

**Society Turn**  
**DRAFT Design Guidelines**  
Revised 10.7.20

ARTICLE X- Design Controls and Development Guidelines

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### **Section X.1- Statement of Purpose**

Society Turn has been planned as a local-serving neighborhood with an appropriate mix of commercial and residential uses, tree lined pedestrian friendly street system, connections to regional trail networks, regional transit, on-street parking; and, buildings or public spaces that address the street. The following guidelines are intended to provide clear direction and images for design and site planning within Society Turn, by furnishing information for architects and planners to consider and adopt in order to enhance and support the local-serving character for which Society Turn has been envisioned.

Creativity and innovation that still adhere to the basic Society Turn philosophies shall be encouraged. Asymmetry, vitality, diversity, and quirkiness are important architectural characteristics that are more important than symmetry and formalism in developing the relaxed character of a place that has developed organically over time. An evolving sense of community and enhanced quality of life, both in terms of physical improvements and visual experience, is the ultimate goal of these controls and guidelines.

The Society Turn Review Board (STRB), established pursuant to the Declaration, shall be primarily responsible for the review and approval of all design elements within Society Turn. San Miguel County shall have the authority to deny a building permit for failure to comply with these design guidelines per MDX Zoning. These design controls and development guidelines shall supplement the County Code. To the extent provisions of this **Article X** are in conflict with the County Code, the provisions of this **Article X** shall control. Except for provisions which specifically provide for amendment by administrative review, the provisions of this **Article X** may only be amended by one-step review.

### **Section X.2- Building Orientation**

Building patterns and orientation shall maintain or recognize time-tested Telluride Region patterns in accordance with the following policies:

- (a) Structural bay widths shall generally reflect and evidence the Lot by maintaining balanced and organized façade widths consistent with Lot lines and existing patterns in the Telluride Region- typically built around a 25' wide module.
- (b) The majority of building mass shall be built within 8' of the front and side street envelope to establish the sidewalk edge and streetscape. Portions of buildings will be allowed to be set-back beyond 8' from the envelope on front and side street envelope, provided an additional portion of sidewalk or pedestrian circulation area is constructed. This allowed additional setback is intended to create recesses for building entrances, public space, and architectural interest provided such features do not compromise the overall streetscape. The additional setback may also be utilized for features and activities that are compatible with the streetscape environment, including outdoor displays of goods, outdoor dining areas, informational displays, and building circulation or entry elements where such activities are designed to encourage public interaction in the useable spaces within the additional set-back. If the space is more formally delineated from the remainder of the public sidewalk, it should be with temporary or moveable features such as low fencing or planters. Openings between buildings and minor adjustments to setbacks may be allowed for architectural diversity and pedestrian circulation. Variances in excess of 8' from the envelope line shall be subject to review and approval by the STRB and County Planning by administrative review.

- (c) All buildings shall be built largely parallel and perpendicular to the street system and their primary entrances shall be oriented to the street and sidewalk; not toward the surface parking areas on the northern portion of the property.
- (d) The backs of buildings that will ultimately face onto public rights-of-way such as the surface parking areas on the northern portion of the property, shall have façade treatments for the rear of the building consistent with the other facades of the building; and, will have window treatments, building materials, and architectural elements which provide interesting pedestrian oriented features to such sides of buildings on public rights-of-way.

### **Section X.3- Building Entrances and Awnings**

Building entrances are considered key elements of building orientation and are addressed by the specific requirements noted below:

- a) Commercial entrances shall be oriented toward public streets or pedestrian ways. Primary entrances for ground-floor commercial uses shall not be located on alleys or driveways. Where alley or driveway entrances are desirable or necessary, they may be considered through the administrative review process, and shall not be approved unless adequate provisions are made for public safety, pedestrian circulation, access to parking, and avoiding conflicts with loading and service areas.
- b) Commercial entrances shall be incorporated into storefronts, displaying activity and encouraging public interest. Retail, dining, and flex spaces are encouraged for street and sidewalk facing uses.
- c) Entry areas shall consider winter weather impacts such as snow removal and solar orientation.
- d) Designs which include awnings, covered walkways, loggias, and porches shall be encouraged. Awnings and walkway coverings, whether attached or detached free-standing structures supported by posts, columns, or otherwise, shall be permitted to cover up to 9' of sidewalks and encroach on the public rights-of-way without the necessity of further review by the County. Designs of awnings shall not conflict with street trees or signage and shall be consistent with required sidewalk widths.
- e) Building entrances and awnings should minimize the impacts on pedestrian areas and public rights-of-way from snow shedding, drainage, or ice build-up from melting snow.

### **Section X.4- Parking and Access**

Parking lot design and access configurations, in addition to those contemplated by the Master Plan, have the potential for major impacts. The mixed-use plan for Society Turn along with shared parking demands further emphasize the need for specific guidelines for parking and access.

- a) On-street parking will include pedestrian improvements and markings, handicapped access, and streetscape improvements like street trees and landscaping.
- b) Parking shall be creatively provided for individual sites by moving major parking areas to the rear or sides of buildings and along alleys.

- c) Landscaped buffers or architectural features shall be required at the perimeter of parking areas and within parking lots. Landscaped buffers shall be at least 18" in width and irrigated if necessary.
- d) Elements of the streetscape such as street trees and lighting shall be incorporated into the design of parking lots.
- e) Access drives shall incorporate plans for pedestrian crossings and give pedestrians priority through improvements such as crosswalk markings, alterations in crosswalk surfacing, texture, color, grading, and signage.
- f) Access drives shall be moderately sized in keeping with a pedestrian scaled environment.
- g) Below grade parking is encouraged. Access to below grade parking should address safety for vehicles and pedestrians; and, be designed to minimize visual impacts to the streetscape and building façade.
- h) Alley access areas may be approved by administrative review and shall be designed for utility and service functions; and, shall not incorporate elements or configurations that conflict with access by service vehicles, delivery, loading, emergency access, and snow removal. Special attention to protecting utility installations and public safety shall be required. Unique design issues or proposals may be addressed through the administrative review process, including Alley use by pedestrians, hammerhead turnaround details, reductions in alley width, variations in alley paving, and below-grade parking access through alleys.

#### **Section X.4.1- Drive Through Design**

Drive-through elements shall be coordinated with the overall architectural style of the building. Lighting and signage shall be compatible with the streetscape and storefront design while providing for pedestrian safety. Pedestrian connections to sidewalks shall be designed in a way that addresses safety and does not discourage pedestrian use. Landscaping shall be implemented to soften the drive-through access yet maintain safety and sight clearance. Except for lodging porte-cocheres, all drive-through uses shall incorporate two story elements above. Other than porte-cocheres for lodging, flat roof drive-through canopies are prohibited.

#### **Section X.5- Scale and Mass**

This PUD Control Document includes specific restrictions on building size and height. The following guidelines add to those regulations and provide additional details regarding the impacts of building mass.

- a) Buildings shall reflect a consistency with the general pattern of structures in a mixed-use area in terms of building height, setbacks, lot coverage, façade widths, and architectural elements.
- b) When a building contains a 3<sup>rd</sup> floor, two approaches to massing are permitted:
  - a. Stepping the 3<sup>rd</sup> floor mass back from the building footprint below is encouraged. On average, an 8' minimum step-back is preferred.
  - b. Stepping the 1<sup>st</sup> floor footprint out from the 2<sup>nd</sup> and 3<sup>rd</sup> floor mass above is allowed. On average, an 8' minimum step-out is preferred.

- c) The illustrations and photographs of existing buildings attached as **Design Guidelines: Image Boards**, represent structures that largely comply with these guidelines including mass and scale. In general, the examples have a comfortable human scale, store-fronted ground floor, and appropriate attention to detail.
- d) It is not the intent of these guidelines that the buildings at Society Turn take on a historic or period architectural language. These guidelines are meant to encourage a timeless variety of good design that is sensitive to the pedestrian oriented neighborhood while maintaining an appropriate building scale and mass.

### **Section X.6- Hotel Design Guidelines**

Lodging uses are an important element for the overall success of Society Turn. Lodging shall be positioned with mid-market pricing to locally serve guests of TRMC, Telluride Area Youth Sporting Team Events, and adjacent neighborhoods like Lawson Hill. Special attention shall be given to the exterior design of ground level hotel rooms to differentiate these rooms from rooms on the upper floors and to address the ground floor location in Society Turn. Public spaces such as a lobby / reception area, living or dining rooms, fitness areas, and the like shall relate to the streetscape with appropriate storefront treatments.

### **Section X.7- Lighting**

Lighting within Society Turn will be strictly regulated by the STRB to avoid negative impacts such as glare and unattractive signage. A variety of balanced lighting, allowing the low-level interior lighting of storefronts in the commercial areas to enhance and activate the street level shall be encouraged. All lighting within the PUD shall comply with the County Code.

- a) Lighting proposals shall be an integral part of the design of any building or sign and shall be consistent with the overall lighting theme for Society Turn.
- b) Streetlights shall be down directed and consist of medium cut-off fixtures mounted at a height of 16' with 9-foot candles maintained on the sidewalks. Streetlights shall not interfere with the lighting within storefronts. Streetlights shall be required at all corners and mid-block lighting shall be provided on the buildings and incorporated into the building design.
- c) Broad flood lights, moving or blinking lights, and cold metallic / industrial toned lighting shall not be allowed.
- d) Window details that allow for a transparency of ground level store fronts and interior lighting to enhance the streetscape shall be encouraged.
- e) Exterior lighting shall be limited to street lighting, security lighting, and pedestrian safety after 10pm.

### **Section X.8- Signage**

The signage regulations set forth in this Section have been developed to encourage a variety of creatively designed signage that enhance the visual character and communicates a high-quality commercial environment. Signage should be coordinated in the commercial areas with overall storefront design allowing for a specific signature for the merchandise presented and the specific user. A master building signage plan shall be submitted with each building permit application. Compliance with the master building sign plan shall be required for all signs on the

building, except for variances approved by the STRB and County Planner's administrative review.

