Design Guidelines

For

Prospect Homestead

Community Housing

Mt. Crested Butte, Colorado

Approved by the Prospect Design Review Board on: May 8, 2007

Approved by the Town of Mt. Crested Butte on: June 20, 2007

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Section 1

Introduction

Prospect Homestead is located on the northern slope of Mt. Crested Butte, overlooking the East River Valley to the Elk Mountain Range and the Maroon Bells-Snowmass Wilderness area in the distance. A unique natural setting that offers the opportunity to live near the base of Mt. Crested Butte and is readily accessible to alpine skiing and hiking and biking trails. Prospect Homestead provides local residents a small residential community to enjoy the "prospect" of spectacular mountain and wilderness vistas.

Originally know as Development Parcel "H", as defined in the Prospect PUD III Guide, Homestead has been developed on open, gently sloping meadow terrain north and northwest of Development Parcel "B". Designed as a 40 unit development, Homestead is composed of Multi-Family residences and provides critical affordable housing to local residents and employees.

Located at the entrance of Prospect, the Homestead units adhere to the architectural vernacular of the surrounding neighborhoods such as Wildhorse at Prospect and Gold Link with the use of simple forms and traditional materials. Homestead residences feature energy efficient design and "green" construction to withstand the harsh mountain environment and provide personal comfort and financial security in the future.

1.1 Ownership and Location

Crested Butte Land Holdings, LLC and the Town of Mt. Crested Butte own 10.02 acres within the Mt. Crested Butte town limits and Gunnison County, Colorado. Prospect Homestead developable land comprises of 4.84 acres of the 10.02 acres. The Prospect Homestead site plan sets aside 5.18 acres (52%) for permanently preserved open space. Included in the Open Space is 1.38 acres (14%) for common space including a designated playground area and community park.

The Prospect Homestead Community encompasses a total of 40 units, including five (5) triplex buildings and eleven (11) duplex buildings. Proposed unit breakdown includes five (5) one-bedroom units, twenty (20) two-bedroom units, ten (10) three-bedroom units and two (2) four-bedroom units, this unit mix may be altered in the future in order to provide community housing that meets local market needs. Included in the total 40 units, the Crested Butte Fire Protection District is proposing three (3) studio or one-bedroom units above the proposed substation.

1.2 Overall Density

Prospect Homestead has an overall density of 45 residential dwelling units and a 2500 square foot Crested Butte Fire Protection District substation on the 10.02 acre site. The proposed total square feet is 40,950 for all residential units and substation, a maximum of 54,000 square feet will be allowed as stated in the amended Prospect PUD III Guide. This will provide flexibility for additional phasing and any adjustment needed to meet future housing needs.

The overall unit density is 8.3 units per acre on developable land, not including the 5.18 acres of dedicated open space. This low-density multiple-family community is intended to provide lots for two-family and multiple-family dwellings to ensure adequate light, air, privacy and open space for each dwelling and to maintain the desirable residential qualities of the surrounding neighborhoods of Prospect.

1.3 Proposed Phasing

As per the Prospect Annexation Agreement, Third Amendment of May 2005 CBMR is required to complete construction, "or to have caused the completion of construction, of three (3) units per year over four (4) consecutive years, with four (4) units completed in the fifth year. Developer may complete, or cause the completion of, all sixteen (16) units sooner if the market demands or as the development plan dictates."

The Town of Mt. Crested Butte will submit a phasing plan for their sixteen (16) units and has no obligation to begin or complete construction of the units.

1.4 Design Philosophy

The recognition that Mt. Crested Butte is attractive to those individuals who desire a simpler and quieter life style, residences must be balanced with maintaining and preserving the environment that is so attractive. The design philosophy that has governed the development of Homestead is to balance a subtle blending of people, structures, and the sub-alpine habitat into a harmonious and aesthetically pleasing community that takes advantage of the natural beauty of the native vegetation for landscape purposes.

The goal and vision for these design guidelines is to ensure that all development at Homestead: fits comfortably within its natural setting; is managed for all state and/or county listed noxious weeds and is appropriate for the use of native vegetation; is consistent with an established tradition of western, rural, alpine architectural design; has a human scale; is constructed with materials and colors drawn from the immediate, natural context; and incorporates energy efficient design and green building construction techniques.

1.5 Purpose of the Design Guidelines

The purposes of the Design Guidelines are to guide development within this high mountain environment and to protect the overall vision that is Prospect. In order for the Prospect community and the natural landscape to coexist in this beautiful setting, a detailed and descriptive set of Design Guidelines has been developed for Homestead to guide design and development.

These Design Guidelines provide direction to owners, design professionals and contractors involved with the siting, landscape and architectural design and construction of the multi-family homes. They will be used by the Prospect Design Review Board (DRB) as criteria to evaluate building, site, and landscape plans through the architectural review process.

Beyond the general goals articulated above, it is the purpose of these Guidelines to ensure that the full potential of Prospect is realized and that the conservation and aesthetic principles that were the basis in creating the Master Plan are carried out in the design and construction of Homestead.

The Design Guidelines illustrate approaches to site planning, landscape design, and architectural design that are compatible with the environment and the desired character of Prospect and Homestead.

Building locations, common public space and improvements are designated on the approved final plat drawings recorded with Gunnison County. Building placement can be modified in accordance with the PUD III Guide which allows modifications that do not impede wetlands to a greater extent than approved by the Town of Mt. Crested Butte, increase slope stability hazards, or negatively affect the implementation of Best Management Practices (BMP's).

Much time has been spent on-site determining the configuration and siting of the buildings. Each Community Housing structure has been carefully sited to preserve open space, protect wetlands and take advantage of magnificent views and solar orientation.

This document may be amended from time to time by the Prospect Design Review Board subject to the approval by the Town of Mt. Crested Butte. It is the responsibility of all owners to be sure that they have current guidelines and have carefully reviewed all applicable sections of the Declaration of Covenants, Conditions and Restrictions for Prospect Homestead (CC&Rs).

Section 2

Design Review and Approval Process

In addition to the Prospect Design Review, the Town of Mt. Crested Butte also has a design review requirement. The Prospect Design Review process is not a substitute for compliance with the Town of Mt. Crested Butte review process. The Town has the authority to enforce any portion of the Prospect Design Guidelines, and changes to the Design Guidelines are subject to review and approval of the Mt. Crested Butte Planning Commission. The Town review shall take place concurrent with the Prospect Design Review approval process as outlined below and as illustrated in Appendix D. CBMR and the Town of Mt. Crested Butte is responsible for obtaining all approvals, licenses and permits as may be required by the Town of Mt. Crested Butte, the State of Colorado, Gunnison County and by special utility or service districts, prior to commencement of construction. Also, all applicable construction must comply with State, Federal and Local building codes and regulations.

Any modification proposed for any exterior plans or appearance of any building or residence, stormwater management and/or landscaping that constitutes a change from the Homestead Community Housing Development Plans, as approved and held by the Prospect DRB and the Town of Mt. Crested Butte, required by the Homestead HOA and/or an individual homeowner within the Homestead Development, will require approval of the Prospect Design Review Board and the Town of Mt. Crested Butte. (Reference the *Prospect Design Guidelines and the Prospect PUD III Guide for more information on the process and procedures.)*

2.1 Completion of Project Review

To ensure that the residence is constructed in accordance with the approved Final Design, a Completion of Project Review is required. The Project review must be completed prior to approval by the Design Review Board. The homeowner shall inform the Secretary of the Design Review Board immediately after all other inspections have been completed. The Design Review Board will respond within one week of receipt of such notice with the Completion of Project Review and will issue a notice determining that requirements have been met. An Improvement Location Certificate (ILC) by a certified surveyor showing that property boundaries and the location of all improvements must be provided to the Design Review Board.

Section 3

Site Development

3.1 General Design Considerations

Prospect Homestead has maintained at its heart the initial vision formulated for Prospect and the integration of new residential construction and landscape improvements with the natural landscape. The special attributes of this site have been preserved to the greatest extent possible. Each Community Housing structure has been carefully sited to preserve open space, protect wetlands and take advantage of magnificent views and solar orientation.

3.2 Land Use Categories

Within Prospect Homestead there are three principal land use categories: *(Reference Prospect Homestead Land Use Diagram A)*

Open Space Area

The Open Space Area is that portion of the site that exists outside the approved limits of disturbance as recorded on the Final Plat and must remain a natural sub-alpine ecosystem. Irrigation of this area is not permitted. In the event that re-vegetation of the Open Space must occur, only like indigenous plant varieties may be used *(Reference the Prospect Design Guidelines, Appendix B).* The densities and distribution of additional plant material must approximate the densities and distribution of the existing surrounding vegetation.

Common Area

The Common Area is that portion of the site that exists between the Open Space Area and the Community Housing Private Lots including spaces between individual Community Housing lots that provide access to community amenities. The purpose of the Common Area is to provide a buffer or gradual transition between the Open Space Area and the Community Housing lots. The Common Area also serves to provide residents with shared grounds for recreational and leisure activities and to accommodate construction vehicles, workers, and materials during the construction period of development. Upon completion of construction, this area must be restored to blend with the adjacent Open Space Area. (Reference *Section 5 for landscape requirements pertaining to the Common Area)*

Community Housing Private Lots

The Community Housing Private Lot is the perimeter property boundary around the residence. This is separated from the Open Space Area by the Common

Area. The purpose of this area is to allow for less restrictive planting materials. This less restrictive planting pallet will allow for the use of larger plantings that helps soften the architecture and blend the height of the structures back to the low landscape plantings found in the natural areas. (Reference *Section 5 for landscape requirements pertaining to the Community Housing Private Lots)*

3.3 Site Grading and Excavation

All improvements and landscaping shall occur within the limits of disturbance, as defined on the Final Plat. The Final Site Plan / Grading Plan shall be prepared to work with the Master Drainage Plan held by CBMR and the Town of Mt. Crested Butte and shall reflect both the proposed and existing topographic contours.

A. All homes shall be graded to prevent the ponding of water and surface drainage detrimental to adjacent homes.
B. Newly graded areas shall be protected against erosion by appropriate retention fences or permanent erosion control measures.
C. Grading disruption shall be minimized and natural drainage ways shall be maintained when ever possible.
D. Location of stock piles and excess material disposal areas are subject to the review and approval of the Prospect Design Review Board.
E. To mitigate runoff erosion, splash blocks, gravel foundation drainage beds, trench drains and underground perforated drain pipes shall be utilized to dissipate runoff.
F. All driveways and sidewalks will be constructed flush with the finish grade of interfacing landscape material.
G. No excavation except as approved by the Prospect Design Review Board and the town of Mt. Crested Butte shall be allowed outside of the defined limits of disturbance.
H. Retaining walls that protect stands of trees and blend into, and/or appear to be extensions of the natural land forms are encouraged. Wherever possible, natural slopes are to be utilized instead of structures.
I. Cut and fill slopes are to be re-vegetated during the following summer season. All slopes not re-vegetated prior to the winter season will be required to be stabilized and seeded.
J. All Town standards shall be adhered to regarding grading.
K. Site preparation, grading and utility installation shall occur in accordance with an Erosion Control and Storm Water Management Plan, as approved by the Town of Mt. Crested Butte.

3.4 Drainage and Erosion Control (Appendix E).

Natural drainage courses must be protected and existing drainage patterns maintained. Care should be taken to minimize sheet flow from developed areas that empty into existing wetlands.

