



*Design Guide and  
Contractor's Manual*



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# *Design Guide*

SECTION A  
INTRODUCTION AND DEFINITIONS







## A.1 Design Guide Overview

This *Cornerstone Design Guide* (“Design Guide”) has been prepared by Cornerstone Montrose LLC (the “Declarant”) and adopted in accordance with the *Community Charter for Cornerstone* (the “Charter”), recorded in the real property records of Ouray and Montrose Counties, Colorado. The Design Guide may be changed and amended to serve the needs of an evolving Cornerstone Community, pursuant to the procedures set forth in the Charter and in the Design Guide. In addition to terms defined in this overview, you will find some definitions for commonly used or technical terms used herein in A.4 Definitions.

The Design Guide provides an overall framework and set of standards, guidelines and procedures for the development of the Cornerstone Community (“Cornerstone” or the “Community”) in an orderly and cohesive manner, including the development of homes or a Homestead, as such term is defined in the Charter. The Design Guide standards have been developed to assist in the planning, constructing, landscaping, and modifying of Homesteads within Cornerstone. The standards set forth criteria for design, style, materials, colors and location of site Improvements, landscaping, signage and lighting. In addition, the Design Guide establishes a process for review of proposed construction and modifications to Homesteads to ensure that all Homesteads within Cornerstone are developed with the consistency and quality that attracted you to this Community. The review process is discussed in detail in Section B of this Design Guide.

To the extent that an ordinance, Building Code or regulation of Ouray or Montrose County, Colorado (as applicable to a particular Homestead) requires a more restrictive standard than the standards set forth in this Design Guide or the Charter, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Charter and the Design Guide (in that order) shall prevail.

This Design Guide governs all property which is subject to the Charter and any additional property which may be subject to the Charter in accordance with Chapter 18 of the Charter. Unless otherwise specifically stated in Chapter 5 of the Charter or in this Design Guide, all plans and materials for new construction or exterior modifications of Improvements on a Homestead must be approved before any construction activity begins. Unless otherwise specifically stated in this Design Guide, no structure may be erected upon any Homestead and no Improvements, including staking, clearing, excavation, grading and other site work, exterior alteration of existing Improvements, and planting or removal of landscaping materials (“work”) shall take place without receiving the prior written approval of the “Reviewer”. Where this Design Guide specifically allows an Owner to proceed without advance approval, such



allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

Owners are responsible for ensuring compliance with all standards and procedures within this Design Guide and any applicable supplements to this Design Guide. Owners are also governed by the requirements and restrictions set forth in the Charter and any applicable supplement to the Charter. In particular, Owners should review and become familiar with the rules applicable to Cornerstone set forth in Chapter 7 of the Charter, which address restricted and prohibited activities and conditions within the Community.

Architectural control and design review for Cornerstone is handled by either (1) the Declarant or its designee or (2) the Design Review Committee (“DRC”), whose members are appointed by the Board of Directions of the Association. The term “Reviewer,” as used in this Design Guide, shall refer to the appropriate reviewing entity.

Declarant has exclusive jurisdiction over all matters relating to architecture and landscaping during the period of time described in Chapter 5 of the Charter (the period during which the Declarant exercises architectural control will hereinafter be referred to as the “Declarant Review Period”).

During the Declarant Review Period, the Declarant shall review plans and specifications for and shall have jurisdiction over all construction and landscaping on any Homestead, shall be the conclusive interpreter of this Design Guide, shall monitor the effectiveness of this Design Guide, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

Puruant to authority granted in the Charter, the Declarant has appointed the Design Review Team as the Declarant’s delegate for Homestead design review. The Design Review Team (‘Reviewer’) shall act as Reviewer and shall implement the Design Guide as stated herein.

While the Design Guide is intended to provide a framework for construction and modifications, it is not all-inclusive. In its review process, the Reviewer may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and Finish Grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, no Reviewer shall grant approval for proposed construction that is inconsistent with the Design Guide, unless such Reviewer grants a variance.



## A.2 Cornerstone Architectural Design

Cornerstone's design philosophy springs from a vision of a Community that is animated by the natural environment, expresses a creative congruence with the architectural heritage of the mountain west and provides a lasting legacy for our pioneering families.

### Vision

Our architectural vision is grounded in three values:

#### *Aesthetics*

Harmony and beauty: earth, flora and fauna provide both stimulation and reference points. The lines, colors, textures, and sensations of our structures shall be in harmony with the natural beauty of our surroundings.

#### *Character*

Creative and unfussy: remarkable architecture integrated with Aspens and sweeping landscapes. It is of the mountain west and its heritage, reflecting a natural, vigorous and informal lifestyle.

#### *Future Promise*

Legacy and value: building a family home for today and tomorrow. These Homesteads are envisioned to hold lasting value by maintaining standards for quality and design merit.

### Objectives

This Design Guide serves three key objectives: to fulfill the Cornerstone vision, to provide context and direction, and to spark the imagination.

First and foremost, we hope the Design Guide will inspire homes that are alive with creativity and personality and that bring immense pleasure to your family and your guests. This Guide provides big-picture context and a road map for you, your architect, engineer, contractor and other design professionals to build your home in a way that integrates Cornerstone's overall design intention with your specific needs and desires. It gives direction to the most critical features of your new home, including setbacks, landscaping, architectural appearance, massing, proportion, and materials.

## Architectural Styles: Context and Direction

Cornerstone's architectural direction is not described in strict, academic style, but is rather influenced by the multiple styles inherent in southwestern Colorado and appropriate to the landscape. The Uncompahgre Plateau hosts a wide range of topography—hillsides, ridges, ravines and meadows. There is also a variety of plant habitats—scrub oak woodlands, wildflower meadows, sage fields, and Aspen groves. By virtue of the terrain and density of the Homesteads, three general style directions are considered appropriate:

### *Mountain Ranch style*

Inspired by early Colorado ranch homes, this style evokes a casual, rustic and sprawling home made of wood planks and with gabled rooflines. Influenced by traditional, even Colonial features, historic ranch houses were utilitarian. Today's pioneers can blend utility with luxury by combining simple construction techniques with a sophisticated selection of materials and features.

### *Mountain Craftsman style*

Many of those who settled Colorado were opportunists—prospectors and homesteaders. The architecture of mining towns today is eclectic and responds to the compactness required by mountainous terrain. One favored style is reminiscent of the Craftsman/Prairie style, which evolved in the early 1900s and was later influenced by Frank Lloyd Wright. Key features include 1-1/2 to 2 stories, pitched roofs that cover porches, and hand-crafted stone or woodwork.

### *Mountain Ridge style*

Within Cornerstone, there are a number of Homesteads whose topography is neither mountainous nor flat. With hillsides or gradual inclines, these Homesteads can accommodate a blended or transitional style. Combining a sprawling feel with Craftsman detail or the casual ranch ambience with vertical massing allows Owners to adapt their home to their specific surroundings.

A matrix of Cornerstone Homesteads provides specific direction as to which of the above styles is approved for each Homestead. See "Section G Appendix, G.I Homestead-Specific Conditions Matrix."

To further define the Cornerstone styles, it might help to identify styles which are not appropriate for this Community. These include, but are not limited to:

- Cottage/Cape Cod
- Colonial/Colonial Revival
- French / English Country
- Urban
- Greek, Greek Revival
- Art Deco
- Spanish
- Victorian
- Pueblo
- Beaux Arts



Adirondack log homes, while generally not of an approved Cornerstone style, are subject to review and approval by the Reviewer.

### A.3 High Performance and Sustainable Design Overview

Across the nation, government groups, consumers, and communities are embracing the benefits of applying sustainable and high performance design standards to building architecture. A number of existing programs guide building design to improve energy efficiency, to conserve natural resources, and to improve healthiness and functionality of indoor spaces.

The State of Colorado has taken a proactive approach to sustainable and high performance building practices by implementing a host of new programs and directives to advance the use of design standards. Several counties in Southwestern Colorado also have begun to promote energy-efficiency through design codes and renewable energy for the built environment.

Consumers are becoming more knowledgeable about green building alternatives and are seeking the economic and health benefits derived from them.

The Cornerstone Community embraces an environmental approach to development and recognizes the value of offering high performance building guidelines for its homes. *Cornerstone Design Guide* offers optional criteria for high performance design for heating and cooling, insulation, windows and window glazing, building orientation, materials selection, renewable energy alternatives, and water conservation. See “Section G Appendix, G.3 High Performance and Sustainable Design.” Cornerstone, like many new, planned communities across the West, also suggests that its residents consider the Colorado Built Green guidelines as a framework for high performance design.

## A.4 Definitions

In addition to the terms defined in the Introduction or otherwise within the text of this Design Guide, the following are terms with special meanings for Cornerstone:

**Accessory Building:** Any structure other than the primary residential structure and any subsequent attached and approved addition to the primary residential structure. Subject to prior review as otherwise required in the Design Guide, the Reviewer may approve two types of Accessory Buildings on qualifying Homesteads: Accessory Dwellings and non-dwelling Outbuildings. *See* Homestead Specific Matrix for qualifying Homesteads and applicable Homestead specific limitations.

An Accessory Building may not be considered both an Accessory Dwelling and an Outbuilding. If a structure or any part of a structure qualifies as an Accessory Dwelling, the entire structure must be considered and treated as an Accessory Dwelling.

**Accessory Dwelling:** Any structure that incorporates both bathroom and kitchen facilities other than the primary residential structure and any subsequent, attached, enclosed and approved addition to the primary residential structure. Accessory Dwellings may be allowed only on qualifying Homesteads and pursuant to prior review and approval as set forth Sections B and D of this Design Guide.

*Accessory Dwellings may also be specifically regulated by Ouray or Montrose Counties. Owners must check with the appropriate county to determine which county land use regulations apply to the Owner's particular project.*

**Association:** Cornerstone Owners Association, Inc., a Colorado non-profit corporation.

**Building Codes:** The most recent edition of the Uniform Building Code (published by the Uniform Building Code Congress International) or other applicable governmental regulations.

**Building Envelope:** The two-dimensional envelope that establishes the limits and location within which the Owner may construct any Improvements to the Homestead, including a home, Accessory Buildings, landscape and hardscape.

**Certificate of Compliance:** Requested by the Owner and prepared by the Reviewer prior to occupancy, stating that all Improvements have been completed in accordance with the approved construction plans.

**Certificate of Occupancy:** A document certifying that the home and other Homestead Improvements have been inspected by the applicable County Building and Safety Department, are complete and meet the County's requirements of construction and life safety. This certificate is required before Owner may occupy or reside in the completed structures.

**Charter:** *Community Charter for Cornerstone*, a document specifying the covenants, conditions, and restrictions for the Cornerstone Community.

**Community:** Refers to the entire Cornerstone development.

**Contiguous Homesteads:** Two or more adjacent Homesteads.

**Contractor's Manual:** A document that specifies responsibilities and procedures for use by the Owner and the Owner's contractor prior to and during the construction of Improvements.

**Cornerstone Metropolitan District:** A quasi-governmental entity of the State of Colorado, formed for the purpose of providing certain subdivision Improvements and services to the Community, including, but not limited to, water, sewer taps and sewer service to certain Homesteads.

**County:** Refers to either Ouray or Montrose County, Colorado, whichever is applicable to a particular Homestead, based on its location.

**Design Guide:** *Cornerstone Design Guide* (this document), which establishes standards, guidelines, and procedures for planning, constructing, landscaping, and modifying Homesteads.

**Existing Grade:** The ground elevation data, established at the time the Homestead is rough graded, as illustrated on the Homestead Plot Plan. It is used to establish building height limits as well as the Building Envelope.

**Finished Grade:** The completed surfaces of lawns, walks, and roads brought to grades as shown on plans or designs.

**Floor Area:** The sum of the gross Floor Area for each of the stories under roof, measured from the exterior limits or faces of a structure (may also be referred to as "home size" or "building size.")

**Homestead:** A Cornerstone lot or parcel of land occupied (or to be occupied) by a single family home, Accessory Buildings, and open spaces as required by this Design Guide.

**Homestead Plot Plan:** A drawing that indicates the size, shape, and other characteristics of a Homestead.

**Homestead-Specific Conditions Matrix:** A table listing requirements for each Homestead, such as size, architectural style, Building Envelope size, allowable square footage, building heights, landscape zones, and water conditions. "See Section G Appendix, G.1 Homestead-Specific Conditions Matrix."

**Improvements:** All structures and appurtenances including but not limited to homes, Accessory Buildings swimming pools, spas and other recreational facilities, gazebos,



barbecues, garages, carports, parking areas, roads, driveways, entry gates, exterior lights, sidewalks, walkways, trails, fences, screens, awnings, patio and balcony covers, stairs, decks, planters, trellises, sunshades, wind screens, skylights, poles, signs, screening walls, retaining walls, footings, columns, gates, private utility lines and connections, storm drains, catch basins, sewer lines and laterals, septic systems, antennas, solar-powered energy equipment, water softeners, air conditioning and heating equipment, and all landscape irrigation systems. Additionally, improvements include grading, excavation, filling, or similar disturbance to the surface of the land, and all trees, shrubs and other landscaping, planting and vines, as well as clearing or removal thereof.

Improvements also include all exterior modifications to any of the foregoing, including but not limited to, painting the exterior of any home or other exterior surface of any visible structure, changing the roof material, windows, or exterior doors of any home or other structure, building any additions or conducting any exterior remodeling, and demolition or destruction of any structure or appurtenance.

**Native Plant:** A plant species that occurs naturally on the western slope of Colorado or has evolved as an adaptive species within diverse plant communities. Included are plant cultivars that have been bred from genetically Native Plants.

**Notice of Completion:** Formal notification by an Owner that indicates all Homestead Improvements are complete, final inspection by the Reviewer is needed, and release or refund of remaining construction or compliance deposits is requested. Following Notice of Completion, a Certificate of Occupancy can be issued by the County.

**Notice to Comply:** A document issued by the Reviewer as a result of finding unapproved design changes during the inspections. The Owner must reply to the notice within three working days of the observation.

**Outbuilding:** Any Accessory Building located on a Homestead that is not an Accessory Dwelling. Subject to prior review pursuant to the procedure set forth in this Design Guide, the Reviewer may approve three types of Outbuildings on qualifying Homesteads: Horse Barn, Non-Horse Barn and Garage/Shop/Shed.

*Outbuildings may also be specifically regulated by Ouray or Montrose Counties. Owners must check with the appropriate county to determine the county regulations that apply to the Owner's particular project.*

**Owner:** Refers to the Owner(s) of record, whether one or more persons or entities, of fee simple title to any Homestead, including Declarant.

**Reviewer:** Refers to Declarant, Declarant's designee, or the Design Review Committee (DRC) who handles the architectural control and design review for Cornerstone.

**Story:** That portion of a structure included between the upper surface of any floor and the upper surface of the next floor above it; or, any portion of a structure between the topmost floor and the roof that is used for human occupancy in which the Floor Area



(with eight feet or more head clearance) equals fifty percent or more of Floor Area of the next Story below. Provided it is not used as a dwelling unit, a top floor in which the Floor Area (with eight feet or more of head clearance) equals less than fifty percent of the Floor Area of the Story next below is defined as a “half-Story.” A basement is defined as a Story, if more than half of its height is above the average ground level from which the height of a structure is measured.

**Wildlife Management Implementation Plan:** “Cornerstone Wildlife Management Implementation Plan,” a document providing regulations for Homestead Improvements related to wildlife protection. It is attached as an exhibit to the Charter.





# *Design Guide*

Section B  
Design Review And  
Approval Process





## B.1 Design Professionals

Responding to the natural features of each unique Homestead with a creative, harmonious, and lasting design requires the skill of a capable team of designers and construction professionals. The following professionals must be part of each Owner's design team and must be approved by Reviewer prior to Final Plan approval:

- Colorado licensed architects.
- Landscape architects with experience in designing for habitats similar to those found at Cornerstone and on each Homestead particularly.
- General contractors with demonstrated experience and skill in managing and construction residential projects of similar quality, size and complexity.

## B.2 Variances – Owner and Reviewer's Function and Scope

The Reviewer's job is to review all Homestead Improvements and modifications for compliance with the Design Guide and as otherwise stated herein.

Owners are responsible for obtaining Cornerstone review and for compliance with the latest Ouray or Montrose County regulations relating to Improvements at Cornerstone.