- a) All signage shall be submitted to the STRB for approval and require a sign permit as required by the County Code, giving effect to the standards of this PUD Control Document. Consistent with the mixed-use character of Society Turn, signs should be simple in character and limited in size and type. Signs should not obscure significant architectural features of a building. Signs should be coordinated with the overall character of a building or block. Painted wood and metal materials are encouraged while plastic and reflective materials are discouraged. Graphic treatments to exterior walls, including murals, shall be approved by the STRB.
- b) Monument signs to the project will be established and maintained at 3 locations, one at the intersection of Road A and State Highway 145; one at the intersection of Road B and State Highway 145; and, one at the entrance to the TRMC. All monument signs will be placed in the utility and sign easements. Monument signs shall be two-sided signs, limited to 7' in height and 75 square feet per side. Any such sign shall be consistent with the standards of and refinement implied by this **Article X**.
- c) Structural Characteristics. The following shall apply to all projecting and wall signs:
  - i. Projecting signs. Projecting signs shall not be higher than the eave line or parapet wall on top of a building, shall be a minimum of 8' above grade when located adjacent to, or projecting over, a pedestrian way and shall not extend more than 4' from the building wall to which they are attached, except where such signage is an integral part of an approved canopy or awning. Projecting signs should be mounted to coordinate with entrances and to generally align with other projecting signs and canopy elements to create scale for the sidewalk and streetscape.
  - ii. Wall signs. Wall signs shall not be higher than the eave line or parapet wall on top of a building, and no sign part, including cut-out letters, shall project more than 8" from the building wall. Wall signs shall be mounted not to conflict with architectural elements.
  - iii. Sign bands. A sign band will be permitted when used in conjunction with a storefront façade. The horizontal sign band will be limited in height to 22" and the width must align with the fenestration of the storefront. The sign sizes shall comply with the PUD sign regulations for a wall sign and the sign band design shall be integrated into the overall design of the storefront design through the use of complementary colors, materials, and lighting. Creative sign features shall be encouraged, while repetitive signs shall be discouraged. Vacant or unused commercial space shall be designed with fixtures that are architecturally compatible with the façade.
- d) Sign Restrictions. The following signs are prohibited at Society Turn:
  - i. Flashing signs
  - ii. Moving signs
  - iii. Roof signs
  - iv. Signs causing direct glare
  - v. Neon and other gas-filled signs
  - vi. Permanent freestanding signs other than the Monument sign referenced above.

- vii. Internally illuminated signs, except on approval by STRB and County Planner's administrative review; and, where the internal illumination is a subordinate element of the overall sign design.
- e) Commercial Signage: Business or occupancy identification signs.
  - i. Type. The business and occupancy identification signs shall be projecting signs, wall signs (including cut-out letter signs), or letters on awnings.
  - ii. Number. There shall not be more than one projecting sign per use and one wall sign, including a cut-out letter sign, per use. In addition, there shall be no limit on the number of business and occupancy identification signs which may be placed in the windows of the businesses. There shall be no limit on the number of awnings which may be lettered.
  - iii. Area.
    - 1. Projecting sign. The area of a projecting sign shall not exceed six square feet.
    - 2. Wall sign. The area of a wall sign shall not exceed ten square feet.
    - 3. Awning sign. The area of an awning sign shall not be limited; however, the lettering on the awning shall not exceed ten inches.
    - 4. Location. The business and occupancy identification signs shall be located on the business being identified unless the building does not have ground level frontage. For such businesses, one sign may be located on the business being identified and the other sign may be included on a business directory sign.
- f) Commercial or Residential directory signage
  - i. Type. The business or residential directory sign shall be wall signs.
  - ii. Number. There shall not be more than one directory sign per building entrance.
  - iii. Area. The maximum permitted area for directory signage is 10 square feet.
- g) Temporary signs (including banners) shall be permitted only with the approval of the STRB, which shall have full and unfettered discretion, on an ad hoc basis, with respect to the location, nature, and duration of any such signs. The County shall have the right to require removal of any temporary sign it deems inconsistent with the character and intent of this **Article X**.
- h) Provisions of this section shall have no application to interior signs whether or not visible from the street.
- i) A variance from the strict requirements of these sign regulations may be granted on traditional hardship grounds or practical difficulty. Any such variance shall require the prior written approval of the STRB and County Planner by administrative review. Any variance may be time limited or otherwise restricted and conditioned. Where practical difficulty is asserted as the grounds for variance, it must further be shown either that:
  - i. The deviation is trivial and will not adversely affect neighboring properties;
  - or



- ii. Compliance with the strict letter of the regulations would render compliance unnecessarily burdensome, a variance would do substantial justice to the applicant without significant adverse effect on the neighboring properties and the relief can be granted or fashioned in such a manner that the spirit of the sign regulations can be observed.

### **Section X.9- Pedestrian and Public Spaces**

The following list describes the significance of Society Turn as an area for public interaction; socialization shall be apparent within the development of the neighborhood. The promotion of a pedestrian friendly environment shall be an important part of Society Turn.

- a) Pedestrian connections throughout mixed-use areas shall be short, safe, attractive, and well defined.
- b) Pedestrian connections to regional trail networks for recreation as well as an alternate means of transportation to and from Society Turn reduces the impact of automobiles.
- c) The following elements shall be encouraged to enhance the pedestrian experience: street trees, benches, bike racks, newspaper boxes, trash receptacles, lighting, awnings, signs, and banners that complement the streetscape.
- d) The creation of plazas and inner courtyards shall be encouraged to enhance their use as places for gatherings and social interaction along with community celebrations or special events.
- e) Rights-of-ways and parks shall be enhanced by the planting of high branching street trees along with other landscaping improvements such as flower beds and planter boxes.

Specific outdoor elements are addressed in the individual sub-sections following below:

#### **Section X.9.1 Outdoor Spaces**

- Outdoor spaces at Society Turn will be pedestrian-scaled commercial frontages or small common spaces with seating and/or outdoor dining. Street trees and accent plantings soften building frontages and create an inviting pedestrian atmosphere throughout the year.

#### **X.9.2 Common Space Elements/Outdoor Gathering Areas**

- Special common space areas such as paseos, plazas, and courtyards shall be created between buildings to further enhance the pedestrian scale of the commercial area and to provide comfortable spaces for outdoor gathering.
- Trash enclosures, loading docks, rubbish bins, transformers, satellite antennas, processing equipment, and any other unsightly apparatuses must be screened from view through the use of landscape or architectural elements that are compatible with the building architecture in material, color and design.

#### **X.9.3 Gateways**

- Gateways provide an architectural threshold between two distinct spaces such as a courtyard and the adjacent sidewalk. The use of gateways shall be compatible with the building's architecture.

- When used, gateways shall define thresholds into exterior spaces at entries, porches, patios, and courtyards.

#### **X.9.4 Walls and Fences**

- When visible from streets, open space, other quasi-public or private spaces, site walls and fences shall be compatible with adjacent and/or existing architectural elements.

### **Section X.10- Building Design**

The following list is an overview of items that when appropriately considered and applied to new building designs or remodels will result in structures that integrate well into the Telluride Region's architectural character, streetscape, and provide lasting benefits to the community. Specific building elements such as Windows and Doors and other such related design features are addressed below in the individual sub-sections.

- a) Buildings shall have a general consistency in architectural scale, ranging from 2 to 3 stories with 1-story elements at the pedestrian level, while recognizing the need for variation and architectural creativity.
- b) Adjacent buildings as well as adjacent envelopes or parcels should evidence changes in architectural character. Society Turn is intended to be a collection of compatible buildings that avoid repetition or redundancy.
- c) Design elements such as façade details, awnings, lighting, bay windows, roof shapes, columns, and materials can be utilized to connect buildings and enhance the pedestrian scale for Society Turn.
- d) Colors shall be complementary to existing or adjacent buildings and shall be subdued, dark, natural tones for large portions of a structure with brighter, contrasting colors reserved for storefronts, featured details, accents, and trim.
- e) Masonry, metal, and wood construction are the primary materials found throughout the Telluride Region. These materials will be encouraged for use on the street facades at Society Turn. Masonry refers to brick, stone, decorative block, stucco, and concrete; however, the detailing of these materials should be consistent with the proposed character of Society Turn as suggested by these guidelines. Decorative block, stucco, and concrete should not appear monolithic and should be used in a manner consistent with the attached **Appendix A | Design Guidelines: Image Boards**. Creativity will be encouraged and the use of new and innovative materials to enhance the character and diversity of the pedestrian experience will be encouraged.
- f) Photographs of inspirational buildings which would be welcome at Society Turn and suggest the level of detail, relationship to the street, scale, and other features that are appropriate for Society Turn are attached hereto in **Appendix A | Design Guidelines: Image Boards**.
- g) Building facades facing alleys shall have details similar to the primary facades for the first 8' adjacent to the street façade. The remainder of the building walls facing alleys shall have no design restrictions.
- h) Buildings not served by alleys must have their service areas, utility meters, garbage area, and any other mechanical or similar areas screened from public areas and integrated into the building design.

- i) Pitched roofs will not shed snow onto public walks and roadways.
- j) Any building greater than 20,000 or more square feet fronting the roadway system shall provide a pedestrian level storefront design along not less than 50% of the streetscape.
- k) All buildings shall comply with current county energy codes in place at the time of building permit submission. Structures proposing to make efficient use of energy shall be encouraged. Any features or structures such as solar collection systems shall be encouraged and allowed by these design guidelines.

#### **X.10.1 Windows and Doors**

- Large expanses of high-performance aluminum, wood, wood-clad, or steel windows and operable door systems scaled to the interior space as well as adjacent covered exterior space are encouraged to support a seamless indoor-outdoor experience at the street level as well as for residences. Frames shall be painted or appropriately colored as an integral component of a building's design.
- Windows shall be set into walls to reveal the depth of the wall assembly. Windows may be trimmed in a manner consistent with the architectural style of the building. When expressed as a wall of glass, window or door systems shall be detailed to highlight the structural elements.
- The style of windows shall be compatible with the architectural style of the building. The eclectic use of different window styles or shapes on one building plane may be considered appropriate provided the resulting composition fits within the context of the building's design.
- Clerestory windows encourage a natural stack effect for ventilation and visually allow the roof or ceiling to float above the wall plane. Clerestories may be used as long as they are consistent with the building design.

