

*Version 4-8-2024*

# *Cornerstone*

  

# *Design Guide*

# *Design Guide*

## Table of contents

### Section A - Introduction and overview

**A.1 Design Guide Overview**

**A.2 Cornerstone Architectural Design**

**A.3 High Performance and Sustainability**

**A.4 Definitions**

### Section B - Design Review and Approval Process

**B.1 Design Professionals**

**B.2 Fees and Deposits**

**B.3 Design Review Process**

**B.4 Required Plans and Meetings**

B.4.1 Introductory Plan Meeting

B.4.2 Step One: Preliminary Plan Review

B.4.3 Step Two: Final Plan Review

B.4.4 Notice to Proceed

- B.4.5 Construction Management
- B.4.6 Inspection and Enforcement
- B.4.7 Notice of Completion, Timelines and Occupancy Requirements
- B.4.8 Modifications to Existing Homestead Improvements
- B.4.9 Changes After Plan Approval
- B.4.10 Stormwater Management

**B.5 Variances – Owner and Reviewers function and scope**

## **Section C - Homestead Site Planning and Preparation**

### **C.1 Site Planning Overview**

- C.1.1 General Siting Considerations

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

- C.2.1 Building Envelopes
- C.2.2 Driveway Guidelines
- C.2.3 Site Preparation and Grading
- C.2.4 Homestead Access and Parking
- C.2.5 Multiple Contiguous Homestead
- C.2.6 Sanitary Sewer/Septic Systems and Water
- C.2.7 Fire Authority Requirements
- C.2.8 Corrals and Equestrian Facilities

## **Section D - Architectural Design**

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

### **D.2 Massing, Scale and Proportion**

### **D.3 Roof Form and Configuration**

**D.4 Elevations and Building Exterior Treatment**

**D.5 Windows and Doors**

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

**D.7 Garages**

**D.8 Accessory Buildings**

**D.9 Architectural Technical Requirements**

D.9.1 Building Area Calculations

D.9.2 Lower Level walk-out

D.9.3 Towers

D.9.4 Basements

D.9.5 Materials and Features

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

**D.11 Cornerstone Homestead Specific Matrix**

**Section E - Landscape Design**

**Cornerstone Native Landscape Concept**

**E.1 Landscaping the Building Envelope**

E.1.1 Re-vegetation Requirements

E.1.2 Cornerstone Landscaping Standards

**E.2 Water Conservation and Quality Protection Measures**

E.2.1 Drip Irrigation

E.2.2 Permanent Storm Water Management Features

### **E.3 Landscape Design Features**

E.3.1 Fencing and Area Delineation

E.3.2 Features for Recreation and Leisure

E.3.3 Utilities and Outdoor Lighting

E.3.4 Mailboxes and Address Monuments

E.3.5 Pets and Kennels

**E.4 Fire Hazards**

**E.5 Drainage**

## **Section F – Attachments and Submittal Forms**

**F.1 Cornerstone Homestead Specific Matrix**

**F.2 Introductory Plan Review**

**F.3 Preliminary Design Review Application**

**F.4 Final Plan Review Application**

**F.5 Sample Notice to Proceed Letter**

**F.6 Sample Completion Letter**

**F.7 Cornerstone Native Plant List**

**F.8 *Cornerstone Disclaimer***

# *Design Guide*

## Section A

### Introduction and Definitions

## A.1 Design Guide Overview

This *Cornerstone Design Guide* (“Design Guide”) has been prepared by the “Declarant” and adopted in accordance with the *Community Charter for Cornerstone* (the “Charter”) which is recorded in the real property records of Ouray and Montrose Counties, Colorado. As provided for in the Charter the Design Guide may be changed without notice and amended to serve the needs of an evolving Cornerstone Community.

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 or modification of homes or a Homestead.

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. 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 “DRC”.

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.

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.

While the Design Guide is intended to provide a framework for design, construction and modifications, it is not all-inclusive. In its review process, the DRC may consider the workmanship, harmony of external design with existing structures, location in relation to surrounding structures, topography, finish grade elevation, among other things. DRC decisions may be based on purely aesthetic considerations.

## **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.

### **Vision**

Our architectural vision is grounded in three values:

#### *Aesthetics*

The lines, colors, textures, and sensations of any new structures shall be in harmony with the natural beauty of the surroundings as well as the existing structures within Cornerstone.

#### *Character*

Creative and unfussy: remarkable architecture that promotes, inspires, and excites one's senses. Buildings should also integrate sweeping landscapes, that reflects a natural, vigorous, and informal lifestyle, that is Cornerstone.

#### *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: 1) to fulfill the Cornerstone vision, 2) to provide context and direction, 3) 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, selected by you 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.

To meet or exceed the requirements of any governing body for the building or energy codes.



### A.3 High Performance and Sustainable Overview

Across the nation, government groups, consumers, and communities are embracing the benefits of applying sustainable and high-performance design standards to building architecture. Several 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.

### 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 this document and Community. The Community is situated in two different counties, Ouray and Montrose. The codes referred to in this document mean the code for that county in which the Owners Homestead is located.

**Accessory Building:** Any structure other than the primary residential structure to be constructed on any Homestead that is subordinate to the primary dwelling unit on the property.

Any Accessory Building is subject to review as required in the Design Guide. The same procedures that apply to the primary dwelling unit apply to any Accessory Building.

The Reviewer may approve two types of Accessory Buildings on qualifying Homesteads: Accessory Dwellings and non-dwelling Outbuildings (see definition for Outbuilding).

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:** A building or portion consisting of a room, or rooms designed to be used as a residence, either permanent or temporary. Accessory Dwellings are governed by the same requirements as a primary dwelling unit. Accessory Dwellings may be allowed only on qualifying Homesteads, as noted in the Homestead Specific Matrix included as an exhibit to this document.

