Twin Buttes
Durango, Colorado

DESIGN STANDARDS
&
GUIDELINES

2021

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1 INTRODUCTION

1.1 TWIN BUTTES DESIGN STANDARDS & GUIDELINES AND THE VISION

The Twin Buttes Design Standards & Guidelines provide owners, architects, builders and landscape architects, developing and building residential, commercial and public amenities within the Twin Buttes community, a set of parameters for the preparation of their designs. The intent of these Design Standards & Guidelines is to encourage creative individual design expressions that, when viewed as a whole, produce an equally outstanding community environment. The design review process encourages a high level of design quality and continuity within the overall development.

Included in the vision for building at Twin Buttes are the following aspirational themes to encourage the Twin Buttes vision:

- ECO VISION A sustainable community balances the needs of human and natural systems. The Twin Buttes culture seeks to develop a relationship with nature that is sustainable over the long term.

- SENSE OF PLACE is reinforced by celebrating our unique climate, landscape, culture, and time. Regional design based in contextualism celebrates these local parameters. There is integrity in communities that find form in this way. Know your place! Each individual act of building at Twin Buttes should start here.

- CONNECTIVITY forms efficient and effective relationships. Twin Buttes contrasts the auto-centric suburban development model by making transit alternatives easy and enjoyable. Quality pedestrian and biking connections are abundant. Individual buildings should strive to make the car a non-dominant presence.

- HARVEST THE SUN. Twin Buttes has the benefit of optimal exposure to plentiful Southwest Colorado sunshine. Especially Passive, and also Active Solar technology is encouraged, and access by all to this shared resource is essential and protected.

- SMALL IS BEAUTIFUL. We live in a time of rediscovering what is "enough." Creative design solutions that incorporate efficient and flexible spaces minimize resources used and create more energy efficient building envelopes.

- ELEGANT DENSITY is the result of a mix of uses which creates vitality in interrelated spaces. Varied and diverse public and private spaces at Twin Buttes encourage a full range of experiences. This satisfies our need for balance of community and privacy. Individual buildings should be conscious of their private/public interplay, especially if abutting sidewalks, trails, or public parks and gardens.

- COST EFFECTIVE LIVING considers the cost of living and the benefits delivered. The breadth of these costs includes housing, energy, water, food, transportation, recreational and occupational opportunities, childcare, and education. The community should be viewed as a system for providing cost effective living opportunities.

- A SHARED IMAGE. Twin Buttes is a community intended to grow out of the land. This sense of fit requires that when we build, we must first pay attention to the place. This is not a place for grand architectural statements; it is a place to explore the subtle nuances of responding to natural and man-made context. Blending buildings into their environmental setting and historical context will contribute to the creation of a living community. Architecture here considers and responds to climate. Buildings are designed to be energy efficient and effective at utilizing solar energy – both passively and actively. The intent is to design intelligent buildings that implement effective, cost appropriate green technologies, while not letting technology overshadow good locally responsive design.

- DESIGN ROOTS AND INTENTIONS. Twin Buttes' southern Colorado setting invites us to learn from vernacular building traditions. These methods of building were born from listening to the land. This time honored architectural approach demands that in each case, we pay attention to the inherent opportunities and limitations of each site, we respond sensitively to the forces of the sun and wind, and we seek an appropriate fit with topography and existing vegetation and natural features. Along with the response to the natural, other relationships such as building to building, building to street and building to view corridors should be respected and effectively responded to. In this way, we are looking for authentic community architecture that grows organically and synergistically.

- NEW RURALISM. Many people ask, "Is Twin Buttes a New Urbanist development?" We see it more as a collection of "best policies" gleaned from working communities in action. Twin Buttes acknowledges the validity of many New Urbanist precepts and supports the creation of livable and walkable built environments. The more dense, mixed-use neighborhoods at Twin Buttes are especially influenced by this fundamental respect for "patterns that work." However, as the transect ripples out from these more densely configured clusters to more rural densities, nature becomes the more significant driver. Respecting the undulating topography of this hillside community, the traditional street grid morphs. Influenced by terrain, geology, and vegetation, neighborhood clusters are woven into the landscape, with connectivity achieved by natural features, rural roads, and walking/biking paths and trails. The result is a marriage of mixed-use nodes and rural residential clusters, unique to this place. Ultimately, Twin Buttes Master Planners have studied and adopted best result tenets of New Urbanism, but have expanded the development pattern to celebrate the rural social and physical character of this special land. If pushed to name it, we like to call this planning approach "New Ruralism."

1.2 ABBREVIATIONS.

ADU - Accessory Dwelling Unit

CoD - City of Durango

DRC - Twin Buttes Design Review Committee

FAR - Floor Area Ratio – See Sec. 3.4 for definition.

GFA - Gross Floor Area.

IECC - International Energy Conservation Code

LUDC - City of Durango's Land Use and Development Code

MFR – Multi-Family Residential (three or more residential units contained within one or more attached or detached structures)

SF - Square Footage/Square Feet

SFR – Single Family Residential (One or two residential structures, attached or detached)

2 TWIN BUTTES PROJECT REVIEW

All projects and improvements are subject to a review of the Design Review Committee (DRC) guided by the design principles defined in these Design Standards & Guidelines. The Twin Buttes Design Standards & Guidelines are to be reviewed and applied by each owner or owner's designated agent ("Applicant") as required to ensure individual projects meet acceptable design principles established for Twin Buttes.

Improvements requiring approval of the DRC mean and include, without limitation, the following:

a. The construction, installation, erection, or expansion of any building, structure or other improvement, including utility facilities and fences;

b. The demolition or destruction, by voluntary action, of any building, structure or other improvement;

c. The grading, excavation, filling or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern or change of stream bed;

d. Installation of landscaping on a lot or replacement of more than five percent (5%) of the total organic landscaped area on a lot with non-organic landscape materials; and

e. Any change or alteration of any previously approved improvement, including any change of exterior appearance, color or texture.

The Design Review Process has been created to assist owners, designers, architects and builders with their plans for development of individual homes, as well as mixed use, multi-family and commercial units, and to entrust that construction conforms to the vision for the Twin Buttes neighborhood. Plans and specifications should conform to all governing codes and laws.

All development within Twin Buttes shall comply with the Twin Buttes Design Standards & Guidelines as well as all applicable local, state and federal bodies and agencies, including, but not limited to the City of Durango. All development shall also comply with the Twin Buttes Development Agreement, Twin Buttes Codes and Standards, and the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Twin Buttes, all as amended from time to time. By approving plans and specifications, neither the DRC, its members, the Metro District nor the Developer assumes any liability or responsibility for engineering design, construction or compliance with applicable laws.

Applications are site specific. Similar designs or modifications to structures at other addresses cannot be used as precedent for recommendation. Every lot in Twin Buttes is unique in its topography and although some project designs may be similar, no two are the same. In addition, the Design Standards and Guidelines are reviewed every year to reflect current needs.

2.1 DESIGN REVIEW COMMITTEE

The Twin Buttes Design Review Committee ("DRC") is made up of volunteer members who are appointed by the Twin Buttes Director of Planning and Design with approval from the Twin Buttes Metropolitan District No. 1 Board of Directors. The DRC is comprised of a minimum of three (3) and maximum of seven (7) voting members, with three (3) alternates who may replace any absent voting member as determined by the Committee Chairman. The members may represent the following disciplines/agencies:

- City of Durango Community Development Department
- Architect
- Builder/Designer
- Property Owner at Twin Buttes
- Twin Buttes Director of Planning and Design or other Twin Buttes designated representative

Applicable fees shall be assessed to address costs of processing each individual review submittal. See APPENDIX 6.5 for Fee Schedule.

2.2 SUBMITTAL REQUIREMENTS & MEETING SCHEDULE

A checklist of the required application package submittal items for each review process can be found in the Appendix. All submittal items, with the exception of material samples and design review fee, are to be submitted electronically via email or on a Flash Drive to the Twin Buttes DRC Manager. Complete application submittal packages must be submitted by noon on the Monday one week prior to the scheduled meeting. Meetings are scheduled beginning January 12th in 2021 and every other Tuesday of the month thereafter, but are subject to change. Contact the DRC Manager or look on the Twin Buttes website calendar for the current month's meeting schedule.

SUBMITTAL CHECKLISTS:

- Appendix 6.1 – Preliminary Design Review – Single-Family Residential
- Appendix 6.2 – Final Design Review – Single-Family Residential
- Appendix 6.3 – Preliminary Design Review – Multi-Family, Mixed-Use & Commercial
- Appendix 6.4 – Final Design Review - Multi-Family, Mixed-Use & Commercial

Applicant and/or Applicant's agent is required to attend the review meetings to present and answer questions. For presentation purposes, bring a flash drive with electronic copy of the submittal to the meetings for viewing on the big screen. A computer with large screen and projector will be available for Applicant's presentation.

For questions contact:
DRC Director Scott Strand, 970-259-5306 *scott@twinbuttesofdurango.com*
DRC Manager Paula Schler, 970-259-5306 *paula@twinbuttesofdurango.com*

2.3 SITE STAKING AND TREE MARKING

Site staking of corners of proposed buildings, garage, driveway street interconnect, and detached ADU if applicable, must be completed prior to submitting the Preliminary Design Review Submittal Package. This is to provide the DRC a general idea of the placement of the improvements for a better understanding of the project. Trees taller than 6' planned for removal shall be clearly marked on-site with orange tape. DRC reserves the right to request ridgeline story poles to show the height of a building.

2.4 DESIGN REVIEW PROCESS – SINGLE-FAMILY RESIDENTIAL

The Design Review Process for all Single-Family Residential projects at Twin Buttes involves the following review steps:

1. Conceptual Sketch Plan Review (Sec. 2.4.1)
2. Preliminary Design Review (Sec. 2.4.2)
3. Final Design Review (Sec. 2.4.3)
4. Final Design Approval (Sec. 2.4.4)
5. Final Inspection by DRC prior to City C.O. (Sec. 2.9)

NOTICE OF THE PROJECT - Once the Preliminary Design Review submittal has been accepted for completeness the DRC will post a sign on the property as notice that the project is under DRC review. The sign must stay posted until Applicant receives Final Design Approval.

2.4.1 CONCEPTUAL SKETCH PLAN REVIEW

The Conceptual Sketch Plan Review is a simple but important first step in the design process to ensure that the Applicant and the DRC are in mutual agreement with design principles prior to the Owner committing to substantial professional design costs. Each lot at Twin Buttes is unique in its topography and all building projects are to be designed to fit the lot, NOT to change the lot to fit the building project. Applicant is to submit:

- Application (see APPENDIX 6.5)
- Sketched site plan of the project on a topo with accurate elevations and dimensions confirming that applicant understands the lot topography, how to fit the design to the lot, and how the drainage will ultimately flow. Include any substantial natural features (e.g., rock outcroppings).
- Colored renderings or sketches or a 3D model of the buildings providing an idea of how the buildings will look and how they will sit on the lot. Include perspective views from the street showing the entryway, and the back yard.
- Present the renderings at the meeting on a live 3D program such as Sketchup to help the DRC understand how the buildings fit to the lot.

To provide applicants the most up-to-date information and resources for building at Twin Buttes, a builder package of information will be provided. No fee is required for this initial review step.

2.4.2 PRELIMINARY DESIGN REVIEW - See APPENDIX 6.1 for Submittal Checklist

The Preliminary Design Review shall be concerned with site and building design and compliance with these Design Standards & Guidelines. The typical Preliminary Design Review meeting, without limitation, will focus on:

- Topographic survey and site characteristics (e.g., views, adjacent properties, etc.)
- Identifying site-related limitations and opportunities
- Property boundaries and setbacks
- Overall project mass and scale
- Easements and utilities
- Architectural theme, land use pattern and special design considerations
- Front Entryway: The design must include a visually pleasing front entryway that acknowledges a pedestrian friendly public connection to the street. See section 4.1.1
- Compliance with the Design Standards & Guidelines

At the meeting, the DRC will provide comments on the appropriateness of the preliminary design. The final vote may occur at the meeting or within ten (10) days following the review. Applicant will be provided with a list of outstanding issues (conditions of approval), if any, that should be addressed at Final Design Review.

2.4.3 FINAL DESIGN REVIEW - See APPENDIX 6.2 for Submittal Checklist

The Final Design Review shall be concerned with further refinement and development of the project site and building design. The purpose is to ensure that design development level drawings conform to the Twin Buttes Design Standards & Guidelines prior to construction level drawings being completed.

The typical Final Design Review, without limitation, will focus on:

- Response to matters identified at the Preliminary Design Review
- Design specific site plan
- Architectural responsiveness to the Design Standards & Guidelines
- Finalizing Materials and Color Selections
- Exterior lighting plan
- Detailed Landscape and Drainage plan
- Ensuring the front entryway meets the goals of the Design Guidelines:
    - Provides clear definition of entry
    - Incorporates a high level of design quality; is visually pleasing and inviting
    - Creates a sense of community and connection among residents
    - Emphasizes a usable front porch
    - De-emphasizes the garage doors
- Construction Site Management Plan

The DRC makes a formal decision at the meeting, either:

a) Approving the application as submitted;
b) Approving the application with conditions; or
c) Denying the application.

Within ten (10) days after the Final Design Review meeting DRC will provide the Applicant with a list of outstanding issues that should be addressed during the final level of design review or, if the application was denied, will provide the Applicant with a letter explaining why the project was not approved. A Certificate of Final Inspection will be issued to applicant once the outstanding issues have been resolved.

Final Design Review Submittal Package: The submittal package from Preliminary Design Review shall be revised per the DRC's review comments and shall include the additional drawings and items noted on the Final Design Review Checklist.

Note: Twin Buttes may request additional information as the DRC deems necessary for appropriate evaluations.

2.4.4 FINAL DESIGN APPROVAL

The Final Design Approval shall be concerned with finalizing the Twin Buttes Design Review Process by providing the next steps to be taken by the Applicant depending upon the outcome of the Final Design Review process.

APPROVED AS SUBMITTED – If the application is approved as submitted, the Twin Buttes DRC Manager will issue a Certificate of Design Compliance ("Compliance Certificate") to the Applicant and forward a copy to the City of Durango with DRC Meeting Minutes attached.

Single-Family Residential: Once the Applicant receives the Compliance Certificate from Twin Buttes, Applicant may then apply for a City Building Permit. The Compliance Certificate shall remain in effect for a period of 12 months from the date of issuance of the Building Permit, after which it shall expire. If circumstances prevent Applicant from building within the 12-month period, Applicant may request an extension and depending upon the circumstances the DRC may or may not grant such extension.

Multi-Family Residential and Non-Residential: Once the Applicant has completed the City Site Plan Review Process (*see* Sec. 2.6.2) and receives the Compliance Certificate from Twin Buttes, Applicant may then apply for a City Building Permit. As stated above, the Compliance Certificate shall remain in effect for a period of 12 months.

APPROVED WITH CONDITIONS – If the application is approved with conditions, Applicant will be required to submit final DRC review plans. The DRC Manager/Planning Director will determine if the plans need to go back to the DRC for final review or if they can be approved administratively. If the plans are approved, then the DRC Manager will issue the Compliance Certificate and the Residential Applicant can apply for a building permit. If Non-Residential, the Applicant must submit the final plans to the City for an updated City Site Plan Review prior to applying for a City Building Permit (*see* Sec. 2.6.2).

DENIED – If the application is denied, it will need to be redesigned and resubmitted for Final Design Review.

2.5 MODIFICATIONS TO EXISTING IMPROVEMENTS AND LANDSCAPING

DRC approval is also required for any modification to the exterior of existing structures (homes, buildings, ADU's, garages, etc.) and existing landscaping, including fencing, lighting and signage. The review of modifications will generally follow the procedures outlined in the Final Design Review Process. Submittal requirements will generally be limited to detailed plans, written information, material samples or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to existing improvements, Owners shall contact the DRC to outline a review process and submittal requirements for the modification.

2.6 DESIGN REVIEW PROCESS – MULTI-FAMILY, MIXED-USE, AND COMMERCIAL

The Design Review Process for all Multi-Family (including Detached Duplexes), Mixed-Use, and Commercial projects at Twin Buttes involves the following design review steps:

- Conceptual Site Plan Review (Sec. 2.6.1)
- City of Durango Site Plan Review (Sec. 2.6.2)
- Preliminary Design Review (Sec. 2.4.2) *see* Appendix 6.3 for Checklist
- Final Design Review (Sec. 2.4.3) *see* Appendix 6.4 for Checklist
- Final Design Approval (Sec. 2.4.4)
- Final Inspection by DRC prior to City C.O. (Sec. 2.9)

Additional submittal items will be required for multi-family, mixed-use, and commercial; see:

- Appendix 6.3 – Preliminary Design Review Submittal Checklist
- Appendix 6.4 – Final Design Review Submittal Checklist

Note: Twin Buttes may request additional information as the DRC deems necessary for appropriate evaluations.