#### **X.10.2 Entries**

- In addition to the requirements of Section X.3 above, entry into individual Society Turn buildings shall be signified by massing, wall offsets, roof elements, columns, porches, recesses or projections, accent windows or other architectural features.

#### **X.10.3 Porches, Loggias, and Railings**

- Porches and loggias shall be incorporated into building design to the greatest extent possible with a focus on ground level detail and environmental control.
- Porches, loggias, and balconies facilitate seamless indoor-outdoor experiences and provide visual interest, shadow, texture, and environmental control.
- When there are second or third stories, balconies and covered outdoor rooms shall be designed as an integral component of the building's architecture and may be expressed as recessed or additive.
- Railing details will be in harmony with the architectural character of the building and express craftsmanship of joinery, connections, or assemblies such as a material change at the top rail.

#### **X.10.4 Columns**

- Columns shall express materiality and be used as simple structural elements consistent with the architectural expression of an individual building. Use of historic column types such as doric, ionic, and others are not permitted.

#### **X.10.5 Exterior Stairs**

- When visible, exterior stairways shall be simple structural expressions which complement the architectural massing and form of the building. Elaborate, ornate, or formal grand staircases are discouraged.

#### **X.10.6 Building Details**

- All mechanical equipment shall be screened from view by walls, fences, or landscaping.
- All utility meters are to be integrated into the architecture and screened from view.
- Building designs that incorporate trellises and other environmental control structures are encouraged.
- Accessory structures shall be complementary to the architecture of adjacent buildings.

#### **X.10.7 Snow Considerations**

- Roof forms are to consider snow and rain shedding to avoid potential for personal injury and property damage in areas adjacent to walkways, driveways, and other outdoor areas. Roof plans are to be designed in concert with site and landscape plans to avoid conflicts with drainage and safety concerns.
- The technical design of roofs, including ventilation detailing and insulation, is to consider the factor of severe snowfall and the potential for associated ice dams.
- Properly-placed snow guards may help retain snow on the roof to avoid potentially dangerous avalanching of snow.
- Roofs may be designed with metal eaves to reduce damage from ice damming.

### **Section X.11 Landscape Design**

The landscape design will establish an identity and theme for Society Turn and will be an overall unifying element throughout the overall neighborhood design. **Appendix B | Conceptual Landscape Plan and Landscape Details** provides thematic guidance for key common landscape areas within the project and is shown for illustrative purposes only.

#### **X.11.1 Overall Landscape Concept**

- Generally, the landscape plan concept will incorporate landscape elements that establish a “sense of place” and create visual unity and compatibility throughout Society Turn. Key landscape elements would include entryways, streetscapes, and common areas. **Appendix C | Plant Material Palette**, provides a list of compatible low-water usage trees, shrubs, and groundcovers to be incorporated as part of the landscape design.

#### **X.11.2 Landscape Components**

- The primary neighborhood entry from Road A and SH 45 is intended to create a “sense of place” within the project utilizing plant material native to the mountain environment in the Telluride Region. Walls, fences, monumentation, and all other hardscape elements will utilize materials, color, and detailing that are compatible with the architecture at Society Turn. Landscape plantings distinguish the primary

neighborhood entrance through the use of grove trees and textural shrubs and grasses.

- The secondary neighborhood entry from Road B and SH 45, will be complementary to the primary entrance. Landscape treatments along Road B are designed to establish physical and visual connectivity within the project.
- Landscaping along trails is designed to provide a varied, comforting environment for pedestrians and cyclists. Informal arrangements of water efficient, drought tolerant plantings create interest through texture, color, and form.
- Common area landscaping is encouraged to complement the mountain environment, creating a unique sense of place and connectivity within Society Turn.
- The landscape buffer fronting SH 45 along the northern and eastern property boundaries mitigates visual impacts from development of Society Turn.

### **X.11.3 Material Palette**

- The theme of the landscape architecture at Society Turn is to create a lush mountain character of visual variety and textural interest while utilizing water conserving techniques based on plant selection and technical irrigation system design. Consistent with this goal, use of drought tolerant plant material is a primary consideration in the development of the plant palette to further aid in the conservation of water while promoting this lush mountain theme in the prevailing landscape image. Non-potable irrigation water will be delivered from an on-site well.
- The plant material palette gives guidance to builders and developers of future projects within Society Turn. Species in addition to those listed are to be considered in order to provide diversity; however, the plant material in the list provided is relatively successful in the unique soil and climactic conditions of project site.

### **Section X.12- Density / Uses**

The linear street grid organization of Telluride and Society Turn Business Center at Lawson Hill has created and preserved a sense of place with a great variety of architectural character. This organization has proven to be a successful long-term planning tool and has had the resilience to allow the timing of development to be addressed by need rather than phasing which allows density to be determined by the MXD Zoning and regulatory controls such as Floor Area limitations, building height restrictions, use restrictions, parking requirements, building envelopes, set-backs, and the like. The development plan for Society Turn is intended to accommodate flexibility of density and uses within the PUD by utilizing MXD Zoning, regulatory controls, and the layout of streets, Parcels and Building Envelopes, tempered by the appropriate design controls and development guidelines for structures and improvements that are developed and maintained upon the property. The provisions of this Article shall be interpreted and applied with this objective in mind; refer to **A5 LAND-USE PLAN** for Density Tabulations.

### **Section X.13- Green Building and Design**

#### **13.1 Green Building and Design Objectives**

Green design may be defined as “meeting the needs of today without compromising the ability of future generations to meet their needs.” The overarching tenet of green design is to use resources within their renewable limits. Incorporating green concepts into building and landscape design provides the following benefits:

- Reduces operating and utility costs

- Enhances asset value and profits
  - Optimizes life-cycle economic performance
  - Minimizes strain on local infrastructure
  - Reduces solid waste
  - Conserves natural resources
  - Improves air and water quality
  - Enhances occupant comfort and health
  - Contributes to overall quality of life
- All new buildings within Society Turn must meet the requirements of the San Miguel County, Building Department, Prescriptive Energy Code and Green Building Standard, as amended from time to time (“**County Energy and Green Building Standards**”), a copy of which can be found on San Miguel County’s website: [www.sanmiguelcounty.org/departments/building](http://www.sanmiguelcounty.org/departments/building). It is the responsibility of the owner to obtain the latest version of the County Energy and Green Building Standards.
  - Owners and their architects and landscape architects are encouraged to incorporate green design methods, standards and principles in their work beyond the requirements contained in the County Energy and Green Building Standards, including, without limitation, those noted in this Chapter. By incorporating some or all of the concepts described in this chapter, owners actively promote an attitude and trend towards stewardship and respect for the land and environment. Nothing herein is intended to, nor shall it relieve an owner from complying with the County Energy and Green Building Standards. In the event of a conflict between these Guidelines and the County Energy and Green Building Standards, the more restrictive set of requirements shall control.

## 13.2 Design Planning

### Objectives:

- Design and site buildings within the designated building envelope to minimize their overall ecological impact.

### Guidelines:

- Site and orient buildings for passive use of the sun and breezes for heating, cooling and daylighting. Depending on the building envelope’s orientation and location, south and west facing windows may benefit from sun shading devices.
- Site buildings to minimize grading and earthwork. This reduces construction costs, such as those associated with retaining systems and drainage redirection, and minimizes soil erosion and downstream water impacts.
- Building envelopes have been designated to locate buildings away from ecologically sensitive areas
- Site and design buildings so they will not interfere with natural drainage lines, and such that water moves away from them. This will reduce future costs associated with water damage and ongoing site maintenance.
- Design for accessibility and adaptability to minimize future renovation requirements.

### 13.3 Power Consumption

Objectives:

- Incorporate energy-saving measures into a building's design and construction
- Use energy-efficient equipment and appliances consistent with the County Energy and Green Building Standards
- Comply with all County Energy and Green Building Standards

#### 13.3.1 PASSIVE SYSTEMS

- Passive solar heating systems provide heat to the structure through south facing windows in conjunction with thermal mass. By incorporating windows that face within 30 degrees of due south, buildings have the ability to store excess heat in massive elements such as a slab floor, stair or elevator core, and masonry fireplaces. Passive solar design can reduce heating requirements by 30-50%.
- Prevent overheating with sun shading devices such as deep roof overhangs, awnings and trellises at south-facing glazing to provide a balance between summer cooling and winter heating through solar gain. Minimize west-facing glazing, and use trees/ landscaping to shade east and west-facing glazing. Install radiant heat-reflective barriers in attic spaces.
- Design for cross-ventilation with prevailing winds. Natural cooling reduces the need for air conditioning, saves money on energy bills, and utilizes "fresh air" to make homes more comfortable.
- Design for natural daylighting during the day

#### 13.3.2 INSULATION AND AIR SEALING

- Refer to the County Energy and Green Building Standards for current standards for insulation, window and door performance, and sealing against air infiltration

#### 13.3.3 ENERGY EFFICIENT EQUIPMENT AND APPLIANCES

- Heating, ventilation and air conditioning equipment must meet minimum standards for efficiency as required by the County Energy and Green Building Standards. Additionally, residential portions of mixed-use buildings are encouraged to consider the following specific equipment:
  - In-floor radiant heat: Radiant heating is up to 30% more efficient than forced air heating systems. Radiant heat may be installed in zones that allow residents to adjust the temperature in various areas of the house based on usage and desired comfort level.
  - Heat recovery ventilators or energy recovery ventilators - HRVs and ERVs circulate fresh air through the home and utilize the heat in the outgoing stale air to pre-heat the incoming fresh air.
- Use Energy Star certified appliances, which can be significantly more efficient in their use of water and electricity, especially dishwashers, refrigerators and clothes washers.
- Use energy efficient light fixtures, such as CFL and LED bulbs, which use a fraction of the energy consumed by traditional incandescent bulbs.