*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 applicable Local, State and Federal Building Codes, Land Use, and land disturbance regulations. The Owner or the Owners design team are responsible for obtaining a copy of the most recent county codes that govern the Owners Homestead.

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

**Certificate of Compliance (aka C of C):** Requested by the Homestead Owner and prepared by the Reviewer prior to occupancy, stating that all Improvements have been completed in accordance with the approved construction plans. This document is required prior to the Owner requesting a Certificate of Occupancy from the County.

**Certificate of Occupancy (aka C of O):** A County 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. The C of O must not be applied for until the Owner has received an approved Certificate of Compliance from the DRC. The C of C and the C of O are both required before Owner may occupy or reside in the completed structure (s).

**Charter:** *Community Charter for Cornerstone*, a recorded document specifying the covenants, conditions, and restrictions for the Cornerstone Community, as may be amended from time to time.

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

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

**Contractor's Manual:** A document, included as an exhibit 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, roads, 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 (also known as Natural Grade):** The ground elevation data, as it is prior to being graded, as illustrated on the Homestead Site Plan, which must include Topo lines. It is used to establish building height limits.

**Fire Protection:** As stated in the Cornerstone Charter: "the Owner of each Homestead shall install and maintain in good working order a fire sprinkler system which satisfies the requirements of all local governmental requirements".

**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, excluding garage square foot for each of the stories under roof, measured from the exterior limits of the structure, not including exterior finish materials. (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 Building (s), and open spaces that have been incorporated into that Homestead

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

**Homestead Specific Matrix:** A table listing requirements for each Homestead, such as size, Building Envelope size, allowable square footage, building heights, and site-specific utility availability. “See Homestead Specific Matrix.” Land size as noted in the Matrix may differ from the final plat or deed. In that case the plat or deed will prevail.

Some categories in the Matrix are informational in nature while others, such as Min or Max square foot are specific. The following will assist in the understanding of the specific items.

1. The minimum 1<sup>st</sup> floor area is the minimum square foot allowed on that site and the minimum square foot area of the first floor excluding any garage.
2. In the event that the Owner requires a two-story home then the first floor will be not less than the minimum 1<sup>st</sup> floor area as shown on the Matrix.
3. The Maximum Total square foot area is the Home square foot area (1<sup>st</sup> and 2<sup>nd</sup> floor) allowed on the Homestead, excluding any Accessory Building.

**Improvements:** All structures, land improvements, modifications, and appurtenances of any type.

**Native Plant:** A plant species that occurs naturally on the western slope of Colorado, and at the same relative altitude as Cornerstone 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 given by an Owner, to the Reviewer that indicates all Homestead Improvements are complete, final governing inspections of permitted work is complete, and final inspection by the Reviewer is requested.

**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 Declarant and Cornerstone.

# *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 a prior to Final Plan approval:

- Colorado licensed architects.
- Landscape designer with experience in designing habitats like 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, location and complexity.

## **B.2 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 submittal. This fee is non-refundable.
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.3 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. Appropriate plans and information submitted to Reviewer.
2. Reviewed
3. Approved in writing by Reviewer or authorized by a written variance.

The Reviewer shall consider many aspects of the submittal and the design:

1. The completeness of the submittal requirements including listing of the design team members.
2. Harmony of the external design with neighboring homes.
3. The relationship of topography, grading, and finished ground elevation.
4. The facing of all architectural elevations.
5. Aesthetics.
6. Noise and privacy.
7. Adherence of plans, specifications, site development and the Design Guide.

The Reviewer may impose additional design modifications or requirements prior to final approval of the completed Improvements, 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 Required Plans and meetings**

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

An Introductory Plan Meeting is not required but is recommended as a tool to produce more precise and effective Preliminary Plan submittals which in turn will help to save the Owner time and money. At the Introductory 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 the site placement, the 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, along with the form application as shown in section F.

1. Topographic Survey, prepared by a licensed surveyor, drawn to a scale of 1":20' or greater, showing topographic contours at 2' intervals, also showing all easements of record and all significant natural features.
2. Vicinity Map which illustrates the subject lot in relation to the surrounding area.
3. 3-D drawings or models, elevations and floor plans, sufficient to successfully show proposed massing and flow of structures.
4. 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.
5. Listing of proposed exterior materials with photos, cut sheets and or manufactures catalog.
6. 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.
7. Preliminary Landscape Plan also indicating any tree removal and mitigation plan.
8. Statement of high performance and sustainable design features of the proposed home.
9. Any other drawings, materials or information requested by Reviewer.
10. Design Review Fee (check with Reviewer for current fee schedule).
11. A narrative statement of the design intent and a list of any variances that will be required to accomplish the design narrative. A separate listing of the general information of the proposed design, to include such things as:
  - Square foot of the total building.
  - Square foot of the individual floors.
  - Total square feet of heated area
  - Proposed construction start date.
  - Energy compliance statement.

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 and owners' architect should attend the Preliminary Plan meeting.

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 addressed with the Final Plan submission prior to Final Plan submittal.

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

Final review materials are reviewed for compliance with design standards and for resolution of issues identified in the Preliminary Plan review. Final Plan review is the last required formal meeting between the Reviewer and the Owner's architect.

The following are materials, along with the form of application, in section F are to be submitted to Reviewer for Final Plan Review

1. Topographic Survey, prepared by a licensed surveyor, drawn to a scale of 1":20' or greater, showing topographic contours at 2' intervals, all easements of record and showing 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, limits of disturbance, 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.
4. Final version of 3-D drawings or models, elevations, structural plans and floor plans, detailing any and all changes from approved Preliminary Plans. Changes may be noted as ballooned style or as a narrative.
5. Landscape Plan, indicating all new plantings to be added, seed mixes, area of the site to be left undisturbed, construction protection mitigation, areas to be irrigated, and all site Improvements such as patios, terraces, driveways, walkways, retaining walls, fences and pools.
6. Updated statement of high performance and sustainable design features of the proposed home.
7. Final list of exterior building materials.
8. Identification of project architect, landscape designer and general contractor together with a statement of the qualifications of each.
9. 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, within 30 days regarding the approval, the disapproval, or an approval subject to certain items to be corrected.