2.6.1 CONCEPTUAL SITE PLAN REVIEW

A project Conceptual Site Plan illustrating the overall vision of the project and the impacts on adjacent properties, together with conceptual sketches and drawings of all proposed buildings, must be reviewed and approved by the DRC and must include an on-site walk-through with the Applicant, the Applicant's Builder and/or Architect, and the DRC, and may also include any impacted adjacent property owners, prior to the Preliminary Design Review step. There is no fee for the Conceptual Site Plan review. Applicant must submit a Conceptual Site Plan sketch depicting the following:

- Property boundaries and setbacks
- Location of all proposed structures and other site improvements including any proposed private roads, shared driveways, parking lots, sidewalks, retaining walls, etc.
- Easements and current or proposed location of all utilities
- Existing and proposed drainage
- Significant natural landscape features
- Adjacent and surrounding structures, shared common space, parks, streets, paths, sidewalks, etc.
- Include separately conceptual drawings or renderings of the proposed buildings

Once the Conceptual Site Plan application package has been submitted, an on-site walk-through will be scheduled. Site staking is to be completed prior to the walk-through and include the following:

1. Any proposed private streets and/or driveways, including where they may intersect with public streets;
2. Any proposed parking lots;
3. The corners of all proposed structures; and
4. Trees taller than 6' planned for removal shall be clearly marked on site with orange tape.

2.6.2 CITY OF DURANGO SITE PLAN REVIEW

The City Site Plan Review is an administrative review and approval by the City of Durango Community Development Department that runs concurrently with the Twin Buttes Design Review and approval process. This process was designed to assist designers and builders of multi-family (including detached duplexes), mixed use, and commercial projects through the combined review processes of Twin Buttes and the City of Durango. The City Site Plan Review does not require additional approvals by the City Planning Commission and City Council but must be completed prior to issuance of a Building Permit. It is advised that applicants consult with City of Durango planning staff to determine the timeline and submittal requirements necessary for a Site Plan review.

2.7 FINAL CONSTRUCTION PLANS

Upon receipt of a Building Permit, in the event the Final Construction Plans contain material changes required by the CoD, the DRC must be notified of such changes.

2.8 DESIGN CHANGES DURING CONSTRUCTION

It is common for the design of new homes/buildings/development to be refined during the construction process. To the extent that such changes differ from the approved design the Applicant/Owner is responsible to seek and obtain DRC approval for such changes prior to implementation and shall present proposed changes to the DRC for approval prior to implementing the changes. The DRC will make reasonable efforts to review such changes promptly. However, if in the sole opinion of the Planning Director such changes constitute a substantial variance from the approved design, full DRC action at a regularly scheduled meeting may be required.

2.9 FINAL INSPECTION BY DRC

Upon completion of construction and prior to requesting a Certificate of Occupancy (C.O.) from the City of Durango, inspection by the Twin Buttes DRC will be required to verify that:

i) the building, landscaping, signage and all appurtenances were built in substantial compliance with the approved design and all of the prior DRC approvals;

ii) all necessary paperwork has been completed;

iii) all fees owed to the Twin Buttes DRC and Twin Buttes Metropolitan District have been paid, including any additional Metro District Development Fees due for each unit or 1,500 square feet of commercial space that were not paid at the closing of owner's purchase of the property; and

iv) there are no outstanding issues to be completed or remedied. In the event of noncompliance with the approved landscaping plan, the DRC may require a

deposit from the property owner in the amount of one and one-half times the remaining amount of the project landscape budget, to be used by the DRC to remedy the landscaping. The deposit must be paid before the Certificate of Final Inspection will be issued to the property owner.

Once the issues listed above are verified, the Twin Buttes DRC Manager will provide applicant a Certificate of Final Inspection and forward a copy to the City of Durango Building Department. Applicant may then apply for a CO.

2.10 ENFORCEMENT OF NONCOMPLIANCE BY DRC

In the event of noncompliance, determined as a result of the DRC's inspection of an improvement or otherwise, the DRC may exercise its rights of enforcement contained within the provisions of the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Twin Buttes and the Twin Buttes Amended and Restated Development Agreement, as further amended from time to time.

2.11 AMENDMENTS, VARIANCES, AND THE APPEAL PROCESS

2.11.1 AMENDMENTS

The DRC holds the right to amend and append the Design Standards & Guidelines. Should the DRC wish to make such an amendment, an amendment may be proposed by one or multiple members of the DRC and must then be agreed upon via a majority vote. The proposed amendment shall then be submitted to the City of Durango Director of Community Development for comment before approval and adoption. Should an amendment be approved and adopted, it shall not apply to Applicants who have completed their Final Design Review Process prior to the amendment adoption.

2.11.2 VARIANCE TO DESIGN GUIDELINES

On a case-by-case basis, a variance to the Design Guidelines may be granted for lot hardships if:

- The project submittal occupies a unique site that makes it difficult to achieve the letter of the guideline, or;
- The project submittal offers an alternative to achieving the intent of the guideline and the vision of the concept plan, or;
- The project submittal indicates a specific guideline is in conflict with another guideline in that circumstance.

Setback Hardship determinations will be made by the DRC and be used for situations including, but not limited to, the following:

1. Preservation of existing substantial trees or landscape features such as natural rock outcroppings or drainage paths.
2. To avoid impacting steep slopes (30% or greater).
3. To accommodate lots with steep driveways.
4. For the purpose of providing public benefit to the community.

To request a variance, a Variance Request Application must be included in the submittal package. See Appendix 6.5 for application form. The DRC will evaluate the requested variance and vote to approve or deny. All denials of Guideline Variances shall be accompanied by a written statement from the DRC defining the reason(s) for denial. Denial may be addressed through resubmittal or appeal.

2.11.3 APPEALS

Should an Applicant wish to appeal a DRC decision, they must present the DRC with written explanation for the appeal within 30 days of denial, after which a Joint Board of the Metro District and DRC will reevaluate the decision. The decision will be made within 30 days and shall be final. No additional appeals shall be considered.

3 TWIN BUTTES DESIGN STANDARDS

These provisions apply to all residential lots in the Twin Buttes Development and contain all dimensional building criteria related to Twin Buttes that shall be adopted and enforced by the City of Durango (CoD) Planning Department during the permitting and inspection process. If the Standards and Guidelines defined in the Twin Buttes Design Standards & Guidelines conflict with existing CoD Land Use and Development Code (LUDC), the Twin Buttes Design Standards & Guidelines shall supersede the LUDC.

3.1 DUPLEX PROJECTS

For all duplex eligible lots that are to be split and subdivided into two separate lots, the following requirements must be met:

3.1.1 The minimum size for each subdivided lot is 7,500 square feet.

3.1.2 The project plan must include an approved residence design on at least one of the two lots, an approved building footprint on the remaining lot if no design is submitted, and an approved grading and drainage plan for the entire project plan.

3.2 ACCESSORY DWELLING UNIT (ADU)

An ADU is a structure of secondary/subordinate massing and hierarchy to the principal structure; to be used as a secondary dwelling unit. It is often located above an attached or detached garage, may be freestanding from the principal structure and/or garage, and contain full plumbing. It may be used as rental property. The maximum ADU size is 625 square feet. ADUs are allowed within the maximum community limits set forth in the Development Agreement. One additional off-street parking space is required for an ADU on a lot, and it can be located in a setback if such parking space is uncovered. Check with developer for current availability.

3.3 ACCESSORY STRUCTURE

Any roof covered structure of secondary/subordinate massing and hierarchy to the principal structure. Not to be used as a dwelling unit (*See Accessory Dwelling Unit*). Not to be used as rental property, but to be solely occupied and used by primary homeowner. Uses are often: workshop, shed, storage, studio and may contain limited plumbing: one bathroom sink, one toilet, one work sink, and one hose bib. No kitchens, showers or bathtubs are permitted. See Sec. 4.7 below for restrictions on accessory structures at Twin Buttes.

3.4 FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is used to calculate the maximum allowed Gross Floor Area (GFA), as a percentage of lot size. GFA is measured from the outside of the structure walls and includes the principal structure, accessory structures and accessory dwelling units and excludes fully below grade basements, uncovered decks, patios and other uncovered hardscaping. The minimum allowed GFA is 1,250 square feet.

The following are Floor Area Ratio guidelines for Single Family Residential

LOT SIZE	FAR CALCULATION
< 6,000 SF	0.65:1
6,000 – 9,999 SF	(LOT SIZE x 0.25) + 2,400
10,000 – 30,000 SF	(LOT SIZE x 0.16) + 3,300
> 30,000 SF	0.27:1

Below is a table of sample allowed square footages for varying lot sizes, calculated with the preceding formulas:

LOT SIZE	Maximum Allowed Square Footage	FAR
4,000	2,600	.65
5,000	3,250	.65
6,000	3,900	.65
7,000	4,150	.59
8,000	4,400	.55
9,000	4,650	.52
10,000	4,900	.49
15,000	5,700	.38
20,000	6,500	.32
25,000	7,300	.29
30,000	8,100	.27
35,000	9,450	.27
40,000	10,800	.27
45,000	12,150	.27

3.5 MAXIMUM BUILDING HEIGHT

Building Height is measured from the natural or improved (altered) grade to the corresponding highest point of the roof.

Principal Single Family Residential structures with a pitched roof shall not exceed 35' from final grade. Principal Single Family Residential structures with a flat roof shall not exceed 30' from grade. "Flat Roof" is defined as being flat up to a 2.5:12 slope.

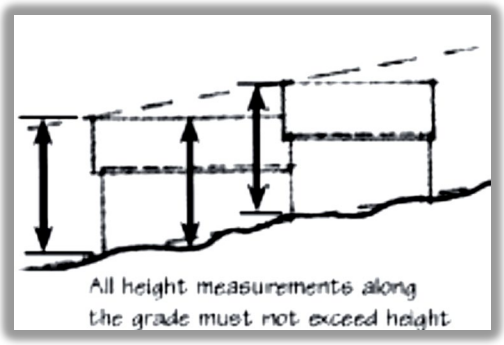
Multi-Family Residential and Commercial structures shall not exceed 40' from grade.

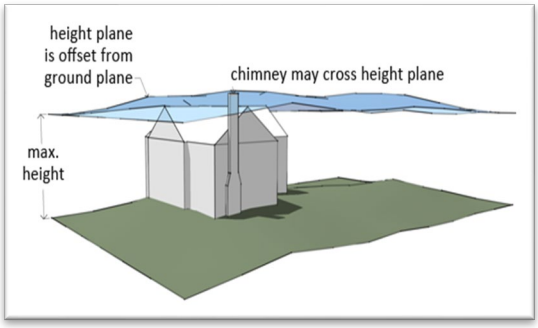
Garage/ADU structures shall not exceed 25' from grade.

Accessory residential structures shall not exceed 20', or one story, from grade.

Accessory commercial structures shall not exceed 25' from grade.

The following may extend 10' beyond the Maximum Building Height: unenclosed but covered shade structures, guard railing for roof terraces/decks and other unenclosed but covered sustainable systems, enclosed roof access, and other enclosed architectural features. Building height variances may be granted by the DRC.





3.6 ATTACHED AND DETACHED GARAGES

Visual impact of garage doors shall be minimized by such measures as

- recessing the garage doors from the structure's front wall;
- protective overhangs;
- wall projections; or
- placement of the garage on the side or rear of the building.

Double width attached or detached garage doors are discouraged. If used they shall

- be angled greater than 30° from the street, or
- custom designed and architecturally integrated double width doors with integral lites/windows may be considered.

Garage proportions shall relate to human scale and not dominate or overwhelm the streetscape or alley. Garages and garage doors shall match or compliment the architectural expression and exterior finishes/color of the main building. Garages and carports shall be secondary to the principal building structure.

3.7 DRIVEWAYS - PRIVATE ACCESS, SHARED DRIVEWAYS, AND MAXIMUM SLOPES

a. All driveways shall be a minimum of 18.5' long; driveways connecting to a shared drive shall be a minimum of 22' long
b. Residential driveways shall be a maximum width of 22' ; Commercial 24'
c. On steep cross slopes driveways shall be narrowed to 12' when feasible
d. Shared driveways shall be a minimum of 16' wide with 2' of gravel on each side
e. Any driveway over 50' in length shall be single lane at the street and for 15' thereafter.
f. A pervious center green planting strip or a permeable surface is encouraged at any driveway over 50' in length.
g. Avoid driveways that enter onto Twin Buttes Avenue and Tipple Avenue unless exiting can be done driving forward.

Shared Driveways: Shared drives are encouraged when designing a duplex or multi-unit project to mitigate the presence of impervious surface and minimize curb cuts. Shared Driveway Maintenance Agreements are required for all shared drives and must be in place before the Certificate of Occupancy is issued.

Maximum Driveway Slopes: The maximum running slope of a driveway shall not exceed:

a) Driveways that provide individual access to a residential use: 12%
b) All other driveways (including shared driveways): 10%
c) See LUDC Sec. 4-2-2-18 City of Durango for additional details

3.8 FIRE CONTROL - SPRINKLERS

Sprinklers are required in all structures containing habitable space and should be designed and installed per the International Fire Code.

3.9 LOT BOUNDARIES

Each single and two-family lot shall have one front property line that abuts the street and one rear property line. All other property lines shall be considered side property lines unless otherwise noted. DRC will designate front, rear, and side property lines on all irregular shaped lots and all corner lots. See 3.10 F for corner lot setbacks

3.10 SETBACKS

When a setback is indicated as a minimum, the exterior of the building wall must be placed at or behind that line. Measurements shall be made at 90 degrees to the adjacent property line to the closest point on the structure.

A. Minimum Front Yard:

1. All Buildings, fifteen feet (15’), or the average setback of the street and frontage in which the parcel lies, unless modified by the DRC.
2. Accessory Structures and ADU’s, see E below.
3. The DRC may grant a variance if setback hardship is judged to be present.

B. Minimum Side Yard:

1. Primary structures, five feet (5’) each side and fifteen feet (15’) combined
2. Accessory Structures and ADU’s, five feet (5’). See also E below.
3. The DRC may grant a variance if setback hardship is judged to be present.

C. Minimum Rear Yard:

1. Primary structures, twenty feet (20').
2. Primary structures on lots greater than one hundred and thirty feet (130') deep, thirty-five feet (35').
3. Accessory Structures and ADU's, ten feet (10'). See also E below.
4. The DRC may grant a variance if setback hardship is judged to be present.

D. Principal Structure to Garage Setback:

1. Garage shall be set back from the front face of the Principal Structure by a minimum of ten feet (10').
2. Front Porch. If the structure has a covered front porch, the Principal Structure to Garage setback will be measured from the face of the Front Porch structure.
3. Private Access: At locations where private access driveways occur, all structures must be set back a minimum of 5' from edge of the shared driveway and garages set back 22' from edge of the shared driveway.
4. Face of garage must be setback a minimum of 18.5 feet, 22' if on a shared driveway
5. The DRC may grant a variance if setback hardship is judged to be present.

E. Garages, ADUs, Accessory Structures and Roof Eaves:

If face of Attached or Detached Garage is turned greater than 30° from the street, then its minimum front setback may be 5' less than the Principal Structure minimum front setback, but shall not be less than 10'. A Detached Garage and/or Accessory Structure/Dwelling Unit may use 3' side and rear setbacks if wall plate is no taller than 6' and lot line is not adjacent to street or multi-use path.

A standard roof eave is allowed to overhang past the setback limit. City LUDC 7-2-1-1 limits the overhang to 3 feet (if part of the principal building) or 2 feet (if part of accessory building) measured from the property line toward the interior of the property.

F. Corner Lot Setbacks:

1. When building on a corner lot, it is encouraged to locate the garage on the less traveled street when possible (avoid driveways that enter onto Twin Buttes Avenue and Tipple Avenue, unless exiting can be done driving forward). Setbacks on the road frontages shall be a minimum of 10' on one frontage and 15' on the other frontage. The other two sides shall be a minimum of 5' on one side and 20' on the other side.
2. The DRC may grant a variance if setback hardship is judged to be present.
3. Minimum corner to driveway clearance shall be 40' from the face of the adjacent curb. See LUDC 4.2.4.2.A and Table 4.2.4.2.B., line 1 (Local Streets).

G. Setback Hardship:

Final judgment of Setback Hardship will be made by the DRC and be used for situations including, but not limited to, the following:

1. Preservation of existing substantial trees or landscape features such as natural rock outcroppings or drainage paths.
2. To avoid impacting steep slopes (30% or greater).
3. To accommodate lots with steep driveways.
4. For the purpose of providing public benefit to the community.

4 TWIN BUTTES ARCHITECTURAL DESIGN GUIDELINES

The following Design Guidelines contain all building design criteria related to Twin Buttes that shall be enforced by the Twin Buttes Design Review Committee (DRC) for any structure being built within Twin Buttes.