#### 13.3.4 RENEWABLE ENERGY

The County Energy and Green Building Standards recommends buildings participate in renewable energy options. This section outlines some of the systems buildings might consider, in addition to those stated in the County Energy and Green Building Standards.

- Photovoltaic Systems - PV systems contain hundreds of small cells that collect the sun's energy and convert it into electricity. Excess electricity may be sent back into the utility grid for a credit on electric bills. Developers are encouraged to prewire for pv systems to be installed at a later date, or may also consider buying into the community-owned solar pv program, in which PV panels setup off-site may be purchased by individual homeowners.
- Solar Hot Water Systems - Solar water heating systems use solar panels to collect heat from the sun. The hot water is stored for domestic use at a later time. Water pre-heated by a solar system can also supplement use of a standard water heater. Developers may also pre-plumb for solar hot water systems by installing insulated copper pipes from the attic to a hot water closet or mechanical room, with additional space for a future hot water storage tank, and by providing sufficient south-facing roof area for collectors.
- Geothermal Heat Systems
- Wind Power Credits - Credits representing blocks of wind-generated energy may be purchased from San Miguel Power Association for a small additional fee added to the homeowner's monthly bill.

#### 13.3.5 SOLAR PANELS

Solar panels offer energy savings through natural daylight and solar heat gain. Solar units comprised of solar voltaic panels to generate electricity ("Solar Energy Facilities"), whether mounted on a roof or on a rack system on the ground, shall be reviewed and approved by the Design Review Committee, not to be unreasonably withheld. In placing and designing the Solar Energy Facility, consideration should be given to reduce as much as possible, views of the facility from roadways, Lots or Parcels. The visual screening of the facility should be done in a manner that is consistent with the appearance of the property where the facility is proposed as well as with Society Turn's community character.

#### PLACEMENT

Roof-mounted locations. A roof location may be allowed if:

- There is insufficient area on the ground and provided that the location on the roof complies with the following:
  - The location does not require a large and/or tall support structure to achieve a reasonable orientation to the sun.
  - The panels should be parallel to the roof plane.

#### MOUNTING DESIGN

- Ground-mounted
  - The height of the facility should be kept as low as possible.



- The design of the support structures should not increase the visibility or visual prominence of the facility.
- Roof-mounted
  - Sloped Roofs
    - The panels should be mounted flush with the roofing material.
    - No support structure should be visible below the panels.
  - Flat Roofs
    - The height of the facility, relative to the flat roof surface, should be kept as low as possible.
    - The location does not require a large and/or tall support structure to achieve a reasonable orientation to the sun.
    - If the panels are elevated above a flat roof surface, a parapet wall should be erected that will be of sufficient height to block views of the facility from the roadway and other Lots. The design of the parapet wall should be consistent with the design of the structure and not detract from the structure's appearance.

#### MATERIALS and COMPONENTS

- Panel material should be dark in color.
- Exposed metal should be bronze anodized or otherwise color treated. Metal that cannot be anodized or similarly treated, wood and other materials should be painted a dark, earth-toned color.
- Conceal all plumbing and electrical lines.
- Treat cover plates and glazing to reduce the reflectance of light.

#### SCREENING

- Screen solar energy facilities, including the collectors as well as any ancillary equipment, to mitigate direct views from roadways and Lots.
- The screening may consist of landscape materials, fencing, walls, berms or a combination of these methods. Any screening shall be done in a way which is consistent with the character of the property and the community and shall not introduce an unaesthetic element.

### 13.4 Water Consumption

#### Objectives:

- Minimize domestic water consumption
- Minimize landscape irrigation requirements

#### Guidelines:

- The installation of low-flow plumbing fixtures is encouraged to reduce domestic water consumption.
- For landscaping, plant low-water, native plant species and use drip irrigation if irrigation is necessary.
- Consider (legal and code-compliant) grey water systems

### **13.5 Building Materials**

#### Objectives

- Choose building materials with low embodied energy and environmental impact
- Use natural and non-toxic building materials

#### Guidelines:

- Use locally-sourced materials where practical, such as local stone, to reduce shipping costs fossil fuel consumption associated with transporting materials over a long distance.
- Use reclaimed materials such as reclaimed timber beams and salvaged wood flooring where possible to reduce the demand to source and manufacture new materials
- Use recycled materials where possible. These materials may include engineered countertops and tiles with high recycled content, engineered wood framing and sheathing products (required by the green building standard for large houses), and carpet and padding made from recycled materials
- Use responsibly sourced/produced materials, such as FSC or CFPC-certified lumber.
- Design to limit construction waste, and recycle/reuse unused building materials.
- Use non-toxic, low-VOC materials, including Green Seal Certified paints and stains, and Green Label Certified carpets, backing and padding. Choose solid wood floors over engineered ones, which are frequently manufactured with multiple compounds.
- Use durable, long-lasting building materials, such as solid wood flooring, which can be refinished many times, reducing the need to replace floors with new materials.

### **13.6 Indoor Air Quality**

#### Objectives:

- Incorporate measures to keep indoor air free of toxins and contaminants

#### Guidelines:

- Use efficient ventilation equipment to circulate fresh air.
- Install a radon mitigation system. This is a requirement at Society Turn.
- Ventilate sub-grade parking areas per code.

- Use “walk-off” mats and grates in the approach and building entry spaces to remove contaminants from occupants’ shoes

## **Section X.14 The Design Review and Approval Process**

### **14.1 The Design Review DRC**

Each Owner of a Lot is required to comply with the Design Review and Approval Process prior to the initiation of the construction of any Improvements or alterations to any existing Improvements on the Lot. Improvements undertaken by Society Turn are exempt from the Design Review and Approval Process, but shall meet the design standards contained in these Guidelines.

The Design Review and Approval Process involves a series of meetings between the Owner, his/her design team and the DRC. This process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check-points, designed to ensure a smooth and efficient review of the building design. The DRC is committed to assisting owners through the design review process. As opposed to a “regulatory review agency,” the DRC should be thought of as a member of the owner’s design team.

The DRC may retain experts (such as architects, engineers, surveyors, attorney and others) to assist it in its review in which event the fees, costs and expenses incurred by the DRC for such work, advice or other assistance shall be reimbursed by the Owner, with payment of all such fees, costs and expenses being a condition of final Design Review approval. The DRC may require an Owner to provide such further and additional tests and submissions beyond those specified in these Guidelines if deemed necessary to evaluate a proposed Improvement.

At its sole discretion, the DRC may specify abbreviated procedures and reduced submission requirements, either at its initiative or at the request of an Owner or applicant, and generally will do so for minor Improvements which do not involve large-scale construction or significant alteration of the landscape.

The DRC is initially comprised of three members plus one alternate who are appointed by the Association Board of Directors, as provided in the Declaration, to represent a cross-section of design professionals and others familiar with Society Turn’s challenges involved with designing and building in mountain environments. No member may review an adjacent (contiguous) Lot to which a member has ownership. The DRC meets on an as needed basis as determined by the DRC and is responsible for reviewing all new construction and modifications to existing buildings, and landscape.

The DRC evaluates all development proposals on the basis of these Guidelines as well as the County Approval Documents and the Governing Documents, including, without limitation, the Declaration, the Geologic Hazard Assessment Report, the Wildlife Management Plan and such other relevant documents (“Review and Compliance Materials”). Some of the design guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the DRC. Other guidelines are more clearly stated as definitive or absolute design parameters. It is the intention of this design review process that all building designs comply with these absolute standards.

The DRC will have each new development application reviewed by an Architect selected by the DRC to assist in its evaluation of the application for completeness and for compliance with the Review and Compliance Materials. The findings and recommendation of the Association Architect will be presented to the DRC in connection with its preliminary review. The final submission will be reviewed by the Association Architect for completeness and for compliance with the Review and Compliance Materials.

The Guidelines may periodically be revised or amended from time to time by the Association, if approved by the County. Each Owner is responsible for determining whether any additional revisions or supplements have been adopted since the original purchase of the Lot or building. Prior to commencing the design phase of a residence, Owners should make certain their Architect and Builder have both received the most recent version of the Guidelines and any applicable supplements, and that they are familiar with these documents.

Please contact the DRC Design Review Administrator for the most current information or any clarification regarding these Guidelines and to schedule meetings required by the Guidelines with DRC members.

#### **14.2 Other Development Regulations**

While these design guidelines constitute the primary tool for controlling the development of Society Turn, other material must also be considered during the design process. In addition to these Guidelines, each owner must comply with the covenants, conditions and restrictions contained in the Declaration, and with all applicable San Miguel County land use code, building code and other development regulations. Each of these documents establishes regulations that apply to the development of Society Turn. In some cases, there will be conflicting provisions within two or more of these control documents. In the event of such conflict, the most restrictive provision shall apply.

#### **14.3 Professional Design Team**

A high quality development team is required to create a harmonious community within the size limitations and climate at Society Turn. It is crucial that only qualified architects, designers, engineers, and contractors participate. This is essential to protect the community member's investment in Society Turn. The development team unless waived by the DRC is to consist of:

- Only Colorado Licensed/Registered Architects shall be permitted to design buildings in Society Turn.
- Only Colorado Licensed/Registered Soils Engineer shall prepare soils report.
- Only Colorado Licensed/Registered Structural Engineer shall prepare structural drawings.
- Only Colorado Licensed/Registered Engineers shall prepare geologic hazard reports
- Only Colorado Licensed/Registered Engineers shall design OWTS facilities meeting the OWTS Guidelines.
- Only Landscape Architects and Contractors experienced in designing in mountain environments will be permitted to design and install landscape improvements.

#### **14.4 The Design Review Process**

The Design Review and Approval Process provides strategic checkpoints designed to minimize time and money spent on architectural and landscape designs that do not comply with the Guidelines, or are not compatible with the overall philosophy of Society Turn. Each Owner is responsible for complying with the Guidelines and all other applicable provisions of the Governing Documents, as well as rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion.