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

Once Final Plan approval is granted, the Owner shall submit:

1. Final construction plans including floor plan, roofing plan, building elevations, site plan, landscape plan, and Construction Management Plan. These plans must comply with the approval, or approval that was subject to.
2. Construction Deposit. [Check with Reviewer for current fee schedule.]
3. Evidence that all Cornerstone Metropolitan District assessments, fees and deposits that may be due and payable have been paid.
4. Evidence that all applicable Cornerstone Metropolitan District rules, requirements and conditions of service have been satisfied.

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 approval 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 to the Reviewer prior to undertaking **any** surface disturbing activity unless such activity is specifically authorized by written variance of the Reviewer.

##### **D.1.1.1 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 streetlights, 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:

1. Procurement of all applicable building permits by Owner.
2. Installation and location of a silt 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 any windblown 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.
3. Location and flagging of all underground utilities by contractor, or surveyor to avoid damage.
4. Protective measures for existing vegetation that is to remain and as appropriate.
5. 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.
6. Location of a portable sanitary facility out of sight from adjacent properties and roadways.
7. A construction schedule indicating the estimated start and completion date of all major phases of construction.
8. Schedule and attend an onsite meeting with the Reviewer to review and obtain approval of the Contractors management plan.

### **D.1.1.2 Contractor's Obligation**

The Cornerstone Design Guidelines explains procedures and requirements for constructing a Homestead. Each Owner and Owners Contractor are responsible for complying with this Design Guide, and the permitting authority requirements. 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 always maintain a material board of all approved exterior materials on site.

## **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 timeline is specified in the approval, the Owner shall have a maximum allowable period of 24 months from the date of commencement to issue a Notice of Completion in accordance with the Design Guide requirements. If an extension of time is needed for the project, the Owner may make a request for a variance to extend the maximum timeline, but that request must be made at least thirty (30) days before the maximum time 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 as determined by the reviewer. 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 nonpoint 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.

## **B.5 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.

# *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. These guidelines, along with the Cornerstone Homestead Plot Plan and Homestead Specific 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 should be considered:

- Existing features such as topography, soils, existing drainage patterns, and adjacent property views.
- 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. All pre-construction designs and any future Improvements to a Homestead are to comply with this Design Guide and remain inside the approved 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 straight views to garages and parking areas.
2. Limit paved driveway surface width to twelve feet, except parking areas.
3. Follow the natural topographic contours as much as is practical.
4. Control surface runoff and potential erosion,
5. Use impervious materials whenever possible.
6. Gravel driveways may be used beyond the first fifty feet from the adjacent Cornerstone road or access easement on large Homesteads.
7. Limit driveway grades to 10% or less.



### **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 existing drainage patterns when possible, during grading activity. Take any actions necessary to prevent runoff, erosion, and sediment transport during the construction process. Should drainage patterns need to be temporarily disturbed during grading activity, Owners are responsible for restoration of the original (pre-disturbance) drainage conditions.
3. While it is desirable to balance the site, haul off may be required. Haul away spoils or unsuitable excavated materials from Cornerstone as there are no dump sites available within Cornerstone.
4. Analyze imported soils and use only those that are compatible with the natural on-site soils where they will be used.
5. Transition Finish Grading naturally to the edge or to an undisturbed area of the Building Envelope.
6. Employ "best management practices" for stormwater runoff.

Community landscaping, streetscapes and natural amenities must be protected during all construction operations using fencing or other barriers. Community landscaping and natural amenities that are damaged must be repaired or replaced by the Owner. Should the Owner not repair or replace then the Reviewer may do so at the sole cost and expense of the Owner.

Additional drainage requirements include the following:

1. Construction or hardscape surfaces require a minimum positive surface drainage of 1%.
2. Landscaped areas require a minimum positive surface drainage of 2%.
3. All surface drainage must be directed away from buildings, walls, tops of slopes, and adjoining property lines.

### **C.2.4 Homestead Access and Parking (Ouray County Homesteads)**

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

Garages must be designed so that their doors are not a prominent view from the street.

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.2.5 Multiple Contiguous Homestead**

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.2.6 Sanitary Sewer / Septic Systems and Water**

Owner is responsible for the cost of back flow preventers and grinder pumps, when, and if these are needed by the Homestead. Homesteads without access to sanitary sewer will be required to install a septic system. 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 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.

### **C.2.7 Fire Authority Requirements**

All Cornerstone Homestead improvements are subject to review by the appropriate fire department for compliance.

### **C.2.8 Corrals and Equestrian Facilities**

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

# *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.

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

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

- D.1.1** 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.
- D.1.2** Outside of the Resort Village, the design vision will present long horizontal masses, broken and counterbalanced by strong vertical elements.
- D.1.3** A variety of massing and varied silhouettes of four-sided Architecture when viewed from a distance.
- D.1.4** Strong entry statements that are not overpowering and are proportional with the overall structure and selected architectural style.
- D.1.5** A reduction of multi-story impact at front and rear elevations, and edge conditions, through use of various elevation enhancements, details, and finishes.
- D.1.6** Roof forms balanced with overall architecture and performance goals and selected to contribute to the balance of form within the Homestead and the Community.
- D.1.7** 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:

- D.2.1** Combinations of one- and multi-story structure massing, within the Homestead's maximum building height.
- D.2.2** Multi-story massing softened with one-story appendages and/or porches.
- D.2.3** Vertical proportions de-emphasized using varied materials and detailing.

