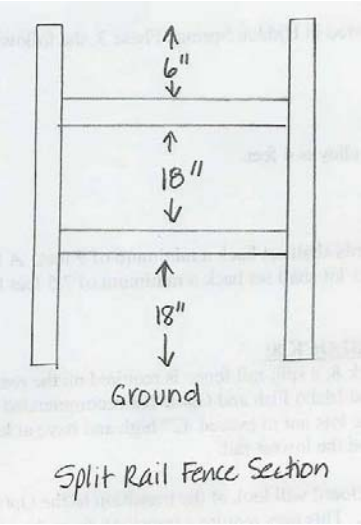
Minimum setback from the alley is 4 feet.

Corner Lots:

Fences on corner lot rear yards shall set back a minimum of 9 feet. A fence constructed on the side yard of the corner lot shall set back a minimum of 7.5 feet from the back of sidewalk.

LOTS 55 THROUGH 63, BLOCK 8:

On Lots 55 through 63, Block 8, a split rail fence is required on the rear lot line. These lots border a wildlife area and Idaho Fish and Game has recommended that a split rail fence be constructed on those lots not to exceed 42" high and have at least an 18 inch space between the ground and the lowest rail. The split rail fence can be 2 rail, natural wood (no colored stain or paint) and maximum 42" high (see sketch below)



On the interior lot lines, the Board will look at the transition to the Option A privacy fence on a case by case basis. This may require a transition from the split rail to 4 foot high then 6 foot high.

Updated: 7/24/2006

FENCING REQUIREMENTS FOR HIDDEN SPRINGS – PHASE 4 and 5

For all lots within Hidden Springs Phase 4 and 5 Cottonwood Collection, the only fence allowed is Option A of the Hidden Springs Design Guidelines (see attached drawing). All stain must be the Olympic 901, semi-transparent.

ALLEY LOADED LOTS

For all alley loaded lots located in Hidden Springs Phase 4 and 5, the following fencing requirements will apply:

Interior Lots:

Minimum setback from the alley is 4 feet.

Corner Lots:

Fences on corner lot rear yards shall set back a minimum of 9 feet. A fence constructed on the side yard of the corner lot shall set back a minimum of 7.5 feet from the back of sidewalk.

If fenced, any lot line adjacent to a common area will be required to have a 5 foot wrought iron fence (see attached spec). Interior common lot lines must be the 6 foot Option A privacy fence unless adjacent to a common area.

Lots 19 through 49, Block 24, Phase 4:

Foothills guidelines apply and fencing will be approved on a case by case basis.

Decorative fencing of 42" or less will be evaluated on a case by case basis.

ALL FENCING WILL BE APPROVED ON A CASE BY CASE BASIS AND MUST BE SUBMITTED FOR APPROVAL BEFORE INSTALLATION.

Updated: 7/24/2006

FENCING REQUIREMENTS - HIDDEN SPRINGS PHASE 4 & 5 (REVISED 10/20/05)

For all lots within Hidden Springs Phase 4 and 5 Cottonwood Collection, the only fence allowed is Option A of the Hidden Springs Design Guidelines (see attached drawing). All stain must be the Olympic 901, semi-transparent. All front loaded and rear loaded lots must be fence. Corner or misshapen lots will be looked at on a case by case basis.

ALLEY LOADED LOTS - For all alley loaded lots located in Hidden Springs Phase 4 and 5, the following fencing requirements will apply:

Interior Lots:

Minimum setback from the alley is 4 feet.

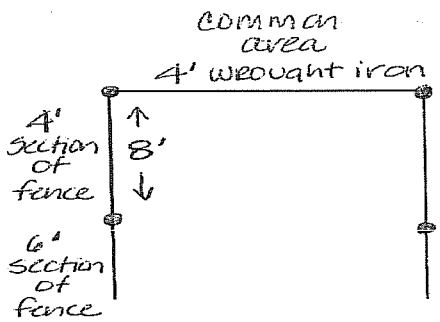
Corner Lots:

Fences on corner lot rear yards shall set back a minimum of 9 feet. A fence constructed on the side yard of the corner lot shall set back a minimum of 7.5 feet from the back of sidewalk.