The primary goal of the Construction Best Management Practices is to keep natural drainage and modified storm water runoff patterns from becoming contaminated with sediments and other pollutants found within the construction site.

The following Best Management Practices principles shall be incorporated into each homeowner's site and landscape plans:

A. Maintain natural drainage patterns.
B. Channel runoff to natural drainages wherever possible.
C. Create stable and natural appearing drainage patterns when existing drainages are not accessible.
D. Sustain historic flows within the natural drainages.
E. Sustain existing wetland environments.
F. Control potential soil erosion commonly associated with stormwater runoff and spring snow melt within each area by revegetating disturbed slopes.

Within the Water Quality and Erosion Control Best Management Practices report, there are both construction and permanent erosion control and water quality Best Management Practices that can be selected for the unique conditions found on the site.

The Best Management Practices, as outlined in Appendix E, must be utilized in developing a custom Storm Water Runoff Plan that aesthetically conforms to the landscape characteristics of your Residential Lot.

3.5 Driveways and Garages

Driveways

A. Materials used in driveways within the Homestead Site are subject to the Prospect Design Review Board, and are limited to concrete, unit pavers, or asphalt.
B. Driveway access points are one per home, driveways shall be a minimum of 9 feet wide.
C. Maximum Driveway grades shall not exceed 6%, and a minimum of 2% slope.
D. Driveway maintenance and snow plowing will be the responsibility of the Homeowner.

Garages

A. One car will be accommodated in an enclosed garage; another car will be accommodated in the driveway. Occupants with more than two cars will not be allowed to park additional personal vehicles in Homestead. The three units for the CBFPD will allow for one uncovered parking space for each unit.
B. Garage doors are allowed to face on the street and common space.
C. Garage location and design should be setback from the unit, so as not to be the main focal point of the structure.
D. Carports are not allowed.
E. Garage doors must be integrated with-in the architectural theme of the front elevation and shall be faced with wood or hardboard to give the appearance of smaller doors.
F. Garage doors facing the street shall be a maximum of 9 feet wide.
G. Garage doors heights should be 8 feet or 9 feet high, to allow larger vehicles.

3.6 Retaining Walls and Fences

A. Where retaining walls are needed or required, boulder walls shall be utilized, where practical. Boulder walls shall be planted with native vegetation to lessen the visual impact of the wall and to blend the wall into the natural surroundings. Where a structurally engineered wall is required, approval from the Prospect Design Review Board must be granted for finished materials. Retaining walls shall conform to Mt. Crested Butte Town Code, Section 21-304 (7c) and shall not exceed eight (8) vertical feet without a setback of at least two (2) feet for every eight (8) feet or part thereof in height.
B. No fences shall be allowed to designate or separate homes, except small privacy fences will be permitted to screen a small portion of a yard, or to screen a patio or hot tub. Any privacy fence is subject to approval of the Homestead HOA and may not obstruct the natural view of adjoining properties. Privacy fences cannot exceed 6' in height and must be constructed of natural materials. Chain link fencing is not permitted in Homestead.
C. Dog runs or kennels are not permitted in Homestead.

3.7 Hot-Tubs / Spas

Private hot tubs and spas are allowed. The location of the hot-tubs and spas have been limited to the back side of the housing unit or the opposite side of the structure from the garage and must be approved by the Homestead HOA. The hot tub or spa shall be covered using a hard cover consisting of a durable inner core and plastic covering and finished with an earth tone color. No hot tubs or

spas are allowed on elevated wood decks. All hot tubs and spas shall be screened from adjacent neighbors and/or Homestead local streets.

3.8 Accessory Structures

Accessory structures such as garages, storage and other out buildings are not allowed in Prospect Homestead.

3.9 Recreation and Sports Equipment

The placement of recreational equipment including, but not limited to swing sets, jungle gym, trampolines and permanent sports nets are not allowed on Community Housing Private Lots. A public playground area and common space is provided within Homestead to provide such amenities.

No sports equipment such as kayaks, rafts, boats, snowmobiles, trailer, motorcycles or other similar gear may hung from decks or stored on any outside area. Items of this nature shall be stored inside so as to not be visible from the street or adjoining properties.

3.10 Exterior Lighting

Exterior lighting is to be kept to a minimum, but consistent with good security practices. No exterior light whose direct source is visible from a street or which produces excessive glare to pedestrian or vehicular traffic, will be allowed. This includes outdoor security spot lights. The Town's Exterior Lighting Regulations are to be reviewed and adhered to.

A. Indirect sources and horizontal full cut-off fixtures are required to reduce glare and provide general ambient light.
B. Soffit or tree lights are not allowed, unless approved by the Homestead HOA.
C. Use of other than white or color corrected high intensity lamps as exterior lights will not be allowed. Seasonal holiday lighting is an exception, but is only allowed between December 1 and January 5 and must be removed at other times.
D. Sodium, mercury vapor, or bare HID (High Intensity Discharge) yard lights are not allowed.

Approval of the proposed illumination plan is required by the Design Review Board at the Final Design Review submittal. Illumination plan must comply with the Town of Mt. Crested Butte's lighting ordinance.

3.11 Wildlife Management

All owners are encouraged to respect the needs of the native wildlife. One of the most important aspects of respecting the native wildlife is the control of dogs. It is critical that owners and guests keep dogs under control and not allow dogs to disturb wildlife. Dog control regulations will be strictly enforced by the Prospect Homestead Homeowner Association.

A. To protect wildlife, all dogs belonging to residents, tenants, guests or any other person lawfully on the property associated with the individual defined herein, will be leashed or under direct human supervision at all times and not allowed to roam freely. Any pet running at large will be caught and fines will be levied and accessed against the owner's property. The fines and levies will be reviewed and adjusted from time to time by the Homestead HOA. All pets must have a collar on at all times that contains, in legible form, the owner's name, address and telephone number.
B. Pets, when not under direct human supervision must be contained by a leash, no kennels or dog runs are allowed in Homestead. Invisible pet restraint systems may be installed and maintained at the homeowner's expense.
C. The total number of 2 cats and/or 1 dog is allowed per house.
D. Only normal household pets may be kept within Homestead. No animals such as horses or other livestock are allowed.

3.12 Snow Management

Snow in Mt. Crested Butte commonly accumulates to 3 feet or more. A total of 10 to 30 feet typically falls each year. Snow management is a necessity in order to avoid damage to persons and property and to assure that transportation can function with minimal disruption. It is required that a snow management plan be implemented for Homestead consistent with the Prospect Snow Management Plan. This snow management plan describes site specific strategies for dealing with temporary storm and long term seasonal accumulations.

The following elements shall be considered for inclusion in such a plan:

Landscape Areas

Landscape areas can also be used for snow storage sites. Plantings, however, must be hardy enough to take abuse from snow loading.

Buildings

The design of buildings can do much to help manage snow. A management plan for roof-top accumulations is recommended. Factors in roof-top snow management are outlined below:

A. Roof structure shall be designed to carry snow loads as defined by the Town of Mt. Crested Butte. Eaves should be designed to insulate and isolate the snow pack to prevent melting and the formation of ice dams.
B. In no case shall the snow be directed to where it can endanger property or pedestrians.

Parking

A. All private driveways and sidewalks are to be maintained by homeowner.
B. On street parking is prohibited and must be clear for snow plowing.
C. All guest parking will be maintained by the Town of Mt. Crested Butte.

3.13 Utilities

Utilities should be designed and constructed for the most demanding use that can reasonably be foreseen.

A. All utilities shall be buried. Water and sewer piping must be located in separate trenches, with separation distances as required by the State and/or County regulations. Power, phone, and television may be located in common trenches with other services. Builders should check with utility companies to determine current installation standards.
B. In order to avoid damage from the rocky subsoil of the area, all pipe and wiring (including wiring in conduit) should be bedded over and under with at least 4 inches of sand or pea gravel.
C. No pipe or wire should be installed directly above another; at least 18 inches horizontal offset should be provided.
D. Accurate as-built drawings should be prepared by all contractors and developers to tie the locations of all utilities to permanent reference points. Copies should be submitted to the governing utility or regulatory agency upon completion of construction.
E. All foundation drains shall daylight with runoff mitigation taken into consideration with regard to the permanent BMP plan.
F. All Natural and Propane Gas installations shall be approved by the Crested Butte Fire Protection District and utility providers.

3.14 Service Areas and Satellite Dishes

Outdoor equipment including air conditioning units and satellite dishes are to be completely screened from view from adjacent properties and homes. As appropriate, service areas, such as dumpsters shall be made inaccessible to wildlife by means of architectural or landscape screens. Satellite dishes may be no larger than (24") twenty-four inches in diameter. All other antenna devices must be concealed under eaves or in attics.

3.15 Easements

Easements are located at various points for installation and maintenance of utilities, drainage facilities, wetlands and trails. These, in addition to others, are reserved as shown on the recorded plat. Within these easements no grading, structure, planting, or other material shall be permitted that may damage or interfere with the installation and maintenance of utilities or drainage, wetlands, or which may change direction of flow or obstruct the flow of water in and through drainage channels and wetland easements. The easements within the property shall be maintained by the Homestead Home Owners Association.

Note: Recorded plats may contain information which may not be included on the survey.

Section 4

Architectural Guidelines

4.1 Building Size

Prospect Homestead has been designed as a Community Housing development, consisting of 40 units. The meadow like, sub alpine topography and landscape provide for some unique circumstances and challenges with regard to the overall architectural scale and massing. The visual scale of the buildings has been designed to compliment the site with compact footprints and massing that blends with and grows out of the existing meadow landscape. The overall scale of the community housing development is designed to take advantage of the site features and is compatible with the surrounding developments. A combination of slab, tuck-under and walk-out structures have been designed to blend into the overall Homestead site.

The minimum square footage requirement has been established by the Mt. Crested Butte Community Housing Guidelines 2004. As per the Guidelines, minimum sizes have been established for each income category so that various unit types and sizes are produced. The specified minimums are for floor area as defined by the Town's Code, Chapter 2, Article 1 and are not to include garages or unfinished basement space.

Prospect Homestead unit size vary from 550 square feet to 1500 square feet. See below table for unit and category breakdown for housing unit size requirements.

Unit Size

	Minimum Size in Square Feet		
	Category 1	Category 2	Category 3 (assigned)
Multifamily			
One-Bedroom	550	600	800
Two-Bedroom	800	850	1,100
Three-Bedroom	950	1,000	1,300
Four-Bedroom	1,100	1,200	1,500
Minimum Average	*850*	*912.5*	*1,175*

4.2 Building Height

Building height, as defined in the Mt. Crested Butte zoning code, is the vertical distance between the average grade of a structure and the highest point of the structure. Maximum building height shall be measured from average finished grade on all sides of the building to the highest roof point.

Building heights for Prospect are as outlined in the Prospect PUD III Guide, Development Area Requirement of (35') thirty-five feet maximum.

Cupolas, chimneys, flag poles and similar architectural features not useable as habitable floor area may extend above the height limit a distance of not more than 25% of the height limit.

4.3 Building Form and Massing

Homestead buildings will have a central architectural theme, where all of the buildings have similar architectural massing and scale that support a design theme. Homestead accomplishes this by keeping the footprints very compact and consistent from unit to unit. This compact footprint allows the buildings to interrelate to each other while providing gracious open space between and around each unit.

The massing of the buildings is also kept very compact, creating efficiency in space planning. There is also essentially one central mass for the homes with variations on the roof lines. This also allows for a homogenous design character for the structure and creates mass and scale compatible with the surrounding buildings in Prospect.