Because each Homestead has unique characteristics and each Owner has unique preferences and needs, the Reviewer has the discretion to interpret the Design Guide and approve variances from it. The Reviewer will evaluate any requests to deviate from the Design Guide individually. All variance requests must be demonstrably consistent with overall objectives of the Design Guide and not adversely affect adjoining Homesteads or Cornerstone as a whole. The Reviewer's approval of a variance from a design standard is unique to the situation and does not guarantee other variances for the same Owner or variances from the same standards for other Owners.

## B.3 Fees and Deposits

A Design Review Fee and a Construction Deposit are required for all projects:

1. ***Design Review Fee*** due prior to Preliminary Plan approval. This fee is non-refundable and used to pay for the cost of design review.
2. ***Construction Deposit*** due prior to Final Plan approval. This deposit is used to correct any damage done to the Cornerstone community property during construction. The full deposit must be maintained throughout the entire term of construction and if any portion of the deposit is used, it must be replaced immediately by the Owner. Of this deposit, 80% is refundable upon satisfactory issuance of a Notice of Completion and Reviewer's inspection. The remaining 20% is non-refundable and will be used to

cover the costs of any inspections and further administrative work by the Reviewer.

\* The classification and amounts of the Design Review Fee and Construction Deposit may be changed from time to time and according to the type of project. Please request a current schedule of deposit and fee amounts.

## **B.4 Design Review Process**

To maintain the high standards of materials and style as well as continuity of design, Cornerstone relies on a comprehensive design review process. Before construction begins, all Improvements to Cornerstone Homesteads must be:

1. Submitted to Reviewer
2. Reviewed
3. Approved in writing by Reviewer or authorized by a written variance.

The Reviewer shall consider many aspects of design:

1. Conformity and harmony of the external design with neighboring homes.
2. The relationship of topography, grading, and finished ground elevation.
3. The facing of all architectural elevations.
4. Aesthetics.
5. Noise and privacy.
6. Conformity of plans and specifications to the Cornerstone Charter.
7. Conformity of the site development to the Design Guide.

The Reviewer may impose additional design modifications or requirements prior to final approval of the completed Improvements, in order to ensure compatibility with the Design Guide. The Reviewer is not liable for the following:

- Damages to anyone submitting plans or specifications for approval
- Mistakes in judgment
- Negligence
- Failure to advise that a proposed improvement is not feasible
- Failure to approve or disapprove any plans or specifications for proposed Improvements
- Any injury or damage caused by any Improvement constructed from plans and specifications reviewed by Reviewer or Reviewer's consultants.

While this Design Guide is the primary tool for guiding development of Cornerstone, Owners are also responsible for compliance with the Charter and County land use and development regulations. If there are any conflicts between these documents, the most restrictive must be followed. See Section G Appendix, G.2, Submittal Applications and Forms for the forms that will be needed to complete the design review process.

### **B.4.1 Introductory and Sketch Plan Meeting**

An Introductory and Sketch Plan Meeting is not required but is strongly recommended as a tool to produce more precise and effective Preliminary Plan submittals. At the Introductory and Sketch Plan Meeting, the Reviewer can meet with the Owner and/or Owner's design team to informally discuss the design theme of Cornerstone and the project the Owners are contemplating, the design review process, the construction process and implementation of the Design Guide. No formal submittals are required for this meeting; however, sketches of current design thought from the Owner's design team and the Owner's design team attendance at the meeting are encouraged.

### **B.4.2 Step One: Preliminary Plan Review**

Submittal of all Preliminary Plan materials set forth below and review/written approval of those materials by the Reviewer is required prior to proceeding to Final Plan review.

The following are the materials to be submitted to Reviewer for the Preliminary Plan review (four (4) copies of each are required):

1. Perspective drawings or models, elevations and floor plans, sufficient to successfully show proposed massing and flow of structures.
2. Site plan indicating the location of the designated Building Envelope and any proposed variation of that designation, all proposed structures and major site Improvements, access to the residence and preliminary grading plans.
3. Listing of proposed exterior materials.
4. Proposed preliminary site access plan. This plan should identify any preliminary site access needs that may occur during the design review process, and specify logistical details of how and where such access will be gained, including description of vegetation clearing, equipment to be used, temporary ditch crossings, etc.
5. Identification of project architect, landscape architect and general contractor together with a statement of the qualifications of each.
6. Statement of high performance and sustainable design features of the proposed home.
7. Any other drawings, materials or information requested by Reviewer.
8. Design Review Fee (check with Reviewer for current fee schedule)

Once an Owner has satisfied the submittal requirements set forth above, the Reviewer will schedule the project on the earliest appropriate regular meeting agenda for review of the Preliminary Plan materials. Owner's architect must attend the Preliminary Plan meeting. Attendance in person is strongly encouraged prior to considering telephone attendance.

Following the Preliminary Plan meeting with the Reviewer, the Reviewer will determine the appropriateness of the Preliminary Plan materials, issue a decision regarding any variance necessary or requested and will provide to the owner a list of conditions (if any) that need to be satisfied prior to Final Plan approval.

### B.4.3 Step Two: Final Plan Review

Final review materials are reviewed for compliance with design standards and for resolution of issues identified and Preliminary Plan review. Final Plan review is the last formal meeting between the Reviewer and the Owner's architect prior to issuance of a Cornerstone Notice to Proceed. Pursuant to Section B.4.5, Owner's General Contractor and/or construction manager must meet with the Reviewer's designated representative to finalize a satisfactory Construction Management Plan prior to any surface disturbance unless otherwise authorized by a variance granted in writing by the Reviewer.

The following are materials to be submitted to Reviewer for Final Plan Review (four (4) copies of each item are required):

1. Topographic Survey, prepared by a licensed surveyor, drawn to a scale of 1":20' or greater, showing topographic contours at 2' intervals, showing also all easements of record or otherwise known to Owner or apparent on the land, showing also all significant natural features.
2. Final Site Plan at a scale of 1": 20' or greater, indicating the location of the Building Envelope as originally designated or as determined at Preliminary Plan review in the form of a written variance, footprint of all structures and Improvements approved at the Preliminary Plan review, site access approved at the Preliminary Plan review including driveways, motor courts, snow storage areas and all utility service line locations.
3. Final Grading Plan as approved at Preliminary Plan review.
4. Landscape Plan drawn at the same scale as the Site Plan, indicating all new plantings to be added, seed mixes, seeding methods and rates, area of the site to be left undisturbed in natural condition, construction protection mitigation, areas to be irrigated, existing trees to be removed, and all site Improvements such as patios, terraces, driveways, walkways, retaining walls, fences and pools.
5. Updated statement of high performance and sustainable design features of the proposed home.
6. Final list of exterior building materials as approved at Preliminary Plan review.
7. Construction Deposit. [Check with Reviewer for current fee schedule.]
8. Evidence that all Cornerstone Metropolitan District assessments, fees and deposits that may be due and payable have been paid.
9. Evidence that all applicable Cornerstone Metropolitan District rules, requirements and conditions of service have been satisfied.
10. Any other drawings, materials or information requested by the Reviewer.

Once an Owner has satisfied the submittal requirements set forth above, the Reviewer will schedule the project on the earliest appropriate regular meeting agenda for review of the Final Plan materials. Owner's architect must attend the Final Plan meeting.

Following the Final Plan meeting, the Reviewer will determine the extent to which the Final Plan materials are consistent with Preliminary Plan approvals, and will issue a decision regarding any variance necessary or requested and will either (1) provide to the Owner a list of conditions that need to be satisfied prior to Final Plan approval or (2) approve, in writing, the Final Plan materials.

Once Final Plan approval is granted, the Owner shall finalize construction plans in conformance with Final Plan approvals.

#### **B.4.4 Notice To Proceed**

Once Final Plan approval is granted, the Owner shall submit one hard copy and two CD copies of its final construction plans including floor plan, roofing plan, building elevations, site plan and landscape plan to the Reviewer.

If the Final Construction Plans are in conformance with Final Plan approvals, the Reviewer will issue a Notice To Proceed.

Owner must present the Notice to Proceed to Ouray or Montrose County (as appropriate) to obtain a building permit. If the County requires adjustment to the Reviewer – approved plans, these adjustments must be resubmitted to the Reviewer for approval, prior to commencing construction. The Notice To Proceed and County building permit are required before any surface disturbance may occur, unless specifically authorized by written variance of the Reviewer.

#### **B.4.5 Construction Management**

Careful management and control of construction activity is an important element in the successful development of Cornerstone. The most sensitively designed project can fail if care is not taken to manage the construction process.

Accordingly, each Owner shall complete and submit a satisfactory Construction Management Plan (two copies) to the Reviewer prior to undertaking any surface disturbing activity unless such activity is specifically authorized by written variance of the Reviewer.

##### **B.4.5.1 Construction Management Plan**

A satisfactory Construction Management Plan shall include, at a minimum, the following:

1. **Statement of Existing Conditions** including any existing damage to features of the Homestead or other areas that will be involved in construction if any. This includes pre-existing damage to street lights, power transformers, phone box, cable TV box, paving, drainage, landscaping, vegetative cover, irrigation and slopes.

2. **Statement of Baseline Vegetative Condition** indicating approximate ground cover and diversity for use in measuring post construction revegetation requirements.

**3. Statement Of Compliance** demonstrating compliance with the following requirements:

- Procurement of all applicable building permits by Owner.
- Installation of high-density polyethylene barricade fencing, with a minimum height of four feet, along all Building Envelope boundary lines. The fence must confine all construction and related activity to prevent wind blown debris from entering the golf course or adjacent properties. Barricade fencing must be upright throughout the construction process until final grading. Should the barricade fencing fail to be installed or maintained, Reviewer may install new and/or maintain the existing barricade fence after giving notice. The Owner's Construction Deposit will be used for fencing costs incurred by Reviewer.
- Location and flagging of all underground utilities by contractor to avoid damage.
- Protective measures for existing vegetation as appropriate
- Location of a single temporary construction trailer within the barricade fencing. Under certain circumstances, the Reviewer may grant approval to locate the construction trailer on a private driveway or a Cornerstone road. Such approval will be limited to cases where site characteristics make it difficult to locate a trailer with the construction fence. Trailer signage should not be visible from the road or from other Homesteads.
- Location of a portable sanitary facility out of sight from adjacent properties and roadways.
- A construction schedule indicating the estimated start and completion date of all major phases of construction.

#### **B.4.5.2 Contractor's Manual**

The Cornerstone Contractor's Manual explains procedures and requirements for constructing a Homestead. Each Owner and every contractor are responsible for complying with this Design Guide, the Construction Management Plan and the Cornerstone Contractor's Manual. Failure to follow these guiding and regulating documents may cause the Reviewer to suspend construction activity until the noncompliance is resolved.

#### **B.4.6 Inspection and Enforcement**

**B.4.6.1 Inspection** – The Reviewer may perform inspections from time to time during the construction process. Reviewer shall have the authority to enter a construction site at any reasonable time during construction.

**B.4.6.2 Notice To Comply and Stop Work Order** – If the Reviewer finds unapproved design changes during the inspections, the Reviewer shall issue a Notice to Comply, requiring the Owner to resolve the violation. Reviewer may also issue a Stop Work Order which suspends work on the site pending resolution of issues included in a Notice to Comply.

**B.4.6.3 ILC** – An Improvement Location Certificate (ILC) indicating the location of the foundation is strongly encouraged during the construction process. The ILC should be completed by a licensed surveyor as soon as possible after the foundations have been poured.

**B.4.6.4 Material Board** – Owners are required to maintain a material board of all approved exterior materials on site at all times.

#### **B.4.7 Notice of Completion, Timelines and Occupancy Requirements**

Upon completion, Owner shall notify the Reviewer that all Homestead Improvements are complete, and request final inspection by the Reviewer and release of the refundable balance of Construction Deposit. Following issuance of a Notice of Completion, a Certificate of Occupancy can be issued by the County.

Owner must satisfy the following requirements as a condition to the Reviewer's issuance of a Notice of Completion:

1. Compliance with the final construction documents and approved plans.
2. Removal of all construction debris from the site and the surrounding area.
3. Removal of temporary utilities.
4. Completion of a final field review of the items on the Statement of Existing Conditions and correction of damage identified to the satisfaction of the Reviewer. Failure to correct the damage may result in the Reviewer correcting the damage and charging the Owner for the costs incurred or recording a notice of violation in the official records of Ouray or Montrose County, as appropriate, until such time as the violation is corrected.

##### **B.4.7.1 Time to Commence**

If no other time periods are specified in an approval, Owner shall have 18 months from date of Notice to Proceed to commence construction in accordance with approved plans. If construction does not commence on the project within the appropriate time to commence, approval shall be withdrawn and it will be necessary for the Owner to resubmit the plans for reconsideration by the Reviewer.

##### **B.4.7.2 Time to Complete**



If no other time period is specified in the approval, the Owner shall have 24 months from the date of commencement to issue a Notice of Completion in accordance with the Design Guide requirements. If an extension is needed for the project, the Owner may make a request for a variance to extend the maximum time period, but that request must be made at least thirty (30) days before the maximum time period expires. If a Notice of Completion that satisfies all requirements is not issued within the maximum allowable period or any written extension, approval will be withdrawn and the incomplete construction will be in violation of the Charter and this Design Guide. Enforcement remedies shall be as stated in Chapter 7 of the Charter.

#### **B.4.8 Modifications to Existing Homestead Improvements**

After construction, any modification that changes the external appearance of the Homestead's Improvements must be submitted to the Reviewer along with the required review fee. These modifications include – but are not limited to – changing the exterior colors or materials, additions, and landscaping alterations. Depending on the scope of the modification, the Reviewer may require the submission of all or some of the plans and specifications listed above for the construction design review process. The review and approval process for these modifications proceeds in the same manner and process required for new construction.

#### **B.4.9 Changes After Plan Approval**

After plans to modify existing Homestead Improvements have been approved, changes to those plans must be submitted to the Reviewer, when those changes affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping, or signage. These changes must be approved by Reviewer in writing before they can be implemented.

#### **B.4.10 Stormwater Management**

The State of Colorado regulates stormwater and other non point source pollution via the Colorado Pollutant Discharge Elimination System (“CPDES”). Cornerstone Owners' construction activities must be properly permitted and maintain compliance with the requirements of CPDES.



# *Design Guide*

SECTION C  
HOMESTEAD SITE PLANNING  
AND PREPARATION







## **C.1 Overview**

Conserving and enhancing Cornerstone's natural amenities and ecological functions are important to the Community's success. As Homestead design plans are defined, homes, Accessory Buildings, and other built features in the Building Envelope will be integrated with the natural environment through design and orientation. These guidelines, along with the Cornerstone Homestead Plot Plan and Homestead-Specific Conditions Matrix are offered to enhance the design and construction process.

### **C.1.1 General Siting Considerations**

When siting buildings within the Building Envelope, the following characteristics shall be considered:

- Existing features such as topography, soils, and natural drainage patterns
- Natural vegetative areas, trees, rock outcroppings, etc.
- Individual Homestead setback requirements
- Site access
- Climatic elements such as the sun's arc, prevailing winds, etc.

## **C.2 Site Technical Design**

### **C.2.1 Building Envelopes**

Each Homestead has a predetermined Building Envelope and associated maximum allowable square footage for the home footprint. This planning approach enables the creation of a variety of massing and articulation perceived from inside and outside of the home. All pre-construction designs and future Improvements to a Homestead must comply with this Design Guide and remain inside the Building Envelope.

#### **C.2.2 Driveway Guidelines**

Each Owner is responsible for connecting their driveways to the Cornerstone road designated as access to the Homestead. The following are design guidelines for driveways:

1. Minimize long views to garages and parking areas.
2. Limit paved driveway surface width to twelve feet, except parking areas immediately adjacent to garages.
3. Transition asphalt and gravel driveways to concrete at the parking area.
4. Accommodate access for fires, emergencies, and snow removal.
5. Follow the natural topographic contours as much as is practical.
6. Minimize surface runoff and erosion potential.

7. Use impervious materials whenever possible. (Gravel driveways may be used beyond the first fifty feet from the adjacent Cornerstone road or access easement on large Homesteads.)
8. Limit driveway grades to less than ten percent. (Driveways that must exceed ten percent grade are to be heated. No driveway may exceed fourteen percent grade.)