LOTS ADJACENT TO COMMON AREAS:

If fenced, any lot line adjacent to a common area will be required to have a 4 foot wrought iron fence (see attached spec). Interior common lot lines must be the following:

Off the rear property line (wrought iron fence), the first 8 foot section must be the bottom portion of 6 foot Option A privacy fence (approx 4 feet) and then transition to the 6 foot Option A privacy fence unless adjacent to a common area (see diagram below).



LOTS ADJACENT TO COMMON AREAS AND ON A CORNER:

If fenced, any lot line adjacent to a common area and on a corner lot will be required to have a 4 foot wrought iron fence (see attached spec) along the common area and street side of the corner of lot. Interior common lot lines must be the 6 foot Option A privacy fence unless adjacent to a common area.

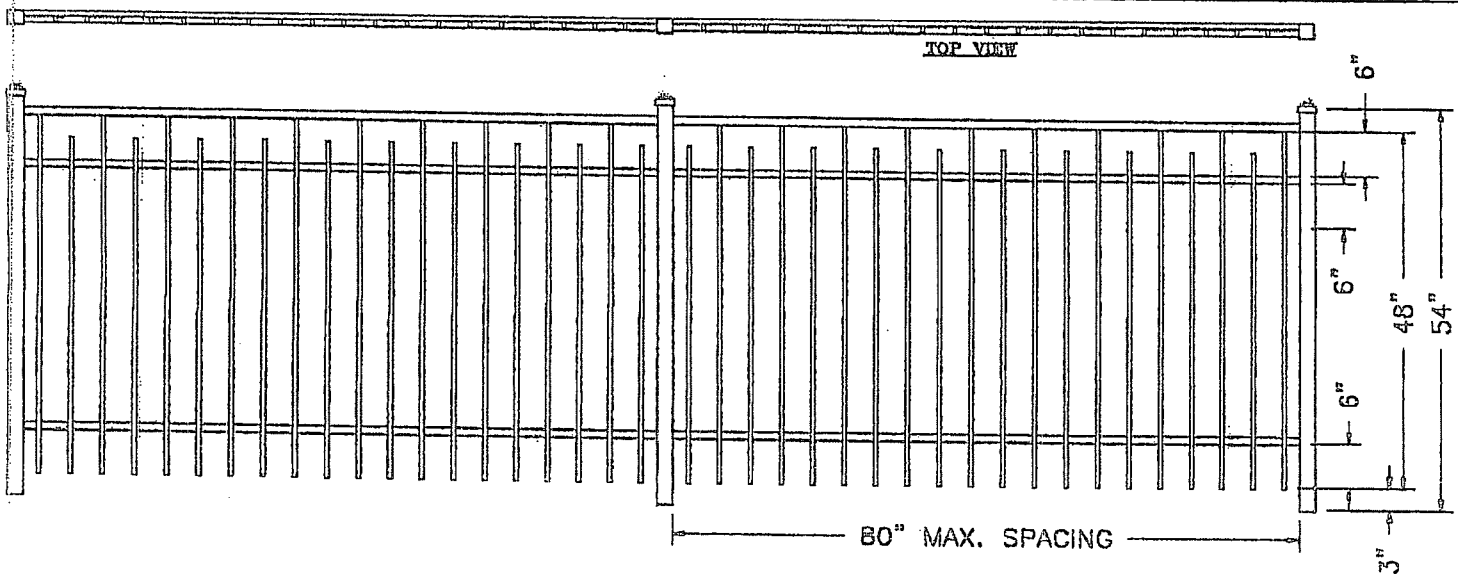
LOTS 19 THROUGH 49, BLOCK 24, PHASE 4:

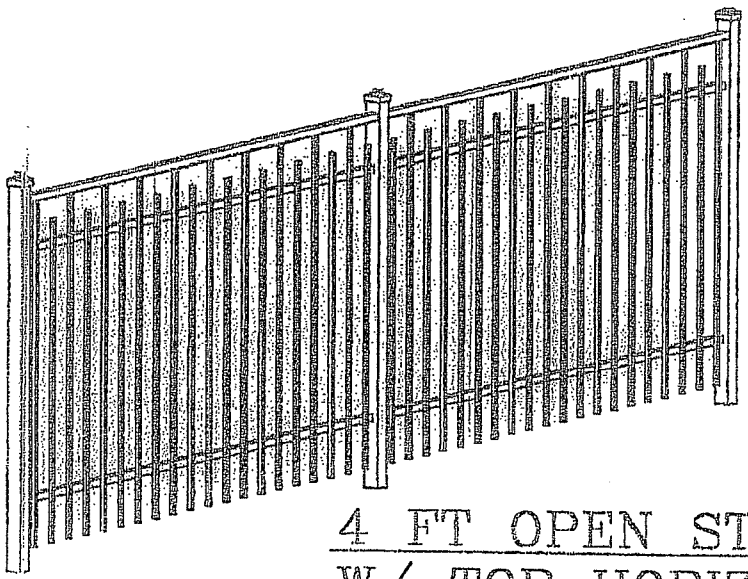
Foothills guidelines apply and fencing will be approved on a case by case basis.

Decorative fencing of 42" or less will be evaluated on a case by case basis.

ALL FENCING WILL BE STILL NEED TO BE APPROVED ON A CASE BY CASE BASIS AND MUST BE SUBMITTED FOR APPROVAL BEFORE INSTALLATION.

Updated: 6/22/05





4 FT. FENCE SPECS.

- PANELS 80" MAX.
- 2" SQ .065 POSTS
- 1" SQ .065 HORIZONTALS
- 1/2" SQ .065 PICKETS AT 4" O.C.
- ALL 1/2" VERT. PICKETS TO BE PLUGGED (PLASTIC)
- ALL FENCING TO BE PAINTED _____

4 FT OPEN STYLE STAGGERED PIC W/ TOP HORIZONTAL

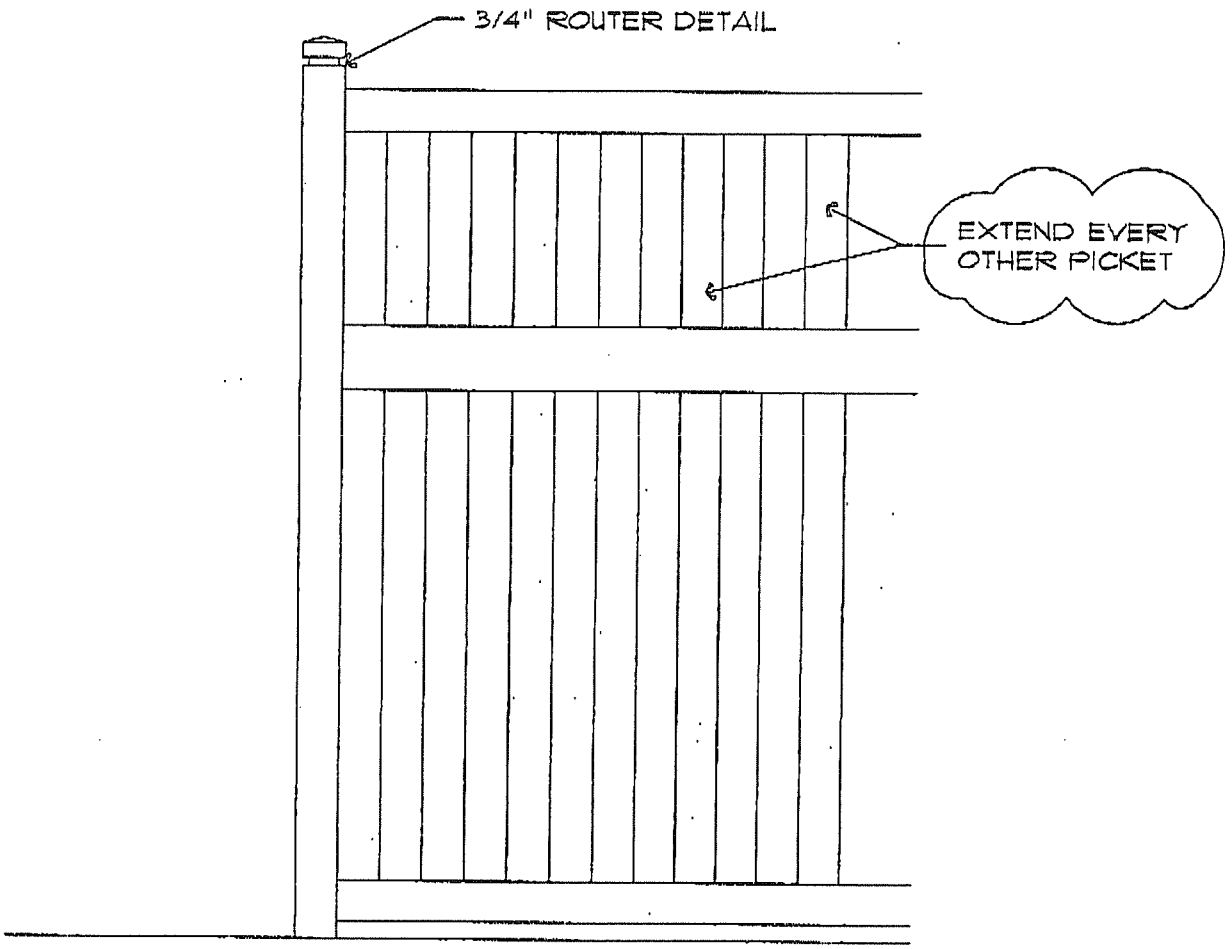
SCALE: 1/2" = 1'