### **D.3 Roof Form and Configuration**

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

- D.3.1** Gable roof forms are dominant, with complimentary shed- and hip-roofed features such as porches, dormers, and decks.
- D.3.2** Multiple roof configurations to create picturesque roofscapes.
- D.3.3** Roof materials of fire-rated shakes, flat concrete tiles, metal standing seam and cor-ten steel.
- D.3.4** Wood fascia's and rakes, single piece or built-up (2-piece typical maximum).
- D.3.5** Gable, shed or hip roof dormers.
- D.3.6** Roof design that addresses snow load and removal issues.
- D.3.7** Roof materials and colors compatible with the selected architectural style. (Roof colors are subject to Reviewer approval. See specific architectural styles for permitted materials.)
- D.3.8** Minimal use of valleys and crickets is suggested.
- D.3.9** 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.

### **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:

- D.4.1** A variety of exterior building materials composing, accentuating and/or breaking -up elevations.
- D.4.2** Four-sided architecture, wrapping the design character and detailing on the elevations.
- D.4.3** Special accents at entry features.
- D.4.4** Primary entries—including entry doors and embrasure (surrounds), porticos and associated entry walls—proportioned to convey a sense of human scale. Monumental should be avoided.
- D.4.5** Shutter use must be designed with ample space allowed between windows or door openings, other shutters and building corners.
- D.4.6** Avoid stacking arched windows, doors, and openings.
- D.4.7** Stone cladding should appear to be a structural rather than an applied material.
- D.4.8** 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.
- D.4.9** Courtyard, parking area, privacy walls, and trellises that connect to the house must be shown on architectural plans and elevations.
- D.4.10** All elevations must reflect the selected style consistently.
- D.4.11** All exterior finishes should terminate or change, only at corners.

**D.4.12** Stone or masonry shown on building elevation, must also be shown accurately on architectural floor plans, and building sections.

## **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:

**D.5.1** Windows and doors may be wood, wood clad, painted aluminum or painted steel. Fiberglass doors should be avoided.

**D.5.2** Stone may be used as header or sill details, within like material wall finishes.

**D.5.3** Divided light windows are allowed.

**D.5.4** Most windows must be rectangular and vertically proportioned. Small circular or square accent windows may be used sparingly subject to Reviewer approval.

**D.5.5** Consistent treatment for window and door trim and surrounds on all building elevations is required. (Accent windows and doors may be exceptions.)

**D.5.6** Window, door, and window projection detailing patterns must be compatible in scale with the home and the selected architectural character.

**D.5.7** All tinted glass is subject to Reviewer approval. A sample of the glass must be submitted.

**D.5.8** The primary entry portal or entry door should receive special delineation and greater differentiation from all other exterior 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:

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 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. Garage doors must conform to the chosen architectural style and have appropriately designed hardware.
2. Garages should be fully enclosed with a minimum of two car spaces except where permitted by Reviewer.
3. All garage doors must be either single-car width or double-car width.
4. The exterior 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. 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.

## **D.8 Accessory Buildings**

Accessory Buildings may be constructed only on eligible Homesteads, as specified in the Homestead Specific Matrix that is an attachment to this Guideline. The structure must be located within the Building Envelope and must comply with the land use requirements established by the applicable Land Use codes.

The following is a brief outline, as it relates to Cornerstone from the Land Use Code for Accessory Buildings. This Land Use Code, from Ouray County has a reference date of 2/21/2020. This code may change from time to time, and therefore it is important to verify there are no newer versions enforced as of the date an Owner makes application for design review.

Accessory Buildings may be either Accessory Dwellings or Outbuildings and must comply with this guideline in all respects.

### **D.8.1 Accessory Dwelling Unit per Land Use Code (ADU)**

See Cornerstone Homestead Specific Matrix for those Homesteads that are permitted by Cornerstone to have an ADU. In addition to the requirements of this Design Guide, Accessory Dwellings (as defined in Section A of this Design Guide) must satisfy the following Land Use Code requirements prior to submittal for review:

- D.8.1.1** Accessory Dwelling Unit is defined to be “A structure – requiring and receiving a certificate of occupancy, *subordinate to the primary dwelling unit* on a property, and subject to the following conditions: A building or portion thereof consisting of a room or suite of rooms designed to be used as a residence by an individual, single family, or guests living place including toilet and kitchen facilities”.
- D.8.1.2** “Parcels more than 3-Acres in size may include an ADU with a maximum size of 1,200 square feet and must be located within 300-feet of a primary dwelling unit.”
- D.8.1.3** “New driveways (from the municipal road) and for the sole purpose of accessing an accessory dwelling unit is prohibited”.

**D.8.1.4** “Attached garages or shops are not included in the overall size calculation providing such structures do not include any bathroom, living space (i.e. bedroom), or any area that appears to be designed for future human habitation or living space.”

**D.8.1.5** While the code, as noted does not have a specific square foot measurement definition the square foot area is to be the outside surface of the structure, not including finish surface materials.

**D.8.2** The 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.8.3** Design and exterior materials of any Accessory Dwelling must be compatible with the primary residential structure.

**When an Owner proposes to construct an Accessory Dwelling, the primary residential structure is required to be fully designed and approved along with the Accessory Dwelling. This is to assure the designs and materials to be used are compatible. It is a requirement of this Guide to construct the primary residence before or at the same time as the ADU.**

## **D.8.4 Outbuildings**

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

**D.8.4.1 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.8.4.2 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.8.4.3 Garage/Shed/Shop:** Small Outbuildings (<1,000 square feet) proposed on Homesteads larger than 3 acres 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 Matrix.
2. The square footage of a home is determined as follows:
  - The square foot measurement is to the outside surface of the exterior stud. The finish exterior material is not to be a part of the total square foot calculation.
  - 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 and one and half times for a 3-story home.
  - Walk-out lower-level areas that have a minimum clear height of 8', is conditioned space and has windows or doors to the outside are included in the square footage total.
  - Elevators are counted once and are included in the first-floor square footage.