The DRC conducts project reviews during noticed meetings. Owners, Architects, and Builders and other owners or representatives of Owners in the Community shall have the right to attend any Design Review meeting and shall do so if specifically requested to do so by the DRC. Owners, Architects, Designers and Builders should contact the Design Review Coordinator to determine submittal deadlines for approaching Design Review meetings. Any responses to issues contained in the DRC's notice following review of submittals should be addressed to the DRC in writing.

In general, the Design Review and Inspection Process are comprised of the following critical phases:

- On-Site Pre-Design Meeting
- Preliminary Plan Submittal & Review
- Final Submittal & Approval
- Pre-Construction Meeting
- Construction Permit
- Independent Survey of Poured Foundations and Pad
- Framing Inspection
- Independent Survey of Tops of Parapets and Roof Structures
- Site Inspection
- Final Inspection
- Owner's Bond Compliance
- Builder's Bond Compliance

In reviewing both Preliminary and Final Submittals, the DRC may approve a design with conditions or stipulations attached. All conditions and stipulations must be satisfactorily met before the next phase of the Design Review process can take place. The DRC may also make recommendations when, in its opinion, a design could benefit from a slight alteration or addition, even when the design is in full compliance with the Guidelines. Such recommendations shall be differentiated from stipulated changes that are required in order to be in compliance with the Guidelines. The decision to adopt any stated recommendations from the DRC is entirely that of the Owner.

In the event of disapproval by the DRC of either a Preliminary or Final Submittal, any resubmission of drawings must follow the same procedure as the original submittal.

#### **14.5 On-Site Pre-Design Meeting**

To initiate the review and approval process and prior to preparing any detailed drawings for a proposed improvement, the Owner and/or his or her Architect must meet with a DRC

representative at an On-Site meeting to review the building envelope and discuss the proposed building.

This meeting is an opportunity to address any questions regarding building requirements, interpretation of the Guidelines, or the Design Review process. This informal review is also an opportunity for the DRC representative to offer suggestions prior to the initiation of preliminary design.

An appointment for the Pre-Design Meeting should be made at least one week in advance. Please call the Design Review Coordinator to schedule this meeting. While not required, a Sketch plan of the proposed development and site would be beneficial to discuss during the Pre-Design site visit.

#### **14.6 Preliminary Plan Submittal**

Preliminary Plan drawings, including all of the exhibits outlined below, must be submitted to the DRC after the Pre-Design Meeting. All drawings must be submitted in duplicate and in an electronic format acceptable to the DRC. Incomplete submittals will not be reviewed.

**Drawings Sheet Size:** 24" x 36". Size of lettering on plans is to be a minimum of 1/8" unless otherwise note or approved by the Coordinator.

**Existing Conditions and Lot Survey:** Must be prepared by a registered land surveyor and show Lot boundaries and dimensions, existing conditions, and topographic features at two (2) foot contour lines and other site features. Surveyor is to establish a benchmark to be used with required certifications and is to show benchmark on Lot Survey. Any sales information survey received upon closing is incomplete and is not acceptable for submittal purposes.

**Lot Development Requirements Plan:** Grading and Drainage Plan and Lot Survey shall be prepared at a uniform scale no less than 1" = 40'. The Site Plan shall show lot boundaries, building envelopes, setbacks, dimensions, building footprint for proposed Improvements on the Lot. The Site Plan shall show any and all elements indicated on the Lot Development Requirements Plan for the Lot. The Site Plan shall also show and indicate distances from proposed structures to nearest structures (if any) on adjacent Lots. The Site Plan shall also show driveway, parking areas, patios, walls, trash enclosures, location of and type of exterior lighting, proposed utility service facilities and routes, site grading, including existing and proposed utility service facilities and general routes. Grades, elevations, and boundaries must be field verified by Owners surveyor, or engineer.

**Plans:** Minimum scale 1/8"=1'-0". Show all floor plans and roof plans indicating areas of flat and sloped roofs and skylights, roof mounted equipment such as air conditioning units, if permitted, solar collectors, etc. All uses and structures contemplated on the Lot must be shown.

**Elevations:** Minimum scale 1/8"=1'-0". Show both existing (natural) and proposed grade lines and spot elevations, indicate all exterior materials and general colors, window specifications as well as elevations (heights) of all parapets and roof ridgelines. All dimensions must be shown and masses indicated. The natural grade elevations, at the low point and the high point, adjacent to the proposed structure must be indicated. The

elevation of existing grade and the highest point of any element of the proposed structure shall be shown. Height shall be measured as required by San Miguel County per the MXD Zone, as qualified, refined and specifically restricted by County Approval Documents and the Governing Documents.

**Details:** Window and Door details showing required recesses.

**Preliminary Landscape Plans:** Scale no less than 1" = 20'. Show the general locations, sizes, quantities and species of plant materials proposed.

**Model:** A digital model shall be submitted illustrating Building mass and proportion, landscaping and Site contours (2' intervals).

**Supplemental Material:** Any other drawings, materials, or samples requested by the DRC.

**Staking:** To assist the DRC in its evaluation of the Preliminary Submittal, the Owner shall, if requested, provide preliminary staking at the locations of the corners of the building or major improvement and at such other locations as the DRC may request. The staking will be at such heights as may be necessary to indicate proposed elevations.

**Design Review Fee:** A fee must accompany the Preliminary Plan Submittal. See Fee Schedule. If any submittal is rejected more than twice, an additional review fee will be charged for further review.

#### **14.7 Preliminary Review**

After a Preliminary Submittal has been accepted as complete, the DRC will send written notice to the other lot owners in the Community and post a notice on the Lot stating that exhibits have been submitted with respect to the Lot and will be available for review by other Owners during the period stated in the notice. The notice shall be sent not less than 20 days prior to the DRC meeting.

Written comments may be submitted to the DRC regarding the posted Lot within 10 days of the date of posting the notice. The date of the last day for comments shall be noted on the posted notice.

The DRC shall conduct the meeting at the day, time and location stated in the Notice. The DRC may approve, approve with conditions, continue or deny the application based upon evidence and information presented to the DRC. The DRC shall review and act upon the Application based upon the Review and Compliance Materials.

#### **14.8 Final Submittal**

After written Preliminary Approval is obtained and any conditions have been met, the owner is authorized to submit for Final Review. The materials required for the Preliminary Review shall be resubmitted, but updated to address any conditions required by the DRC as part of the Preliminary Review. The submitted materials shall specifically indicate how all conditions of the DRC has been addressed. As part of the final submission, the Applicant shall not submit plans with any material changes, except as directed by the DRC as part of the Preliminary Review. If there are material changes to the plans requested by the Owner, the DRC may treat the

submission as a Preliminary Review. The following documents will also be submitted as part of the Final Review

**Complete Construction Documents:** Drawings with a minimum scale 1/8"=1'-0" shall be provided for the building and any supporting facilities and elements. Additional documentation shall include building and wall sections, and all utility locations including the final connection to the existing sewer main, electric meter, and transformer locations. Interior and exterior electrical plans must be included which shows the location and type. Additionally, manufacturer's catalog cut-sheets of all interior and exterior light fixtures, keyed to the electrical plans, are required. Design details for any metal railings must be included. Any revision to building design from the approved Preliminary Submittal must be clearly noted.

**Site Review:** Minimum scale 1"=20'-0". The plan requirements are the same as the Preliminary Submittal requirements, but finalized and further detailed. In addition, the plan should indicate the position of all scuppers and drainage devices on the roof, as well as all drainage pipes and courses leading to drainage swales, retention ponds, catch basin systems, cisterns, etc.

**Final Landscape Plan:** The Final Landscape Plan must be drawn at the same scale as the Lot Development Requirements Plan showing the entire Lot and indicating all areas to receive temporary or permanent irrigation, as well as locations, size and species of all trees and other plants to be added. Plans for areas requiring detailed landscape design must be drawn at a scale of 1"= 10' or larger.

The location of all trees existing prior to construction shall be shown and those trees saved, removed, or transplanted (or still to be saved, removed or transplanted) during the course of construction should be clearly indicated, as should trees which have been or are to be selectively cleared to open up view corridors. Note: All plants proposed for transplanting shall be marked on site using blue flags and their respective locations for transplanting shall be staked. Any trees to be cut are to be marked with red flags.

Designs for address sign must be provided with a detail. All exterior walks, drives, patios, and other decorative features, including imported rocks, landscape and lighting, must also be shown, as must any landscaping elements that relate to land restoration, grading and drainage work. Special attention shall be given to parking areas, plazas and other areas that may require additional screening.

Planting areas must be clearly indicated on the landscape plan along with their respective plant lists. Each plant list and legend shall include only those plants actually used, and shall not consist of a "boiler plate" list of plants. Any plants that are proposed that do not appear on the Approved Plant Lists must be clearly indicated as an exception.

The design for Geologic Hazard Mitigation, Wildlife Management compliance shall be included.

The design for any permanent irrigation system must be included in the design.

Notwithstanding anything to the contrary in this section, it shall not be necessary to show on the landscape plan (either on the plan itself or on any plant list) any plants (other than



trees) which will not be visible at mature size from any other Lots, streets or common areas. Plants must still be chosen from the Approved Plant List.

**Material and Color Samples:** This must include samples of all exterior materials and colors, window and glass specifications, and specifications for accent items, including color photographs of any exterior artwork. These should be mounted on an 18" x 24" sample board clearly marked with Owner's name, filing date, and Lot number, and identified with manufacturer's name, color, and/or number.

**Notification of Changes:** The Design Review Coordinator requires written notification of all changes that are required by County plan review.

**Construction Schedule:** The DRC requires a schedule indicating estimated dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date. Such schedule shall be appropriate to the size and nature of the project. Construction progress shall not fall behind that which is indicated will occur, by the construction schedule furnished, without good cause being demonstrated to the DRC. If construction is does fall behind such schedule, and good cause is not shown, the DRC may take such actions as may be permitted by the Guidelines and the Declaration (including, without limitation, assessing fines as provided for in the Declaration).