FAXED TO: _____

DATE: _____

COLOR: _____

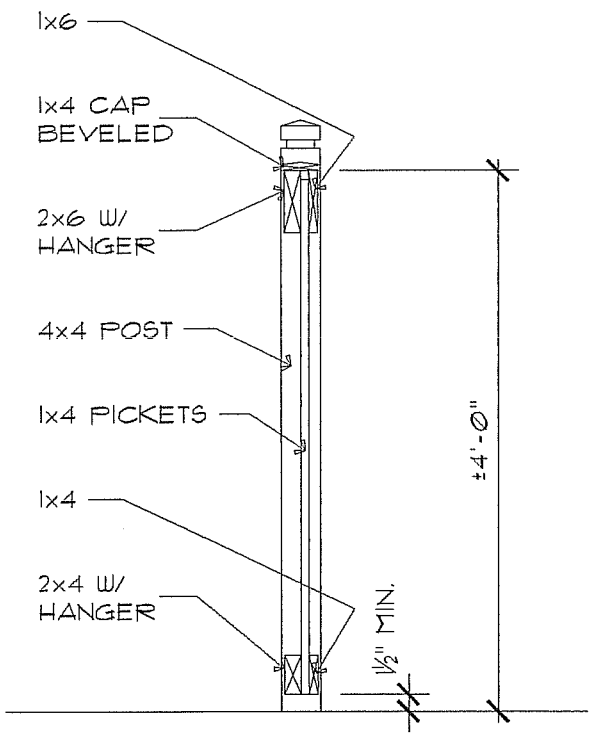
Ken Kern, Precision Fencing	DATE: 01/22/2003 1:28 PM	CUSTOMER: 4_FT_SID.dwg



