



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

PLANNING & ZONING COMMISSION

450 S. Parish, Johnstown, CO
Wednesday, June 12, 2024 at 6:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

[1.](#) Meeting Minutes - April 24, 2024

PUBLIC COMMENTS - Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)

NEW BUSINESS

[2.](#) Public Hearing - Riverbend Estates Filing No. 1, Case No. SUB21-0020

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.



PLANNING & ZONING COMMISSION
REGULAR MEETING
6:00 PM, Wednesday, April 24th, 2024
SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 6:00 P.M. Roll call and attendance were taken. Present were Commissioners Flores, Jeanneret, Hatfield, Urban, and Chairman Grentz. Commissioners Campbell and Hayward were absent and excused.

Staff Present: Jeremy Gleim, Planning Director; Lilly Cory, Planner I, Tyler Smith, Planner II

Consideration to APPROVE the agenda.

Motion by Commissioner Jeanneret, Second by Commissioner Flores.

Motion passed 5/0.

Consideration to APPROVE the minutes from the regular meeting held on April 10th, 2024.

Motion by Commissioner Jeanneret, Second by Commissioner Grentz.

Motion passed 3/0/2. Flores & Hatfield abstained as they were not present.

No public comment was made before the opening of the public hearing.

The Public Hearing for SUB21-004, more commonly known as **Ridge Filing 4 Subdivision** was opened. The planning staff were asked to present their report. Jeremy Gleim, Planning Director, presented an overview of the project. Statements were made regarding compliance with the traffic study in the area, as well as alignment with the Town Comprehensive Plan. Staff recommended approval of the Ridge Filing 4 Subdivision.

The commission asked what easements were on the property along with what hazards may be on the site. Staff stated that there were no oil wells found on the site and deferred the utility easements to the applicant. There were additional questions about the involvement of CDOT in the project. Staff responded, stating that coordination with CDOT occurred with the proposal of the development. No other further questions were asked of the Staff.

Johnathan Sweet, applicant's representative, followed up with information that the utility easement would be vacated and aligned with the roadway in the area. No further questions were asked of the applicant.

No members of the public spoke for or against the project.

The public hearing was closed. There was a brief discussion among the Commissioners and the following motions were made:

Consideration to APPROVE the Ridge Filing 4 Subdivision
Motion by Commissioner Hatfield, Second by Commissioner Flores
Motion Passed 5/0

Commissioners had no reports. The meeting was adjourned.

Respectfully Submitted,
Lilly Cory, Planner I

Accepted by Chair:



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Johnstown, CO 80534
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JohnstownCO.gov

Item 2.

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 12, 2024

SUBJECT: Riverbend Estates Subdivision- Filing 1 – Case No. SUB21-0020

ACTION PROPOSED: Public Hearing - Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for The Riverbend Estates Subdivision Filing No. 1

ATTACHMENTS:

1. Vicinity Map
2. Preliminary/Final Plat
3. Preliminary/Final Development Plan
4. Riverbend Planned Development (ODP)
5. Staff Presentation
6. Applicant Presentation

ZONING: PD- Riverbend Estates

PRESENTED BY: Lilly Cory, Planner I
Jeremy Gleim AICP, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Riverbend Estates Partners LLC., requests approval of a concurrent Preliminary and Final Subdivision and Development Plan within The Riverbend Estates Planned Development (PD). Proposed is a single-family detached neighborhood intended to create a unique subdivision along the Little Thompson River. Riverbend Estates Filing 1 will provide single-family homes of varying estate lot sizes (+6,000 SF) that are interconnected by a trail system and accentuation of the surrounding natural area. A trail system along the edge of the property ensures access to residences and subdivision amenities. Proposed in the subdivision are 96 lots, the dedication of right-of-way, and utility or emergency easements.

LOCATION:

The Community that Cares

The subject property is located south of Weld Co Rd 46 and west of Parish Avenue/ Weld Co Rd 17. The subject property encompasses 76 acres located within the Town of Johnstown limits. The major vehicular access point into the subdivision is located along Weld Co Rd 46.

HISTORY:

The subject property was annexed into the Town of Johnstown in 2001 under the Riverbend Estates Annexation. It was annexed into the Town by way of Ordinance No. 2001-660. Upon annexation, Planned Development (PD) zoning was established, and the Riverbend Estates Outline Development Plan (ODP) was approved in 2001 under Ordinance No. 2001-661. This was later amended in 2021 by Resolution 2021-213 to create the Amended Riverbend Estates ODP, which acts as the current zoning document for the subject property.

ZONING & LAND USE:

Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is located in the 100-year Floodplain area. Were this property to be annexed and zoned today, it would be more reflective of the floodplain land use designation. Zoning for the property was established well before the current Comprehensive Plan was adopted, and the property owner has a vested right to exercise development in accordance with the approved zoning. Development in floodplains and floodways requires additional analysis and special permits from the Federal Emergency Management Agency (FEMA). These requirements are detailed later in this report.

ADJACENT ZONING & LAND USE	
NORTH	H-A – Agricultural Use - Town of Johnstown
EAST	AG – Residential and Agricultural Uses - Weld County PD – Agricultural Uses – Town of Johnstown
SOUTH	PD– Residential – Town of Johnstown
WEST	PD- Agricultural Uses – Town of Johnstown

PROJECT DESCRIPTION & ANALYSIS:

The overarching development is comprised of approximately 172 acres and is located on the north and south sides of the Little Thompson River. Filing No. 1 is confined to the north side of the river, and future Filing No. 2 is located on the south side of the river. The two filings will ultimately be connected by a pedestrian bridge that spans the river. The bridge will connect to Outlot G in Filing No. 1.

Filing No. 1, the subject of this report makes up 76 of those 172 acres. A total of 96 lots are proposed in Filing No. 1; no commercial development is proposed. Residential lots will range from 6,000 square feet to over 10,000 square feet. Right-of-way will also be platted and dedicated to the Town to provide the street network and access to new lots and the surrounding area. As depicted in the plat and final development plan, the subdivision is organized in a semi-circular layout. The design was influenced by existing constraints, such as the oil and gas facilities in the northwest portion of the plat, as well as the Little Thompson River to the south. The resulting

layout is visually interesting and takes advantage of natural land features. Cul-de-sac streets are prominent in the subdivision and generous amounts of open space and trails are planned. Outlot G, which is the buffer between the residential lots and the Little Thompson River, is nearly 30 acres in size and provides ample opportunities for planned trail systems, parks, and open space.

Tract 1, which is located in the northeast corner of the project site, and subsequently, the southwest corner of the intersection of Parish Avenue and County Road 46, is labeled for future development. At the time of this filing, there are no plans for this area, so it will remain open space. Any future platting of Tract 1 will require additional review by the Planning Commission and Town Council. The tract measures approximately seven (7) acres in size.

Oil and Gas Facilities

Within the subdivision's development area, there are multiple well sites within the subject property. Most notable of these is a PDC Energy Facility #443315-43323 which has 8 producing regularly (PR) well heads in the northwest corner of the development. All buildings are to be set back 200 feet from the operation site as agreed upon between the developer and PDC Energy Group. To ensure safety a fence will surround the operating facility. Additionally, there are two (2) Plugged and Abandoned (PA) wells that are situated within Filing One of the properties. One is located underneath 'Little Thompson Drive' in the Cul-de-sac and the other is situated in Outlot G near Filing 2 of the Development. Both wells have a 25-foot setback per development standard during the time of project submittal. No building or home is to exist within either setback to ensure the safety of residents in the proposed subdivision. Additional screening and fencing have been put into place for the following development to ensure noise in the area is mitigated.

FLOODPLAIN REQUIREMENTS

As mentioned previously, developments located within floodplains and floodways demand additional analysis, are subject to greater regulatory oversight, and require special permits. The information listed below is somewhat technical but provides insight into the Federal Emergency Management Agency (FEMA) requirements for floodplain development. To better understand acronyms/terminology, the following definitions are provided to preface the information.

CLOMR: Conditional Letter of Map Revision – FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA.

LOMR: Letter of Map Revision - Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request. The "As-built" depicts any physical measures that were implemented which affected the

hydrologic or hydraulic characteristics of a flooding source, and thus modified the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the FIRM.

This project is currently mapped inside FEMA's Special Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) Panel 08069C1410G, effective date 1-15-2021. The SFHA designation may be removed by the formal LOMR Process approved by FEMA's designee, based on the proposed improvements and placement of fill. The CLOMR Case No. is 22-08-0777R.

Construction of the subdivision improvements proposed within the FEMA regulatory 100-year Special Flood Hazard Area, Zone AE, and Zone AE w/floodway is not allowed until, and only if, the CLOMR is approved by FEMA. As noted in the CLOMR application, a final approved LOMR then would be required prior to the construction of homes within the current floodplain and/or floodway boundaries. Note that FEMA's issuance of a CLOMR states that a LOMR "may" be approved if the improvements to remove the SFHA designation are constructed as represented in the CLOMR submittal. If the LOMR is not approved by FEMA, homes may not be placed in the regulatory floodway. In addition to the above, a Floodplain Development Permit is required before the commencement of construction activity of any kind.

PUBLIC NOTICE:

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, May 21, 2024. This notice provided the date, time, and location of the town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

COMPREHENSIVE PLAN ALIGNMENT:

The 2021 Comprehensive Plan (Comp Plan) identifies this area as a 100-year Floodplain. This designation is primarily intended for floodplain areas, as established by the adopted FIRM/FEMA maps and studies. These areas are natural areas for flooding - —to capture and channel stormwater in large storm events, offer high habitat and ecosystem value, and should be avoided when considering areas for new development or redevelopment to protect life, property, and natural assets. These areas offer opportunities for the conservation of natural areas and landscapes, as well as low-impact recreational trails. Greenways may also be located adjacent to irrigation ditches, reservoirs, wetlands, and other ecologically significant areas.

The greenway/floodplain areas include natural open space, trails, and river access. While sections of this land use may be on private land, efforts should be made to increase and maintain public access and to enhance connections for regional recreation and wildlife movement.

This subdivision complies with the Riverbend Development Plan wherein land uses have been carefully designed with the Little Thompson River in mind. Care has been taken in the design of the project to protect residential lots from flooding and Filing 1 provides significant trails and open-space corridors in alignment with the stated goals of the Comprehensive Plan. Staff finds

that this project aligns with the adopted Comprehensive Plan and will help create a unique subdivision that honors and complements the natural environment.

WATER & SERVICE SEWER AGREEMENT:

NA

DEVELOPMENT AGREEMENT:

NA

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environments
 - *Expect and encourage community-centered design.*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities.*

FINDINGS:

1. The proposed subdivision is consistent with the Johnstown Comprehensive Plan.
2. The proposed subdivision complies with the previously approved Preliminary Plat and Riverbend Estates Planned Development (PD).
3. Unique character to the project that meets the integrity of a Planned Development.

The proposed subdivision will meet the needs of the community by creating new lots for residential development which is intended to expand the community for its residents, businesses, and visitors alike.

LEGAL ADVICE:

NA

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: RIVERBEND ESTATES FILING 1

Staff recommends that the Commission approve the preliminary/final subdivision plat and preliminary/final development plan for The Riverbend Estates Subdivision Filing No. 1- Case No. SUB21-0020.

SUGGESTED MOTIONS:

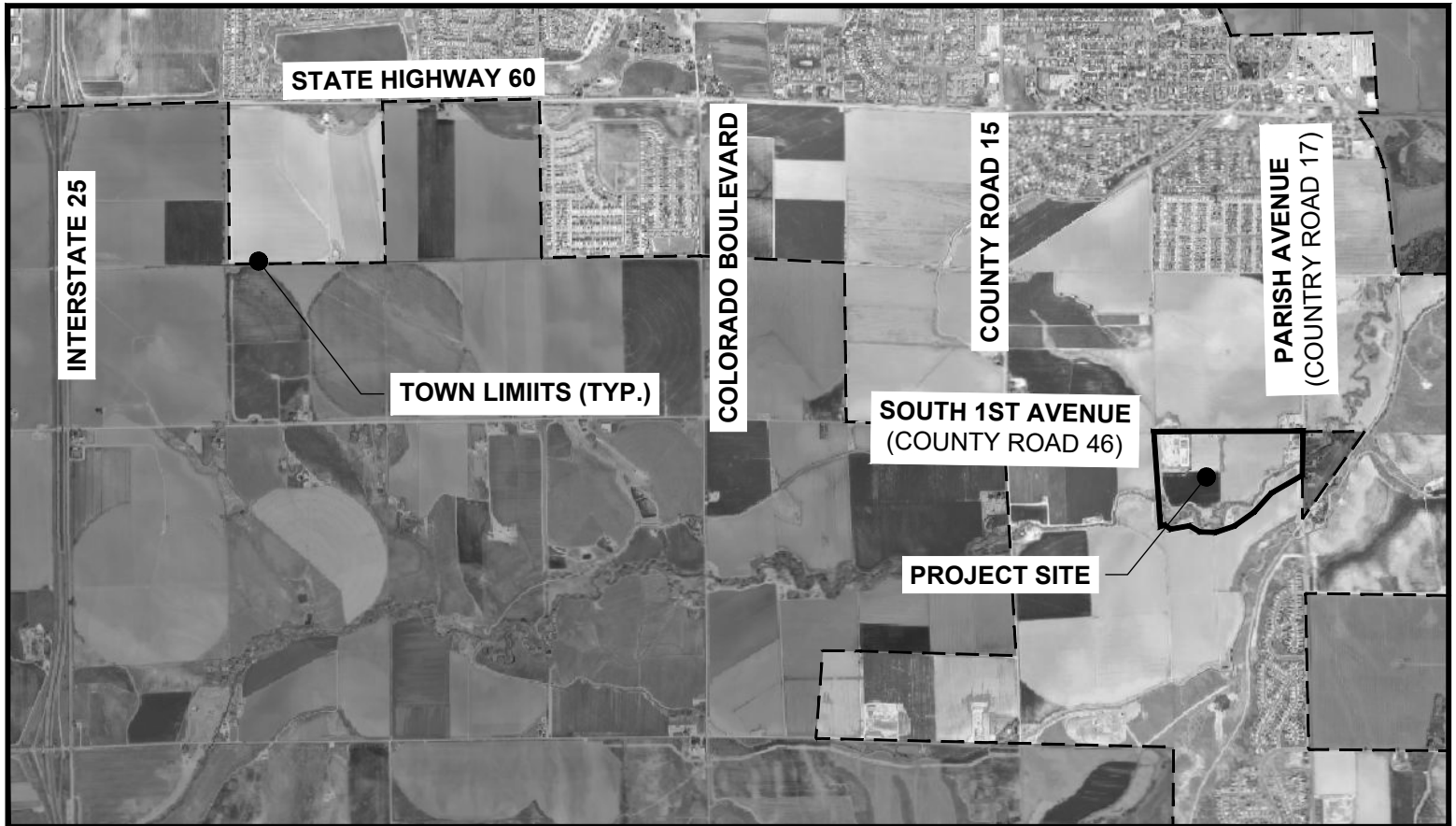
For Approval:

I Move to Approve Case No. SUB21-0020 for Riverbend Estates Filing No. 1

For Denial:

I Move to Deny Case No. SUB21-0020 for Riverbend Estates Filing No. 1

SCALE: 1" = 3,000'



RIVERBEND ESTATES PUD

PRELIMINARY DEVELOPMENT PLAN
SEPTEMBER 30, 2021



RIVERBEND ESTATES P.U.D. FILING NO. 1

SITUATE IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned being all the owners and lienholders of the following described property to wit:

A parcel of land situate in the Northeast Quarter of Section Seventeen (17), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 17 and assuming the North line of said NE1/4 as bearing South 89°03'31" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2488.75 feet, monumented as shown on this drawing, and with all other bearings contained herein relative thereto;

THENCE South 01°21'09" East along the East line of said NE1/4 a distance of 786.26 feet;
THENCE South 88°38'51" West a distance of 30.00 feet to the East line of that parcel as described in the Deed of Dedication as recorded March 18, 2015 at Reception No. 4091296 of the Weld County Clerk & Recorder;
Thence along the East, North and West lines of said Reception No. 4091296 the following three courses:
THENCE North 01°21'09" West a distance of 757.54 feet;
THENCE North 89°03'31" West a distance of 30.02 feet;
THENCE South 01°21'09" East a distance of 758.74 feet;
THENCE South 88°38'51" West a distance of 30.00 feet;
THENCE North 84°31'14" West a distance of 208.96 feet;
THENCE South 69°45'14" West a distance of 163.21 feet;
THENCE South 18°24'27" West a distance of 280.53 feet;
THENCE South 53°53'31" West a distance of 1074.67 feet;
THENCE North 84°45'28" West a distance of 738.59 feet;
THENCE South 43°16'10" West a distance of 264.91 feet;
THENCE North 02°42'22" West a distance of 1891.17 feet to the North line of the NE1/4;
THENCE South 89°03'31" East a distance of 2396.06 feet to the POINT OF BEGINNING.

Said parcel contains 3,321,391 Square Feet or 76,249 Acres more or less by this survey.

do hereby cause said land to be laid out and platted under the name of RIVERBEND ESTATES P.U.D. FILING NO. 1, and do hereby dedicate to the public forever all public rights or way, easements and other places designated or described for public uses. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

Owners:

NAME _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 17, Township 4 North, Range 67 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°03'31" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2488.75 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 00500593-201-721-NB, dated August 7, 2023, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information.
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

I, Steven Parks, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

TOWN COUNCIL

This plat, to be known as RIVERBEND ESTATES P.U.D. FILING NO. 1, is approved and accepted by the Town of Johnstown, by Resolution Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20 ____.

Mayor-Gary Lebsack _____ Attest: _____
Town Clerk-Hannah Hill

ACCESS EASEMENT NOTE

Access easements, as dedicated by this plat are for the use of the public, HOA and Metro District.

MAINTENANCE NOTE

Maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property Owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the development agreement. Should the Owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to the property Owner.

GENERAL OVERLOT DRAINAGE NOTE

Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the Town of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. Should the owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs incurred by the Town will be assessed to the property owner.

DEVELOPMENT AGREEMENT NOTE

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

FLOOD PLAIN NOTES

1. FLOODPLAIN LINE WORK SHOWN HEREON IS APPROXIMATE AND IS FOR REFERENCE ONLY. IT SHOULD NOT BE RELIED UPON FOR IMPROVEMENTS, ELEVATIONS, CONSTRUCTION OR ANY OTHER PURPOSES.

Notes 2-6 per the Town of Johnstown:

2. This project is currently mapped inside the Federal Emergency Management Agency's (FEMA) Special Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) Panel 08069C1410G, effective date 1-15-2021. The SFHA designation may be removed by the formal letter of Map Revision Process approved by FEMA's designation, based on the proposed improvements and placement of fill. The CLOMR Case No. is 22-08-0777R.

3. Construction of the subdivision improvements proposed within the FEMA regulatory 100-year Special Flood Hazard Area, Zone AE, and Zone AE floodway is NOT ALLOWED until and ONLY if the Conditional Letter of Map Revision is approved by FEMA. As noted in the CLOMR application, a final approved Letter of Map Revision then would be required prior to construction of homes within the current floodplain and/or floodway boundaries. Note that FEMA's issuance of a CLOMR states that a LOMR "may" be approved if the improvements to remove the SFHA designation are constructed as represented in the CLOMR submital. If the LOMR is not approved by FEMA, homes may not be placed in the regulatory floodway.

4. Be advised that removal of the floodplain designation does not guarantee properties will be free from flooding or flood risk. Purchase of flood insurance is recommended.

5. A Floodplain Development Permit is required prior to commencement of construction activity of any kind.

6. All structures with basement and/or crawlspaces must have a secondary power source and a sump pump in place prior to issuance of a Certificate of Occupancy, based on the requirements outlined in FEMA Technical Bulletin 10-1 "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas are Reasonably Safe From Flooding". Per FEMA Technical Bulletin 10-01, "simplified approach" basements that are placed in fill areas must be equipped with a 1/4 horsepower (or greater) sump pump that is benefitted by emergency backup power. A certificate of occupancy should not be released until this fail safe is in place.

TITLE CERTIFICATION

This is to certify that on the _____ day of _____, 20 ____, I have examined the title to the property as described heron and established that the owners and proprietors of record of the said property as construed in CRS 1973,31-23-11 are the same as shown hereon as of said date

By: _____ of Fidelity National Title

Riverbend Subdivision Land Use Table					
Name	Description/Land Use	Area	Intended Fee Ownership	Maintenance Upon Completion & Acceptance	
Outlot A	Drainage, Utility & Access Easement	386,986 sq. ft.	8.88 acres	Metro District	Metro District
Outlot B	Drainage, Utility & Access Easement	15,014 sq. ft.	0.34 acres	Metro District	Metro District
Outlot C	Drainage, Utility & Access Easement	17,574 sq. ft.	0.40 acres	Metro District	Metro District
Outlot D	Drainage, Utility & Access Easement	4,742 sq. ft.	0.11 acres	Metro District	Metro District
Outlot E	Drainage, Utility & Access Easement IMPERIAL PARK	82,165 sq. ft.	1.89 acres	Metro District	Metro District
Outlot F	Drainage, Utility & Access Easement	58,165 sq. ft.	1.34 acres	Metro District	Metro District
Outlot G	Drainage, Utility & Access Easement MEANDER PARK	1,220,158 sq. ft.	28.01 acres	Metro District	Metro District
Tract 1	Future Development	304,364 sq. ft.	6.99 acres	Private	Private
Lots	Residential Lots (96)	751,354 sq. ft.	17.25 acres	Private	Private
ROW	Public Right of Way	480,869 sq. ft.	11.04 acres	Town of Johnstown	Town of Johnstown
TOTAL		3,321,391 sq. ft.	76.25 acres		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	528.99'	450.00'	67°21'12"	499.06'	S36°22'31"E
C2	434.81'	450.00'	55°21'44"	418.10'	N82°16'01"E
C3	280.89'	300.00'	53°38'46"	270.74'	N27°45'46"E
C4	256.20'	300.00'	48°55'53"	248.49'	N30°07'12"E
C5	24.69'	300.00'	4°42'53"	24.68'	N03°17'49"E
C6	15.71'	10.00'	90°00'06"	14.14'	S45°56'26"W
C7	131.16'	60.50'	124°12'48"	106.94'	S63°02'53"W
C8	112.33'	60.50'	106°22'56"	96.88'	S38°00'25"E
C9	163.90'	175.05'	53°38'48"	157.98'	N27°45'45"E
C10	173.90'	175.05'	56°55'11"	166.84'	N83°02'44"E
C11	204.26'	325.09'	36°00'00"	200.92'	S17°03'26"E
C12	7.85'	5.00'	89°59'52"	7.07'	N44°03'35"W
C13	35.14'	526.64'	3°49'21"	35.13'	S00°58'20"E
C14	0.67'	10.00'	3°49'21"	0.67'	N00°58'20"W
C15	15.71'	10.00'	90°00'09"	14.14'	N45°56'25"E
C16	108.46'	355.09'	17°30'04"	108.04'	S07°48'28"E
C17	112.98'	355.09'	18°13'47"	112.50'	S25°40'23"E
C18	15.71'	10.00'	90°00'05"	14.14'	N44°03'29"W
C19	221.44'	355.09'	35°43'51"	217.87'	S16°55'21"E
C20	16.46'	10.00'	94°18'29"	14.66'	N12°21'58"E
C21	131.60'	145.05'	51°59'07"	127.14'	N85°30'46"E
C22	31.69'	39.50'	45°58'22"	30.85'	S66°04'20"E
C23	31.69'	39.50'	45°58'22"	30.85'	S67°51'18"W
C24	192.61'	205.05'	53°49'09"	185.60'	N84°35'45"E
C25	15.17'	10.00'	86°53'58"	13.75'	N78°51'50"W
C26	15.71'	10.00'	90°00'00"	14.14'	N09°35'08"E
C27	405.83'	420.00'	55°21'44"	390.22'	N82°16'01"E
C28	432.15'	420.00'	58°57'14"	413.34'	S40°34'30"E
C29	48.30'	37.02'	74°45'26"	44.95'	S27°26'44"W
C30	273.25'	63.00'	248°30'41"	104.14'	N59°25'13"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C91	150.25'	60.50'	142°17'39"	114.51'	S86°19'52"W
C92	90.40'	420.00'	12°19'54"	90.22'	N60°45'05"E
C93	73.01'	420.00'	9°57'37"	72.92'	N71°53'51"E
C94	72.93'	420.00'	9°56'57"	72.84'	N81°51'08"E
C95	72.74'	420.00'	9°55'23"	72.65'	S88°12'43"E
C96	72.49'	420.00'	9°53'22"	72.40'	S78°18'20"E
C97	24.26'	420.00'	3°18'32"	24.25'	S71°42'23"E
C98	63.37'	420.00'	8°38'42"	63.31'	S65°43'46"E
C99	28.48'	420.00'	3°53'08"	28.48'	S59°27'52"E
C100	74.79'	420.00'	10°12'09"	74.69'	S52°25'14"E
C101	265.52'	420.00'	36°13'16"	261.12'	S29°12'31"E
C102	50.67'	480.00'	6°02'53"	50.64'	S05°43'22"E
C103	58.55'	480.00'	6°59'21"	58.52'	S12°14'29"E
C104	58.55'	480.00'	6°59'22"	58.52'	S19°13'50"E
C105	58.55'	480.00'	6°59'22"	58.52'	S26°13'12"E
C106	58.55'	480.00'	6°59'22"	58.52'	S33°12'34"E
C107	58.55'	480.00'	6°59'22"	58.52'	S40°11'56"E
C108	58.55'	480.00'	6°59'22"	58.52'	S47°11'18"E
C109	58.55'	480.00'	6°59'22"	58.52'	S54°10'40"E
C110	30.01'	480.00'	3°34'56"	30.01'	S59°27'48"E
C111	58.55'	480.00'	6°59'21"	58.52'	S64°44'57"E
C112	15.15'	480.00'	1°48'30"	15.15'	S69°08'52"E
C113	56.36'	480.00'	6°43'37"	56.32'	S73°24'56"E
C114	58.73'	480.00'	7°00'39"	58.70'	S80°17°04"E
C115	58.84'	480.00'	7°01'26"	58.81'	S87°18'07"E
C116	58.95'	480.00'	7°02'12"	58.91'	N85°40'04"E
C117	59.05'	480.00'	7°02'55"	59.01'	N78°37'31"E
C118	59.14'	480.00'	7°03'35"	59.10'	N71°34'16"E
C119	59.23'	480.00'	7°04'10"	59.19'	N64°30'24"E
C120	53.50'	480.00'	6°23'10"	53.47'	N57°46'44"E

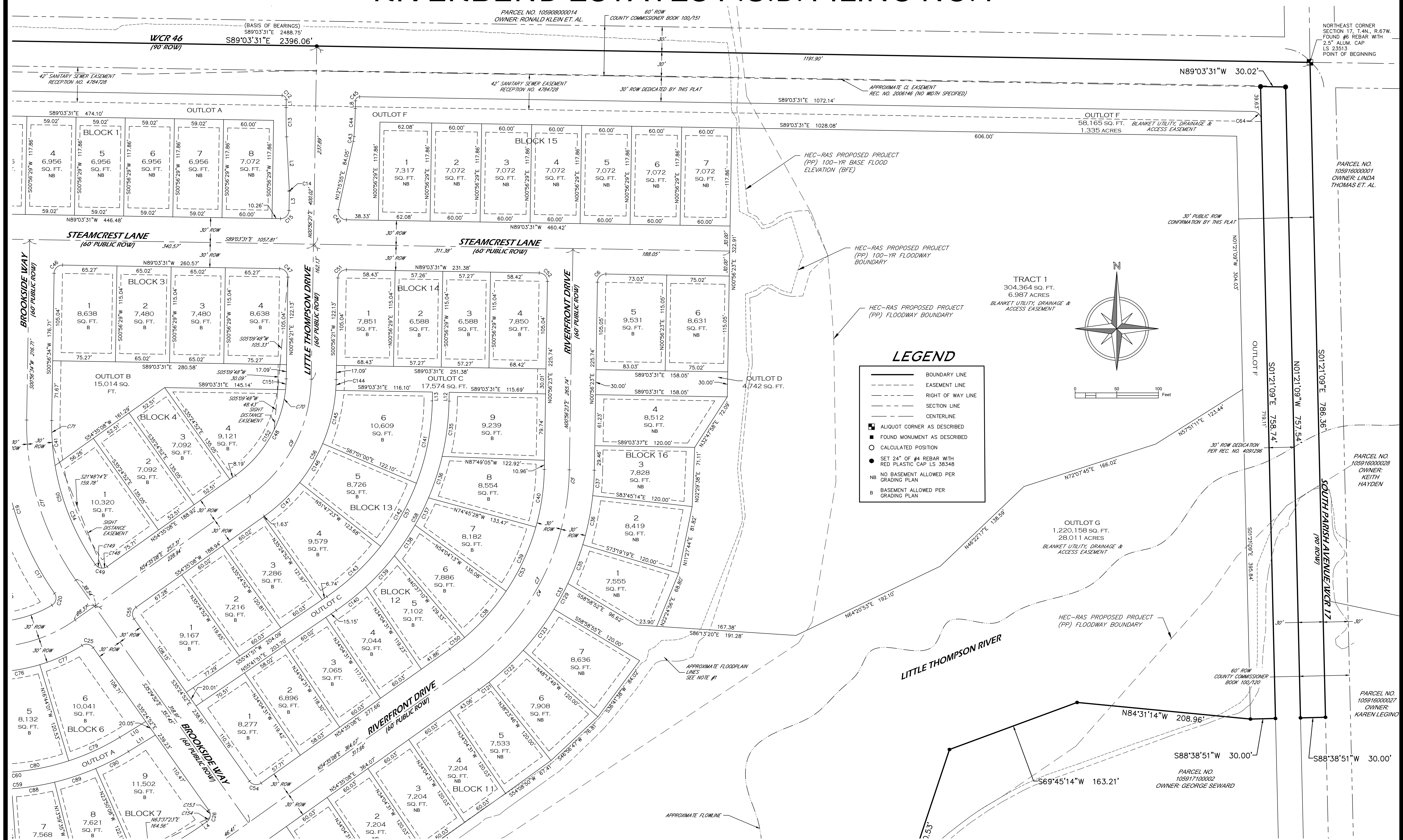
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°56'21"W	9.46'
L2	S02°53'01"E	64.69'
L3	S00°56'21"W	23.11'
L4	S54°35'08"W	6.41'
L5	S02°40'51"E	34.66'
L6	S89°03'31"E	46.03'
L7	S74°48'58"E	25.09'
L8	N00°56'21"E	9.19'
L9	N73°26'30"E	30.02'
L10	S58°34'05"W	36.42'
L11	S58°34'05"W	37.81'
L12	N00°56'20"E	10.61'
L13	S00°56'20"W	10.62'



CURVE TABLE					
STATION	RADIUS	DELTA	CHORD	CH BEARING	
1+60	480.00'	67°21'12"	532.33'	S36°22'31"E	
2+00	480.00'	55°21'44"	445.97'	N82°16'01"E	
2+40	330.00'	53°38'46"	297.82'	N27°45'46"E	
2+80	295.09'	25°07'15"	128.35'	S22°09'09"E	
3+20	330.00'	8°41'22"	50.00'	N21°01'22"E	
3+60	330.00'	10°25'55"	60.00'	N11°27'44"E	
4+00	330.00'	5°18'23"	30.55'	N03°35'35"E	
4+40	270.00'	15°54'39"	74.74'	N41°50'02"E	
4+80	270.00'	18°03'13"	84.72'	N24°51'07"E	
5+20	270.00'	14°53'07"	69.95'	N08°22'57"E	
5+60	295.09'	10°32'05"	54.18'	S04°19'28"E	
6+00	10.00'	101°19'26"	15.47'	S38°23'48"E	
6+40	42.01'	7°44'24"	5.67'	N08°23'43"E	
6+80	538.65'	3°35'10"	33.71'	N02°43'56"E	
7+20	5.00'	90°00'08"	7.07'	S45°56'25"W	
7+60	10.00'	89°59'55"	14.14'	S45°56'31"W	
8+00	10.00'	89°59'52"	14.14'	N44°03'35"W	
8+40	145.05'	53°38'48"	130.90'	N27°45'45"E	
8+80	10.00'	90°42'05"	14.23'	S80°03'49"E	
9+20	295.09'	35°39'20"	180.69'	S16°55'06"E	
9+60	10.00'	90°00'08"	14.14'	S45°56'25"W	
10+00	10.00'	89°59'54"	14.14'	N44°03'34"W	
10+40	270.00'	53°38'46"	243.67'	N27°45'46"E	
10+80	10.00'	90°00'00"	14.14'	S80°24'52"E	
11+20	10.00'	90°00'00"	14.14'	S09°35'08"W	
11+60	205.05'	53°38'48"	185.05'	N27°45'45"E	
12+00	290.08'	54°45'31"	266.80'	N28°19'06"E	
12+40	310.09'	54°45'33"	285.21'	N28°19'05"E	
12+80	310.09'	52°09'31"	272.64'	N84°38'51"E	
13+20	290.08'	52°09'19"	255.03'	N84°38'45"E	

CURVE TABLE					
STATION	RADIUS	DELTA	CHORD	CH BEARING	
13+60	330.00'	23°39'26"	15.30'	N53°15'26"E	
14+00	330.00'	9°46'33"	56.24'	N47°02'27"E	
14+40	330.00'	10°41'58"	61.53'	N36°48'11"E	
14+80	39.50'	45°58'22"	30.85'	S45°30'30"E	
15+20	60.50'	3°52'55"	4.10'	N46°54'34"E	
15+60	60.50'	13°20'52"	110.58'	S65°06'15"E	
16+00	60.50'	27°56'44"	84.09'	S00°56'29"W	
16+40	60.50'	11°45'34"	12.40'	N48°57°56"W	
16+80	330.00'	6°05'10"	35.04'	N28°24'38"E	
17+20	75.00'	42°56'46"	51.91'	S23°17'27"E	
17+60	105.00'	42°56'46"	76.87'	S23°17'27"E	
18+00	63.00'	14°31'13"	44.71'	S17°08'33"W	
18+40	63.00'	27°43'52"	40.21'	N51°35'46"E	
18+80	63.00'	17°19'38"	126.00'	N24°46'10"W	
19+20	310.09'	12°22'36"	66.85'	N07°07'38"E	
19+60	310.09'	9°41'07"	52.35'	N18°09'30"E	
20+00	310.09'	6°44'54"	36.50'	N26°22'31"E	
20+40	310.09'	8°11'24"	44.29'	N33°50'40"E	
20+80	310.09'	9°26'12"	51.01'	N41°39'28"E	
21+20	310.09'	8°19'17"	45.00'	N51°32'38"E	
21+60	290.08'	20°00'27"	100.78'	N10°56'34"E	
22+00	290.08'	17°13'53"	86.91'	N29°33'44"E	
22+40	290.08'	17°31'11"	88.35'	N48°56'16"E	
22+80	205.05'	3°36'41"	12.92'	N02°44'41"E	
23+20	205.05'	18°25'58"	65.68'	N13°46'01"E	
23+60	205.05'	15°13'37"	54.33'	N30°35'48"E	
24+00	205.05'	16°22'31"	58.40'	N46°23'53"E	
24+40	10.00'	37°48'00"	6.48'	N73°29'08"E	
24+80	10.00'	52°54'06"	8.91'	S61°09'21"E	
25+20	270.00'	4°47'46"	22.59'	N52°11'15"E	

RIVERBEND ESTATES P.U.D. FILING NO.1



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

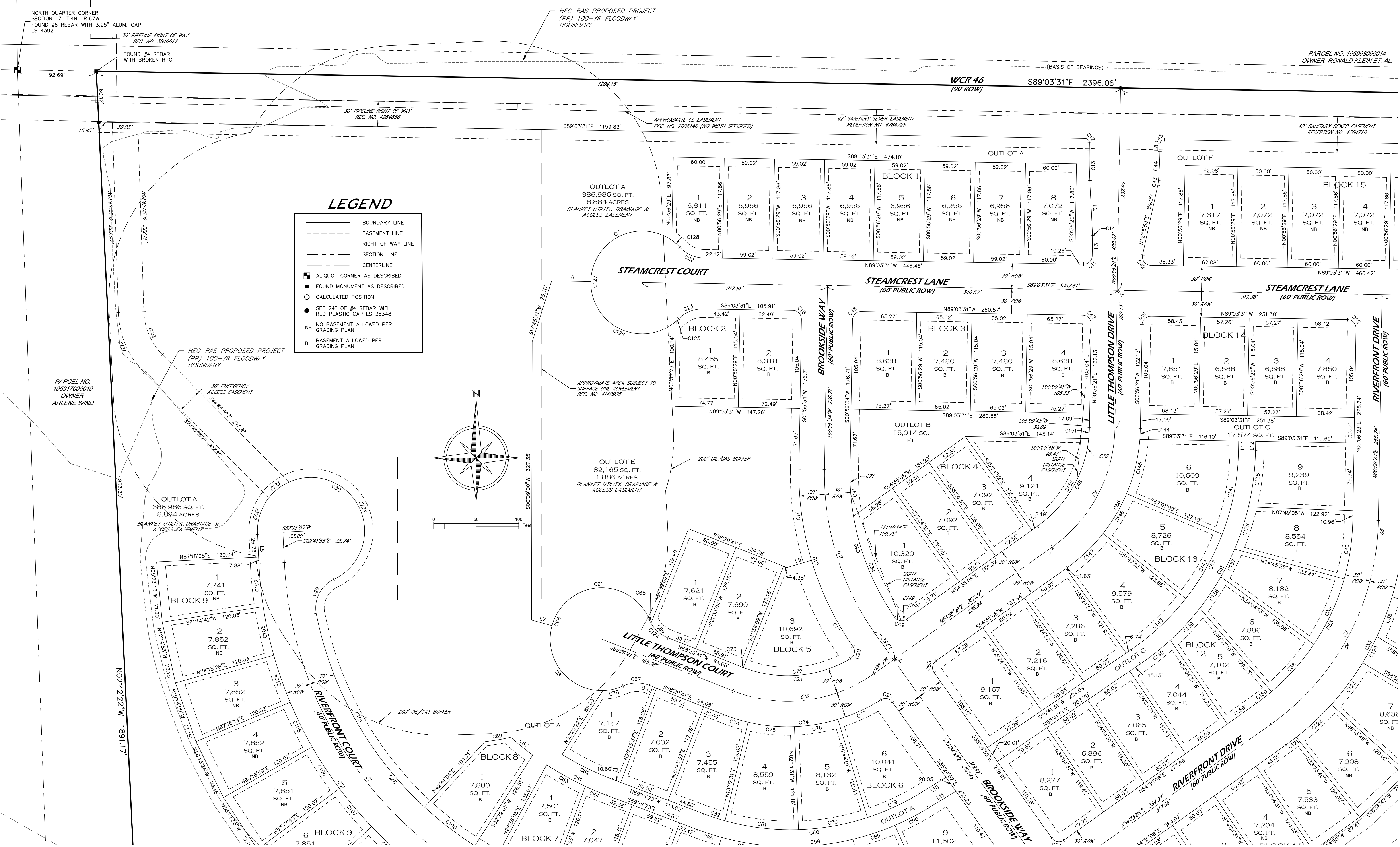
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-80-105 C.R.S. 2013)



PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 8-31-2021	CLIENT: WOHNRADE	TOWN REDLINES	1-10-22
DRAWN BY: SIP	FILE NAME: 2021087	TOWN REDLINES	6-21-23
CHECKED BY: SIP	SCALE: 1" = 50'	TOWN REDLINES	9-19-23

3

RIVERBEND ESTATES P.U.D. FILING NO.1



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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CHECKED BY: SIP	SCALE: 1" = 50'	TOWN REDLINES	9-19-23

RIVERBEND ESTATES P.U.D. FILING NO.1

NORTH QUARTER CORNER
SECTION 17, T.4N., R.67W.
FOUND #6 REBAR WITH 3.25" ALUM. CAP
LS 4392

PARCEL NO.
10591700010
OWNER:
ARLENE WIND

SOUTH QUARTER CORNER
SECTION 17, T.4N., R.67W.
FOUND #6 REBAR WITH
3.25" ALUM. CAP
LS 16427

OUTLOT G
1,220,158 SQ. FT.
28.011 ACRES
BLANKET UTILITY, DRAINAGE &
ACCESS EASEMENT

75' KERR-MCGEE
RIGHT OF WAY
REC. NO. 4483029

25' TEMPORARY WORKSPACE
REC. NO. 4483029

PARCEL NO.
10591710002
OWNER: GEORGE SEWARD

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

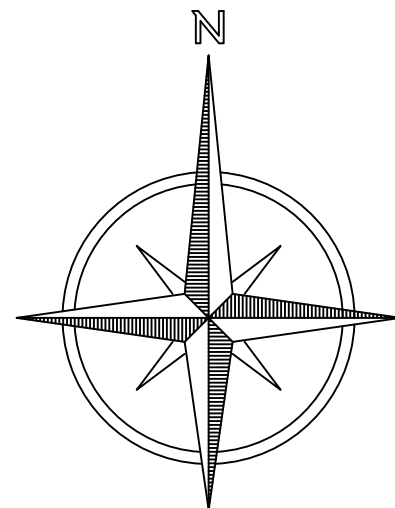


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DRAWN BY: SIP	FILE NAME: 2021087	TOWN REDLINES	6-21-23
CHECKED BY: SIP	SCALE: 1" = 50'	TOWN REDLINES	9-19-23

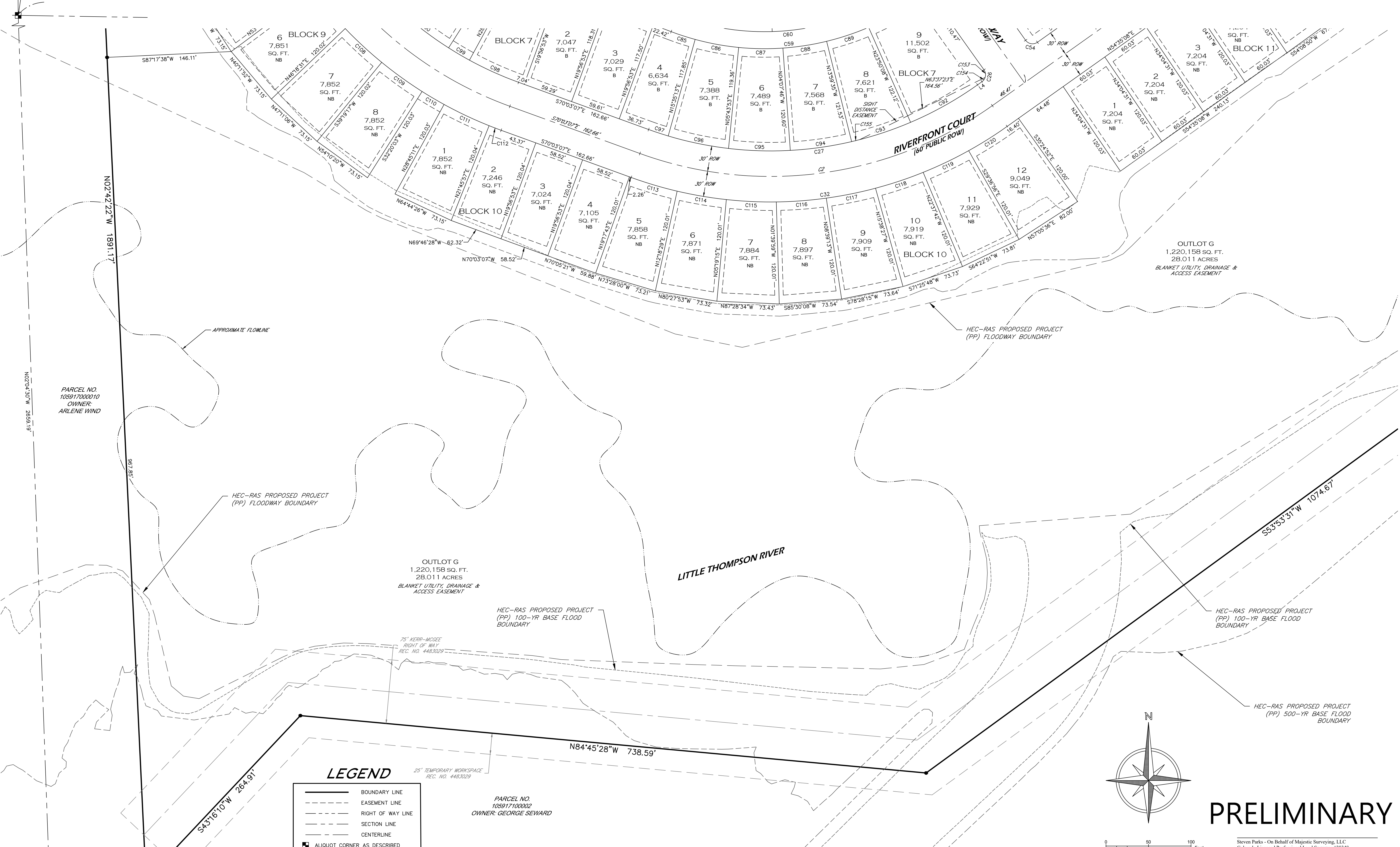
5

SHEET 5 OF 6

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

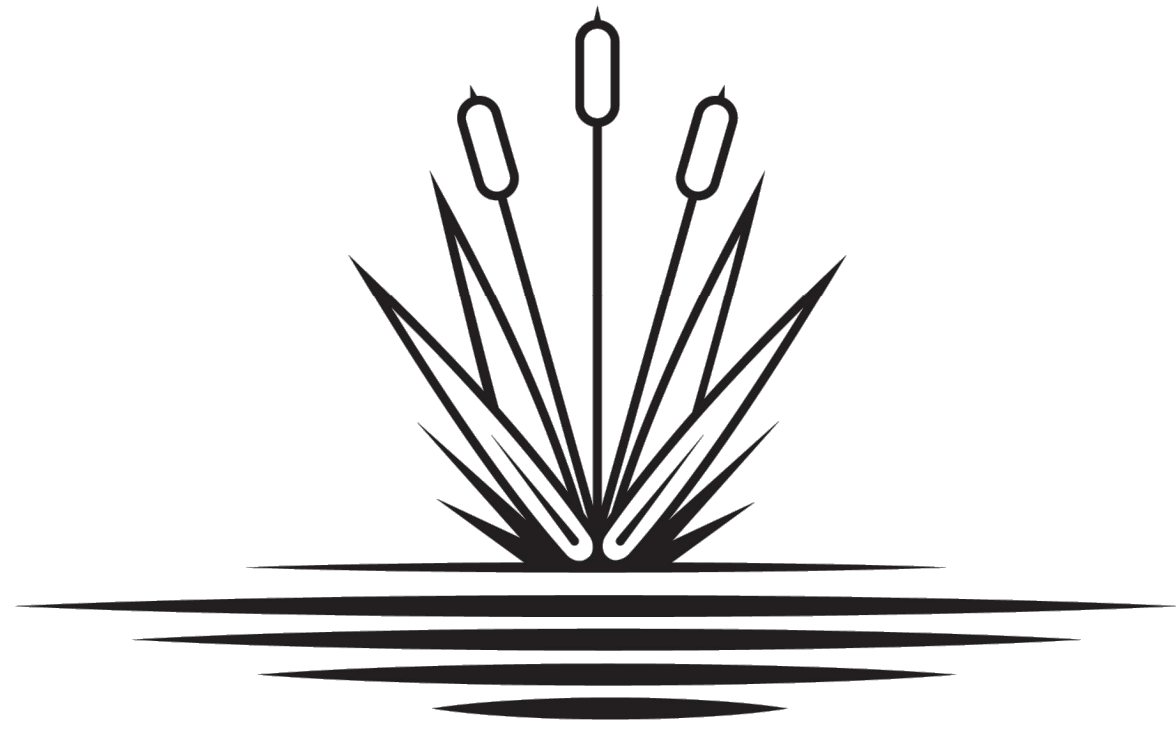


PRELIMINARY





6



RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17, JOHNSTOWN, COLORADO 80534

SEPTEMBER 30, 2021 1ST SUBMITTAL

MARCH 09, 2022 2ND SUBMITTAL

OCTOBER 10, 2022 3RD SUBMITTAL

JUNE 30, 2023 4TH SUBMITTAL

SEPTEMBER 12, 2023 5TH SUBMITTAL

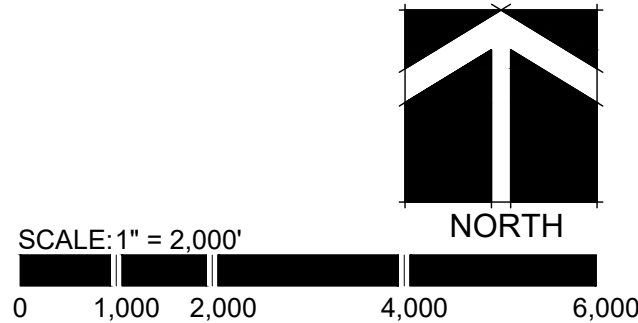
OCTOBER 31, 2023 6TH SUBMITTAL

DECEMBER 22, 2023 7TH SUBMITTAL

VICINITY MAP



AS PER FEMA MAP NUMBER 08069C1410G, EFFECTIVE 1/15/2021, A LARGE PORTION OF THIS PROPERTY IS WITHIN THE DESIGNATED FLOODPLAIN ZONE. ANY DEVELOPMENT THAT OCCURS ON THIS SITE MUST BE IN FULL COMPLIANCE WITH FLOODPLAIN RULES AND REGULATIONS.



LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST 274 FEET; THENCE SOUTH 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 274 FEET MORE OR LESS, TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PROJECT CONTACTS

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17 L2.6	LANDSCAPE ENLARGEMENT
18 L2.7	LANDSCAPE ENLARGEMENT
19 L2.8	LANDSCAPE ENLARGEMENT
20 L2.9	LANDSCAPE ENLARGEMENT
21 L2.10	LANDSCAPE ENLARGEMENT
22 L2.11	LANDSCAPE ENLARGEMENT
23 L2.12	LANDSCAPE ENLARGEMENT
24 L2.13	LANDSCAPE ENLARGEMENT
25 L2.14	LANDSCAPE ENLARGEMENT
26 L2.15	LANDSCAPE ENLARGEMENT
27 L2.16	LANDSCAPE ENLARGEMENT
28 L2.17	LANDSCAPE ENLARGEMENT
29 L2.18	LANDSCAPE ENLARGEMENT
30 L2.19	LANDSCAPE ENLARGEMENT
31 L2.20	LANDSCAPE ENLARGEMENT
32 L2.21	LANDSCAPE ENLARGEMENT
33 L2.22	LANDSCAPE ENLARGEMENT
34 L2.23	LANDSCAPE ENLARGEMENT
35 L2.24	LANDSCAPE ENLARGEMENT
36 L2.25	LANDSCAPE ENLARGEMENT
37 L2.26	LANDSCAPE ENLARGEMENT
38 L2.27	LANDSCAPE ENLARGEMENT
39 L2.28	LANDSCAPE ENLARGEMENT
40 L2.29	LANDSCAPE ENLARGEMENT
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64 IR1.5	IRRIGATION DESIGN
65 IR1.6	IRRIGATION DESIGN
66 IR1.7	IRRIGATION DESIGN
67 IR1.8	IRRIGATION DESIGN
68 IR1.9	IRRIGATION DESIGN
69 IR1.10	IRRIGATION DESIGN
70 IR1.11	IRRIGATION DESIGN
71 IR1.12	IRRIGATION DESIGN
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APPROVAL

TOWN COUNCIL

THIS PRELIMINARY DEVELOPMENT PLAN, TO BE KNOWN AS RIVERBEND ESTATES PDP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE ____ DAY OF _____, 20__.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF TFG DESIGN, LLC. - THE FRONTERRA GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

fronterra.design



TFG Design, LLC
P.O. Box 178
Loveland CO 80539
(970) 669-3737
JOSH@FRONTERRA.DESIGN

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
GENERAL NOTES
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 81

STATEMENT OF INTENT

THIS FINAL DEVELOPMENT PLAN (FDP) IS INTENDED TO SERVE AS A FINAL PLAN FOR THE PROPERTY CONSISTING OF APPROXIMATELY 76.25 ACRES WITHIN THE RIVERBEND ESTATES PUD. THIS PDP WILL INTEGRATE SEAMLESSLY WITH THE SURROUNDING LAND USES, WHILE SHOWCASING THE PROPERTY'S UNIQUE PHYSICAL ASPECTS. LOT LAYOUT, ROAD ALIGNMENTS AND SPECIFIC SINGLE-FAMILY SITING WILL BE DESIGNED TO REFLECT THE TOWN'S COMPREHENSIVE PLAN, MUNICIPAL CODES, GUIDELINES, RULES AND REGULATIONS. ANY ITEM THAT IS NOT SPECIFICALLY MENTIONED WITHIN THIS DOCUMENT SHALL UTILIZE TOWN OF JOHNSTOWN MUNICIPAL CODE REGARDING REQUIREMENTS.

ZONING

THE ZONING FOR THE PROPERTY IS PUD-R, PLANNED UNIT DEVELOPMENT RESIDENTIAL.

LAND USE STANDARDS

1. SINGLE-FAMILY RESIDENTIAL

- A) STATEMENT OF INTENT

THIS LAND USE AREA IS INTENDED TO PROVIDE FOR THE DEVELOPMENT OF SINGLE-FAMILY DWELLING UNITS WITH A FULL COMPLEMENT OF ACCESSORY USES.

- B) USES PERMITTED

- SINGLE FAMILY DETACHED DWELLING UNITS.
- ATTACHED GARAGES AND PAVED PARKING AREAS.
- ACCESSORY STRUCTURES INCLUDING STORAGE BUILDINGS.
- PARKS AND OPEN SPACE, RECREATION AREAS AND FACILITIES, PUBLIC OR PRIVATE.
- SERVICE BUILDING AND FACILITIES NORMALLY INCIDENTAL TO THE USE OF A PARK OR RECREATION AREA.
- COMMUNITY BUILDINGS SUCH AS A CLUB HOUSE OR COMMUNITY OFFICE.
- CHILD CARE CENTERS
- HOME OCCUPATIONS SUBJECT TO THE PROVISIONS OF THE TOWN CODE.
- PRIVATE RESIDENTIAL AND PRIVATE GROUP OUTDOOR RECREATIONAL FACILITIES, INCLUDING BY WAY OF EXAMPLE, BUT NOT OF LIMITATION, SWIMMING POOLS AND TENNIS COURTS.
- ANY OTHER STRUCTURE OR USE CLEARLY INCIDENTAL TO AND COMMONLY ASSOCIATED WITH THE OPERATION OF A PRINCIPAL USE PERMITTED BY RIGHT.
- ENTRY FEATURES, SIGNS AND/OR SECURITY GATES.

- C) DEVELOPMENT STANDARDS

- MINIMUM LOT AREA: 6,000 SF
- MINIMUM GARAGE FRONT SETBACK: 20 FEET
- MINIMUM BUILDING FRONT SETBACK: 15 FEET
- MINIMUM SIDE OFFSET: 5 FEET
- MINIMUM REAR OFFSET: 10 FEET
- MAXIMUM BUILDING HEIGHT(FROM FINISHED GRADE): 35 FEET
- MINIMUM LIVABILITY OPEN SPACE PER UNIT: 2,000 SF
- ARCHITECTURE FEATURES INCLUDING EAVES, ROOF OVERHANGS, AWNINGS, CANTILEVERS, AND FIREPLACES MAY ENCROACH INTO THE REQUIRED SETBACKS UP TO A MAXIMUM OF 24 INCHES. PORCHES AND DECKS MAY ENCROACH INTO THE REQUIRED SETBACK UP TO A MAXIMUM OF 24 INCHES.

2. PARKS AND OPEN SPACE

- A) STATEMENT OF INTENT

THIS LAND USE AREA IS INTENDED TO PROVIDE FOR THE DEVELOPMENT OF PARKS AND OPEN SPACE.

- B) PERMITTED USES
- PARKS
 - TRAILS

- C) DEVELOPMENT STANDARDS

- MINIMUM LOT SIZE- THIRTY (30) PERCENT OPEN SPACE AND TEN (10) PERCENT PARKLAND.

3. PARKING STANDARDS

- A) OFF STREET PARKING REQUIREMENTS

- SINGLE-FAMILY DETACHED 2 SPACES/UNIT

4. AUXILIARY USE STANDARDS

- A) SIGNS
- PRIMARY, SECONDARY AND TERTIARY MONUMENT SIGNS.

- B) STORAGE

- NO OUTSIDE STORAGE OF MATERIALS OTHER THAN THOSE REQUIRED FOR THE INITIAL CONSTRUCTION OF THE STRUCTURES SHALL BE PERMITTED, EXCEPT WITHIN THE AREAS PROVIDED IN THE TEMPORARY USE ARES DESCRIBED UNDER "MISCELLANEOUS REQUIREMENTS."

- TRASH SHALL BE KEPT IN CLOSED CONTAINERS WITHIN THE RESIDENTIAL UNITS UNTIL THE DAY OF COLLECTION AND WITHIN THE SCREENED AREAS IN THE COMMUNITY AREAS.

5. LANDSCAPE REQUIREMENTS

- E) LANDSCAPE PLANT MATERIALS SHALL CONSIST OF LOW WATER USE AND/OR XERIC PLANT SPECIES THAT ARE CONDUCIVE TO SITE MICROCLIMATE AND CONDITIONS.

- F) SOIL TO BE AMENDED WITH SQUEEGEE AT A MINIMUM DEPTH OF SIX (6) INCHES, ALLOWING FOR WATER TO PENETRATE DEEPER UNDERGROUND AND REDUCE EVAPORATION OF SURFACE MOISTURE.

- G) ALL PLANTING AREAS TO BE MULCHED WITH SQUEEGEE MULCH, AT A MINIMUM DEPTH OF THREE (3) INCHES. PLANTING BEDS ADJACENT TO HARDSCAPE SHALL BE EDGED WITH A COMBINATION OF WASHED RIVER STONES AND COBBLES.

- H) CONIFEROUS TREES SHALL BE A MINIMUM OF FIVE (5) FEET IN HEIGHT, WITH TWENTY-FIVE (25) PERCENT A MINIMUM OF SIX (6) FEET IN HEIGHT AND DECIDUOUS TREES SHALL BE A MINIMUM OF ONE AND A HALF (1.5) INCHES IN CALIPER. ORNAMENTAL TREES SHALL BE A MINIMUM 1-1/2 INCHES IN CALIPER OR SIX (6) FEET IN HEIGHT, AND EVERGREEN AND DECIDUOUS SHRUBS SHALL BE A MINIMUM OF ONE (1) GALLON IN SIZE AND ORNAMENTAL GRASSES AND PERENNIALS SHALL BE A MINIMUM OF ONE(1) QUART IN SIZE.

- I) TURFGRASS TO BE UTILIZED IN HIGH-TRAFFIC AREAS ONLY, E.G. REAR YARDS, ACTIVE RECREATION AREAS, ETC. TURFGRASS SHALL BE EXCLUDED FROM FRONT YARDS AND PARKWAYS.

- J) ALL SITES DISTURBED FOR CONSTRUCTION, BUT NOT YET PROPOSED OF DEVELOPMENT, SHALL BE GRADED AND SEEDED WITH NATIVE SEED.

- K) THE MINIMUM PERCENTAGE (AS A PERCENT OF THE TOTAL SITE) OF THE OPEN SPACE AREAS SHALL CONFORM TO THE FOLLOWING DESCRIBED LAND USE:
- THE MINIMUM REQUIRED OPEN SPACE FOR THIS PUD SHALL BE THIRTY (30) PERCENT OF THE TOTAL SITE. THIS REQUIRED OPEN SPACE SHALL BE LAND AREAS NOT OCCUPIED BY THE BUILDINGS, STRUCTURES, PARKING AREAS, DRIVEWAYS, STREETS OR ALLEYS, SAID OPEN SPACE SHALL BE DEVOTED TO LANDSCAPING, WALKWAYS, RECREATIONAL USES AND UNCOVERED FACILITIES, AND THE PRESERVATION OF NATURAL FEATURES.

6. MISCELLANEOUS REQUIREMENTS

- A) POLLUTION CONTROL

- B) SAFETY FENCING

- SAFETY FENCING SHALL BE INSTALLED AROUND EXISTING WELL HEAD AND METERING/STORAGE FACILITIES, FENCING SHALL BE 6 FEET HIGH AND SHALL ADEQUATELY SECURE AND SCREEN THE OIL AND GAS FACILITIES, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

- C) MAINTENANCE OF RESTRICTED LOTS

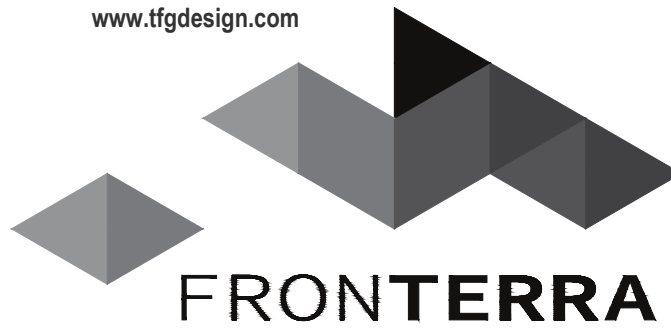
- LOTS ON WHICH DEVELOPMENT IS RESTRICTED PENDING CLOSURE AND REMOVAL OF OIL AND GAS FACILITIES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AND SEEDED WITH NATIVE GRASSES TO LIMIT EROSION. GRASS SHALL BE MAINTAINED BY THE HOME OWNERS'S ASSOCIATION UNTIL SUCH TIME AS RESTRICTIONS ARE REMOVED AND THE LOTS ARE BUILT OUT.

- D) DEVELOPMENT SCHEDULE

- THIS FILING WILL BE COMPLETED IN A SINGLE PHASE.

- E) CONSTRUCTION REQUIREMENTS

- CONSTRUCTION OF SUBDIVISION WITHIN THE 100 YR (1% CHANGE) REGULATORY FLOODPLAIN AND/OR FLOODWAY IS NOT ALLOWED UNTIL, AND ONLY IF, A CLOMR IS APPROVED THAT WILL ELIMINATE THE FLOODPLAIN/FLOODWAY CONFLICT, NOTHING BEYOND AN OPD APPROVAL (OR ONLY AN APPROVAL CONDITIONAL UPON APPROVED CLOMR) WILL BE CONSIDERED.
- A TOWN OF JOHNSTOWN FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK WITHIN THE CURRENT (OR PROPOSED CLOMR) FLOOD PLAIN LIMITS.



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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

2022.09.28

TOWN & OWNER COMMENTS

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

L0.1

SHEET 2 OF 81



LOT LANDSCAPE DESIGN GUIDELINES

INTRODUCTION:

Located in the semi-arid, steppe climate region, Riverbend is committed to the conservation of water, the reduction of maintenance resource input, and the design of sustainable landscapes. By following horticultural practices unique to this region, a lush, successful landscape, full of both texture and color, can be enjoyed year round.

Riverbend Lot Landscape Design Guidelines have been written to fulfill Riverbend's design goals and philosophy by furnishing a guide for the design and development of individual lots within the community. Specific landscape standards are included to ensure design is approached in an aesthetically and environmentally sensitive manner. While providing the principal tool for maintaining the design continuity of Riverbend's environment, these guidelines encourage individuality and creative expression in the landscape.

LOT LANDSCAPE DESIGN CONSIDERATIONS:

The functional uses of plant materials for buffering northwesterly winds, providing seasonal shade, and screening of undesirable views should be considered. The obvious use of color and texture should also be considered in the selection of landscape materials. The present and mature size of new landscape material should be considered when selecting landscaping materials. Additionally, consider using clump forming plants, in lieu of concrete headers, adjacent to lawn.

Decks and terraces should be designed as an integral element of the design of the home. Materials used for decks, terraces, and other hard landscape surfaces shall be consistent with the materials and colors of the residence and other site improvements such as walls. When appropriate, the use of natural stone is encouraged.

The design, location and type of any exterior lighting, including lighting attached to the exterior of the house and landscape lighting must be approved by the HOA Review Committee. Indirect sources and horizontal cutoff fixtures are recommended to reduce glare and provide general ambient light. No exterior lighting in which the direct source (bulb) is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic shall be permitted. When exterior lighting is used, the use of white exterior lights is required.

LOT LANDSCAPE CONSTRUCTION CONSIDERATIONS:

Job sites shall be cleaned up daily to remove or properly store construction material and debris. Any debris that cannot be placed in dumpsters shall be removed from the site daily. Cardboard and other light materials shall be weighted down in dumpsters. Concrete remaining from the cleanup of ready mix trucks shall be removed from the site within seven days or placed in the dumpster. High winds can occur during construction, so materials need to be adequately secured in a manner to prevent damage due to high winds.

All excavation material not used for backfill or final grading shall be removed from the construction site and the development within one month after excavation.

With acknowledgement that the site is within Preble's Meadow Jumping Mouse habitat, all grading and excavation shall occur in upland habitat, no riparian or wetland habitat shall be disturbed, and construction shall only occur during the summer and fall months.

LOT LANDSCAPE DESIGN GUIDELINES:

Irrigated turf shall be limited to rear and side yards and set back a minimum of five (5) feet from all property lines. Coordinate landscaping along property lines to ensure cohesive transitions with neighboring lots and parkway plantings. Each lot shall have a minimum of fifty (50) percent living coverage¹ of the total landscape area within three (3) years of installation. All plants to be selected from the approved landscape material list. All plant substitutions to be approved by landscape architect.

- Trees**
 - All landscape areas equal to or greater than four hundred (400) square feet shall have a minimum of one (1) large canopy deciduous shade tree provided in the setback. All pervious areas less than four hundred (400) square feet shall have a minimum of one (1) small canopy deciduous shade tree.
- Front Yard (Landscape area)**
 - A minimum of one (1) tree.
 - A minimum of fourteen (14) shrubs.
 - A minimum of sixteen (16) ornamental grasses and/or perennials.
- Corner Lots**
 - For corner lots the same quantities shall be required for each street as listed above.
- Rear Yard**
 - Irrigated turf shall be limited to a maximum total area of nine-hundred (900) square fee total per lot. When present, swimming pools and water features will reduce the total amount of turf allowed by an equal area. Approved drought tolerant turf species are required. 100% Kentucky Bluegrass, and turf varieties that use more than nineteen (19) inches of water per growing season are not allowed.
 - Irrigated turf shall be set back a minimum of five (5) feet from all property lines.
- Side Yard**
 - Irrigated turf is allowed within the side yard, provided it does not encroach on the front yard. Irrigated turf shall be limited to a maximum area of nine-hundred (900) square feet total per lot.

LOT FENCING GUIDELINES:

- FENCING**
 - All lot fencing shall be three (3) rail fence.
 - Fencing adjacent to open space, including park land, is the responsibility of the HOA and shall be constructed prior to any homes being built.
 - Fencing between lots is the responsibility of the homeowner and/or builder.
 - Fencing is limited to side and rear yards and shall be set back a minimum of five (5) feet from the front building facade, excluding porches.

SOIL AMENDMENT GUIDELINES:

Horticulture Best Practices for the Western US: Provide well-drained soil. Many plants that thrive in our climate prefer lean soil and good drainage as opposed to rich organic soils. Organic matter and wood mulch are not ideal for xeric, native and other plants that thrive in the Front Range along the Colorado Rockies, as well as the Intermountain Western United States.

Wood mulch absorbs and holds water. Intense aridity causes water to evaporate before reaching plant roots.

Advantages of Squeegee Mulch

- Water sinks into the ground rapidly to reach roots;
- Water soaked through to the base of the plant will not evaporate;
- Water will not be held against the plants crown and cause rot;
- Reflects sunlight and heat due to light color;
- Rock mulch does not need to be reapplied yearly, & keeps soil lean for xeric plants.

- Amend existing soil with squeegee at a minimum of 6" depth OR remove a minimum of 6" soil and replace with squeegee topsoil mix at 1:1 ratio.
- Squeegee mulch at 2-3" depth.
- If planting bed is contained by a curb or concrete walk, remove additional 2-3" soil to allow for squeegee mulch at 2-3" depth.

PLANT INSTALLATION SIZE GUIDELINES:

Horticulture Best Practices for the Western US: Reduce Installation size. It is important to reduce stress to plants as less stress leads to higher success rates in establishment. We cannot control environmental stress - aridity, temperature, UV, etc., but we can control plant installation size.

- Small plants allow roots to establish quickly and therein can significantly improve plant survival. Plants that establish strong root systems will promptly establish new growth in the form of shoots, spread and coverage.
- Large plants will stress more, i.e. lose water due to our arid climate and the sun's UV intensity. The shoots and leaves wilt and suffer because the roots are not able to quickly establish to support existing photosynthesizing materials.
- When B&B plants are harvested, a portion of the roots are left behind. Smaller caliper trees lose less roots during harvesting which can result in better survival rates. Remove as much burlap as possible and cut away the wire basket.

Perennials - 1 quart

Shrubs - 1 gallon

Deciduous Trees - 1.5 inch caliper or 6 foot height

Evergreen Trees - 6 foot height

APPROVED LANDSCAPE MATERIAL LIST:

All substitutions to be approved by landscape architect.

Botanical	Common
Evergreen Trees	
Picea glauca 'Pendula'	Weeping White Spruce
Picea pungens	Colorado Spruce
Picea pungens 'Bakeri'	Bakeri Spruce
Picea pungens 'Hoopsii'	Hoopsii Blue Spruce
Picea pungens 'Iseli Fastigiata'	Fastigiata Spruce
Pinus aristata	Bristlecone Pine
Pinus edulis	Pinon Pine
Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
Pinus heldreichii	Bosnian Pine
Pinus nigra	Austrian Pine
Pinus strobus	Southwest White Pine
Large Trees	
Catalpa speciosa	Western Catalpa
Gleditsia triacanthos inermis 'Imperial'	Imperial Thornless Honeylocust
Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust
Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust
Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus rubra	Northern Red Oak
Small Trees	
Acer ginnala 'Flame'	Flame Amur Maple
Acer grandidentatum 'Highland Park'	Highland Park Bigtooth Maple
Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple
Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Cercis canadensis	Redbud (Protected Locations)
Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn
Crataegus crus-galli var. inermis 'Crusader'	Crusader Thornless Cockspur Hawthorn
Crataegus phaenopyrum	Washington Hawthorn (Thorns)
Crataegus viridis	Winter King Hawthorn
Koeleruteria paniculata	Goldenrain Tree
Malus 'Adams'	Adams Crabapple
Malus 'David'	David Crabapple
Malus 'Dolgo'	Dolgo Crabapple
Malus 'Spring Snow'	Spring Snow Crabapple
Malus 'Thunderchild'	Thunderchild Crabapple
Pyrus calleryana	Ornamental Pear
Syringa reticulata	Japanese Tree Lilac
Quercus gambelii	Gambel Oak
Upright Evergreen Shrubs	
Juniperus chinensis 'Hetzi Columnaris'	Hetzi Upright Juniper
Juniperus chinensis 'Spartan'	Spartan Juniper
Juniperus scopulorum 'Cologreen'	Cologreen Juniper
Juniperus scopulorum 'Woodward'	Woodward Columnar Juniper

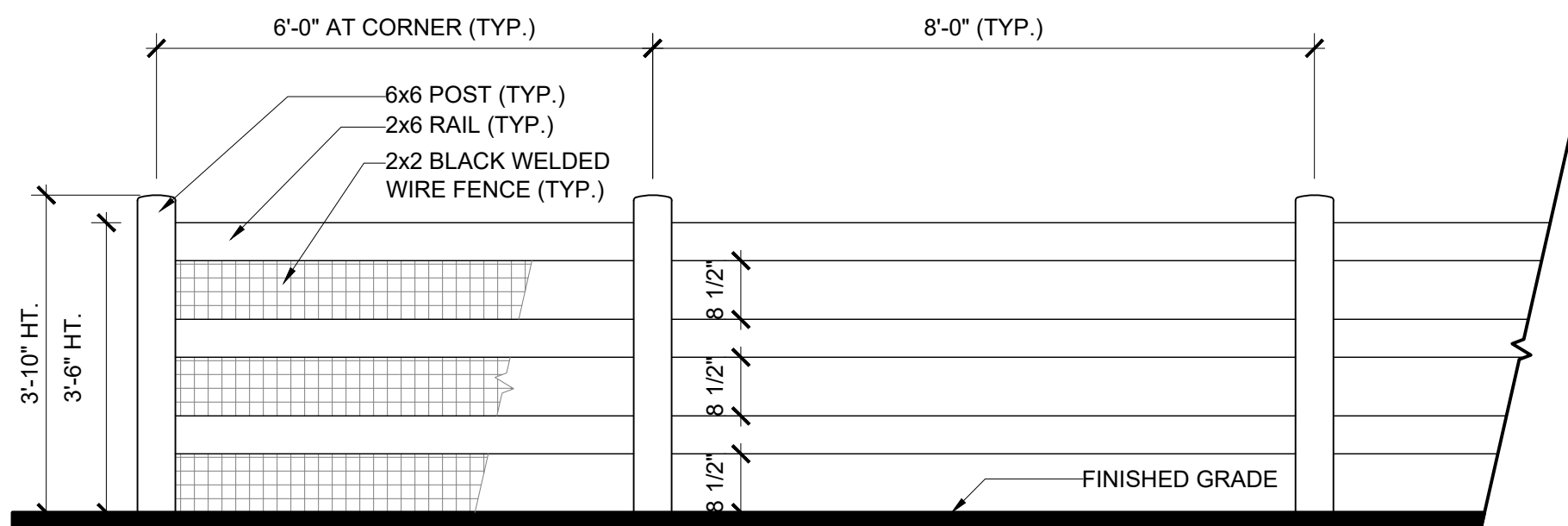


LOT DESIGN PRECEDENT DIAGRAM

SCALE: NTS

Botanical	Common
Spreading Evergreen Shrubs	
Arctostaphylos x coloradoensis	Manzanita
Juniperus chinensis 'Armstrong'	Hetzi Upright Juniper
Juniperus chinensis 'Kallay's Compact'	Kallay Compact Pfitzer Juniper
Juniperus sabina 'Broadmoor'	Broadmoor Juniper
Juniperus sabina 'Tamariscifolia'	Tammy Juniper
Picea pungens glauca 'Prostrata'	Free Form Prostrate Colorado Blue Spruce
Pinus banksiana 'Schoodic'	Schoodic Jack Pine
Pinus mugo	Mugo Pine
Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine
Deciduous Shrubs	
Amelanchier alnifolia 'Regent'	Regent Serviceberry
Chamaebatiaria millefolium	Fernbush
Chrysothamnus nauseosus 'Baby Blue'	Baby Blue Rabbitbrush
Physocarpus opulifolius	Ninebark
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Western Sand Cherry
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rhus trilobata	Threeleaf Sumac
Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac
Syringa vulgaris	Common Lilac
Viburnum carlesii	Korean Spice Viburnum
Viburnum lantana 'Mohican'	Mohican Viburnum
Viburnum juddii	Judd Viburnum
Viburnum rhytidophyloides 'Alleghany'	Alleghany Viburnum
Yucca glauca	Soapweed Yucca
Ornamental Grasses	
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass
Calamagrostis brachytricha	Korean Feather Reed Grass
Festuca glauca 'Boulder Blue'	Boulder Blue Fescue
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Panicum virgatum 'Heavy Metal'	Blue Switch Grass
Panicum virgatum 'North Wind'	Northwind Switch Grass
Panicum virgatum 'Shenendoah'	Burgundy Switch Grass
Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem
Sesleria autumnalis	Autumn Moor Grass
Sporobolus heterolepis	Prairie Dropseed
Perennials	
Allium spp.	Ornamental Onion
Artemisia frigida	Fringed Sage
Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker
Lavandula angustifolia 'Hidcote'	Hidcote Lavender
Marrubium rotundifolium	Silver Edged Horehound
Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage

- NOTES:**
- WELDED WIRE TO BE ATTACHED TO INSIDE SURFACE (LOT SIDE) OF RAIL FENCE FOR CHILD SAFETY REASONS.
 - ALL WOOD TO BE CEDAR, SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.