#### **14.9 Final Approval**

After a Final Submittal has been accepted as complete, the DRC will send written notices, conduct review hearings and act on the submission in the same manner required for the Preliminary review.

Approval of the plans by the DRC does not relieve the applicant from responsibility for compliance with the Guidelines and the requirements of all County and any other approval agencies.

#### **14.10 On-Site Pre-Construction Meeting**

Prior to commencing construction, the Builder must meet on-site with the Design Review Coordinator to review construction procedures and to coordinate construction activities. Builders shall provide a list of subcontractors and suppliers in order for these parties to gain access to the project.

At the on-site Pre-Construction Meeting the Owner shall document that DRC stipulations have been met.

#### **14.11 Radon Gas Protection**

Although there has been no indication that significant amounts of radon gas are present in the soil at Society Turn, the DRC recommends that Owners arrange for their Lot to be tested for the presence of radon gas.

#### **14.12 Construction Permit**

The Owner is responsible to secure any and all construction and occupancy permits. Construction shall be in accordance with the Final Submittal approved by the DRC and in accordance with all applicable governmental rules and regulations. The builder shall obtain a Building Approval Permit from the Design Review Coordinator's office and display it on site where it can be seen from the street.

#### **14.13 Plan Approval Compliance Agreement and Financial Guaranty**

To guarantee the regulations within these Guidelines are adhered to and the Improvements are constructed in accordance with the plans approved by the DRC and/or to insure that any damage done to other Lots or Association property and improvements (eg. roads, utilities and other infrastructure), each Owner, before beginning construction on a new project, shall enter into a Plan Approval Compliance Agreement and post a suitable financial guaranty in a form and amount acceptable to the Association.

A Compliance Bond is also required for any other projects involving additional construction or landscaping activities, including without limitation, installation of air conditioning equipment, modifications to existing construction even though they do not add square footage to roof area, yard walls, and landscape revisions. See the fee schedule for the amount of the Compliance Bond for these activities.

Compliance with the Guidelines is the sole responsibility of the Owner. Following the Final Inspection, the Compliance Bond will be returned to the Owner only after all building and landscaping are determined to appear to be substantially complete, and in full compliance with the Guidelines and plans approved by the DRC.

#### **14.14 Independent Survey of Poured Foundations and Pad**

The DRC requires confirmation that all foundation stem-walls and poured pads comply with the elevations and locations provided and approved in the Final Submittal. This confirmation must be conducted by an independent licensed surveyor, and must be submitted to the Design Review Coordinator for approval within seven business days of pouring. No walls may be raised until the Design Review Coordinator has received and approved the survey report. If yard walls, retaining walls, screen walls or other structures which do not utilize the poured pads or foundation stem walls are contemplated, such confirmation shall include the location of such walls and structures (or the bases thereof), and if the same (or such bases) are not yet constructed, a follow up confirmation is required.

#### **14.15 Framing Inspection**

The Design Review Coordinator will conduct a Framing Inspection to confirm that all parapets are as shown on the drawings provided and approved in the Final Submittal. Particular attention will also be given to the type of skylights being installed, as well as their location and screening, and to all rooftop equipment and vents, and their location and screening. Chimney masses and chimney heights will also be reviewed to confirm that they are as shown on the drawings provided and approved in the Final Submittal. If the DRC finds that such work was not done in strict compliance with the approved Final Submittal and the Guidelines, the Owner will be notified in writing of such non-compliance, specifying in reasonable detail the particulars of non-compliance. The Owner will be required to remedy the situation.

#### **14.16 Independent Survey of Tops of Parapets and Roof Structures**

The DRC requires confirmation that all tops of parapets and roof structures (including chimneys) comply with the elevations and locations provided and approved in the Final Submittal. This confirmation must be conducted by an independent licensed surveyor, and must be submitted to the Design Review Coordinator for approval at the Framing Inspection.

#### **14.17 Site Inspection**

After a Builder has completed all contractual responsibilities, the Builder should arrange for the Design Review Coordinator to carry out a Site Inspection of the project. The Site Inspection determines whether the construction is substantially complete, whether all exterior metal (excluding copper flashing) has been painted or pre-weathered and whether the site is clean, orderly and free of all building materials and equipment.

If the Design Review Coordinator determines that further cleaning is required, the Builder will be given written notice to clean the site within three working days. If the site is not cleaned within the time given, the DRC will contract for the cleaning of the site and the cost will be deducted from the Builder's Bond.

#### **14.18 Final Inspection**

Upon completion of any project or other improvement the Owners shall give written notice of completion to the Design Review Coordinator.

Within 10 working days of receiving written notice of completion (weather permitting), the Design Review Coordinator will undertake the Final Inspection of the Building and/or Improvements. If it finds that the work is in compliance with the approved Final Submittal and the Guidelines, the Compliance Bond will be returned. If it finds that the work is not done in strict compliance with the approved Final Submittal and the Guidelines, the Owner shall be notified in writing, and in reasonable detail, of the particulars of non-compliance. The Owner will be given 30 days from the date of the notice of non-compliance to remedy the situation.

If after 30 days from the date of non-compliance notification the Owner has failed to remedy such non-compliance, the DRC may take action to remedy the non-compliance as is provided for in these Guidelines or the Declaration. These actions include, but are not limited to, seeking injunctive relief or imposing a fine.

Before the Compliance Bond is released to the Owner, all construction must be complete and landscaping must be substantially complete; all exterior metal (excluding copper flashing) must be painted according to the final approved plans; all exterior lighting must comply with the Guidelines; all plant species must conform with the Landscape Plan; the permanent and temporary irrigation systems must be in place; the required reseeding and re-vegetation must be receiving water from the temporary irrigation system; and the grading and drainage plans must have been faithfully undertaken.

#### **14.19 Non-Waiver**

DRC approval of any drawings, specifications, and work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval.

For example, the DRC may disapprove a design that is not in compliance at Final Submittal even though it may have been overlooked at the Preliminary Submittal. Furthermore, should the DRC overlook or not be aware of any item of non-compliance at anytime during the review process, construction process or during its Final Inspection, the Owner is in no way relieved from compliance with these Guidelines and all other applicable codes, ordinances, and laws.

#### **14.20 Additional Construction and/or Exterior Changes**

Prior to undertaking any construction which varies from approved drawings or any construction which is an addition or modification to existing construction, the owner must submit (including appropriate drawings) to the DRC, and obtain DRC approval for such variations, additions or modifications, whether the same occur during (or in the case of changes to plans, before) or after initial construction or any subsequent construction. If such variations, additions or modifications affect 25% or more of the floor plan, or if they affect the building massing or the siting, the DRC will require a complete resubmittal and a Design Review fee. If such additions or changes do not demand a complete resubmittal, all changes must be shaded or otherwise identified on all affected drawings and all drawings must be accurately drawn and coordinated with each other. For all projects which involve additional construction or modifications to existing construction, the DRC requires a schedule indicating approximate dates for starting and completion of work and the work shall be completed substantially in accordance with such schedule. The DRC may require revision of such schedule if it feels too much time has been projected for completion of the work.

#### **14.21 Requests for Variance**

Requests for and consideration of waivers and variances shall be handled as provided for in the Governing Documents. A request for variance is to be addressed to the DRC and must be submitted as a separate document from the Preliminary Submittal, the Final Submittal, and all other documentation. The request for variance must be clearly titled as a Request for Variance, and the reasons for the request must be clearly stated. The DRC will make every effort to reply to the Request for Variance in a timely fashion. The DRC will inform the Owners or their designated representative in writing of their decision. No variance/waiver shall be approved if it does not conform with the County Approval and the County Approval Documents.

#### **14.22 Appeals.**

Any appeal of a decision of the DRC may be reviewed by the Board of Directors of the Association if allowed and as provided for in the Governing Documents.

#### **14.23 Delegation**

The DRC may, from time to time, delegate to the Design Review Coordinator and/or the DRC Chairman the review and approval of certain submittals and other matters that, in its judgment, are minor or ministerial. Such delegation can be approved by a resolution at any regular DRC meeting. Any such delegations may, at any time, be rescinded in whole or in part, but any such decision shall have no effect on approvals theretofore granted.

### **Section X-15 Construction Regulations**

#### **15.1 Introduction**

To help promote community relations, and in order to assure that the neighborhood landscape of Society Turn is not unduly damaged during construction, the following Construction Regulations shall be made a part of the construction contract documents for each building or other improvements on a Lot. All Builders and Owners shall be bound by these regulations, and any violation by a Builder shall be deemed to be a violation by the Owner of the Lot.

The DRC recognizes and appreciates the valuable role that Builders play in the ongoing evolution of the development at Society Turn. Their high levels of skill, professionalism and dedication have helped give Society Turn the good neighbor reputation it enjoys.

An approved construction mitigation plan will be approved by the Design Review Committee prior to authorization of any construction activities for a project. These Construction Regulations will be the basis for plan approval. In addition, Builders are advised to familiarize themselves with the Design Guidelines for the Society Turn property.

DRC members, the Design Review Coordinator, and Association representatives police building sites during construction.

Violations of the Construction Regulations are regarded as a serious matter and Builders will be required, either verbally or by letter, to correct any violation within a stated period of time.

Copies of all correspondence will be sent to the Lot Owner, as well as the Association, and the DRC.

We ask that you remain aware of the land characteristics at Society Turn and disturb as little as possible during construction. This also avoids costly irrigation and re-vegetation after the construction process.

## **15.2 Daily Operation**

Construction working hours are as follows: Monday – Friday: 6:00 a.m. to 6:00 p.m., Saturday 8:00 a.m. to 4:00 p.m. working on Sunday and Holidays is prohibited. The DRC must approve any variance to these regulations in writing.

## **15.3 Occupational Safety and Health Act Compliance (OSHA)**

All applicable OSHA regulation and guidelines must be strictly observed at all times.

## **15.4 Construction Trailers, Portable Field Offices, and Temporary Facilities**

Any Owner or Builder who intends to use a construction trailer, field office, or the like Society Turn shall first apply for and obtain written approval from the DRC. To obtain such approval, you must submit a copy of the Architect's site plan that notes proposed locations of the construction trailer or field office.