4.1 ARCHITECTURAL ELEMENTS AND SYSTEMS

4.1.1 ENTRY AND OUTDOOR ROOMS

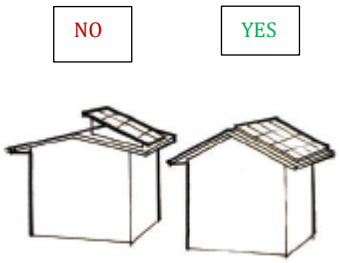
Each residence shall have a visible human-scale entrance from the street or public courtyard that it faces, which also provides procession to a front entry door with an inviting and usable front porch. This entry should also serve to activate the day/night presence of the associated public realm. Multi-family or mixed-use residential units shall have a defined ground-level presence, distinct from adjacent more public uses. Each multi-family unit shall have a minimum of one usable private or shared outdoor space near the residence. Possible outdoor spaces include: porches, patios, balconies, roof terraces, yards and decks. See also, Sec. 4.4 below regarding front entries and porches.

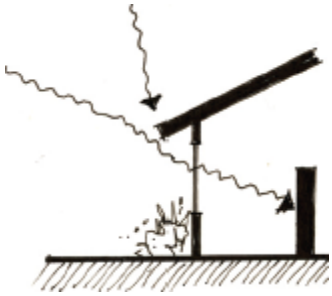
4.1.2 GROUND FLOOR

Covered entry areas and walkways are encouraged to create varied outdoor spaces. At commercial, retail, or mixed use, the ground floor shall be more transparent than upper floors, encouraging engagement.

4.1.3 ROOFTOPS/SOLAR SYSTEMS

Rooftop systems (mechanical, telecommunications, and electrical - including solar thermal and photovoltaic collecting systems) shall be incorporated in the building so as to be integral to the architecture and within the allowable material palette, providing screening so as to limit visibility from the street or public realm. All buildings must install conduit for a potential solar collection system. Roof pitches should be designed to optimize integrated solar collection: steeper pitches for solar thermal hot water collection should be used in combination with shallower pitches for photovoltaics. Builders are encouraged, but not required, to include pre-wiring for electric car charging stations.





Roof overhangs shall be designed to respond to passive solar requirements appropriate for seasonal/climactic conditions as well as protecting the wall and providing a horizontal shadow line. Roof pitches and materials should be considered, especially above entries or adjacent to driveways, walkways, and gas meters for snow slide prevention. Roof penetrations and vent stacks shall be minimized and ganged whenever possible, and they shall be shrouded with or constructed of a material and color that matches or compliments the roof cladding. Cladding material changes should occur at changes in plane or at inside corners of building elements.

4.1.4 LIVING ROOFS/EARTH SHELTERED/SOD ROOFS

These are by nature a vernacular agricultural reference and are encouraged for environmental, historic and aesthetic reasons.

4.1.5 MODULARITY

With a disciplined structural grid, panelized building systems can be fast and efficient. They are therefore encouraged in order to limit neighborhood construction impact and increase efficiency of building timeline.

4.1.6 EXPRESS THE BONES

The structural frame shall define a clear, straightforward order, shall carry through on the interior and shall give exterior clues. Make this structural grid efficient and effective, exposing it when possible.

4.1.7 OUTSIDE SKIN

Outside skin that is straightforward and draws from the memory of barns and agricultural structures is encouraged, such as corrugated metal, and recycled barnwood/snowfencing.

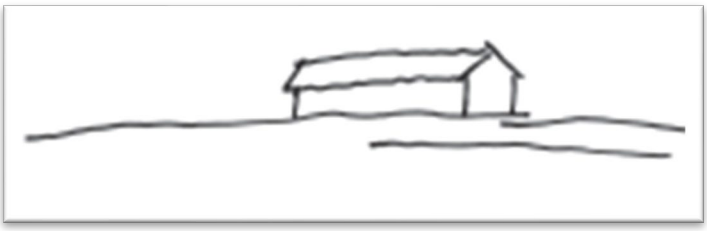
4.1.8 DAYLIGHTING

Especially in residential structures/units, employ consciously designed fenestration, interior courtyards, light shafts, skylights or light tubes, and other techniques to maximize daylighting and minimize need for artificial lighting.

4.2 SITING

Create outdoor areas that maximize the winter sun and are shaded in summer. Respond to the unique character and opportunities found in the natural forms, vistas and topography of the site. Construction on areas of the site with a slope greater than 30% is discouraged. Heavily treed lots encourage more compact multi-story structures that reach upwards to find the sun and the views.

Building on Sloped Site Walkouts are encouraged

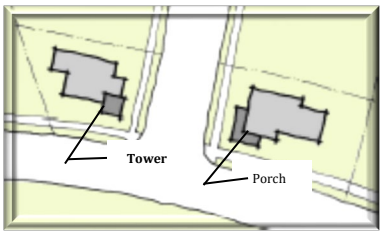


Building on Open Meadow Site

Open meadow lots encourage lower slung, primarily 1-story structures that relate to the horizontal nature of the landscape and preserve the exposure to the sun and the views for adjacent lots.

Commercial Buildings shall acknowledge and support the public nature of adjacent parks and common open spaces. This can be accomplished through transparency, such as windows overlooking these spaces, or secondary access points from each adjacent building.

Corner lots shall address both adjacent street frontages.



4.3 MASSING

Massing should avoid excessively long or tall uninterrupted walls. No more than 80% of the total home length may directly abut the side setback.

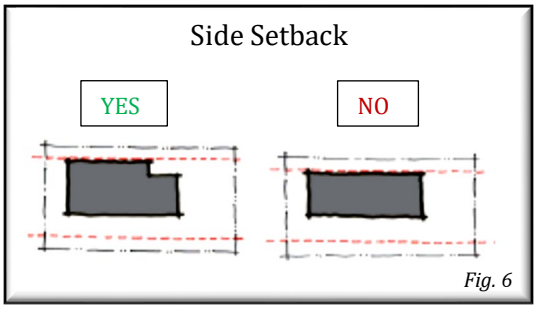
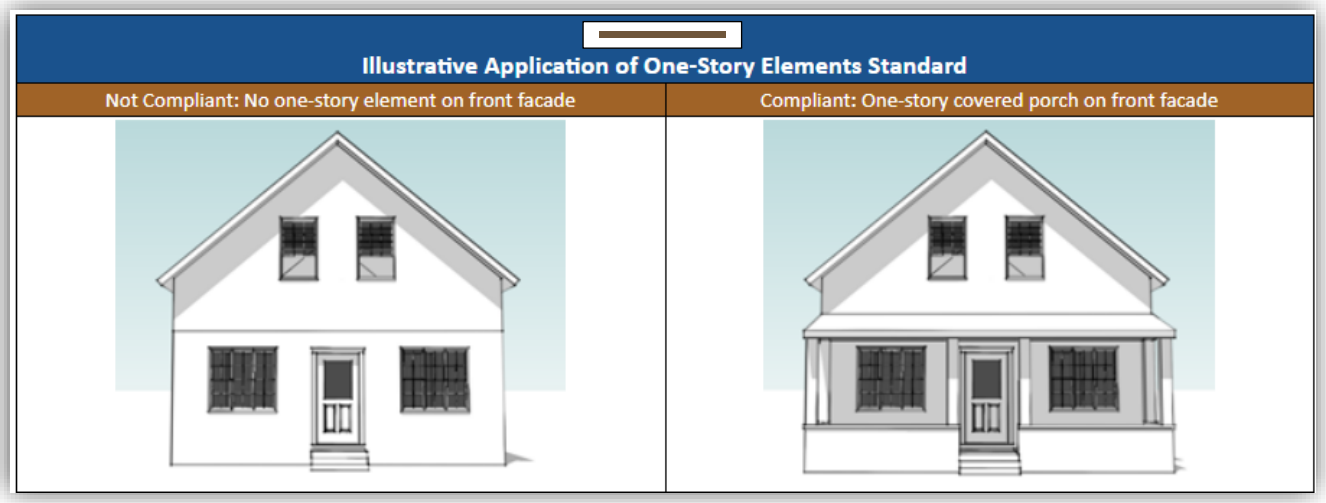


Fig. 6

Building massing and size should vary in order to create diversity of the streetscape and relate to the human scale and the pedestrian environment. Building mass should express and indicate the individual functions within. Multi-family and commercial structures should be light, transparent, and open - especially on lower levels - to encourage an experience that enlivens the street, public space, or courtyard. Residential components should offer clues to the nature of home through porches, a clear and inviting front door entry, stoops, and smaller scaled walks. Massing should avoid excessively long or tall uninterrupted walls.

The illustration below is a simple example of how to reduce the perceived mass of a building from the street by the use of a one-story porch. A one-story porch or other single-story element shall be provided along the street front of all residences to add floor area and affect the front building walls. It may be subordinate to the wall plane, or it may constitute the wall plane itself.



4.4 PRIMARY ENTRANCE AND FACADE; FRONT ENTRY

Of particular importance at Twin Buttes is the primary entrance and façade of the structure. All buildings must provide clear definition of entry and acknowledge public connection to the street using a high level of design quality. The design should de-emphasize and mitigate the impact of garages while emphasizing usable front porches and entryways that send a welcome message to neighbors and visitors. For entry definition, at a minimum a separate 3' circulation path to the front door is required. The DRC will place high importance upon, and be looking for, a front entry that provides a visually pleasing and inviting, pedestrian friendly entrance.

Strong and compatible design elements and details that add depth, shadows, visual interest, and relief to individual houses and the street scene are a necessary requirement of a high level design. Such elements include covered porches and entryways, balconies, roof overhangs, bay and box windows, pergolas, steps, retaining walls, columns, curved patios, paving stone driveways, and the treatment of window and door openings.

Proportions and forms of window and door openings should reflect human scale and complement rooflines and building eaves. Variations in the façade are encouraged to help animate the street. This may be a variation in materials and/or variation in the planes that make up the walls of the façade. Variety can also be achieved with architectural detailing, color, patterns, size of window openings, etc. Side and rear elevations shall use compatible materials and colors as the front facade and incorporate elements and details that unify the building's composition. An entry courtyard can make a graceful transition between the streetscape and your doorstep, and send a welcome message to neighbors and visitors.

At lots backing to parks or open space, rear yard decks, patios, or communal outdoor spaces are encouraged to socially activate public outdoor spaces.

4.4.1. FRONT PORCH: Specific to residential homes, a front porch is an essential piece of the primary entrance. It gives a house its personal scale and animates the life of the street. An inviting, usable front porch that at a minimum can make use of two chairs and a small table is required at Twin Buttes for all single and multi-family units. The front porch shall be a covered or partially covered (by roof or trellis structure) outdoor space that is adjacent to the front door and defines entry. It is important that the design of the porch area, including materials and color, be consistent with and complementary to the architecture since it is a major design element and the first introduction a person has to your home. Porches should be raised off the ground where site topography allows. All colors and materials must be approved by the DRC.

The minimum square footage of any porch shall be 60 square feet, with a minimum depth of 6' clear of posts or railing to allow sufficient space for chairs/furniture. The front porch design should account for a clear access route to the front door. The length of the porch should be proportionate to the architecture and will be an aesthetic item considered by the DRC.

4.5 ARCHITECTURAL MATERIALS

The material palette at Twin Buttes, which applies to all structures, has been developed to achieve these goals:

LOCALITY: The sourcing as well as the character of the materials used here will reference the site first and the region second. Historic mining structures and agrarian buildings can provide inspiration for building forms.

BALANCE: To achieve a balance between unity and diversity, there shall be sufficient continuity in the material palette to establish a clear identity of place. Within that identity, spirited diversity encourages invention in color, texture, rhythm and scale.

SENSE of TIME: Natural materials celebrate the aging process while continuing to be functional. Building materials should age gracefully. "Living finish" materials are encouraged. Sound construction detailing and installation of materials will ensure longevity and prevent damage from the natural elements.

INTEGRITY: Simplicity and honesty in the application of real materials is required; materials should express their true nature.

GREEN BEAUTY: The overarching goal is to create a timeless place that is energy and resource conscious, as well as being healthy for the planet. Material choices, as well as the finish products that might be applied, should meet this challenge. Use of aesthetically pleasing, quality reclaimed and salvaged building materials is encouraged for both the interior and exterior construction and cladding of a building.

Building materials and detailing should be selected to reinforce architectural scaling, provide for durability, and achieve the goals of cost effectiveness and energy efficiency.

4.6 MATERIAL AND COLOR PALETTES

Materials outside of those in the following chart are not permitted without express approval from the DRC. Alternative environmentally friendly materials will be considered on an individual basis as sustainable building practices evolve over time. Proposed alternative materials should reinforce the goals defined above.

BUILDING SYSTEMS: Alternative Building Systems such as SIPS, straw bale, cast earth, adobe, etc., that meet adopted building codes, are encouraged but should be properly detailed to the Durango climate.

WINDOWS: The DRC will consider the following factors in review. The perceived size and "friendliness" of a building will be affected by size and arrangement of windows, and their composition in a wall. Integrity of design is expected. Windows should be appropriate to their function without excessive trim. Windows should be positioned in the wall to create a relief from the façade and a shadow line. Window design shall consider light, view, ventilation, solar gain, privacy, and lot adjacencies. Window placement shall relate to interior spaces, views, and overall exterior and interior composition. If divided lites are used, they shall only be true divided lites or simulated divided lites with applied grills on inside and outside of the glass.

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4.6.1 ALLOWABLE MATERIAL PALETTE

Building Systems:	
Stick Frame	Metal Frame/Stud
Strawbale	Concrete Masonry Unit (CMU)
Structurally Insulated Panels (SIPs)	Poured in Place Concrete
Adobe	Exposed Timber Frame
Exterior Wall Surfaces:	
Standing Seam Non-Reflective Metal and/or Non-Reflected Corrugated Metal	Acceptable profiles include Pro-Panel, corrugated round sine-wave, corrugated square OR
Weathered Non-Reflective Sheet Steel	Or, pre-weathered cold rolled steel, Cort-ten
Non-Reflective Sheet Steel	Copper, zinc, powder coated or enameled steel with pre-weathered galvalume finish, or Kynar finish in approved color
Recycled Barnwood or Snow Fencing	Substitutes may include wood siding finished with a pickling-gray stain.
Wood Siding	In approved color palette; locally harvested and milled pines, firs, and beetlekill are preferred; cedar is allowed; redwood is prohibited.
Natural Local Stone or Stone Veneer	From within a 500 mile radius; cultured or cast stone or veneer is prohibited
Cast Earth	Or rammed earth sourced from site when possible.
Exposed Concrete	Concrete molded to appear as stone is prohibited
Cementitious Stucco	
Fiber Cement Panel or Fiber Cement Plank	In approved color palette or fiber cement plank or clapboard, vertical board and batten, in approved color palette
Ground Face CMU	In approved color palette, consistent coloring through courses (no accent courses), restricted field area
Windows & Doors:	
Thermally Broken Metal Clad Wood and/or Fiberglass Windows & Doors	
Thermally Broken Wood Windows & Doors	Are allowed but discouraged due to durability and efficiency issues in this climate.
Wood Veneered Solid Core Doors	
Insulated Steel Garage Doors	
Vinyl Windows	Allowed – must be DRC Approved
Decks & Hardscaping:	
Sustainably Harvested Tropical Hardwoods	Natural Stone
Concrete, Concrete Pavers	Composite Decking
Class A or Class B Roofing:	
Standing Seam Metal and/or Corrugated Metal	Acceptable profiles include Pro-Panel, corrugated round sine-wave, corrugated square
Flat Roof Membrane	
Living Roof	Native xeriscape species.
Corrugated Fiberglass	Or transparent/translucent poly-acrylic sheet goods: to be used at awnings over outdoor spaces.
Integrated PV Roofing Systems	Including integrated awnings.
Slate or Other Locally Appropriate Natural Stone Tile	
Asphalt Shingles	In approved color palette and must be approved by DRC

4.6.2 ALLOWABLE COLOR PALETTE

The design intent for house colors is to introduce richness and variety of color without creating harsh contrasts either within the composition of a given house or within the streetscape. Color palette of the whole house and other structures on the property shall be considered together for harmony.

Solid paints, solid and semi solid stains are strongly preferred. Bright primary colors, pastels and clear stain finishes are not permitted as house body colors. Light value colors (*e.g.*, white, off-white, cream) are not permitted for house body colors.

Accent colors should complement the principal house color and may be used on doors, doorjamb and trim; window jambs, sash and trim, eave details and fascia. Corner trim should be the body color or a color of similar to or lighter value than the wall color.

Colors will be reviewed for compatibility with the architectural style of the house and the setting and character of the neighborhood. Vibrant colors may over time fade and shall be considered as a factor in determining appropriate colors.

All colors must be approved by the DRC. An exterior materials and color sample board should be prepared for review on-site prior to installation on the structure.

4.7 ACCESSORY STRUCTURES AND DWELLING UNITS

Accessory structures of a temporary character, including but not limited to storage sheds or outbuildings, are not allowed on any residential site, except for use during construction. ADU's are encouraged to have private or semi-private outdoor space (deck, porch, etc.), especially if principal structure employs the same. ADU's shall reflect and harmonize with the architectural expression of the principal building, including level of detail. ADU's shall follow the guidelines herein for materials and colors. Natural daylighting is encouraged to minimize additional systems load. Siting ADU's to maximize roof mounted solar is encouraged to minimize additional systems load and installing conduit for solar is required. Where feasible, it is strongly encouraged to coordinate vehicular access and parking for ADU's with that of the principal structure.