### C.2.3 Site Preparation and Grading

1. Conform site grading to the Homestead's existing topography and, where possible, produce gradual contours rather than sharp angles transitioning from top and toe of all slopes.
2. Maintain drainage patterns when possible during grading activity. Should drainage patterns need to be temporarily disturbed during grading activity, Owners are responsible for restoration of the original (pre-disturbance) drainage conditions.
3. Take any actions necessary to prevent erosion and sediment transport during all construction related activities.
4. Haul away spoils or unsuitable excavated materials. No dump sites are available within Cornerstone.
5. Analyze imported soils and use only those that are compatible with the natural on-site soils where they will be used.
6. Transition Finish Grading naturally to the edge or to an undisturbed area of the Building Envelope.
7. Avoid obstructing natural or existing drainage pathways or systems.
8. Employ "best management practices" for storm water runoff.
9. Protect open water courses and drainage areas from direct discharge of construction runoff. Channel this runoff to an area where storm water "best management practices" are installed.

Community landscaping and natural amenities must be protected during all construction operations through the use of fencing or other barriers. Streetscape materials damaged by construction may be replaced by the Reviewer at the Owner's expense. Adequate actions must be taken to prevent damage by surface waters both during and after construction—whether to community or private property, excavations or fill slopes.

Additional drainage requirements include the following:

1. Construction or hardscape surfaces require a minimum positive surface drainage of one percent (1%).
2. Landscaped areas require a minimum positive surface drainage of two percent (2%).
3. All surface drainage must be directed away from buildings, walls, tops of slopes, and adjoining property lines.
4. Drainage features and systems on Homesteads must adhere to all applicable codes.

### **C.2.4 Corrals and Equestrian Facilities**

Corrals are permitted on designated Homesteads of at least twenty acres in size. See “Appendix G, G.1 Homestead-Specific Conditions Matrix” for details.

Location requirements for equestrian facilities include the following:

1. Site plan must provide details of the corral location.
2. Corrals must be located on topography with less than five percent (5%) slope.
3. Corral design, size, and location are subject to the requirements of the “Cornerstone Wildlife Management Implementation Plan.”
4. Equestrian facilities must be sited so as not to affect any wetlands area.

### **C.2.5 Homestead Access and Parking**

#### ***On-site Parking***

A minimum of two enclosed parking spaces are required for each individual Homestead except where otherwise permitted. A minimum of two guest spaces sited within a parking court or driveway and screened with courtyard walls or landscaping are suggested.

#### ***Garages***

Garages must be designed so that their doors face away from the street and are not a prominent view from the street. (Reviewer has discretion in this matter.)

1. Each garage may either have a separate bay facade or be one of two in a double-bay facade.
2. Twenty-eight feet is the minimum back-up area from garages.
3. Twenty-six feet is the minimum turning radius into a side-entry garage.

For additional garage information, see “Section D Architectural Design.”

### **C.2.6 Fire Authority Requirements**

All Cornerstone Homestead Improvements are subject to review by the appropriate fire department and compliance with their requirements. See the “Cornerstone Contact Information Addendum” for those organizations.

### **C.2.7 Multiple Contiguous Homestead Purchases**

If an Owner purchases two or more Contiguous Homesteads and wishes to construct a single family home that crosses one or more of the lot lines separating the Contiguous Homesteads, the Owner must apply to Reviewer to modify the Building Envelopes, the maximum square footage limits, and the setback areas of each of the Contiguous Homesteads.

See Section 7.1(d) of the Charter for requirements in this situation. Additionally, the County or the Reviewer may require that the Owner record a re-plat eliminating the interior lot lines that separate the Contiguous Homesteads, thus creating a single Homestead.

### **C.2.8 Sanitary Sewer / Septic Systems and Water**

#### ***Sanitary Sewer***

Owner is responsible for the cost of back flow preventers and grinder pumps, when these are needed by the Homestead.

#### ***Septic***

When required, septic systems are to be located within the Homestead's Building Envelope, unless the conditions required for such system do not exist in the Building Envelope.

#### ***Water***

Water laterals have been (or will be) installed from the street to each Homestead served by the central water system. Individual water wells are required for Homesteads not served by the central water system. Owners are responsible for water connection fees and for purchase of water meters from Cornerstone Metropolitan District.



# *Design Guide*

## Section D Architectural Design





At Cornerstone, the architectural goals are to design and construct homes not only with a balance of form, massing, and scale, but also built in harmony with the local environment. The Cornerstone design principles and requirements apply throughout the Community. These principles and requirements continue into the Resort Village where more intimate Homesteads clustered around a 'village' center will suggest the need for more natural commonality. The potential for adverse off site impacts, however, is magnified in the Resort Village. Thus, design interpretations in the Resort village will be closely scrutinized to be in keeping with stated design criteria.

## **D.1 Overview of Design Principles**

The following promote and support these architectural goals and will be applied during review of each project:

1. A maximum coverage concept with balanced massing—either symmetrical or asymmetrical—accomplished through strict enforcement of building placement and total square footage allowed on each Homestead.
2. A design vision for Homesteads within the Resort Village that ensures the most appropriate vertical/horizontal massing and proportionality for the topography, size and location of each individual Homestead.
3. Outside of the Resort Village, the design vision will present long horizontal masses, broken and counter balanced by strong vertical elements.
4. A variety of massing and varied silhouettes of four-sided building articulation, when viewed from a distance.
5. Strong entry statements that are not overpowering and are proportional with the overall structure and selected architectural style.
6. A reduction of multi-story impact at front and rear elevations, and edge conditions, through use of various elevation enhancements, details, and finishes.
7. Roof forms balanced with overall architecture and performance goals and selected to contribute to the balance of form within the Homestead and the Community.
8. Mixtures of exterior finish materials and colors. Soft earth tones with accent colors on doors, windows, shutters, awnings and trim are favored to enhance the blend of the homes with the Homestead landscapes.

The following subsections further clarify these architectural goals for Cornerstone styles. Proper application of Design Guide objectives will facilitate the Reviewer's approval during the design review process.

## D.2 Massing, Scale and Proportion

The following promote and support the goals for massing, scale, and proportion for all styles:

1. Combinations of one- and multi-story structure massing, within the Homestead's maximum building height.
2. Multi-story massing softened with one-story appendages and/or porches.
3. Vertical proportions de-emphasized by the use of varied materials and detailing.

### *Mountain Ranch Home*

1. Limited two-story massing.
2. Scale appropriate to the terrain and human scale.
3. Plan configuration of right angle geometry.
4. Symmetrical main house structure with symmetrical or asymmetrical wings and extensions.
5. Scale designed in a horizontal fashion to emulate and respect the topographical vistas.

### *Mountain Craftsman Home*

1. Combination of one- and multi-story massing. Elements of three story massing for designs on Homesteads within the Resort Village may be considered on projects that exhibit unique opportunities to take advantage of such a design without creating adverse off-site impacts.
2. Symmetrical proportions.

### *Mountain Ridge Home*

1. Massing, scale and proportion of the home designed to emulate the terrain and trees.
2. Asymmetrical plan configurations because of varied site topography, vegetation, constraints and opportunities.

## D.3 Roof Form and Configuration

The Cornerstone architectural styles require simplicity of design for roof forms. Complex roofs are discouraged. The following promote the Cornerstone style objectives:

1. Gable roof forms are dominant, with complimentary shed- and hip-roofed features such as porches, dormers, etc.
2. Roof pitch ranging from 3:12 to 10:12, with the average pitch of 6:12 (typical).
3. Multiple roof configurations to create picturesque roofscapes.

4. Roof materials of fire-rated shakes, flat concrete tiles, metal standing seam and cor-ten steel. All rusted roofing and siding material must be pre-rusted off-site prior to installation at Cornerstone.
5. Wood fascias and rakes, single piece or built-up (2-piece typical maximum).
6. Gable, shed or hip roof dormers.
7. Roof design that addresses snow load and removal issues.
8. Roof materials and colors compatible with the selected architectural style. (Roof colors are subject to Reviewer approval. See specific architectural styles for permitted materials.)
9. Roofs must be simple geometric forms based on the shape of the building and without the use of flat areas for the purpose of design resolution or for Building Envelope compliance.
10. Minimal use of valleys and crickets. (The use of crickets generally indicates a complicated roof form and use is subject to Reviewer approval.)
11. Secondary gable or hip roof projections intersecting a primary roof must project a dimension sufficient so that the rafter barge or hip rafter clears the rafter tails and gutter of the primary roof.

#### ***Mountain Ranch Home***

1. Typical, simple gable roof forms, intersecting at right angles.
2. Extended deep wood eave overhangs, of a minimum of eighteen inches (18”).
3. Roof rake overhang, tight or extended (12” to 18”).
4. Roof covered porches with a shallow roof pitch breaking into the main roof plane.
5. Exposed 2x wood rafter tails.
6. Exposed heavy wood timber framing at covered porches and entries.

#### ***Mountain Craftsman Home***

1. Traditionally gable or hip roof forms.
2. Broad extended roof overhangs of thirty-six inches (36”) or greater.
3. Exposed 2x or 4x wood rafter tails or boxed (closed) eaves.
4. Consistent roof plate heights and forms.

#### ***Mountain Ridge Home***

1. Accent roofs over porches of lower pitch profile or of the same slope as the main structure.
2. Extended deep wood eave overhangs, typically twenty-four inches (24”) minimum.
3. Roof rakes of a minimum twelve inches (12”) overhang.
4. Exposed wood rafters (4x or larger is appropriate) and structural members.
5. Multiple roofs, emulating the mountain terrain and vegetation.

### D.3.1 Roof Forms and Materials Not Permitted:

1. Gambrel, mansard or other composite roof forms.
2. “S” and 2-piece barrel tiles.
3. Pre-fabricated solarium.
4. “M” roofs (parallel roof ridges sharing common valleys).
5. Flat roofs.
6. Roofs that expose small right triangle wall areas.
7. Roofs that use long crickets along second story exterior walls.
8. Roof parapets.
9. Bubble and white plastic skylights.

### D.4 Elevations and Building Exterior Treatment

Cornerstone architectural styles require exterior treatments and details faithful to the spirit of the Community and integrating natural elements from the mountain environment. The following are Cornerstone building exterior design guidelines:

1. A variety of exterior building materials composing, accentuating and/or breaking -up elevations.
2. Four-sided architecture, wrapping the design character and detailing on the elevations.
3. Special accents at entry features.
4. Primary entries—including entry doors and embrasure (surrounds), porticos and associated entry walls—proportioned to convey a sense of human scale. (Monumental, overly ornamented, or imposing entries will not be approved.)
5. Some exterior stone finish reflecting the location of the Homestead is required on all homes. Additionally, a stone wainscot with a minimum height of twenty-four inches (24”) on the entire building perimeter is strongly recommended.
6. Shutter use must be designed with ample space allowed between windows or door openings, other shutters and building corners.
7. Avoid stacking arched windows, doors, and openings.
8. Stone cladding should appear to be a structural rather than an applied material.
9. Projecting wainscots and belly-band wainscots are generally not acceptable; however, their use may be approved on a case-by-case basis by the Reviewer.
10. Courtyard, parking area, privacy walls, and trellises that connect to the house must be shown on architectural plans and elevations.
11. All elevations must reflect the selected style consistently.
12. All exterior finishes terminate or change at inside corners.
13. Stone or masonry shown on building elevation, must also be shown accurately on architectural floor plans and building sections.

### ***Mountain Ranch Home***

1. Long, one-story horizontal elevations accented with vertical two-story features.
2. Wrap-around covered porches relating to the home's internal activities and responding to environmental and view opportunities.
3. Windows and doors located in an orderly symmetrical pattern.

### ***Mountain Craftsman Home***

1. Horizontal elevations accentuated by horizontal trim and building material application.
2. Windows and doors applied in an orderly symmetrical pattern.
3. One-story covered porches supported by simple wood posts on battered stone pilasters.

### ***Mountain Ridge Home***

1. Asymmetrical elevations are appropriate response for site and view considerations.
2. Elevations are typically vertical rather than sprawling.
3. Porches open or roofed.
4. Special post and timber accents, especially at entry features and decks.

## **D.5 Windows and Doors**

Cornerstone architectural styles require careful use of quality window and door products. See D.7 below for information about Garage Doors. The following are window and door treatment guidelines:

1. Windows and doors may be wood, wood clad, painted aluminum or painted steel.
2. Header and sill trim detailing may be built-up with several wood members to create an individual or historical style.
3. Stone may be used as header or sill details, within like material wall finishes.
4. Divided light windows are strongly recommended. When used, divided lights must use true mullions and be of vertical proportion.
5. Most windows must be rectangular and vertically proportioned. Small circular or square accent windows may be used sparingly subject to Reviewer approval.
6. Windows and/or doors may be grouped together or singular.
7. Consistent treatment for window and door trim and surrounds on all building elevations is required. (Accent windows and doors may be exceptions.)
8. Window, door, and window projection detailing patterns must be compatible in scale with the home and the selected architectural character.
9. All tinted glass is subject to Reviewer approval.
10. A color other than white is strongly recommended for window frames.
- II. Entry doors may be:
  - Single.
  - Full light or glazed.

- Combination of glazed and wood panel.
  - Accented with window side lights and transoms.
  - Solid wood.
12. The primary entry portal or entry door must receive special delineation and greater differentiation from all other exterior doors.
  13. Patio doors may be:
    - Single.
    - Grouped or flanked by other patio doors or windows.
  14. Transom windows are permitted, provided they are proportioned within the wall plane.

#### ***Mountain Ranch Home***

1. Symmetrically organized within the given wall plane.
2. Simple 2x wood trim surrounds.
3. Shaped accent windows are permitted.

#### ***Mountain Craftsman Home***

1. Symmetrically organized within the given wall plane.
2. Divided lights typically in the upper 1/3 or 1/2 of the window glazing.
3. Simple 2x wood trim surrounds.
4. Grouped and stacked windows.

#### ***Mountain Ridge Home***

1. Symmetrically or asymmetrically organized within the given wall plane.
2. Simple 2x or heavy built-up wood trim surrounds.
3. Grouped windows and doors set in post and beam framework.

### **D.5.1 Windows and Doors Not Permitted**

1. Mirrored glass.
2. Natural aluminum and vinyl windows and doors.

## **D.6 Materials, Features, Details and Color**

Materials, features, details, and color are key ingredients of the Cornerstone styles. Using a variety of materials and details as described in this Design Guide create truly individual home designs. Appropriate materials, features, details and colors for all Cornerstone styles include:



## ***Materials***

1. Wood siding, horizontal or vertical, and of styles such as lapped, ship lapped, “V” grooved, beaded, etc.
2. Wood board and batten.
3. Wood shingles.
4. Stone: either local or Telluride stone are recommended.
5. Limited use of stucco, and not as the primary material.
6. Brick use only as a minor accent detail, on a case-by-case basis, as determined by the Reviewer.
7. Various combinations of the above materials.
8. Exposed wood timbers, beams, and rafters. Exposed elements shall be solid large timbers and shall not be composed of smaller dimensional pieces fastened together to approximate the use of heavy timber elements.
9. Simple organization of exterior material applications.
10. Decorative details that appear to satisfy a true function. Unacceptable are those decorative details that appear to be cosmetic, added only to dress up an elevation. This includes, but is not limited to, gable vents, balconies, pot shelves, window grilles, lanterns, window and door trim, shutters, finials, and chimney terminations.
11. Pre-cast concrete or carved stone columns are not permitted.

## ***Features and Details***

1. Covered and uncovered porches, decks and balconies.
2. Trellises.
3. Simple, square wood columns (minimum size 6x6) or adorned with simple base and capital details.
4. Porch or deck columns may be braced to beams with decorative or structural knee bracing.
5. Detailing that represents a simple rustic character.
6. Wood porch balusters.
7. Shuttered windows and doors.
8. Gable end vents in various shapes and sizes.
9. Exposed wood structural members.
10. Roof dormers.
11. Accent shed roofs over windows and doors.
12. Window pot shelves.
13. Decorative light fixtures.
14. Stone-cladding of chimneys is required.
15. Composite materials may be approved as a substitute for wood on a case-by-case basis by the Reviewer.
16. Chimney termination caps provided by the manufacturer must be shrouded with a cap representing the style of the home.

## *Color*

Color can act as a theme-conveying element, reflect the character of the home, and provide individuality among the homes. Color palettes selected must be appropriate to the architectural style. Combinations of subdued and rich colors that are earthy in nature, off-whites, beiges, and gray tones are encouraged. Bright, vibrant exterior colors must be evaluated on a case-by-case basis by the Reviewer.

A wide range of trim and accent colors can be used to add variety and individual character to homes. However, the colors used must be consistent with the context of the each architectural style.