6 foot fence elevation

scale **3/4"=1'-0"**

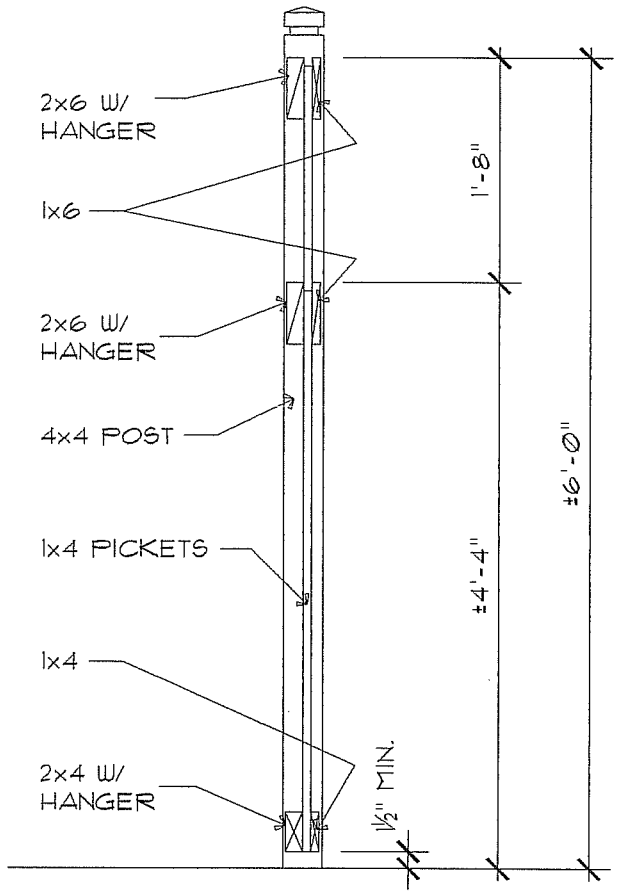
REVISION 'C' 7/28/05



4 foot fence section

scale **3/4"=1'-0"**

REVISED 6/2/05



6 foot fence section

scale **3/4"=1'-0"**

REVISED 6/2/05

Rolling Hills Addendum to the **November 30, 2011**
HIDDEN SPRINGS DESIGN GUIDELINES:

2.0 SITE DEVELOPMENT AND LANDSCAPE GUIDLEINES

2.1

Add;

2.1.1 Minimum Building Setbacks for Rolling Hills Homesites

The Rolling Hills setbacks shall generally the same as the Village as well as conforming to requirements of the Ada County and those identified on Plat. TDRB may enforce stricter setback requirements as determined by individual home design and location.

2.7 Landscape Zones

Add;

The Rolling Hills Landscape Zone

In General the Rolling Hills landscaping shall be generally comply with the requirements of the Foothills Zone.

2.10 Driveway and Garages

General Requirements

Add;

Rolling Hills homesites may have a front loaded garage exceeding 50% of front elevation, however designs must be attractive in nature and appropriate for the lot. Appropriately designed garages that site forward of the main façade of the home are allowable but are subject to TBRB approval

Add;

Driveways and Garages within the Rolling Hills

- It is encouraged that homes within Rolling Hills have garages that are side or rear loaded to minimize view of garage doors from the street.
- If front garage must be used it should be setback from street sufficiently to allow access and circulation as well as minimize view from street.
- Architectural articulation such as deep recesses, columns, large overhangs, trellis's and other devices should be used to minimize the visibility of the garage doors.
- Oversized garage doors such as RV doors may be allowed when proportionally scaled within the composition of the building in a manner that diminishes their visual impact upon the street. Acceptance of oversized garage doors up to 14ft shall be generally allowed but must be appropriately designed. The roof of the RV bay on any home shall not exceed the peak of the roof-line.
- Surfacing materials such as aggregate paving, pavers or stamped and colors concrete reflective of the rural nature of *the rolling hills* is encouraged.

2.13 Walls, Fences and Gates

Add;

Walls, Fences and Gates within Rolling Hills

Since fences, walls and gates may be highly visible from off-site as well as adjacent homesites, fencing should be kept to a minimum and when used should be generally transparent rather than opaque.

- Pole and split rail fencing with natural finish or approved five foot high wrought iron fencing may be used along property lines.
- Walls or solid opaque fences must be kept within the building envelope.
- Fencing must be approved by TDRB

3.0 ARCHITURAL GUIDELINES

3.2

Add:

Building Types and Styles within Rolling Hills

Rolling Hills is set in the foothills and valley north of the main town site of Hidden Springs. Homesites within Rolling Hills consist primarily of level building pads, which have been terraced to accommodate constructability. Rolling Hills homesites are reminiscent of both Valley and Foothills yet they have their own unique environmental characteristics, which demand a variation in architectural style that are appropriate for the individual setting.

- Scale in relationship to the individual site and adjacent structures should always be taken into consideration with each home design. Style must be appropriate to homesite.
- Structures should be broken into smaller elements and volumetric massing. Architectural elements and material described in both Valley and Foothills are appropriate.
- Architectural styles should favor the specific geological attributes of the particular site. The low pitched horizontal lines of a prairie style home may be appropriate for a hilltop plateau site while a vertical massing of a two story farmhouse is more appropriate for a ravine/valley.

3.4

Add:

Building Masses and Forms within Rolling Hills

Building forms within Rolling Hills should reflect the location and topological characteristics of the individual homesite. Sites within the ravines and valleys should

generally be designed in accordance with Valley guidelines while those at elevated sites more able to be seen from below should be more in accordance with Foothills guideline fitting closer to the ground plane.