4.8 TOPOGRAPHY

Buildings should react intelligently to the topography and gracefully inhabit the land they sit on. Buildings on open meadow sites might have the opportunity to lay low to the ground and horizon while buildings on steeper sites might lend towards more vertical or stepped expressions of mass and form. Building placement and site approach and access should minimize earth movement and the presence of the automobile.

4.9 VEGETATION AND ROCK OUTCROPPINGS

Site features on individual lots at Twin Buttes range from unique rock outcroppings to clusters of trees to open grasslands. Distinct site features should be preserved, used as design inspiration, and incorporated in the outdoor experience of a building or neighborhood cluster - within fire mitigation parameters.

4.10 VIEWS

The dynamic landscape at Twin Buttes offers close-in views to intimate landscape features while often offering dramatic distant views to the Buttes, the La Plata Mountains, and the surrounding mountains. **Buildings shall be located on sites to take advantage of these views while simultaneously considering and maintaining the view corridors of neighboring buildings.**

4.11 CLIMATIC FACTORS AND SOLAR EXPOSURE

Building design that allows for both passive and active solar gain is a primary goal for all structures at Twin Buttes and installing conduit for potential solar collection is required. Some building sites offer better solar exposure than others, yet all sites offer the potential to reach out to the sun and utilize it in a positive way. Optimal siting in Southern Colorado is usually to stretch our buildings on the east-west axis to utilize the beneficial southern orientation. More southern glass and less northern glass is a successful pattern in the heat gain and heat loss equation. Roofs should have proper overhangs for sun control and pitches designed to integrate active solar collection. Outdoor spaces should also have access to winter sun and summer shade. Always consider the dynamics of the sun over the course of the day as well as the seasons. During the course of the year, the angle of the sun's path shifts, elongating and tracking lower in the sky during winter, and shortening and tracking higher in the sky during summer. This is why the southern face of a building will receive direct sunlight and be warmed in winter months while it is shaded and cooled in summer months. One crucial aspect of passive solar design is taking advantage of this shift in the solar path.

4.12 LANDSCAPE

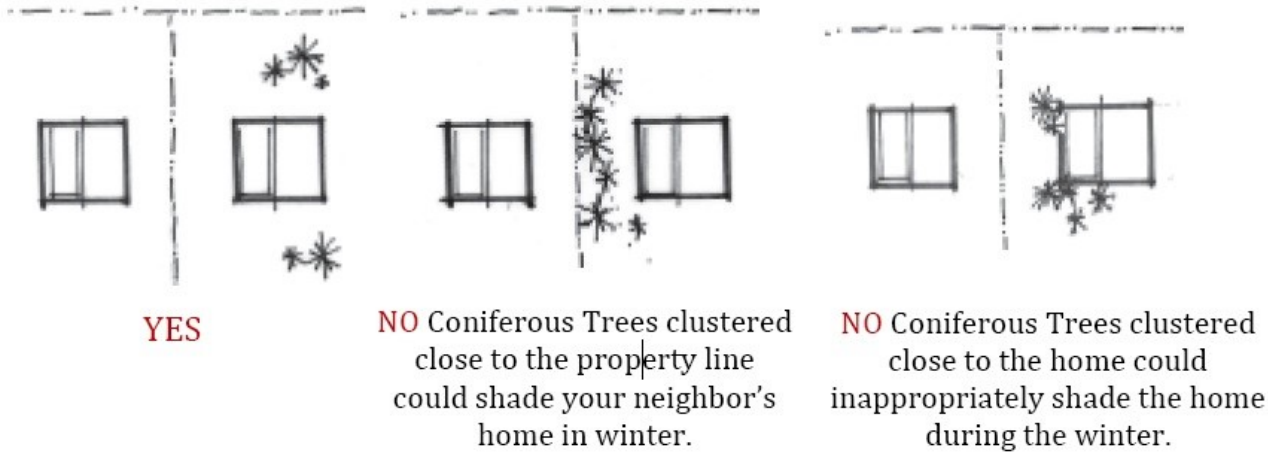
4.12.1 LANDSCAPE: SITE PLAN

The landscape concept should be high quality and harmonize with the surrounding neighborhood, architecture and site character. Special attention should be paid to site drainage, softscape plant forms and placement, hardscape materials, fire mitigation and ground plane treatments. Consider view impact at mature plant sizes, especially that of new coniferous plantings. Align public spaces, entries, and view corridors for continuity and ease of connection.

4.12.2 LANDSCAPE: PLANTING AND VEGETATION; TIME FRAME FOR PLANTING

Landscaping must be completed before Certificate of Occupancy. Extensions of time may be granted by the DRC. In that event, a deposit of one and one-half times the remaining landscape budget will be required to be paid to the Twin Buttes Metro District, to be held until the landscaping is completed. If not completed by the end of the next growing season, the DRC will use the funds to finish the landscaping.

To ensure winter solar access for homes and neighbor's homes, newly planted coniferous trees should be placed within an appropriate distance from the home.



Plantings shall be selected based on low-water requirements, hardiness, native appearance, longevity, low fire hazard, wildlife resistance, and low maintenance requirements and must be approved by the DRC. For lots with a streetscape frontage, see Appendix 6.6 for required trees and planting requirements.

Avoid plants that attract wildlife. Landscaping shall be designed to provide for ground coverage between buildings, walkways and paved areas, with living plant materials, dryland grasses, stone or mulch with an emphasis on living material. Artificial turf shall not be permitted. Shrub size at planting shall be minimum one-gallon containers. Plant spacing at installation should be designed to achieve coverage within three years. Tree root barrier should be used for planting pits directly adjacent to pavement to discourage root heave. While striving for formal order, limit groups of single species to ten maximum per grouping to protect from disease. Mulch should be installed at a depth of three inches minimum. Recycled or reused mulch is strongly preferred.

Installation of inorganic mulches such as gravel or cobble shall be limited to situations where such materials are essential for drainage control or where soil and or wind conditions preclude the use of plant materials or lightweight mulches. Large areas of exposed gravel, pebble, or rock mulch are discouraged and will be reviewed on a case-by-case basis.

4.12.3 LANDSCAPE: TREES AND NATURAL FEATURES PRESERVATION

Preserve prominent natural features such as unique rock outcroppings and landmark trees. Tree and other natural features designated as worthy of preservation shall have temporary fencing installed at drip lines prior to any construction activity. Provide supplemental water as needed during construction. Retain material harvested from initial site clearing and fire mitigation for future use as firewood, mulch, and/or building materials. All tree removal should be reviewed by the DRC. Grading and site disturbance area should be minimized.

4.12.4 LANDSCAPE: WATER USE, IRRIGATION, AND DRAINAGE

WATER USE:
Conserve water through use of hydrozoning, xeriscape, and mulch. Irrigated turf area shall not exceed 50% of landscaped area and shall not exceed the footprint of the structure. It is strongly encouraged that waterwise turf species such as wheatgrass or buffalo grass be used.

IRRIGATION:
Temporary irrigation systems are allowed and may be needed initially for plant establishment. Permanent irrigation systems are not required for single family residential units but are highly encouraged for multi-family and commercial projects. The DRC reserves the right to require a permanent irrigation system if it is determined the multi-family, mixed use, or commercial project landscape plan would not work well without it. If allowed by Colorado water law, cisterns for rainwater harvest and greywater collection are encouraged for lot level irrigation purposes. Automatic irrigation systems shall have rain or moisture sensors.

DRAINAGE:
Implementing surface and decentralized methods for handling storm water is required and will significantly reduce site development costs, regional expenditures for storm water and planning, construction and maintenance outlays while protecting the environment. The landscape plan must work with the drainage plan to protect pedestrian walkways from runoff of rain and snow melt. Manage stormwater by reducing and disconnecting impervious outdoor surfaces and by directing runoff to nearby landscape infiltration systems and bioretention areas. Landscapes receiving redirected water should be at least five feet from the building foundation. Treat storm water at its source with small, cost-effective cells that use a combination of engineering soils and vegetation to evaporate, transpire, and percolate the storm water.

Strategically locate plantings and infiltration systems such as bioswales to prevent adverse runoff of particulates and organic matter from impervious surfaces and agriculture into surrounding waterways. Wherever possible, endeavor to minimize pavement and other impervious surfaces, and maximize permeable surfaces.

4.12.5 LANDSCAPE: SOIL PREPARATION AND COMPACTION

Existing topsoil should be saved and reused as much as possible as part of the grading process. Soils should be tested within planting areas and be amended as necessary based on test results. Amendments should be tilled into the soil at a depth of six (6) to eight (8) inches to promote healthy planting medium and adequate drainage. Areas with poor drainage should include a sub-drain system at parking lot islands, medians, and planters.

4.12.6 LANDSCAPE: FENCING, VISUAL SCREENING, AND SITE WALLS

FENCING: Twin Buttes is a walkable community and the Design Guidelines support the creation of livable and walkable built environments. For this reason, fencing at Twin Buttes is discouraged. Front yard, side yard, site line, and perimeter fencing are prohibited; exception may be considered when using vegetation as fencing. Fencing used solely to denote entire property boundary lines is prohibited.

Rear fencing shall be considered on an individual basis and must meet the following criteria:

- The fencing must provide privacy in a way that is attractive and complements the architecture of the buildings and neighborhood. Include some interest and variety in the fence rather than a long unbroken length of fence. Include landscaped trees and shrubs to hide the fence, especially from street view.

- Fencing shall not exceed six feet (6') in height as measured from finished grade except when using vegetation as fencing.

- Only transparent fencing shall be used to promote community engagement. Chain link fencing is prohibited. Fencing materials shall complement the materials, colors and textures of the dwelling and the natural surroundings.

- Should lot line abut open or common space, fencing shall serve to demarcate corners only in order to increase perception of greenspace for both open/common space user and homeowner.

Dog runs shall be 400 square feet or less with a maximum height of 6'0". Chain link is not allowed. Recommended materials: treated wood posts with wire mesh.

"Invisible" Dog Fences: electric wires must be buried at least two feet inside all property lines. Consideration should be given to excluding the driveway and front entry from the fenced area.

VISUAL SCREENING: Mechanical equipment should be screened from street view with a fence, wall, or adequate vegetation. Such mechanical screens must exceed the height of the equipment by a minimum of 12". All wood screen fences shall be left natural; application of clear sealer may be permitted. Placement of mechanical equipment attached to the building exterior (e.g., HVAC systems) must be located in such a way as to hide the equipment from view of the neighbors. If providing trash/recycle bin enclosure, fabricate the enclosure of a similar form, material and color as the primary structure. Ensure the screening is one foot higher than the object being screened, up to a maximum of six (6) feet.

Utilities and trash storage, except meters, shall be either screened from thoroughfare view by screen walls that extend a minimum length of five (5) feet on either side or be located behind side yard fencing. Adjacent to utilities, plant clear zones with small shrubs or groundcovers to allow utility companies access for maintenance.

Privacy Screens for back patios will be considered for approval on an individual basis. Privacy screens will have a maximum height of 6'0".

SITE WALLS: Any site or retaining wall over 6' in height requires a Building Permit from the City. Retaining walls shall be as low as possible and integrated into the overall site development plan. Terracing shall be used in order to minimize each wall height. Site and retaining walls shall complement the materials, colors and textures of the dwelling and the natural surroundings.

Walls viewable from public areas shall not exceed six (6) feet in height and if retaining shall have horizontal tiers no less than four (4) feet deep unless not feasible and an alternative plan is approved by the DRC. Horizontal tiers shall be landscaped with trees, spreading shrubs, tall grasses or vines to soften appearance. Walls constructed with boulders or natural stone are strongly encouraged, particularly in visible areas.

4.12.7 LANDSCAPE: AGRICULTURE AND COMMUNITY GARDENS

Use of pesticides on designated agricultural land and on community garden plots is prohibited. Any edible landscape should follow policies listed in the Wildlife Management Plan (provided upon request). Strategically located plantings and bioswales shall prevent adverse runoff from agriculture and community gardens into surrounding waterways.

4.12.8 LANDSCAPE: PRIVATE PLAY EQUIPMENT

Play equipment includes, but is not limited to: swings, slides, climbing structures, playhouses, basketball hoops and backboards installed in the ground or attached to a permanent structure, and trampolines. Play equipment shall be constructed and finished to blend with and complement existing adjacent structures. Naturally occurring muted, dark, earth tone or forest-tone colors are strongly encouraged for all play equipment including fabric canopies, slides and accessories. Natural and site sources materials are to be used where possible, minimizing formed plastic play equipment. Play equipment which has fallen into disrepair or is no longer in use should be repaired or removed from the property. Use of site sources stone and wood could include benches and boulders for climbing/play.

4.12.9 LANDSCAPE: EXTERIOR LIGHTING

General Lighting: Exterior Lighting must comply with the CoD outdoor lighting standards, consistent with the Dark Skies Initiative. Lighting should protect the qualities of the nighttime sky by controlling glare, light trespass and light pollution.

Building Lighting: Building accent lighting may be used to highlight architectural features with the intent to provide accent lighting and interest but shall not advertise buildings, parking or site areas (*e.g.*, flood lights).

Walkway/Landscape Lighting: Walkway lights shall be bollards or light poles no taller than three (3) feet in residential areas and twelve (12) feet in commercial or mixed use areas. Illuminated pedestrian walks and exterior paved areas adjacent to buildings are encouraged to use low intensity fixtures. Accent lighting of landscape elements is permitted provided that it is low-level, background in appearance, and uses a concealed light source. The maximum concrete base of poles placed in walkways (not parking lots) shall be no more than four (4) inches above grade.

Junction boxes shall not be nailed or permanently affixed to trees.

4.12.10 LANDSCAPE: CONSTRUCTION SITE DISTURBANCE

It is in the community's best interest to limit construction area size and to minimize the extent of site disturbance caused by construction activities. During site construction, the site shall be continuously monitored by the builder for potential impacts to vegetation, soils, or sensitive water features such that appropriate protective measures can and shall be implemented. Any damage to the Twin Buttes infrastructure caused by construction activities shall be repaired and restored at the expense of the offending lot owner. Construction site disturbance limits as designated on the Final Approval shall be marked on-site and maintained throughout construction with properly supported temporary construction fencing. There shall be no disruption of natural conditions or use of any areas for construction related activities outside of the marked limits. Any person affiliated with a construction site shall not park on, disturb, damage, trespass on, or otherwise use other lots or Open Space without express written permission from lot owner or DRC. Should any damage occur, it will be restored and repaired at the offending lot owner's expense.

4.12.11 LANDSCAPE: SIGNAGE FOR CONSTRUCTION & SALES

All on-site signage shall conform to the Amended and Restated Master Declaration of Covenants and the Twin Buttes Design Standards for signs, as may be amended by the Twin Buttes Metro District, and shall be reviewed and approved by the DRC prior to posting any signs on the property.

Construction signs shall be a maximum size of 3' x 5' in a ground mounted frame, approved by the DRC. Construction signs are limited to one master sign per project, which sign may include the builder, any interested subcontractors, lenders, etc., all contained on the one project sign. No illumination of the sign is allowed. The sign must be removed within seven (7) days after project completion and obtaining the Certificate of Occupancy.

Real Estate "For Sale" signs shall not exceed 3' x 4' and must be approved by the DRC. All signs shall be removed within seven (7) days after closing on the sale.

All signs must be placed on the property to which they pertain. Additional signage placed on adjacent properties or in the city street right-of-way is prohibited.

4.12.12 LANDSCAPE: PARKING

All structures must adhere to CofD parking requirements. Provide ample perimeter and interior tree planting or landscape elements to shade pavement. Minimize visibility of parking from the street by utilizing landscape buffers that screen a minimum of 36" from ground level. Coordinate drainage plan to incorporate parking lot runoff. Permeable surfaces such as grass pavers for less frequently used parking areas are encouraged.

4.12.13 LANDSCAPE: MAINTENANCE

Care and maintenance of the trees and landscaping on each lot, including the streetscape, is the responsibility of the lot owner, and an Appropriate Planting Schedule and Watering System shall be considered to ensure various plant materials' success in the Durango climate. A weed management professional should be consulted for best management practices. If chemical control methods are chosen for integration into the weed management program, the physical characteristics of each site shall be carefully considered.

Inorganic applications including but not limited to fertilizer, herbicide, or pesticide is strongly discouraged, must be approved and scheduled with the DRC, and shall be performed by a certified professional.

4.12.14 LANDSCAPE: TREES AND FOREST PROTECTION - SITE DEVELOPMENT

The following site development recommendations are strongly encouraged:

1. Overlay design footprint on lot prior to construction to lessen the removal of trees.
2. Define entry and exit strategies for the construction workers.
3. Identify and locate construction materials storage areas away from all trees being retained.
4. Install orange construction fence at dripline and/or a minimum of 10-feet around individual trees and groups of trees to protect critical root zone areas.
5. Tree diversification is encouraged for forest health. Recommended conifers are:
   - Bristlecone Pine
   - Southwest White Pine
   - Austrian Pine
   - Colorado Green and Blue Spruce
   - Rocky Mountain Juniper
   - Utah Juniper
   - One-Seed Juniper
6. Irrigate trees on the lot during construction.
7. Trees taller than 6' planned for removal shall be clearly marked on-site with orange tape.