## **D.7 Garages**

De-emphasis of the garage is of primary importance when developing homes at Cornerstone. Garage placement should emphasize the home and the yard rather than the garage. Techniques that can reduce the garage's visual impact include a variety of garage entries, such as:

1. Attached, detached, and semi-detached.
2. Deep-sited, rear-sited, side-loaded, and tuck-under.
3. Split with a parking area configuration.

General principles for garage design include the following:

1. Garage doors must conform to the chosen architectural style and have appropriately designed hardware.
2. Garages must be fully enclosed with a minimum of two car spaces except where permitted by Reviewer. Carports for the purpose of permanent parking are prohibited; however covered parking areas and porte-cocheres are permitted.
3. All garage doors must be either single-car width or double-car width.
4. The wall between garage doors must be a minimum eighteen inches (18") in width, with a minimum two foot (2') offset between all outside and inside corners.
5. Third or additional garage doors must be offset a minimum of three feet (3'), unless all doors are single-car width nine feet (9').
6. Garage doors must be recessed a minimum of eighteen (18") inches.
7. No more than two garage doors may exist on the same wall plane. Three garage doors may be permitted in the same wall plane, provided: garage doors are not visible from the street, amenities, or neighboring Homesteads, each door does not exceed ten feet (10') in width, doors are separated with facade material matching the home, and Reviewer has approved.
8. The maximum garage plate height—measured from the garage curb—must be ten feet (10'). The garage curb may measure up to a maximum of six inches (6") above garage finished floor elevation.

- 9. Garages must be fully integrated into the main structure, may be connected to the home through the use of a breezeway, patio, garden room or other similar elements, or may be detached.
- 10. Garage door openings may not face the street without Reviewer approval.
- 11. Windows in garage doors must be reviewed on a case-by-case basis by the Reviewer.

## **D.8 Accessory Buildings**

Accessory Buildings may be constructed only on eligible Homesteads (as specified in the Homestead Specific Conditions Matrix) and must be located within the Building Envelope. Some Homesteads may have specific locations or designations for site placement of Accessory Buildings. Refer to the Homestead Specific Conditions Matrix for specific requirements on each Homestead.

Accessory Buildings may also be specifically regulated by Ouray or Montrose Counties. Owners must check with the appropriate county to determine which county land use regulations apply to the Owner's particular project.

Accessory Buildings may be either Accessory Dwellings or Outbuildings. All Accessory Buildings must receive written Notice To Proceed pursuant to Section B of this Design Guide prior to construction and must be constructed in accordance with approved plans and within the times frames outlined in Section B of this Design Guide.

### **D.8.1 Accessory Dwellings**

In addition to the requirements of Section B of this Design Guide, Accessory Dwellings (as defined at Section A of this Design Guide) must satisfy the following requirements prior to issuance of a Notice To Proceed:

**D.8.1.1** Accessory Dwellings may be no larger than 1,500 square feet.

**D.8.1.2** Accessory Dwellings may be proposed and constructed prior to the primary residential structure on a Homestead. In such circumstances, Owner's Site Plan (as required in Section B) shall depict the locations of all structures contemplated for the entire Building Envelope including the primary residential structure, the Accessory Dwelling and any other proposed structures. The approved Site Plan shall then become part of the Notice To Proceed, if any, granted by the Reviewer, for the Accessory Dwelling.

**D.8.1.3** Design and exterior materials of any Accessory Dwelling must be compatible with the primary residential structure.

**CAUTION:** When an Owner proposes to construct an Accessory Dwelling prior to construction of the primary residential structure, the primary residential structure will be limited in design and materials to those compatible with the existing Accessory Dwelling. Location of the primary residential structure will be fixed in the Notice To Proceed for the Accessory Dwelling.

### **D.8.2 Outbuildings**

In addition to the requirements of Section B of this Design Guide, Outbuildings (as defined at Section A of this Design Guide) shall satisfy the following requirements prior to issuance of a Notice To Proceed:

**D.8.2.1 Horse Barns:** Barns proposed on equestrian-eligible Homesteads for the shelter and maintenance of horses and their equipment shall be no larger than 6,000 square feet. Horse barns shall be consistent with the vernacular of historic barns of the western slope of Colorado and compatible with the main residential structure. Horse barns may only be approved and constructed concurrent with or following construction of a primary residential structure.

**D.8.2.2 Non-Horse Barns:** Large Outbuildings (>1,000 square feet) proposed on non-equestrian Homesteads or otherwise not intended to shelter horses may be approved on Homesteads larger than 12 acres. Non-horse barns may not exceed 2,400 square feet and shall be consistent with the vernacular of historic barns of the western slope of Colorado and compatible with the primary residential structure. Non-horse barns may only be approved and constructed concurrent with or following construction of the primary residential structure.

**D.8.2.3 Garage/Shed/Shop:** Small Outbuildings (<1,000 square feet) proposed on Homesteads may be approved if the design and exterior materials are consistent with those of the primary residential structure. Garage/Shop/Shed structures may only be approved and constructed concurrent with or following construction of the primary residential structure.

## **D.9 Architectural Technical Requirements**

The following technical requirements are to be applied to all approved Cornerstone architectural styles and structures. The applicable technical requirements must be noted and illustrated on all submitted documents. Any alternative materials and construction may be approved at the discretion of the Reviewer.

### **D.9.1 Building Area Calculations**

1. Minimum and maximum allowable building square footage are specified on the Homestead Plot Plan and the Homestead-Specific Conditions Matrix (Appendix G.1).

- 
2. The square footage of a home is determined as follows:
    - Only the interior first six inches (6”) of exterior wall thickness are included in the square footage total.
    - Fireplace extensions outside of the interior space are not counted in the square footage total.
    - The stair is counted once in the square footage total for a two-story home.
    - Walk-out basement areas that have windows or doors to the outside are included in the square footage total.
    - Accessory Dwelling square footage shall be included in the calculation of square footage of the primary residential structure.
    - Elevators are counted once and are included in the first floor square footage.
    - An open porch is not counted in the square footage total, unless an obvious conversion to livable area is possible, as determined by the Reviewer.

The following Improvements are not included in the square footage calculations:

- Decks.
- Porte-cocheres.
- Gazebos or trellises.

### **D.9.2 Building Height**

Building heights are measured from the adjacent Existing Grade elevation. Building heights within Cornerstone must not exceed the applicable County standards or Cornerstone height restrictions. See the Cornerstone Homestead-Specific Conditions Matrix (Section G.I) and your Homestead Plot Plan for additional information.

### **D.9.3 Tuck-under Garages**

1. Access must be screened from the front or rear yards.
2. Exterior walls must not extend beyond the perimeter of the exterior walls defining the first floor above.

### **D.9.4 Towers**

1. Attached towers may be allowed on a case-by-case basis, provided that the design is appropriate to the selected architectural style and the overall form and massing of the building.
2. A limit of one (1) tower is allowed per Homestead.

### D.9.5 Basements

1. May not extend beyond the perimeter exterior walls defining the first floor above.
2. Only daylight-exposed basement rooms are included in the building square footage.

### D.9.6 Materials and Features

#### *Gutters & Downspouts*

1. Gutters and downspouts must be designed as continuous, integrated architectural features.
2. Exposed gutters must be non-extruded, half-round with round downspouts, unless otherwise approved by the Reviewer.
3. Gutter and downspout paint must be darkened to imitate aged metal or must match the adjacent surface, patina or natural oxidation (rust).
4. Downspouts must be directed to maintain the Community drainage pattern.
5. Downspouts and rain leaders must be placed at building corners and/or at inconspicuous locations.
6. Heat tape is recommended for gutters on the north side of a structure.

#### *Chimneys*

1. All wood-burning fireplaces must have a chimney.
2. Chimneys are not required for gas fireplaces.
3. Brick is an acceptable accent material, subject to Reviewer approval.
4. Maximum height to the top of the chimney is four (4') feet. Chimney height is measured from the nearest ridgeline or the nearest roof slope from a distance of ten (10') feet away from the face of the chimney or as required by building codes.
5. Chimneys protruding from one-story roofs must be located away from adjacent two-story roofs to limit the need for excessive height.
6. Chimney caps must be designed to complement the architecture of the house.
7. Spark arresters must be screened and must be constructed of material *other than* painted sheet metal.

#### *Skylights*

1. Skylight use is discouraged; however, skylight use is at the discretion of the Reviewer.
2. Glazing must be divided into panes not exceeding eighteen (18") inches in width.
3. Skylights must be designed as an integral part of the roof, flat bronze-colored (non reflective) glass in bronze anodized frames.

#### *Flashing and Sheet Metal*

All flashing and sheet metal must be painted dark to imitate aged metal or match adjacent building surfaces.

### ***Vents***

1. All vent stacks and pipes must be painted dark to imitate aged metal or colored to match the adjacent roof or wall material.
2. Vent stacks must be grouped on the roof where they are least visible.
3. Vents must not extend above the ridge line.

### ***Antennas & Satellite Dishes***

1. Satellite dishes and TV antennas must be screened from view and not extend above the roof ridge line.
2. Any antennas and satellite dish installations must be in compliance with applicable laws, ordinances and regulations.

### ***Solar***

1. Solar panels must be integrated into the roof design and parallel to the roof.
2. Panels and frames must be bronze anodized or colored to match the roof color.
3. Natural aluminum frames are prohibited.
4. Solar equipment—other than solar panels—must be reasonably screened from the view of adjacent Homesteads and surrounding streets and amenities.

### ***Utility Meters***

1. Electric, telephone, cable, fiber optic, gas meters, and other utility meters must be screened from view and allow remote reading.
2. Exterior electrical panels must be located behind solid doors in an enclosure integrated into the architecture of the home.

### ***Mechanical Equipment***

1. Air conditioning, heating, soft water tanks, exhaust fans, blowers and pool equipment must be screened from view and insulated for sound abatement.
2. Mechanical equipment must not be mounted on roofs, in windows or on the exterior surface of the home.
3. Window air conditioners are not permitted.
4. Ground mounted equipment shall be screened with landscaping.

### ***Exterior Lighting***

1. Exterior lighting must be indirect and shielded to prevent spill-over onto adjacent Homesteads and streets.
2. All exterior lighting—including building and security lighting—are reviewed and approved by the Reviewer.
3. All lighting must comply with the outdoor lighting regulations of the *Cornerstone Design Guide*, Ouray County Land Use Code Section 27(as amended from time to time), and applicable regulations of Montrose County. For the sake of consistency, the most restrictive requirements or regulations of the three apply for all of Cornerstone, notwithstanding the actual location of the lighting.

### ***Fire Sprinklers***

All buildings must have fire sprinklers, which conform to the Ouray and Montrose County fire department requirements.

### ***Security Measures***

Audible security systems are not permitted.

### ***Lightning Protection***

Lightning protection materials and equipment must not be reflective and are subject to Reviewer approval.

### ***Water Softeners***

Saline water softeners are prohibited.

## **D.10 Metropolitan District Utility Installation Requirements**

**All applicable Cornerstone Metropolitan District required utility installations must be satisfied prior to obtaining a Notice of Completion from Cornerstone.**

### ***Required Installations:***

Backflow Prevention Devices (BPDs) that satisfy the requirements of the Colorado Cross Connection Control Manual and the provisions of the Cornerstone Cross Connection Control Program must be installed at each home at Cornerstone as may be required by the Cornerstone Metropolitan District. Owners must complete the initial installation testing for the BPD(s) installed at their homes and must provide certification to the Cornerstone Design Review Team that the BPD is properly installed and operating prior to receiving a Cornerstone Notice of Completion.

### ***Recommended Installations:***

1. Installation of a Pressure Relief Valve (PRV) rated for controlling inlet pressures of a minimum 300PSI is recommended for all new homes at Cornerstone. For homes located in Planning Areas O2 and O3, the recommended PRV rating is 400psi.
2. Installation of a Y strainer inline prior to the PRV and the BPD is recommended for every home constructed at Cornerstone.



# *Design Guide*

Section E  
Landscape Design





## E.I Cornerstone Native Landscape Concept

Cornerstone's roughly 6,000 acres lie on the flanks of the expansive Uncompahgre Plateau at elevations ranging from 7800 feet to 9800 feet. Cornerstone owners have thousands of acres of Community open space to explore, in addition to their Homesteads. They will find almost every major zone of plant life that exists on the Uncompahgre Plateau represented in Cornerstone. This includes Pinion and Juniper woodlands, Ponderosa and Oak communities, ancient Douglas fir, and vast groves of Aspen. Also naturally occurring on site are large expanses of mountain shrub lands, teeming wetlands along creeks and ponds, and springs that emerge from seemingly dry hillsides to support large open meadows populated with diverse wildlife and wildflower species.

Native plant communities are the distinguishing natural assets of Cornerstone and the Uncompahgre Plateau. Part of the Cornerstone Community's commitment to the environment is to provide suitable conditions for native plant and animal communities. To fulfill this commitment, the Cornerstone Wildlife Management Implementation Plan and this Design Guide prohibit the introduction of non-native vegetation in all but a few enumerated and controlled environments. All landscaping on Cornerstone Homesteads and in open space planning areas must use native plant materials. The only exception to this rule is certain non-invasive non-native plants that are used temporarily as nurse crops to aid in establishment of primary native vegetation.

In the Design Guide or the Wildlife Management Implementation Plan, "native plant" or "native plant community" means plant species that occur naturally on the western slope of Colorado. These terms also may include plants that have evolved as an adaptive species within diverse plant communities and plant cultivars that have been bred from genetically local native plants. The use of these cultivars should be carefully assessed for each proposed site to ensure high value and efficacy. Use of local native plants or use of plants grown from genetically local plant materials is preferred.

"Cornerstone Native Plant List and Materials Palettes" is a quick guide to native plants and specific-use plant communities that are pre-approved for use at Cornerstone. Owners and their landscape professionals are encouraged to use this guide to learn about the range of native trees, shrubs, grasses, wildflowers and herbs that are available for private landscaping on Cornerstone Homesteads.

The "Cornerstone Native Plant List and Materials Palettes" is not meant to an Owner's exclusive resource. *The Catalogue of Colorado Flora* by William A. Weber and Ronald C. Whitman is also an excellent resource to clarify whether a plant qualifies as native to southwestern Colorado. All proposed outdoor landscape plant materials are subject to a review and approval process. See "Section B Design Review and Approval Process" for steps to obtain approval for the landscape plan.



## **E.2 Landscaping the Building Envelope**

Within the Cornerstone Community, one will find a variety of Building Envelope sizes and placements. While some flexibility is necessary to accommodate various landscape design and management alternatives, the Design Guide mandates certain minimum standards that apply to all Homesteads.

### **E.2.1 Re-vegetation Requirements**

In addition to the requirements set forth at Section B herein, all landscape design must comply with the following requirements for re-vegetation:

1. Re-vegetation of landscapes disturbed during construction or renovation must be done as quickly as possible. Areas will be considered successfully revegetated upon the establishment of a permanent native vegetative cover capable of providing erosion control equivalent to pre-existing conditions at the site.
2. If delays in re-vegetation are necessary, a hydro-seeding and soil stabilization technique and appropriate weed control must be used until final seeding or planting can occur.
3. Removal or disturbance of vegetation and habitat areas beyond the Homestead Building Envelope is prohibited.

### **E.2.2 Cornerstone Landscaping Standards**

When determining a landscape design for the Homestead Building Envelope, consider the following:

1. Low maintenance vegetation
  - Requiring a limited amount of fertilization and irrigation.
  - Adapted to the soils and climate of the region and therefore more resistant to pest infestations.
  - Diversified in species for visual and wildlife purposes.
  - Obtainable from local nurseries.
  - Not contributing unnecessarily to fire hazards, when properly maintained.
2. Harmonious with the natural contours of the land
  - Avoiding the need for substantial grading and excessive disturbance.
  - Designed to minimize sheet flow of storm water.
  - Considering aesthetic values throughout the calendar year.

- 
3. Retaining walls or cribbing for areas that require extensive grading
    - Limiting height of retaining walls without compromising the stabilization.
    - Limiting to six feet (6') maximum the vertical exposure of retaining walls.
    - Limiting to 4 feet (4') vertical exposure in access areas such as driveways and entrance sidewalks.
    - Staggered or stepped wall designs recommended in access areas.
    - Landscape plantings around retaining walls for natural visual effects and for soil stabilization.

## **E.3 Water Conservation and Quality Protection Measures**

Cornerstone's commitment to the unique environment of the Uncompahgre Plateau requires that its water resource be protected. Because of the ecological importance of water in the Community, all landscape designs and installations must satisfy the water conservation and quality protection requirements of the Reviewer and other Cornerstone and County requirements. Irrigation water is available in limited supply in residential areas under a restricted, supplemental irrigation program.