Simple, compact forms and massing recall the traditions and heritage found in the historic mining and mountain cabins found around the Colorado mountain region. In general, the underlying forms of the architecture are based on simple rectangular massing; buildings will vary from one-story flats, three-story tuck-under garage town homes to a three-story walk-out basement unit.

4.4 Foundation and Grading

Due to the unusual aspects of mountain building sites in terms of soils, geology, and hydrology an overall geotechnical/soils report has been prepared by CTL Thompson on January 4, 2007. All building designs in Homestead should first consult the recommendations of this report; additional studies may be required by the engineer or Prospect DRB. All foundations, retaining walls, and related drainage systems must be designed by an engineer licensed in the State of Colorado.

In each case, the relationship between the building and the topography will require special consideration with the design of the foundation in order to make it blend into the existing terrain and provide a visually pleasing transition. Foundations and the associates terraces, patios, and landscaped areas must be designed in concert to assure that the buildings relate to the site. Foundations shall be designed to avoid excessive cut and fill slopes. The design of these foundations shall employ all geotechnical engineer recommendations.

The residences shall be designed so that the foundations are visually merged with the topography of the site. The foundations shall appear structurally supportive. Exposed concrete foundations are prohibited.

4.5 Structural Expression

One of the key visual elements of the design vision for Homestead is the structural expression of building components. All building components and systems should appear to perform in a structural manner, even though they may be ornamental in nature.

Columns should be sized appropriately to visually support the load above. Stone facades should be supported over doorways and windows by either wood or stone lintels, and should wrap around corners of walls and terminate at logical places or in a pilaster.

Building forms that cantilever over space shall be supported (either visually, or structurally by timber or rough cut glue-lam beams and/or columns. The buildings should always appear to be "grounded" to the earth.

4.6 Roofs

Roofs are a very prominent visual aspect of Homestead, especially when seen from afar or above. The roof forms will be seen from the ski slopes as well as Prospect Drive. Roof forms shall be designed to establish simple quiet repetitive forms.

Roof Forms

To capture the design vision and heritage behind Homestead, all primary roof forms shall be designed as a gable forms in order to identify with the simple mountain and mining cabins found in the region. Secondary roof forms shall be designed to compliment the gable by utilizing shed and/or gable dormers.

The roof forms shall also be designed with special consideration to snow management. Roofs shall be designed to shed away from entryways, patios, decks and garage entrances. All roofs shall be designed to comply with Mt.

Crested Butte loading requirements. Primary and Secondary roofs shall have an overhang of no less that 12" to provide adequate snow shedding and runoff from building.

Roof Pitch

Primary roof pitches shall be appropriate to the architectural style of the building. Overhangs and eaves shall be detailed and proportioned to complement the architectural style of the building. Each building should strive to present one primary roof form. Secondary roofs include porch roofs, dormers, bays, cross gables and hips. Mono-pitches (shed roofs) and shed dormers are permitted. All Primary roofs shall have minimum pitch of 10:12; secondary roofs shall have a minimum roof pitch of 3:12.

Dormers

Dormers must be habitable and have symmetrical gable, hip, shed form. Dormers shall be placed a minimum of 3 feet from the side wall of the dormer to any outside building wall.

Roof Materials

All primary and secondary roofs shall be designed with recycled rubber/plastic "cedar shake" tiles, asphalt, asphalt/fiberglass, wood shingles or corrugated metal.

Ancillary Roof Elements

Roofs will be kept simple and free of visual clutter. Ancillary elements such as flues and vents shall be painted to match the roof material and hidden from view wherever possible.

Super-Insulated Roofs

All roofs within the Prospect Homestead will be designed as a super-insulated roof system. All roofs are required to have an R-45 minimum insulation system. This will help to eliminate thermal transfer and the creation of ice-dams.

4.7 Gutters, Downspouts and Snow Guards

Roofs at Homestead shall be designed to minimize the need for gutters, downspouts and snow guards. All exposed roof flashing, gutters, downspouts, vents and other roofing devices will be made of painted metal or aluminum to match the color of the adjacent roof materials.

4.8 Exterior Walls

The architecture of Homestead will be emphasized through the design and detailing of the exterior walls that help to define and articulate the form and massing. Homestead uses a rich but limited palette of exterior wall materials that form a cohesive neighborhood feel with compatibility between homes and an image that fits into the natural setting.

Exterior Materials

Appropriate materials for exterior building walls include stucco, cast or natural stone, stained cedar shingles and painted or stained wood or smooth-face or wood grained fiber-reinforced cement board siding. Corrugated metal siding is allowed.

The number of wall materials used on an elevation must complement the architectural style. Material changes shall generally occur along a horizontal line, typically at a floor line or a gable end. Vertical changes shall occur at logical articulations of the building wall, typically at inside corners. Lighter materials should be placed above those of heavier weight.

Stucco shall be a true 3-coat system composed of cement with integral color or painted. Smooth sand finish is required.

Wood or cement-based siding patterns shall be clapboard with maximum spacing of 61/4", drop-siding, or board-and-batten shall be painted or stained. Plywood simulating the above materials is prohibited.

Exposed foundations walls shall be kept to a minimum. When more than 6 inches of foundation is visible, walls shall be covered with stucco or a corrugated metal siding may be used.

Materials and colors for exterior components are to be submitted to the Prospect DRB for review and approval.

4.9 Doors and Windows

The design of windows and doors within the Homestead residences shall take into consideration two important characteristics. The first is to take advantage of the passive solar building orientation in Homestead. The second is to take into account the proportions and scale that reinforce the architectural theme.

The window and door configurations shall be designed in proportion to the structure and massing of the building and shall be primarily of rectangular patterns.

Window groups will be required to break down the scale of the composition by providing divided lights. Divided lights will be required on all windows on a residence to help reinforce the architectural character of the development. Windows shall be divided using simulated mullions and divided into 1/3rd frames.

Windows should be grouped and used in logical patterns that reveal the internal spatial organization of the home. Windows should be utilized to create visual interest and to prevent excessive areas of blank wall.

The following window types are permitted: Double-hung, single-hung, casement and awning. Horizontal slider windows are not permitted. Sliding glass doors are permitted.

Size and Proportion

Windows provide a great opportunity to create a human scale and refinement of proportion and pattern for each residence. A hierarchy and order to window patterns, sizes and placement must be established as a complement to the overall architectural composition. In keeping with the architectural heritage, window shapes must generally be of a vertical or square proportion and avoid complex and attention calling shapes. Specialty windows such as arches, half rounds, quarter circles, diamonds and rounds are not permitted.

Individual window proportions shall not be less than 1.6 vertical to 1 horizontal. (A window 30 inches wide must be a minimum of 48 inches high.) Proportions from 2 vertical to 1 horizontal up to 2.5 vertical to 1 horizontal are preferred. The exception being square accent windows.

Double front doors are only allowed with Prospect DRB review and approval.

Materials

Permitted door materials are painted or stained wood, hardboard or metal. Door color selection shall be coordinated with house color and be reviewed and approved by the Prospect DRB.

Windows shall be made of wood with aluminum clad exteriors; raw or clear unanodized aluminum window frames are not permitted. Fiberglass frame with wood or painted fiberglass interior are permitted.

Reflectivity and Shadow

In order to blend into the landscape it is important that buildings subdue reflective surfaces. Standard windows shall be used, oversized or picture windows are discouraged.

Configuration

Windows may be mulled together up to a maximum width of 9 feet. Greater widths must be reviewed and approved by the Prospect DRB.

Glass

Window glazing shall have a minimum U-value of .35 or lower. SHGC shall be a .40 or lower, unless on the South side to provide for Passive Solar Gain with appropriate mass and shading. Mirrored or tinted glass is not permitted. Window glass should be clear low E2-glass used to control solar heat gain.

4.10 Balconies, Decks and Railings

Balconies and decks shall be designed into the fabric of Homestead to offer pleasant outdoor spaces that enhance the livability of the home. Balconies should be designed with roof structures that protect them from snow shed. All decks shall be supported with heavy timber, rough cut glue-lams or cast stone accent structures. The balconies and decks shall be designed to relate to the scale and massing of the home and to enhance the overall architectural composition.

Balcony railings shall be designed to reflect the timber structural expressions found in the overall architectural theme with appropriate sizing, metal accents may be used if approved by the Prospect DRB. The underside of the balconies shall be finished with wood materials that compliment the exterior materials.

4.11 Exterior Colors

A primary goal of the architectural theme for the Homestead is to blend the buildings into the natural landscape. Therefore, the colors of exterior wood structural members and wall materials will be subdued and be of natural tones of wood as it takes on the patina of age. Exterior building colors will draw from the surrounding vegetation in subtle and understated tones such as those found in the surrounding natural environment.

Accent colors on details and trim may be used to enhance the architecture and bring individual expression and identity to residences. Colors shall be selected to compliment and enhance the subtle understated tones of the primary building colors.

4.12 Skylights and Solar Panels

Skylights are not permitted. The use of windows in dormers is encouraged.

Solar panels may be used if they are integrated into the architecture. Mounted panels that attach to the building at angles and pitches inconsistent with the surrounding structure are not permitted.

4.13 Garages

All residences within Homestead are required to have one enclosed parking spaces. Garages shall be designed to fit with in the main architectural massing of the residence.

A. Garage doors must be integrated with-in the architectural theme of the front elevation and shall be faced with wood or hardboard to give the appearance of smaller doors.
B. Garage doors facing the street shall be a maximum of 9 feet wide.
C. Garage doors heights should be 8 feet or 9 feet high, to allow larger vehicles.

4.14 Meter and Utility Hookups

Meters and utility hookups must be located in the most unobtrusive area where practical, and then screened with structure or landscaping, as approved by the appropriate utility company.

4.15 Exterior Lighting

All exterior lighting must be compliant with the requirements of the town of Mt. Crested Butte and shall comply with Dark Sky Initiative measures for full cutoff.

4.16 Sprinkler Systems

All buildings within the Homestead Community Housing development shall be fire sprinkler protected.

Section 5

Landscape Design Guidelines

5.1 Design Intent

The intent of the Landscape Design guidelines is to ensure that the natural native vegetation is protected, perpetuated and enhanced. This requires an especially sensitive approach to landscape and revegetation design that starts with the protection and preservation of the mountain environment.

5.2 Landscaping within Homestead

Any disturbance to the Open Space area outside of the "Limits of Disturbance" must be repaired by the Contractor/Owner before the Prospect Design Review Board will grant an approval of completion. If the damage is not repaired within a timely manner the Prospect Design Review Board may assess the Contractor/Owner an amount sufficient to repair the Open Space Area outside the limits of disturbance, according to the standards set forth in the *Guide for Plant Appraisal,* authored by the Council of Tree and Landscape Appraisers.

Construction activities include, without limitation, to grading, feathered grading, building site access, and the placement, staging, and storage of materials. Therefore all construction improvements must be located within the Limits of Disturbance.

Within the site or in areas immediately surrounding a home, landscape materials should be used to compliment the architecture of the home, define outdoor space, frame both on-site and off-site views, establish background and foreground balance and allow maximum solar exposure during the winter months.