- Asymmetrical compositions of buildings forms are preferred rather than formal symmetrical designs.
- Use of smaller forms grouped together rather than one dominant mass is encouraged.
- Fundamental massing of homes at "elevated" sites should be horizontal with less second floor area. Sites accommodating more vertical massing shall have second story area limited to 92% of first story area.
- In general home should be designed to be viewed from all sides however when the building mass has limited visibility due to site location, topography or other screening, allowable deviations in the architectural composition (four-sided architecture) may be acceptable at the discretion of the TDRB.

3.5 Roofs

Add:
Rolling Hills- Roof pitches shall be the same as the Foothill

3.6 Exterior Walls and Finishes

Add:

- An exception shall be applied for exterior material application in the Rolling Hills Phase. In general materials should be consistently applied to all elevations of the structure however when the home has wall planes with limited visibility due to site location, topography or other screening the consistency of materials may be deviated if it is determined to be appropriately designed for the lot. Changes in material should have a clear logical break but are not required to return to a perpendicular surface.

3.9.1 Windows and Doors in Rolling Hills

Add:

- Oversized garage doors are allowable but if used should be designed to disappear into building elevation. Door materials, colors and textures along with enhance deep recessing and scale appropriate to overall composition are but a few techniques which may lend credibility to design for acceptance of TDRB.

Hidden Springs Town Association, Inc.
5876 West Hidden Springs Drive ▪ Boise, Idaho 83714 ▪ 208.229.2323 ▪ www.hiddensprings.com

Solar Panel Addendum to Hidden Springs Residential Design Guidelines
Article 3.5, pg. 3-19

3.5.1 Solar Energy Systems

We are happy to see that some of our neighbors are able to go green and install solar energy systems. This is a great way to reduce your carbon footprint. Solar energy systems (SES) shall include: Photovoltaic (PV) panels/modules, Building Integrated Photovoltaic systems (BIPV), Solar Water Heating (SWH) panels/modules, and all other mechanical, electrical plumbing, or HVAC systems that primarily and directly rely on solar energy for operation.

- All plans must be approved by the Town Design Review Board PRIOR to installation. The design and installation of SES shall be consistent with the architectural style and aesthetics of the house regarding style, location, size and color. SES design and installation considerations should eliminate or minimize visibility of such systems from the street. The design and installation of SES must comply with the applicable building codes and permit requirements.

- All SES must be owned by the homeowner; leased products from third parties are not allowed. Tracker systems are not allowed.

- SES shall have a non-reflective surface, and must be of the highest quality. The color of the panels and trim of the support structure will be limited to black or brown. No gray or non-reflective metallic, white, or aluminum frames will be approved.

- SES shall have the minimum possible clearance from the roof; in no event shall such clearance exceed 6 inches as measured from the roof surface to the top surface of the PV panel/module system.

- SES equipment must be installed parallel with the plane of the roof and may not extend above the ridge line of the roof. SES equipment must be continuous and without gaps.

- Conduits, pipe runs, bracket fasteners, harnesses and all other mounting and electrical hardware shall be concealed from view. Wiring must be installed through the roof and routed inside the house or routed to the soffit nearest the home's electrical meter panel. Connections to the inverter from the soffit will be encased in PVC. Exposed conduit (PVC) will be painted to match the adjacent roof and siding color. In no case will wiring be exposed. Inverters and disconnects will be installed as close to the electrical meter panel as possible. Any required inverters and additional utility meters/equipment shall be concealed from view.

- All SES must be functioning and in good repair.

- **Solar System Review Documents:** In connection with obtaining the TDRBs review of a SES, the following information must be included with submittal:

    1. Completed Design Review Submittal Form to include $100.00 fee.
    2. Site Plan showing location that the device is to be installed on the property/structure, showing all sides where the device is to be installed.
    3. Aerial Site Plan with adjacent homes, showing property lines, setbacks and existing improvements.
    4. Type of device to be installed; manufacture information.
    5. Dimensions of the proposed device.
    6. Color of the proposed device – framing and panels.
    7. Pictorial/brochure of the device.
    8. Verification of the wiring method (through the roof or external conduit), that there will be no exposed wires, and any conduit will be painted to match adjacent building surfaces.