Whenever possible, Builders are asked to place all portable toilets and trash receptacles in locations that are not conspicuous to other Lots, streets, or public areas.

The DRC and the Owners Association reserve the right to require any construction trailers, portable field offices, and temporary facilities to be moved to alternative locations on the site.

All temporary structures and facilities shall be removed upon completion of construction.

### **15.5 Open Space Protection**

To protect the Natural Area of a Lot from damage due to construction operations, a chain link fence at least six feet high shall be installed to completely separate the Lot from other Lots and Common Open Space approved on the Final Submittal plans. The temporary fence must be installed immediately after the foundation is poured. The location of this fence shall follow the perimeter of the Lot, shall enclose the driveway, and shall have a single entrance located at the driveway entrance. The fence shall be maintained and remain intact until the completion of construction. The construction trailer (if any), portable toilets, construction material storage and dumpsters must all be contained within the chain link fence.

### **15.6 Debris and Trash Removal**

Each construction site must have a dumpster and approved trash containers on-site during the entire construction period. The facilities shall be secured for wildlife. These must be located within the Lot, and must be emptied regularly.

Builders must clean up all trash and debris on the construction site after lunch and at the end of each day. Trash and debris shall be removed from each construction site frequently and shall not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent them from being blown from the construction site.

Builders are prohibited from dumping, burying, or burning trash anywhere at Society Turn. During the construction period, each construction site and the route to and from the construction site must be kept neat and clean. Sites will be policed to prevent them from becoming public eyesores or adversely affecting other Lots or open spaces. Unsightly dirt, mud, and debris from activity on each construction site shall be promptly removed and the general area cleaned up.

### **15.7 Sanitary Facilities**

Each Builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Lot or in area approved by the DRC. Sanitary facilities must be screened from view of other Lots, streets and public areas as much as possible and must be serviced regularly.

### **15.8 Vehicles and Parking Areas**

Construction crews shall not park on, or otherwise use, other Lots or any open space. All construction vehicles and machinery are, to the extent possible, required to park within the Lot. When no space is available, automobiles and pick-up trucks are allowed to park on the street. In such cases, all vehicles should be parallel parked on just one side of the street, with two wheels on the paving and two wheels off. Builders are responsible for restoring the road shoulder, curb, and gutter to its original condition. Vehicles and construction equipment should not be parked in the Common Open Space, and heavy construction equipment should not be parked on the road.

Each Builder shall be responsible for its subcontractors and suppliers obeying the speed limits posted on all public/private roadways within the development. Fines will be imposed against the Builder and/or the Builder's Bond for repeated violations. Compliance with the speed limits shall

be a condition included in the contract between the Builder and its subcontractors/suppliers. The DRC may deny repeat offenders future access to Society Turn.

### **15.9 Conservation of Landscaping Materials**

Builders are advised that the Lots and open spaces of Society Turn contain valuable native plants and other natural features, such as topsoil, that should be absolutely protected during construction.

### **15.10 Excavation Materials**

Excess excavation materials must be hauled away from Society Turn.

### **15.11 Blasting**

Blasting is not allowed in Society Turn.

### **15.12 Restoration or Repair of Other Property Damages**

Damage and scarring to any property, open space or other Lot, including, but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation, and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Builder. In the event of default by the Builder in meeting these obligations, the Lot Owner who has retained the Builder shall be responsible.

### **15.13 Miscellaneous Prohibited Practices**

All Owners will be held responsible for the conduct of their agents, representatives, Builders, contractors, and sub-contractors while on the premises of Society Turn. The following rules must be followed:

Careless disposal of cigarettes or any other flammable material is prohibited. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

Concrete suppliers, plasterers, painters, and other subcontractors may not clean their equipment anywhere but at the location specifically designated, if any, for that purpose by the DRC. No cement, plaster, stucco, paint, or other building material may be released onto the site or other Society Turn properties during the process of cleaning.

Removing any rocks, plant material, topsoil, or similar items from any property within Society Turn, including other construction sites, is prohibited.

Carrying any type of firearms within Society Turn is prohibited.

Using disposal methods or equipment other than those approved by the DRC is prohibited.

Changing oil on any vehicle or equipment on the site itself or at any other location within Society Turn other than at a location, if any, designated for that purpose by the DRC is prohibited.

Careless treatment or removal of protected plants, trees or topsoil not previously approved for removal by the DRC is prohibited.

Construction personnel shall not bring pets (dogs or other animals) into Society Turn.

The use of radios and other audio equipment is not permitted on the exterior of construction sites at Society Turn. After "dry-in" they may be used inside as long as they do not disturb neighboring Lots.

Catering trucks will not be permitted to use their horns; their schedules are routine enough for workers to be aware of break times. Also, trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. If trucks have repeated problems with these requirements, they may be denied admittance to the property.

Littering is not permitted on construction sites or elsewhere within Society Turn Subdivision.

#### **15.14 Construction Access**

While a residence or improvement is under construction, the construction sites may be accessed only via the approved driveway for the Lot unless the DRC approves an alternative access point. In no event shall more than one construction access be permitted onto any Lot.

The Builder is required to apply base course to the construction access road to help keep mud and dirt off the main thoroughfares in the communities.

#### **15.15 Dust and Noise**

The Builder shall be responsible for controlling dust and noise.

#### **15.16 Construction Signage**

Temporary construction signs shall be limited to one sign per Lot and may not exceed 10 square feet of total surface area. The sign shall be free standing within the Building Envelope, and the design and location shall be subject to the review and approval of the DRC.

The Building Approval Form issued by the DRC shall be displayed, at a location visible from the street.

In an effort to maintain the community character of Society Turn, the DRC will require all construction signs to meet the following criteria:

Signs shall be single-faced, panel type, with a maximum area of 10 square feet. No additional signs may be attached to the main sign or be suspended below it.

Only the following information may appear on a construction sign:



Builder's name and Architect's name

Owner's name and one phone number

Construction site Lot number and street address

Words such as "For Sale" or "Available" or descriptive phrases such as "2-bedroom" may not appear on any construction sign.

Colors on sign backgrounds should be muted earth tones that harmonize with the area colors rather than sharply contrast with them. Letter colors should blend with the background colors while providing sufficient contrast to enable the sign to be read from a distance of approximately 20 feet.

Construction signs may be installed only after the Pre-Construction Meeting has taken place and must be removed at the time the house is substantially complete or when the DRC directs the sign to be removed.

Signs must be posted and removed in a timely manner.

#### **15.17 Wetland Buffer Areas**

Best management practices (BMPs) will be used to minimize impacts in wetland buffer areas during and after construction. This will include implementation of BMPs for stormwater and erosion control as part of the Stormwater Management Plan that will be prepared for the sites. All disturbed areas will be revegetated for long-term stabilization.



# APPENDIX A (SKETCH PLAN)





# APPENDIX A (SKETCH PLAN)





# APPENDIX A (SKETCH PLAN)





# APPENDIX A (SKETCH PLAN)





# APPENDIX B (SKETCH PLAN)



**LEGEND**

- = Evergreen Tree
- = Canopy Deciduous Tree
- = Ornamental Deciduous Tree
- = Potential Outdoor Patio / Plaza
- = Irrigated Area  
(Approx. 78,400 SF / 1.8 Acres)

L1



# APPENDIX B (SKETCH PLAN)



## KEY PLANT SPECIES | STREETSCAPE ISLANDS

The streetscape vegetation on the main proposed road can be maximized within the few parking islands by using hardy plant species that are capable of withstanding harsher conditions, but will still compliment the adjacent architecture with their colors and forms. Landscape boulders may also be incorporated, depending on building character. Some key plant species include:

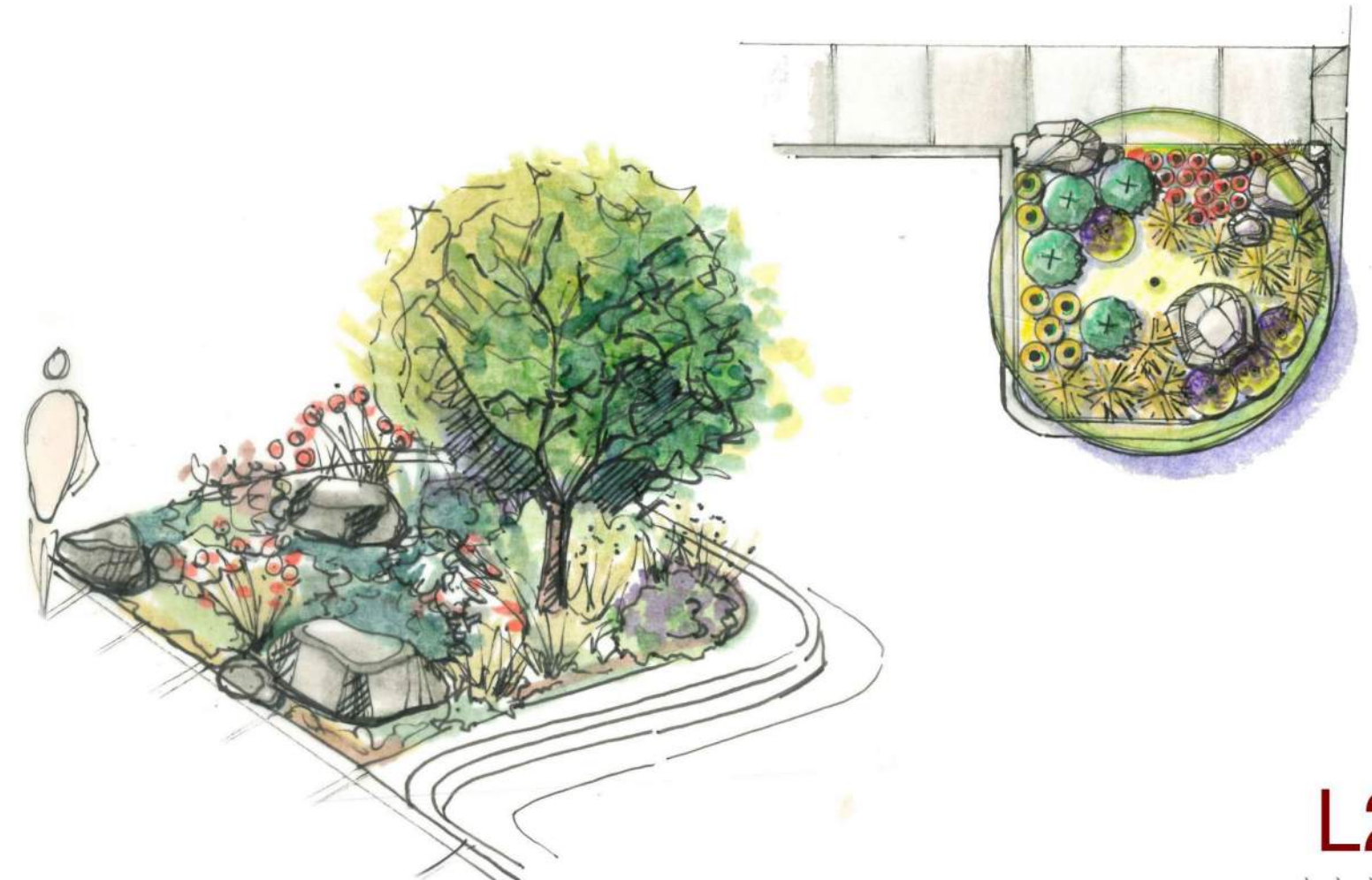
- Blue Avena Grass
- Russian Sage
- Moonshine Yarrow
- Walker's Low Catmint
- Scarlet Gilia