3-RAIL FENCE DETAIL

SCALE: NTS

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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17

JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
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REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
**LANDSCAPE DESIGN
GUIDELINES**

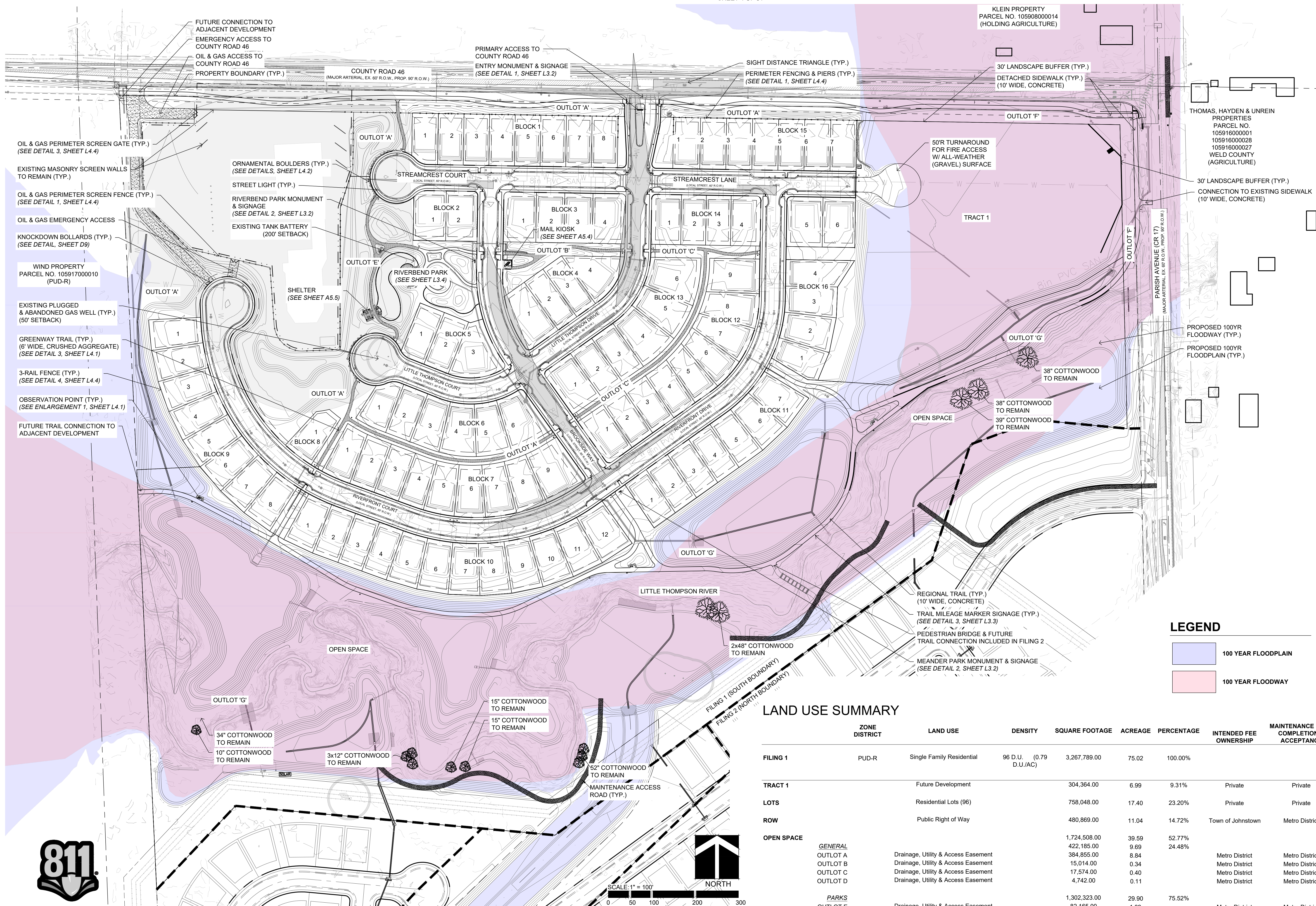
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SHEET 3 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
SITE PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 81



	ZONE DISTRICT	LAND USE	DENSITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE	INTENDED FEE OWNERSHIP	MAINTENANCE UPON COMPLETION & ACCEPTANCE
FILING 1	PUD-R	Single Family Residential	96 D.U. (0.79 D.U./AC)	3,267,789.00	75.02	100.00%		
TRACT 1		Future Development		304,364.00	6.99	9.31%	Private	Private
LOTS		Residential Lots (96)		758,048.00	17.40	23.20%	Private	Private
ROW		Public Right of Way		480,869.00	11.04	14.72%	Town of Johnstown	Metro District
OPEN SPACE				1,724,508.00	39.59	52.77%		
	GENERAL			422,185.00	9.69	24.48%		
	OUTLOT A	Drainage, Utility & Access Easement		384,855.00	8.84		Metro District	Metro District
	OUTLOT B	Drainage, Utility & Access Easement		15,014.00	0.34		Metro District	Metro District
	OUTLOT C	Drainage, Utility & Access Easement		17,574.00	0.40		Metro District	Metro District
	OUTLOT D	Drainage, Utility & Access Easement		4,742.00	0.11		Metro District	Metro District
	PARKS			1,302,323.00	29.90	75.52%		
	OUTLOT E	Drainage, Utility & Access Easement		82,165.00	1.89		Metro District	Metro District
	OUTLOT G	Drainage, Utility & Access Easement		1,220,158.00	28.01		Metro District	Metro District

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

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SHEET TITLE:

SITE PLAN

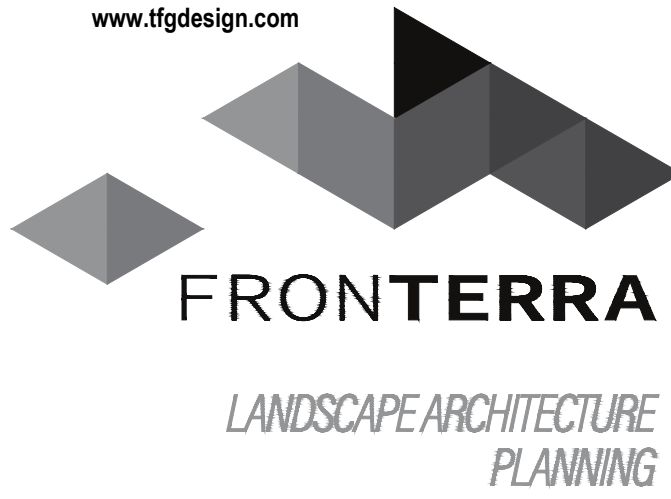
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SHEET **4** OF **81**

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
FENCING PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 81

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

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SHEET TITLE:
FENCING PLAN

SHEET NUMBER:

L1.1

SHEET 5 OF 81



RIVERBEND ESTATES PUD | FILING 1

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SHEET TITLE:
**OVERALL
LANDSCAPE PLAN**

SHEET NUMBER:

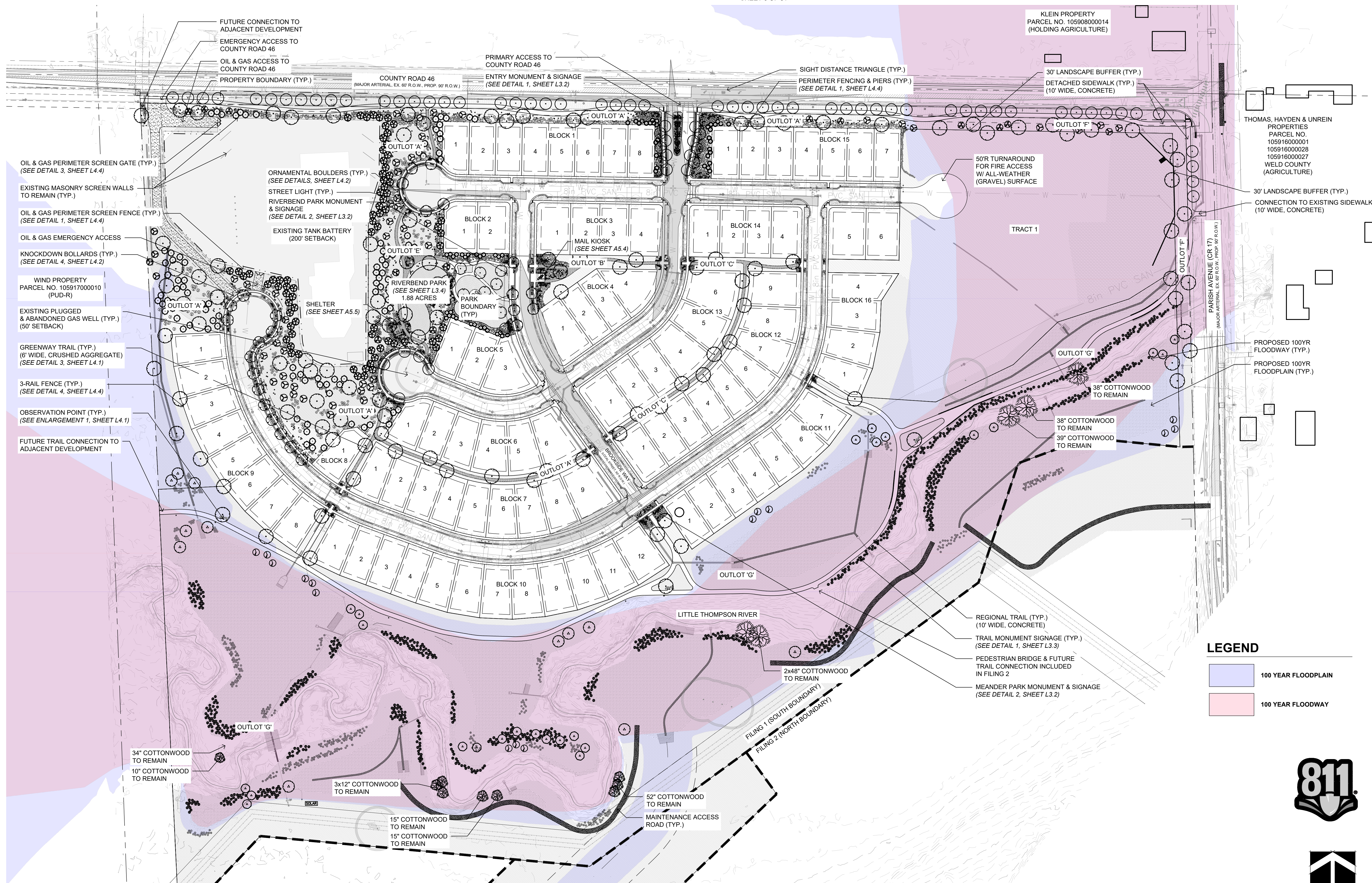
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SHEET **6** OF **81**

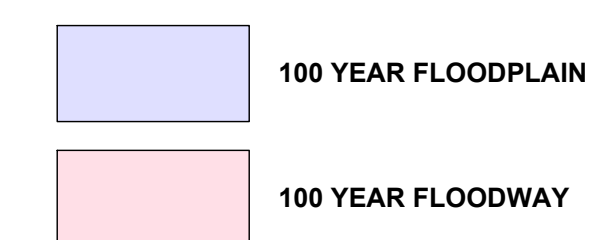
FINAL DEVELOPMENT PLAN RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
OVERALL LANDSCAPE PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

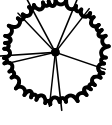
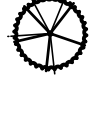
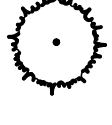
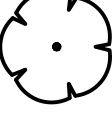
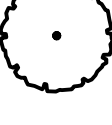
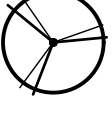
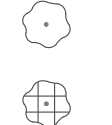
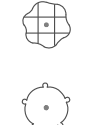
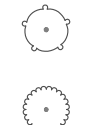
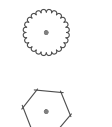
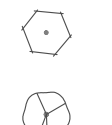
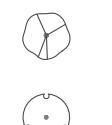
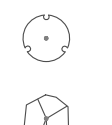
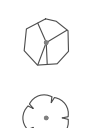
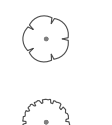
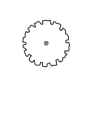
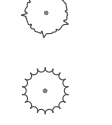
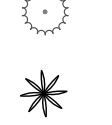
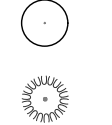
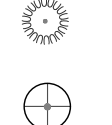
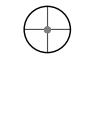
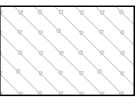
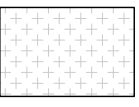
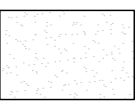


LEGEND



SCALE: 1" = 100'
0 50 100 200 300

PLANT SCHEDULE

Evergreen Trees	Quantity	Botanical	Common	Size	Container	Water Use Range
   	74	Picea pungens	Colorado Spruce	6' Ht.	B&B	Low
	31	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	6' Ht.	B&B	Moderate
	99	Pinus edulis	Pinon Pine	6' Ht.	B&B	Low
	28	Pinus heldreichii	Bosnian Pine	6' Ht.	B&B	Low
	232					
Large Trees						
    	73	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	Low
	14	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree	2" Cal.	B&B	Low
	12	Populus deltoides monilifera	Plains Cottonwood	2" Cal.	B&B	Low
	118	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	Low
	11	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B	Low
	228					
Small Trees						
       	20	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" Cal.	B&B	Low
	12	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	Low
	4	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	1.5" Cal.	B&B	Low
	8	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	Low
	4	Malus X 'Adams'	Crabapple	1.5" Cal.	B&B	Low
	26	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	Low
	15	Prunus americana	American Plum	1.5" Cal.	Pot	Low
	25	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
	114					
Shrubs						
         	586	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	Very Low
	167	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	5 gal	Pot	Low
	145	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	Very Low
	136	Prunus pumila besseyi	Western Sand Cherry	5 gal	Pot	Very Low
	102	Prunus virginiana	Chokecherry	5 gal	Pot	Low
	57	Rhus glabra cismontana	Rocky Mountain Sumac	5 gal	Pot	Low
	225	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	Low
	1,016	Salix hindsiana	Sandbar Willow	5 gal	Pot	Low
	176	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	Very Low
	193	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	Very Low
  	458	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	Low
	150	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	Low
	900	Yucca glauca	Soapweed Yucca	5 gal	Pot	Very Low
	4,311					
Ornamental Grasses & Perennials						
  	6,043	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	Low
	178	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	1 gal	Pot	Low
	1,505	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	Low
	7,726					
Sod/Seed						
    	1,313,825 SF		Interior Native Seed Mix	Seed		Very Low
	96,468 SF		Perimeter Native Seed Mix	Seed		Very Low
	429,313 SF		Riparian Native Seed Mix	Seed		Low
	505,799 SF		Upland Riparian Native Seed Mix	Seed		Low
	20,024 SF		Drought Tolerant Turfgrass Blend	Sod		Medium

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE PLANT SCHEDULE & CALCULATIONS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 81

SITE LANDSCAPE COMPLIANCE

PRIMARY GREENWAY (LITTLE THOMPSON RIVER)

Specifications	Required	Provided
Area (SF)	501,544	
Trees (Shade)	1	251
Shrubs	5	1254
*Required detention basin plant material within the one hundred foot primary greenway buffer has been included in the above calculations.		
*Plant quantities based on recommendations for Prebble habitat by environmental consultants.		

DETENTION AREAS

Specifications	Required	Provided
Perimeter (SF)	12,526	
Trees (Shade)	1	126
Shrubs	5	627
*Plant quantities based on recommendations for Prebble habitat by environmental consultants		

ARTERIAL RIGHT OF WAY (CR 46)

Specifications	Required	Provided
Area (SF)	29,923	
Trees (Shade)	0.75	23
Trees (Evergreen)	0.25	8
Shrubs*	5	150
*Additional Shade Trees, Evergreen Trees & Shrubs have been included elsewhere on site to offset deficiencies due to utility conflicts.		

ARTERIAL RIGHT OF WAY (PARISH AVENUE)

Specifications	Required	Provided
Area (SF)	9,925	
Trees (Shade)	0.75	8
Trees (Evergreen)	0.25	3
Shrubs	5	50
*Additional Shade Trees, Evergreen Trees & Shrubs have been included elsewhere on site to offset deficiencies due to utility conflicts.		

ARTERIAL LANDSCAPE BUFFER (CR 46)

Specifications	Required	Provided
Area (SF)	69,788	
Minimum Width (LF)	30	30
Trees (Shade)	0.75	27
Trees (Evergreen)	0.25	9
Shrubs	5	175

ARTERIAL LANDSCAPE BUFFER (PARISH AVENUE)

Specifications	Required	Provided
Area (SF)	21,462	
Minimum Width (LF)	30	30
Trees (Shade)	0.75	9
Trees (Evergreen)	0.25	3
Shrubs	5	54
*Additional Shade Trees, Evergreen Trees & Shrubs have been included elsewhere on site to offset deficiencies due to utility conflicts.		

OIL & GAS LANDSCAPE REQUIREMENTS

Specifications	Required	Provided
Area (SF)	143,022	
Trees (Shade)	1	144
Trees (Evergreen)		3
Shrubs	5	716
*Required Trees & Shrubs have been located else where on site as they are not allowed within the Oil & Gas facilities.		

OIL & GAS BUFFER

Specifications	Required	Provided
Area (SF)	15,722	
Minimum Width (LF)	15	15
Trees (Shade)	1	27
Trees (Evergreen)		29
Shrubs	5	132

POCKET PARKS

Specifications	Required	Provided
Area	82110	
Trees	0.25	42
Shrubs	1	165

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Imlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE PLANT
SCHEDULE & CALCULATIONS

SHEET NUMBER:

L2.01

SHEET 7 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE REVEGETATION NOTES
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 81



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GENERAL CONSTRUCTION

NO ACTIVITIES INCLUDING STOCKPILING MATERIALS, SHALL OCCUR IN WETLANDS OR OTHER WATERS EXCEPT AS AUTHORIZED BY THE U.S. ARMY CORPS OF ENGINEERS UNDER THE CLEAN WATER ACT.

NO ACTIVITIES OTHER THAN THOSE AUTHORIZED WITHIN THE BIOLOGICAL OPINION UNDER THE ENDANGERED SPECIES ACT, INCLUDING STOCKPILING MATERIALS, WILL OCCUR IN HABITAT FOR THE THREATENED SPECIES, PREBLE'S MEADOW JUMPING MOUSE (PREBLE'S).

A PRE-CONSTRUCTION MEETING WITH THE REVEGETATION ECOLOGIST, ENGINEER, AND CONTRACTOR SHALL OCCUR TO DISCUSS THE REVEGETATION REQUIREMENTS AND APPLICABLE PERMITTING REQUIREMENTS. SOIL SAMPLES FROM LOCATIONS DETERMINED BY THE REVEGETATION ECOLOGIST WILL BE PROVIDED TO THE REVEGETATION ECOLOGIST BEFORE THE MEETING.

MAJOR EQUIPMENT (E.G., TRACK EQUIPMENT, RUBBER TIRE LOADERS, AND BACKHOES) WILL BE CLEANED BY HIGH-PRESSURE AIR OR WATER SPRAY BEFORE BEING DELIVERED TO THE PROJECT AREA TO AVOID INTRODUCING UNDESIRABLE PLANTS AND NOXIOUS WEEDS.

TOPSOIL SALVAGE AND PLACEMENT

- TOPSOIL SALVAGE** - TOPSOIL SHALL EITHER BE SALVAGED (TO A DEPTH OF UP TO 12 INCHES) OR SUITABLE SANDY LOAM SOIL FREE OF WEED SEEDS SHALL BE IMPORTED. STORE TOPSOIL IN A SUITABLE UPLAND AREA.
- REGRADED SOILS** - AFTER GRADING AND PRIOR TO TOPSOIL PLACEMENT, THE SUB-SOILS SHALL BE RIPPED OR CHISELED TO A MINIMUM DEPTH OF 6 INCHES TO RELIEVE COMPACTION.
- PLACEMENT OF TOPSOIL** - TOPSOIL SHALL BE APPLIED WHEN SEEDING IS PLANNING TO OCCUR WITHIN 3 DAYS. TOPSOIL SHALL NOW BE APPLIED IF THE TOPSOIL IS WET. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED EVENLY OVER THE SITE. TOPSOIL SHOULD BE PLACED WITH A MINIMUM NUMBER OF MACHINE PASSES.

SEEDING

SOIL PREPARATION, SEEDING AND MULCHING IS REQUIRED FOR ALL DISTURBED AREAS.

- FERTILIZER** - IF SOIL TESTS INDICATE THAT THE TOPSOIL DOES NOT HAVE SUFFICIENT NUTRIENTS FOR NATIVE VEGETATION ESTABLISHMENT, THEN APPLY BIOSOL, AND/OR HUMATE AND MYCOAPPLY ENDO GRANULAR AT THE RATE DETERMINED BY THE REVEGETATION ECOLOGIST AND DISCUSSED DURING THE PRE-CONSTRUCTION MEETING.
- SEEDING AND MULCHING** - TWO TYPES OF SEED MIXES - 1) RIPARIAN SEED MIX 2) UPLAND SEED MIX - SHALL BE PLANTED IN DISTURBED AREAS AS SHOWN ON THE LANDSCAPE PLANS.
 - GENERAL** - THIS WORK SHALL CONSIST OF OBTAINING SEED AND APPLYING SEED AND MULCH TO THE PROJECT AREA. ALL SEED SHOULD BE FREE OF NOXIOUS WEED SEEDS AND MUST BE ORDERED ON A PURE LIVE SEED (PLS) BASIS.
 - SEED MIXES** - ALL SEED TAGS WILL BE PRESENTED TO THE REVEGETATION ECOLOGIST. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE REVEGETATION ECOLOGIST.

TABLE 1 - RIPARIAN SEED MIX

Common	Botanical	Pounds Per Acre (PLS)*
Alkali sacaton	<i>Sporobolus airoides</i>	0.1
Big bluestem	<i>Andropogon gerardii</i>	0.5
Blue vervain	<i>Verbena hastata</i>	0.05
Canada wildrye	<i>Elymus canadensis</i>	1.8
Fowl managrass	<i>Glyceria striata</i>	2
Fowl bluegrass	<i>Poa palustris</i>	0.2
Mountain rush	<i>Juncus arcticus</i>	0.02
Nebraska sedge	<i>Carex nebraskensis</i>	0.4
Nuttal alkali grass	<i>Pucinellia nuttalliana</i>	0.12
Nuttall's sunflower	<i>Helianthus nuttallii</i>	0.15
Prairie cordgrass	<i>Spartina pectinata</i>	1.5
Saltgrass	<i>Distichlis spicata</i>	2
Swamp milkweed	<i>Asclepias incarnata</i>	0.5
Switchgrass	<i>Panicum virgatum</i>	1.2
Torrey's rush	<i>Juncus torreyi</i>	0.02
Western wheatgrass	<i>Pascopyrum smithii</i>	1.5
Wild bergamot	<i>Monarda fistula</i>	0.08
Total		12.14

*This mix is based on drill seeding at a rate of 77 Pure Live Seeds (PLS) per square foot and is only calculated for one acre.

TABLE 2 - RIPARIAN UPLAND SEED MIX

Common	Botanical	Pounds Per Acre (PLS)*
Alkali Sacaton	<i>Sporobolus airoides</i>	0.2
Annual sunflower	<i>Helianthus annuus</i>	1.5
Big bluestem	<i>Andropogon gerardii</i>	1
Blue grama	<i>Bouteloua gracilis</i>	0.5
Buffalograss	<i>Bouteloua dactyloides</i>	5
Canada wildrye	<i>Elymus canadensis</i>	2
Fowl bluegrass	<i>Poa palustris</i>	0.05
Gallardia	<i>Gallardia aristata</i>	0.5
Little bluestem	<i>Schizachyrium scoparium</i>	0.6
Purple prairieclover	<i>Dalea purpurea</i>	0.5
Sand dropseed	<i>Sporobolus cryptandrus</i>	0.05
Sidecoats grama	<i>Bouteloua curtipendula</i>	1.5
Switchgrass	<i>Panicum virgatum</i>	0.8
Western wheatgrass	<i>Pascopyrum smithii</i>	3
Wild bergamot	<i>Monarda fistula</i>	0.08
Yellow indianguass	<i>Sorghastrum nutans</i>	0.8
Total		18.08

*This mix is based on drill seeding at a rate of 79 Pure Live Seeds (PLS) per square foot and is only calculated for one acre.

- APPLICATION RATES**- THIS MIX IS BASED ON THE CONTRACTOR DRILL SEEDING. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. MIX SHOULD BE DOUBLED IF BROADCAST SEEDED.
 - TIMING** - SEEDING SHOULD BE DONE IN FALL BETWEEN SEPTEMBER 15TH AND BEFORE GROUND IS FROZEN OR SPRING AFTER GROUND IS THAWED BUT BEFORE MAY 15.
 - SEED DISTRIBUTION** -SEEDING EQUIPMENT MUST BE DESIGNED, MODIFIED, OR EQUIPPED TO REGULATE THE APPLICATION RATE OF NATIVE GRASS SEED; STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURAL SEED SHALL NOT BE USED. THE SEED DEPTH SHOULD BE BETWEEN 0.25 AND 0.5 INCHED IN DEPTH. SEEDING SHALL BE DONE ON THE CONTOUR.
- MULCH** -MULCH CONSISTING OF BIODEGRADABLE EROSION CONTROL BLANKET (SEE MHFD EC-6 ROLLED EROSION CONTROL BLANKETS) OR CERTIFIED WEED FREE MULCH EITHER USING A TACKIFIER SLURRY OR CRIMPING IN.

PLANTING NOTES - INSTALLATION OF LIVE WILLOW STAKE

- GENERAL** - LIVE WILLOW STAKES WILL BE PLANTED ON 3-FOOT CENTERS IN THE AREAS SHOWN ON THE LANDSCAPE PLANS AS DIRECTED BY A REVEGETATION ECOLOGIST. THE CONTRACTOR MUST BE ABLE TO IDENTIFY THE DIFFERENT TYPES OF WILLOWS.
- MATERIALS** - THE LIVE WILLOW STAKE WILL BE LOCALLY COLLECTED SANDBAR WILLOW (*SALIX EXIGUA*) OR OTHER SHRUB WILLOWS, NOT WILLOW TREES - PEACHLEAF WILLOW (*SALIX AMYGDALOIDES*) OR CRACK WILLOW (*SALIX FRAGILIS*). THE WILLOW CUTTINGS WILL BE APPROXIMATELY 4 FEET LONG AND ½ TO 1 ¼ INCH IN DIAMETER. ALL SIDE BRANCHES ARE TRIMMED.
- TIMING** - WILLOW CUTTINGS MUST BE CUT IN SPRING BEFORE THE BUDS LEAF OUT. THE OPTIMUM TIME FOR CUTTING AND PLANTING WILLOW STAKES IN THIS PART OF COLORADO IS BEFORE APRIL 15TH.
- HARVESTING** - LIVE SANDBAR WILLOW STAKES WILL BE CUT FROM WILLOWS FOUND AT AN ONSITE LOCATION AS DIRECTED BY THE REVEGETATION ECOLOGIST. NO MORE THAN 50 PERCENT OF EACH DONOR LIVE WILLOW PLANT WILL BE HARVESTED AND NO MORE THAN 50 PERCENT OF PLANTS AT THE HARVEST SITE WILL BE USED AS DONORS. THE EXISTING SHRUBS WILL BE CUT 8 TO 10 INCHES FROM THE GROUND WITH LOPPERS OR HANDSAWS. THE CUTS WILL BE AT A 45-DEGREE ANGLE. DO NOT USE BRANCHES WITH THICK, CRACKED BARK BECAUSE THESE WILL NOT RE-SPROUT EFFECTIVELY. THE HARVESTING SITE WILL BE LEFT CLEAN AND TIDY. LARGE UNUSED MATERIAL WILL BE CUT UP TO 2-FOOT LENGTHS AND EVENLY DISTRIBUTED AROUND THE SITE.

IMMEDIATELY AFTER CUTTING, ALL LIVE CUTTINGS WILL BE PLACED IN WATER SO THAT THE CUT ENDS ARE COVERED WITH WATER, AND THE CUTTINGS SHALL BE STORED IN A COOL LOCATION. PLANTS WILL BE STORED IN CONTAINERS WITH WATER AT LEAST ONE FOOT DEEP. THE CONTAINERS WILL BE CONTINUOUSLY SHADED AND PROTECTED FROM THE WIND. CUTTINGS WILL BE PROTECTED FROM DRYING AT ALL TIMES.
- INSTALLATION OF WILLOW STAKES** - WILLOW CUTTINGS MUST BE IN CONTACT WITH GROUNDWATER IN ORDER TO DEVELOP ROOTS AND BECOME ESTABLISHED. AT EACH WILLOW PLANTING AREA, A HOLE WILL BE DUG TO DETERMINE THE DEPTH OF THE GROUNDWATER. A REBAR OR SIMILAR DEVICE WILL BE USED TO CREATE A SMALL HOLE TO 6 INCHES BELOW THE WATER TABLE. THE CUTTINGS WILL BE PLACED IN EACH HOLE WITH THE LEAF BUDS POINTING UP AND BACKFILLED TO ELIMINATE AIR VOIDS, THEN TAMP THE GROUND LIGHTLY AROUND STAKE. THE STAKES WILL BE IMMEDIATELY WATERED AFTER PLACEMENT OF THE STAKES.

PLANTING NOTES - INSTALLATION OF RIPARIAN TREES AND SHRUBS

- GENERAL** - UPLAND RIPARIAN TREES AND SHRUBS ARE LISTED ON TABLE 3. SHRUBS WILL BE PLANTED ON 5-FOOT CENTERS IN THE AREAS SHOWN ON THE LANDSCAPE PLANS AS DIRECTED BY A REVEGETATION ECOLOGIST.
- MATERIALS** - THE TREES AND SHRUBS WILL BE HEALTHY NURSERY STOCK IN THE SIZES DESCRIBED BELOW. NO SUBSTITUTIONS OF SPECIES, SIZES, OR NUMBERS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE REVEGETATION ECOLOGIST.

TABLE 3 - PROPOSED TREE AND SHRUB ENHANCEMENT PLANTINGS

Trees	Botanical	Common	Size
	Peachleaf Willow	Salix amygdaloides	2" Cal.
	Plains cottonwood	Populus deltoides monilifera	2" Cal.
Shrubs			
DECIDUOUS	Wild Plum	Prunus americana	5 gal
	Chokecherry	Prunus virginiana	5 gal
	Snowberry	Symphoricarpos occidentalis	5 gal
	Woods' rose	Rosa woodsii	5 gal

- INSTALLATION.**
 - DIG HOLE 1 ½ TIMES WIDER THAN TRANSPLANT.
 - FOR ROOT BOUND STOCK, CUT AND SPREAD ROOTS.
 - PLACE SHRUB IN HOLE SO THAT SOIL SURFACE OF PLANT IS SLIGHTLY LOWER (1 OR 2") THAN SURROUNDING SURFACE.
 - BACKFILL, COVERING ALL ROOTS. NO AIR POCKETS.
 - PLACE MULCH AROUND THE PLANT EXCEPT FOR ABOUT 2-INCHES AROUND STEM.
 - IF PLANTING ON A SLOPE, BUILD A BERM AROUND THE DOWN-SLOPE EDGE TO PREVENT WATER FROM FLOWING OFF TOO RAPIDLY.
 - WATER THOROUGHLY.

MAINTENANCE

- NOXIOUS WEEDS** - WEED SPECIES LISTED BY THE STATE OF COLORADO AS NOXIOUS SHOULD BE CONTROLLED AS QUICKLY AS POSSIBLE TO PREVENT THE ESTABLISHMENT AND SPREAD OF THESE HARD TO CONTROL SPECIES. DURING CONSTRUCTION AND AFTER CONSTRUCTION (STARTING TWO MONTHS AFTER CONSTRUCTION FINISHED), THE SITE SHOULD BE INSPECTED MONTHLY DURING THE GROWING SEASON FOR NOXIOUS WEEDS. ANY NOXIOUS WEED FOUND SHOULD BE CONTROLLED FOLLOWING THE COLORADO DEPARTMENT OF AGRICULTURE GUIDELINES.
- TREE AND SHRUB REPLACEMENT** - IN THE FIRST YEAR AFTER CONSTRUCTION, ALL TREES AND SHRUBS THAT HAVE DIED SHALL BE REPLACED.
- BARE GROUND** - IN THE SEEDED AREAS, RESEED ANY BARE SPOTS GREATER THAN 20 FEET IN DIAMETER.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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LANDSCAPE REVEGETATION
NOTES

SHEET NUMBER:

L2.02

SHEET 8 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE SPECIFICATIONS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 81

LANDSCAPE SPECIFICATIONS

MATERIALS:

- WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
- COBBLE MULCH: SEE DETAIL SHEET L1.7. SUBMIT SAMPLE.
- EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH CONCRETE HEADER PER DETAIL 2, SHEET L4.3.
- TREE STAKES: 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)
- GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.
- GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GAUGE WIRE.
- WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.
- TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
- SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)
- SOIL AMENDMENT: AMEND EXISTING SOIL WITH SQUEEGEE AT A MINIMUM OF 6" DEPTH OR REMOVE A MINIMUM OF 6" SOIL AND REPLACE WITH SQUEEGEE TOPSOIL MIX AT 1:1 RATIO. IF PLANTING BED IS CONTAINED BY A CURB OR CONCRETE WALK, REMOVE ADDITIONAL 2-3" SOIL TO ALLOW FOR SQUEEGEE MULCH AT 2-3" DEPTH.
- FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE SIMILAR IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEND, 9 MONTH SLOW-RELEASE FERTILIZER.

- NATIVE SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NATIVE SEEDDED AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXES PER THE LOCATIONS SPECIFIED ON THE TOWN OF JOHNSTOWN APPROVED LANDSCAPE PLAN:

INTERIOR NATIVE SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

- 0.25 lbs Blue Grama, Birdseye Source ID
- 0.25 lbs Blue Grama, Hatchita Certified
- 2.25 lbs Buffalograss, Sundancer
- 2.25 lbs Buffalograss, Texoka

PERIMETER NATIVE SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

- 2.50 lbs Buffalograss, Sundancer
- 2.50 lbs Buffalograss, Texoka

- TEMPORARY SOIL STABILIZATION SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NATIVE SEEDDED AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXES PER THE LOCATIONS SPECIFIED ON THE TOWN OF JOHNSTOWN APPROVED LANDSCAPE PLAN:

TEMPORARY SOIL STABILIZATION SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

- 5.00 lbs Perennial Rye, Phd

- BLUEGRASS SOD: BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX OR ALTERNATIVE AS APPROVED BY THE TOWN OF JOHNSTOWN:

Turfgrass sod shall be the BTF-Texas Mix from Bittersweet Turf Farms

- 33% SPF30 Texas/Kentucky Hybrid Bluegrass
- 34% Solar Green Texas/Kentucky Hybrid Bluegrass
- 33% Bandera Texas/Kentucky Hybrid Bluegrass

SOD SHALL BE A MINIMUM OF ¾ INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD, MINIMUM, GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS. NATIVE SEED MIX A: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

- TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AN WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4. BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION:

CLEARING. PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WIT THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:
RIP ALL AREAS TO BE PLANTED, SEEDDED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC, WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: AMEND EXISTING SOIL WITH SQUEEGEE AT A MINIMUM OF 6" DEPTH OR REMOVE A MINIMUM OF 6" SOIL AND REPLACE WITH SQUEEGEE TOPSOIL MIX AT 1:1 RATIO. IF PLANTING BED IS CONTAINED BY A CURB OR CONCRETE WALK, REMOVE ADDITIONAL 2-3" SOIL TO ALLOW FOR SQUEEGEE MULCH AT 2-3" DEPTH. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

EROSION CONTROL PER URBAN DRAINAGE & FLOOD CONTROL DISTRICT SPECIFICATIONS.

TREE AND SHRUB PLANTING:

- SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 2-1/2 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES
- PLANTING PITS:
DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.

INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
SHRUBS. ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL BACKFILL MATERIAL. TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS).
25% COMPOST BY VOLUME.
THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:

- REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.
- PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.
- UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.
- BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.
- BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.
- STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.
- IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION

1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDDED AREAS.

STEEL HEADER CONSTRUCTION

1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT FLUSH WITH ADJACENT TURF AREAS. INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

SEEDING

1. TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

2. PRIOR TO SEEDING, SOIL SHALL BE TESTED AND BE AMENDED PER THE SOIL TEST RESULTS' RECOMMENDATIONS.

3. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX AGITATOR - TO PROMOTE SEED MIXING
SEED BOX BAFFLES - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
DRAG CHAINS - TO AID IN SEED COVERAGE

THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINERY. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.

5. BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

6. HYDROSEEDING: MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH (CONWED FIBERS HYDRO MULCH 2000 OR EQUAL) IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 2,000 LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.

MULCHING

MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.

1. SHRUB BEDS: MULCH SHRUB BED PLANTING AREA PER COBBLE MULCH BORDER DETAIL, SEE SHEET L1.7.

PERENNIAL & ANNUAL BEDS: MULCH ALL ANNUAL, PERENNIAL AND GROUND COVER PLANTING AREAS PER COBBLE MULCH BORDER DETAIL, SEE SHEET L1.7.

2. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 3" LAYER OF SQUEEGEE MULCH.

NATIVE SEED ESTABLISHMENT/MAINTENANCE

1. WEED MITIGATION/IDENTIFICATION:
THE MAINTENANCE ACCOUNT MANAGER SHALL CONDUCT MULTIPLE SITE VISITS PER MONTH TO IDENTIFY WEEDS AND ANY UNDESIRABLE APPEARANCE OF THE NATIVE AREA. ONCE WEEDS ARE IDENTIFIED, A MAINTENANCE CREW WILL BE SCHEDULED TO PULL THE WEEDS BY HAND OR SPRAY, AS NECESSARY. THIS CREW SHALL BE EDUCATED AND CERTIFIED TO USE CHEMICALS PER INSTRUCTIONS ON THE LABEL.

2. IRRIGATION MAINTENANCE/MONITORING:
THE MAINTENANCE IRRIGATION TECH SHALL BE RESPONSIBLE FOR MONITORING, MAINTAINING, PROGRAMMING, AND REPAIRING SITE IRRIGATION.