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

- Decks.
- Porte-cocheres.
- Gazebos or trellises.
- Garage areas that do not display a future alternate use.

### **D.9.2 Lower-Level Garages**

- Access should be screened from the front or rear yards.

### **D.9.3 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.9.4 Lower Level Walk-out**

1. Must comply with all the requirements of this guideline.

### **D.9.5 Materials and Features**

#### **D.9.5.1 Gutters and Downspouts**

1. Gutters and downspouts should be designed as continuous, integrated architectural features.
2. Heat tape is recommended for all gutters and downspouts.

#### **D.9.5.2 Flashing and Sheet Metal**

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

#### **D.9.5.3 Vents**

1. All vent stacks and pipes must be compatible with the adjacent roof or wall material.
2. Vent stacks should be grouped on the roof where they are least visible.
3. Vents must not extend above the ridge line.

#### **D.9.5.4 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.

#### **D.9.5.5 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 view.
5. Non-Roof solar is discouraged and may not receive an approval.

#### **D.9.5.6 Utility Meters**

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

#### **D.9.5.7 Mechanical Equipment**

1. Air conditioning, heating, generators, soft water tanks, exhaust fans, blowers and pool equipment must be screened from view and insulated for appropriate sound reduction.
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.

#### **D.9.5.8 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 or applicable regulations of Montrose County.

#### **D.9.5.9 Fire Protection**

All buildings must have a fire protection system that complies with the Ouray or Montrose County fire department design.

#### **D.9.5.10 Security Measures**

Exterior audible security systems are not permitted.

#### **D.9.5.11 Lightning Protection**

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

#### **D.9.5.12 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.**

### **D.10.1 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:**

- D.10.1.1** 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.
- D.10.1.2** 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  
And  
Site Features

## **Cornerstone Native Landscape Concept**

Cornerstone’s roughly 5,000 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 one of 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 at altitudes similar to Cornerstone. 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.

### **E.1 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 sets certain minimum standards that apply to all Homesteads. The use of a landscape designer and landscape contractor, with local knowledge is required prior to final approval of plans.

All designs and plans must comply with State codes and statutes.

### **E.1.1 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. Any disturbance of vegetation and habitat areas beyond the Homestead Building Envelope must be shown on the landscape plans for review and approval. This would include removal of dead fall and general cleanup actions, as well as any enhanced visual corridors.

### **E.1.2 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 any retaining walls to 4 feet (4') vertical exposure in access areas such as driveways, entrance sidewalks, patios and other areas of site grading.
  - Staggered or stepped wall designs recommended in access areas.

- Landscape plantings around retaining walls for natural visual effects and for soil stabilization.

## **E.2 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.

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 local plant species are drought tolerant and will go dormant in drought conditions without risk of dying. These will normally revive during periods of rainfall.

### **E.2.1 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.2.2 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.



## **E.3 Landscape Design Features**

### **E.3.1 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.

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.3.2 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.
  - 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. Wood burning devices are not allowed. 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 place 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.3.3 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 discouraged. Safety and security lights, 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.3.4 Mailboxes and Address monuments**

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

Address monuments are required for all Homesteads. The monuments are controlled by the Metro District. Owner must contact the Metro District to order the required monument.

### **E.3.5 Pets and Kennels**

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

## **E.4 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 Fire Safety 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.5 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**

Attachments  
And  
Submittal forms

## F.1 Cornerstone Homestead specific Matrix

Maximum building height for all structures, as of this version is 35’.

Revised 4.08.2024

Area	Lot No.	Lot size	Envelop Sq. Ft.	Walk Out Possible	Min 1st floor area	Max total S.F. Area	ADU Allowed	Septic required	Sewer available	Water available	Notes
------	---------	----------	-----------------	-------------------	--------------------	---------------------	-------------	-----------------	-----------------	-----------------	-------

### OURAY COUNTY

<b>O-1</b>	1	100.00	TBD	TBD	3,500	16,000	X	X		X	Gravel Drive Permitted.
<b>O-2</b>	1	22.43	50,683	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	2	21.32	102,274	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	3	47.74	82,705	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
<b>O-3</b>	1	3.49	15,625	Yes	2,500	9,000	X		X	X	
	2	4.69	35,475	yes	2,500	9,000	X		X	X	
	3	11.90	15,625	Yes	2,500	9,000	X		X	X	
	5	13.35	22,500	No	2,500	9,000	X		X	X	
<b>O-5</b>	1	16.80	30,625	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	2	22.40	30,625	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	3	21.60	30,625	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	4	21.30	30,625	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
<b>O-7</b>	1	13.30	22,500	yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	2	10.80	22,500	yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	3	14.30	22,500	yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
	4	14.70	22,500	yes	3,500	16,000	X	X		X	Gravel Drive Permitted.
<b>O-8</b>	1	28.30	40,000	Yes	3,500	16,000	X	X		X	Gravel Drive Permitted.