Water supplied for irrigation is to be used exclusively for the establishment and seasonal maintenance of vegetative health of new native ground covers, grass areas, and other landscape materials. "Vegetative health" means that plants are provided sufficient water to avoid dying or becoming susceptible to seasonal pests. However, many of the plant species recommended for use are drought tolerant and can be allowed to go dormant in drought conditions without risk of dying. These will revive during periods of rainfall.

### **E.3.1 Drip Irrigation**

The following are Homestead irrigation system use requirements:

1. Micro-irrigation or drip irrigation systems.
2. Low-volume, low-mist sprinklers or emitters for area wide application.
3. Automated application of specified volumes of water during nighttime hours.
4. Automated shut-off equipment, triggered by rainfall.
5. Mulched plant beds, using acceptable recycled materials, including compatible wood based material to retain water and blend in with the natural landscape.

### **E.3.2 Permanent Storm Water Management**

All landscaping plans must be designed and managed to minimize storm water flow rates. Rainfall and irrigation must be managed to avoid high rates of surface water flows, prevent erosion and sediment transport, and minimize transport of other potential pollutants (such as fertilizers, pet wastes, oils, paints, etc) from entering into surface or groundwater in and beyond the Cornerstone Community.

The following are design and management concepts that should be integrated into landscaping plans to the maximum extent practicable:

1. Vegetative swales included into the natural drainage patterns of the Homestead to slow the rate of storm water flow, increase residency and filter pollutants.
2. Small water gardens installed to collect runoff for use by aquatic plants and animals.
3. Bio-retention cells installed to treat storm water, provide a natural amenity, and diversify the landscape habitat on larger Homestead lots.
4. Storm water flows directed into primary conveyance systems that have been engineered for collection and management of storm water elsewhere on the property.

## **E.4 Structural Landscape Design Guidelines**

### **E.4.1 Fencing and Area Delineation**

1. Perimeter or boundary fencing is not permitted, regardless of size or location of a Homestead within the Cornerstone Community.
2. Fencing outside of the designated Building Envelope is not permitted with the exception of qualifying Homesteads for private equestrian use.
3. All fencing must be non-hazardous to wildlife.
4. Interior fencing is limited to small areas such as protection around vegetable gardens or specific use, such as in dog runs.
5. Decorative barriers or walls are to be limited in height to less than four feet (< 4') and are subject to design review.
6. Trellises are to be positioned in close proximity to Homestead buildings or within designated garden areas and not created as stand-alone features on the property.

The use of decorative natural materials, such as stone, timber, or vegetative designs, is the suggested way to delineate areas in the Homestead Building Envelope. Consideration must be given to potential wildlife and aesthetic impacts of these installations to the Cornerstone Community.

### E.4.2 Features for Recreation and Leisure

All recreation and leisure amenities must be designed to meet local code requirements, constructed with materials that blend into the overall architecture and natural setting of the site, and submitted for review and approval. See “Section B Design Review and Approval Process.”

Features for recreation and leisure are allowed on Homesteads having sufficient Building Envelope areas to accommodate such features. Guidelines for such features are the following:

1. Decks and patios must be compatible with the natural slope and terrain of the site and must not extend beyond the Building Envelope. The design and material selection for decks and patios should consider visual impact within the Community. Use of natural stone, wood, or acceptable quality recycled materials available from local suppliers is preferred. Wood treated with toxic preservatives is prohibited.
2. Spa tubs are to be integrated into the comprehensive landscape design for the Homestead and located to avoid undesirable glare or noise in the Community setting. Spa equipment must be enclosed and have gated access. Spas must be screened from view, using architecture compatible with the home.
3. Swimming pools, where permitted, must be designed and installed to meet all local codes and be surrounded by wrought iron or similar fencing to prevent unauthorized access. Surfaces surrounding the pool should consist of materials that are of low reflectivity.  
All plans submitted for private swimming pools must include
  - Maintenance plans that identify water treatment systems and chemicals.
  - Chemical handling and storage.
  - Back-flow and pool failure response plans.
  - Wildlife handling provisions for animals that may invade the pool areas.
  - Seasonal practices for start up and shut down.
4. Playground equipment is allowed. Review and approval before assembly and installation is required.
5. Outdoor kitchens, barbecues, fireplaces and fire pits are allowed, subject to design and management plan reviews. All such outdoor features must use low fire hazard landscaping accents to screen views from beyond the Building Envelope and must be set back from building structures a minimum of ten feet (10’).
6. Satellite dish receivers must be discretely located out of community view.
7. Outdoor art, birdfeeders, flags and flagpoles are allowed subject to the following requirements:
  - Outdoor art must be compatible with the landscape theme of the property and be placed in discrete locations for the enjoyment of the Owner only.

- Bird feeders should be placed strategically throughout the property to encourage diversity of birds and to avoid luring unwanted pests close to residents. Bird feeders within the Building Envelope must be completely inaccessible to bears.
- Bracket mounted flags and short landscape flag poles less than four feet (< 4') are permitted. Standard outdoor flags (3' by 5' or smaller) are acceptable and can be used year around.
- Outdoor signs are prohibited with the exception of notices for security systems, disabilities, disability access, and pets.

### **E.4.3 Utilities and Outdoor Lighting**

Each Homestead has cable and power supplies available through underground wiring. All cable and power boxes located along Community streets must be screened from view using appropriate landscape plantings. Utility lines located outside the Building Envelope are subject to review and approval by the Reviewer and the Cornerstone Metropolitan District. Disturbances created by burying utility lines are subject to the same re-vegetation requirements mentioned in Section E.2.1. Primary utility easements are managed in such a way as to accommodate wildlife habitat and migration throughout the property.

All exterior lighting fixtures are required to have downward reflectors placed so as to reduce glare during use. Use of automated sensors for exterior lights is encouraged. Safety and security lights should use motion sensors, and all other exterior lights must be monitored by sunset and sunrise sensors to avoid use during periods of sufficient natural light. Driveways can be lit within the Building Envelope; however, ground-level lighting is recommended for this use. Flood lights are generally discouraged and must be approved by the Reviewer.

### **E.4.4 Mailboxes**

Individual mailboxes are not permitted in Cornerstone. All mail is delivered to the mail center.

### **E.4.5 Pets and Kennels**

Dog kennels or dog runs are permitted but subject to prior review by the DRT. "Invisible Fences" are prohibited.

## **E.5 Fire Hazards**

It is important that Owners be aware of the possibility of wildfire. However, the threat of wildfire can be greatly reduced by thoughtful planning and preventative landscape maintenance. Along with the use of fire-resistant plants, a safety zone in all directions



around a home is recommended. See the local fire authority for specific requirements regarding fire-safe and fire-resistant landscaping.

These suggestions are intended only as general guidelines. Specific fire safety considerations vary based on the characteristics of each Homestead and local fire authority regulations.

## **E.6 Drainage**

Ends of culverts and drainage pipes must be fully concealed with large natural stone and boulders from the site. Where appropriate, plant material should be planted to give the culverts a natural appearance. Culvert details must be submitted to Reviewer. Culverts must be set at a grade to drain with the nearest lower ditch.





# *Design Guide*

Section F

Construction Process

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CONTRACTOR'S MANUAL.







# *Design Guide*

SECTION G  
APPENDIX





CORNERSTONE PRODUCT SUMMARY																
OURAY COUNTY																
Area	Homestead No.	Acres	Building Envelop Sq. Ft.	Walk Out Basement Possible	Min Home Sq. Ft.	Max Floor Area		Total Maximum Home Size Sq. Ft. 1st, 2nd, basement.	Building Height Feet	Architectural Style	Septic	Metro District Sewer	Metro District Water	Well Water	Comments	
						1st	2nd									
O-1																
	I	100.000	TBD	TBD	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch	X	X			Gravel Drive Permitted. Guest Cabin Permitted.	
O-2																
	I	22.430	50,683	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch	X	X			Gravel Drive Permitted. Guest Cabin permitted.	
	2	21.320	102,274	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch	X	X			Gravel Drive Permitted. Guest Cabin permitted.	
	3	47.740	82,705	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch	X	X			Gravel Drive Permitted. Guest Cabin permitted.	
O-3																
	I	3.486	15,625	Yes	2,250	9,000	40% of 1st Floor	12,600	35	Mountain Ranch or Mountain		X			Guest Cabin Permitted.	
	2	4.693	35,475	yes	2,250	9,000	40% of 1st Floor	12,600	35	Mountain Ranch or Mountain		X			Guest Cabin Permitted.	
	3	11.900	15,625	Yes	2,250	9,000	40% of 1st Floor	12,600	35	Mountain Ranch or Mountain		X			Guest Cabin Permitted.	
	5	13.350	22,500	No	2,250	9,000	40% of 1st Floor	12,600	35	Mountain Ranch or Mountain		X			Guest Cabin Permitted.	
O5																
	I	16.80	30,625	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch and/or Mountain	X				Gravel Drive Permitted. Guest Cabin permitted.	
	2	22.40	30,625	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch and/or Mountain	X				Gravel Drive Permitted. Guest Cabin permitted.	
	3	21.60	30,625	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch and/or Mountain	X				Gravel Drive Permitted. Guest Cabin permitted.	
	4	21.30	30,625	Yes	5,000	16,000	40% of 1st Floor	16,000	35	Mountain Ranch and/or Mountain	X				Gravel Drive Permitted. Guest Cabin permitted.	

















7	0.492	11,296	Yes	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
8	0.468	10,158	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
9	0.287	5,781	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
10	0.297	6,604	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
11	0.296	6,572	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
12	0.338	6,493	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
13	0.318	7,344	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
14	0.271	5,823	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
15	0.434	10,563	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
16	0.454	11,051	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
17	0.416	9,977	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
18	0.296	6,536	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
19	0.321	7,354	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		
20	0.404	8,336	No	1,800	3,000	40% of 1st Floor	4,200	35	Mountain Ridge	X	X		



## **G.2 Submittal Applications and Form Information**

**For copies of the most recent forms, please contact the  
Cornerstone Design Review Committee Representative,  
Sue McIntosh, at 970-497-8319**



## Appendix G.3 – Cornerstone Native Plant List and Materials Palettes

### TREES

Common Name	Scientific Name	Sun	DT	D/E	Ht.	Comments
White Fir	<i>Abies concolor</i>	P	M	E	70'	beautiful in mass or alone
Subalpine Fir	<i>Abies lasiocarpa</i>	S	P	E	80'	cover for birds; squirrel food
Catclaw Acacia	<i>Acacia greggii</i>	F	E	D	20'	nectar for bees, butterflies
Big Tooth Maple	<i>Acer grandidentatum</i>	F	G	D	30'	food/cover for birds, mammals
Thinleaf Alder	<i>Alnus incana</i>	P	P	D	30'	seed, cover for birds
Water Birch	<i>Betula occidentalis</i>	F	G	D	5 – 20'	seed, cover for birds
Desert Willow	<i>Chilopsis linearis</i>	F	G	D	25'	hummingbird nectar; pink flowers
River Hawthorne	<i>Crateagus douglasii</i>	F	P	D	5 – 25'	nesting cover, fruit for birds
Singleleaf Ash	<i>Fraxinus anomalus</i>	G	D	D	20'	seeds for birds, mammals
Velvet Ash	<i>Fraxinus velutina</i>	F	G	D	40'	seeds for birds, velvety leaves
Utah Juniper	<i>Jun. osteosperma</i>	F	E	E	30'	food, cover for birds, mammals
Blue Spruce	<i>Picea pungens</i>	P	P	E	70'	cover for birds, mammals
Singleleaf Pinion	<i>Pinus edulis</i>	F	E	E	20'	pine nuts for birds, mammals
Pinion Pine	<i>Pinus monophylla</i>	F	E	E	20'	pine nuts for birds, mammals
Narrowleaf Cottonwood	<i>Populus angustifolia</i>	F	M	D	40'	soft wood for nest cavities
Fremont Cottonwood	<i>Populus fremontii</i>	F	G	D	55'	soft wood for nest cavities
Fremont Poplar	<i>Populus fremontii</i>	F	M	D	40'	soft wood for nest cavities
Velvet Mesquite	<i>Populus glandulosa</i>	F	E	D	30'	bee nectar, bird food
Douglas Fir	<i>Pseudotsuga menziesii</i>	P	M	E	80'	year round bird cover
Gambel Oak	<i>Quercus gambelii</i>	F	G	D	30'	Acorns; winter cover for mammals
New Mexico Locust	<i>Robinia neomexicana</i>	F	G	D	25'	bee nectar; seeds for quail, mammals
Dwarf Mountain Ash	<i>Sorbus scopulina</i>	P	P	D	13'	fruit for birds, spring

### SHRUBS

Utah Serviceberry	<i>Amelanchier utahensis</i>	F	G	D	6-15'	spring flowers, purple berries
Silver Sagebrush	<i>Artemisia cana</i>	F	E	D	2-5'	seeds, cover for wildlife
Fringed Sage	<i>Artemisia frigida</i>	F	E	E	1-2'	seeds for birds
Big Sagebrush	<i>Artemisia tridentate</i>	F	E	D	2-5'	seeds, cover for birds
Sand Sage	<i>Artemisia filifolia</i>	F	E	D	4'	seeds for birds
Four-wing Saltbush	<i>Atriplex canescens</i>	F	E	E	4-6'	fruits and seeds for birds
Snowbrush Ceanothus	<i>Ceanothus velutinus</i>	F	M	E	1-3'	nectar/flowers for birds & bees

## SHRUBS continued

<u>Common Name</u>	<u>Scientific Name</u>	<u>Sun</u>	<u>DT</u>	<u>D/E</u>	<u>Ht.</u>	<u>Comments</u>
Winterfat	<i>Ceratoides lanata</i>	F	E	D	1-3'	winter food for birds, mammals
Curl-leaf Mtn Mahogany	<i>Cercocarpus ledifolius</i>	F	E	E	8-12'	winter deer food
Birchleaf Mtn Mahogany	<i>Cercocarpus montanus</i>	F	E	D	4-9'	
Fernbrush	<i>Chamabtiaria millefol.</i>	F	E	D	6-8'	flowers and fern like leaves
Rubber Rabbitbrush	<i>Chrysothamnus nauseo.</i>	F	E	D	2-6'	seeds, cover for birds
Red – osier Dogwood	<i>Cornus sericea</i>	P	P	E	10-15'	spring flowers/fall berries/red twigs
Indigo Bush	<i>Dalea fremontii</i>	F	E	P	3'	nectar, purple flowers
Mormon Tea	<i>Ephedra nevadensis</i>	F	E	E	2-4'	seeds for quail
Apache Plume	<i>Fallugia paradoxa</i>	F	G	E	3-6'	spring flowers, fall seed heads
Creosotebush	<i>Larrea tridentate</i>	F	E	D	4-10'	nectar, cover for birds
Utah Honeysuckle	<i>Lonicera utahensis</i>	S	G	E	2-5'	fruit for birds, spring flowers
Purple Sage	<i>Poliomintha incana</i>	S	E	D	3'	summer flowers, nectar for bees
Chokecherry	<i>Prunus virginiana</i>	P	G	D	15-20'	mammal food, fragrant flowers
Cliffrose	<i>Pushia mexicana</i>	F	E	D	6'	spring flowers
Bitterbrush	<i>Purshia tridentate</i>	F	E	E	2-6'	spring flowers, winter browse for deer
Shrub Live Oak	<i>Quercus turbinella</i>	F	E	E	4-8'	food and cover for birds
Wavyleaf Oak	<i>Quercus undulata</i>	F	G	E	4-8'	quail, chipmunk food
Squawbush Sumac	<i>Rhus trilobata</i>	F	E	D	2-6'	food and cover for birds
Golden Currant	<i>Ribes aureum</i>	P	M	D	4-6'	spring berries, food for mammals, birds
Woods Rose	<i>Rosa woodsii</i>	F	G	D	2-6'	berries, hips, winter animal food
Sandbar Willow	<i>Salix Exigua</i>	F	P	E	5-15'	dense cover for wildlife
Blue Elderberry	<i>Sambucus caerulea</i>	F	P	D	6-12'	spring flowers, fall fruit
Greasewood	<i>Sarcobatus vermiculatus</i>	F	E	E	2-6'	cover for small animals
Roundleaf Buffaloberry	<i>Shepherdia rotundifolia</i>	F	E	E	3-4'	quail, chipmunk food
Snowberry	<i>Symphoricarpas species</i>	P	G	D	3'	fall, winter berries, fruit for birds
Canyon Wild Grape	<i>Vitis arizonica</i>	F	G	D	vine	fruit for birds, bark for nests
Soap Tree Yucca	<i>Yucca elata</i>	F	E	E	6'	white blossoms, moth nectar
Yucca	<i>Yucca harrimaniae</i>	F	E	E	2-3'	white blossoms, moth nectar