3. IRRIGATION SCHEDULE:
MONTH 1: FOUR DAILY CYCLES TO MAINTAIN MOISTURE LEVEL OF 1" DEPTH. IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. ACCOUNT MANAGER, OWNERS AND IRRIGATION TECH WILL WATCH FOR SEEDLINGS.

MONTH 2: ASSUMING SEEDLINGS HAVE GERMINATED AND EMERGED SUCCESSFULLY, ONE DAILY CYCLE TO MAINTAIN SURFACE MOISTURE OF 2-3". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

MONTH 3: ONE IRRIGATION CYCLE PER WEEK TO MAINTAIN A MOISTURE LEVEL OF 4-6". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

4. IDENTIFYING/RESEEDING BARE AREAS:
IF FOUND, AREAS SHALL BE BROADCAST SEEDDED BY HAND AND RAKED IN OVER BARE AREAS LARGER THAN ONE SQUARE FOOT AND IRRIGATION SCHEDULE WILL BE ADJUSTED TO HELP ESTABLISHMENT.

LONG TERM MAINTENANCE:

PRUNING SCHEDULE:

1. MAINTENANCE CREWS WILL PRUNE BEDS, INCLUDING THE EXISTING BEDS NOT IN THE NATIVE AREA, IN EARLY SPRING PRIOR TO BUDDING, SUMMER AFTER FLOWERING IS COMPLETE, AND FALL AFTER PLANTS GO DORMANT. PRUNING TO BE PERFORMED AS NEEDED TO PROMOTE THE HEALTH AND MAINTAIN A NEAT APPEARANCE, THAT HIGHLIGHTS THE NATURAL QUALITIES OF THE SPECIFIC PLANT, AS OPPOSED TO SHEARING INTO A FORMAL SHAPE.

MOWING SCHEDULE:

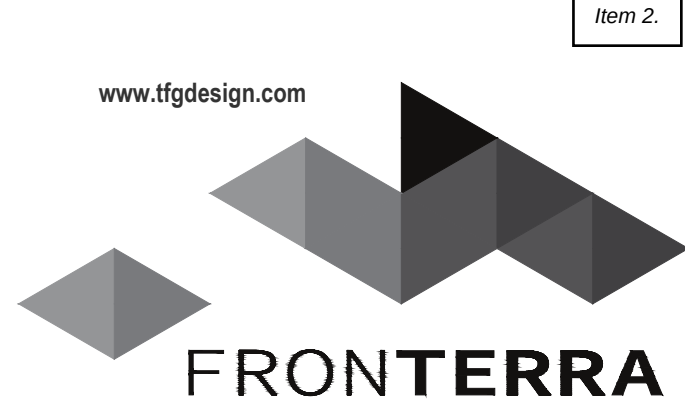
1. ONCE THE NATIVE AREA HAS BECOME ESTABLISHED AND SEED HEADS ARE PRESENT, MOWING OPERATIONS SHALL COMMENCE. THE ENTIRE NATIVE AREA WILL BE MOWED ONCE PER YEAR IN LATE FALL OR EARLY SPRING, ONCE SEED HEADS ARE PRESENT TO ALLOW GRASS TO NATURALLY RE-SEED ITSELF.
2. NATIVE AREAS WITHIN THE CACTUS HILL LATERAL EASEMENT WILL BE MOWED AS NEEDED TO MAINTAIN A MAXIMUM HEIGHT OF TWELVE (12) INCHES.

MONITORING NATIVE CONVERSION AREA FOR WEEDS AFTER ESTABLISHMENT:
1. ACCOUNT MANAGER, OWNERS, MAINTENANCE CREWS, SPRAY TECHNICIANS WILL MONITOR SITE REGULARLY TO IDENTIFY WEEDS THAT CAN BE PULLED BY HAND AND SPRAY, IF NECESSARY. A CERTIFIED SPRAY TECHNICIAN SHALL BE SCHEDULED AS NEEDED.

IRRIGATION INSPECTION, MONITORING AND REPAIR:
1. MONTHLY SITE INSPECTIONS FOR POSSIBLE LEAKS OR IRRIGATION PROBLEMS WILL BE DONE BY AN IRRIGATION TECHNICIAN AND ACCOUNT MANAGER.

IRRIGATION SCHEDULE AFTER ESTABLISHMENT:

1. THE GOAL OF THIS PROJECT IS TO REDUCE WATER USAGE AS MUCH AS POSSIBLE. THE NATIVE GRASSES SPECIFIED WILL SURVIVE ON RAINWATER THAT IS COMMON IN COLORADO (LESS THAN 2" PER MONTH WILL STILL RESULT IN GREEN APPEARANCE YEAR-ROUND). IN DROUGHT SEASONS, THERE MAY BE THE NEED TO IRRIGATE, WHICH WILL BE DETERMINED AT THAT TIME BY THE ACCOUNT MANAGER.



LANDSCAPE ARCHITECTURE
PLANNING

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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17

JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

2022.09.28

TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE
SPECIFICATIONS

SHEET NUMBER:

L2.03

SHEET 9 OF 81

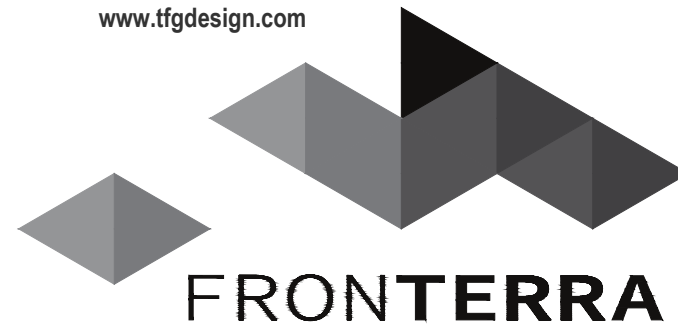


FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE NOTES & DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 81

Item 2.

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LANDSCAPE ARCHITECTURE
PLANNING

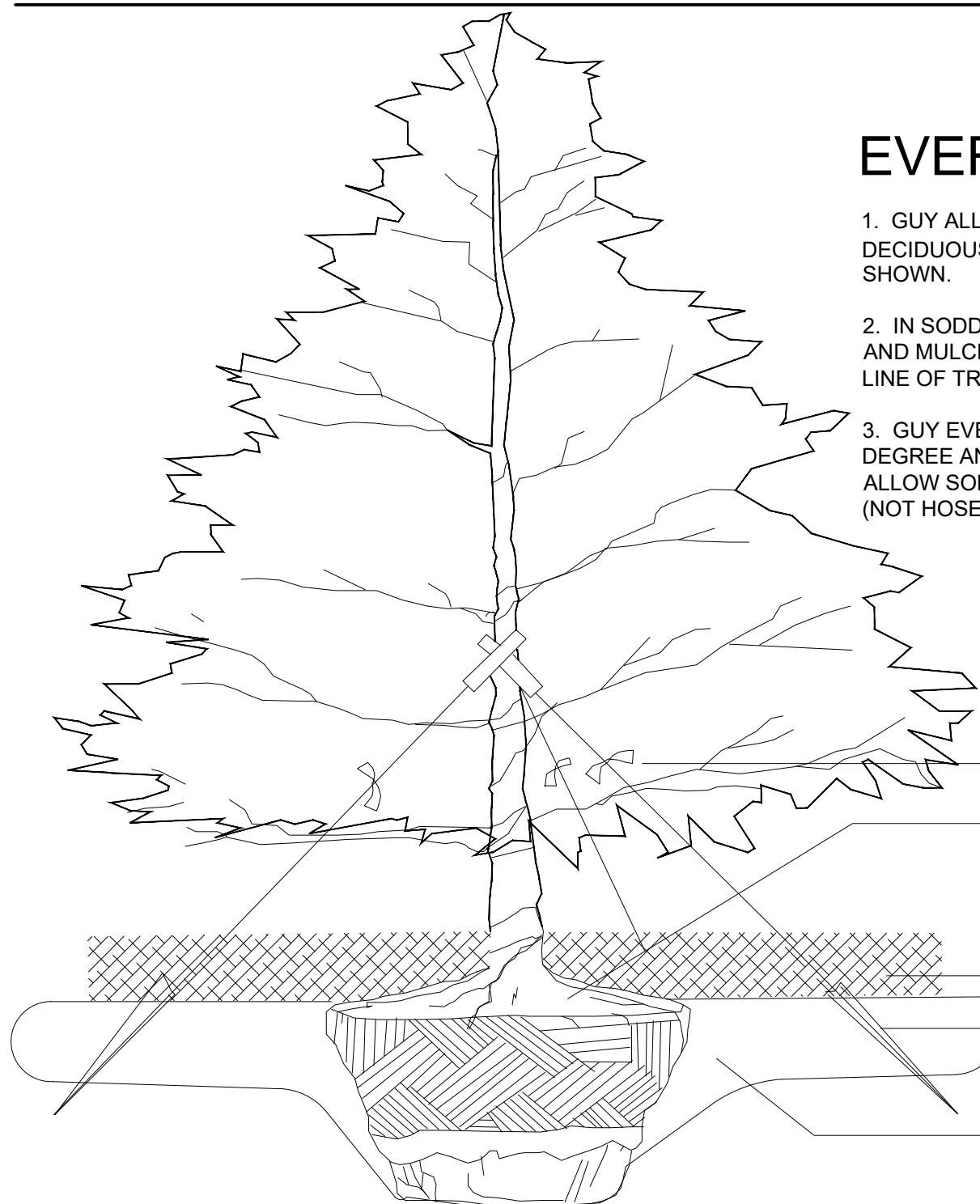
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GENERAL LANDSCAPE NOTES

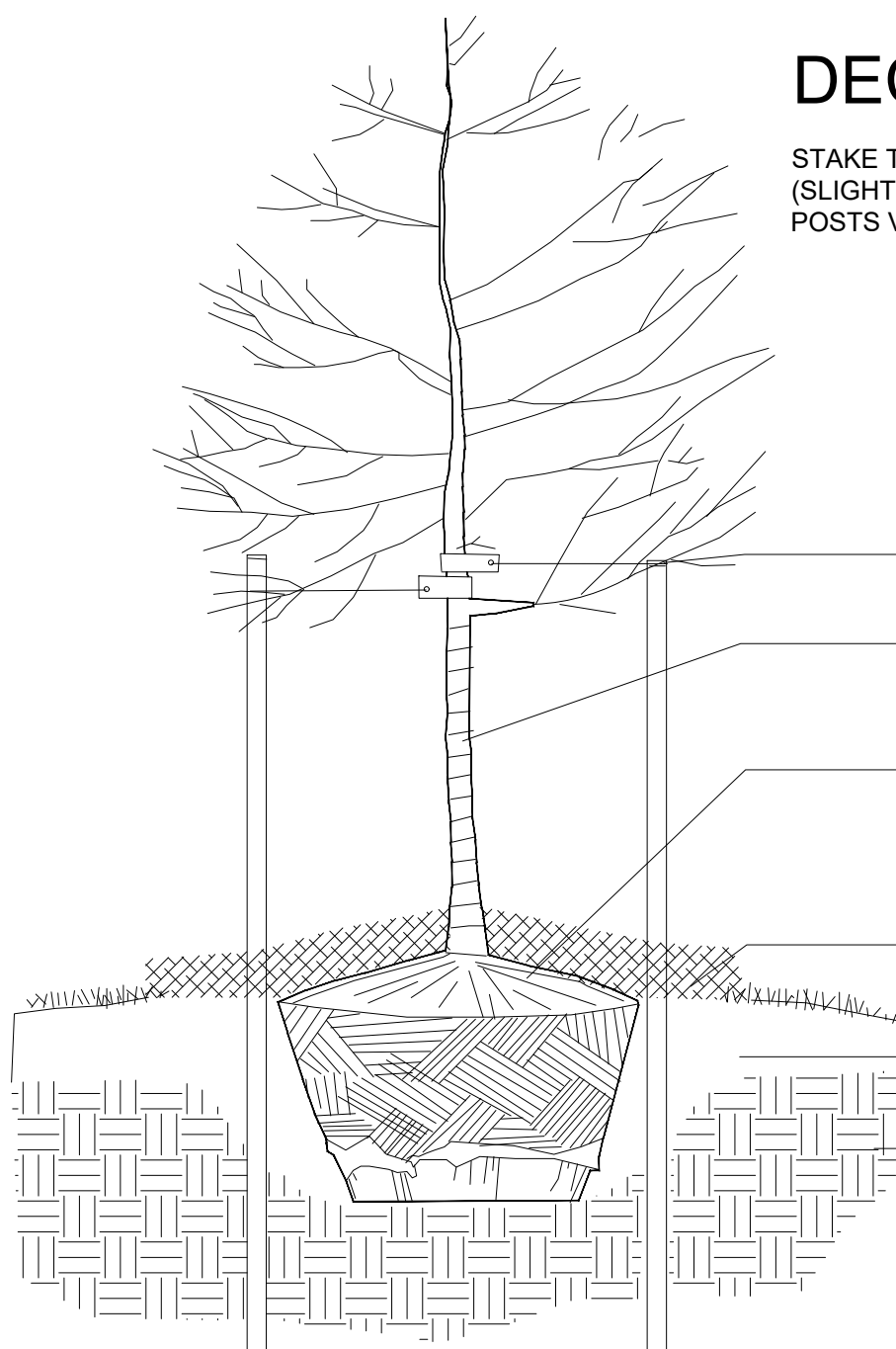
- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A MORE NATURAL LANDSCAPE CHARACTER, ALL TREES & LARGE SHRUBS OF THE SAME VARIETY SHALL BE INSTALLED IN A RANGE OF SIZES, WHILE STILL MEETING THE MINIMUM SIZE REQUIREMENTS OUTLINED IN THE PLANT SCHEDULE.
- AS PER THE LOCATIONS DEPICTED ON THE LANDSCAPE PLAN, PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH CONCRETE HEADER PER *DETAIL 2 SHEET L4.3*.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF JOHNSTOWN WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE TOWN WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL AND INCLUDE AN AUTOMATIC RAIN SENSOR.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH TOWN OF JOHNSTOWN STANDARDS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE TOWN THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN TOWN OF JOHNSTOWN MUNICIPAL CODE.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (10) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS.
- NO TREES OR SHRUBS SHALL BE PLACED OVER, OR WITHIN 5' OF, ANY WET UTILITY LINES (WATER, STORM SEWER, SANITARY SEWER).
- NO TREES OR SHRUBS SHALL BE PLACED WITHIN STORMWATER DETENTION FACILITIES BELOW THE PROPOSED DESIGN EVENT WATER SURFACE ELEVATION LIMITS.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF JOHNSTOWN, PROVIDED PER LCUIASS FIGURE 7-16. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 7' FROM GRADE. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE INSTALLATION OF ANY PLANT MATERIAL ON PUBLIC RIGHT-OF-WAY (ROW) IS REQUIRED TO BE INSTALLED WITH PUBLIC IMPROVEMENTS.
- ALL LANDSCAPING AND/OR PLANTINGS, OTHER THAN GRASS/GROUND COVER, MUST PROVIDE MINMUM CLEARANCE OF THREE (3) FEET AROUND ANY FIRE HYDRANT, WHEN PLANTING IS AT FULL MATURITY.

TREE AND SHRUB INSTALLATION



EVERGREEN TREES

- GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2½" CAL. AS SHOWN.
- IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
- GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.



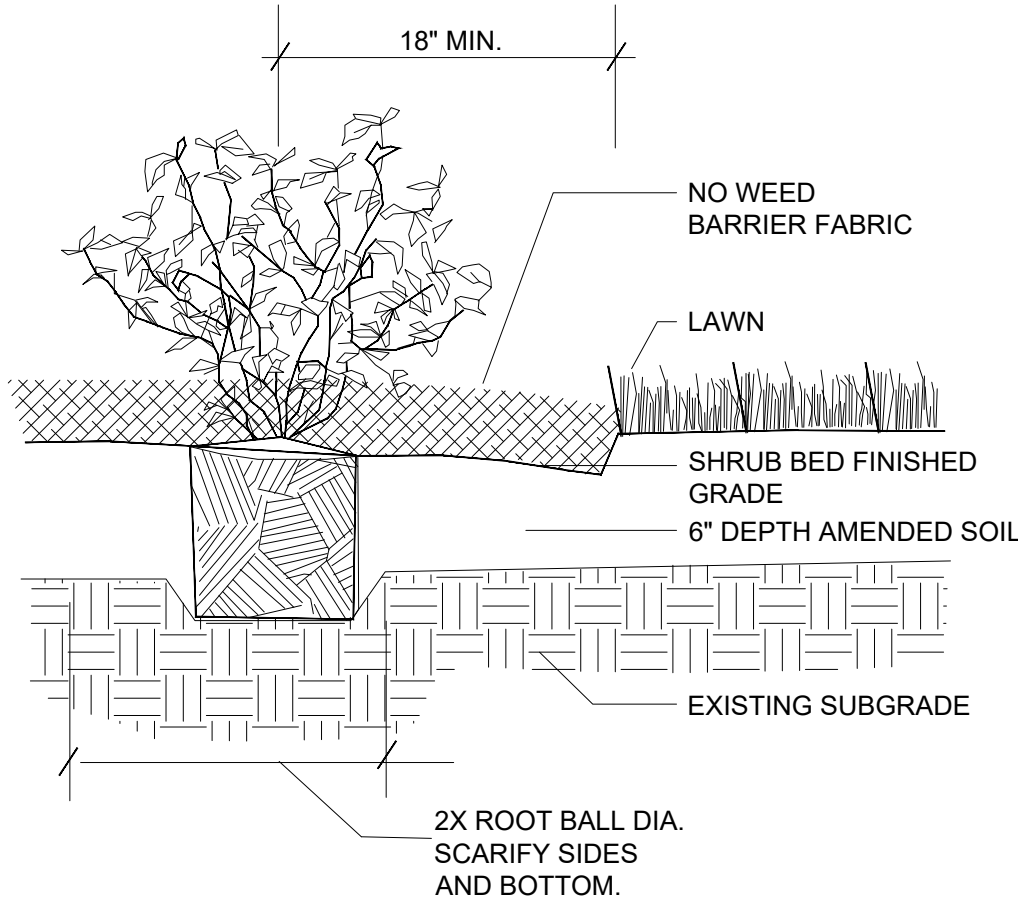
DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT), WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

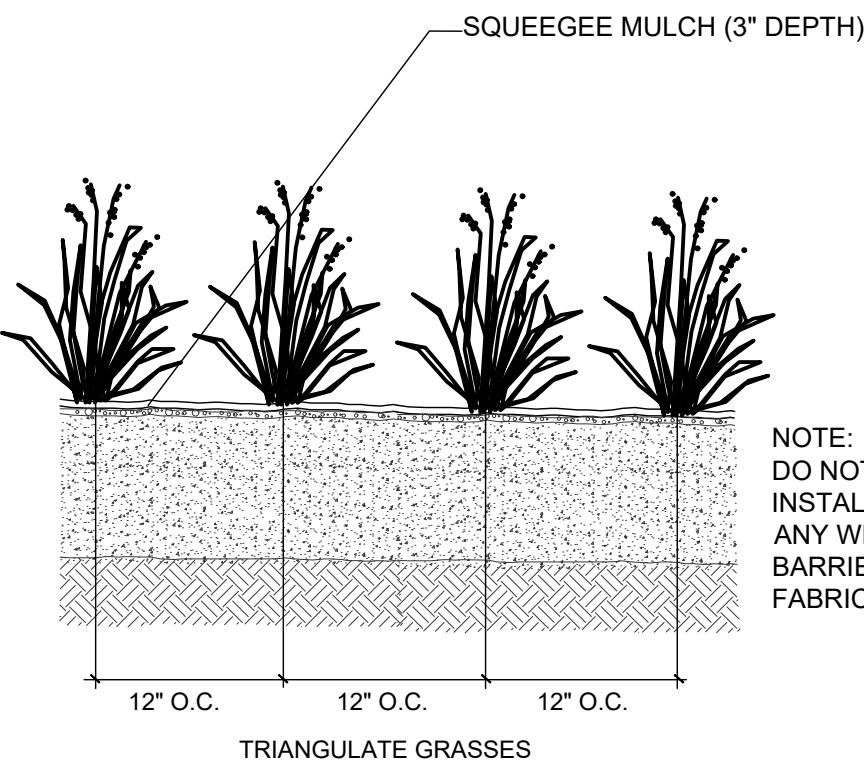
SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3" MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4" FOR CONIFER SHRUB.

FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH SQUEEGEE MULCH INSIDE OF THE WATER RING.



ORNAMENTAL GRASSES



RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

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LANDSCAPE NOTES & DETAILS

SHEET NUMBER:

L2.04

SHEET 10 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
MAINTENANCE & ESTABLISHMENT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 81



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P.O. Box
Loveland CO 80539
(970) 669-3737
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DESIGN NARRATIVE

BEYOND THE INHERENT WATER SAVINGS, NATIVE GRASS SPECIES PROVIDE FOR A MORE ATTRACTIVE AND RESILIENT LANDSCAPE. WEEKLY MOWING, EDGING AND A SUBSTANTIAL AMOUNT OF WATER AND FERTILIZER ARE REQUIRED TO MAINTAIN LARGE, UNUSED EXPANSES OF OPEN LAWN. COMPRISED OF THE NATIVE SPECIES BUFFALOGRASS AND BLUE GRAMA, THE NATIVE AREAS WILL SEE AN ANNUAL SAVINGS IN LABOR, RESOURCE INPUTS AND WATER OVER TRADITIONAL TURFGRASS, WHILE ADDING TO THE VISUAL APPEAL OF THE SURROUNDING LANDSCAPE.

TO ACCOMMODATE VARIATIONS IN VISIBILITY AND USE THROUGHOUT THE SITE, TWO NATIVE SEED MIXES HAVE BEEN TAILORED TO THE MEET THE REQUIREMENTS OF THEIR SPECIFIC LOCATIONS. PLEASE NOTE THAT TWO ADDITIONAL NATIVE SEED MIXES ARE PRESCRIBED FOR THE RIPARIAN CORRIDOR AND THE PREBLE'S MEADOW JUMPING MOUSE HABITAT ADJACENT TO THE LITTLE THOMPSON RIVER, THE UPLAND RIPARIAN & RIPARIAN SEED MIXES. THE SPECIFICATIONS FOR THESE MIXES CAN BE FOUND ON SHEET L2.02 REVEGETATION NOTES.

THE PROPOSED INTERIOR MIX INCLUDES BUFFALOGRASS AND BLUE GRAMA GRASS SPECIES AND WILL BE ALLOWED TO REACH ITS MATURE HEIGHT OF 12'-18". THIS MIX WILL BE SEEDED AT A TURF SEED RATE TO PROVIDE DENSE GROUND COVER AND LOCATED IN THE OPEN SPACE THROUGHOUT THE RIVERBEND PROPERTY WITH THE EXCEPTION OF THE RIPARIAN CORRIDOR.

THE PROPOSED NATIVE PERIMETER MIX INCLUDES BUFFALOGRASS SPECIES AND WILL BE ALLOWED TO REACH ITS MATURE HEIGHT OF 4'-6". THIS MIX WILL BE SEEDED AT A TURF SEED RATE TO PROVIDE DENSE GROUND COVER AND LOCATED IN THE PARKWAYS ALONG COUNTY ROAD 46 AND COUNTY ROAD 17.

AS THESE ARE ALL WARM SEASON GRASSES, WEEDS CAN EASILY BE ERADICATED IN THE EARLY SPRING, PRIOR TO THE EMERGENCE OF THE NATIVE GRASS SPECIES.

ONCE THE NATIVE GRASSES HAVE HAD TIME TO ESTABLISH; VARIOUS GROUPINGS OF WILDFLOWERS MAY BE INCORPORATED INTO THE DESIGN. STANDS OF WILDFLOWERS, STRATEGICALLY LOCATED TO ENHANCE DESIRABLE VIEWS TO AND FROM THE PROPERTY, FURTHER CONTRIBUTE TO THE ENHANCED AESTHETIC OF THE LANDSCAPE, WHILE BEING TOLERANT OF PLATEAU HERBICIDE AND INCREASING THE PRESENCE OF HIGH-QUALITY POLLINATORS.

ESTABLISHMENT/MAINTENANCE

WEED MITIGATION/IDENTIFICATION:

THE MAINTENANCE ACCOUNT MANAGER SHALL CONDUCT MULTIPLE SITE VISITS PER MONTH TO IDENTIFY WEEDS AND ANY UNDESIRABLE APPEARANCE OF THE NATIVE AREA. ONCE WEEDS ARE IDENTIFIED, A MAINTENANCE CREW WILL BE SCHEDULED TO PULL THE WEEDS BY HAND OR SPRAY, AS NECESSARY. THIS CREW SHALL BE EDUCATED AND CERTIFIED TO USE CHEMICALS PER INSTRUCTIONS ON THE LABEL. THE PROPOSED HERBICIDE IS LISTED BELOW.

PLATEAU: <https://www.rrsi.com/product/plateau/>

IRRIGATION MAINTENANCE/MONITORING:

THE MAINTENANCE IRRIGATION TECH SHALL BE RESPONSIBLE FOR MONITORING, MAINTAINING, PROGRAMMING, AND REPAIRING SITE IRRIGATION.

IRRIGATION SCHEDULE:

MONTH 1: FOUR DAILY CYCLES TO MAINTAIN MOISTURE LEVEL OF 1" DEPTH. IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. ACCOUNT MANAGER, OWNERS AND IRRIGATION TECH WILL WATCH FOR SEEDLINGS.

MONTH 2: ASSUMING SEEDLINGS HAVE GERMINATED AND EMERGED SUCCESSFULLY, ONE DAILY CYCLE TO MAINTAIN SURFACE MOISTURE OF 2-3". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

MONTH 3: ONE IRRIGATION CYCLE PER WEEK TO MAINTAIN A MOISTURE LEVEL OF 4-6". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

TREE PROTECTION: NONE NEEDED, SEEDING WILL BE DONE OUTSIDE OF DRIP LINE OF EXISTING TREES.

IDENTIFYING/RESEEDING BARE AREAS:

IF FOUND, AREAS SHALL BE BROADCAST SEEDED BY HAND AND RAKED IN OVER BARE AREAS LARGER THAN ONE SQUARE FOOT AND IRRIGATION SCHEDULE WILL BE ADJUSTED TO HELP ESTABLISHMENT.

LONG TERM MAINTENANCE:

PRUNING SCHEDULE:

MAINTENANCE CREWS WILL PRUNE BEDS, INCLUDING THE BEDS NOT IN THE NATIVE AREA, IN EARLY SPRING PRIOR TO BUDDING, SUMMER AFTER FLOWERING IS COMPLETE, AND FALL AFTER PLANTS GO DORMANT. PRUNING TO BE PERFORMED AS NEEDED TO PROMOTE THE HEALTH AND MAINTAIN A NEAT APPEARANCE, THAT HIGHLIGHTS THE NATURAL QUALITIES OF THE SPECIFIC PLANT, AS OPPOSED TO SHEARING INTO A FORMAL SHAPE.

MOWING SCHEDULE:

ONCE THE NATIVE AREA HAS BECOME ESTABLISHED, GROWTH HAS REACHED 4-6", AND SEED HEADS ARE PRESENT, MOWING OPERATIONS SHALL COMMENCE. THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING A 24" WIDE "BEAUTY BAND" ALONG SIDEWALKS BI-WEEKLY. THE ENTIRE NATIVE AREA, WITH THE EXCEPTION OF THE RIPARIAN CORRIDOR, WILL BE MOWED ONCE PER YEAR IN LATE FALL OR EARLY SPRING, ONCE SEED HEADS ARE PRESENT TO ALLOW GRASS TO NATURALLY RE-SEED ITSELF.

MONITORING NATIVE AREA FOR WEEDS AFTER ESTABLISHMENT:

ACCOUNT MANAGER, OWNERS, MAINTENANCE CREWS, SPRAY TECHNICIANS WILL MONITOR SITE REGULARLY TO IDENTIFY WEEDS THAT CAN BE PULLED BY HAND AND SPRAY IF NECESSARY. A CERTIFIED SPRAY TECHNICIAN SHALL BE SCHEDULED AS NEEDED.

IRRIGATION INSPECTION, MONITORING AND REPAIR:

WEEKLY SITE INSPECTIONS FOR POSSIBLE LEAKS OR IRRIGATION PROBLEMS SHALL BE PERFORMED BY AN IRRIGATION TECHNICIAN AND ACCOUNT MANAGER.

IRRIGATION SCHEDULE AFTER ESTABLISHMENT:

THE GOAL OF THIS PROJECT IS TO REDUCE WATER USAGE AS MUCH AS POSSIBLE. THE NATIVE GRASSES SPECIFIED WILL SURVIVE ON RAINWATER THAT IS COMMON IN COLORADO (LESS THAN 2" PER MONTH WILL STILL RESULT IN GREEN APPEARANCE). IN DROUGHT SEASONS, THERE MAY BE THE NEED TO IRRIGATE, WHICH WILL BE DETERMINED AT THAT TIME.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
MAINTENANCE & ESTABLISHMENT PLAN

SHEET NUMBER:

L2.05

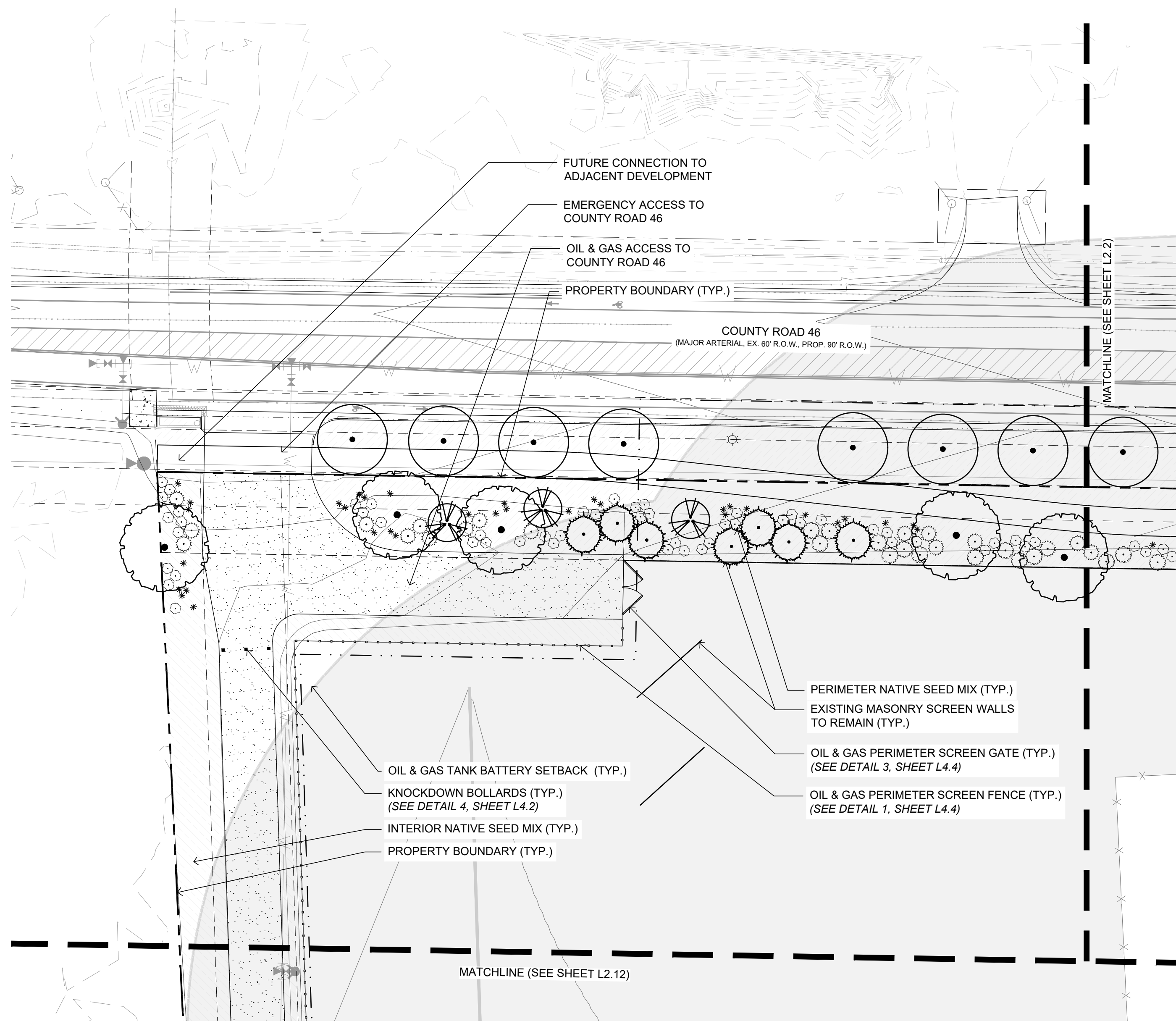
SHEET 11 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



LEGEND



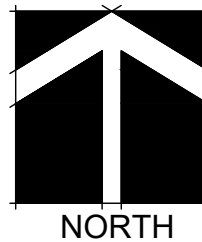
PLANTING TO BE INSTALLED BY DEVELOPER



PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

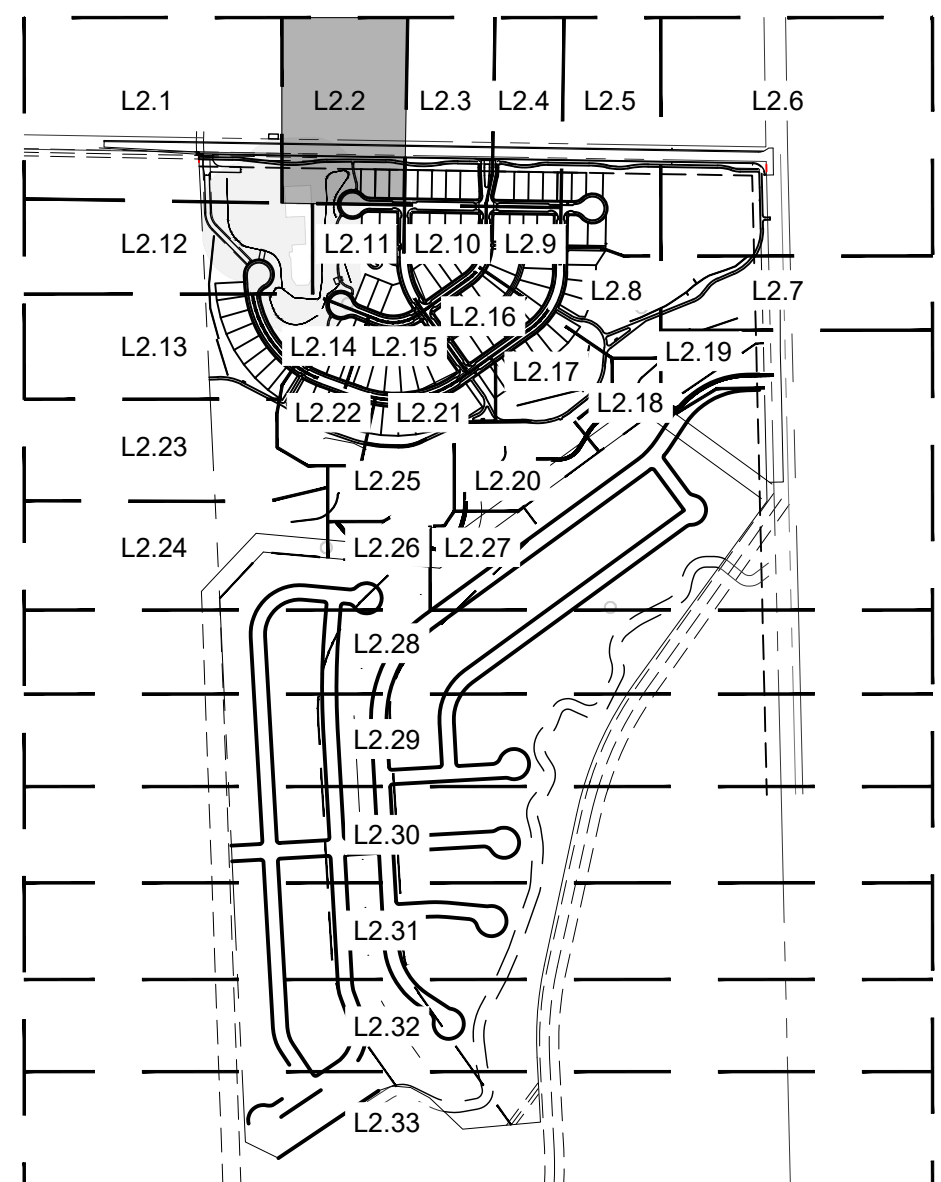
Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PED	7	Pinus edulis	Pinon Pine	6' Ht.	B&B	25ft H x 8ft W	Low
		7						
Large Trees								
	GSK	7	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low
	QMA	5	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		12						
Small Trees								
	AGA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	20ft H x 15ft W	Low
		3						
Shrubs								
	CMF	50	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	VLM	11	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	6ft H x 8ft W	Very Low
	PMP	16	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
	YUG	33	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		110						
Sod/Seed								
	NSM-I	5,095 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-P	11,393 SF		Perimeter Native Seed Mix		Seed		Very Low



OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

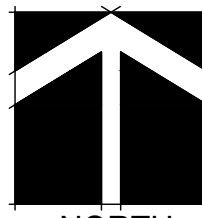
lmolwre@arborcapitalpartners.com



KEY MAP
N.T.S.