	2	14.40	30,625	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	3	16.60	30,625	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	4	20.10	40,000	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	5	31.40	40,000	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	6	36.50	40,000	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
<b>O-9</b>	1	6.30	22,500	Yes	3,500	9,000	X	X	X	
	2	11.80	30,625	No	3,500	16,000	X	X	X	
	3	7.75	22,500	Yes	3,500	16,000	X	X	X	
	4	5.46	22,500	Yes	3,500	9,000	X	X	X	
<b>O-10</b>	1	2.05	15,625	No	2,500	7,500			X	X
	2	1.69	18,125	No	2,500	7,500			X	X
	3	2.01	15,625	No	2,500	7,500			X	X
	4	2.02	15,625	No	2,500	7,500			X	X
	5	4.88	22,500	No	2,500	7,500			X	X
	9	4.14	15,625	No	2,500	9,000	X		X	X
	10	6.55	15,625	Yes	2,500	9,000	X		X	X
	11	5.89	15,625	Yes	2,500	9,000	X		X	X
	12	6.85	22,500	Yes	2,500	9,000	X		X	X
	13	2.68	15,625	No	2,500	7,500			X	X
	14	3.00	15,625	No	2,500	9,000	X		X	X
	15	3.87	15,625	Yes	2,500	9,000	X		X	X
	17	3.01	15,625	No	2,500	9,000	X		X	X
	18	4.13	15,625	No	2,500	9,000			X	X
	20	4.04	15,625	No	2,500	7,500			X	X
	21	3.88	15,625	Yes	2,500	9,000	X		X	X
	22	3.14	15,625	Yes	2,500	9,000	X		X	X
	23	5.50	22,500	Yes	2,500	7,500			X	X
<b>O-11</b>	1	27.70	40,000	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	2	22.90	71,793	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	3	20.90	40,000	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.
	4	24.80	40,000	Yes	3,500	16,000	X	X	X	Gravel Drive Permitted.

<b>O-12</b>	1	6.59	44,689	No	2,500	9,000	X	X	X
	2	13.55	50,043	No	2,500	9,000	X	X	X
	3	15.70	39,118	Yes	2,500	9,000	X	X	X
	4	14.92	35,007	Yes	2,500	9,000	X	X	X
	5	4.33	25,203	Yes	2,500	9,000	X	X	X
	6	3.03	24,654	Yes	2,500	9,000	X		X
	7	3.08	24,704	Yes	2,500	9,000	X		X
	8	3.94	26,008	No	2,500	9,000	X		X
<b>O-13</b>	1	3.53	22,526	Yes	2,500	9,000	X		X
	2	5.95	31,925	Yes	2,500	9,000	X		X
	3	3.37	15,197	Yes	2,500	9,000	X		X
	4	2.59	15,213	No	2,500	7,500			X
	5	2.10	18,797	No	2,500	7,500			X
	7	2.75	15,882	No	2,500	7,500			X
	8	2.27	19,849	No	2,500	7,500			X
	9	1.52	16,991	No	2,500	7,500			X
	11	1.51	7,850	No	2,500	7,500			X
	12	1.35	7,850	No	2,500	7,500			X
	13	1.32	7,850	No	2,500	7,500			X
	14	1.19	7,850	No	2,500	7,500			X
	15	1.03	7,850	No	2,500	7,500			X
	16	1.17	7,850	No	2,500	7,500			X
	19	3.18	15,902	Yes	2,500	7,500	X		X
	21	2.05	15,000	No	2,500	7,500			X
22	3	15,000	No	2,500	7,500			X	
23	4	15,900	No	2,500	7,500			X	
<b>O-14</b>	1	3.33	22,500	No	2,500	9,000	X		X
	2	3.04	22,500	No	2,500	9,000	X		X
<b>O-21</b>	1	2.50	15,625	Yes	2,500	9,000		X	X
	2	1.80	15,625	Yes	2,500	9,000		X	X
	3	1.90	15,625	Yes	2,500	9,000		X	X
	4	2.70	15,625	Yes	2,500	9,000		X	X

	5	3.70	15,625	Yes	2,500	9,000	X	X	X
	6	3.00	15,625	Yes	2,500	9,000	X	X	X
	7	3.70	15,625	Yes	2,500	9,000	X	X	X
	8	13.50	30,625	Yes	2,500	12,500	X	X	X
	9	4.90	15,625	Yes	2,500	9,000	X	X	X
	10	5.50	15,625	Yes	2,500	9,000	X	X	X
	11	4.90	15,625	Yes	2,500	9,000	X	X	X
	12	3.50	15,625	Yes	2,500	9,000	X	X	X
	13	4.50	15,625	Yes	2,500	9,000	X	X	X
	14	3.10	15,625	Yes	2,500	9,000	X	X	X
	15	3.80	15,625	Yes	2,500	9,000	X	X	X
	16	6.10	22,500	Yes	2,500	9,000	X	X	X

<b>O-22</b>	1	0.68	set backs	No	2,000	5,000		X	X
	2	0.82	set backs	No	2,000	5,000		X	X
	3	0.84	set backs	No	2,000	5,000		X	X
	4	1.08	set backs	no	2,000	5,000		X	X
	5	0.75	set backs	Yes	2,000	5,000		X	X
	6	0.77	set backs	Yes	2,000	5,000		X	X
	7	0.68	set backs	Yes	2,000	5,000		X	X

<b>O-23</b>	2	7.67	TBD	Yes	3,500	9,000	X	X	X
-------------	---	------	-----	-----	-------	-------	---	---	---

**MONTROSE COUNTY**

<b>M-1</b>	1	0.349	7,034	Yes	1,800	3,000		X	X
	2	0.259	5,513	Yes	1,800	3,000		X	X
	3	0.25	5,224	Yes	1,800	3,000		X	X
	4	0.253	5,323	Yes	1,800	3,000		X	X
	5	0.275	6,057	Yes	1,800	3,000		X	X
	6	0.271	5,898	Yes	1,800	3,000		X	X
	7	0.276	6,148	Yes	1,800	3,000		X	X
	8	0.371	7,093	Yes	1,800	3,000		X	X
	9	0.432	9,061	Yes	1,800	3,000		X	X
	10	0.692	17,925	No	1,800	3,000		X	X