## FLOWERING PERENNIALS

<u>Common Name</u>	<u>Scientific Name</u>	<u>Color</u>	<u>Bloom</u>	<u>Ht</u>	<u>Comments</u>
Butterfly Weed	<i>Asclepias tuberosa</i>	Orange	Summer	36"	attracts butterflies
Desert Marigold	<i>Baileya multiradiata</i>	Yellow	All Summer	18-24"	very drought tolerant
Arrowleaf Balsamroot	<i>Balsamorhiza sagittate</i>	Yellow	Spring	16-30"	
Indian Paintbrush	<i>Castilleja linariaefolia</i>	Red	Summer	12-40"	draws hummingbirds
Skyrocket Gilia	<i>Cilia aggregate</i>	Orange	Summer	12-18"	draws hummingbirds
Rocky Mtn. Beeplant	<i>Cleome serrulata</i>	Pink/Purple	Spg/Sum	36"	attracts bees
Aspen Daisy	<i>Erigeron speciosus</i>	Purple	Summer	12-24"	
Sulphur Buckwheat	<i>Eriogonum umbellatum</i>	Wht/Yellow	Summer	6-12"	attracts bees, seeds in fall/winter
Wild Geranium	<i>Geranium viscosissimum</i>	Pink	Sum/Fall	12-36"	
Sunflower	<i>Helianthus annuus</i>	Yellow	Late Summer	72"	seed for birds in fall/winter
Western Sunflower	<i>Helianthus anomalus</i>	Yellow	Late Summer	72"	bird seed in fall
Blue Flax	<i>Linum lewisii</i>	Blue	Summer	24"	
Silvery Lupine	<i>Lupinus argenteus</i>	Blue	Summer	12-24"	attracts butterflies, small animal food
Prairie Aster	<i>Machaeranthe tanacetifolia</i>	Purple	Sum/Fall	12-18"	
Four O'Clock	<i>Mirabilis multiflora</i>	Purple	All Summer	24"	draws hummingbirds
Bee Balm	<i>Monarda species</i>	Purple	All Summr	24"	attracts bees & butterflies
Evening Primrose	<i>Oenothera caespitosa</i>	Wht/Pink	Early Sum	8"	very drought tolerant
Wasatch Penstemon	<i>Penstemon cyananthus</i>	Blue	Summer	18-36"	attracts hummingbirds
Firecracker Penstemon	<i>Penstemon eatoni</i>	Red	Spg/Sum	36-48"	attracts hummingbirds
Palmer Penstemon	<i>Penstemon palmeri</i>	Cream/Pink	Early Summer	36-48"	attracts hummingbirds
Rocky Mtn. Penstemon	<i>Penstemon strictus</i>	Blue/Purple	Early Summer	24"	attracts hummingbirds
Scarlet Globemallow	<i>Sphaeralcea coccinea</i>	Orange	Spring/Fall	6-12"	
Globemallow	<i>Sphaeralcea grossulariaefolia</i>	Red/Orange	Spring/Fall	24-36"	

## GRASSES

<u>Common Name</u>	<u>Scientific Name</u>	<u>C/W</u>	<u>DT</u>	<u>B/S</u>	<u>Ht.</u>	<u>Comments</u>
Side-oats Gramma	<i>Bouteloua curtipendula</i>	W	E	B	12-24"	
Blue Gramma	<i>Bouteloua gracilis</i>	W	E	B/S	12-18"	
Saltgrass	<i>Distichlis spicata</i>	W	E	S	6-20"	
Great Basin Wildrye	<i>Elymus cinereus</i>	C	D	B	24-36"	
Western Wheatgrass	<i>Elymus smithii</i>	C	E	S	12-24"	
Bluebunch Wheatgrass	<i>Elymus spicatus</i>	C	G	B	12-24"	
Slender Wheatgrass	<i>Elymus trachycaulus</i>	C	M	S	12-24"	
Sheep Fescue	<i>Festuca ovina</i>	C	M	B	12-24"	
Galleta	<i>Hilaria jamesii</i>	W	E	B/S	6-12"	
Prairie Junegrass	<i>Koeleria macrantha</i>	C	G	B	12-24"	
Sandberg Bluegrass	<i>Poa secunda</i>	C	E	B	12-24"	
Alakali Sacaton	<i>sporobolus airoides</i>	W	E	B	12-24"	
Sand Dropseed	<i>Sporobolus cryptandrus</i>	W	E	B	12-24"	
Needle and Thread	<i>Stipa comate</i>	C	E	B	24-36"	
Indian Ricegrass	<i>Stipa hymenoides</i>	C	E	B	12-24"	
Desert Needlegrass	<i>Stipa speciosa</i>	C	G	B	12	

# Landscape Materials Palette

## Native Grassing Palette for Cornerstone Homesteads

Cool-Season Native Lawn Grass 'Native Lawn' ( <b>Irrigated</b> )	Percent of Mix	Rate/Ac Drill Seeded	Broadcast Seeding Rate/Ac	Comments
Sandberg Bluegrass-Poa Secunda	30	3-5 lbs	45-50 lbs/ac	Blended Native Bluegrass and Fescue Maintained 2"-4"
'Canbar' Canby Bluegrass-Poa canbyi	30	3-5 lbs		
Covar Sheep Fescue-Festuca Ovina	20	10 lbs		
Arizona Fescue-Festuca Arizonica	20	5 lbs		
Cool-Season Native Grass 'Fire Mix' ( <b>Non-Irrigated</b> )	Percent of Mix	Rate/Ac Drill Seeded	Broadcast Seeding Rate/Ac	Comments
Arizona Fescue-Festuca Arizonica	25	5 lbs	22 -36 lbs/ac	Northerly Exposure and/or moist sites Maintained 4"-6"
Western Wheatgrass	25	5-15 lbs		
Streambank Wheatgrass	25	6-10 lbs		
Indian Ricegrass	25	20-25 lbs		
Cool-Season Native Grass 'Short Dry Meadow' ( <b>Non-Irrigated</b> )	Percent of Mix	Rate/Ac Drill Seeded	Broadcast Seeding Rate/Ac	Comments
Sheep Fescue 60% ##	60	10 lbs	75-150 lbs/ac	Blended Mountain Bunchgrass Shade Tolerant Maintained 4"-6"
Western Wheatgrass 20%	20	5-15 lbs		
Bluebunch Wheatgrass 20%	20	5-15 lbs		
Warm and Cool-Season Native Lawn Grass ( <b>Non-Irrigated</b> )	Percent of Mix	Rate/Ac (drilled)	Broadcast Seeding Rate/Ac	Comments
Blue grama-Betuloua gracilis	15	2.7 lbs	36 lbs/ac	All Exposures Fall seeding preference Maintained 3"-6"
Sideoats grama-Betuloua curtipendula	10	1.8 lbs		
Green Needlegrass-Nassella viridula	20	3.6 lbs		
Prarie Junegrass-Koeleria cristata	20	3.6 lbs		
Western Wheatgrass- Pascopyron smithii	35	6.3 lbs		
Warm and Cool-Season Native Grass Fire Mix ( <b>Non-Irrigated</b> )	Percent of Mix	Rate/Ac (drilled)	Broadcast Seeding Rate/Ac	Comments
Arizona Fescue-Festuca Arizonica	20	5 lbs	18.80 lbs/ac	All Exposures Maintained 4"-6"
Western Wheatgrass	20	5-15 lbs		
Streambank Wheatgrass	20	6-10 lbs		
Indian Rice Grass	20	20-25 lbs		
Blue grama-Betuloua gracilisl	20			

1 Native bluegrass and native fescue grasses tolerant of low mowing heights, considered low maintenance, and when blended will emulate a native turfgrass environment. Idaho Fescue (Festuca Idahoensis) may be substituted for Arizona Fescue.

2 Cool-season grasses only. Indian ricegrass not considered an aggressive perennial performer.

3 Mix of Cool Season bunchgrass that is shade tolerant and suitable for meadows, swales and ditch banks.

4 Drought tolerant, However fall seeding is the most favorable season for establishment. Irrigation or water conservation with hydro seeding will be necessary during droughty periods.

5 Seeding rate recommended by Colorado State Forest Service and the Cooperative Extension Service. See References for Fire Wise Plant Materials, Fire-Resistant Landscaping, Creating Wildfire Defensible Zones and Forest Fire Home Safety @ [www.ext.colostate.edu](http://www.ext.colostate.edu).

Native Grassing Palette for Cornerstone Homesteads (Cont'd)

Native Lawn Grass Blended ± Warm-Season Native Bunchgrass <b>(Non Irrigated)</b>	Percent of Mix	Rate/Ac (drilled)	Broadcast Seeding Rate/Ac	
Buffalo grass-Buchlue dactyloides Blue grama-Betuloua gracilis <b>(Non Irrigated)</b>	70 30	3-5 lbs 1-3 lbs	80-120 lbs	Prefers full sunlight Warm south or west exposure Maintained 4"-6"
Warm-Season Native Bunchgrass ±± Dry Plains Meadow <b>(Non Irrigated)</b>	Percent of Mix	Rate/Ac (drilled)	Broadcast Seeding Rate/Ac	
Alkali Sacatan-Sporobolus airoides Galleta-Hilaria jamesii Indian Ricegrass- Stipa hymenoides	20 20 60	½ lbs 6 lbs 6-10 lbs	20-30 lbs	Commonly Found together in loose textured soils Tolerant of flooding Maintained 6" or higher
Native Warm-Season ±±± Wetland Wet Meadow <b>(Non Irrigated)</b>	Percent of Mix	Rate/Ac (drilled)	Broadcast Seeding Rate/Ac	Comments
Tufted Hairgrass-Deschampsia caespitosa Switchgrass-Panicum virgatum	60 20	1-2 5-8	10-16 lbs	Can be purchased and placed within cool or warm season mixes Maintained 12" or higher
Potential Nurse Grass Options <b>(Non-Native)</b> ±±±±	Introduced		Broadcast Seeding Rate/Ac	Comments

± Buffalograss- Needs full sun exposure and prefers dry areas. Poor to fair shade tolerance but requires very little or no irrigation. Most herbicides will damage buffalograss. Blue grama bunchgrass is blended with warm-season buffalograss to form a shortgrass dry meadow that will allow wildflowers to become established from the more dominant drought tolerant grass. Mixed results in higher elevations.

±± Native Dry Plains Meadow found commonly together or blended with other native grasses

±±± Selectively purchase and place as ornamental plugs and plant within established grass environments.

±±±± Nurse grasses and cover crops are typically seeded at 1-2 lbs/1,000 sq. ft. Consideration for annual grasses must be weighed against time of year, availability of natural rainfall, and/or drill seeding/hydro seeding protection options. Regreen is a mix of common wheat and tall wheat recommended by Colorado State Forest Service for Fire Mix seeding. 'Fults' (Alkaligrass) was developed by Colorado State University. Annual ryegrass as a nurse or cover crop that may be considered an introduced weed and will mitigate certified contaminant-free grass seed.

## G.4 High Performance and Sustainable Design

(This section is provided for guidance only.)

### G.4.1 Energy Efficiency

The following are suggested criteria to achieve home energy efficiency:

1. External wrapping with an exterior air infiltration barrier and advanced sealing with approved foaming or caulking products.
1. Sill plates with foam sealed gaskets.
2. Insulation that meets at least HERS Grade I.
3. Insulated headers having a minimum R-10 rating.
4. Six-inch energy heels on trusses.
5. Blower door testing air infiltration rates that target 0.35 air changes per hour (ACH).
6. South facing glass totaling a minimum of 5% of the total finished Floor Area.
7. South facing, 2-foot window overhangs installed 1 to 2 feet above the windows.

### G.4.2 Mechanical Systems

Designing mechanical systems as an afterthought can cause expensive inefficiencies. The following are design methods and minimum criteria to enhance heating and cooling efficiency regardless of home size:

1. Installation of HVAC equipment that meets Energy Star standards (ACCA Manual J Residential Load Calculation design guide, per Exhibit EA4-B, Northern and North Central Climates)
  - a. Central air conditioning and heat pumps  $\geq 13$  SEER/8.0 HSPF.
  - b. Furnaces heating  $\geq 80$  AFUE.
  - c. Ratings are also available for boilers and geothermal heat pumps.
2. Avoidance of ductwork in attics or outside walls unless they are insulated to minimum of R-6 and adequately sealed using a nontoxic mastic product.
3. Installation of furnaces with 90% or higher energy efficiency in a central location to accommodate shorter ducts and more efficient release of warm air.
4. Installation of boilers with 87% or higher efficiency.
5. Installation of smart system thermostats with fan-only settings for use in temperate months. Use of at least two thermostats to accommodate temperature control in separate areas of a home serviced by a single heating/cooling system.
6. Use of programmable thermostats for automated temperature adjustments during different times of the day.
7. Sealing of all ductwork with a low toxicity mastic product.
8. Installation of 60% or higher efficiency gas hot water heaters, covered with insulating blankets. Insulation of hot water lines and of hot water pipes with minimum R-4 to R-6 when located in unconditioned areas. Hot water piping distances from the water heater to dishwashers and washing machines minimized.
9. Use of instantaneous gas water heaters with an EF  $\geq 0.62$  or electric water heaters with an EF  $\geq 0.92$ .

### **G.4.3 Energy Efficient Alternatives**

The following suggestions are alternatives for homeowners interested in building very energy efficient, high performance homes:

1. Whole-house fans to facilitate more effective circulation of air in the home. In Colorado, a more efficient method of cooling than standard air conditioning is drawing outside air into the home and circulating it effectively.
2. Return air ducts installed in bedrooms and other living areas, such as dens.
3. Active or passive solar heating and/or geothermal heating and cooling. Cornerstone is located on property with excellent capability to provide these renewable energy sources. Due to advancements in technology, both methods are very efficient alternatives to traditional HVAC systems.
4. In-floor radiant heating systems, which provide consistently warm floors in the winter months and are more efficient than forced air systems.
5. Solar water heating systems, which are very efficient and more economical than electric water heating systems. Geothermal water heating systems may be an option if a geothermal system is installed for heating and cooling.
6. Extensive use of natural daylight, which creates more comfortable living spaces and saves energy through reduced dependence on electric lighting.

### **G.4.4 Windows and Doors**

The following are minimum standards of efficiency for windows and doors:

1. Double-glazed windows with 0.5 inch airspace (minimum).
2. Low-E coating rated at  $u=0.37$  or lower to increase the R-value of the windows. Windows are evaluated for Solar Heat Gain Coefficient ratings as well, particularly south facing windows intended to serve as a passive solar heat source.
3. Insulated exterior doors with a minimum of R-5 standard and sufficient weather stripping to pass the specified blower test rating (0.35 ACH).

### **G.4.5 Lighting**

In addition to efficiently designed systems using natural daylight, home energy can be conserved by proper selection of light fixtures and interior decorating decisions. Light colored walls, ceilings and floors disperse and radiate light, thus minimizing the number and intensity of electrical fixtures required in a room.

### **G.4.6 Water Conservation**

In addition to the Cornerstone water conservation guidelines for exterior landscaping (“Landscape Design Section E”), the following low-flow and water-efficiency features improve water consumption within the home:

1. Showerheads with a maximum flow rating of 2.5 gal/min.
2. Bathroom faucets with fitted aerators restricting flow to 1.8 gal/min.
3. Kitchen faucets fitted with aerators restricting flow to 2.0 gal/min.
4. Toilets with low flow (1.6 g.p.f.) or dual-flush.
5. Passive or on-demand hot water delivery systems.
6. Energy Star rated appliances, which provide additional water conservation.

### G.4.7 Materials Selection

One of the most important choices in designing and constructing high performance buildings is materials selection. Consideration must be given to material content, health implications, material source, materials lifespan, and environmental impacts associated with processing and distributing materials. The following are ways to effect building performance through materials selection:

1. Select renewable or recycled resources and materials.
2. Use low toxicity and low emissions paints, adhesives, finishes, etc.
3. Minimize waste beginning with the design phase and continuing through construction activities.