SCALE: 1" = 30'
15' 30' 60' 90'



LEGEND



PLANTING TO BE INSTALLED BY DEVELOPER



PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

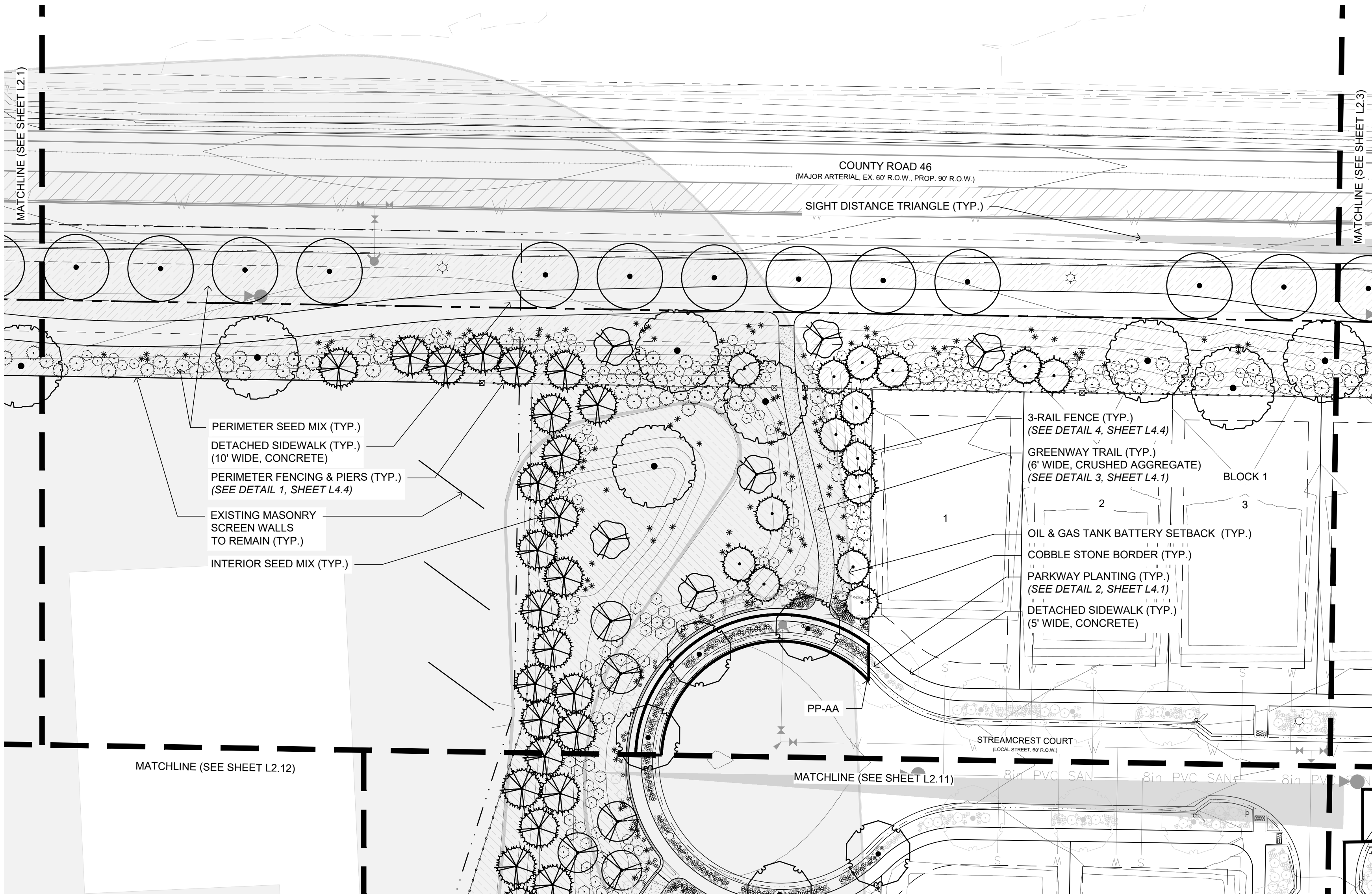
PP-AA

3 QMU

48 MRO

73 FIS

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



PLANT SCHEDULE

Evergreen Trees		Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
		PPU	19	Picea pungens	Colorado Spruce	6' Ht.	B&B	35ft H x 25ft W	Low
		PED	15	Pinus edulis	Pinon Pine	6' Ht.	B&B	25ft H x 8ft W	Low
			34						
Large Trees									
		GSK	12	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low
		QMA	7	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		QMU	3	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B	45ft H x 45ft W	Low
			22						
Small Trees									
		AGS	2	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" Cal.	B&B	20ft H x 15ft W	Low
		MXD	6	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low
			8						

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range	
	○	DECIDUOUS	CMF	110	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	○		PBE	24	Prunus pumila besseyi	Western Sand Cherry	5 gal	Pot	6ft H x 6ft W	Very Low
	○		VLM	51	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	6ft H x 8ft W	Very Low
	○	EVERGREEN	PMP	28	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
	*		YUG	104	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
				317						
Ornamental Grasses & Perennials										
	○	FIS	148	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low	
	⊕	MRO	76	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low	
				224						
Sod/Seed										
		NSM-I	14,068 SF		Interior Native Seed Mix		Seed			Very Low
		NSM-P	20,641 SF		Perimeter Native Seed Mix		Seed			Very Low

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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2022.09.28 TOWN & OWNER COMMENTS

SHEET TITLE:

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.2

SHEET 13 OF 81

OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

Imlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

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SHEET TITLE:
**LANDSCAPE
ENLARGEMENT**

SHEET NUMBER:

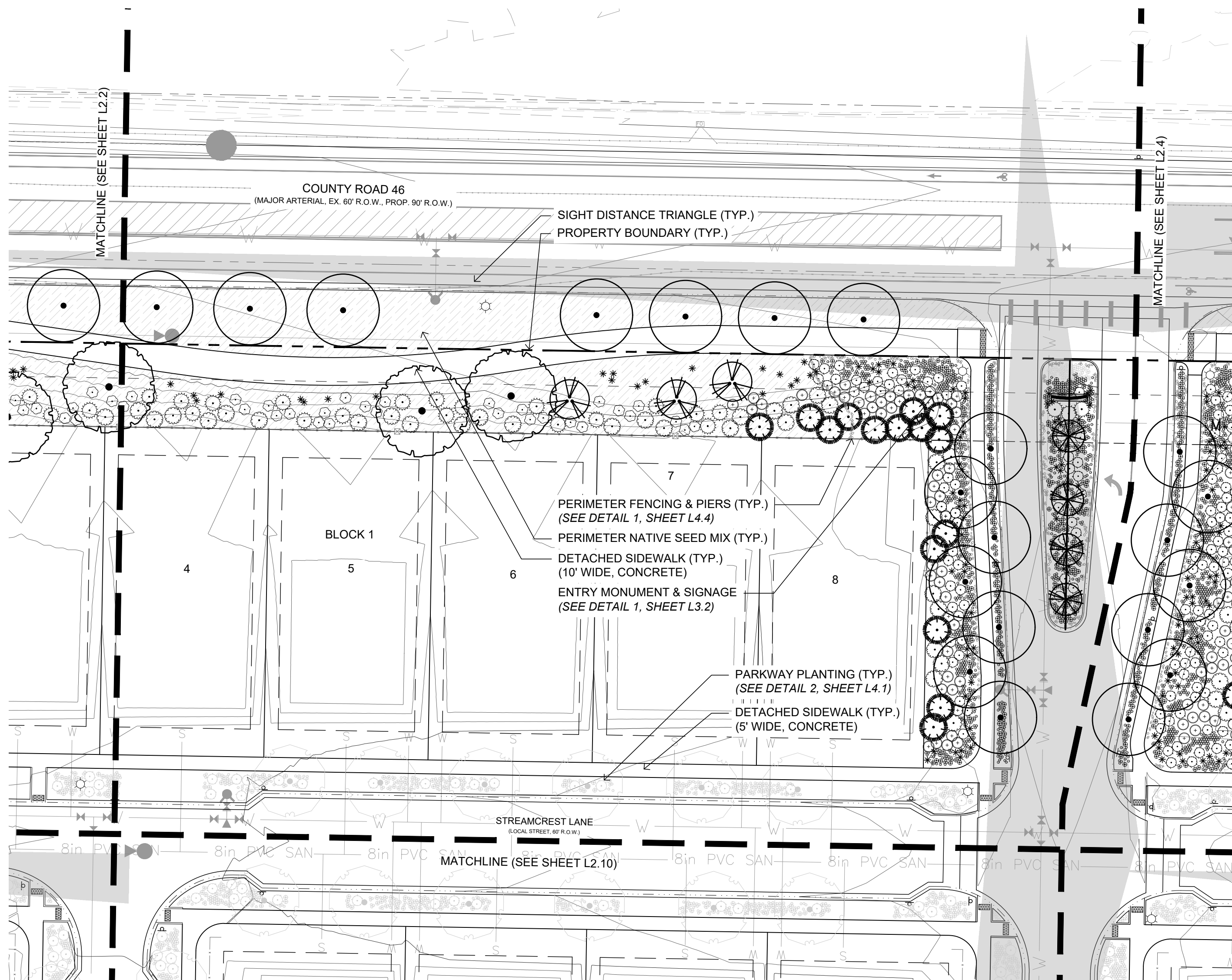
L2.3

SHEET **14** OF **81**

**FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1**

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 14 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PPH	15	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	6' Ht.	B&B		Moderate
Large Trees		15						
	GSK	14	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low
	QMA	2	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
Small Trees		16						
	AGA	3	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" Cal.	B&B	20ft H x 15ft W	Low
	AGR	4	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	1.5" Cal.	B&B	15ft H x 15ft W	Low
		7						

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

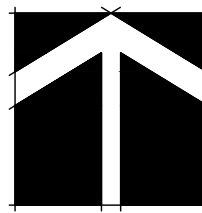
PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	CMF	28	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	PAB	51	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	5 gal	Pot	4ft H x 4ft W	Low
	VLM	31	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	6ft H x 8ft W	Very Low
	ACC	60	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	PMP	21	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
	YUG	82	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		273						
Ornamental Grasses & Perennials								
	FIS	964	Festuca idahoensis 'Siskiyow Blue'	Siskiyow Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	MRO	256	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		1,220						
Sod/Seed								
	NSM-P	11,196 SF		Perimeter Native Seed Mix	Seed			Very Low



SCALE: 1" = 30'

0 15' 30' 60' 90'



NORTH



TFG Design, LLC
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Loveland CO 80539
(970) 669.3737
josh@fronterra.design

OWNER:
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Newport Beach, California 92660
Imlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:

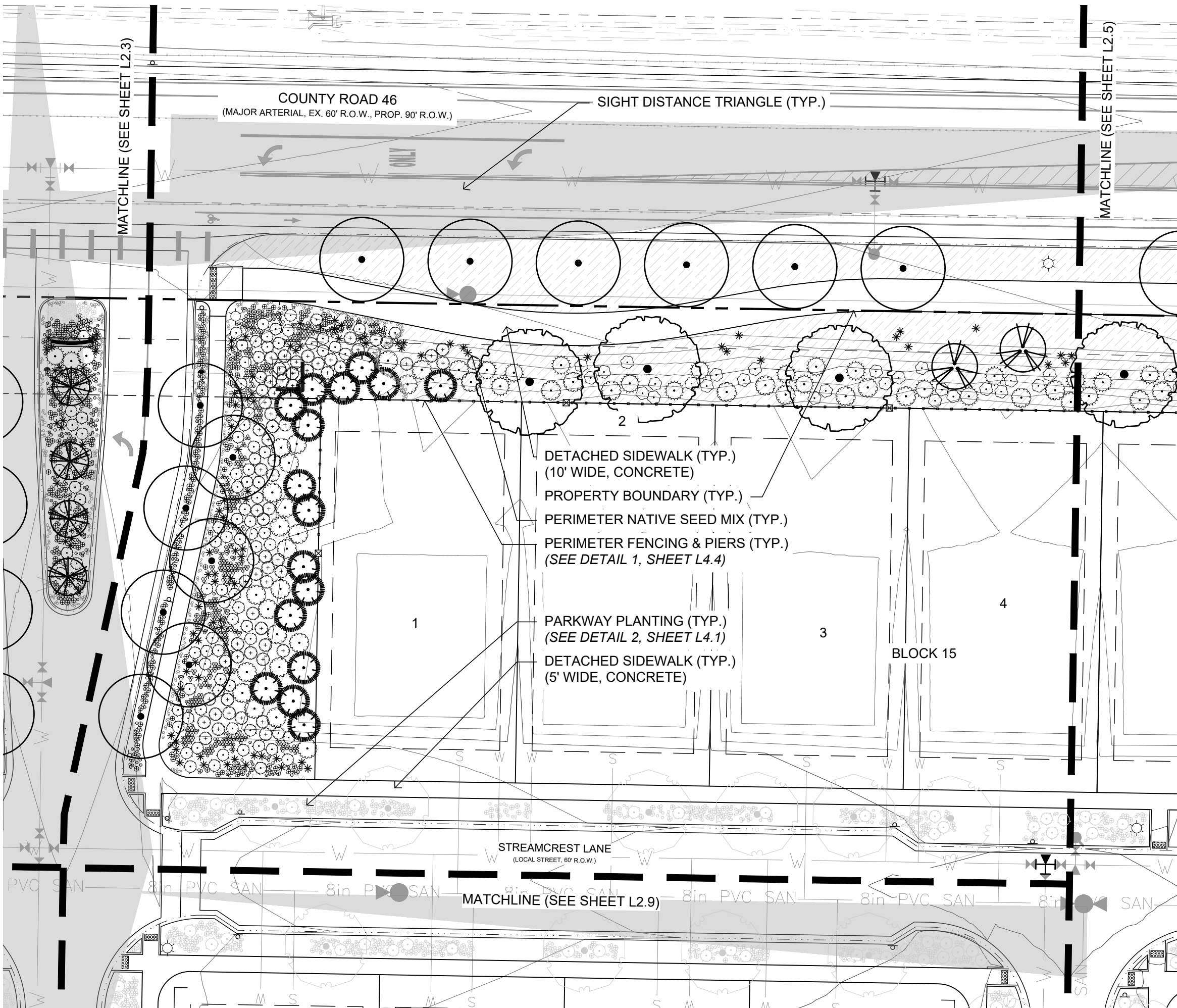
L2.4

SHEET 15 OF 81

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

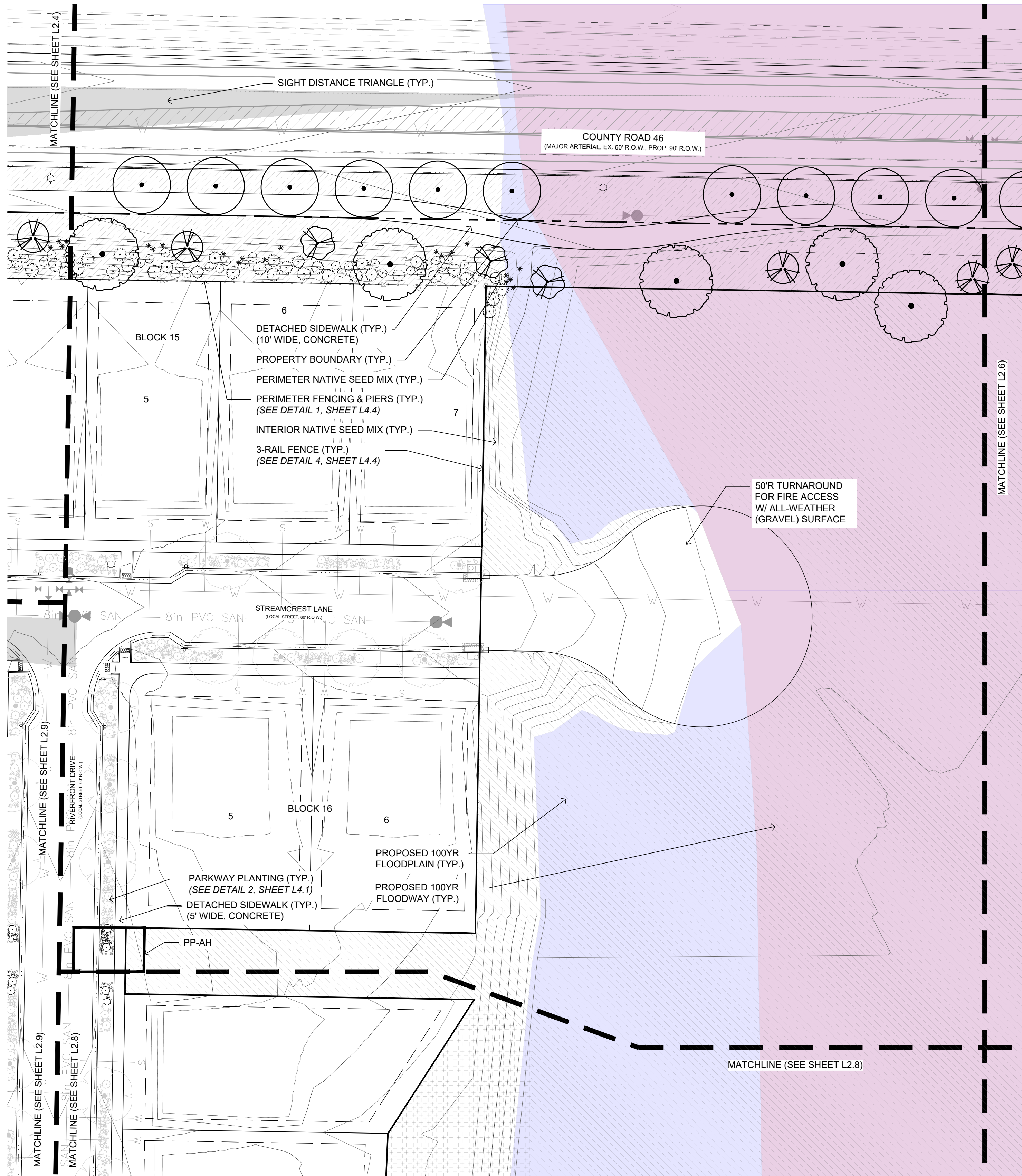
Evergreen Trees		Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range	
		PPH	16	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	6' Ht.	B&B		Moderate	
			16							
Large Trees										
		GSK	13	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low	
				QMA	3	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W
16										
Small Trees										
		AGA	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance' Serviceberry	1.5" Cal.	B&B	15ft H x 15ft W	Low	
			2							
Shrubs										
	DECIDUOUS	CMF	26	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low	
		PAB	63	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	5 gal	Pot	4ft H x 4ft W	Low	
		VLM	36	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	6ft H x 8ft W	Very Low	
	EVERGREEN	ACC	83	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low	
		*	PMP	21	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
		YUG	83	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low	
			312							

Ornamental Grasses & Perennials									
	FIS	836	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low	
	MRO	156	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low	
		992							
Sod/Seed									
	NSM-P	9,646 SF		Perimeter Native Seed Mix		Seed		Very Low	



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

 PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

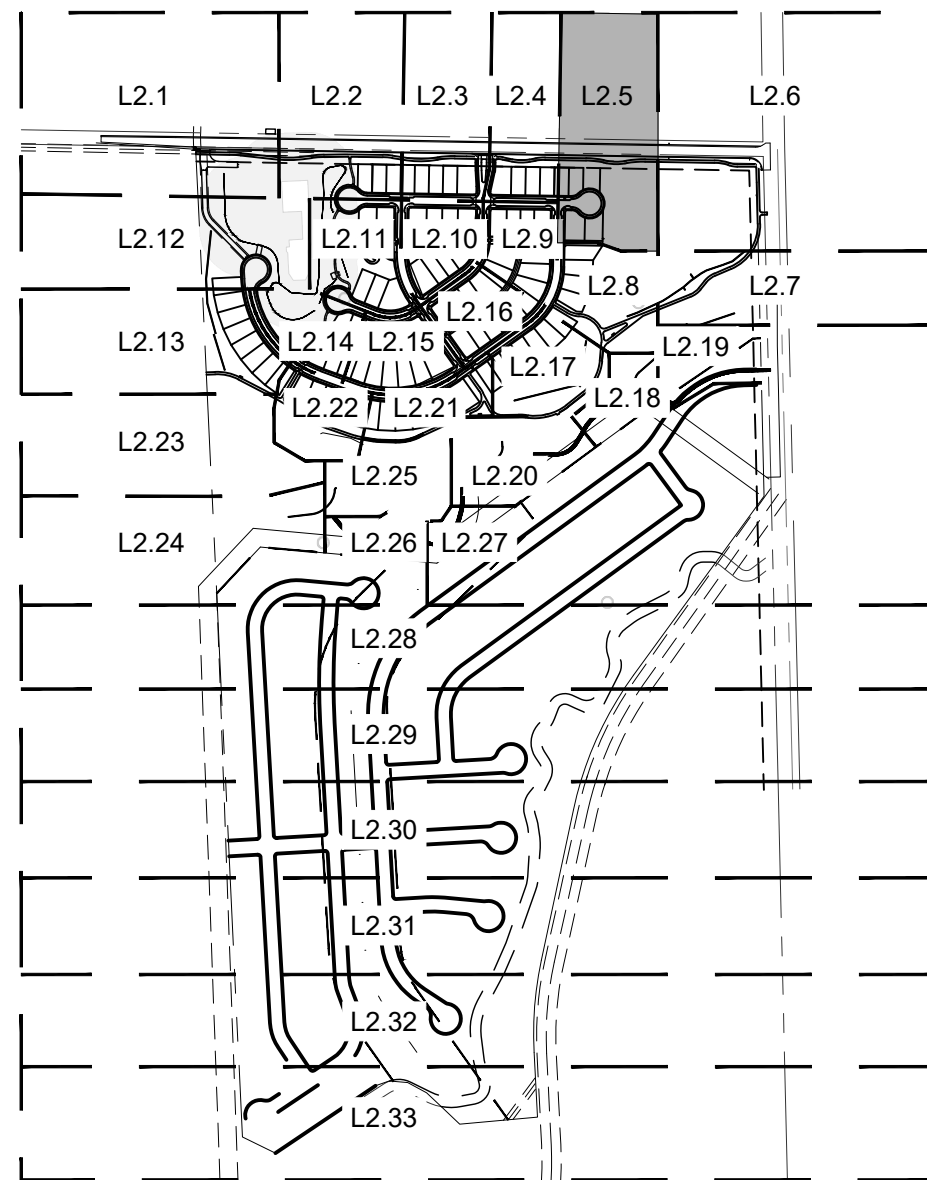
100 YEAR FLOODWAY

PARKWAY PLANTING

PP-AH
2 ACC
3 MRO
20 FIS

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	GSK	10	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low
	QMA	5	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		15						
Small Trees								
	MXD	3	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low
	MXT	3	Malus X 'Thunderchild'	Thunderchild Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low
		6						
Shrubs								
	DECDUOUS	CMF	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	VLM	14	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	6ft H x 8ft W	Very Low
	EVERGREEN	PMP	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
	YUG	17	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		64						
Sod/Seed								
	NSM-I	70,522 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-P	16,633 SF		Perimeter Native Seed Mix		Seed		Very Low

KEY MAP
N.T.S.

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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17

JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDPREVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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LANDSCAPE
ENLARGEMENT

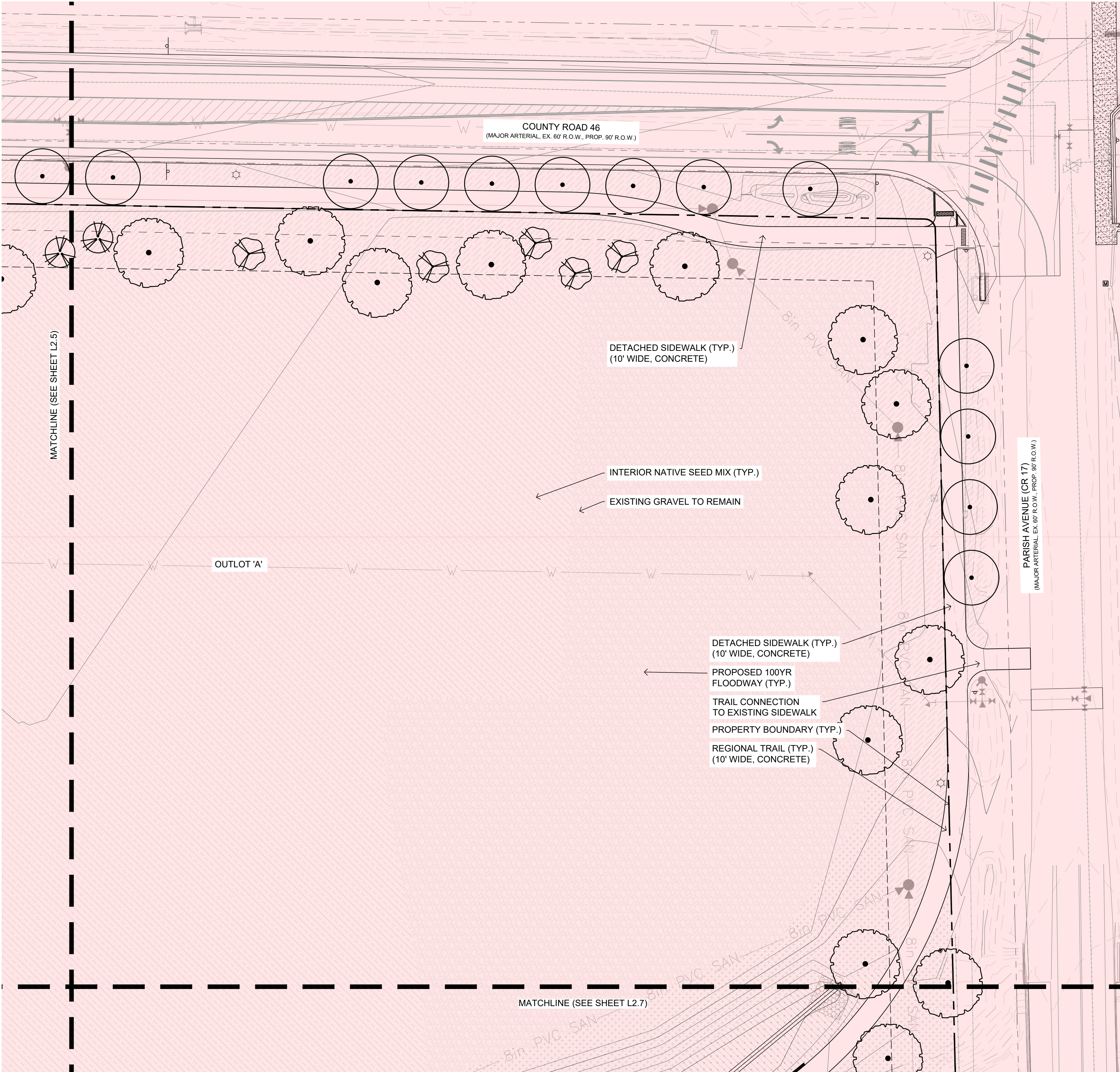
SHEET NUMBER:

L2.5

SHEET 16 OF 81

SCALE: 1" = 30'
0 15' 30' 60' 90'

NORTH



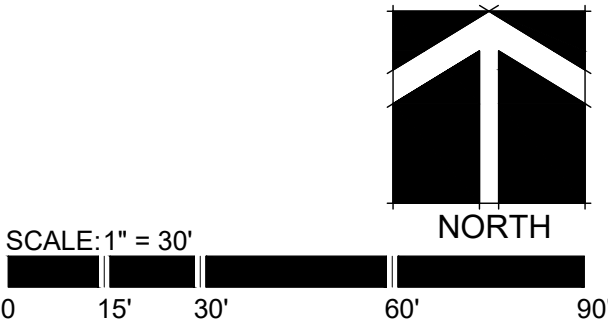
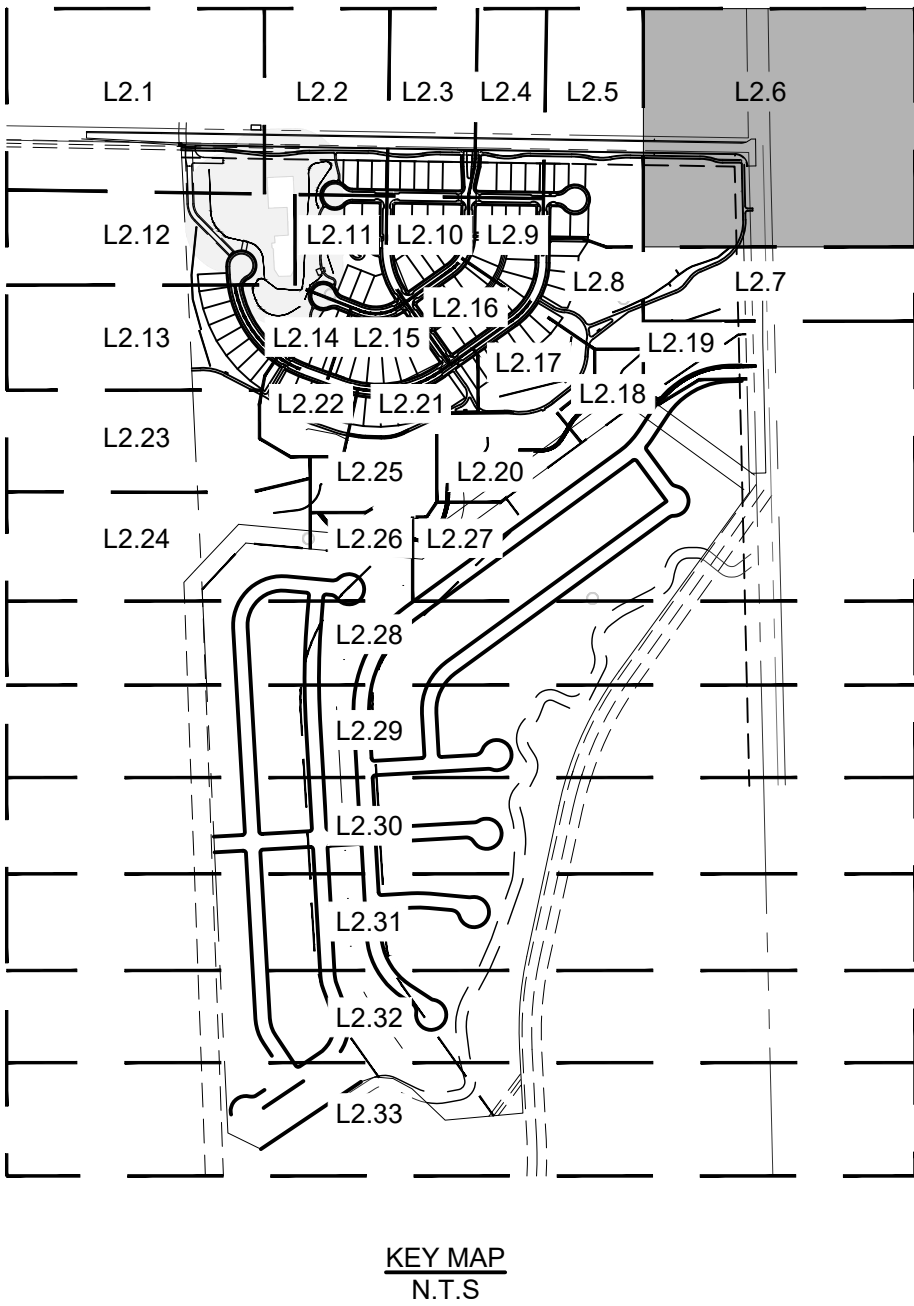
NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
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LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

- 100 YEAR FLOODWAY



PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range	Sod/Seed
	GSK	12	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low	NSM-I 69,066 SF Interior Native Seed Mix Seed Very Low
	QMA	12	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low	NSM-P 26,959 SF Perimeter Native Seed Mix Seed Very Low
		24							NSM-R 158 SF Riparian Native Seed Mix Seed Low
									NSM-UR 4,175 SF Upland Riparian Native Seed Mix Seed Low
Small Trees									
	MXD	5	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low	
	MXT	1	Malus X 'Thunderchild'	Thunderchild Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low	
		6							

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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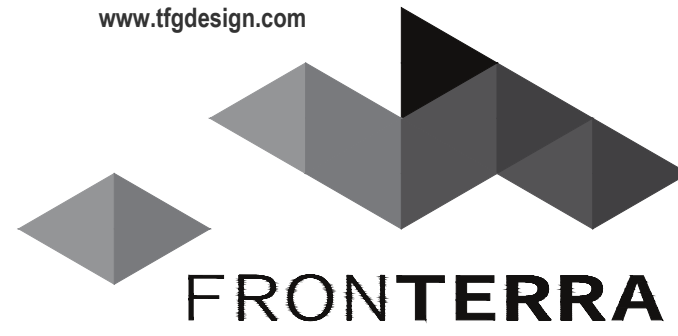
REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

SHEET TITLE:
**LANDSCAPE
ENLARGEMENT**

SHEET NUMBER:

L2.6

SHEET 17 OF 81



LANDSCAPE ARCHITECTURE
PLANNING

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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DATE: 2021.09.30
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REVISIONS:
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SHEET TITLE:
LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

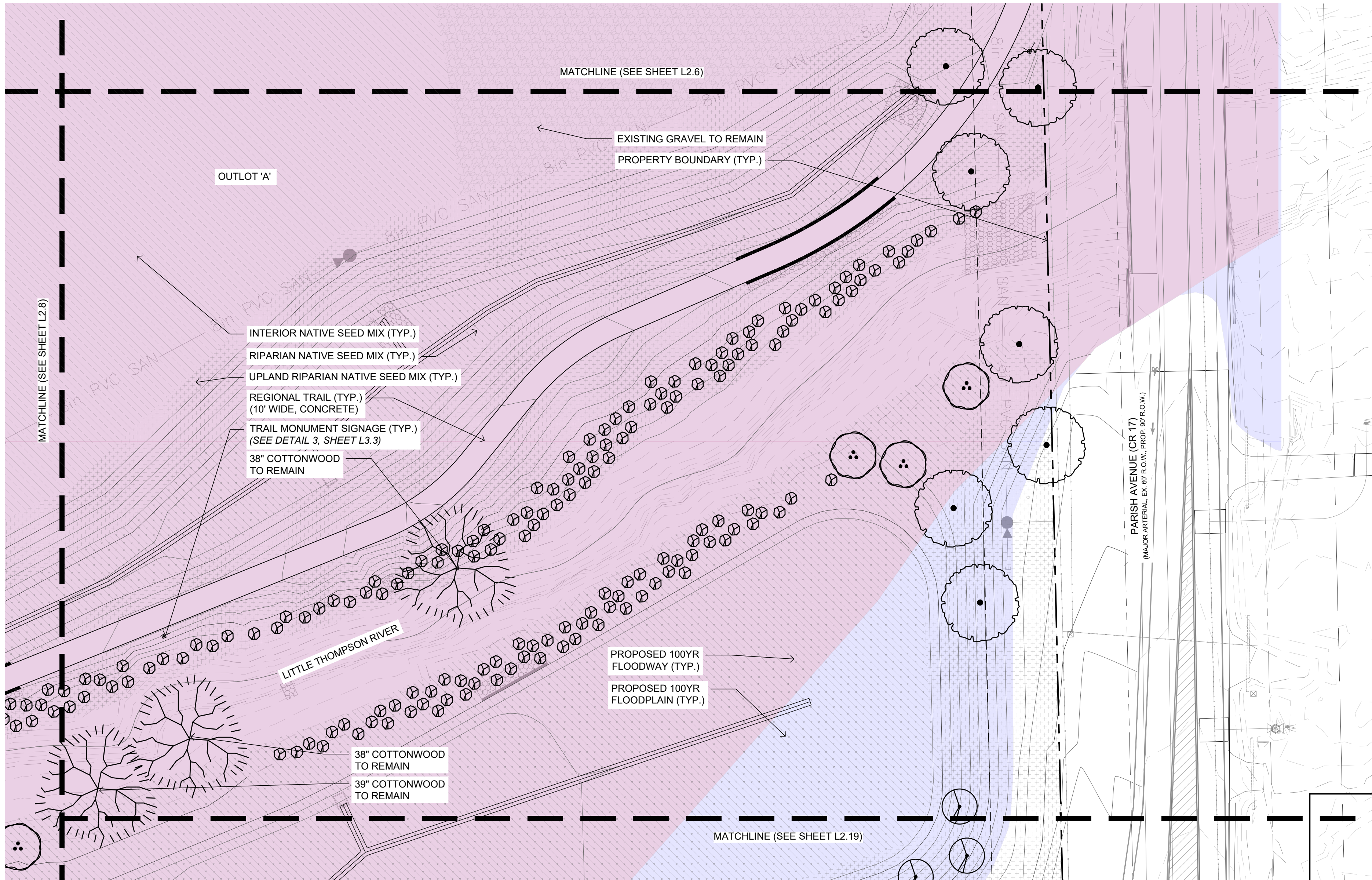
L2.7

SHEET 18 OF 81

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 18 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
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LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

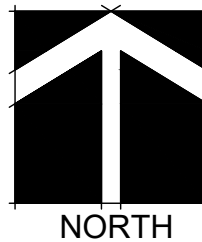
Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	QMA	4	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		4						
Small Trees								
	SAM	3	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	45ft H x 30ft W	Low
		3						
Shrubs								
	PAM	1	Prunus americana	American Plum	5 gal.	Pot	25ftH x 20ft W	Low
	SHI	157	Salix hindsiana	Sandbar Willow	5 gal.	Pot	20ft H x 20ft W	Low
		158						
Sod/Seed								
	NSM-I	16,327 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-R	45,953 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	42,084 SF		Upland Riparian Native Seed Mix		Seed		Low

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY



SCALE: 1" = 30'
0 15' 30' 60' 90'



NORTH

OWNER:

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lmolwrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

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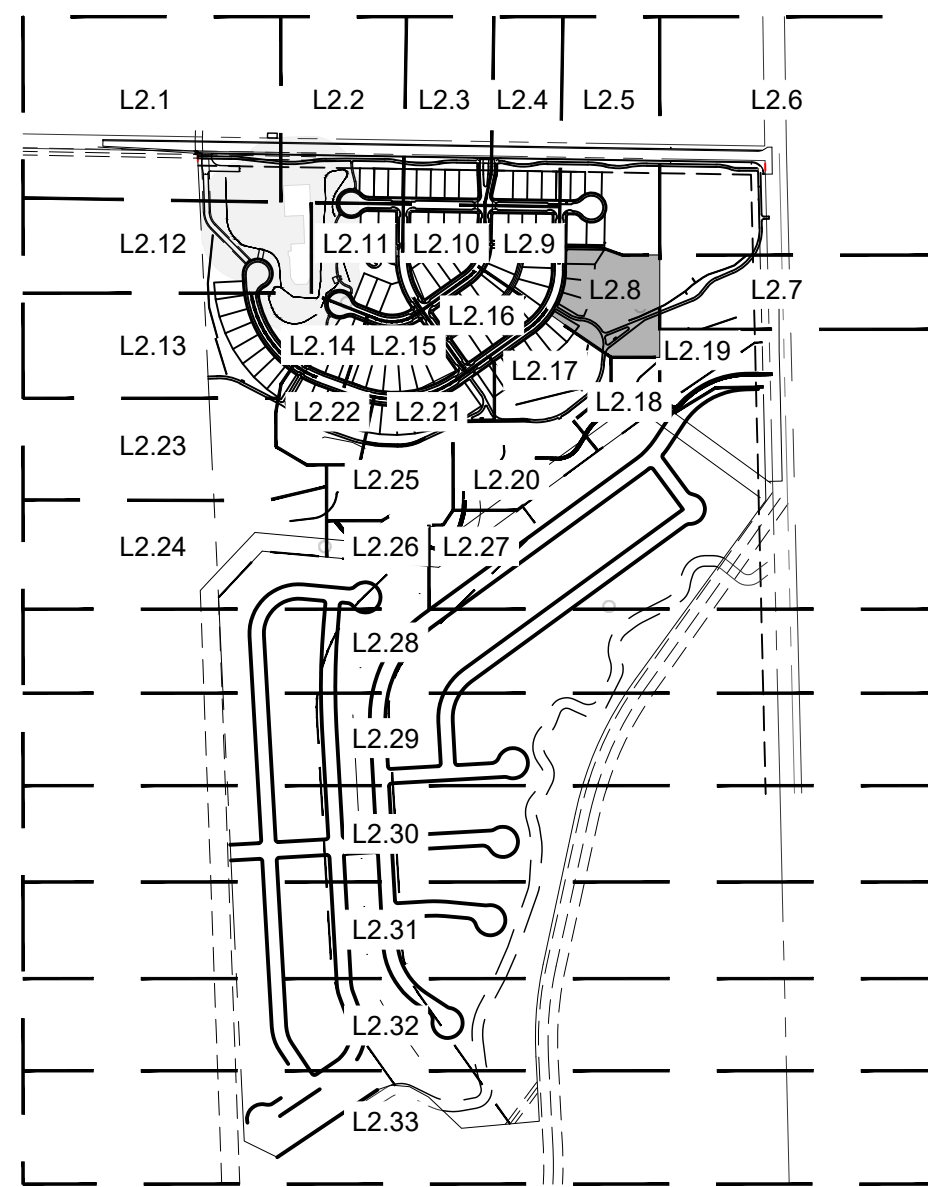
SHEET TITLE:

**LANDSCAPE
ENLARGEMENT**

SHEET NUMBER:

L2.8

SHEET **19** OF **81**



KEY MAP
N.T.S.