Within the Homestead site there are three distinct zones with unique landscape characteristics and requirements: the Open Space Area, Common Area, and the Community Housing Private Lots. *(See Homestead Landscape Site Plan for delineated zones.)*

Open Space Area

The Open Space Area is that portion of the site which exists outside the "Limits of Disturbance" and must remain in its natural, undisturbed appearance. The Open Space Area includes all indigenous vegetation and land features such as drainage corridors, wetlands, and steep slopes. This protected Open Space Area is intended to be preserved and protected during construction, but will also continue in existence after the construction process is completed.

Landscaping within the Open Space Area is restricted. Cleaning of debris and limited trimming is allowed. Supplemental landscaping is permitted on a case-by-case basis. Such landscaping shall be subject to the provisions in the Landscape Zones section below. Approval from the Design Review Board must be granted prior to performing any work in the Open Space Area. Plans for improving the Open Space Area must be submitted as a part of the landscape plan requirements.

Any Open Space Area that is inadvertently disturbed shall be re-vegetated to its natural state. Due to the short growing season and harsh alpine environment, supplemental irrigation of re-vegetation areas is required and shall be used until native plant material is re-established. Trees planted as part of a re-vegetation effort may continue on the irrigation system, but it is recommended that once the trees are established the irrigation be slowly decreased and eliminated. If the Open Space Area is not re-vegetated, the Design Review Board will evaluate the disturbance and cost of restoration and the Owner/Contractor will be fined for the cost. The final approval will be withheld until the payment of the fine.

Common Area

The Common Area is that portion of Homestead which exists between the Open Space Area and the Community Housing Private Lot. Common Areas will be maintained by the Homestead HOA. The purpose of the Common Area is to provide a buffer, or gradual transition between the Open Space Area and the Community Housing Private Lot. The Common Area provides an area for community recreation and events; allowing playgrounds, barbeques and any other community amenity approved by the Homestead HOA. The seeding of native perennial grasses and wildflowers should be used when re-establishing Common Areas adjacent to Open Space areas. Common Areas used for recreation may utilize sod or other seed mixes that provide a durable lawn area.

See Appendix B-1 and B-2 for acceptable native plant material that can be located within the Common Area of the site.

An irrigation system needs to be carefully designed and installed to preclude over-spray or runoff onto the Open Space Area.

Community Housing Private Lots

The Community Housing Private Lots is that portion of the site that exists within the individual homeowner's lot. This is separated from the Open Space Area by the Common Area. The purpose of this area is to allow for less restrictive planting materials. This less restrictive planting pallet will allow for the use of larger plantings that help soften the architecture and blend the height of the structures back to the low landscape plantings found in the natural areas.

This is the only area of the site where non-native and ornamental plantings may be introduced. It is strongly recommended that the use of non-native/ornamental plantings be limited due to the low survival rates of the alpine environment. The list of plants found in Appendix B-2 provides a good source for reliable plants that will bring color and accent to any outdoor living area. Annual color is best restricted to seasonal, above ground planters that can be taken inside during the winter months.

The paramount goal of Homestead is to ensure a harmonious blending with the surrounding natural mountain environment. While exotics and ornamentals are allowed in the private areas, those plants on the prohibited list of species shall not be allowed, even in the private areas. (Reference Appendix B-4)

Homeowners will be responsible for maintaining individual flower beds, gardens and any other specialized landscape feature installed by the homeowner. Homestead HOA will provide landscaping and lawn care for all other area within Homestead which will be paid through HOA monthly fees.

5.3 Landscape Palettes

The native plant material present on Crested Butte Mountain is the basis of the landscape palettes that have been developed for use within Homestead.

Landscape plans for all areas, including restored Open Space Area, Common Area and Community Housing Private Lots must be submitted to the Design Review Board for review and approval. A complete plant list shall accompany all plans indicating plant species, quantities and sizes.

Native Plant Palette (Appendix B-1)

The Native Plant Palette found in Appendix B-1 contains plant materials common to Prospect and Homestead. Although this palette is recommended for all areas, its use is only required within restored Open Space Areas along with the Approved Revegetation Plant List. Typical situations where this palette would apply are right-of-ways, streetscapes, construction scares, drainage tracts, restored Open Space Areas and Common Areas. Restoring the Open

Space Area requires attentiveness to the surrounding environment and exercising care to replicate natural densities and species relationships.

No substitutes will be accepted for any of the plant varieties listed due to the risk of introducing an invasive/aggressive weed that will spread throughout Prospect and adjoining natural environments.

Common Area Plant Palette (Appendix B-2)

The Mountain Regional Plant Palette found in Appendix B-2 is a broader palette available for use in key accent areas within Homestead, such as entrances and Common Areas. The Mountain Regional Plant Palette includes introduced species and other alpine region plants that perform well in the Crested Butte Mountain area and provide supplemental color to the Native Plant Palette.

Revegetation Seed Mix (Appendix B-3)

A general seed mix for use in reclaiming disturbances throughout the project site is found in Appendix B-3. This seed mix includes native shrubs, sub-shrubs, grasses and wild flowers. Grasses form the basis of the mix. However, wildflowers are also emphasized.

Prohibited Plant Materials (Appendix B-4)

A list of Prohibited Plant Materials is provided in Appendix B-4. These plant materials are not permitted under ***ANY*** circumstances. These materials are potentially destructive to the Native Species because of their weed-like growth.

5.4 Landscape Design Considerations

The scale of landscape materials and the overall landscape design shall be integrated with the natural mountain landscape and local plant communities. New planting shall complement existing plant communities and be located to visually extend existing vegetative edges. The functional uses of plant materials for buffering westerly winds, providing seasonal shade and screening of undesirable views should be considered. The judicious use of color and texture should also be considered in the selection of landscape materials. The present and mature size of new landscape material should be considered when selecting landscaping materials. Due to the relatively short growing season at Homestead, conifer trees are to be a minimum of 6 – 8 feet tall and deciduous trees are to have a 1–2 inch caliper trunk. Trees of this size tend to adapt and establish growth quickly.

Composition

The composition of the plant materials must consider present and mature size, framing of certain views, background and foreground balance, relationship to the architecture and other site textures, and judicious use of color and texture.

5.5 Landscape and Plant Materials

The landscape design of each home shall blend with its overall setting. New plantings are to be selected and located to protect important view corridors, help to define use areas on the site, and screen outdoor service areas. Landscape improvements shall incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize areas of intensive irrigation.

Landscape Guidelines for all Landscape Zones

Although design and selection of plant material will vary with each residence, there are several principles that should be used in all landscapes at Homestead:

A. Large scale masses of plant material should be used as opposed to single unrelated plants, with the exception of tree-lined streets.
B. The use of hardscape paving should be minimized.
C. Plant material that contrasts with existing vegetation should be avoided. The incorporation of indigenous plant materials is required.
D. Indoor/outdoor relationships are important.
E. Water conserving plant materials and native vegetation are appropriate for Private Lots landscaping.
F. Minimize turf areas and provide proper and ample soil preparation.
G. Site grading should divert runoff to benefit existing and proposed plant material.
H. Duplicate the informal character of native vegetation (deer resistant).
I. Mountain meadows are to be extended into the Open Space Areas.
J. Ground covers, wildflower sod and area seeding must consist of certified weed free seed mix and native plant species and must be installed according to standard local practices.
K. Plant materials used for erosion control must be used to establish rapid surface stabilization. Additional stabilization measures may be required.
L. Wetland areas must be protected from disturbance during construction.
M. Automatic irrigation systems are required for all revegetation areas. These systems may be abandoned when plantings are well established or after a minimum of two growing seasons. All irrigated areas and irrigation systems shall be in compliance with the Town of Mt. Crested Butte.
N. Plant materials must be grouped in logical relationships that are consistent with natural patterns.

Prospect Homestead Landscape Plant Requirements

As per Mt. Crested Butte Town Code Sec. 21-304 Absolute Design Policies, Prospect Homestead PUD shall submit for Design Review the Homestead Master Landscape Plan. As outlined above, landscaping and re-seeding of Open Space, Common Areas and Private lots shall utilized the suggested palettes of plant materials for each area.

The Homestead Master Landscape Plan includes the overall quantity of plant materials proposed for Homestead along with pedestrian paths, bus stop and other site amenities. This plan is a conceptual representation of CBMR's and the Town of Mt. Crested Butte's landscaping intentions. The quantity of plant materials required for each building or phase will be recorded by the Town of Mt. Crested Butte Planning Staff and counted towards the overall total as Homestead is built-out over the next five years.

As individual buildings are submitted for Design Review the minimum landscape requirements must be met. However, if a surplus of plant material exists due previous landscaping on buffer zones and Common Areas, these credits may be used towards the individual building.

Total Plant Material Quantities:

Conifers Trees:	100 total; includes 60 ea. of 6'-8' and 40 ea. of 8'-10'
Deciduous Trees:	120 total; see native plant palette
Shrubs:	120 total; see native plant palette
Common Area seed mix:	32,000 S.F.
Native seed mix:	72,000 S.F.

Of the total of 37 units, each unit will require that at least 2.5 conifer trees, 3 deciduous trees and 3 shrubs are incorporated into the Landscape Site Design. These landscape requirements may be used in the Open Area and Common Areas and do not need to be planted on the specific lot.

Landscape Size Requirements

New trees and shrub plantings must meet or exceed the following size requirements:

A. Deciduous trees: 40% to have a 2–2&1/2 inch caliper, 60% to have a 1–1&1/2 inch caliper.
B. Evergreen trees: 40% to have a minimum of 8 - 10 feet in height, 60% a minimum of 6 - 8 feet in height.
C. Shrubs: to have a five (5) gallon container, minimum.
D. Ground cover: to have a one (1) gallon container, minimum.

5.6 Re-vegetation and Landscape Restoration

Preserving the native vegetation is both cost-effective and ecologically sound. The Crested Butte Mountain area contains rocky, very well-drained soils and experiences long winters, short growing seasons, and mild summers. These conditions combine to make re-vegetation of trees and shrubs difficult. The best strategy is to minimize site disturbance.

All areas disturbed during construction shall be revegetated using plants native to the area (see Appendix B-1). The first 12-18 inches of topsoil from all impact sites must be salvaged for use during the revegetation process. BioSol, an organic fertilizer, shall be applied at the rate of 1,500 pounds per acre to all revegetated areas. All areas that are revegetated shall be treated with weed-free mulch and steep slopes subject to erosion, protected with an erosion control fabric.

Commercially Available Native Plant Material

Appendix B-2, Commercially Available Native Plants, identifies native plants found throughout Prospect and Homestead that are available commercially as live plants. These native plants shall be used to revegetate all disturbed areas. These native plants can also be used to enhance the Open Space, Common Areas and Community Housing Private Lots. Seed mix shall be certified "weed free".

Appendix B-3, Revegetation Seed Mix, presents a general seed mix for use in revegetating disturbed areas throughout Homestead. This seed mix includes native shrubs, sub-shrubs, grasses and wildflowers. Grasses form the basis of the mix; however, wildflowers are also emphasized. Seed mix shall be certified "weed free".

Weed Control of Revegetated Areas

Weed infestation of revegetated areas and landscaping is a problem which must be controlled. Weeds that present the biggest problem include chamomile (Anthemis cotula), Canada thistle (Cirsium arvense), yellow sweet clover (Melilotus officinalis), dandelion (Taraxacum officinale), red clover (Trifolium pratensis), and white Dutch clover (Trifolium repens).

The mulch used in revegetation often contains the seed of weedy plants. Both native hay and "weed free straw" are often a source of weed seed and should not be used. It is recommended that either wood chips or synthetic materials be used as mulch. For areas that are re-seeded only, a **certified** weed free straw may be applied.