4.12.15 LANDSCAPE: WILDLIFE

It shall be known that development areas are within a known human-mountain lion conflict area. It shall be known that development areas are within a fall concentration area for black bear. Wildlife resistant waste containers or dumpsters must be provided for on-site disposal of food waste during construction. CoD wildlife ordinance shall be followed by all Twin Buttes residents/owners.

4.13 MULTI-FAMILY, MIXED USE, AND COMMERCIAL

All projects containing multiple attached dwelling units shall be developed and managed in accordance with the Colorado Common Interest Ownership Act.

4.13.1 MASSING

Erode the corners and pull building massing away from the structure to support saddle-bag bays, decks and entrance roofs. Mid-block pedestrian connections through the building's mass are encouraged to break up long street elevations and provide permeability.

Roof Forms & Pitches are both effective clues for agricultural reference as well as opportunities for architecturally integrated solar collection.

- The simple gable roof (ranging from 5:12 pitch to 10:12 pitch), the cupola, and the shed roof forms may be employed to associate with agricultural context.

- Overhangs protect exterior walls, windows, pedestrian circulation and entrances and should be employed as logical extensions of climatically responsible design.
- Pitched roofs sloping to public entries or ways should have adequately designed and spaced snow guards and gutter systems to avoid snow shed.

- Since the flat roof is not common in local agricultural vocabulary, yet is potentially desirable to allow for three stories within the City's height limitations, if used, flat roofs should be complimented by more contextually appropriate gable or shed roofs.

- Where a flat roof is the primary roof form, pitched roofs shall be saddlebags to the primary mass of the building or partial extensions to the roof plane, similar to tower expressions found in grain elevators, silos, and cupolas. Such extensions shall not exceed 10' in height above the 35' standard maximum height and should not be more than 100 square feet.

- Fabric and slatted roof pergola shade structures are encouraged to extend the sense of roof enclosure at rooftop terraces.

4.13.2 MATERIALITY

The multi-family, mixed use, and commercial units are to convey a local agricultural aesthetic that establishes a relaxed sense of place in the western portion of Twin Buttes. Exterior architectural materials will have a strong voice in conveying this feel and the goals of locality, balance, sense of time, and green beauty. Specific approved materials are found in the preceding materials palette; no materials outside of this palette shall be used without express approval from the DRC.

4.13.3 LANDSCAPE: PUBLIC/SHARED REALM

4.13.3.1 COMMUNAL SPACES

Communal spaces shall have outdoor seating and vegetated planters or trees in congruity with the architectural expression. These landscaped areas should contribute to gathering spaces, enhancing, screening, or shading usable outdoor space. Common areas should be designed to maximize summer shade and winter sun.

4.13.3.2 BUILDING/PROJECT SIGNAGE

Signage design shall be approved by both the DRC and the CoD. Sign lighting shall be external; internally lit signage is not permitted. Signage, way-finding and landmarks should be provided for neighborhoods, entries, trails, parks, and commercial areas. Signage for commercial buildings/spaces should not dominate the building/store frontage. See LUDC for all CoD sign standards and requirements.

4.13.3.3 SITE FURNISHINGS

Site furnishings including but not limited to benches, trash and recycling receptacles and bike racks shall be compatible with the materials and colors used on the site and defined herein. Site furnishings are strongly encouraged in public courtyard and plaza areas to encourage their active use. Furnishings made of local materials, made by local manufacturers or artists, and/or made from recycled and sustainably harvested materials are strongly encouraged. Furnishings should be durable for long-term outdoor use and should be low-maintenance. Public trash and recycling receptacles that are wildlife proof should be placed in strategic locations for effective litter control.

4.13.3.4 MAIL DELIVERY

All multi-family, mixed-use, and commercial projects of 6 units or more shall provide USPS Cluster Box Units (CBU's) for mail delivery to every unit within the project. Contact the DRC Director or Manager for the USPS required CBU specifications.

4.13.3.5 PARKING

Parking shall comply with all CoD parking lot landscaping and design standards. Parking must be located to rear of structure (shielded from street). Landscape elements shall be placed to screen parking from buildings and sidewalks. Any structure requiring more than 2 parking spaces shall also provide an equal number of secure and well lit public bike parking spaces. Consider safety and visibility in public areas by encouraging use of planting material and pruning to achieve planting heights under 36" and canopies over 6'

high in night use areas such as workplace exits and parking lots. Landscape plantings will be in naturalistic informal arrangements as well as agrarian patterns in public spaces, referencing the strong community tie to agriculture.

Bicycle Parking – All commercial buildings shall include short term bicycle parking which shall in most cases be required to be within 50 feet of the entrance to the commercial structures. Long term bicycle parking shall be provided in large commercial or community facility parking lots, which shall provide for covered parking racks or similar structures.

5 TWIN BUTTES SUSTAINABILITY GUIDELINE

2015 IECC Green Building Code REScheck certification: As part of the Design Review Process, all construction applications must include a REScheck Certificate of Compliance demonstrating a passing score utilizing the 2015 version of the REScheck software (provided free by the U.S Department of Energy, see *www.energycodes.gov/rescheck*). In the event the City adopts a more current energy code than 2015, the REScheck Certificate of Compliance must demonstrate a passing score utilizing the version of the REScheck software that meets the energy code in effect at the time of construction.

Other forms of sustainability processes that are environmentally responsible and resource and energy efficient (*e.g.*, passive and active solar, LEED design, Energy Star green building, etc.) are encouraged at Twin Buttes. All buildings at Twin Buttes are to install conduit for potential solar collection.

6 APPENDIX

6.1 PRELIMINARY DESIGN REVIEW SUBMITTAL CHECKLIST –
Single Family Residential

6.2 FINAL DESIGN REVIEW SUBMITTAL CHECKLIST -
Single Family Residential

6.3 PRELIMINARY DESIGN REVIEW SUBMITTAL CHECKLIST –
Multi-Family, Mixed Use, and Commercial

6.4 FINAL DESIGN REVIEW SUBMITTAL CHECKLIST –
Multi-Family, Mixed Use, and Commercial

6.5 APPLICATION, VARIANCE REQUEST FORM, and DESIGN REVIEW FEE SCHEDULE

6.6 STREETSCAPE PLANTING REQUIREMENTS
Tipple Neighborhood and Sunset West Neighborhood

APPENDIX 6.1
TWIN BUTTES DRC
Preliminary Design Review Submittal Checklist
Single Family Residential

DATE: _____
APPLICANT: _____
Property Address: _____ Lot # _____

This checklist presents the minimum requirements as outlined in the Design Standards and Guidelines and must be submitted with the Design Review Application. Please refer to the appropriate guidelines for additional information as needed. Submittals must be complete to be accepted for review.

____ **Conceptual Sketch Plan Review completed** (Sec. 2.4.1)
____ **Design Review Application**
____ **$750 Preliminary Design Review Fee** payable to *Twin Buttes Metropolitan District No. 1*
____ **Variance Request Application** (Sec. 2.11.2), if applicable

____ N**arrative** – list basic project information including lot size, FAR, proposed floor area, driveway slope, roof height, etc., and describe anything you believe the DRC would benefit from knowing about the project

____ **Site Staking and Tree Marking** (Sec. 2.3) - must be completed prior to submitting review package
- ☐ On-site tree marking completed
- ☐ Site staking completed

____ **Topographic Survey** by a Licensed Surveyor at 1:20 scale or larger – Illustrate and label:
- ☐ Building Area
- ☐ Adjacent streets, paths and sidewalks
- ☐ 2' contour intervals that extend 10' outside property lines to ensure consideration of impact on adjacent properties
- ☐ All easements, labeled
- ☐ Existing drainage
- ☐ Location of Significant trees including trunk diameter, rock outcroppings and other natural landscape features
- ☐ Location of all utility stubs for the lot: water, sewer, communication, power and gas
- ☐ Any other structures or improvements affecting the design of the home

____ **Site Plan** – Illustrate and label:
- ☐ Lot line
- ☐ Location and measurements of all proposed structures and other site improvements
- ☐ All setback dimensions including encroachment data
- ☐ Garage setback dimension (10' from front face of principal structure – Sec. 3.10.D)
- ☐ Access to residence – clearly depict front entry and its public connection to the street; label square foot dimensions of all porches, include driveway curb cuts location.
- ☐ Label driveway slope
- ☐ Location of all trees on the lot and label the species and whether planned for removal or preservation
- ☐ Preliminary grading and drainage plans, including any site retainage
- ☐ Accessory Dwelling Unit location and access to unit plus square footage – if applicable
- ☐ Retaining walls & proposed height, existing and proposed grades and other natural features
- ☐ Location of all utility stubs for the lot: water, sewer, communication, power and gas

Topo Survey and Site Plan may be combined but must include all checklist items

____ **Building Elevations** illustrate and label:

- ☐ Massing and Scale
- ☐ Fenestration
- ☐ Plate height(s)
- ☐ Roof pitches
- ☐ Label maximum roof height(s), from finished grade to uppermost roof peak
- ☐ Walls and fences that are an integral part of the elevation
- ☐ Illustrate accurate color depiction of materials to be used

____ **Front Entry Illustration** (Sec. 4.4) – Does the design create a front entryway that:

- ☐ Clearly defines front door access and public connection to the street it faces
- ☐ Includes a usable front porch large enough for two chairs and a small table
- ☐ The front porch materials are complementary to the architecture
- ☐ Mitigates the impact of the garage door(s)

____ **Perspective and Informal Sketches** – provide at a minimum front and back views to articulate the building's mass and scale and architectural details

____ **Massing model** – digital or print accepted, depicting correct grade

____ **3D street view depiction** – include preliminary colors and details of the building(s); all views from the street; front view must clearly show the front entry

____ **Photos** of the site and surrounding area indicating the relationship of the proposed home to the site and to the **adjacent lots - labeled**

____ **Materials -** General idea of materials and color palette considered for the project

APPENDIX 6.2
TWIN BUTTES DRC
Final Design Review Submittal Checklist
Single Family Residential

DATE: _____
APPLICANT: _____
Property Address:_____Lot #_____

This checklist presents the minimum requirements as outlined in the Design Standards and Guidelines and must be submitted with the Design Review Application. Please refer to the appropriate guidelines for additional information as needed. Submittals must be complete to be accepted for review.

____ **$750 Final Design Review Fee** payable to *Twin Buttes Metropolitan District No. 1*
____ **Variance Request Application** (Sec. 2.11.2), if applicable

____ N**arrative** – revise the Narrative submitted for Preliminary Design Review to reflect all changes made. Include the conditions of approval imposed at Preliminary Design Review, if any, and how they have been satisfied.

____ **REScheck Certificate** of Compliance for the 2015 IECC
- ☐ Building Plan should include pre-wiring for future solar array (Sec. 4.1.3, 4.11 & 5)

____ **Topographic Survey -** Revised per DRC's review comments from Preliminary Review

____ **Site Plan** - Revised per DRC's review comments from Preliminary Review and include

____ **Building Elevations -** Revised per DRC's review comments from Preliminary Review

____ **Front Entry Illustration -** Revised per DRC's review comments from Preliminary Review

____ **Floor Plans**, including proposed square footage for each proposed level with sufficient detail for review showing:
- ☐ Overall and critical dimensions, room names and sizes
- ☐ Total living area square footage
- ☐ Total number of bedrooms
- ☐ Total number of bathrooms
- ☐ Number of off-street parking spaces (garage and/or carport)
- ☐ Related exterior elements such as walks, courts, terraces, decks, fences, patios, retaining walls (include the measurements and height of each exterior element)

____ **Landscape and Exterior Lighting Plans** illustrating with measurements:
- ☐ Building footprints, driveway and sidewalk locations
- ☐ Final Drainage Plan
- ☐ Planting types, sizes and quantities – include a planting schedule and legend
- ☐ Streetscape - See Appendix 6.6 Re: Streetscape Planting Requirements
- ☐ Irrigation plan - location and details
- ☐ Hardscape and fencing/screenings/site walls include design details
- ☐ Location of any exterior mechanical equipment (e.g. HVAC system) and how it will be screened (Sec. 4.12.6)

- ☐ Location of 2" communications conduit from house to private junction box for cable, phone & internet connections
- ☐ Exterior lighting locations
- ☐ Light Fixture Specifications
- ☐ Include plan for roof snow melt and drainage (snow stops, gutters, etc.) if applicable

____ **Material and Color Palettes**:

- ☐ Provide material samples of the exterior materials, including the garage door
- ☐ Provide electronically a list and labeled photos of all materials, including the garage door, front door and windows with manufacturer specs (name and model)

____ **Character Defining Architectural Details Plan**:

Dimension and specify typical exterior architectural details at 1" = 1'0" scale minimum, including wall section details as needed to clarify unique building conditions.

____ **3D Picture/Rendering**: Provide accurate 3D street view depictions, with actual color and detail of materials to be used, <u>including accurate finished grade</u>, of:

- ☐ Building(s) clearly showing the front entry
- ☐ All side views
- ☐ Illustrate address markers design and location
- ☐ Include illustration of proposed landscaping

____ **Construction Manager Plan** (*see* Sections 4.12.10 and 4.12.14):

Site plan showing:

- ☐ Orange Fence 10' around all Trees and 2' around rock outcroppings to be saved;
- ☐ Limits of disturbance;
- ☐ Erosion control, Proposed drainage and Water Quality protection during construction;
- ☐ Laydown/storage areas including building materials, dirt and rocks;
- ☐ Construction Parking locations;
- ☐ Portable toilet location
- ☐ Dumpster and/or recycling bin locations
- ☐ Location of Contractor sign, if any.
- ☐ Management Plan for a tidy construction work site

____ **Construction Signage** (Sec. 4.12.11)

Provide a design plan with specifications for your construction sign, including the frame. Photo of existing sign with dimensions is adequate.

_____ **HOA Documentation** – If an HOA is to be formed, provide a copy of the CC&R's for the Association and the contact information for the Association representative.

APPENDIX 6.3

TWIN BUTTES DRC

Preliminary Design Review Submittal Checklist

Multi-Family (Including Detached Duplexes); Mixed Use and Commercial

Project Name: _____ Date:_____
APPLICANT: _____
Property Address: _____ Lot #_____

This checklist presents the minimum requirements as outlined in the Design Standards and Guidelines and must be submitted with the Design Review Application. Please refer to the appropriate guidelines for additional information as needed. Submittals must be complete to be accepted for review.

____ **Conceptual Site Plan Review completed** (Sec. 2.6.1)
____ **Design Review Application**
____ **$750 Preliminary Design Review Fee** payable to *Twin Buttes Metropolitan District No. 1*
____ **Variance Request Application** (Sec. 2.11.2), if applicable

____ N**arrative** – list basic project information including lot size, FAR, driveway slope, proposed floor area, roof height, etc., and describe anything you believe the DRC would benefit from knowing about the project

____ **Site Staking and Tree Marking** (Sec. 2.3) - <u>must be completed prior to submitting review package</u>
- ☐ On-site tree marking completed
- ☐ Site staking completed Including buildings and parking/driveway areas

____ **Topographic Survey** by a Licensed Surveyor at 1:20 scale or larger, illustrate and label:
- ☐ Building Area
- ☐ Adjacent streets, paths and sidewalks
- ☐ 2' contour intervals that extend 10' outside property lines to ensure consideration of impact on adjacent properties
- ☐ All easements, labeled
- ☐ Existing drainage
- ☐ Location of Significant trees including trunk diameter, rock outcroppings and other natural landscape features
- ☐ Location of all utility stubs for the lot: water, sewer, communication, power and gas
- ☐ Location of any shared driveways or street/roadway improvements
- ☐ Any other structures or improvements affecting the design of the project

____ **Site Plan** illustrate and label:
- ☐ Lot line
- ☐ Location and measurements of all Proposed Structures and other Site Improvements
- ☐ Shared driveways, parking lots, street/roadway improvements, short-term bicycle parking
- ☐ All setback dimensions including encroachment data
- ☐ Access - clearly depict all access to buildings, front entryway(s), and public connection to the street
- ☐ Label the slope of all driveways
- ☐ Preliminary grading and drainage plans, including any site retainage; (a final plan, stamped by a Colorado Professional Engineer will be required at Final Design Review and for your Building Permit)
- ☐ Location of all trees on the lot; label species and if planned for removal or preservation
- ☐ Accessory Dwelling Unit (label square footage) – if applicable
- ☐ Retaining wall, existing and proposed grades and other natural features
- ☐ Location of all utility stubs for the lot: water, sewer, communication, power and gas
- ☐ Trash/sanitation plan
- ☐ Location of USPS cluster mailbox units required for projects of 6 or more units (Sec. 4.13.3.4)

- ☐ Mechanical Equipment Location and Screening (Sec. 4.12.6)

Topo Survey and Site Plan may be combined but must include <u>all checklist items</u>

____ **Building Elevations** illustrate and label:
- ☐ Massing and Scale
- ☐ Fenestration
- ☐ Plate height(s)
- ☐ Roof pitches
- ☐ Label maximum roof height(s), from finished grade to uppermost roof peak
- ☐ Walls and fences that are an integral part of the elevation
- ☐ Illustrate accurate color depiction of materials to be used

____ **Character Defining Architectural Details Plan**:
Dimension and specify typical exterior architectural details at 1" = 1'0" scale minimum, including wall section details as needed to clarify unique building conditions.