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

PARKWAY PLANTING

PP-AI

1 ACC
8 FIS

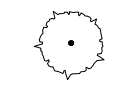
PP-AJ

1 PBP
12 MRO
49 FIS

LEGEND

-  100 YEAR FLOODPLAIN
-  100 YEAR FLOODWAY

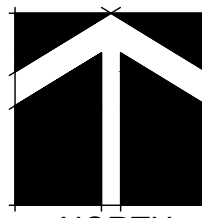
LEGEND

-  PLANTING TO BE INSTALLED BY DEVELOPER
-  PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

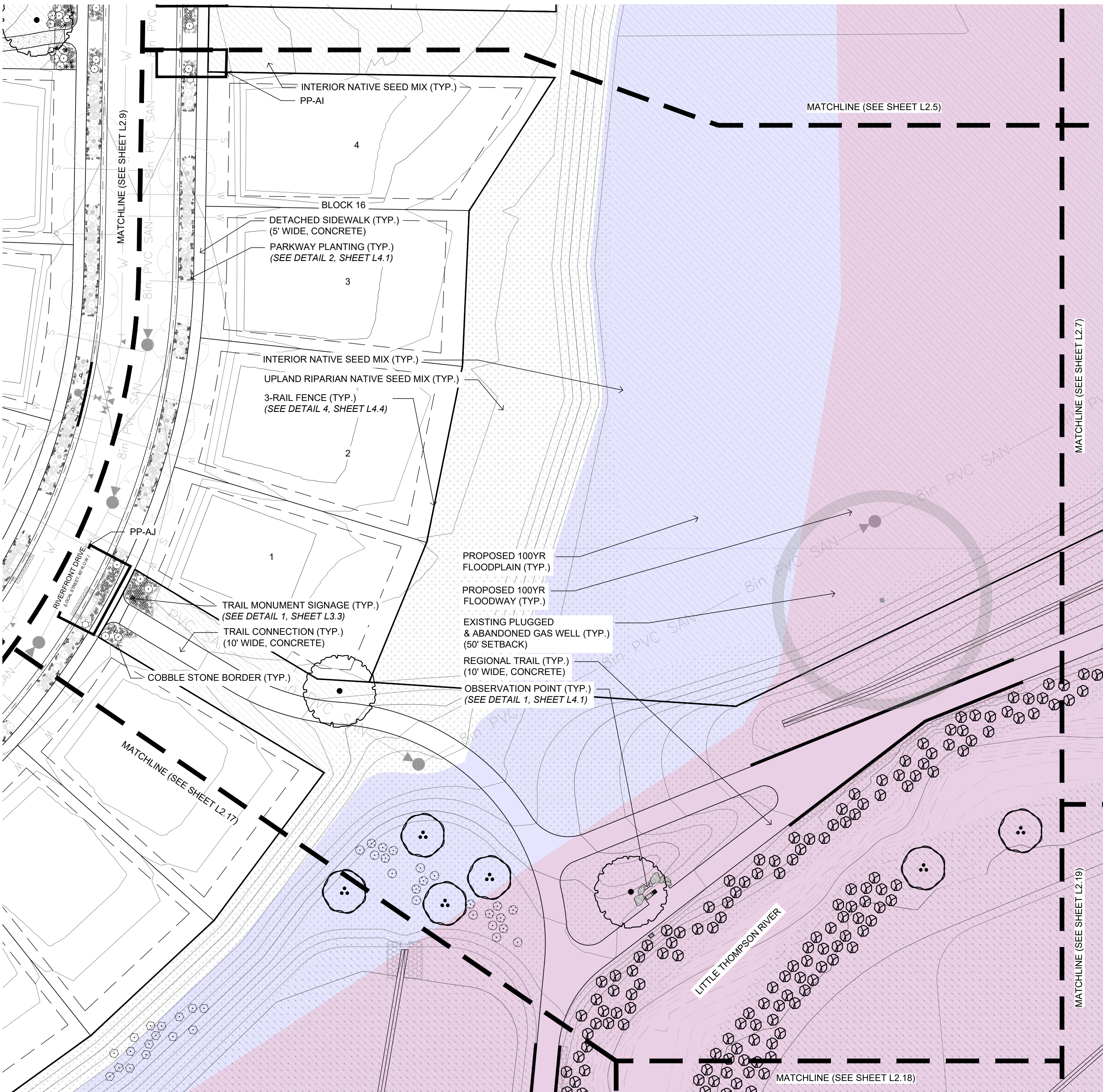


SCALE: 1" = 30'

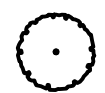
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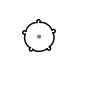
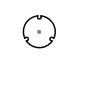
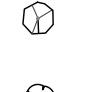
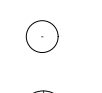


NORTH



PLANT SCHEDULE

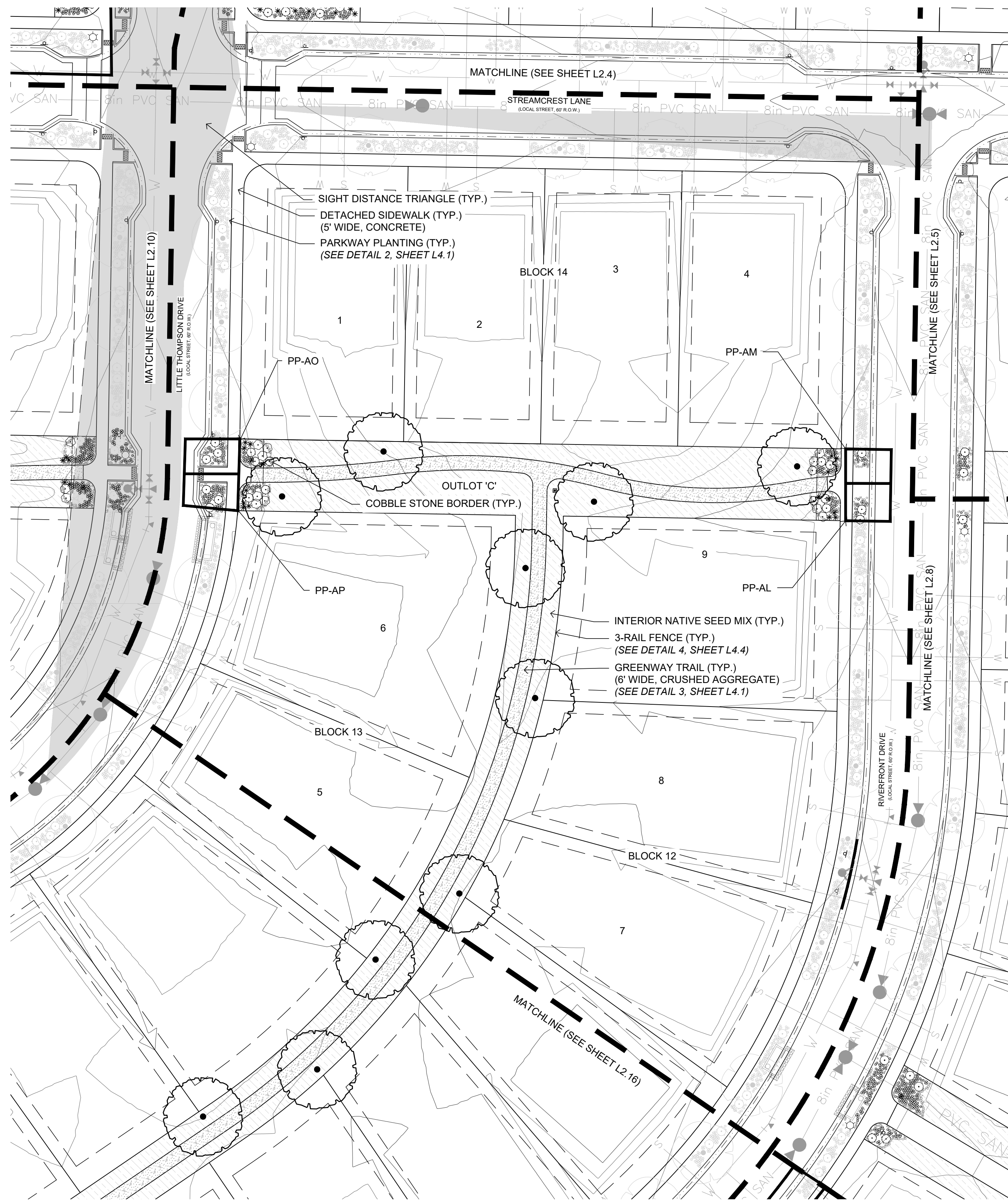
Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	QMA	2	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		2						
Small Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	SAM	5	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	45ft H x 30ft W	Low
		5						

Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PBP	3	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	RWU	10	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
	SHI	119	Salix hindsiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
	SOC	12	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	4ft H x 6ft W	Very Low
	ACC	3	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
		147						
Ornamental Grasses & Perennials	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	FIS	154	Festuca idahoensis 'Siskiyow Blue'	Siskiyow Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	MRO	32	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		186						
Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	49,189 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-R	18,077 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	49,020 SF		Upland Riparian Native Seed Mix		Seed		Low

NOTE:
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FINAL DEVELOPMENT PLAN RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 20 OF 81



PARKWAY PLANTING

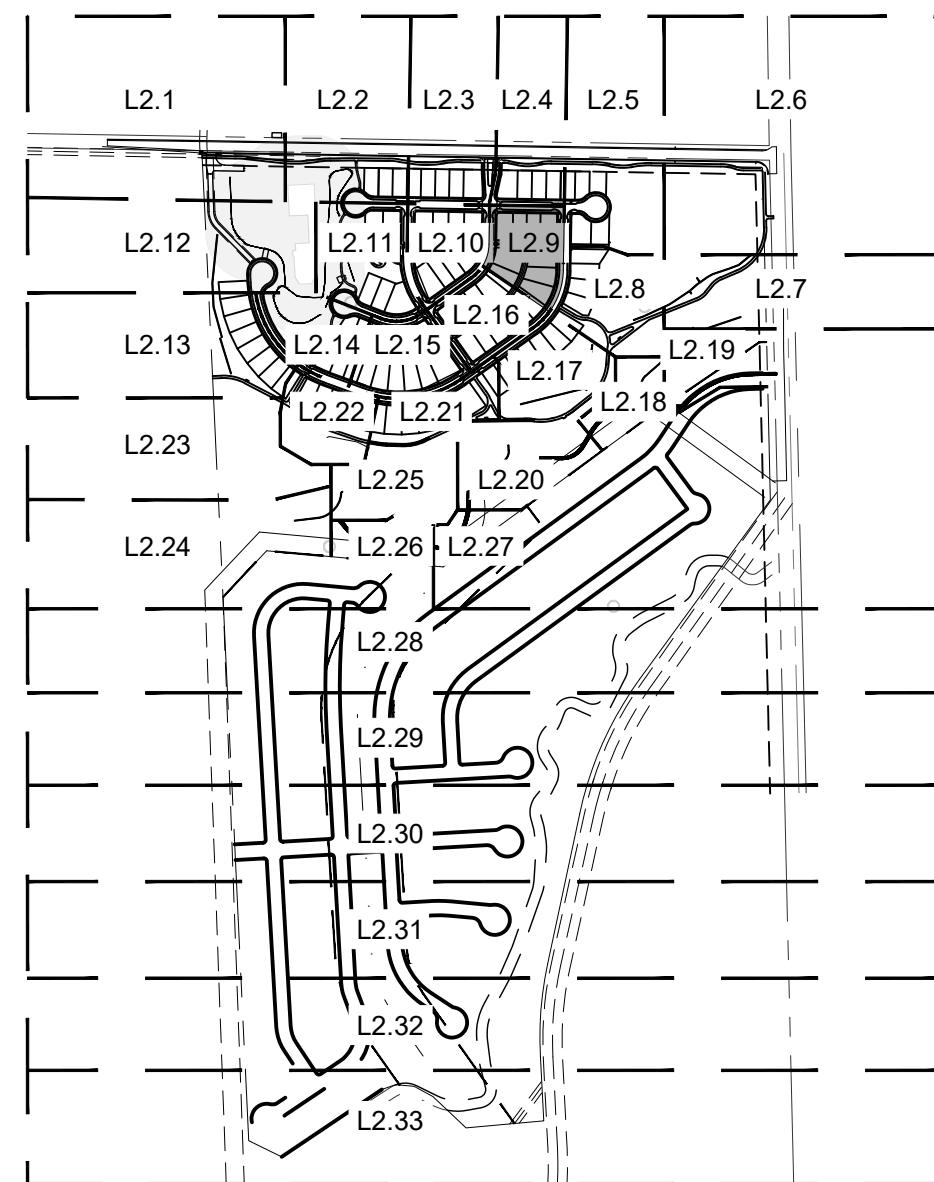
PP-AL	PP-AM	PP-AO	PP-AP
2 ACC	1 ACC	3 ACC	3 ACC
2 MRO	1 MRO	6 MRO	7 MRO
9 FIS	11 FIS	15 FIS	31 FIS

LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS)

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range	
	QMA	7	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low	
		7							
Shrubs									
	DECIDUOUS	CMF	10	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	EVERGREEN	ACC	20	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	EVERGREEN	YUG	15	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		45							
Ornamental Grasses & Perennials									
	FIS	125	Festuca idahoensis 'Siskiyow Blue'	Siskiyow Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low	
	MRO	31	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low	
		156							
Sod/Seed									
	NSM-I	7,815 SF		Interior Native Seed Mix		Seed		Very Low	



KEY MAP
N.T.S.

www.tfgdesign.com



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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

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SHEET TITLE:
**LANDSCAPE
ENLARGEMENT**

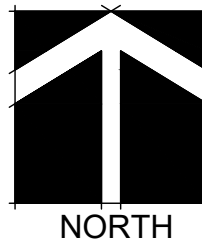
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L2.9

SHEET **20** OF **81**



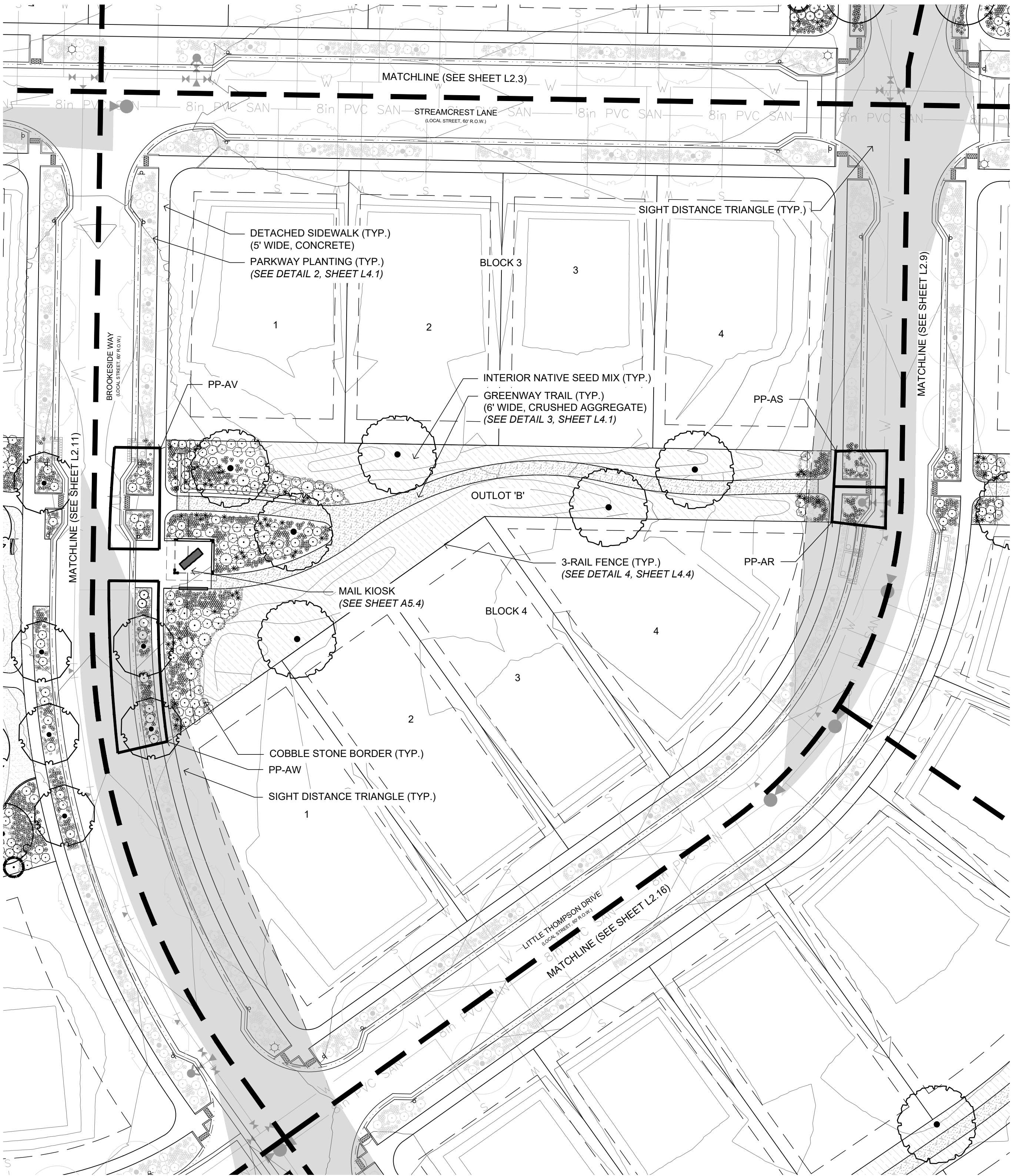
SCALE: 1" = 30'
0 15' 30' 60' 90'



NOTE:
PARKWAY PLANTINGS IN FRONT OF
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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 21 OF 81



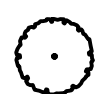
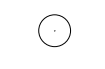
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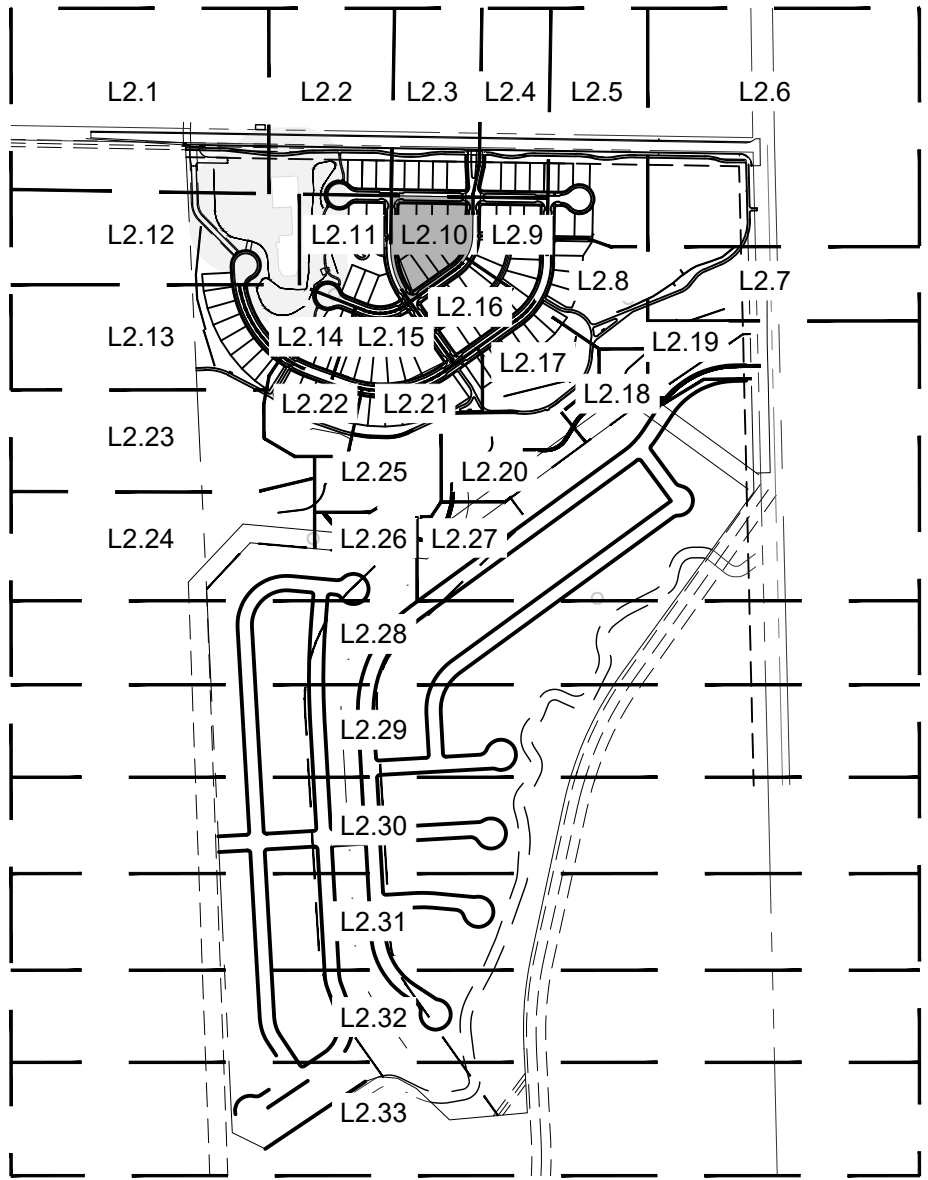
-  PLANTING TO BE INSTALLED BY DEVELOPER
-  PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

PP-AR	PP-AS
8 MRO	2 PBP
42 FIS	6 MRO
	21 FIS
PP-AV	PP-AW
4 ACC	2 QMU
13 MRO	8 PBP
47 FIS	13 MRO
	91 FIS

PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
		QMA	6	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		QMU	2	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B	45ft H x 45ft W	Low
			8						
Shrubs									
	DECIDUOUS	CMF	44	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
		PBP	34	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	EVERGREEN	ACC	33	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
		PMP	19	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
		YUG	20	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
			150						
Ornamental Grasses & Perennials									
		FIS	987	Festuca idahoensis 'Siskiyow Blue'	Siskiyow Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
		MRO	142	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
			1,129						
Sod/Seed									
		NSM-I	8,272 SF		Interior Native Seed Mix		Seed		Very Low



KEY MAP
N.T.S

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.10

SHEET 21 OF 81



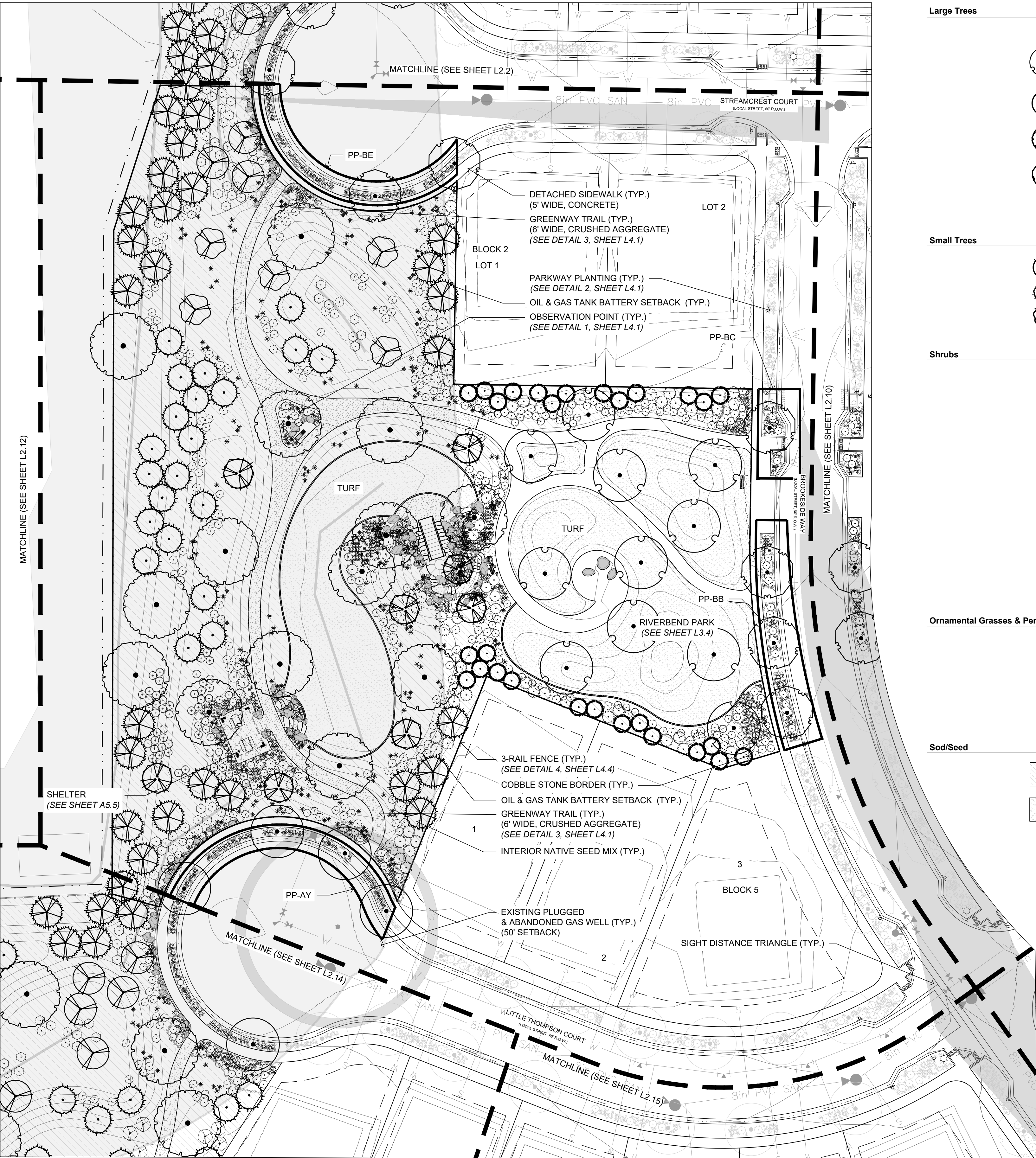
SCALE: 1" = 30'
0 15' 30' 60' 90'



NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

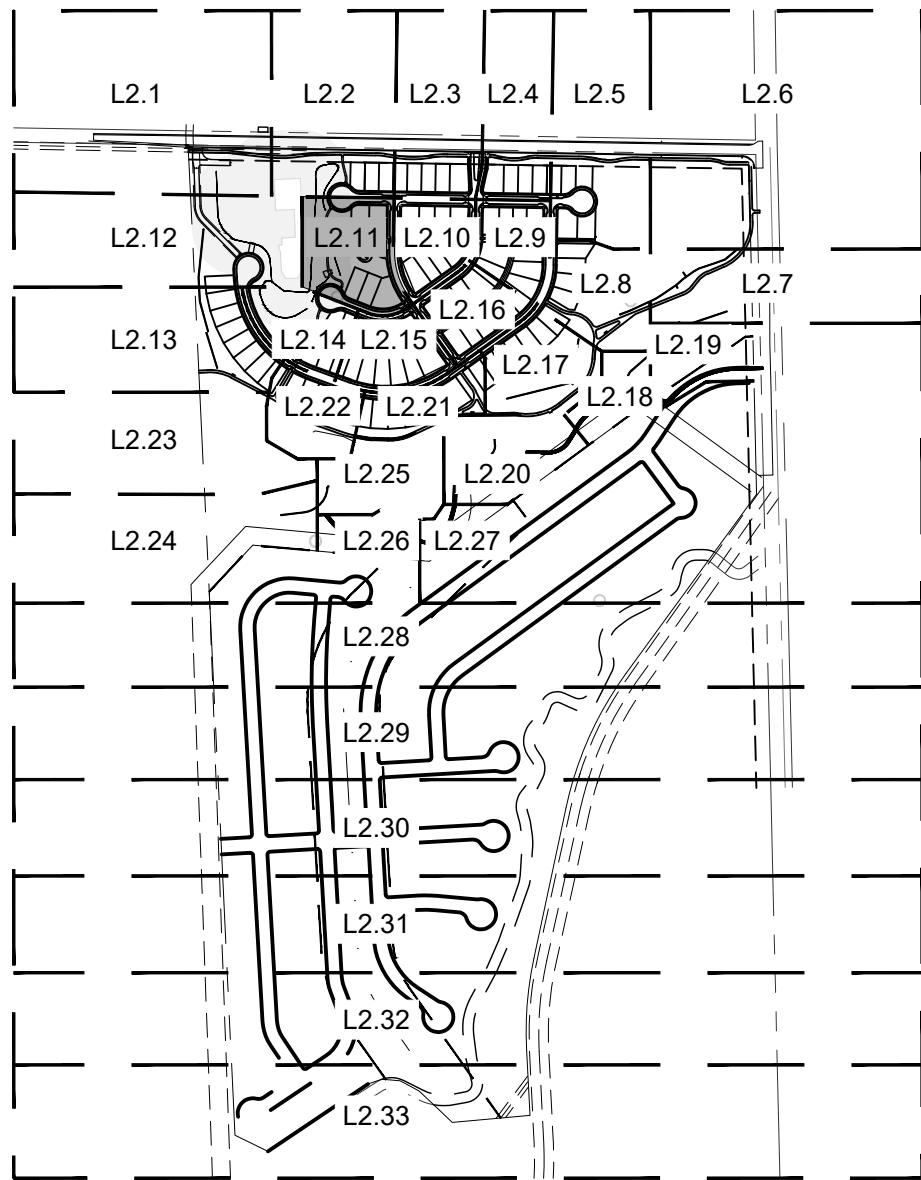
LEGEND

-  PLANTING TO BE INSTALLED BY DEVELOPER
-  PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)



PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PPU	26	Picea pungens	Colorado Spruce	6' Ht.	B&B	35ft H x 25ft W	Low
	PED	21	Pinus edulis	Pinon Pine	6' Ht.	B&B	25ft H x 8ft W	Low
	PHE	28	Pinus heldreichii	Bosnian Pine	6' Ht.	B&B	25ft H x 12ft W	Low
		75						
Large Trees								
	CSP	11	Catalpa speciosa	Northern Catalpa	2" Cal.	B&B	40ft H x 35ft W	Low
	GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low
	QMA	14	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
	QMU	6	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B	45ft H x 45ft W	Low
		24						
Small Trees								
	AGS	3	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" Cal.	B&B	20ft H x 15ft W	Low
	CCG	8	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	15ft H x 15ft W	Low
	MXD	5	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low
		16						
Shrubs								
	CMF	165	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	PAB	53	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	5 gal	Pot	4ft H x 4ft W	Low
	PBP	25	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	PBE	47	Prunus pumila besseyi	Western Sand Cherry	5 gal	Pot	6ft H x 6ft W	Very Low
	VLM	50	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal	Pot	6ft H x 8ft W	Very Low
	ACC	161	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	PMP	34	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	5 gal	Pot	5ft H x 8ft W	Low
	YUG	279	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		814						
Ornamental Grasses & Perennials								
	FIS	1,341	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	KHF	178	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	1 gal	Pot	1.5ft H x 1.5ft W	Low
	MRO	418	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		1,937						
Sod/Seed								
	NSM-I	49,621 SF		Interior Native Seed Mix		Seed		Very Low
	TS	20,024 SF		Drought Tolerant Turfgrass Blend		Sod		Medium



PARKWAY PLANTING

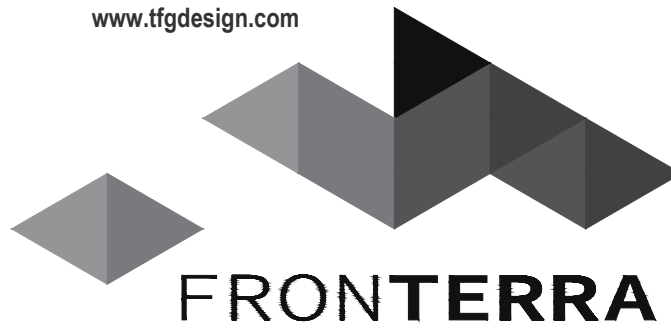
PP-AY	PP-BB	PP-BC	PP-BE
4 GSK 52 MRO 79 FIS	3 QMU 9 PBP 1 ACC 27 MRO 112 FIS	1 QMU 3 ACC 11 MRO 53 FIS	2 QMU 58 MRO 86 FIS



SCALE: 1" = 30'
0 15' 30' 60' 90'



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LANDSCAPE ARCHITECTURE
PLANNING

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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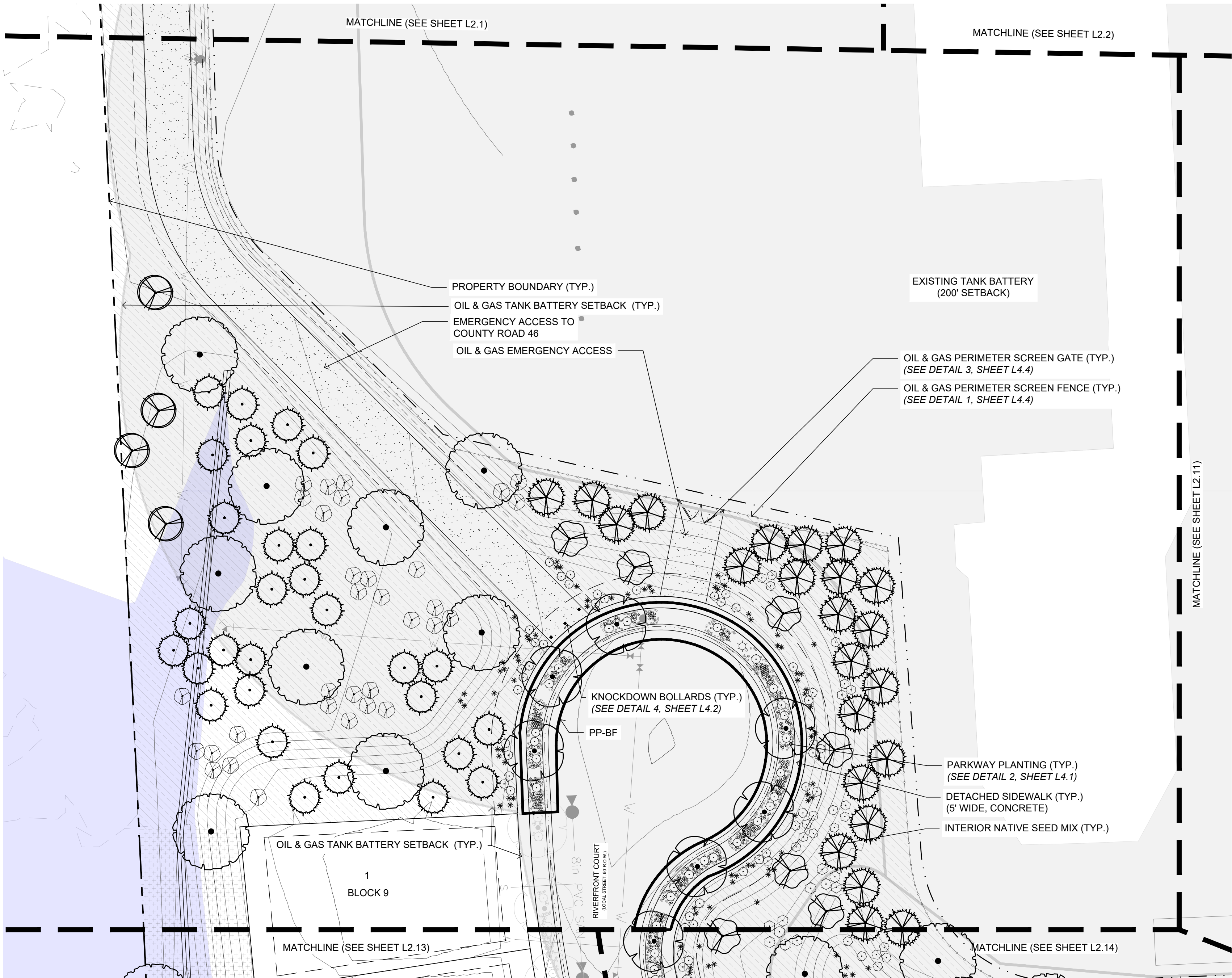
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ENLARGEMENT