The following additional control measures shall be implemented:

A. Minimize disturbances to the smallest areas required.

B. Salvage 12-18 inches of topsoil from all disturbed sites and use for revegetation.
C. Revegetate as soon as possible following disturbances.
D. Water revegetation areas to encourage the quick establishment of native plants.
E. Monitor revegetation success.
F. Reseed areas that are poorly vegetated.

Direct weed control procedures include:
A. Mow weeds before they produce seed.
B. Use a broadleaf herbicide for spot weed control.

5.7 Irrigation and Water Conservation

Homestead's goal is to minimize irrigated areas to conserve water. Except for existing native grasses, all grassed and formally landscaped areas of each property must be irrigated. Xeriscape design concepts should be adhered to in conjunction with the specification of drought tolerant plants combined with minimal irrigation. An irrigation specification must be submitted as a part of the landscape plan to the Design Review Board.

5.8 Time of Installation

The Design Review Board may modify the review and approval procedures to accommodate the timely installation of plant materials due to the limited construction periods in the mountains because of weather constraints.

5.9 Maintenance

All trees, shrubs, groundcovers, grasses, vegetation and irrigation systems with the exception of the homeowner's private flowerbeds, gardens or specialty plantings will at all times be kept and maintained by the Homestead HOA. Any trees, shrubs, groundcovers, grasses and vegetation that are maintained by the Homestead HOA that die or fail to grow shall be promptly replaced by the Homestead HOA.

5.10 Xeriscape

The basic design concept of Prospect and Homestead is to tread lightly on the land and its natural vegetation. Site improvements must be designed in such a way that the natural vegetation is maintained and enhanced with new compatible plant materials. (See Appendix B)

Xeriscape is a landscape concept used to save water and reduce or eliminate chemical use through the incorporation of native plants.

The use of landscape materials immediately adjacent to a residence is relatively unrestricted. In other areas, removed from the residence, the introduction of materials is limited to species currently found in the local plant community. It must be emphasized that this region experiences extreme differences in climate. The Xeriscape concept is appropriate here because of the reduced water use, hardiness to freeze and drought, and native Alpine aesthetic in the character of the plants. Xeriscape is based on seven principles that will help save water, reduce non-point source pollution, and produce a sustainable environment.

1. **Have a Plan**
   Good design can help reduce water use. Slopes, orientation, soil, microclimate, and plants must all be considered. Inventory all existing plant material: trees, significant shrubs, grasses and wildflowers.

2. **Improve the Soil**
   Soil improvements are essential particularly when using plants that require less water. Organic compost should be mixed into lawn topsoil and plant beds to improve soil moisture and fertility holding capacities. Maintenance can be greatly reduced with the proper addition of composted organic matter.

3. **Limit Lawn Areas**
   Lawns offer many benefits, and it makes sense to plant grass where it is appropriate. Lawns anchor soil against wind and water erosion, and provide a safe surface on which children can play. Lawns also offer landscape variety when mixed with trees, shrubs, and other plants.

   However, in some situations, lawns simply are not practical. Lawns located on steep slopes or narrow strips, in the shade, and in areas that receive heavy foot traffic are poor choices. Instead, consider terraced flower beds on slopes, ground-cover plants in narrow strips, perennials or shrubs for shady areas, and a patio, flagstone path or sidewalk for heavily traveled areas.

   Where lawns are appropriate, consider a substitute grass that grows well with less water. Dark green turf-type tall fescue grows deep roots and requires less irrigation when planted on well-prepared soils. Tall fescue also tolerates wear and tear from children playing.

4. **Use Mulch**
   Mulching reduces soil moisture loss, improves water and air penetration into the soil, and keeps soil temperature above freezing longer in the fall. These conditions are conducive to root growth and therefore improve plant growth.

5. **Choose Low Water Use Plants**
   Native and low-water use plants can survive on a minimal amount of water after they are established and generally require little pruning, or fertilizing, are naturally resistant to disease and deer, and provide habitat for beneficial insects. Select plant material to match light, soil, and moisture conditions of site.

6. **Water Efficiently**
   Putting the correct amount of water in the right place at the right time is essential for healthy plants. Place plants with similar watering needs together. Then, separate irrigation zones can be used to water each area: spray irrigation for lawns, drip irrigation for shrubs and ground covers. Mt. Crested Butte Water and Sanitation District may implement restrictions for irrigation, including designated watering days or allowed time of irrigation.

7. **Practice Good Maintenance**
   Ongoing attentive maintenance will help preserve the beauty of any landscape and reduce water loss. Attention to irrigation systems, weeding, pruning, and mowing all help reduce water use. Minimizing chemical pest controls and fertilizer requirements are goals that each homeowner should embrace at Homestead. Use plant materials that provide disease, pest, and deer resistance.

Section 6

Construction Regulations

It should be noted that this section regarding Construction Regulations is intended to apply to initial construction of an approved structure as well as any subsequent remodel, addition or other alteration approved by the Design Review Board and the Town of Mt Crested Butte.

6.1 Pre-Construction Conference

After receiving Final Approval from the Design Review Board (DRB) and the Crested Butte Fire Protection District, and prior to the commencement of construction, a Pre-Construction Conference must be held with the Property Owner or Owner's Representative, the Builder, and a Representative of the DRB. At the Pre-Construction Conference all Construction Regulations will be reviewed and discussed. The General Contractor will provide a detailed Construction Plan that will identify the area of construction, the limits of disturbance, lay-down areas, construction access drive and parking areas, temporary building size and location, erosion control measures, dumpster location, temporary toilet location, and location of any special equipment such as a tower crane. Prior to the Pre-Construction Conference the General Contractor shall survey the primary corners of the buildings, survey the limits of construction disturbance, and have temporary fence erected for the protection of existing vegetation outside of the limits of disturbance.

Written approval of the Construction Plan, survey, and fencing shall be obtained from the DRB Representative prior to the start of any construction activity including site clearing and excavation.

Hours of Construction

Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays and 11:00 am to 6:00 pm on Sundays.

6.2 Noise and Dust Control

The General Contractor shall be responsible for controlling noise from the construction site including the noise associated with construction activity and loud music.

The General Contractor shall take necessary steps to control dust originating from construction activity and vehicles on site. No blasting may be performed on the site without authorization of the Town Zoning Administrator and Crested Butte Fire Protection District (CBFPD).

6.3 Site Protection/ Erosion Control

In order to preserve and protect the sensitive natural environment at Homestead, the General Contractor shall be responsible to establish and implement an Erosion Control and Revegetation Plan suitable to the DRB and the Mt. Crested Butte Zoning Administrator. This plan must address soil stabilization, control of drainage and runoff, and timely revegetation of disturbed areas. Temporary construction fencing is required around the entire work area as approved by the DRB.

6.4 Utilities

The General Contractor must coordinate with the DRB prior to installing any temporary or permanent utilities. Utilities cannot be installed until an excavation permit has been issued by the Town and the CBFPD has approved gas service locations.

6.5 Parking

All on-site parking during the construction period including construction workers vehicles must park within the areas designated on the Construction Plan approved by the DRB. The General Contractor must coordinate with the DRB to facilitate any other parking arrangements or the transporting of construction workers to and from remote parking areas. No on street parking will be allowed without the specific written approval of the DRB.

6.6 Trash and Clean-up

The General Contractor shall be responsible for maintaining a clean and orderly job site at all times. All construction materials and equipment shall be stored in designated material storage and lay down areas. At the end of each day of construction all trash and construction debris shall be deposited in a suitable trash dumpster or removed from the site. Dumpsters must be covered with an integral lid or a secured tarp. Dumpsters must be emptied before materials exceed their limits.

6.7 Signage

No signs shall be displayed on any construction site without the written approval of the DRB.

One construction sign will be allowed for each project. The sign shall be approved by the Prospect DRB.

The construction sign must be removed within 30 days of completion of construction and prior to the issuance of the Certificate of Compliance by the DRB. *(See Section 2.1 for requirements for Certificate of Compliance.)*

6.8 Construction Trailers

Contractors must obtain written approval from the DRB for all construction trailers. No campers will be allowed.

6.9 Pets

No Contractor pets are allowed on site at Homestead.

6.10 Security

All fences shall be approved by the DRB. Security lights, except motion sensor-activated, audible alarms and guard animals are not permitted.

6.11 Fees

The DRB may establish a fee system for violations of policies set forth in these Design Guidelines.

6.12 Damage Repair and Restoration

Damage and scarring to other properties, including open space, right of way landscaping, adjacent homesites, common irrigations, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the site. Upon completion of construction, each Owner and Builder will be responsible for cleaning up the construction site and the repair of all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRB, and repair of streets, driveways, pathways, drains culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRB or the Prospect Property Owners Association will be billed to the Owner. Failure to remedy damage as directed by the DRB will result in the cost of the damage repair being deducted from the damage and performance deposit or performance bond posted by Owner.

Appendix A

Definitions

Prospect Homestead Community Housing development is also regulated by the Town of Mt. Crested Butte as described in the *PUD III Guide* dated January 15, 2002. In the case of conflicts between these Guidelines and the *PUD III Guide*, the *PUD III Guide* shall govern. Unless the context otherwise specifies or requires, the use of the following words or phrases within these Design Guidelines shall have the meanings defined below:

Applicant
An owner of property at Homestead or an Owner's Representative who seeks approval from the Design Review Board to undertake any work regulated by this document.

Architect
An Architect licensed in the State of Colorado.

Association
The Homestead Homeowners Association - a Colorado non-profit corporation, and its successors and assigns.

Basements
That portion of a structure as defined by the Uniform Building Code.

Best Management Practices (BMP)
The mitigating measures and techniques applied as a result of an erosion control and storm water management plan (see Design Guidelines appendix E).

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

Building
See definition for Structure.

Building Height
The vertical distance between the average grade of a structure and the midpoint of the highest point of the structure, or to the coping of a flat roof, or to the midpoint of the highest ridge of a sloping roof.

Compliance Deposit
The deposit that the Owner is required to deliver to the Prospect at Mt. Crested Butte Design Review Board prior to commencing construction activity.

Construction Site
A site upon which construction activity takes place within the Limit of Disturbance.

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

Construction Vehicle
Any car, truck, tractor, trailer or other vehicle used to perform any part of a construction activity or to transport equipment, supplies or workers to or from a construction site.

County
County, when capitalized and italicized shall mean Gunnison County in the State of Colorado.

Covenant, Conditions and Restrictions (CC&Rs)
Covenants, Conditions and Restrictions shall refer to the Declaration of Covenants, Conditions and Restrictions for Homestead at Prospect, a planned community, Town of Mt. Crested Butte, Colorado, recorded on ?, at Reception No. ?, in the records of Gunnison County, Colorado.

Declarant
CBMR Real Estate, LLC, a Colorado limited liability company, its successors and assigns.

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

Design Review Board (DRB)
The committee appointed by the Declarant or the Association as described in the *Covenants, Conditions and Restrictions* (CC&Rs) as the "Design Review Board." The DRB shall review and either approve or disapprove proposals and/or plans and specifications for all *construction activity* within Prospect.

Excavation
Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which result in the removal of earth, rock, or other substance or any grading of the surface.

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

Floor Area

Floor area as defined, measured and regulated by methodology and *terms* described in the *PUD III GUIDE*.

Footprint
Building square footage within the foundation of the house, including garage, excluding decks or patios.