____ **Perspective and Informal Sketches** – provide at a minimum front and back views to articulate the building(s) mass and scale

____ **3D street view depiction** – preliminary views with approximate site grade, color and detail of the building(s), including all views from the street; front view must clearly show the front entryway(s) and connection to the street

____ **Front Entry Illustration** (Sec. 4.4) – include a rendering of the front entries to show the design meets the following:
- ☐ Front entries are well defined, detailed, and reflect individual units
- ☐ Entries are scaled in proportion to the size of the building
- ☐ Each residential entryway includes a front porch that serves as an outdoor living space for each unit
- ☐ Entryways are inviting, acknowledge public connection to the street, and pedestrian friendly
- ☐ Materials of the front entries and doors are complementary to the architecture

____ **Photos** of the site and surrounding area indicating the relationship of the proposed structures and improvements to site and adjacent lots - labeled

____ **Preliminary Signage Plan** (Sec. 4.13.3.2) and **Preliminary Exterior Lighting Plan** (Sec. 4.12.9), with elevation, size, quantity and total square footage, illustrate:
- ☐ Exterior lighting and Signage locations
- ☐ Light Fixture Specifications with Manufacturer Recommended Specifications
- ☐ Signage designs, including accurate colors, and details of materials to be used
- ☐ Location and design of address markers

____ **Supporting Photographs or Product Cut Sheets, as necessary**

____ **Commercial** – provide a general idea of:
- ☐ Amount and location of employee and guest parking
- ☐ Truck loading and service needs
- ☐ Mechanical Equipment Location and Screening

____ **Materials** - General idea of materials and color palette considered for the project

____ **Construction Phasing** – State weather project will be built in phases or all at one time

APPENDIX 6.4

TWIN BUTTES DRC

Final Design Review Submittal Checklist

Multi-Family (including Detached Duplexes), Mixed Use, and Commercial

DATE: _____

APPLICANT: _____

Property Address:_____Lot #_____

This checklist presents the minimum requirements as outlined in the Design Standards and Guidelines and must be submitted with the Design Review Application. Please refer to the appropriate guidelines for additional information as needed. Submittals must be complete to be accepted for review.

____ **$750 Final Design Review Fee** payable to *Twin Buttes Metropolitan District No. 1*

____ **Variance Request Application** (Sec. 2.11.2), if applicable

____ N**arrative** – revise the Narrative submitted for Preliminary Design Review to reflect all changes made. Include the conditions of approval imposed at Preliminary Design Review, if any, and how they have been satisfied.

____ **REScheck Certificate** of Compliance for the 2015 IECC

- ☐ Building Plan includes pre-wiring for future solar array (Sections 4.1.3, 4.11 & 5)

____ **Topographic Survey** Revise per DRC's review comments from Preliminary Review

____ **Site Plan** – Revise per DRC's review comments from Preliminary Review

____ **Building Elevations** - Revise per DRC's review comments from Preliminary Review

____ **Front Entry Illustration -** Revise per DRC's review comments from Preliminary Review

____ **Floor Plans**, including proposed square footage for each proposed level with sufficient detail for review showing:

- ☐ Overall and critical dimensions, room names and sizes
- ☐ Total living area square footage
- ☐ Total number of bedrooms
- ☐ Total number of bathrooms
- ☐ Number of off-street parking (garage and/or carport)
- ☐ Related exterior elements such as walks, courts, terraces, decks, fences, patios, retaining walls (include the measurements of each exterior element)

____ **Landscape and Exterior Lighting Plans** illustrating with measurements:

- ☐ Building footprints, driveway and sidewalk locations
- ☐ Final Drainage Plan
- ☐ Planting types, sizes and quantities – include a planting schedule and legend
- ☐ Streetscape - See Appendix 6.6 Re: Streetscape Planting Requirements
- ☐ Irrigation plan - location and details
- ☐ Hardscape and fencing/screenings/site walls include design details
- ☐ Location of 2" communications conduit from house to private junction box for cable, phone & internet connections

- ☐ Exterior lighting locations
- ☐ Light Fixture Specifications
- ☐ Include plan for roof snow melt and drainage (snow stops, gutters, etc.)

____ **Material and Color Palettes**:
- ☐ Provide material samples of the exterior materials, including the garage door, at the DRC meeting
- ☐ Provide electronically a list and labeled photos of all materials, including the garage door, front door and windows with manufacturer specs (name and model).

____ **3D Picture/Rendering**: Provide 3D street view depictions, with accurate color and detail of materials to be used, and including accurate finished site grade, of:
- ☐ Building(s) clearly showing the front entry
- ☐ All side views
- ☐ Include address markers design and location
- ☐ Include proposed landscaping

____ **Building Signage Plan (Sec. 4.13.3.2) and Exterior Lighting Plan (Sec. 4.12.9)**, with elevation, size, quantity and total square footage, illustrate:
- ☐ Exterior lighting locations
- ☐ Light Fixture Specifications with Manufacturer Recommended Specifications
- ☐ Signage locations
- ☐ Signage designs, including accurate colors, and details of materials to be used
- ☐ Location and design of address/unit markers

____ **Commercial** – provide a general idea of:
- ☐ Amount and location of employee and guest parking
- ☐ Truck loading and service needs
- ☐ Mechanical Equipment Location and Screening

____ **Construction Phasing Schedule -** must be submitted showing the schedule for phased construction of buildings, shown as a table on the site plan or as separate graphic

____ **Construction Manager Plan** (*see* Sections 4.12.10 and 4.12.14):
Site plan showing:
- ☐ Orange Fence 10' around all Trees and 2' around rock outcroppings to be saved;
- ☐ Limits of disturbance;
- ☐ Erosion control and water quality protection during construction;
- ☐ Laydown/storage areas including building materials, dirt and rocks;
- ☐ Construction Parking locations;
- ☐ Portable toilet location
- ☐ Dumpster and/or recycling bin locations
- ☐ Location of Contractor sign, if any.
- ☐ Management Plan for a tidy construction work site

____ **Construction Signage** (Sec. 4.12.11)
Provide a design plan with specifications for your construction sign, including the frame. Photo of existing sign with dimensions is adequate.

_____ **HOA Documentation** – If an HOA is to be formed, provide a copy of the CC&R's for the Association and the contact information for the Association representative.

APPENDIX 6.5

- APPLICATION FORM
- VARIANCE REQUEST FORM
- FEE SCHEDULE

TWIN BUTTES METROPOLITAN DISTRICT NOS 1-4
692 Twin Buttes Avenue,
Durango CO 81301
(970) 259-5306

TWIN BUTTES DESIGN REVIEW APPLICATION

Type of Request (check all that apply)

_____ Single Family Home
_____ Duplex Project (detached or attached)
_____ Multi-Family Project (3 or more residential units)
_____ Commercial Project
_____ Mixed Use (Residential and Commercial)
_____ Preliminary Site Plan Review – MF, Comm., MU
_____ Conceptual/Preliminary/Final Design Review
_____ Additional Design Review (post Final Design Review)
_____ ADU Review (separate of main project)
_____ Exterior Paint or Materials
_____ Landscape Plan
_____ Remodel/Addition
_____ Solar Installation
_____ Fencing
_____ Signage
_____ Other: _____

Date:_____
Project Name/Contact Person: _____
Property Address: _____ Lot # _____

Owner: _____
Address: _____
_____
_____
Phone: _____
Email: _____

Architect: _____
Address: _____
_____
_____
Phone: _____
Email: _____

Owner Rep: _____
Address: _____
_____
_____
Phone: _____
Email: _____

Builder: _____
Address: _____
_____
_____
Phone: _____
Email: _____

Project Description/Notes/Comments (if a variance is requested, include a completed Variance Application):

_____
_____
_____

PERMISSION TO SHARE FINAL APPROVED DESIGN – Applicant gives the Twin Buttes Design Review Committee permission to share the final approved design renderings with others (e.g., adjacent property owners, builders, architects, Twin Buttes website and social media). _____YES _____NO

The undersigned authorizes the Twin Buttes Design Review Committee to proceed with processing this Application under the requirements of the Twin Buttes Design Standards and Guidelines, as amended.

Owner/Applicant: _____ Date: _____

TWIN BUTTES DESIGN REVIEW COMMITTEE
692 Twin Buttes Avenue,
Durango CO 81301
(970) 259-5306

APPLICATION FOR A VARIANCE

Date:_____

Applicant: _____

Property Address:_____Lot #_____

The undersigned hereby makes application for a variance to the Twin Buttes Design Guidelines under the provision of Section 2.11.2 *Variance to Design Guidelines.*

Variance requested: DRC Guidelines Sec. _____ Description:_____

- Attach a complete explanation for each variance requested.

The undersigned Applicant/Owner authorizes the Twin Buttes Design Review Committee to proceed with processing this Variance Request Application under the requirements of the Twin Buttes Design Standards & Guidelines.

Applicant/Owner:_____ Date:_____
Signature

FOR OFFICE USE ONLY

DATE SUBMITTED _____

RECEIVED BY: _____ _____
Signature

TWIN BUTTES DESIGN REVIEW COMMITTEE
692 Twin Buttes Avenue,
Durango CO 81301
(970) 259-5306

DESIGN REVIEW FEES

DESIGN REVIEW FEES - NEW CONSTRUCTION	AMOUNT	DATE DUE
Fees are assessed per review for all projects, including Single Family Residential, Duplex, Multi-Family, Commercial, and Mixed Use		
Conceptual Sketch Plan Review	No Fee Required	
Preliminary Design Review	$750.00	Date of Submittal
Final Design Review	$750.00	Date of Submittal
ADU Design Review – Includes Preliminary and Final *(Fee applies only to ADU Design Reviews subsequent to design review of main dwelling)*	$750.00	Date of Submittal
Further Design Review Requiring Additional DRC Review Meeting	$500.00	Date of Submittal

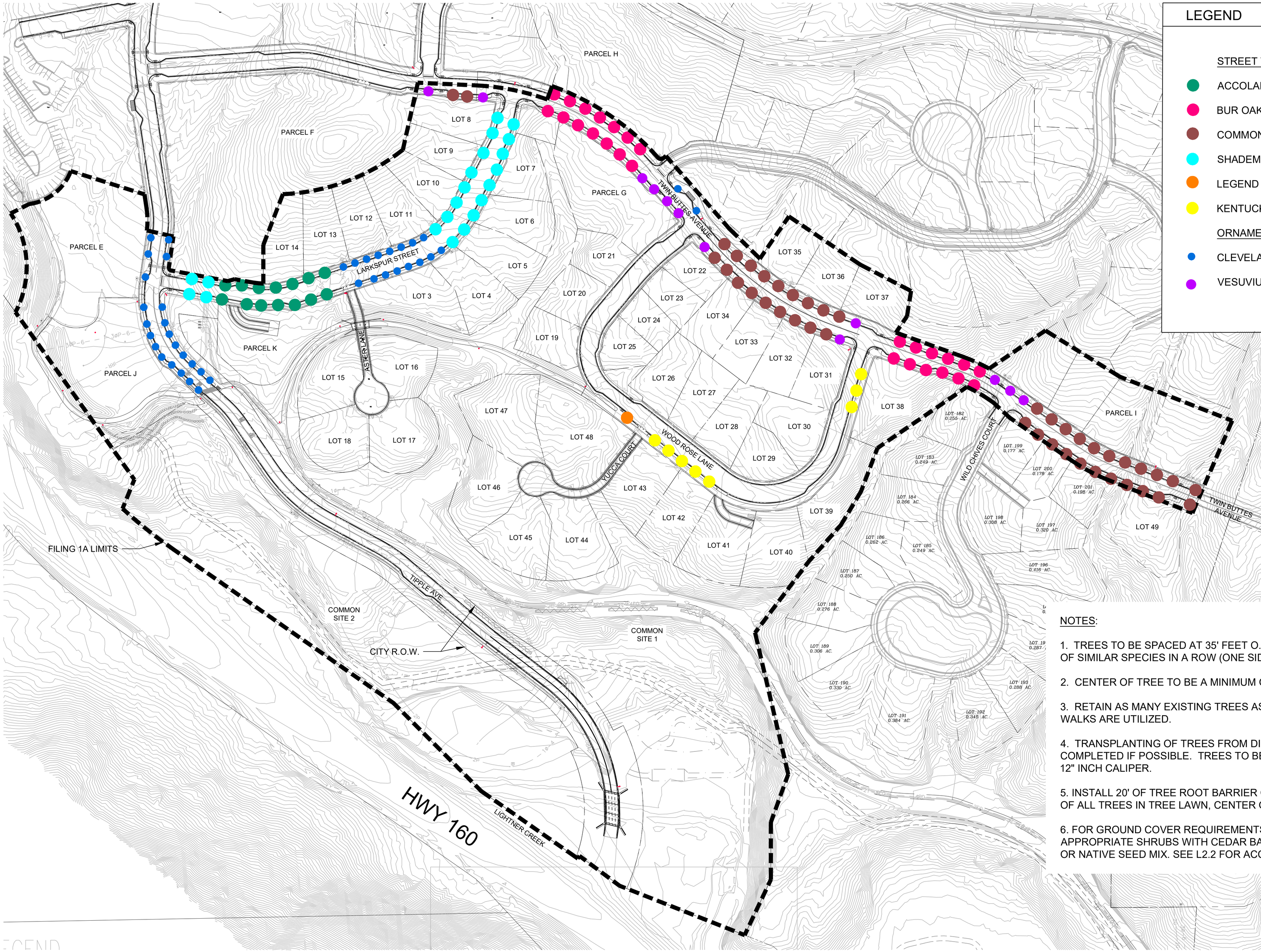
MODIFICATION TO EXISTING IMPROVEMENTS		
Design Changes During Construction:		
Planning Director Review	$0.00	N/A
Committee Approval Required		
Per Meeting Fee	$250.00	With Application
Maximum Fee	$750.00	
Landscape Plan	$100.00	With Application
Remodel/Addition:		
Minor - without addition of square footage (*e.g.*, fence and deck additions, roof overhang addition, paint color change, signage review)	$100.00	With Application
Modification with addition of square footage that can be approved by Planning Director (*Project must be reviewed by the Planning Director to determine if Committee approval is required*.)	$100.00	With Application
Modification requiring Committee approval:		
Per Meeting Fee	$250.00	With Application
Maximum Fee	$750.00	

Please make checks payable to: Twin Buttes Metropolitan District No. 1

APPENDIX 6.6

STREETSCAPE PLANTING REQUIREMENTS

Tipple Neighborhood
Sunset West Neighborhood



LEGEND

STREET TREES:

- ACCOLADE ELM
- BUR OAK
- COMMON HACKBERRY
- SHADEMASTER HONEYLOCUST
- LEGEND AMERICAN LINDEN
- KENTUCKY COFFEE TREE (MALE)

ORNAMENTAL TREES:

- CLEVELAND SELECT PEAR
- VESUVIUS PLUM

NOTES:

1. TREES TO BE SPACED AT 35' FEET O.C. (TYP.) NO MORE THAN 10 TREES OF SIMILAR SPECIES IN A ROW (ONE SIDE OF STREET).

2. CENTER OF TREE TO BE A MINIMUM OF 2.5' FEET FROM FACE OF CURB.

3. RETAIN AS MANY EXISTING TREES AS POSSIBLE WHERE ATTACHED WALKS ARE UTILIZED.

4. TRANSPLANTING OF TREES FROM DISTURBED AREAS WILL BE COMPLETED IF POSSIBLE. TREES TO BE TRANSPLANTED WILL BE UNDER 12" INCH CALIPER.

5. INSTALL 20' OF TREE ROOT BARRIER ON THE SIDEWALK AND CURB SIDE OF ALL TREES IN TREE LAWN, CENTER ON TREE.

6. FOR GROUND COVER REQUIREMENTS, LOT OWNERS MAY INSTALL APPROPRIATE SHRUBS WITH CEDAR BARK MULCH, SHRUBS WITH COBBLE, OR NATIVE SEED MIX. SEE L2.2 FOR ACCEPTABLE SEED MIX TYPES.