### G.4.8 Framing, Foundations and Exterior Walls

Home builders can now choose engineered-wood products and recycled-material products that save large, slow growth trees, which are important to healthy forest habitats. The recycled-content products not only save harvesting natural resources but also avoid putting reusable materials into landfills. The following are guidelines for making conservation material selections:

1. Obtain solid lumber from a sustainable wood-products rated source (such as Forest Stewardship Council).
2. Use engineered wood products for beams, joists and floor joists, window and door headers, and I joists or trusses for roofs.
3. Use recycled-content gypsum wallboard.
4. Use insulated concrete forms with fly ash content (30% cement replacement).
5. Consider reduced framing packages aimed at minimizing resource demands while still providing efficient insulation.
6. Use finger-jointed studs and plate materials.
7. Build exterior walls from regionally available brick, stone, or molded cementitious stone, consistent with this Design Guide.
8. Build foundations using one or a combination of the following:
  - a. Reinforced, structural concrete slab with foam insulation.
  - b. Footer insulated with rigid R-8 to R-10 foam.
  - c. Regionally-produced brick.
  - d. Western coal (15%) fly ash content concrete.
  - e. Re-cycled glass cullet or concrete for aggregate.

### G.4.9 Roofing and Insulation

Roofing materials should have a minimum 30-year lifecycle, be a non-petrochemical based product, and contain recycled content materials, when available and appropriate to the architecture of the home. Examples of roofing materials include concrete, fiberglass, metal, composition, clay or slate.

Insulation selection is one of utmost importance in terms of environmental impacts. It is recommended that one of the following insulation materials be used:

1. Fiberglass with 10% minimum recycled content, high-density, and formaldehyde free.
2. Rigid foam, free of HCFC.
3. Cellulose, UL-rated fire retardant.
4. Wet-blown insulation (fiberglass or cellulose) for walls.

#### **G.4.I0 Interior Flooring, Cabinetry and Trim**

A wide range of interior flooring material is available today made from natural or recycled-content materials and that provide healthy indoor environments. These are low toxicity, low allergen and mold, and safe cleaning. The following are some examples of these material choices:

1. Formaldehyde-free material (including materials that contain no added urea-formaldehyde resins), recycled-content, or oriented strand board products for building sub-floors.
2. Bamboo or sustainable-harvest domestic wood.
3. Natural cotton or wool tacked carpet.
4. Recycled-content carpet and tacked carpet padding.
5. Recycled-content ceramic tile.
6. Low toxicity mastic, grout or adhesive for installing ceramic tiles and linoleums.
7. Sustainable certified forest products, formaldehyde-free particle board, medium density fiberboard, and acceptable recycled-content pressed materials for building cabinets and interior trim.

#### **G.4.II Finishes and Adhesives**

Healthy indoor living spaces require that non-toxic or lower toxicity rated products be used exclusively throughout a home. These products include the following:

1. Water-based paints, with low VOC content (less than 250 grams/L).
2. Water-based Urethane and lacquer finishes.
3. Low toxicity rated solvent-free adhesives and sealants.

#### **G.4.I2 Indoor Air Quality**

Many of guidelines for high-performance and sustainable-design homes contribute to improved indoor air quality and healthier indoor living spaces. Additional measures, such as ventilation, air filtration, carbon monoxide and radon alarms, mold and allergen mitigation, can be taken in the design and construction of homes.

## G.5 Disclaimer

The Design Guide was prepared for “Declarant” and Declarant reserves all the ownership rights herein. Declarant reserves the right in its sole discretion from time to time and without notice to modify this Design Guide, to grant Variances from the terms hereof, and/or to waive provisions thereof. Any Variance or waiver must be in writing and shall be applicable only in the specific instance granted and shall not apply in any other instance. No oversight of any non-compliance or failure to enforce any provision hereof in any specific instance shall result in any waiver, and corrective changes may later be required to bring any non-conforming Improvement into compliance with the Design Guide.

Compliance with this Design Guide does not waive compliance with any Federal, State or local law or regulation. Each owner and builder in the Cornerstone Community shall comply with all such laws and regulations in all respects and obtain all necessary permits and approvals for their work. The approval by the Reviewer of any plans or specifications are approval only as to conformity of such items with this Design Guide and are not approval for architectural or engineering design nor representation or warranty as to the adequacy or sufficiency of such plans and specifications or the construction contemplated thereby.

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## G.6 DESIGN GUIDE CONTACT ADDENDUM



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Montrose, CO 81401  
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Fax 970 650 2006  
Email: [smcintosh@dogmountain.org](mailto:smcintosh@dogmountain.org)

### Electrical

San Miguel Power Association, Inc.  
170 W. 10<sup>th</sup> Street  
Nucla, CO 81424  
Phone 970 864 7311  
Toll free 877 864 7311  
Fax 970 864 7257  
Email: [www@smpa.com](http://www@smpa.com)

### Gas

Kinder Morgan  
370 Van Gordon Street  
Lakewood, CO 80228  
Toll free 800 563 0012  
Fax 866 779-9735  
Website: [www.kindermorgan.com](http://www.kindermorgan.com)

### Water

Cornerstone Metropolitan District  
Brian Wallin  
100 Cornerstone Trail  
Montrose, CO 81401  
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Fax 970 650 2006  
Email: [bwallin@cornerstonecolorado.com](mailto:bwallin@cornerstonecolorado.com)

### Engineering

Buckhorn Geotech  
Dan Quigley  
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### Telephone and Internet Providers

Brainstorm Internet  
2526 Patterson Road #201  
Grand Junction, CO 81505  
Phone 970 245 6366  
Toll free 877 651 6299  
Fax 970 385 9674  
Email: [terah@gobrainstorm.net](mailto:terah@gobrainstorm.net)

### Bresnan Communications

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Toll free 877 273 7626  
Fax 970 249 9431  
(No Email listed)

### High Mesa Communications

1414 Hawk Parkway, F-1  
Montrose, CO 81401  
Phone 970 249 4477  
Fax 970 249 5597  
Website: [www.highmesacomm.com](http://www.highmesacomm.com)

### Montrose Internet

625 E. Main Street  
Montrose, CO 81401  
Phone 970 249 9722  
Toll free 888 770 1761  
Fax 970 252 8538  
Email [info@montrose.net](mailto:info@montrose.net)

### One Track Communications

P.O. Box 638  
Montrose, CO 81402  
Phone 970 249 4307  
Fax 970 249 4309  
Email: [office@onetrack.net](mailto:office@onetrack.net)

### Qwest Communications

1801 California Street  
Denver, CO 80202  
Phone 719 636 4596  
Toll free 866 541-3327 customer service  
Website: [www.qwest.com](http://www.qwest.com)



# *Contractor's Manual*



# CORNERSTONE CONTRACTOR'S MANUAL

## ACKNOWLEDGEMENT OF RECEIPT AND COMPLIANCE REQUIREMENTS

As the owner of Homestead \_\_\_\_\_ (also known as Homestead \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_, \_\_\_\_\_ County) in Cornerstone, I acknowledge receipt of one (1) printed copy and one (1) CD copy of the Cornerstone Contractor's Manual. I agree to provide one printed copy to the general contractor constructing Improvements on my Homestead and to retain the CD copy. In the event I ever sell my Home or Homestead, I will provide my CD copy to the purchaser.

Also, I will include in my construction contract a clause that requires the general contractor, his/her employees, subcontractors, and suppliers, to comply with the procedures and requirements specified herein. As the Owner, I also agree to conform to the construction procedures outlined in this document. I understand that failure to comply with the procedures and requirements specified herein may result in: (1) Denial of construction access to the Homestead; (2) Termination of construction until all violations are rectified; (3) Loss of deposits; (4) The levying of a fine or an assessment; for any damage to the Cornerstone Community; and (5) Any and all remedies available under applicable law.

I understand that Reviewer has the authority to monitor Homestead improvements and modifications for compliance to approved plans, and that Reviewer has the discretion to interpret the Design Guide and approve variances from it on a case-by-case basis.

\_\_\_\_\_  
Owner(s) Signature

\_\_\_\_\_  
Print Owner Name(s)

\_\_\_\_\_  
Date





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**CM.5.4 Notice of Completion**

## **CM.1 PURPOSE**

The purpose of this manual is to provide Homestead Owners and their general contractors with a set of guidelines for use during construction of Homes and additions to Homes in Cornerstone. All construction in Cornerstone shall be in compliance with the Charter for Cornerstone, the Cornerstone Design Guide, this Contractor's Manual, and any amendments thereto (collectively, the "Documents").

In order to insure that the information contained in this manual is enforced, Owners must reference this manual in written agreements with their general contractors. (See "Cornerstone Contractor's Manual Acknowledgment of Receipt and Compliance Requirements" above.)

## **CM.3 PRIOR TO CONSTRUCTION**

### **CM.3.1 Utility Companies**

Prior to commencing construction, the General Contractor should contact the utility companies serving Cornerstone Community. Current contact information for these companies may be found in the current Contact Addendum to the Design Guide.

### **CM.3.3 Owner/General Contractor Responsibilities and Requirements**

1. Each Owner must act as general contractor or hire a general contractor to construct his Home or addition.

The Owner or general contractor is required to have an on-site construction representative with the authority to receive deliveries and direct suppliers and subcontractors.

2. The Owner is responsible for all utility fees, utility connection fees, development fees, and building permit fees required in connection with construction of the Home.
3. The Owner or general contractor is responsible for all subcontractors and other agents who are working on their behalf.

### **CM.3.5 Pre-Construction Orientation Meeting**

1. When an Owner has secured all necessary approvals from the County and the Cornerstone DRT, an orientation meeting between the Owner's general contractor, superintendent, the architectural coordinator, and DRT is necessary.

The purpose of this orientation meeting is to review the home building process and rules and to answer questions the general contractor or superintendent may have.

A site pass will be issued to the general contractor at this meeting.

It is the general contractor's responsibility to arrange for the orientation meeting and initial gate clearance. Both the meeting and the gate clearance can be arranged by calling the DRT.

2. The Owner will be provided at this meeting with an 8-1/2" x 11" Homestead Plot Plan that shows the location of utility service laterals servicing Owner's Homestead. As-built plans are available at the Owner's cost from Civil Engineer. The Owner must locate the utility points of connection by survey prior to making connections to such laterals. Current contact information for a surveying civil engineer may be found in the "Contractor's Manual Contact Information Addendum."

### **CM.3.6 PRE-CONSTRUCTION SUBMITTALS AND COMPLIANCE DEPOSITS**

Before construction commences, Owner must submit the following items to DRT:

1. One (1) copy of all county-approved building permits.
2. One set of Reviewer-approved, final construction plans stamped by the County.
3. One (1) copy of the "Owner Gate Access Information Form." (See Section CM.5.1.)
4. A copy of Contractor's Certificate of Insurance for commercial general liability and auto liability insurance must be supplied to Reviewer. The insurance must be maintained for the entire period of time necessary to construct the Owner's residence or residential addition. The Certificate must show that the Owner's general contractor has the following:
  - Commercial general liability insurance on an "occurrence" basis, with deductibles reasonably acceptable to Owner, with a combined single limit for bodily injury and property damage of at least \$1,000,000.
  - Automobile liability insurance covering owned, hired and non-owned automobiles, trucks, vehicles and trailers used by general contractor in constructing Owner's Home, with a combined single limit for bodily injury and property damage of at least \$1,000,000.00
6. Site Staging Plan. This plan should address site parking and staging, limits of disturbance, placement of dumpsters, portable toilets, locations of any storage containers and jobsite trailer and planned protective measures for any walkways or trails which may be disturbed.

### **CM.3.7 TEMPORARY CONSTRUCTION FACILITIES**

The following construction related tasks are required to be completed on the Homestead by the Owner or general contractor:

1. A temporary construction barricade fence (of 4'-0" minimum height), made of high density polyethylene fence must be installed immediately after the foundation has been poured. A fence will be installed along all Homestead property lines or building envelope (Homestead size dependant) and any stockpiling area, or in such other location as required by the DRT, and such fence shall be maintained in good condition until completion of construction. Portable toilets and dumpsters, telephones, electric power outlets, storage bins, and trailers must be screened within this fence. If the construction gate is to be locked, it is the responsibility of the Owner or general contractor to provide the Cornerstone with a key to access the site.
2. Temporary water must be must be installed. The temporary water riser, together with a 150' of heavy duty rubber water hose and irrigation facilities for dust control should be installed .
3. A metered, temporary electric power outlet must be installed in accordance with the requirements of the local electrical company and/or the applicable electrical inspection jurisdiction.
4. A temporary fiberglass toilet must be provided on the construction site and in good condition. The toilet must be maintained in accordance with a bi-weekly (minimum) or otherwise adequate chemical maintenance program for the number of users. The general contractor must maintain all temporary toilets in clean, sanitary and odorless condition.
5. A dumpster must be kept on the Homestead during construction. Materials shall be placed so that they will not be visible from outside of the dumpster. A regular dumping service shall be maintained so that unpleasant odors do not occur. During the landscape phase of construction, the dumpster will be permitted to be placed along the curb for a maximum period to be defined by the DRT, but if placed along the curb, the general contractor must place 1" plywood sheets beneath the dumpster to protect the asphalt surface of the street. Dumpsters must be covered at all times.

IN ORDER TO AVOID ATTRACTING BEARS, ABSOLUTELY NO FOOD OR DRINK RELATED WASTE MAY BE PLACED OR KEPT IN THE DUMPSTER. ALL FOOD AND DRINK RELATED WASTE SHALL BE REMOVED FROM CORNERSTONE AND PROPERLY DISPOSED OF.

6. A job site telephone must be installed in an enclosure or in a trailer by Owner's General Contractor.
7. Installation of gravel at driveway entrance in a three (3) inch layer of 3/4" gravel is required. The gravel should begin at the entrance of the Homestead behind the curb and continue for a minimum of twelve feet. The purpose of the gravel is to assist in the maintenance of the Homestead and streets, so as not to track dirt and mud onto the community streets.

The following temporary construction facilities are **not required**, but if present, must conform to these standards:

1. Temporary construction trailer must be of recent manufacture and in good repair. No construction 'shacks' will be permitted. Trailers, other than for construction purposes, are prohibited. Signs on trailers must not be visible from the road or other Homesteads.
2. Storage bins for on-site material storage must be in good repair.

### **CM.3.8 STOCKPILING MATERIALS**

Stockpiling of soils, building materials, forms, etc. must be contained within the owner's property boundaries. If materials storage or management may cause loss of vegetation, such storage or management must be contained within the designated building envelope.

Adjacent homestead property and common area slopes shall not be entered by general contractors, employees, subcontractors, and suppliers for any reason, at any time, unless granted specific written permission by the DRT.

Long term stockpiling on the street is prohibited.

- To the extent any street, sidewalk or other public right-of way will be blocked, closed or otherwise rendered impassable, approval from the DRT must be obtained and appropriate signage, cones and/or construction horses must be used to ensure public safety.
- If lumber or other packaged construction material is unloaded in the street, street access must not be blocked.
- Safety-warning devices must be used while the materials are being unloaded.
- The maximum length of time that materials may be left in the street after being unloaded is two (2) hours.
- Unpackaged materials, such as sand or soil, may not be unloaded in the street.

## CM.4 THE CONSTRUCTION PROCESS

### CM.4.1 Construction Access

1. A site pass will be issued to the Owner's general contractor at the pre-construction meeting with the DRT. This pass provides for Homestead access during normal working hours prior to and during construction. Construction personnel will not be permitted in the Community before 7 a.m., Monday–Friday or 8 a.m. on Saturday. Deliveries will not be permitted before 8:00 a.m. Monday–Saturday.
2. Site access for general contractors and their subcontractors during the initial bidding process will be granted by the Reviewer on an individual basis. Please contact the DRT for clearance.
3. Employee, Subcontractors and Supplier Clearance:
  - Personnel Changes: the Owner is required to deliver updated “Construction Gate Access Information” forms (see CM.5.2) to the DRT as construction personnel changes are made. The general contractor is required to notify the DRT when subcontractors and suppliers are permanently off the job.
  - Within two (2) working days after receiving complete and accurate forms, the DRT will approve site access for construction personnel.
  - If site access is needed on a very limited basis, the general contractor may clear suppliers, subcontractors or employees without submitting Construction Gate Access Information Forms (generally no more than three site visits during the entire construction process). This can be arranged by notifying the DRT of expected deliveries and appointments. General contractors must furnish the name of the individual or company making the delivery, as well as the arrival date and time, and Homestead destination.
  - No construction vehicle or equipment will be allowed into Cornerstone unless it has been authorized in advance, has received a current construction pass, and displays the construction pass on the dashboard while in Cornerstone. General contractor will notify the DRT of the types of vehicles and equipment that will be used on site and will need to gain entrance to the project in accordance with the provisions in this section. See CM.5.3 “Construction Equipment Entry Requirements,” which categorizes equipment as common or excessively large and lists entry requirements.