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NOTE:
PARKWAY PLANTINGS IN FRONT OF
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LEGEND

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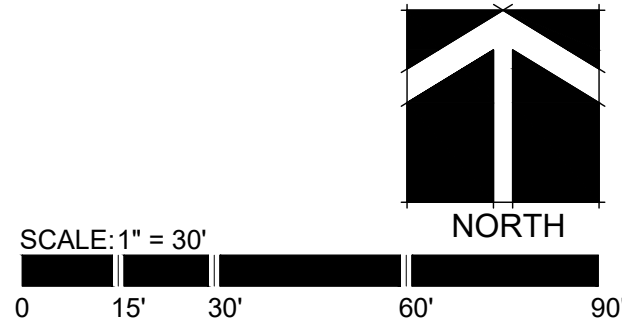
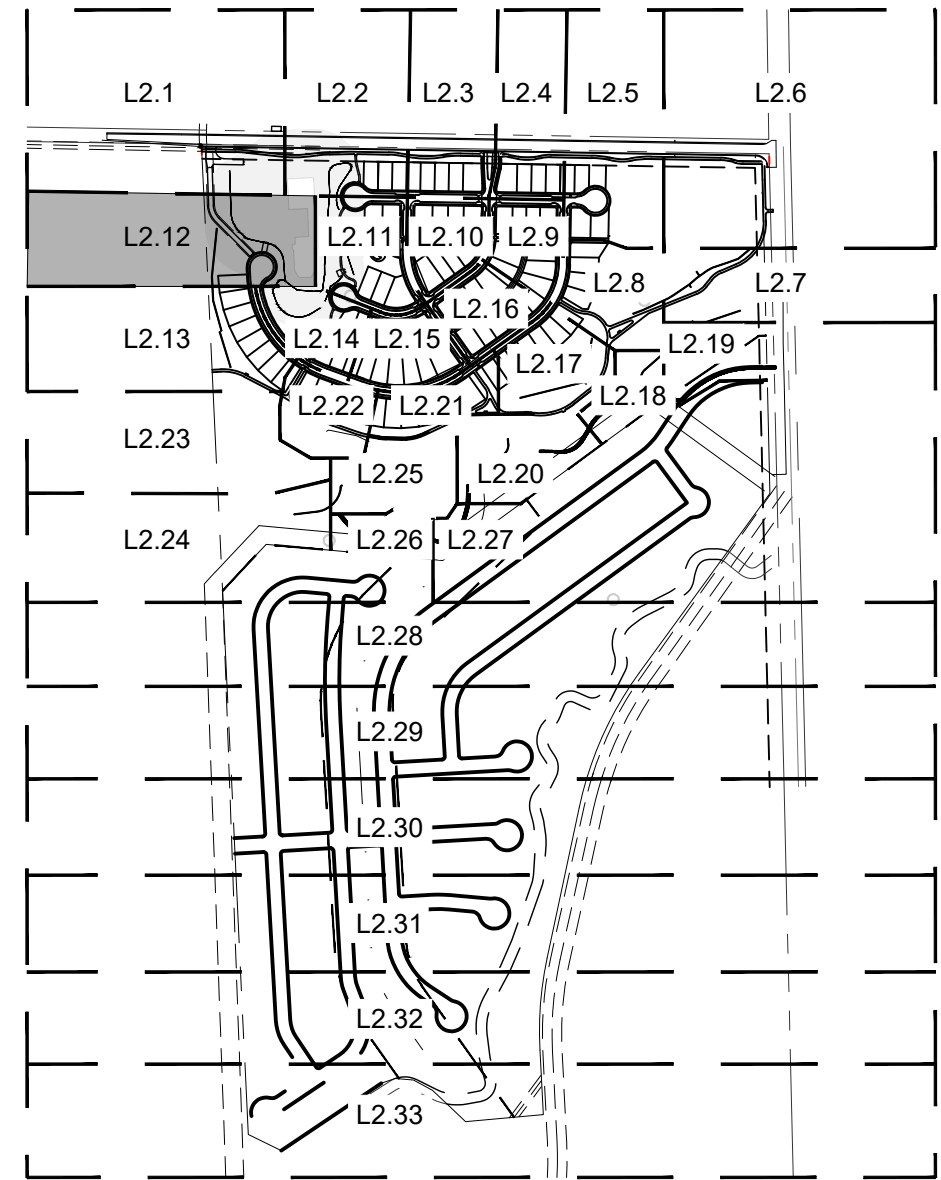
LEGEND

- 100 YEAR FLOODPLAIN

PARKWAY PLANTING

PP-BF

6 GDE
15 PBP
11 ACC
59 MRO
301 FIS



PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PPU	23	Picea pungens	Colorado Spruce	6' Ht.	B&B	35ft H x 25ft W	Low
	PED	29	Pinus edulis	Pinon Pine	6' Ht.	B&B	25ft H x 8ft W	Low
		52						
Large Trees								
	GDE	6	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree	2" Cal.	B&B	55ft H x 30ft W	Low
	QMA	9	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		15						
Small Trees								
	AGA	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	20ft H x 15ft W	Low
	MXD	6	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low
		10						

Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	CMF	20	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	PBP	35	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	PBE	7	Prunus pumila besseyi	Western Sand Cherry	5 gal	Pot	6ft H x 6ft W	Very Low
	RGC	32	Rhus glabra cismontana	Rocky Mountain Sumac	5 gal	Pot	5ft H x 6ft W	Low
	ACC	30	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	YUG	71	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		195						
Ornamental Grasses & Perennials								
	FIS	311	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	MRO	61	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		372						
Sod/Seed								
	NSM-I	46,653 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-UR	1,956 SF		Upland Riparian Native Seed Mix		Seed		Low

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FRONTERRA

LANDSCAPE ARCHITECTURE
PLANNING

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RIVERBEND ESTATES PUD | FILING 1 FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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REVISIONS:
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2022.09.28 TOWN & OWNER COMMENTS

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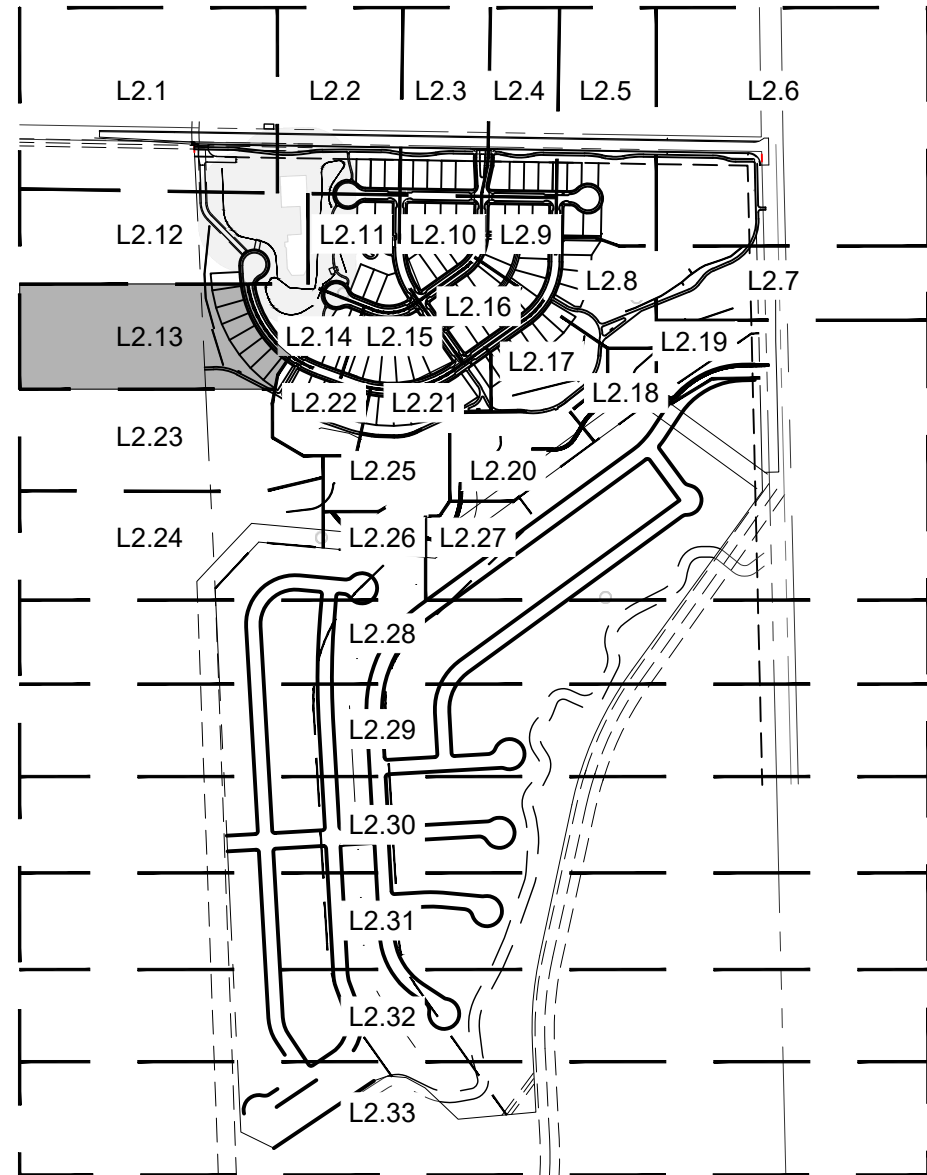
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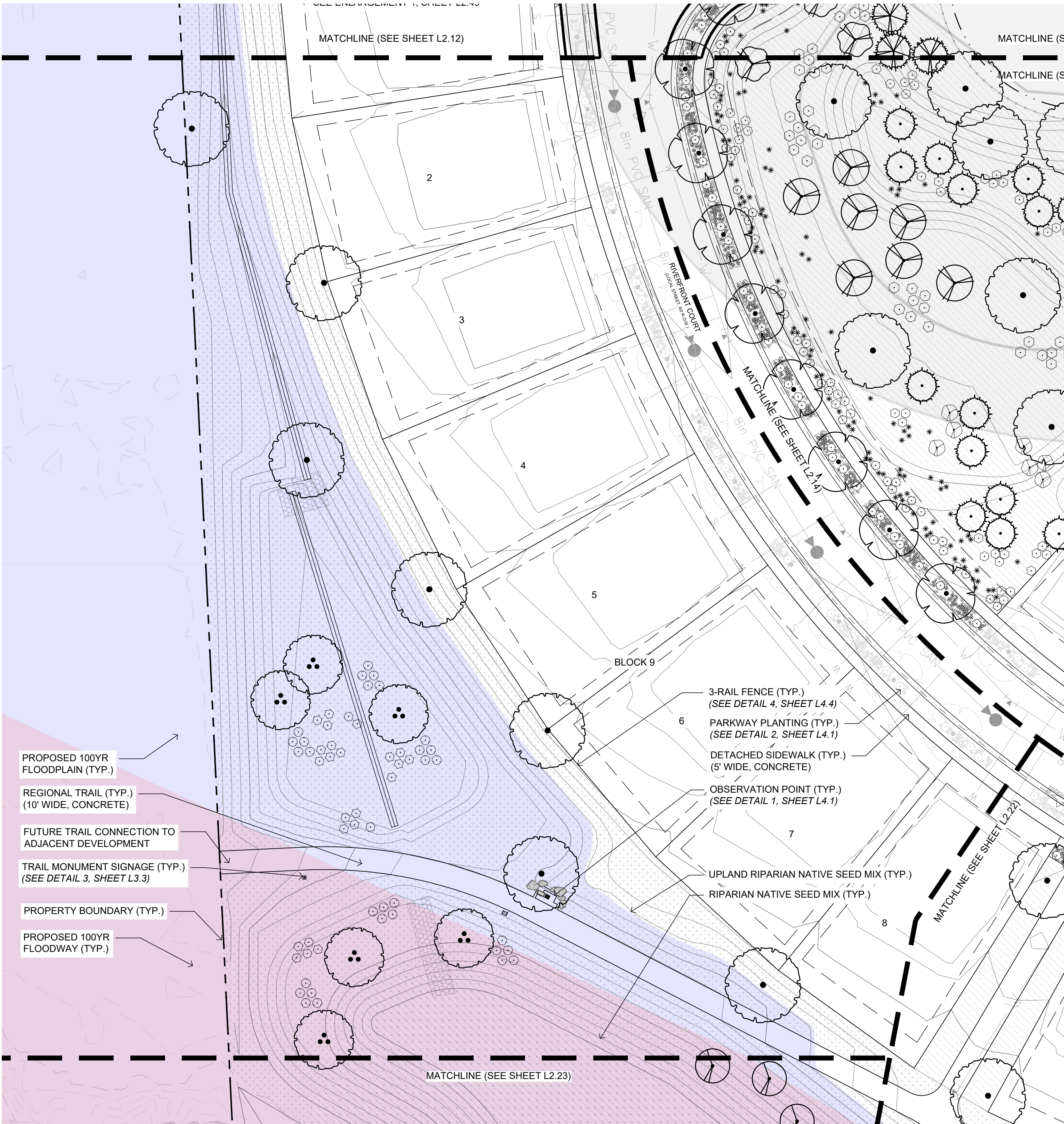
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KEY MAP
N.T.S.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 24 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



- LEGEND**
- PLANTING TO BE INSTALLED BY DEVELOPER
 - PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

- LEGEND**
- 100 YEAR FLOODPLAIN
 - 100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PDM	6	Populus deltoides monilifera	Plains Cottonwood	2" Cal.	B&B	45ft H x 45ft W	Low
	QMA	7	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		13						
Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PVI	25	Prunus virginiana	Chokecherry	5 gal	Pot	20ft H x 15ft W	Low
	RWU	30	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
		55						
Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-R	3,587 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	47,781 SF		Upland Riparian Native Seed Mix		Seed		Low

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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2022.09.28 TOWN & OWNER COMMENTS

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ENLARGEMENT**

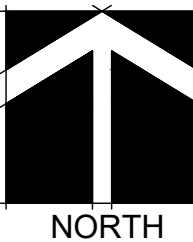
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SHEET 24 OF 81



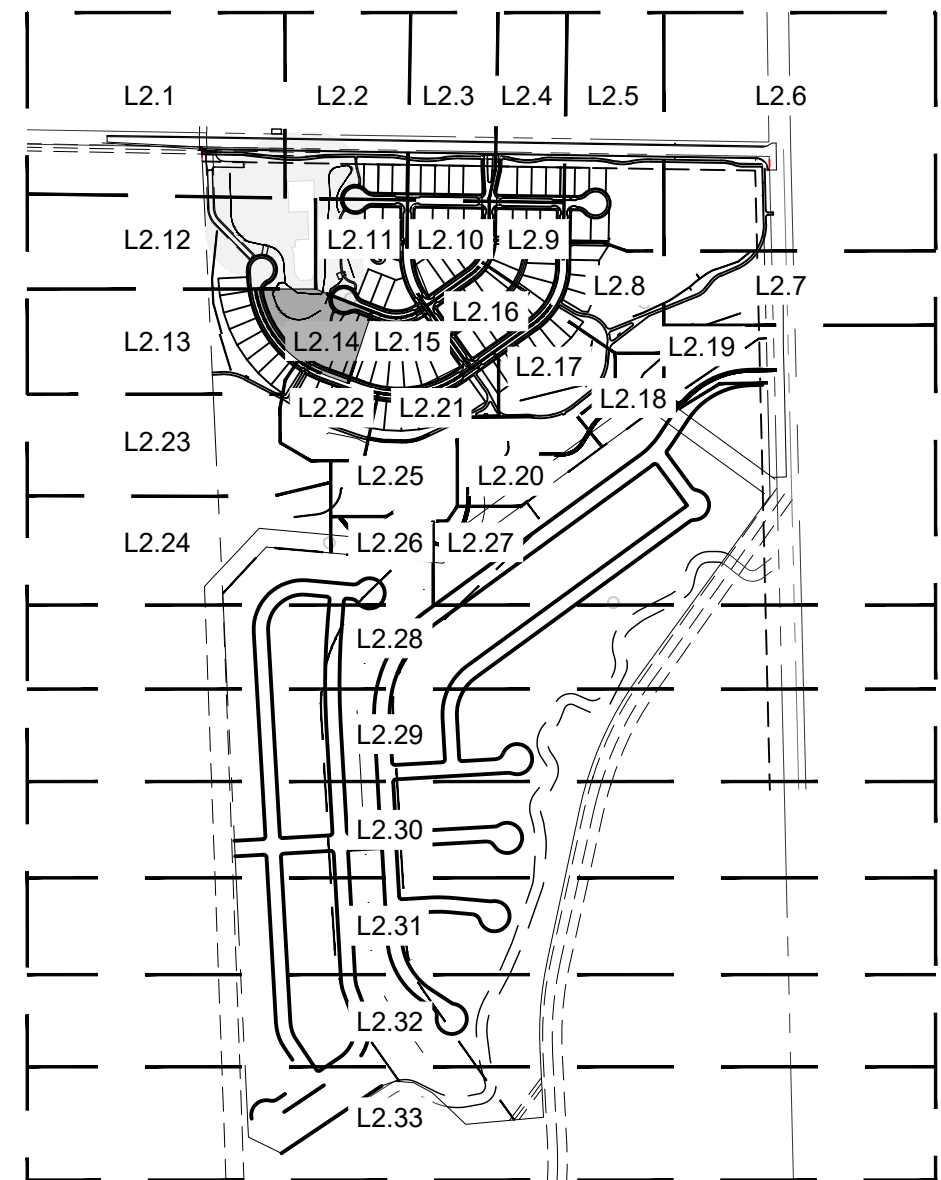
SCALE: 1" = 30'
0 15' 30' 60' 90'



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Newport Beach, California 92660

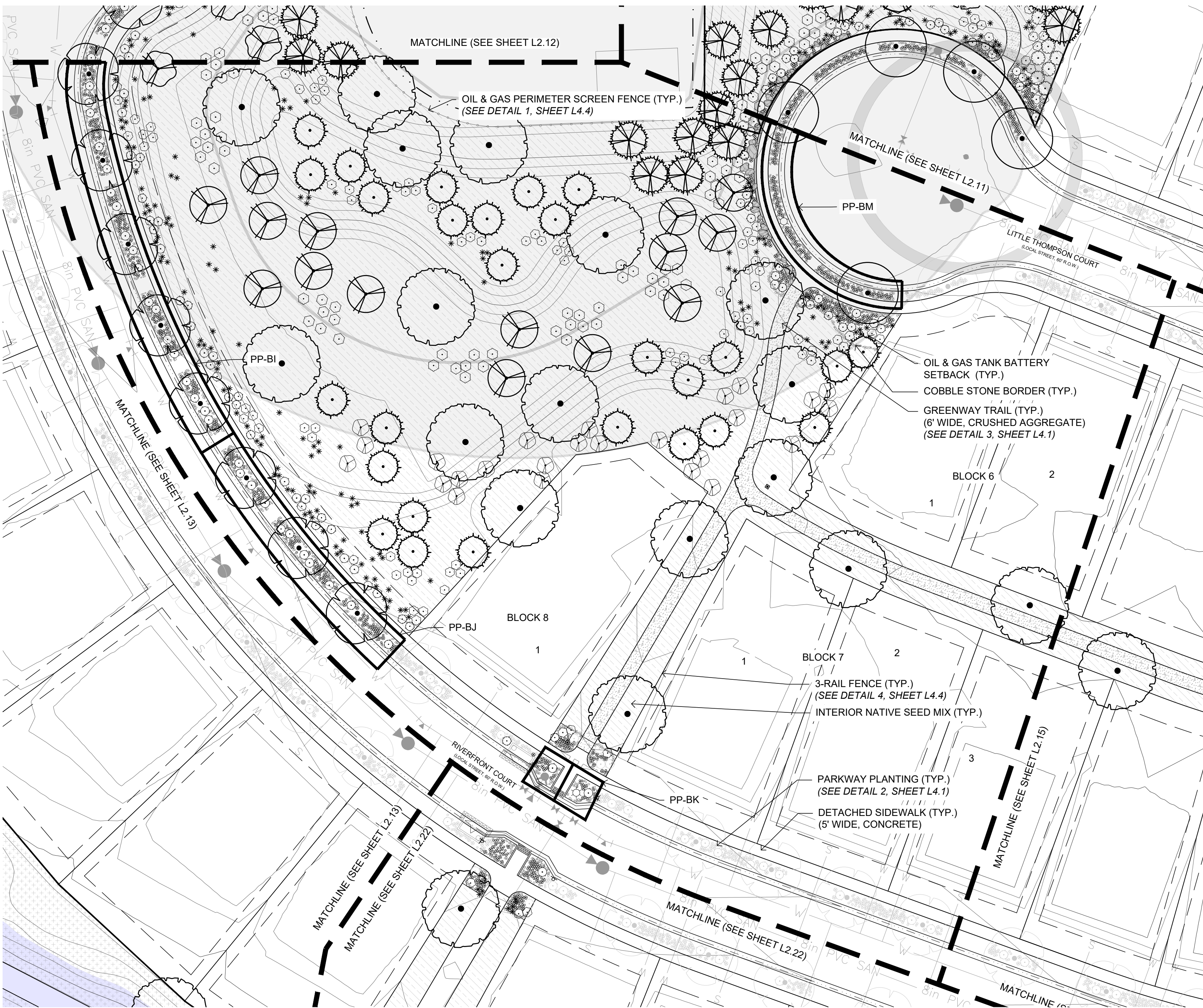
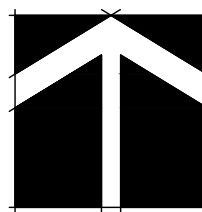
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KEY MAP
N.T.S.



SCALE: 1" = 30'
0 15' 30' 60' 90'



PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PPU	6	Picea pungens	Colorado Spruce	6' Ht.	B&B	35ft H x 25ft W	Low
	PED	27	Pinus edulis	Pinon Pine	6' Ht.	B&B	25ft H x 8ft W	Low
Large Trees		33						
	GSK	1	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	2" Cal.	B&B	40ft H x 35ft W	Low
	GDE	8	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree	2" Cal.	B&B	55ft H x 30ft W	Low
	QMA	17	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
Small Trees		26						
	AGS	15	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" Cal.	B&B	20ft H x 15ft W	Low
	MXD	1	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low
		16						

Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	CMF	81	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	PBP	39	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	PBE	58	Prunus pumila besseyi	Western Sand Cherry	5 gal	Pot	6ft H x 6ft W	Very Low
	RGC	25	Rhus glabra cismontana	Rocky Mountain Sumac	5 gal	Pot	5ft H x 6ft W	Low
	ACC	53	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	YUG	135	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
		391						
Ornamental Grasses & Perennials	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	FIS	582	Festuca idahoensis 'Siskiyow Blue'	Siskiyow Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	MRO	185	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		767						
Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	50,755 SF		Interior Native Seed Mix		Seed		Very Low

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
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PARKWAY PLANTING

PP-BI

5 GDE
7 PBP
11 ACC
51 MRO
192 FIS

PP-BJ

3 GDE
5 PBP
6 ACC
27 MRO
152 FIS

PP-BK

1 PBP
12 MRO
33 FIS

PP-BM

1 GSK
47 MRO
69 FIS

LEGEND



PLANTING TO BE INSTALLED BY DEVELOPER



PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND



100 YEAR FLOODPLAIN

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LANDSCAPE
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L2.14

SHEET 25 OF 81

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
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WELD COUNTY

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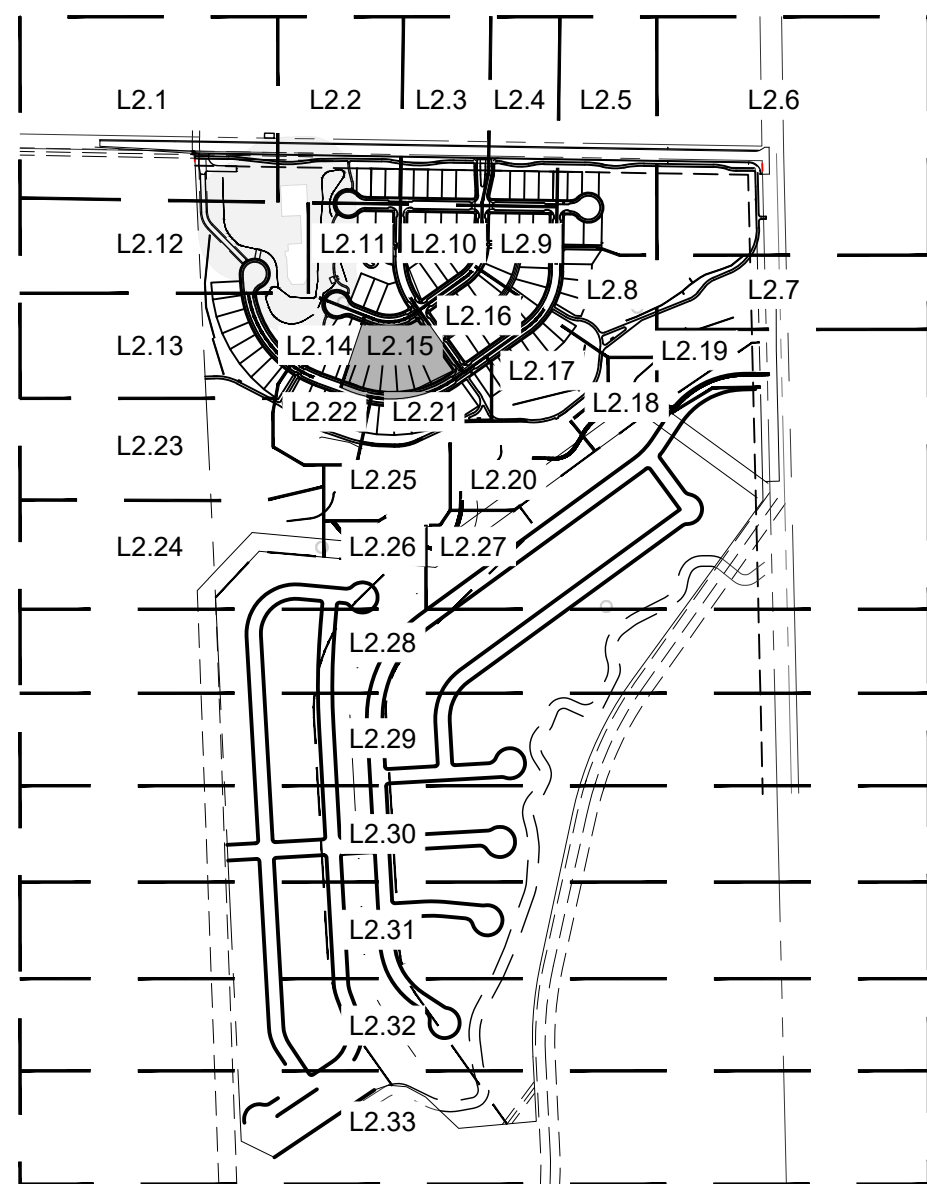
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**LANDSCAPE
ENLARGEMENT**

SHEET NUMBER:

L2.15

SHEET **26** OF **81**



KEY MAP
N.T.S.

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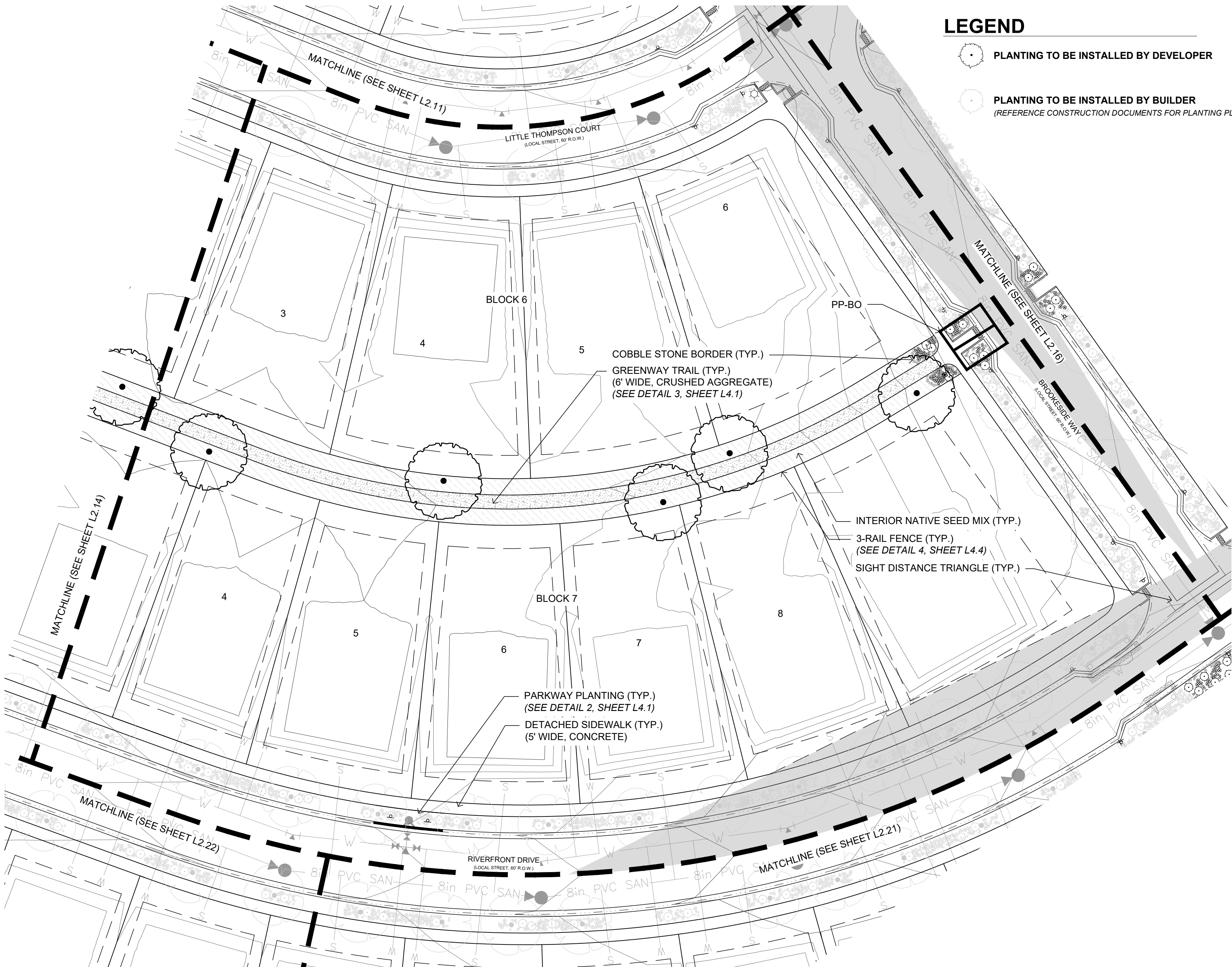
LEGEND

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○ PLANTING TO BE INSTALLED BY BUILDER
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PARKWAY PLANTING**PP-BO**

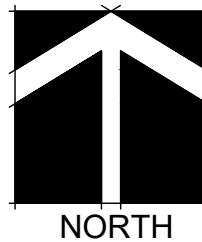
3 QMU
9 PBP
7 ACC
35 MRO
206 FIS

**PLANT SCHEDULE**

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	QMA	5	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		5						
Shrubs								
	PBP	5	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	ACC	2	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
		7						
Ornamental Grasses & Perennials								
	FIS	68	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	MRO	20	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		88						
Sod/Seed								
	NSM-I	4,905 SF		Interior Native Seed Mix	Seed			Very Low



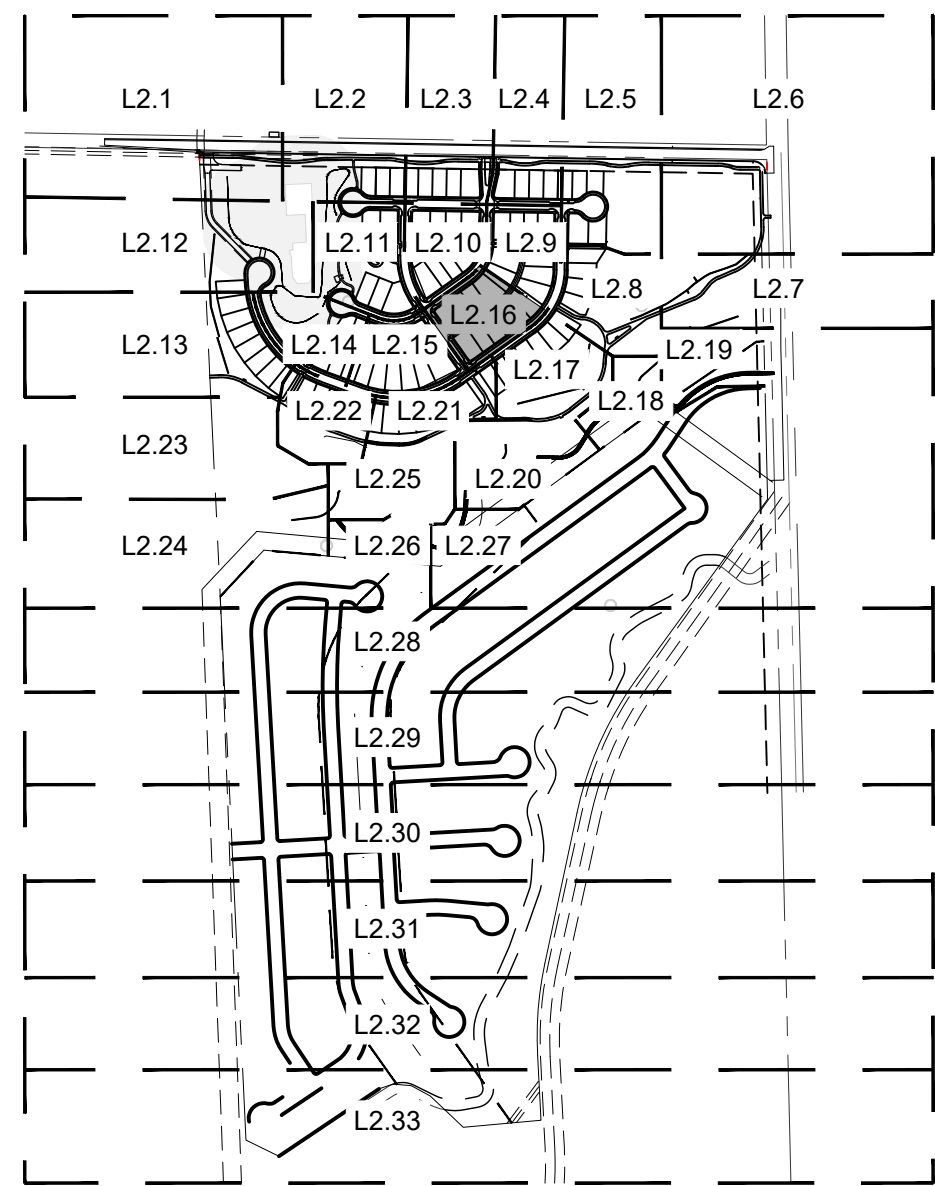
SCALE: 1" = 30'
0 15' 30' 60' 90'



OWNER:

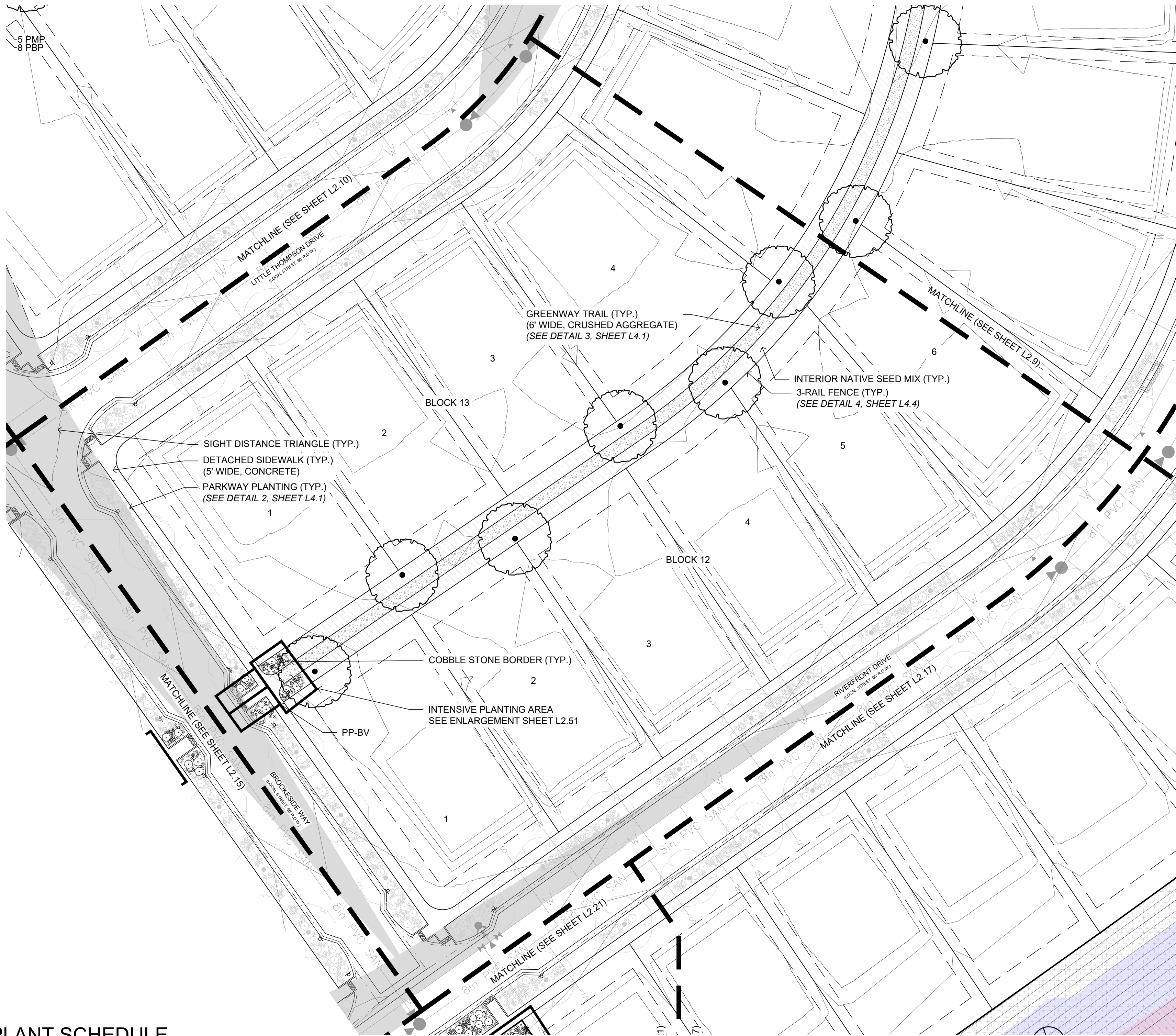
Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

Imlowrey@arborcapitalpartners.com



KEY MAP
N.T.S.