## KEY PLANT SPECIES | HIGHWAY BUFFER

Within our 20 foot wide planting section along Highway 145 where a swale and some steep grading occur, a buffer between the highway and the proposed development can be created by planting trees to match existing nearby vegetation, as well as a xeric understory planting design. These species will grow well and efficiently from seed with some overspray from irrigation on our property. Once the tree line matures, it will subtly mimic a mountain peak line, similar to the iconic views when coming into Telluride. Some key plant species include:

- Spruce Tree
- Aspen / Cottonwood Tree
- Firecracker Penstemon
- Rocky Mountain Penstemon
- Moonshine Yarrow
- Oriental Poppies
- Blanket Flower
- Bachelor's Button / Cornflower





**SOCIETY TURN  
DESIGN GUIDELINES  
APPENDIX C | PLANT MATERIAL PALETTE**

<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>WATER USAGE</b>	<b>BLOOM TIME</b>
<b>TREES</b>			
<i>Abies concolor</i>	White Fir	low	spring
<i>Abies lasiocarpa</i>	Subalpine Fir	low	spring
<i>Acer glabrum</i>	Rocky Mountain Maple	low	spring and summer
<i>Fraxinus pennsylvanica</i>	Green Ash	low	spring
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	low	spring
<i>Populus angustifolia</i>	Narrowleaf Cottonwood	low	spring
<i>Populus tremuloides</i>	Quaking Aspen	low	spring
<i>Picea engelmannii</i>	Engelmann Spruce	low	spring
<i>Picea pungens glauca</i>	Colorado Blue Spruce	low	spring
<i>Pinus edulis</i>	Pinon Pine	low	spring
<i>Pseudotsuga menziesii</i>	Douglas Fir	low	spring
<b>SHRUBS</b>			
<i>Acer glabrum</i>	Rocky Mountain Maple	low	spring and summer
<i>Alnus tenuifolia</i>	Thinleaf Alder	low	
<i>Amelanchier alnifolia</i>	Western Serviceberry	low	spring and summer
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick or Bearberry	low	spring and summer
<i>Artemisia tridentata</i>	Big Sagebrush	low	
<i>Artemisa frigida</i>	Russian Sage	low	
<i>Cercocarpus montanus</i>	Mountain Mahogany	low	spring and summer
<i>Chrysothamnus nauseosus</i>	Rubber Rabbit Bush	low	spring and summer
<i>Cotoneaster acutifolius</i>	Peking cotoneaster	low	spring
<i>Cornus stolonifera</i>	Red Twig Dogwood	low	spring
<i>Jamesia americana</i>	Wallflower	low	spring and summer
<i>Juniperus communis</i>	Common Juniper	low	spring
<i>Juniperus communis 'effusa'</i>	Common Effusa Juniper	low	spring
<i>Mahonia aquifolium</i>	Oregon Grape Holly	low	summer and fall
<i>Mahonia repens</i>	Creeping Oregon Grape	low	summer and fall
<i>Physocarpus monogunus</i>	Native Ninebark	low	spring and fall
<i>Pinus mugo</i>	Mugo Pine	low	spring and summer
<i>Prunus virginiana</i>	Chokecherry	low	spring and summer
<i>Quercus gambelii</i>	Gambel Oak	low	spring
<i>Ribes alpinum</i>	Alpine Current	low	spring
<i>Ribes cereum</i>	Wax Currant	low	spring
<i>Ribes inerme</i>	Gooseberry	low	spring
<i>Rhus glabra</i>	Rocky Mountain Sumac	low	spring
<i>Rosa woodsii</i>	Wood's Rose	low	spring
<i>Rubus deliciosus</i>	Boulder Raspberry	low	spring



**SHRUBS**

Rubus parviflorus	Thimbleberry	low	spring
Sambucus racemosa	Native Red Berried Elder	low	spring
Symphoricarpus oreophilus	Mountain Snowberry	low	spring
Spiraea spp.	Spiraea	low	spring and summer

**GRASSES**

Poa secunda	Blue Avena grass	low	spring
Hesperostipa comata	Needle and Thread	low	spring

**NATIVE GRASSES**

Festuca arizonica	Arizona fescue	low	summer
Leymus cineris	basin wildrye	low	spring-winter
Elymus elymoides	bottlebrush squirreltail	low	spring-fall
Bouteloua gracilis	blue grama	low	spring-fall
Hordeum jubatum	foxtail barley	low	spring-summer
Achnantherum hymenoides	Indian ricegrass	low	spring-fall
Poa fendleriana	muttongrass	low	spring-fall
Hesperostipa comata	needle and thread	low	spring-fall
Koeleria macrantha	prairie junegrass	low	spring-fall
Phalaris arundinaceae	reed canarygrass	low	spring- summer, winter
Sporobolus cryptandrus	sand dropseed	low	summer
Elymus trachycaulus	slender wheatgrass	low	summer

**NATIVE GRASSES**

Panicum virgatum	switchgrass	low	spring- summer
Pascopyrum smithii	western wheatgrass	low	spring- fall

**CULTIVATED GRASSES**

Agropyron cristatum	crested wheatgrass	low	spring and fall
Alopecurus arundinaceus	creeeping meadow foxtail	low	spring
Thinopyrum intermedium	intermediate wheatgrass	low	spring and fall
Helictotrichon sempervirens	Blue Oat Grass	low	summer
Agropyron fragile	Siberian wheatgrass	low	spring and fall
Bromus inermis	smooth brome	low	spring
Festuca arundinaceae	tall fescue	low	spring-fall
Elymus lanceolatus	thickspike wheatgrass	low	summer
Pascopyrum smithii	western wheatgrass	low	spring-fall

**FORAGE PLANTS**

Medicago sativa	alfalfa	low	All
Lotus corniculatus	birdsfoot trefoil	low	summer-fall
Astragalus cicer	Cicer milkvetch	low	summer-fall
Trifolium pratense	red clover	low	All

## PERENNIALS

<i>Achillea lanulosa</i>	Moonshire Yarrow	low	summer
<i>Ajuga reptans</i>	Carpet Bugle		
<i>Arabis alpina</i>	Alpine Rockcress		spring
<i>Campanula rotundifolia</i>	Harebell	low	summer
<i>Castilla linariaefolia</i>	Indian Paintbrush	low	summer
<i>Cerastium tomentosum</i>	Snow in summer		
<i>Echinacea purpurea</i>	Bachelors button/ Cornflower	low	summer and fall
<i>Epilobium angustifolium</i>	Fireweed	low	summer
<i>Nepeta racemosa</i>	Walker's low catmint	low to medium	April to September
<i>Ipomopsis aggregata</i>	Scarlet Gilia	low	spring and summer
<i>Gaillardia grandiflora</i>	Blanket Flower	low	summer
<i>Galium odoratum</i>	Sweet Woodruff	low	spring and summer
'Ballerina'	Ballerina Cranesbill	low	spring and summer
<i>Geranium 'Johnson Blue'</i>	Blue Geranium	low	spring and summer
<i>Geranium macrorrhizum</i>	Adriatic Cranesbill	low	spring and summer
<i>Geranium richardsonii</i>	White Geranium	low	spring and summer
<i>Geranium viscosissimum</i>	Native Geranium	low	spring and summer
<i>Helianthus spp.</i>	Sunflower	low	summer
<i>Hermerocallis spp.</i>	Daylily	low	summer to fall
<i>Linum lewisii</i>	Blue Flax	low	summer
'Alaska'	Shasta Daisy	low	summer and fall
<i>Lupinus argenteus</i>	Silvery Lupine	low	summer
<i>Lupinus spp.</i>	Lupine	low	summer
<i>Lythrum salicaria</i>	Purple Loosestrife	low	summer
<i>Mimulus guttatus</i>	Monkey Flower	low	spring and summer
<i>Mertensia ciliata</i>	Tall Chiming Bells	low	spring and summer
<i>Papaver alpinum</i>	Oriental Poppy	low	spring and summer
<i>Penstemon spp.</i>	Penstemon	low	summer
<i>Penstemon strictus</i>	Penstemon	low	summer
<i>Phacelia sericea</i>	Pincushion	low	summer
<i>Rudbeckia occidentalis</i>	Western Coneflower	low	summer
<i>Sempervivium spp.</i>	Hens and Chicks		summer and fall
<i>Stachys byzantina</i>	Lamb's Ear		