If any of the Owner's the equipment is categorized as “excessively large,” the Owner's construction representative must arrange with DRT for a date and time to bring the equipment on site so that the DRT and Cornerstone construction representative can meet the equipment at the gate entrance. Owner's construction representative and the DRT will confer about anticipated damages or other issues. Upon completion of the task and removal of the equipment, the Owner's construction representative will submit a report summarizing any damage that occurred while the equipment was completing its task.

4. Passes will be issued for specified time period (daily, weekly, monthly). No pass will be valid for more than a one-month period.

5. The Homestead address for which the pass is issued will be written on the pass. Vehicles found on Homesteads other than those authorized by the pass will be denied further access.
6. The Reviewer may cancel security clearances for construction personnel who are in violation of any Cornerstone rules and regulations.

#### **CM.4.2 Entrance Regulations**

1. Only the Government Springs Road entrance may be used for entry by all construction vehicles, contractors, subcontractors, employees and suppliers to enter the Community.
2. No one will be permitted to bring friends, guests, relatives, or anyone else who has not been cleared through the gate attendant at the main entrance gate.
3. Children under age 16 and animals are not permitted on construction sites.
4. The speed limit within the boundaries of Cornerstone is twenty-five (25) miles per hour unless otherwise posted. A first violation of the speed limit will result in a warning, and a second violation would result in denial of access to the premises.
5. Parking will be confined to the Homestead under construction and in compliance with the approved Site Staging Plan submitted prior to construction.
  - The parking of construction personal vehicles on public streets shall be prohibited except as part of the Site Staging Plan.
  - The parking of construction personal vehicles shall not occur in any manner as to block access to or through any public sidewalk or street.
  - Construction vehicles shall not use private driveways to turnaround.
  - Any deviation from the Site Staging Plan will require prior, written permission from the DRT.
6. Construction hours shall be limited to:
  - Monday–Friday, 7:00 a.m. to 6:00 p.m. Saturday, 8:00 a.m. to 5:00 p.m.
  - Materials delivery hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.
  - No work is allowed on Sundays or national holidays. The following holidays will be considered to be national holidays and will be subject to annual review: New Year’s Day, Martin Luther King Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and day after and Christmas Day.
  - No arrivals will be permitted prior to 6:00 a.m. Monday – Friday and 7:00 a.m. on Saturday.
  - All general contractors, subcontractors, and suppliers must be off the job site by 6 p.m. Monday through Friday and 5 p.m. Saturday – no exceptions.
  - All heavy equipment, e.g., cranes, heavy point loading vehicles) must be authorized for entry into Cornerstone by the Reviewer. (See CM4.1 and CM 5.3.)

#### **CM.4.3. DRT Access to Construction Sites**

During construction, the DRT shall have full access to the Homestead and buildings.

#### **CM.4.4 Site Signage**

No signs, other than the Cornerstone Homestead Construction signs, provided by Cornerstone, are permitted on the Homestead. The standardized signage provided will include the names of the Owner, general contractor and architect. Signs must be removed after receipt of a Certificate of Occupancy for the Home or addition.

Signage or other graphics carried on such venues as job site trailers shall not be visible from the street or by other Homesteads.

#### **CM.4.5 Owner/General Contractor Responsibilities and Requirements**

1. The Owner and general contractor are responsible for hiring qualified and insured subcontractors to install landscaping, hardscaping, and irrigation.
2. At all times while on Owner's Homestead and elsewhere within Cornerstone, Owner and Owner's general contractor are responsible for complying with, and for causing all of their subcontractors, consultants, suppliers and construction personnel to comply with Cornerstone's rules and regulations and all applicable laws.
3. The general contractor is responsible for advising all of its subcontractors, consultants, suppliers and construction personnel that they are not to enter or disturb any natural open space or environmentally sensitive areas within or adjacent to Cornerstone.
4. The general contractor must implement dust control and erosion and water-borne pollutant discharge control measures necessary to prevent blowing dust and discharges of waters containing pollutants prohibited by federal, state and local law.
5. The Owner and general contractor are required to construct the residence and surrounding Improvements according to the plans, specifications and revisions approved in writing by the DRT and the applicable County or other permitting agency. (See "Cornerstone Contact Information Addendum.")
6. As described in the "Disclosure Statement Regarding Storm Water Permit Requirements," home construction at Cornerstone, is subject to the requirements of the State of Colorado's Construction Storm Water Discharge permit system.

Owner must file any plans or forms required by the State of Colorado, Department of Public Health and Environment in connection with construction of Improvements on Owner's Homestead. This may include, for example, filing of a stormwater pollution prevention plan to address runoff during construction on Owner's Homestead.

7. Cornerstone is not responsible for any ground water associated with this project. The Owner and general contractor are responsible to know and understand the ground water table and to design their project accordingly.

#### **CM.4.6 Site Conduct and Safety Precautions**

The general contractor, job superintendent, employees, subcontractors and suppliers shall do the following:

1. Comply with all of the requirements of the Design Guide and this Contractor's Manual.
2. Follow the directives of the security staff and DRT.
3. Not bring or consume alcoholic beverages or illegal drugs on the site.
4. Not damage or disturb the work of others.
5. Not play radios or tape players so that the sound extends across the Homestead boundaries.
6. Take all necessary precautions for the safety of all persons, materials, and equipment on or adjacent to the site.
7. Furnish, erect and maintain approved barriers, lights, signs, and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during the work.
8. Minimize the sound impacts of generators or other construction equipment.
9. Vacate the job site upon expiration of each day's permitted construction hours. No overnight camping in the construction trailer is permitted.

#### **CM.4.7 Site Maintenance**

The general contractor, job superintendent, employees, subcontractors and suppliers shall comply with the following rules established for the maintenance and cleanliness of the site.

Except as otherwise provided herein, the general contractor shall do the following:

1. Maintain the site and in a neat and clean condition, neatly stockpiling (as permitted) all materials delivered for or generated by the work. Immediately remove any waste material or debris generated by the work.
2. Remove all food and drink related debris such as paper, cans, bottles, and litter from the job site and other affected areas on a daily basis.
3. Remove all equipment, materials, supplies, and temporary structures when any phase of the work is complete, leaving the area neat and clean. Equipment not in daily use must be removed from the job site.
4. Keep the streets, gutters, and adjacent property clean and free of dirt, trash, debris or other material related to or caused by the work on a daily basis.
5. Maintain control of dust, erosion and storm water runoff on the Homestead.
6. Keep weeds cut below a maximum height of 6 inches.
7. Confine the washing down of all equipment to the Homestead. Materials may not be washed down in the street, into any streams or natural open space areas, onto adjacent lots or in common areas, or discharged into the storm drain. A gravel mat or "wash-out pit" lined with plastic must be provided on the Homestead for this use, must be shown on the Site Staging Plan and must be cleaned of materials on a regular basis as part of the routine maintenance of the construction site.

8. Confine the washing out of concrete trucks to the designated wash out site.

#### **CM.4.8 Disposal of Site Spoils**

1. Any spoils generated from the site grading must be placed on the Homestead or exported off site. No material may be placed on the street, common area, streams or open space areas, adjacent Homestead's or in the Homestead's drainage system.
2. All demolition, clearing, grubbing, stripping of soil, excavation, compaction and grading must be completed in accordance with all permitting agency codes.
3. Provision must be made to prevent any surface waters from damaging excavations, public or private property, or excavated and/or fill slopes, both during and after construction.
4. Any spoils that are not properly stored or removed will be cleaned up at the expense of the Owner.

#### **CM.4.9 Compliance**

The DRT reserves the right to deny access to and/or halt construction activity on any Homestead to the extent the following conditions apply:

1. Any general contractor, job superintendent, subcontractor, supplier, consultant or their employees (each an "Affected Agent"), is in violation of any Cornerstone rule or regulation, the Design Guide or this Contractor's Manual or any applicable laws.
2. Any Affected Agent or vehicle, who or which, in the sole discretion of the Reviewer, is deemed to pose a threat to
  - The health and/or safety of the Community or the natural environment within and around Cornerstone.
  - Any Owner, family members or guests.
  - Other persons or property located within Cornerstone.

In the event that the DRT denies access for any of the above reasons, the DRT shall immediately transmit written notice of the alleged reasons/violations to the Owner, at the address of record.

## **CM.5 FORMS AND PROCEDURES**

The forms and procedures in this Section should be used by Owners and their contractors prior to and during the construction of their Home.

### **LIST OF FORMS:**

**CM.5.1 OWNER GATE ACCESS INFORMATION FORM**

**CM.5.2 CONSTRUCTION GATE ACCESS INFORMATION FORM**

**CM.5.3 CONSTRUCTION EQUIPMENT ENTRY REQUIREMENTS**

**CM.5.4 NOTICE OF COMPLETION**

**CM.5.1  
OWNER GATE ACCESS INFORMATION FORM**

Homestead No.\_\_\_\_\_, Planning Area \_\_\_\_

Homestead Street Address\_\_\_\_\_

Owner Name(s): \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone (Daytime): \_\_\_\_\_ Telephone (Other):\_\_\_\_\_

Driver's License: (State and Number)\_\_\_\_\_

**VEHICLE IDENTIFICATION:**

Make	Model	Year	License Plate	Registered Owner

**TRANSPONDERS**

(Residents of Cornerstone Only):

Do you request transponders? \_\_\_Yes \_\_\_ No      If yes, how many? \_\_\_\_\_

There are two (2) transponders issued per household. Charge of \$50.00 for each transponder after the first two.

**PRE-AUTHORIZED ENTRY:**

Please list all persons to be given automatic entry without a prior call to your home (e.g., family, gardeners, domestic help, pool service, etc.).

Name	Relationship/Company	Type of Service

**GATE ATTENDANT AUTHORIZED TO CALL \_\_\_\_\_ A.M TO \_\_\_\_\_ P.M.**

Upon written notification, the transponder can be restricted to day of week and time of day. Written notification shall be mailed to the property management company and must be received two (2) weeks in advance.

Date Issued	Transponder No.	Deposit Received	Date

Please submit this completed form to Reviewer. Thank you.

CM.5.2  
CONSTRUCTION GATE ACCESS INFORMATION FORM

Owner Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Day Phone No.: \_\_\_\_\_ Work Phone No.: \_\_\_\_\_ FAX No.: \_\_\_\_\_

Homestead Number: \_\_\_\_\_ Planning Area: \_\_\_\_\_

Homestead Street Address: \_\_\_\_\_

=====

GENERAL CONTRACTOR

Company Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone/FAX Number(s): \_\_\_\_\_

E-mail Address: \_\_\_\_\_

=====

SUBCONTRACTOR

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone/FAX Number(s): \_\_\_\_\_

Email Address: \_\_\_\_\_

SUBCONTRACTOR

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone/FAX Number(s): \_\_\_\_\_

Email Address: \_\_\_\_\_

=====

SUBCONTRACTOR

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone/FAX Number(s): \_\_\_\_\_

Email Address: \_\_\_\_\_

=====

SUBCONTRACTOR

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone/FAX Number(s): \_\_\_\_\_

Email Address: \_\_\_\_\_

### CM.5.3 CONSTRUCTION EQUIPMENT ENTRY REQUIREMENTS

Construction Phase	Typical Equipment (Does not require special permission)	Excessively Large (Does require special permission)
<b>Grading</b> (process lots / rough – fine pulls, subterranean excavations)	<p><b>Loaders</b></p> <p>Cat 950 and smaller</p> <p>Skip Loader</p> <p>Grading Tractors (no front bucket)</p> <p>Track Loaders 955 or smaller</p> <p><b>Excavators</b></p> <p>Backhoe</p> <p>Track type excavator Cat 217 or smaller</p> <p><b>Trucks</b></p> <p>6 to 10 wheel dump truck</p> <p>6 to 10 wheel water truck</p> <p>Low bed for equipment delivery (multi-tired)</p> <p>Trailers for loaders</p>	<p><b>Loaders</b></p> <p>Cat 960 and larger</p> <p>Track Loaders 966 and larger</p> <p><b>Excavators</b></p> <p>Track type excavators Cat 227 and larger</p> <p><b>Trucks</b></p> <p>18 wheel low or high side</p> <p>18 wheel bottom dump</p> <p><b>NOTE:</b> Any 18-wheel truck should be monitored for street damage in tight turning zones, e.g., cul-de-sac areas.</p>
<b>Foundations</b> (footings, slabs, concrete or block walls)	<p><b>Loaders</b></p> <p>Cat 950 and smaller</p> <p>Skip Loader</p> <p><b>Excavators</b></p> <p>Rubber tired backhoe</p>	<p><b>Loaders</b></p> <p>Cat 960 and larger</p> <p>Track Loaders 966 and larger</p> <p><b>Excavators</b></p> <p>Track type excavators Cat 227 and larger</p>

<p>Foundations (continued)</p>	<p>Foundation trencher</p> <p><b>Trucks</b></p> <p>6 to 10 wheel dump truck</p> <p>6 to 10 wheel water truck</p> <p>Reinforcing bar, block and form lumber trucks (typically 40' bed and under)</p> <p>Concrete ready mix trucks</p> <p>Concrete pump truck or pick-up with portable pump</p> <p><b>Fork Lift</b></p> <p>Champ 5 ton or equivalent</p>	<p><b>Trucks</b></p> <p>18 wheel low or high side</p> <p>18 wheel bottom dump</p> <p><b>NOTE:</b> Any 18-wheel truck should be monitored for street damage in tight turning zones, e.g., cul-de-sac areas.</p>
<p><b>Framing / Roofing / Interior / Exterior Construction</b></p>	<p><b>Trucks</b></p> <p>Lumber supply</p> <p>Roofing supply</p> <p>Drywall supply</p> <p>Plumbing supply</p> <p>Supply trucks in general (numerous trades)</p> <p>Plaster / stucco trucks</p> <p><b>Equipment</b></p> <p>High lift fork lifts (Pettibone and brand name alike)</p> <p>Fork lifts (Champ 5 ton and brand name alike)</p> <p>Portable cement mixers</p> <p>Unlicensed job trucks</p>	<p><b>Trucks</b></p> <p>18 wheel low or high side</p> <p>18 wheel bottom dump</p> <p><b>NOTE:</b> Any 18-wheel truck should be monitored for street damage in tight turning zones, e.g., cul-de-sac areas.</p> <p><b>Equipment</b></p> <p>High lift forklifts can cause significant damage to improvements as their operators drive over about anything while loaded.</p> <p>Cranes 40 ton and above (100 to 120 ton cranes can do significant damage to improvements)</p>

	Cranes (40 ton and smaller)	
<b>Landscaping</b>	<b>Trucks</b> Nursery supply trucks Irrigation supply trucks Landscapers trucks and trailers 6 to 10 wheel dump trucks  <b>Equipment</b> Backhoes Skip Loaders Cranes (40 ton and smaller)	<b>Trucks</b>  Note: Any 18-wheel truck should be monitored for street damage in tight turning zones, e.g., cul-de-sac areas  <b>Equipment</b>  Cranes 40 ton and above (100 to 120 ton cranes can do significant damage to improvements)

**\*Notification:**

Contact Reviewer and inform of anticipated time of arrival, date and duration of time that heavy equipment will be operating at the project.

**CM.5.4**  
**NOTICE OF COMPLETION**

(Refer to Design Guide - Submittal Process)

Notice is hereby given that:

The undersigned is the owner(s) of Homestead \_\_\_\_\_, Planning \_\_\_\_\_, with street address of:

\_\_\_\_\_  
\_\_\_\_\_

(Complete Street Address)

The work of Improvement on the above property was COMPLETED ON

\_\_\_\_\_, 20\_\_\_\_,

in accordance with the Reviewer's written approval of my/our plans and submittal package. Please return any unused, refundable portion of our Construction Deposit, as well as copies of all insurance policies and certificates previously delivered to you, to the undersigned promptly after your receipt of this Notice of Completion. Thank you.

\_\_\_\_\_  
\_\_\_\_\_

Signature of Owner(s)

\_\_\_\_\_  
\_\_\_\_\_

Printed Name(s) of Owner(s)

Dated: \_\_\_\_\_