Garage
A fully enclosed structure or an area within a fully enclosed structure with one door for parking motor vehicles. Each parking space within a garage shall be a minimum of 10 feet by 24 feet, but additional space should be provided for storage.

Grade or Average Grade
The average of the finished ground level at the midpoint of each of the four (4) principal elevations. When the ground level at the midpoint of an elevation is questionable, the Town of Mt. Crested Butte Planning Commission shall determine ground level.

Improvement
Any changes, alterations or additions to a property including any excavation, fill, structures, buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences and signs. Any changes or alterations to a property as defined in the PUD III GUIDE.

Landscape Architect
A person licensed to practice landscape architecture in the State of Colorado.

Lot
Shall mean a parcel or lot as shown on a Final Plat of Prospect Homestead.

Member
Each person or entity who holds a membership in the association.

Open Space Area
This area is to be primarily left undisturbed except for approved disturbances which includes driveways, utilities, BMPs, and approved landscaping.

Owner
Owner means the record holder, whether a person, firm, corporation or partnership, of legal title to the fee simple interest in a Lot or interest therein in Prospect Homestead.

Homestead at Prospect Final Plats
The Subdivision Plat document showing easements and lot lines as recorded in the records of Gunnison County, Colorado.

PUD III Guide

The *PUD III Guide* is the site specific development plan approved by the Town of Mt. Crested Butte by Ordinance No. 3. All owners and applicants at Homestead are bound by the terms of the *PUD III Guide* entitlement document.

Residence
The building or buildings, including any garage, used for residential purposes, constructed on the site, and any improvements constructed in connection therewith.

Structure
A structure is that which is built or constructed, an edifice or building of any kind, or any piece or work artificially built up or composed of parts joined together in some definite manner. (1997 Uniform Building Code or other such building code version – as amended – currently in effect and use in Mt Crested Butte). A structure as defined in the PUD III Guide.

Xeriscape
Utilizing native, drought tolerant, and compatible plant material to create integrated environments that are diverse in color, texture and density while being water conservative.

Appendix B-1

Native Plant Palette

Botanical Name	*Common Names*	*Spruce/Fir Forest*	*Lodgepole Pine Forest*	*Aspen Forest*	*Meadow Complex*	*Wetlands*
					Vegetation Types	
TREES						
Abies lasiocarpa	Subalpine Fir	SF	LP	AF		
Picea engelmannii	Engelmann Spruce	SF	LP			
Picea pungens and smaller species 'Fat Alber', 'Globosa', 'Mesa Verde', Montgomery'	Colorado Spruce, Blue Spruce	SF		AF		
Pinus contorta	Lodgepole Pine	SF	LP			
Populus tremuloides	Aspen	SF	LP	AF		
Pseudotsuga menziesii	Douglas Fir	SF	LP	AF		
SHRUBS						
Alnus incana ssp.tenuifolia	Alder					W
Artemesia cana	Old Man Wormwood				MC	W
Betula occidentails (B. fontinalis)	River Birch					W
Chrysothamnus viscidiflorus	Green Rabbitbush				MC	
Distegia involucrata	Bush Honeysuckle	SF	LP			W
Potentilla fruticosa	Shrubby Cinquefoil				MC	W
Ribes aureum	Yellow Currant			AF	MC	W
Ribes cereum	Golden Currant		LP	AF	MC	
Rosa woodsii	Wood Rose		LP	AF	MC	
Salix bebbiana	Bebb Willow					W
Salix Boothii	Booth Willow					W
Salix brachycarpa	Barrenground willow					W
Salix drummondiana	Drummond Willow					W
Salix geyeriana	Geyer Willow					W
Salix monticola	Mountain Willow					W
Salix planifolia	Diamondleaf Willow					W
Salix wolfii var. wolfii	Wolf Willow					W

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Sambucus microbotrys (S. racemosa)	Red Elderberry	SF	LP	AF	MC	
Seriphidium tridentata or Artemesia tridentata	Big Sagebrush				MC	
Shepherdia canadensis	Russet Buffaloberry		LP			
Symphoricarpos rotundifloius	Snowberry	SF		AF	MC	
SUBSHRUBS (Ground Cover)						
Arctostaphylos uva-ursi	Kinnikkinnik	SF	LP			
Eriogonum umbellatum	Wild Buckwheat				MC	
Juniperus communis subsp. Alpina	Common Juniper	SF	LP	AF		
Mahonia repens	Oregon Grape		LP	AF		
Vaccinium myrtillus subsp. oreophilum	Wortleberry	SF	LP			
PERENNIALS (Grasses & Grass-likes)						
Agrostis scabra	Rough Bentgrass				MC	W
Calamagrostis canadensis	Bluejoint Reedgrass	SF		AF		W
Carex aquatilis	Water Sage					W
Carex microptera	Swallwing Sage					W
Carex nebrascensis	Nebraska Sage					W
Carex ultriculata (C. rostrata)	Beaked Sage					W
Deschampsia caespitosa	Tufted Hairgrass					W
Eleocharis palustris	Creeping spikerush					W
Festuca brachyphylla subsp. coloradensis	Alpine Fescue				MC	
Festuca thurberi	Thurber Fescue			AF	MC	
Glyceria striata	Fowl Mannagrass					W
Juncus arcticus ssp. ater (J. balticus)	Bultic Rush					W
Phleum commutatum	Alpine Timothy				MC	
Poa palustris	Fowl Bluegrass					W

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PERENNIALS (Wildflowers)						
Aconitum columbanium	Monkshood	SF				W
Adenolinum lewisii (Linum)	Wild Flax				MC	
Agastache uricifolia	Nettleleaf giant hyssop				MC	
Antennaria parvifolia	Smallleaf Pussytoes		LP		MC	
Antennaria rosea	Rossy Pussytoes		LP		MC	
Aquilegia caerulea	Colorado Columbine	SF		AF	MC	
Calochortus gunnisonii	Mariposa Lily			AF	MC	
Caltha leptosepala	Slender Sepal Marsh Marigold					W
Campanula rotundifolia	Bluebells of Scotland	SF		AF	MC	
Dodecatheon pulchellum	Shootin Star	SF				W
Dugaldia hoopesii (Helenium)	Orange Sneezeweed				MC	
Equisetum arvense	Field Horsetail				MC	W
Equisetum hyemale	Scouring Rush					W
Eucephalus engelmannii (Aster)	Eanglemann's Aster	SF		AF	MC	
Geranium richrdsoni	Richardson's Geranium	SF	LP	AF	MC	
Geum macrophyllum	Largeleaf Avens					W
Heracleum spondylium ssp. montanum	Cow Parship			AF	MC	W
Ipomopsis aggregata	Scarlet Gilia				MC	
Iris missouriensis	Rocky Mountain Iris				MC	W
Lupinus argenteus	Silvery Lupine	SF			MC	
Mertensia ciliata	Chiming Bells					W
Mimulus guttatus	Common Monkey Flower					W
Penstemon strictus	Rocky Mountain Penstemon				MC	
Polemonium pulcherrimum subs. Delicatum	Skunkleaf Polemonium	SF	LP			
Potentilla hippiana	Wooly Cinqefoil				MC	
Thalictrum fendleri	Fendler Meadowrue	SF		AF	MC	
Veratrum tenuipetalum	False Hellebore				MC	W
Vicia americana	American Vetch			AF	MC	

Appendix B-2

Common Area Plant List

Botanical Name	*Common Names*	*Deciduous (D) Evergreen (E)*	*Height*	*Remarks*
TREES				
Abies concolor	White Fir	E	40-60'	Neat pyramidal form
Abies lasiocarpa	Subalpine Fir	E	50-100'	Good drainage but not hot, dry slopes
Alnus tenuifolia	Thinleaf Alder, Mountain Alder	D	30'	Tolerates moist soil; reddish-gray bark
Juniperus communis	Common Juniper	E	1-3'	Appreciates some shade
Juniperus scopuloroum	Rocky Mt. Juniper	E	20-50'	Pyramidal form
Populus angustifolia	Narrow Leaf Cottonwood	D	50'	Adaptable
Populus balsamifera	Balsam Poplar	D		Moist soils
Populus tremuloides	Quaking Aspen	D	40-70'	Rich, moist soils
Prunus virginiana melanocarpa	Common Chokecherry	D	20'	White flower, re-purple fruit
Picea engelmannii	Engelmann Spruce	E	80-100'	Best along streams and springs
Picea pungens and smaller species 'Fat Alber', 'Globosa', 'Mesa Verde', Montgomery'	Colorado Spruce, Blue Spruce	E	70-100'	Tolerates streams and springs
Pinus aristata	Bristlecone Pine	E	20-40'	Well drained soil
Pinus contorta	Lodgepole Pine	E	20-80'	Well drained soil
Pinus flexilis	Limber Pine	E	40-50'	Well drained soil; tolerates dry, rocky slopes
Pseudotsuga menziesii	Douglas Fir	E	50-80'	Wind tolerant

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SHRUBS

Alnus incana ssp.tenuifolia	Alder			
Acer glabrum	Rocky Mountain Maple	D	30'	Good for north exposures
Amelanchier alnifolia	Western Serviceberry, Saskatoon Serviceberry	D	30'	Good on dry, rocky slopes. Star shaped white flowers
Artemesia cana	Old Man Wormwood	D	3'	Silver gray
Artemesia frigida	Fringed Sage	D	6-12"	For naturalized plantings
Artemesia ludoviciana	Prairie Sagebrush	D	1-4'	Dry sun, to 10,000'
Artemesia tridentata or Artemesia seriphidiium	Big Sagebrush	D	5-10'	Pungent aroma
Artemesia tridentata vaseyana	Mountain Sage	D	??	Pungent aroma
Betula glandulosa	Bog Birch	D	3-6'	Moist to adaptable, fall color
Cercocarpus montanus	Mountain Mahogany	D	4-6'	Good on dry, rocky slopes. Feather like seed heads.
Cornus stolonifera	Red Twig Dogwood, Red-osier Dogwood	D	3-10'	Moist soil. Colorful red stems in winter.
Cotoneaster acutifolia	Peking Cotoneaster	D	6-8'	Hardy above 10,000'
Holodiscus dumosa	Rock Spirea	D	3-4'	Good on dry, rocky exposures. Showy, creamy flowers.
Jamesia americana	Cliff Jamesia	D	1-5'	Rocky slopes. Showy flowers.
Lonicera involucrata	Twinberry Honeysuckle, Bearberry Honeysuckle	D	2-10'	Likes moist, rich soil. Glossy, green foliage.
Lonicera korolkowi	Zabels Blueleaf Honeysuckle	D		Tolerates shade
Mahonia repens	Creeping Oregon Grape	D/E	10-16"	Low, creeping broad leaf plant. Shade tolerant.
Potentilla fruticosa	Shrubby Cinquefoil	D	6-36"	Dry, sunny slopes. Bright, yellow flowers.
Ribes aureum	Golden Currant	D	6'	Purple-black berries
Ribes cereum	Squaw Currant	D	2-8'	Bright red berries
Rosa woodsii	Wood Rose			
Rubus deliciosus	Boulder Raspberry	D	3-6'	Large white flowers
Rubus parviflorus	Thimblebery	D	??	??
Salix drummondiana 'Bluestem'	Bluestem Willow	D		Good near streams or ponds.