Twin Buttes
Durango, Colorado

TWIN BUTTES
20091 US Hwy 160
Durango, CO 81301
Phone: 970.259.5306

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LAND PLANNING
URBAN DESIGN
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Durango, CO 81301 | 970.385.4219

TWIN BUTTES TIPPLE NEIGHBORHOOD

TWIN BUTTES - DURANGO, CO
STREET TREE MASTER PLAN

DATE ISSUED	
PRELIMINARY:	
FINAL:	05.02.2016
CONSTRUCTION:	

REVISIONS		
NO.	DESCRIPTION	DATE

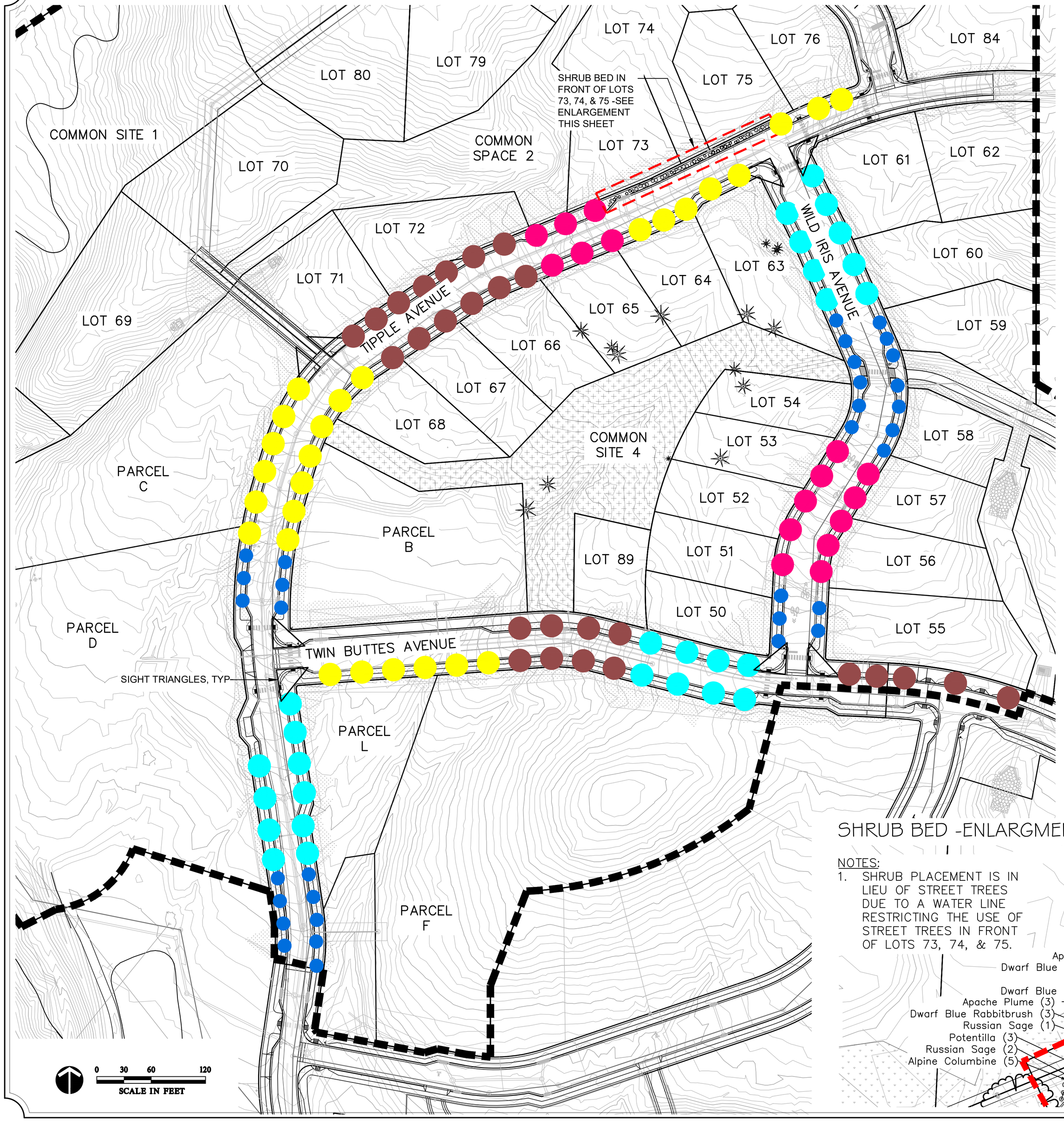
PROJ. NO: 15380.00
DRAWN BY: KF, CW
CHECKED BY: WC

SCALE: GRAPHIC

SHEET NUMBER

L1.1

Page: of



LEGEND

ORNAMENTAL TREES:

- CLEVELAND SELECT PEAR

STREET TREES:

- COMMON HACKBERRY
- KENTUCKY COFFEE TREE (MALE)
- SHADEMASTER HONEYLOCUST
- BURR OAK

NOTES:

1. TREES TO BE SPACED AT 35' FEET O.C. (TYP.) NO MORE THAN 10 TREES OF SIMILAR SPECIES IN A ROW (ONE SIDE OF STREET).
2. CENTER OF TREE TO BE A MINIMUM OF 2.5' FEET FROM FACE OF CURB.
3. RETAIN AS MANY EXISTING TREES AS POSSIBLE WHERE ATTACHED WALKS ARE UTILIZED.
4. INSTALL 20' OF TREE ROOT BARRIER ON THE SIDEWALK AND CURB SIDE OF ALL TREES IN TREE LAWN, CENTER ON TREE.
5. GRAY SHADING IS SUNSET EASEMENT THAT WILL GO AWAY ONCE FINAL LANDSCAPE IS COMPLETED.
6. FOR GROUND COVER REQUIREMENTS, LOT OWNERS MAY INSTALL APPROPRIATE SHRUBS WITH CEDAR BARK MULCH, SHRUBS WITH COBBLE, OR NATIVE SEED MIX. SEE L2.2 FOR ACCEPTABLE SEED MIX TYPES.

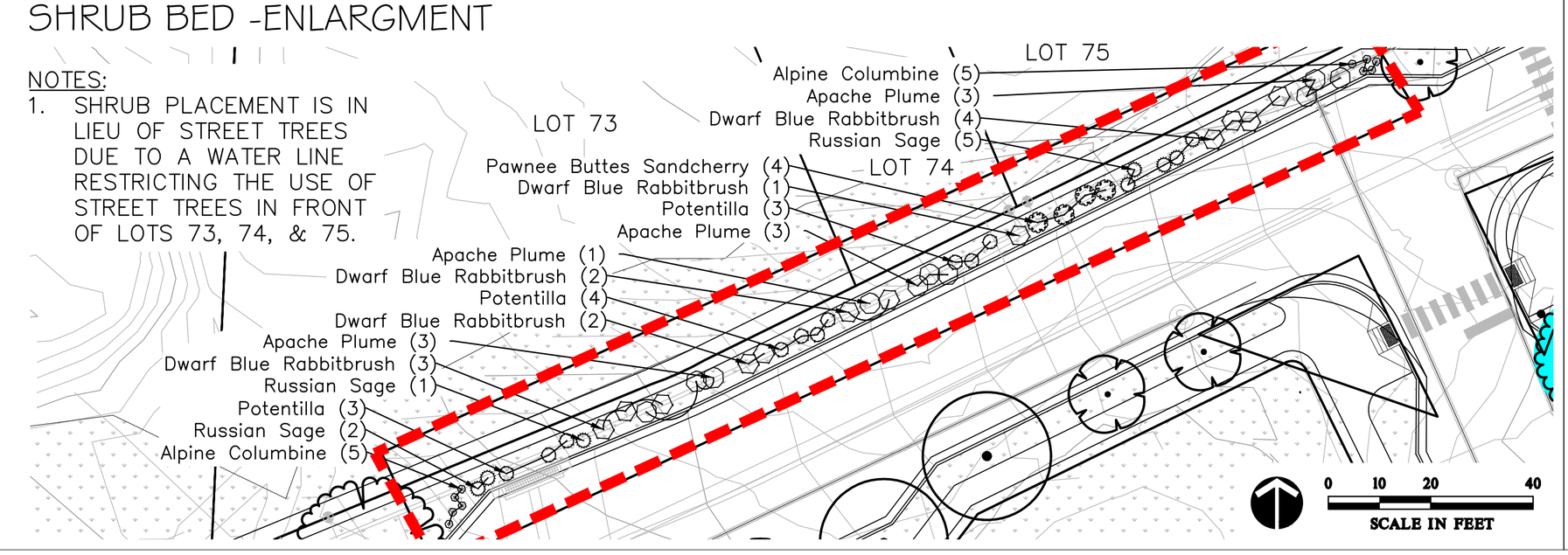
PLANT SCHEDULE - SHRUB ENLARGEMENT

SHRUBS	COMMON NAME / BOTANICAL NAME	CONT
	DWARF BLUE RABBITBRUSH / CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	5 GAL
	APACHE PLUME / FALLUGIA PARADOXA	5 GAL
	RUSSIAN SAGE / PEROVSKIA X 'LITTLE SPIRE'	5 GAL
	POTENTILLA / POTENTILLA FRUTICOSA 'JACKMANII'	5 GAL
	PAWNEE BUTTES SANDCHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL
ANNUALS/PERENNIALS	**COMMON NAME / BOTANICAL NAME**	**CONT**
	ALPINE COLUMBINE / AQUILEGIA ALPINA	1 GAL

SHRUB BED -ENLARGMENT

NOTES:

1. SHRUB PLACEMENT IS IN LIEU OF STREET TREES DUE TO A WATER LINE RESTRICTING THE USE OF STREET TREES IN FRONT OF LOTS 73, 74, & 75.



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Durango, CO 81301
970.385.4219
www.dhmdesign.com

TWIN BUTTES - SUNSET WEST STREET TREE MASTER PLAN

Issue Record:

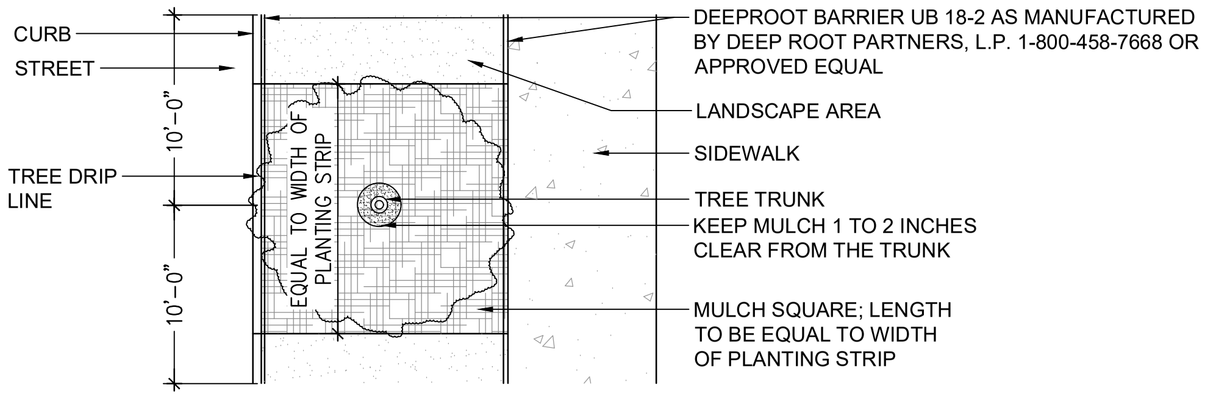
REVIEW SET	03/23/18
FINAL SET	05/07/18

Revisions:

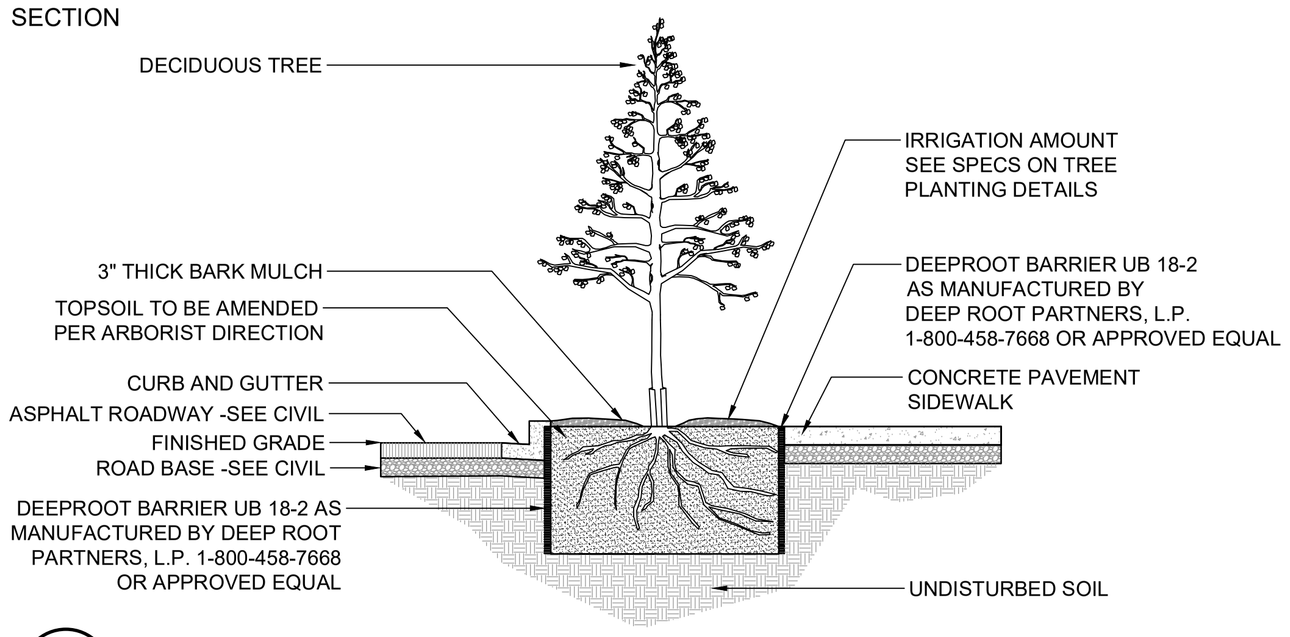
Project Number:	12-172
Drawn By:	
Designed by:	KF
Checked By:	KF

Sheet

L1.1



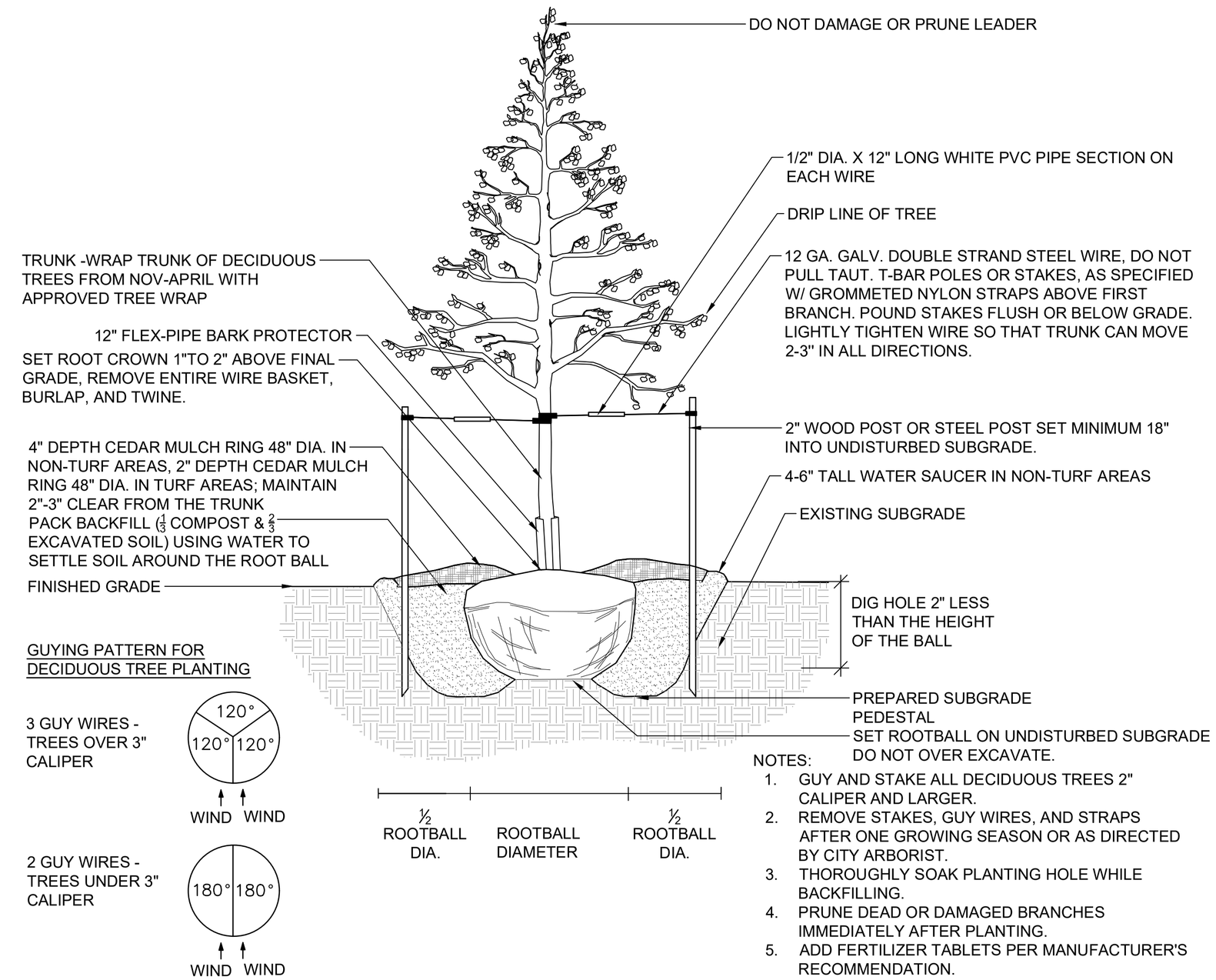
SECTION



1 / L2.1 TREE ROOT BARRIER

NOT TO SCALE

NOTES:
1. INSTALL 20 LF OF TREE ROOT BARRIER ON THE SIDEWALK AND CURB SIDE OF ALL TREES WITHIN 10' OF HARDSCAPE (WHERE APPLICABLE), CENTER ON TREE.