	11	0.41	8,009	No	1,800	3,000	X	X
	12	0.412	8,866	No	1,800	3,000	X	X
	13	0.307	6,927	No	1,800	3,000	X	X
	14	0.309	7,056	No	1,800	3,000	X	X
	15	0.304	6,902	No	1,800	3,000	X	X
	16	0.287	5,846	No	1,800	3,000	X	X
	17	0.33	6,273	No	1,800	3,000	X	X
<b>M-2</b>	1	0.522	11,381	Yes	1,800	3,000	X	X
	2	0.475	11,915	Yes	1,800	3,000	X	X
	3	0.353	8,591	Yes	1,800	3,000	X	X
	4	0.422	9,855	Yes	1,800	3,000	X	X
	5	0.412	9,668	Yes	1,800	3,000	X	X
	6	0.324	7,337	Yes	1,800	3,000	X	X
	7	0.45	9,584	Yes	1,800	3,000	X	X
	8	0.428	8,611	Yes	1,800	3,000	X	X
<b>M-4</b>	1	0.52	9,997	No	1,800	3,000	X	X
	2	0.453	11,076	No	1,800	3,000	X	X
	3	0.364	8,008	No	1,800	3,000	X	X
	4	0.464	9,413	No	1,800	3,000	X	X
	5	0.463	10,759	No	1,800	3,000	X	X
	6	0.43	9,710	No	1,800	3,000	X	X
	7	0.492	11,296	Yes	1,800	3,000	X	X
	8	0.468	10,158	No	1,800	3,000	X	X
	9	0.287	5,781	No	1,800	3,000	X	X
	10	0.297	6,604	No	1,800	3,000	X	X
	11	0.296	6,572	No	1,800	3,000	X	X
	12	0.338	6,493	No	1,800	3,000	X	X
	13	0.318	7,344	No	1,800	3,000	X	X
	14	0.271	5,823	No	1,800	3,000	X	X
	15	0.434	10,563	No	1,800	3,000	X	X
	16	0.454	11,051	No	1,800	3,000	X	X
	17	0.416	9,977	No	1,800	3,000	X	X
<b>M-4</b>	18	0.296	6,536	No	1,800	3,000	X	X

con't	19	0.321	7,354	No	1,800	3,000	X	X
	20	0.404	8,336	No	1,800	3,000	X	X

## F.2 Sample of Introductory Design Review Application

(This is from the Owner to Cornerstone)

Project Name: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Filing: \_\_\_\_\_

Project Representative: \_\_\_\_\_ Phone#: \_\_\_\_\_ Physical

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

Description of Project: \_\_\_\_\_

---

---

---

---

---

Design team members.: \_\_\_\_\_

---

---

Additions/Major Modifications or New Construction : \_\_\_\_\_

Conceptual Review Submittal Fee: \$ \_\_\_\_\_

Addition's/Major Modifications Submittal Fee: \$ \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Owner's

Phone #: \_\_\_\_\_ Owner's

email address: \_\_\_\_\_

Include all information relative to the scope of the project, including whether it is New Construction or Addition/Major Modification. Please indicate any other information that will facilitate the review of this submission, including the documents/drawings listed on the Conceptual Design Review Checklist –

## F.2 Introductory Plan Review Application

(this form is from the Owner to Cornerstone)

1. Project Name: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Filing: \_\_\_\_\_

Project Representative: \_\_\_\_\_ Phone#: \_\_\_\_\_ Physical

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

Description of Project: \_\_\_\_\_

---

---

---

---

Design team members.: . . .

---

---

---

Additions/Major Modifications or New Construction :

Conceptual Review Submittal Fee: \$

Addition's/Major Modifications \$Submittal Fee: \$ \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Owner's

Phone #: \_\_\_\_\_ Owner's

email address: \_\_\_\_\_

Include all information relative to the scope of the project, including whether it is New Construction or Addition/Major Modification. Please indicate any other information that will facilitate the review of this submission, including the documents/drawings listed on the Conceptual Design Review Checklist –

### F.3 Preliminary Design Review Application

(Sample of Preliminary Review Application from Owner to Cornerstone)

Project Name: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Filing: \_\_\_\_\_

Project Representative: \_\_\_\_\_ Phone#: \_\_\_\_\_ Physical

Address: \_\_\_\_\_ Owner's email address: \_\_\_\_\_ FLOOR

PLANS: \_\_\_\_\_ LANDSCAPE PLAN: \_\_\_\_\_ BUILDING ELEVS: \_\_\_\_\_

MODEL: \_\_\_\_\_ SITE PLAN: \_\_\_\_\_ LICENSED SURVEY: \_\_\_\_\_

PHOTO SURVEY: \_\_\_\_\_ COLOR BOARD: \_\_\_\_\_

**MATERIALS:**

**COLORS:**

ROOF: \_\_\_\_\_

STUCCO: \_\_\_\_\_

SIDING: \_\_\_\_\_

TRIM: \_\_\_\_\_

STONE: \_\_\_\_\_

Lot size: \_\_\_\_\_ sq.ft. Allowable sq.ft.: \_\_\_\_\_ Building

size: \_\_\_\_\_ sq.ft. Request for ADU \_\_\_\_\_ Building

height: \_\_\_\_\_

Preliminary Review Fee – New Construction \$ \_\_\_\_\_ General

Comments:

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

Applicant: I (we) have been advised that we shall be required to be familiar with the Singletree Design Guidelines and that this proposed project shall be constructed in compliance with said Guidelines and existing Covenants.

OWNER(S) SIGNATURE: \_\_\_\_\_

## **F.4 Cornerstone Final Plan Design Review Application** **(This document is from the Owner to Cornerstone)**

This application for review and approval is to be prepared in a narrative style. It is helpful to provide color renderings along with this request.

This document should be prepared by the Owners design team and must follow the requirements as listed in Section B.4.3 of the Design Guide.

Any material changes in the documents that were presented for Preliminary review **MUST** be listed in a logical, drawing sequence format that allows the reviewer a clear understanding of the changes requested.

Any variance that is being requested **Must** be listed on a separate document stating the nature of the variance and the reason for the request for variance.