Salix exigu	Sandbar Willow, Coyote Willow	D	8-12'	Good near streams or ponds.
Salix monticola	Mountain Willow	D	8-12'	Striking yellow twigs in winter
Salix wolfii 'Climax'	Climax Willow	D		Good near streams or ponds.
Sambucus pubens	Red Berried Elder	D	6-8'	Showy white flowers with scarlet berries.
Shepherdia canadensis	Russet Buffaloberry	D	7'	Shade tolerant.
Sorbus scopulina	Native Mountain Ash, Western Mountain Ash	D	20'	Moist soils.
Symphoricarpos rotundifolius	Mountain Snowberry	D	2-4'	White berries

PERENNIAL/ GROUNDCOVER			
Antennaria rosea	Pussytoes	2-3"	Low silver mat, pinkish flowers
Aquilegia caerulea	Rocky Mountain Columbine	15-20"	Colorado state flower
Arctostaphylos uva-ursi	Kinnikkinnik	6"	Shiny evergreen, berries
Campanula rotundifolia	Bluebells of Scotland	4-24"	Small blue bells
Centranthus ruber	Jupiter's Beard	2-3'	Red, white varieties
Chamerion angustifolum	Fireweed	3-5'	Pink spikes
Delphinium elatum	Delphiniium	4-5'	Blue, white, purple
Dianthus barbatus	Sweet William, Pinks	8-12"	Red and pink shades
Dianthus spp.	Cottage Pinks	4-18"	Red and pink shades
Dicentra spectabilis	Bleeding Heart	1-2'	Shady exposure
Eriogonum umbellaum	Sulphur Flower	6-12"	Yellow buttons
Gailiardia aristata	Blanket Flower	1-2'	Red and orange
Geranium macrorrhizum	Adriatic Cranesbill	12-15"	Magenta
Geranium viscosissimum	Sticky Geranium	1-3'	Native - pink
Iris germanica	Bearded Iris	2-3'	Many colors
Iris siberica	Siberian Iris	18-30"	Blue, purple, white
Leucanthemum x sperbum 'Alaska'	Shasta Daisy	2-3'	Daises
Mimulus guttatus	Yellow Mondy Flower	1-2'	Bright yellow
Myosotis alpestris	Forget-Me-Not	6-8"	Dainty blue
Narcissus spp.	Daffodil	10-18"	Yellow, white
Paeonia officinalis	Peony	3'	Long lived

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Papaver alpinum	Alpine Poppy	5-6"	Lacey foliage
Penstemon hirsutus 'Pygmaeus'	Pygmy Purple Penstemon	6-8"	Purple
Potentilla hippiana	Wooly Cinqefoil	12-18"	Yellow
Ranunculus repens	Single Creeping Buttercup	6-8"	Vigorous creeper
Rosa woodsi	Wild Woods Rose	2-4'	Pink
Saxifraga x arendsii	Mossy Saxifrage	6-8"	Rose-pink
Sedum acre evergreen	Goldmoss Stonecrop	2-4"	Ground cover
Sempervivum	Hens and Chicks	2-4"	Succulent rosettes
Thermopsis divaricarpa	Golden Banner	18-24"	Yellow
Viola corsica	Corsican Violet	6-8"	Purple-blue

VINES			
Clematis ligusticifolia	Virgins bower		Creamy white
Humulus lupulus neomexicanus	Native Hop Vine		Maple like leaves

Appendix B-3

Approved Revegetation Seed Mix

Scientific Name	*Common Name*	*Seeding Rate lb/acre**
SHRUBS (Select 2-3)		
Ribes aureum	Yellow currant	0.50
Rosa woodsii	Wood rose	1.00
Symphoricarpos rotundifolius	Snowberry	1.00
SUBSHRUBS (Select 2-3)		
Arctostaphylos uva-ursi	Kinnickinnick	1.00
Eriogonum umbellatum	Wild buckwheat	0.50
Mahonia repens	Oregon grape	1.00
GRASSES (Select 5-6)		
Bromopsis canadensis (Bromus ciliatus)	Fringed brome	4.00
Calamagrostis canadensis	Bluejoint reedgrass	1.00
Deschampsia caespitosa	Tufted hairgrass	3.00
Elymus glaucus	Blue wildrye	2.00
Elymus trachycaulus	Slender wheatgrass	5.00
Festuca thurberi	Thurber fescue	3.00
Pascopyrum smithii	Western wheatgrass	2.00
Poa compressa	Canada bluegrass	4.00
FORBS (WILDFLOWERS) (Select 7-8)		
Adenolinum lewisii (Linum)	Wild flax	1.00
Antennaria rosea	Rosy pussytoes	1.00
Aquilegia coerulea	Colorado blue columbine	1.00
Campanula rotundifolia	Scotch bell flower	0.25
Castilleja sulpinrea	Sulphur indian paintbrush	0.50
Epilobium angustifolium	Fireweed	0.25
Helianthella quinquenervis	Aspen sunflower	2.00
Ipomopsis aggregata	Scarlet gilia	1.00
Lupinus argenteus	Silvery lupine	2.00
Mertensia ciliata	Chiming bells	0.25
Penstemon strictus	Rocky Mountain Penstemon	1.00
Viguiera multiflora	Showy goldeneye	0.50

- Seed at rate of 30-35 pounds per acre.

Seed Source:
Western Native Seed
P. O. Box 188
Coaldale, CO 81222
799-942-3935 - westernnativeseed.com

Appendix B-4

Prohibited Plant Materials

The goal of the Gunnison Basin Weed Commission is to manage undesirable plants (noxious weeds), as designated by the state of Colorado in the State of Colorado Noxious Weed List, and the Gunnison County, in the Gunnison River Watershed Integrated Weed Management Plan.

The following is a list of species which are occasionally found in nurseries which shall not be used for landscaping. Additionally, the list includes species which are prohibited from the area, but are not included on the State of Colorado List of Noxious Weeds and the Gunnison County Noxious Weed List.

- Dame's rocket (Hesperis matronalis)
- Myrtle spurge (Euphorbia myrsinites)
- Oxeye Daisy (Chrysanthemum leucanthemum)
- Purple loosestrife (Lythrum salicaria)
- Saltcedar (Tamarix spp.)
- Clematis orientalis
- Common buckthorn (Rhamnus cathartica)
- Scentless chamomile (Matricaria perforata)
- Yarrow (Achillea millefolium)
- Butter and Eggs (Linaria vulgaris)
- Cheat Grass (Bromus tectorum)
- Mayweed Chamomile (Anthemis cotula)
- Common Hound's Tongue (Cynoglossum officinale))
  *Critical **not** to be included in the native seed mix*
- Smooth Brome (Bromus inermis)
  Including Timothy and Orchard Grass (Bromus sp.)
  *Critical **not** to be included in the native seed mix*
- Kentucky bluegrass (Poa pratensis)
  *Critical **not** to be included in the native seed mix*
- Field Pennycress (Thlaspi arvense)
  *Critical **not** to be included in the native seed mix*
- Curly Dock (Rumex crispus)
  *Critical **not** to be included in the native seed mix*

Resources:

Colorado Department of Agriculture
Division of Plant Industry
303-239-4140
www.ag.state.co.us/DPI/home.html

Appendix B-5

State of Colorado Noxious Weed List

Scientific Name	Common Name	Family
Abutilon theophrasti	*Velvetleaf*	Malvaceae
Acosta diffusa	*Diffuse knapweed*	Asteraceae
Acosta maculosa	*Spotted knapweed*	Asteraceae
Acroptilon repens	*Russian knapweed*	Asteraceae
Aegilops cylindrica	*Jointed goatgrass*	Poaceae
Agropyron repens	*Quackgrass*	Poaceae
Alhagi camelorum	*Camelthorn*	Fabaceae
Anthemis arvensis	*Corn chamomile*	Asteraceae
Anthemis cotula	*Mayweed chamomile*	Asteraceae
Arctium minus	*Common burdock*	Asteraceae
Brassica kaber	*Wild mustard*	Brassicaceae
Bromus tectorum	*Cheatgrass*	Poaceae
Cardaria draba	*Whitetop*	Brassicaceae
Carduus acanthoides	*Plumeless thistle*	Asteraceae
Carduus nutans	*Musk thistle*	Asteraceae
Carum carvi	*Wild caraway*	Apiaceae
Centaurea nigra	*Black knapweed*	Asteraceae
Centaurea solstitalis	*Yellow starthistle*	Asteraceae
Centaurea virgata	*Squarrose knapweed*	Asteraceae
Chondrilla juncea	*Rush skeletonweed*	Asteraceae
Chorispora tenella	*Blue mustard*	Brassicaceae
Chysanthemum leucanth emum	*Oxeye daisy*	Asteraceae Asteraceae
Cichorium intybus	*Chicory*	
Cirsium arvense	*Canada thistle*	Asteraceae
Cirsium vulgare	*Bull thistle*	Asteraceae
Clematis orientalis	*Chinese clematis*	Ranunculaceae
Conium maculatum	*Poison hemlock*	Apiaceae
Convolvulus arvensis	*Field bindweed*	Convolvulaceae
Cynoglossum officinale	*Houndstoungue*	Boraginaceae
Cyperus esculentus	*Yellow nutsedge*	Cyperaceae
Descurainia sophia	*Flixweed*	Brassicaceae
Dipsacus fullonum	*Common teasel*	Dipsacaceae
Erodium cicuarium	*Redstem filaree*	Geraniaceae
Euphorbia cyparissias	*cypress spurge*	Euphorbiaceae
Euphorbia esula	*Leafy spurge*	Euphorbiaceae
Euphorbia myrsinites	*Myrtle spurge*	Euphorbiaceae

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Halogeton glomeratus	*Halogeton*	Chenopodiaceae
Hesperis matronalis	*Dame's rocket*	Brassicaceae
Hieracium auantiacum	*Orage hawkweed*	Asteraceae
Hypericum perforatum	*Connom St. Johnswort*	Clusiaceae
Hysoscymas niger	*Black henbane*	Solance
Isatis tinctoria	*Dyer's Woad*	Brassicaceae
Kochia scoparia	*Kochia*	Chenopodiaceae
Lepidium latifolium	*Perennial pepperweed*	Brassicaceae
Linaria dalmatica	*Dalmatian toadflax*	Scrophulariaceae
Linaria vulgaris	*Yellow toadflax*	Scrophulariaceae
Lythrum salicaria	*Purple loosestrife*	Lythraceae
Madia sativa	*Coast tarweed*	Asteraceae
Onopardum acanthium	*Scotch thistle*	Asteraceae
Panicum miliaceum	*Wild proso millet*	Poaceae
Peganum harmala	*African rue*	Zygophyllaceae
Potentilla recta	*Sulfur cinquefoili*	Rosaceae
Salsola iberica	*Russian thistle*	Chenopodiaceae
Salvia aethiopis	*Mediterranean sage*	Lamiaceae
Saponaria officinalis	*Boundingbet*	Caryophyllaceae
Senecio vulgaris	*Common groundsel*	Asteraceae
Setaria glauca	*Yellow foxtail*	Poaceae
Setaria viridis	*Green foxtail*	Poaceae
Solanum nigrum	*Black nightshade*	Solanaceae
Solanum sarrachoides	*Hairy nightshade*	Solanaceae
Sorghum halapense	*Johnsongrass*	Poaceae
Tamarix parviflora	*Saltcedar*	Tamaricaceae
Tanacetum vulgare	*Common tansy*	Asteraceae
Tribulus terrestris	*Puncturevine*	Zygophyllaceae
Verbascum thaspus	*Common mullein*	Scophulariacea

Appendix B-6

Gunnison County Noxious Weed List

The following noxious weeds are targeted for control within the Gunnison River Watershed:

Black henbane	*(Hyoscyamus niger)*
Dalmatian toadflax	*(Linaria dalmatica)*
Dame's rocket	*(Hesperis matronalis)*
Diffuse knapweed	*(Centaurea diffusa)*
Field bindweed	*(Convolvulus arvensis)*
Hoary cress	*(Cardaria draba)*
Leafy spurge	*(Euphorbia esula)*
Musk thistle	*(Carduus nutans)*
Oxeye daisy	*(Chrysanthemum leucanthemum)*
Purple loosestrife	*(Lythrum salicaria)*
Russian knapweed	*(Centaurea repens)*
Saltcedar (Tamarisk)	*(Tamarix ramosissima)*
Scotch thistle	*(Onopordum acanthium)*
Spotted knapweed	*(Centaurea maculosa)*
Yellow toadflax	*(Linaria vulgaris)*

While the Gunnison Basin Weed Commission targets those species listed above, the Commission also strongly encourages all landowners/managers to contain and/or eradicate, when possible, the following state listed noxious weed species.