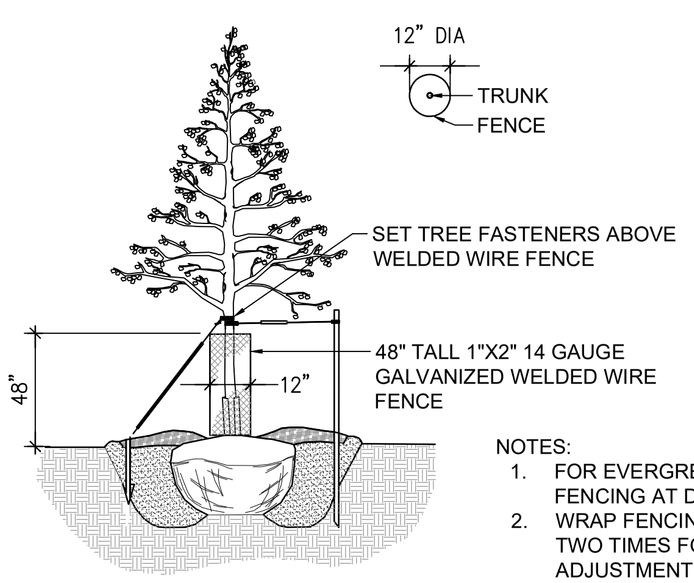


NOTES:
1. GUY AND STAKE ALL DECIDUOUS TREES 2" CALIPER AND LARGER.
2. REMOVE STAKES, GUY WIRES, AND STRAPS AFTER ONE GROWING SEASON OR AS DIRECTED BY CITY ARBORIST.
3. THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING.
4. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
5. ADD FERTILIZER TABLETS PER MANUFACTURER'S RECOMMENDATION.
6. STAKE ALL TREES.

2 / L2.1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:
1. SEE 1/L2.2 FOR TREE WATERING SCHEDULE.



NOTES:
1. FOR EVERGREEN TREES, WRAP FENCING AT DRIP LINE OF TREE.
2. WRAP FENCING AROUND TREE TWO TIMES FOR FUTURE ADJUSTMENT CAPABILITY. SECURE WITH WIRE.

3 / L2.1 WILDLIFE PROTECTION FENCING

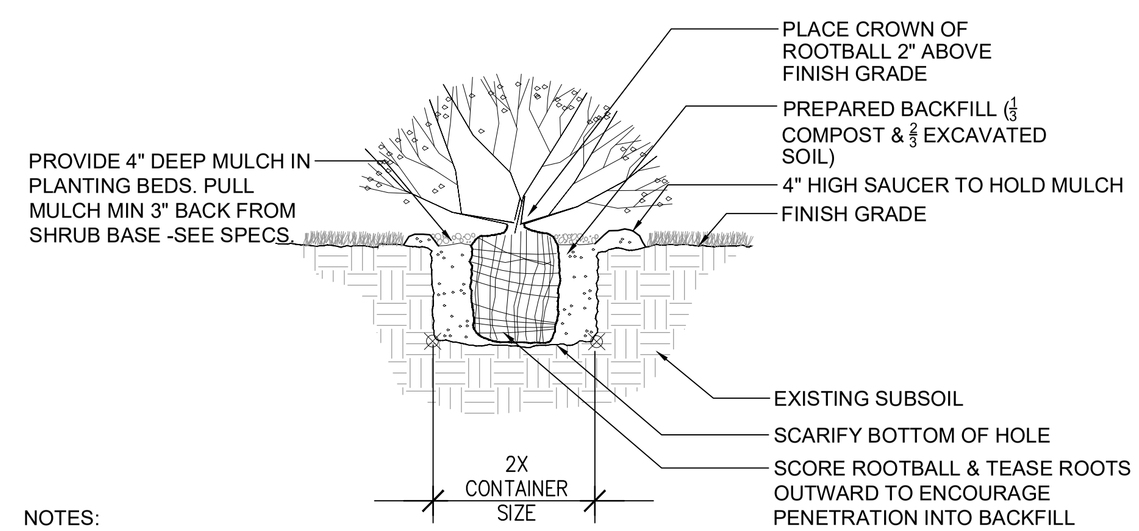
NOT TO SCALE

NOTES:
1. PROVIDE WILDLIFE PROTECTION FENCING AT BOTH DECIDUOUS AND EVERGREEN TREES.
2. WILDLIFE PROTECTION FENCING NOT SHOWN ON PLANS. CONTRACTOR TO INSTALL PER DETAIL.

TREE WATERING NEEDS APRIL THRU OCTOBER	SMALL TREES WEEKLY 10 GAL/INCH	MEDIUM TREES 3x PER MONTH 10 GAL/INCH	LARGE TREES 2x PER MONTH 15 GAL/INCH
TREE TRUNK DIAMETER	1" 2" 3"	4" 6" 8"	10" 12" 14"
DEEP ROOT FORK 2 GAL/MIN	5 10 15 MINUTES	20 30 40 MINUTES	75 90 105 MINUTES
DEEP ROOT NEEDLE 2 GAL/MIN	5 10 15 MINUTES	20 30 40 MINUTES	75 90 105 MINUTES
SOFT SPRAY WAND 4 GAL/MIN	3 5 8 MINUTES	10 15 20 MINUTES	38 45 53 MINUTES
SOAKER HOSE 2 GAL/MIN	5 10 15 MINUTES	20 30 40 MINUTES	75 90 105 MINUTES

4 / L2.2 TREE WATER SCHEDULE - DECIDUOUS TREES

NOT TO SCALE



NOTES:
1. DO ONE OF THE FOLLOWING:
   1.A. REMOVE PLANT FROM POT AND PROTECT ROOTBALL FROM DAMAGE DURING PLANTING.
   1.B. OR, REMOVE ALL WIRE, TWINE, AND PLASTIC FROM ROOTBALL. AFTER PLANT IS SET, PULL BACK AND REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL. SLIT REMAINING BURLAP.
2. SHRUBS WITH CRUMBLED OR BROKEN ROOTBALLS WILL BE REJECTED.
3. INSTALL (2) TWO TABLETS PER SHRUB.
4. THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING.
5. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.

5 / L2.2 SHRUB PLANTING DETAIL

NOT TO SCALE

Twin Buttes Durango, Colorado
TWIN BUTTES
20091 US Hwy 160
Durango, CO 81301
Phone: 970.259.5306

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LAND PLANNING
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TWIN BUTTES
TWIN BUTTES - DURANGO, CO
PLANTING DETAILS

DATE ISSUED	
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CONSTRUCTION:	

REVISIONS

NO.	DESCRIPTION	DATE

PROJ. NO: 15380.00
DRAWN BY: KF, CW
CHECKED BY: WC

SCALE:

SHEET NUMBER
L2.1
Page: of

LANDSCAPE NOTES

1. WORK AND MATERIALS SHALL CONFORM TO CITY OF DURANGO STANDARDS, REGULATIONS, AND CODES FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONSTRUCTION SHALL BE PER CITY OF DURANGO'S IRRIGATION AND LANDSCAPE STANDARDS. ANY DIFFERENCES BETWEEN THE PROJECTS SPECIFICATIONS AND THE CITY STANDARDS SHALL BE COMPLETED PER THE CITY STANDARDS.
2. PLANT CALIPER AND CONTAINER SIZE SHALL BE IN CONFORMANCE WITH CITY OF DURANGO STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE WORK BEGINS.
4. IF THERE ARE CONFLICTS BETWEEN UTILITIES AND PLANTINGS THE CONTRACTOR SHALL CONTACT TWIN BUTTES TO COORDINATE FIELD ADJUSTMENTS. TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES.
5. LOCATIONS OF TREES TO BE STAKED AND REVIEWED BY TWIN BUTTES PRIOR TO PLANTING. CONTRACTOR TO NOTIFY TWIN BUTTES 48 HOURS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE.
6. NOTIFY TWIN BUTTES FOR INSPECTION AND/OR APPROVAL OF LANDSCAPE MATERIALS AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
7. FIELD ADJUST PLANTINGS FOR TRANSFORMERS, CURB CUTS, AND OTHER FUTURE IMPROVEMENTS. STAKE LOCATIONS FOR APPROVAL BY TWIN BUTTES PRIOR TO ANY INSTALLATION.
8. ALL TREES WILL RECEIVE 4" CEDAR BARK MULCH WITHIN THE SAUCER AREA PER THE DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL ON BEDS AND SEEDED AREAS UNTIL FINAL PROJECT ACCEPTANCE. CEDAR BARK MULCH AT ALL TREES, SHRUBS, AND PERENNIALS.
9. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF TWO GROWING SEASONS AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR PER SPECS.
10. ALL TREES TO HAVE WILDLIFE FENCING PER DETAIL 2/L2.1 PLACEMENT OF WILDLIFE FENCING DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY DAMAGE TO TREES DURING THE WARRANTY PERIOD.
11. TREES TO BE CENTERED IN LANDSCAPE STRIPS, UNLESS OTHERWISE NOTED, ALL OTHER TREES TO BE A MINIMUM OF 5' FROM HARDSCAPE.
12. ALL PLANTING AREAS WILL HAVE 4" DEPTH OF NATIVE TOPSOIL INSTALLED. THE DISTURBED AREAS OF THE SITE WILL THEN BE FINE GRADED IN PREPARATION FOR SEEDING OR PLANTING AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.
13. LOCATIONS OF UTILITIES ARE GRAPHIC ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 811 TO LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL VERIFY LOCATIONS AND BURY DEPTHS OF ALL UTILITIES ON SITE. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
15. PROPOSED FINISHED GRADES, MULCH, AND PAVEMENTS SHALL ABUT EXISTING CURBS, PAVEMENTS, ETC., IN BOTH LINE AND GRADE. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
16. TREE ROOT BARRIER TO BE INSTALLED IN ALL LOCATIONS WHERE TREES ARE CLOSER THAN 10' TO PAVING. TREE ROOT BARRIER TO BE 20 LF CENTER ON TREE. SEE DETAILS FOR MORE INFORMATION.
17. CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL LANDSCAPE STRIPS WITHIN TWIN BUTTES FILING 1B. STREET TREES IN FRONT OF RESIDENTIAL LOTS TO BE INSTALLED BY HOMEBUILDER.

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	QTY
	COMMON HACKBERRY / CELTIS OCCIDENTALIS	B & B	2.5"CAL	1
	KENTUCKY COFFEE TREE / GYMNOCLADUS DIOICA	B & B	2.5"CAL	1
ORNAMENTAL TREES	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**QTY**
	CLEVELAND SELECT PEAR / PYRUS CALLERYANA 'CLEVELAND SELECT'	B & B	2"CAL	4
GROUND COVERS		**CONT**	**QTY**	
	STEEP SLOPE SEED MIX -TYPE 2	SEED	1.16 ACRE	
	UPLAND SEED MIX -TYPE 1	SEED	5.6 ACRE	
	GROUNDCOVER OPTION WITH STREET TREES -SEE L1.1 NOTE #6 FOR A LIST OF GROUNDCOVER OPTIONS.			

SOUTHWEST SEED MIX OPTIONS

Upland Seed Mix -Type 1		PLS
Common Name	***Botanic Name***	***lbs/acre***
Bottlebrush Squirreltail	Elymus elymoides	4
Pubescent Luna Wheatgrass	Thinopyrum intermedium ssp. Barulatum	3.5
Rimrock Indian Ricegrass	Achnatherum hymenoides 'Rimrock'	1.5
San Luis Slender Wheatgrass	Elymus trachycaulus 'San Luis'	1
Garnet Mountain Brome	Bromus marginatus	3.5
Blue Flax	Linum lewisii	1
Lovington Blue Grama (VNS)	Bouteloua gracilis 'Lovington'	1
Gulf Annual Rye (VNS)	Lolium perenne ssp. Multiflorum	3.5
Antelope Bitterbrush	Purshia tridentata	0.125
Saltbrush-Fourwing	Atriplex canescens	0.375
Small Burnet	Sanquisorba minor	0.75
Blue Wildrye	Elymus glaucus	2.75
Ryegrass, Wild Russian Bozoisky	Psathyrostachys juncea	1.5
	TOTAL	**24.5 lbs/acre**

Steep Slope Seed Mix -Type 2		PLS
Common Name	***Botanic Name***	***lbs/acre***
Slender Wheatgrass	Elymus trachycaulus	18
Sheep Fescue	Festuca ovina	4
Alpine Bluegrass	Poa alpinum	4
Sandberg Bluegrass	Poa sandbergii	4
Basin Wildrye	Leymus cinerius	4
Yarrow	Achillea millefolium	0.2
Fringed Sage	Artemisia frigid	2
Rocky Mountain Penstemon	Penstemon strictus	2
Black-eyed Susan	Rudbeckia hirta	2
Saltbrush-Fourwing	Atriplex canescans	4
Prairie Sage	Artemisia ludoviciana	0.5
Antelope Bitterbrush	Purshia tridentata	1
Douglas Rabbitbrush	Chrysothaminus viscidiflous	0.25
Wyoming Big Sagebrush	Artemisia tridentata	0.1
Oakbrush Sumac	Rhus trilobata	0.5
	TOTAL	**46.55 lbs/acre**

NOTE:
REVEGETATE INTO RESIDENTIAL LOTS AS NEEDED WITH UPLAND SEED. SEED MIXES TO BE SUPPLIED BY SOUTHWEST SEED OR APPROVED EQUAL. SEE DURANGO NURSERY AND BASIN CO OP SEED MIXES THIS SHEET FOR OTHER APPROPRIATE RESIDENTIAL LOT SEED MIX OPTIONS.

DURANGO NURSERY SEED MIX OPTIONS

LOW MAINTENANCE MIX:

This combination of low growing, drought tolerant species produces a meadow effect. Some irrigation is necessary to keep the plants from going dormant in the dry months. This is a good mix for a wide range of elevations.

Seeding rate is 15 lbs/acre or 1-2 lbs/1000 ft².

Zone: 3, 4, and 5

Min. Precipitation: 12"-15"

30%	Crested Wheatgrass	20%	Sheep Fescue
20%	Canada Bluegrass	20%	Hard Fescue
10%	Lewis Flax		

FOOTHILLS NATIVE MIX:

This mix represents the main species found in the upper Pinion/Juniper to the Ponderosa zones. The species in this mix are natives naturally found in these environments. Very drought tolerant mixture.

The seeding rate is 10-15 lbs/acre or 1 lb/1000ft².

Zone: 3 and 4

Min Precipitation: 12"

40%	Slender Wheatgrass	20%	Indian Ricegrass
10%	Sandberg Bluegrass	10%	Arizona Fescue
10%	Lewis Flax		

BASIN CO OP SEED MIX OPTION

A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.

- Requires little to no maintenance
- Grows well in elevations up to 10,000 ft

Seeding Rate:

New Seeding
Dryland: 20-25 lbs/acre
Irrigated: 40 lbs/acre

Overseeding
Dryland: 10-15 lbs/acre
Irrigated: 20 lbs/acre

Characteristics:

- Grows 8-12 inches tall

Mix contains:

30% ***Ephraim Crested Wheatgrass***
Slightly rhizomatous bunchgrass with germination in 14-21 days.
Drought resistant and winter hardy with a deep root system making it an excellent soil binder.
Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.

25% ***Sheep Fescue***
Bunchgrass with germination in 14-21 days.
Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.

20% ***Perennial Rye***
Bunchgrass with germination in 5-10 days.
One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.

15% ***Chewings Fescue***
Bunchgrass with germination in 7-21 days.
Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.

10% ***Canada Bluegrass***
Sod-forming grass with germination in 14-21 days.
Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

Formulations & varieties are subject to change without notice!

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Low Grow Mix

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TWIN BUTTES
GROUNDCOVER MASTER PLAN

Issue Record:

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FINAL SET	05/07/18

Revisions:

Project Number: 12-172
Drawn By:
Designed by: KF
Checked By: KF

Sheet
L2.2