**F.5 Sample Notice to Proceed Letter**  
(This letter is from Cornerstone to the Owner)

Design Review Team  
**Notice to Proceed**

Effective Date of Final Approval: \_\_\_\_\_ (“**Effective Date**”)

Name of Owner: \_\_\_\_\_ (“**Owner**”)

Subject Property: \_\_\_\_\_ (“**\_\_\_\_\_**”)

**Findings, Conclusion and Actions of the Architectural Review Team**

The Cornerstone (“**Community**”) Design Review Team (“**DRT**”) conditionally approved certain plans (“**Conditional Plan Approval**”) submitted by the Owner and prepared by \_\_\_\_\_ (“**Architects**”) for the construction of an approximately \_\_\_\_\_ square foot, residential structure and garage (“**Improvements**”) to be erected on Lot \_\_\_\_\_, which plans were dated \_\_\_\_\_ (“**Design Plans**”).

The DRT has completed its final review of the Construction Documents and does hereby conditionally approve the status and condition of the plans, subject to compliance with the following requirements:

1. **Condition #1** \_\_\_\_\_

2. **County Land Use Code.** Owner is responsible for pursuing and obtaining any and all required plan and permit approvals required for the approved development from \_\_\_\_\_ County. Nothing herein shall obviate or alter such obligations to secure necessary county approvals. Nothing herein suggests or implies that the approved development reflected in the approved design plans meets County Land Use Code requirements.

3. **Construction Management Plan** Prior to the commencement of construction the contractor shall provide the DRC with an updated Construction Management Plan.

**Reviewed and approved by the DRT as of the Effective Date.**

**CORNERSTONE**

*Design Review Team*

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

Date: \_\_\_\_\_

**F.6 Sample Notice of Completion Letter**  
(This letter is from the Owner to Cornerstone)

**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: \_\_\_\_\_



## F.7 Cornerstone List of Native Plants (This list is provided as a resource)

### TREES

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

### SHRUBS

Utah Serviceberry	Amelanchier	6-15'	spring flowers, purple berries
Silver Sagebrush	Artemisia cana	2-5'	seeds, cover for wildlife
Fringed Sage	Artemisia frigida	1-2'	seeds for birds
Big Sagebrush	Artemisia tridentate	2-5'	seeds, cover for birds
Sand Sage	Artemisia filifolia	4'	seeds for birds
Four-wing Saltbush	Atriplex canescens	4-6'	fruits and seeds for birds
Snowbrush Ceanothus	Ceanothus velutinus	1-3'	nectar/flowers for birds & bees
Winterfat	Ceratoides lanata	1-3'	winter food for birds, mammals
Curl-leaf Mtn Mahogany	Cercocarpus ledifolius	8-12'	winter deer food
Birchleaf Mtn Mahogany	Cercocarpus montanus	4-9'	
Fernbrush	Chamaebatiaria millefol.	6-8'	flowers and fern like leaves
Rubber Rabbitbrush	Chrysothamnus nauseo.	2-6'	seeds, cover for birds
Red – osier Dogwood	Cornus sericea	10-15'	spring flowers/fall berries/red twigs
Indigo Bush	Dalea fremontii	3'	nectar, purple flowers
Mormon Tea	Ephedra nevadensis	2-4'	seeds for quail
Apache Plume	Fallugia paradoxa	3-6'	spring flowers, fall seed heads
Creosotebush	Larrea tridentate	4-10'	nectar, cover for birds
Utah Honeysuckle	Lonicera utahensis	2-5'	fruit for birds, spring flowers
Purple Sage	Poliomintha incana	3'	summer flowers, nectar for bees
Chokecherry	Prunus virginiana	15-20'	mammal food, fragrant flowers
Cliffrose	Pushia mexicana	6'	spring flowers
Bitterbrush	Purshia tridentate	2-6'	spring flowers, winter browse for deer
Shrub Live Oak	Quercus turbinella	4-8'	food and cover for birds
Wavyleaf Oak	Quercus undulata	4-8'	quail, chipmunk food
Squawbush Sumac	Rhus trilobata	2-6'	food and cover for birds
Golden Currant	Ribes aureum	4-6'	spring berries, food for mammals, birds
Woods Rose	Rosa woodsii	2-6'	berries, hips, winter animal food
Sandbar Willow	Salix Exigua	5-15'	dense cover for wildlife
Blue Elderberry	Sambucus caerulea	6-12'	spring flowers, fall fruit
Greasewood	Sarcobatus vermiculatus	2-6'	cover for small animals

Roundleaf Buffaloberry	Shepherdia rotundifolia	3-4'	quail, chipmunk food
Snowberry	Symphoricarpos species	3'	fall, winter berries, fruit for birds
Canyon Wild Grape	Vitis arizonica	vine	fruit for birds, bark for nests
Soap Tree Yucca	Yucca elata	6'	white blossoms, moth nectar
Yucca	Yucca harrimaniae	2-3'	white blossoms, moth nectar

## FLOWERING PERENNIALS

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

## GRASSES

Common Name	Scientific Name	C/ W	DT	B/ S	Ht.
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 comata</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

## **F.8 Cornerstone Disclaimer**

### **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 request for Variance, including any waiver must be submitted in writing and shall be applicable only in the specific instance granted and shall not apply in any other instance, either past or future. 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, Owners Architect and Owners 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 prior to any commencement of 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.

Neither Declarant nor its agents (which includes its advisors, related entities, officers, employees, managers, attorneys, members, consultants and other agents) make any representations or warranties of any nature with regard to this Design Guide. Statements made in this Design Guide as to the content of any contract or other document are not complete or definitive descriptions, but are summaries or portions thereof, and each such statement is qualified by the full text of such contracts or documents, copies of which will be made available by Declarant upon request. Only Reviewer and/or the Cornerstone Owners Association shall have the right to enforce this Design Guide, and no person or entity shall be deemed a third party beneficiary hereof for any purpose. Nothing contained in this Design Guide may be construed to constitute legal or tax advice concerning the Community or any part thereof or the development thereof.