Canada thistle	*(Cirsium arvense)*
Black knapweed	*(Centaurea nigra)*
Bull thistle	*(Cirsium vulgare)*
Chicory	*(Cichorium intybus)*
Common burdock	*(Arctium minus)*
Common tansy	*(Tanacetum vulgare)*
Downy brome (Cheat grass)	*(Bromus tectorum)*
Hairy nightshade	*(Solanum sarrachoides)*
Houndstongue	*(Cynoglossum officinale)*
Jointed goatgrass	*(Aegilops cylindrica)*
Mayweed chamomile	*(Anthemis cotula)*
Perennial pepperweed	*(Lepidium latifolium)*
Plumeless thistle	*(Carduus acanthoides)*
Poison hemlock	*(Conium maculatum)*
Saltcedar (Tamarisk)	*(Tamarix parviflora)*
Scentless chamomile	*(Matricaria perforata)*
Scotch thistle	*(Onopordum tauricum)*
Squarrose knapweed	*(Centaurea virgata)*
Wild caraway	*(Carum carvi)*
Yellow starthistle	*(Centaurea solstitialis)*

Appendix C

Individual Best Management Practices

NOTE: This Appendix E is excerpted from the **PUD III Guide for Prospect at Mt Crested Butte** (Section XII) and as it may be amended from time to time. This Appendix is included as a convenience to the Individual Lot Owner or their assignees. Users of the Homestead Design Guidelines should take care to check the status of these requirements as they relate to afore mentioned Section XII of the PUD III Guide for Prospect at Mt Crested Butte. Any amendment, change, or revision to the PUD Guide for Prospect at Mt Crested Butte, Section XII, shall automatically amend this appendix E in the same manner.

1. **General Requirements**

   Submission of an erosion control and storm water management plan (ECSWMP) is required as a part of the design application. The plan will be reviewed by the Design Review Board and the Mt Crested Butte Planning Commission and must be approved before any land clearing or excavation may occur. The Town of Mt Crested Butte has the right to charge a reasonable applicable fee for the purposes of their assessment and on going monitoring of the ECSWMP, through project completion. This fee may be in addition to any fee schedule imposed by the Design Review Board. A qualified professional from the fields of engineering, landscape architecture and/or hydrology must prepare the plan. The selected professionals must be able to demonstrate suitable qualifications for preparing this part of the plan.

   The ECSWMP is to address two distinct phases of individual lot development 1) the initial construction period of the parcel beginning with equipment mobilization and excavation, and 2) continual response to on site drainage after the lot construction is complete, occupied and landscaping/revegetation is established. A two-year storm event will be used as the basis for designing and sizing post- construction BMPs and a 1-year storm event for under-construction BMPs.

2. **Intent**

   The intent of the ECSWMP is to assure that the water quality leaving the building envelope is equal to or higher than when it entered and that the development causes no negative impact to the water resources downstream from the development.

3. **General Design**

A variety of BMP's will be utilized to accomplish the above stated intent. These BMP's would include minimizing the area of disturbance, while maintaining and protecting existing drainage patterns. Additionally, ground water that surfaces during construction excavation will be anticipated and handled in accordance with the ECSWMP. Adequate snow storage and adequate treatment during snowmelt periods will be provided in the BMP'S. Soil erosion will be controlled during and after construction. Further more, any soil particles that are collected by on site drainage will be intercepted, stored on site and not allowed to discharge from the property. All drainage will be pre-treated and pollutants intercepted before discharge. Drainage discharge will follow natural drainage patterns. Storm water that cannot be directly discharged into a natural drainage will be discharged into a constructed drainage that leads into a natural drainage. New drainage ways constructed in "Natures Envelope" shall be designed to aesthetically conform to the natural surroundings and appear and function like a natural drainage way.

Pre-construction sediment discharge levels shall be established prior to any land disturbances that result in the stripping or removal of soil or vegetation and prior to Final Plan approval. Other recommended reference sources for guidance on erosion control and storm water management are listed at the end of this section.

The ECSWMP will be required to approach the handling of water runoff with a basic change in drainage design philosophy. Conventional drainage design channels water from impervious surfaces directly to a discharge point along the roadway, natural drainage or to a point at the lot perimeter where the drainage will flow away from the property. The philosophy needs to change to directing runoff from impervious surfaces (roofs, driveways, patios, etc.) to pervious landscaped areas (planting beds, lawns, vegetated swales, etc.) slowing down velocity, infiltrating volume, filtering pollutants and attenuating peak flows before the runoff flows offsite. Stored water may be infiltrated if the soil type permits or detained and released at a controlled rate not exceeding the historic rate.

4. **Contents**

The ECSWMP plan must be submitted to Design Review Board for review and approval. This data will also be submitted to the Town of Mt Crested Butte Planning Commission for their Design Review process. The plan shall consist of at a minimum, the following:

A. Consultant name and qualification statement;
B. Property Owner Name, phone number and mailing address;
C. General contractor name, phone number and address; if available

D. List of project consultants: architects, civil engineers, geo-technical engineers

E. Site Plan with the following information:
   i. Existing topography (max 5' contours);
   ii. Final grading and drainage plan (max 5' contours)
   iii. Homesite location;
   iv. Building envelope;
   v. Driveway plan view and profile;
   vi. Building footprint;
   vii. BMP facilities identification;
   viii. Sump pump and tile drain locations;
   ix. Anticipated area of disturbance by grading and construction;
   x. All hard surface areas created by the site specific development;
   xi. Calculation of extent area of all hard surfaces(x) presented in square footage (ft^2);
   xii. Scale of 1-inch equals twenty feet shall be utilized for the site plan.

F. Construction Phase Program
   i. Time of year when grading will occur and mitigation necessary to address possible seasonal climatic conditions;
   ii. Proposed BMP's for grading and construction mitigation;
   iii. Short term revegetation plan;
   iv. Top soil storage location and mitigation;
   v. Means to handle ground water and surface water during construction;
   vi. Material storage, parking and staging plan;
   vii. Flagging /fencing program to identify and protect undisturbed areas;

G. Post Construction Program
   i. Proposed hard surface area of development
   ii. Permanent BMP's being proposed
   iii. Soil Conditions
   iv. Final landscape and vegetation plan;
   v. Site in relation to project drainage;
   vi. Relative location of other project drainage structures

5. Standards

The Design Review Board and the Town of Mt Crested Butte Planning commission will review and evaluate the plan based on the following:

A. Any proposed Erosion Control and Stormwater Management Plan must be sufficient to demonstrate that pre-construction sediment discharge levels will be met or the on-site mitigation will be to the maximum extent feasible.

6. Compliance and Enforcement

A. Construction Phase Compliance

The schedule of BMP inspection shall involve the following time frames:

i. Prior to excavation: A site inspection to verify compliance with temporary measures as related to paragraph F (Construction Phase Program), of prior section.

ii. On going inspection as needed during construction phase.

iii. Prior to issuance of Temporary Certificate of Occupancy: A final site inspection to verify compliance with permanent measures as related to Paragraph G (Post Construction Program), of prior section. A Temporary Certificate of Occupancy may be issued by the Mt. Crested Butte building inspector by establishing a specific completion date on the TCO and by retaining 100% of the damage deposit until permanent BMP's are determined to be complete.

B. Long-term Compliance

i. Property owner/assignee

The Property owner or assignee will be responsible for inspecting and reporting any deficiencies and subsequent corrective measures taken. This inspection will take place on a bi-monthly basis, following a significant storm event, or following the seasonal melt period at a time when the property is accessible for such an inspection.

At a minimum the report shall include:

a. Date and time of inspection
b. Property address / name of owner
c. Name of individual performing inspection / relationship to owner/assignee (i.e. General Contractor, Architect)
d. General Condition of designated BMP's
e. Significant Findings
f. Actions taken to remedy

ii. Town's Right to Inspection

In addition to the routine inspections to be carried out on the part of the owner / assignee, the Town of Mt. Crested Butte may conduct routine inspections of the building site to assure compliance with the approved ECSWMP. The Building Inspector reserves the right to request that the owner or contractor amend the ECSWMP during construction, if discovered that the plan is not adequately performing to the intent of this exhibit. A representative of the Town has the authority to enter into any said property to inspect BMP structures to insure that the ESWMP is meeting pre-construction sediment discharge levels. Such entrance shall be subject to a notification (written/verbal) of the property owner twenty-four (24) hours prior to the scheduled inspection. Unscheduled inspection may occur if there is a suspected health, safety or welfare concern that warrants such an inspection. The Mt. Crested Butte Building Official shall have the right to abate a

property if any of the provisions of the ECSWMP or pre-construction sediment discharge levels are not being met. Issuance of a Temporary and/or Certificate of Occupancy is subject to the final construction and implementation of a functioning ECSWMP, to include grading and drainage improvements, constructed and functioning pursuant to design review approval. It is the responsibility of the property owner to insure that the ECSWMP is operating satisfactorily.

C. Enforcement / Jurisdiction

The Town of Mt. Crested Butte has the authority to issue a "stop work" order to any owner and contractor that do not comply with their ECSWMP. The "stop work" order will be lifted once the owner/contractor comes into compliance with the ECSWMP. The Town of Mt. Crested Butte may, at their discretion, withhold funds from the owner's clean-up deposit to fund any environmental damage resulting from non-compliance with the ECSWMP that is not repaired by the owner/contractor.

Future ordinances passed by the Town of Mt Crested Butte that regulate erosion control and storm water management will apply to individual lots being developed after the date of enactment of such ordinances.

D. Penalties

Penalties pursuant to those provisions of Chapter 1, Section 1-14 (General Provisions), of the Code of the Town of Mt. Crested Butte shall be enforced for all projects that are not in compliance with the ECSWMP or the pre-construction sediment discharge levels.

7. Recommended Resources and References

A. Mountain Driveway Best Management Practices prepared for the Colorado Non-point Source Council by Wright Water Engineers, Inc. and the Denver Regional Council of Governments

B. Northwest Colorado Council of Governments

C. Colorado Department of Public Health and Environment, Division of Water Quality web site - www.cdphe.state.co.us/wq/wqhom.asp

D. Environmental Protection Agency, Office of Water web site - www.epa.gov/OW/

E. NATURAL RESOURCES CONSERVATION SERVICE WEB SITE - WWW.NRCS.USDA.GOV.