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

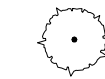


PARKWAY PLANTING

PP-BV

3 QMU
10 PBP
9 ACC
42 MRO
142 FIS

LEGEND



PLANTING TO BE INSTALLED BY DEVELOPER



PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND



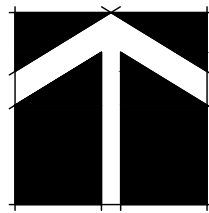
100 YEAR FLOODPLAIN



100 YEAR FLOODWAY



SCALE: 1" = 30'
0 15' 30' 60' 90'



PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	QMA	6	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
		6						
Shrubs								
	PBP	6	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	ACC	2	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
		8						
Ornamental Grasses & Perennials								
	FIS	36	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
	MRO	20	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
		56						

Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
NSM-I	4,385 SF	Interior Native Seed Mix		Seed			Very Low

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

2022.09.28

TOWN & OWNER COMMENTS

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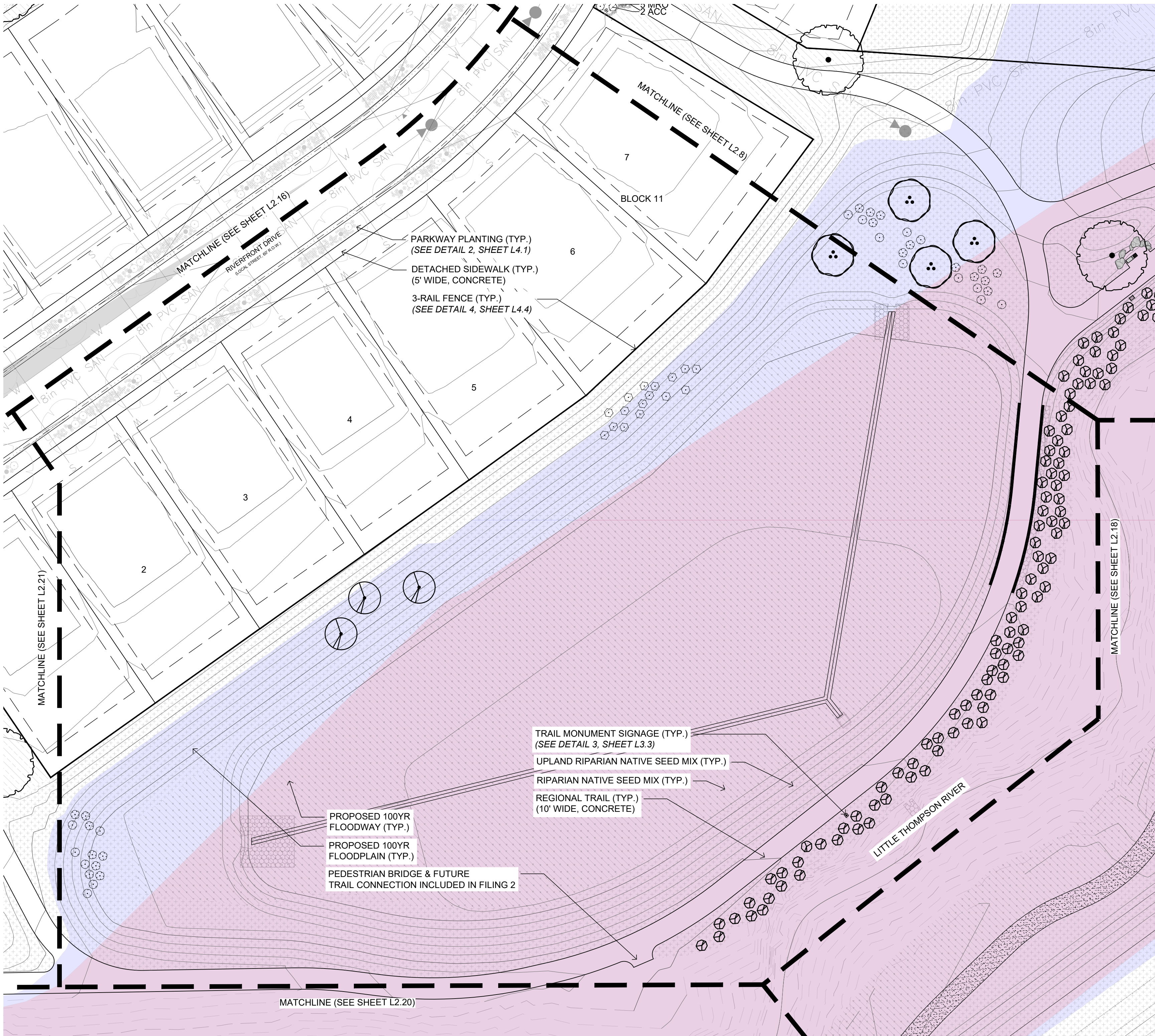
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**LANDSCAPE
ENLARGEMENT**

SHEET NUMBER:

L2.16

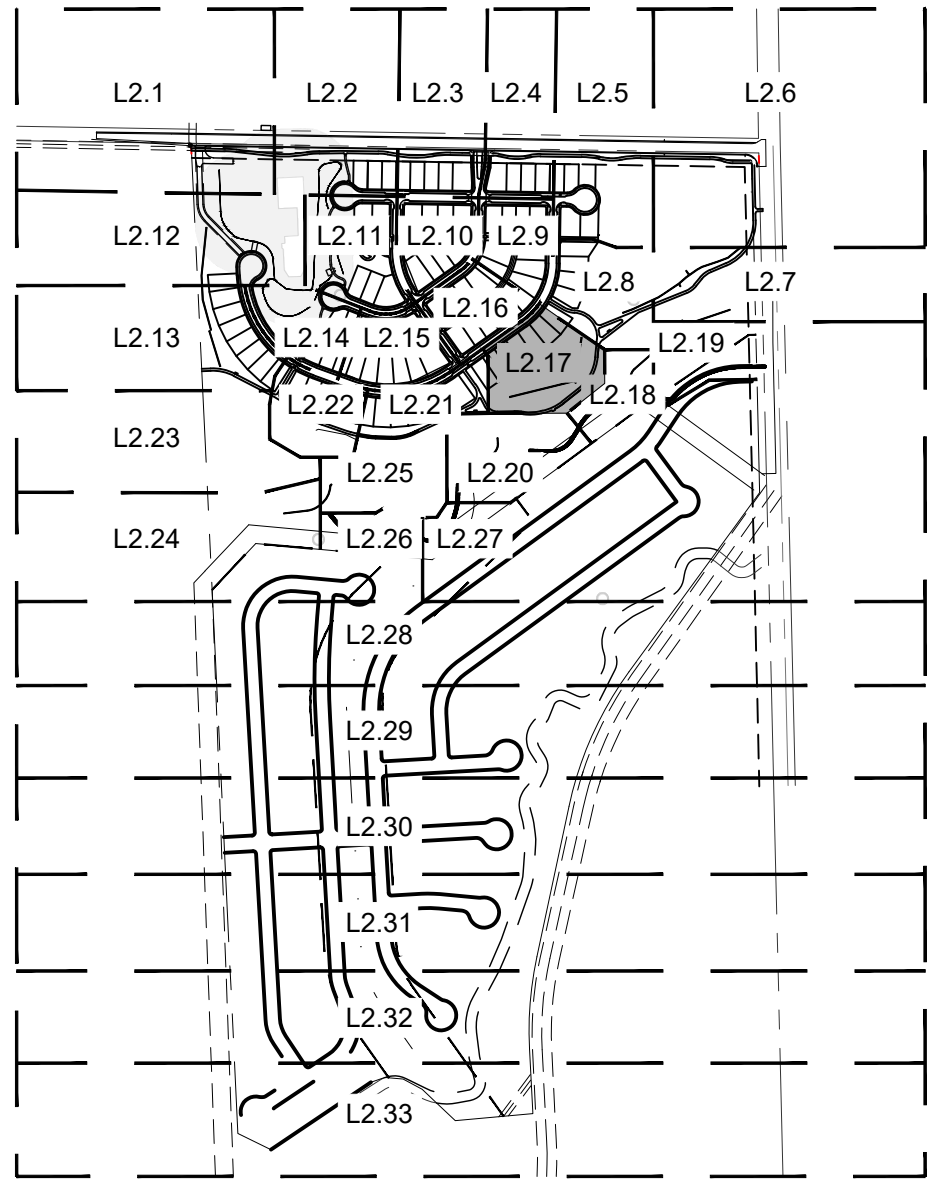
SHEET 27 OF 81



PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PAM	3	Prunus americana	American Plum	2" Cal.	B&B	25ft H x 20ft W	Low
		3						
Small Trees								
	SAM	1	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	45ft H x 30ft W	Low
		1						
Shrubs								
	PVI	16	Prunus virginiana	Chokecherry	5 gal	Pot	20ft H x 15ft W	Low
	RWU	6	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
	SHI	80	Salix hindsiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
	SOC	8	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	4ft H x 6ft W	Very Low
		110						
Sod/Seed								
	NSM-R	59,426 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	38,226 SF		Upland Riparian Native Seed Mix		Seed		Low

NOTE:
PARKWAY PLANTINGS IN FRONT OF
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APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



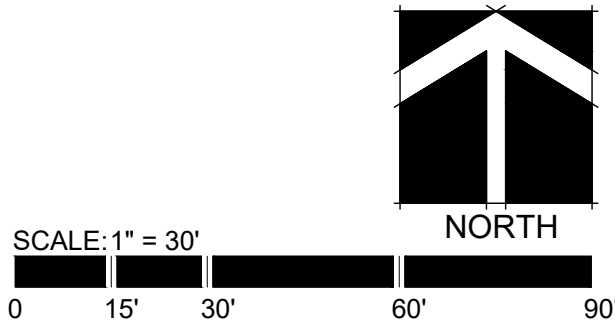
KEY MAP
N.T.S

LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY



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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

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2022.09.28 TOWN & OWNER COMMENTS

SHEET TITLE:

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

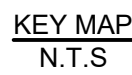
L2.17

SHEET 28 OF 81

The map illustrates the Little Thompson River and its surrounding areas. Key features include:

- Little Thompson River**: A dashed line representing the river's course.
- Riparian Native Seed Mix (TYP.)**: A shaded area along the riverbank.
- Upland Riparian Native Seed Mix (TYP.)**: A shaded area adjacent to the riparian zone.
- Maintenance Access Road**: A solid line indicating a road for access.
- Proposed 100yr Floodplain (TYP.)**: A shaded area representing the floodplain.
- Proposed 100yr Floodway (TYP.)**: A shaded area representing the floodway.
- Filing 1 (South Boundary)** and **Filing 2 (North Boundary)**: Dashed lines indicating the boundaries of the filing.
- Matchlines**: Indicated by dashed lines and text labels (e.g., "MATCHLINE (SEE SHEET L2.8)", "MATCHLINE (SEE SHEET L2.17)", "MATCHLINE (SEE SHEET L2.19)", "MATCHLINE (SEE SHEET L2.20)")

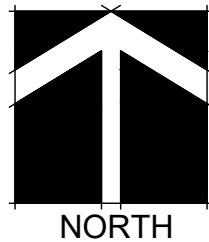
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 29 OF 81



Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PVI	25	Prunus virginiana	Chokecherry	5 gal	Pot	20ft H x 15ft W	Low
	SHI	56	Salix hindsiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
		81						
Sod/Seed								
	NSM-R	25,313 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	39,658 SF		Upland Riparian Native Seed Mix		Seed		Low

 PLANTING TO BE INSTALLED BY DEVELOPER

 PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)



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FINAL DEVELOPMENT PLAN

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JOHNSTOWN, COLORADO 80534

WELD COUNTY

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REVISIONS:	
2022.03.09	TOWN & OWNER COMMENTS
2022.09.28	TOWN & OWNER COMMENTS

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SHEET TITLE:

**LANDSCAPE
ENLARGEMENT**

SHEET NUMBER:

L2.18

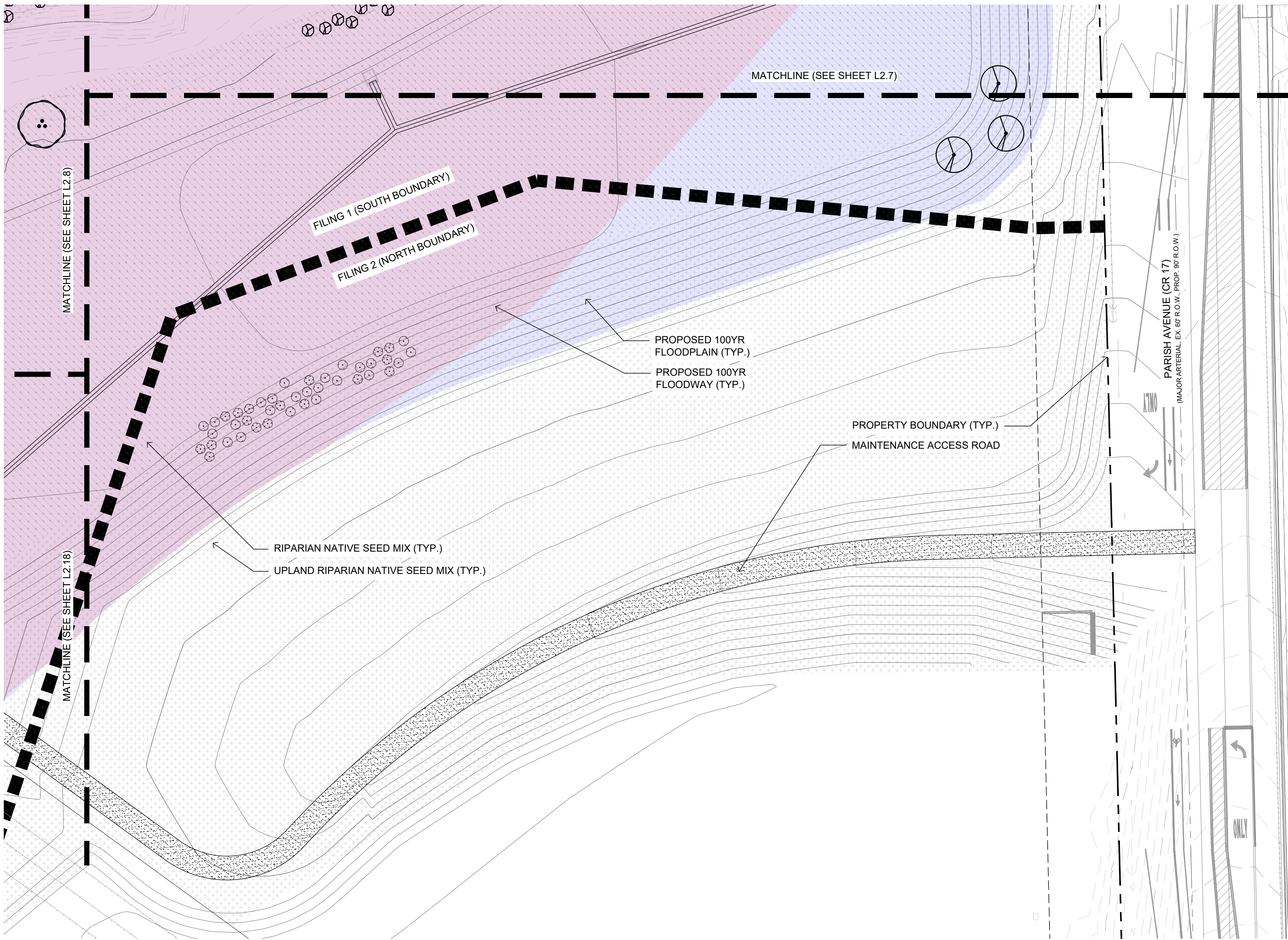
SHEET **29** OF **81**

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DRAWN BY: sara
FILE LOCATION: Z:\Shared\Projects\239-2101\T-Riverwood Estates\AutoCAD\DWG\Landscapel2-18_LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF
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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 30 OF 81



LEGEND

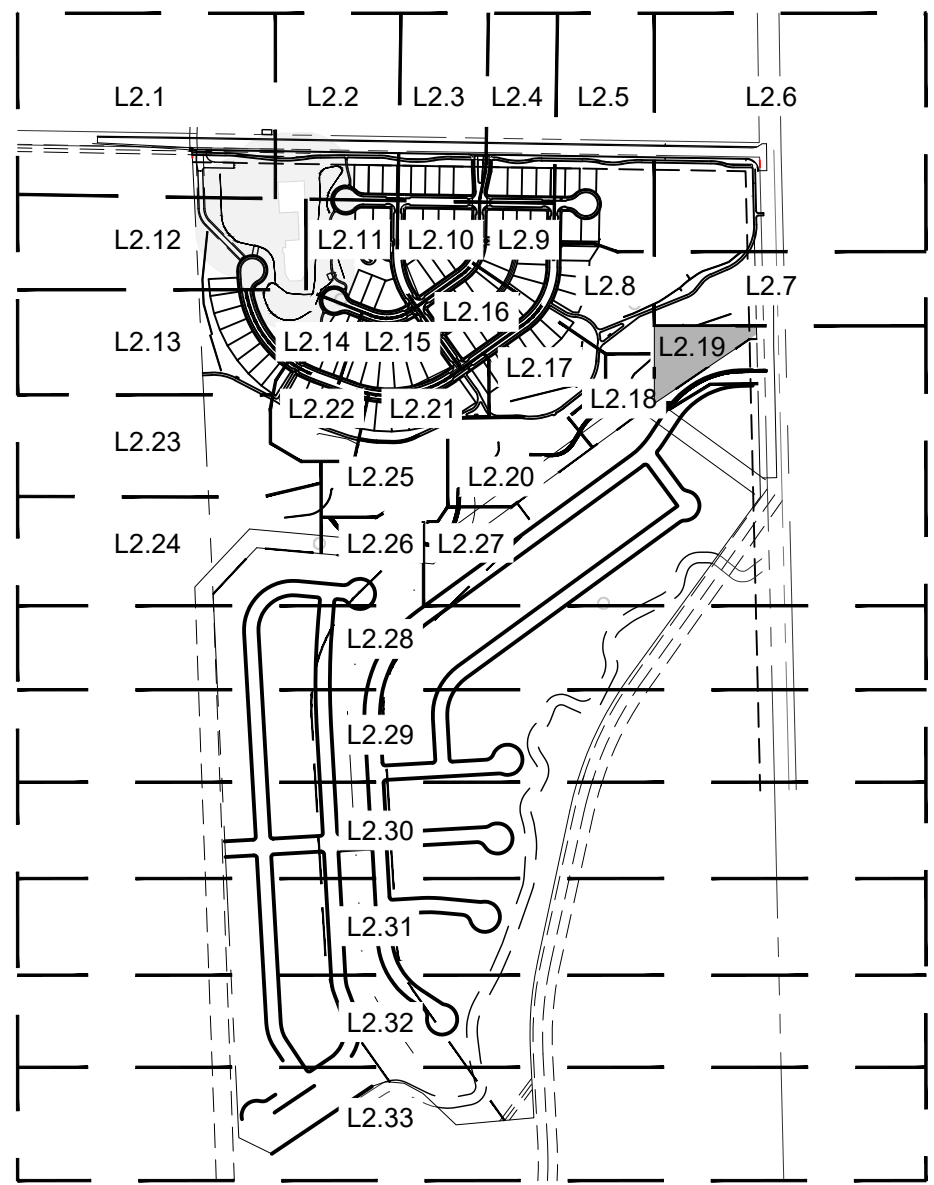
- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	QMA	1	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
	PAM	2	Prunus americana	American Plum	2" Cal.	B&B	25ftH x 20ft W	Low
		3						
Shrubs								
	RWU	24	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
	SOC	17	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	4ft H x 6ft W	Very Low
Sod/Seed								
	NSM-R	28,394 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	85,039 SF		Upland Riparian Native Seed Mix		Seed		Low



KEY MAP
N.T.S

www.tfgdesign.com



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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

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REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

2022.09.28

TOWN & OWNER COMMENTS

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SHEET TITLE:

LANDSCAPE
ENLARGEMENT

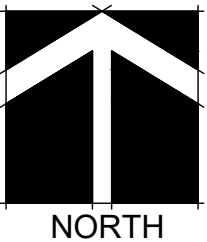
SHEET NUMBER:

L2.19

SHEET 30 OF 81



SCALE: 1" = 30'
0 15' 30' 60' 90'



OWNER:

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Newport Beach, California 92660

lmolwrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
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REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

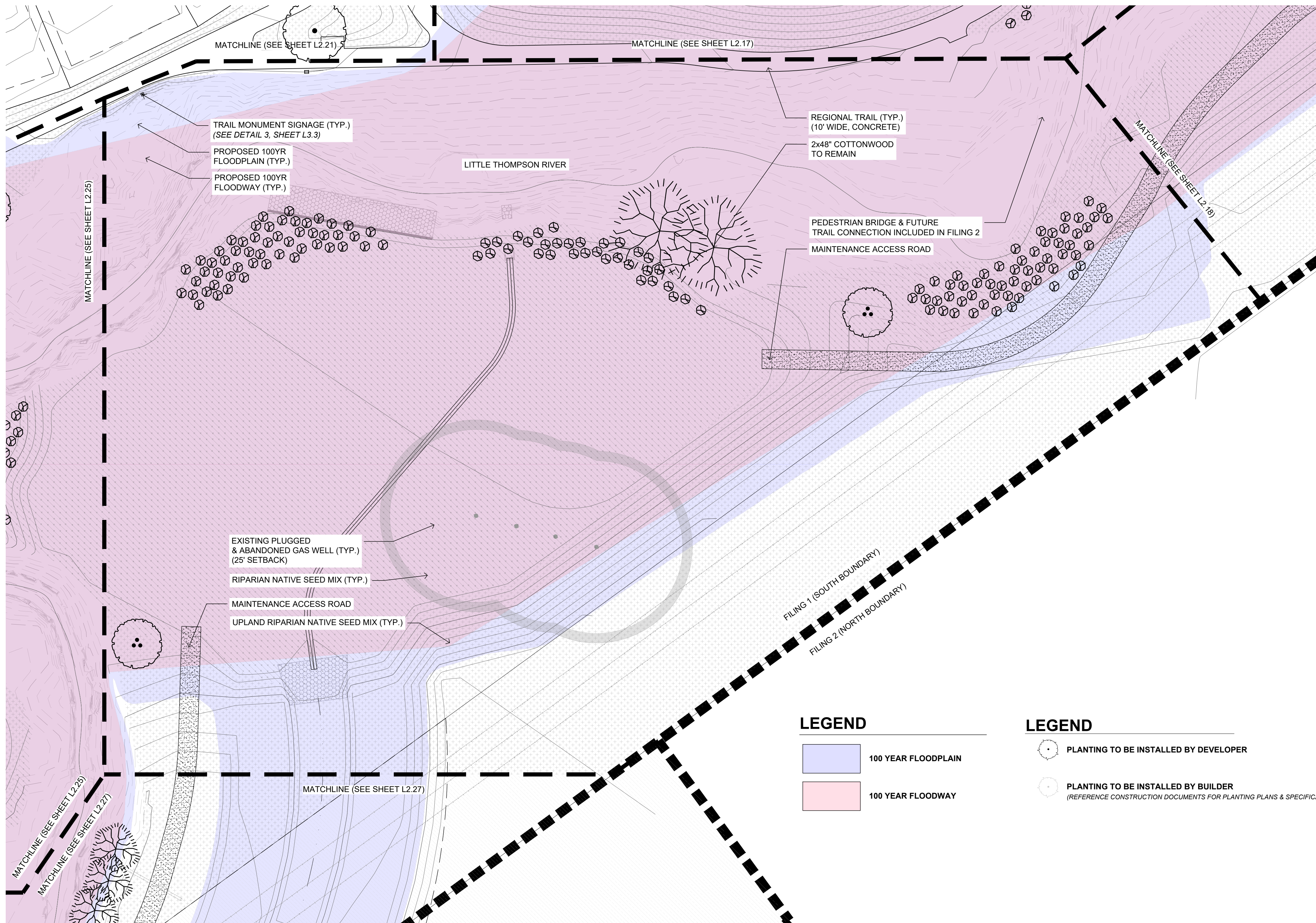
L2.20

SHEET 31 OF 81

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 31 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.



LEGEND

	100 YEAR FLOODPLAIN
	100 YEAR FLOODWAY

LEGEND

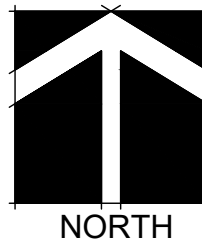
	PLANTING TO BE INSTALLED BY DEVELOPER
	PLANTING TO BE INSTALLED BY BUILDER (REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PDM	2	Populus deltoides monilifera	Plains Cottonwood	2" Cal.	B&B	45ft H x 45ft W	Low
		2						
Shrubs								
	SHI	143	Salix hindsiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
		143						
Sod/Seed								
	NSM-R	68,612 SF	Riparian Native Seed Mix			Seed		Low
	NSM-UR	53,428 SF	Upland Riparian Native Seed Mix			Seed		Low



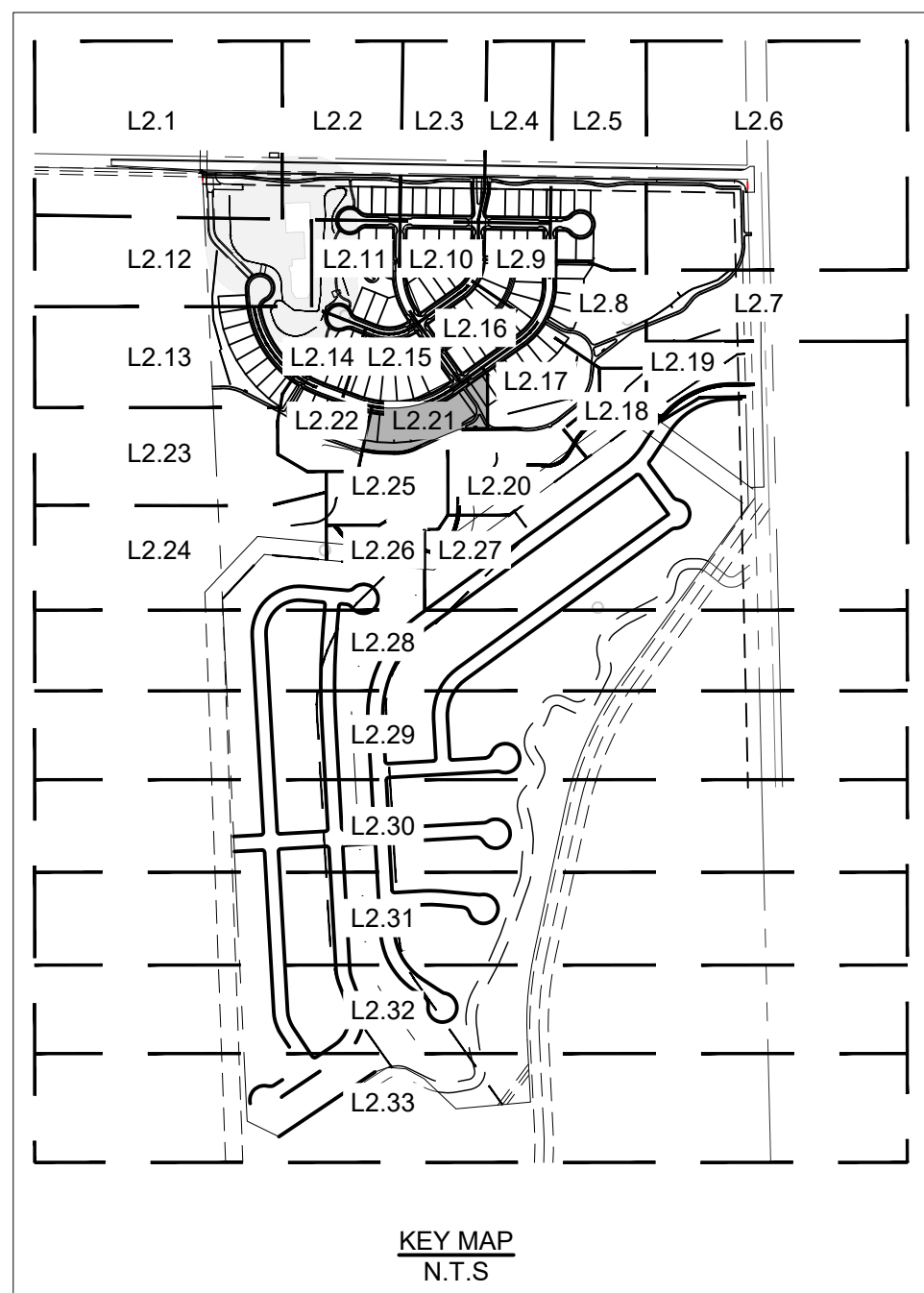
SCALE: 1" = 30'
0 15' 30' 60' 90'



OWNER:

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Newport Beach, California 92660

lmolwrey@arborcapitalpartners.com



NOTE:
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LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

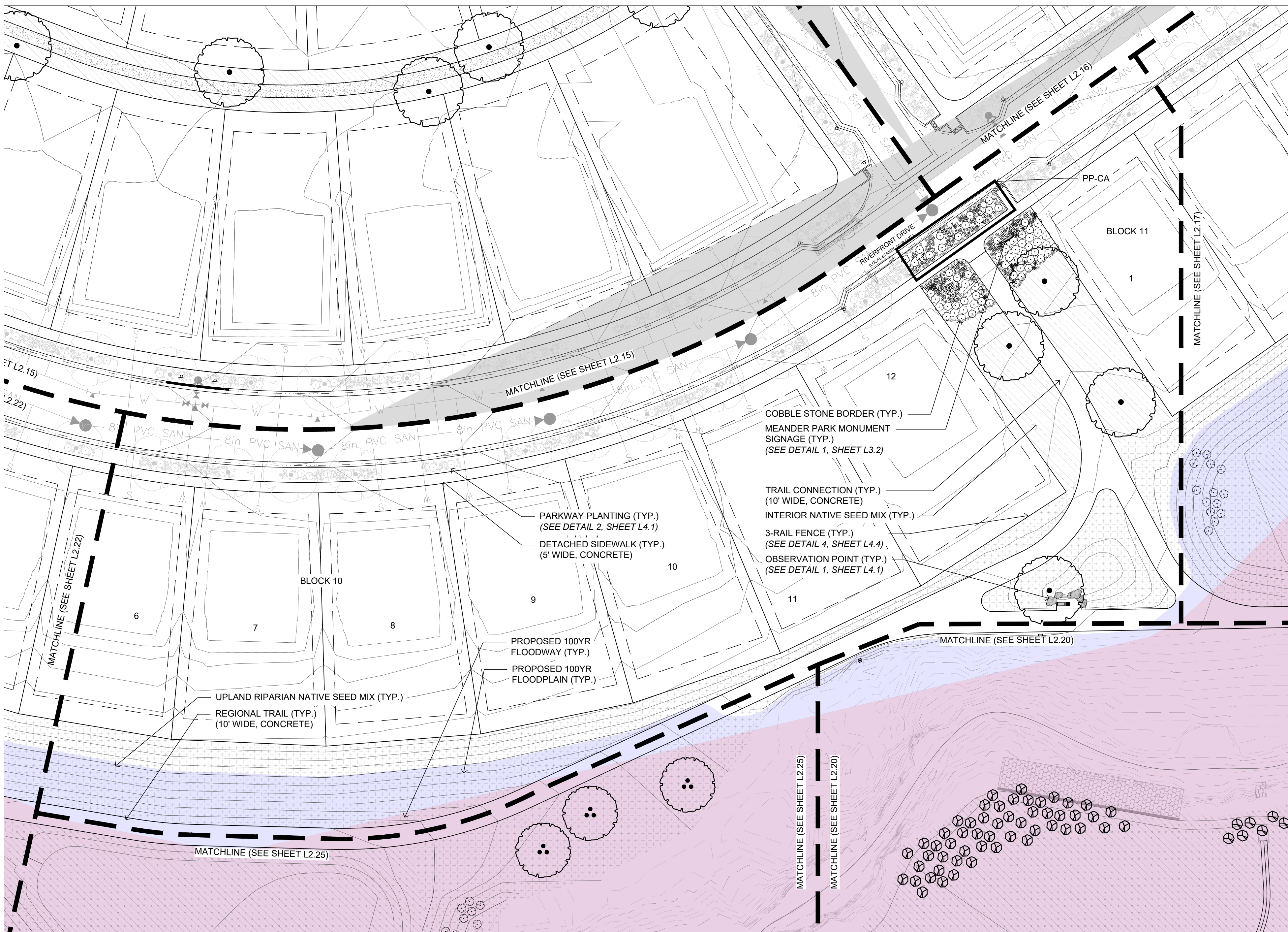
100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PARKWAY PLANTING

PP-CA

4 GDE
1 PBP
20 ACC
90 MRO
318 FIS

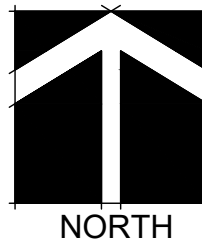


PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
		QMA	4	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
			4						
Shrubs									
	DECIDUOUS	CMF	25	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
		ACC	40	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	EVERGREEN	YUG	21	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
			86						
Ornamental Grasses & Perennials									
		FIS	331	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
		MRO	84	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
			415						
Sod/Seed									
		NSM-I	4,786 SF	Interior Native Seed Mix			Seed		Very Low
		NSM-UR	15,657 SF	Upland Riparian Native Seed Mix			Seed		Low



SCALE: 1" = 30'
0 15' 30' 60' 90'



RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.21

SHEET **32** OF **81**

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 33 OF 81



LEGEND

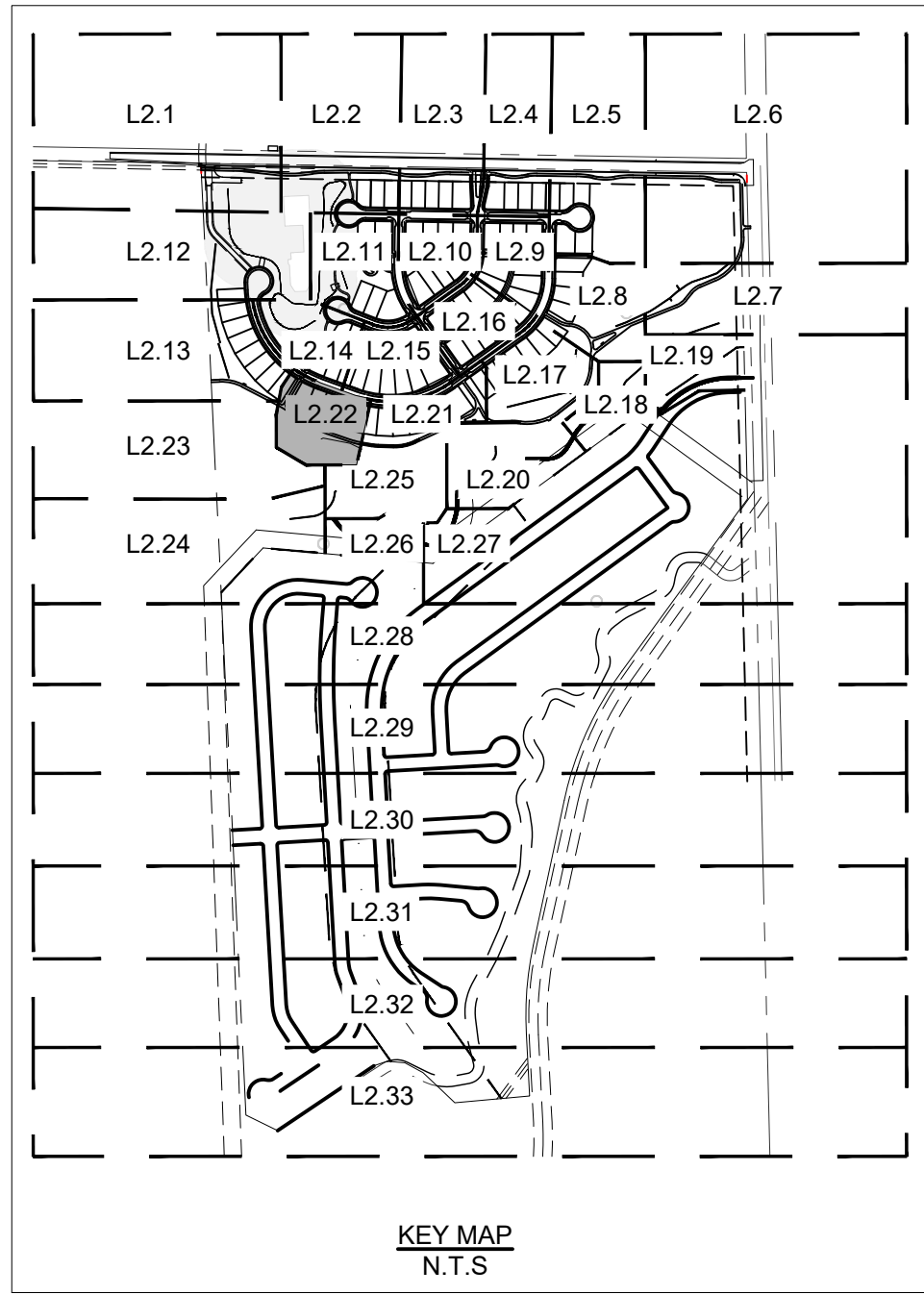
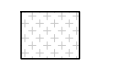
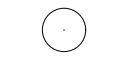
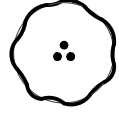
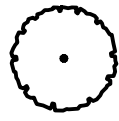
- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

PARKWAY PLANTING

PP-CD
2 GDE
6 PBP
1 ACC
50 MRO
176 FIS



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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

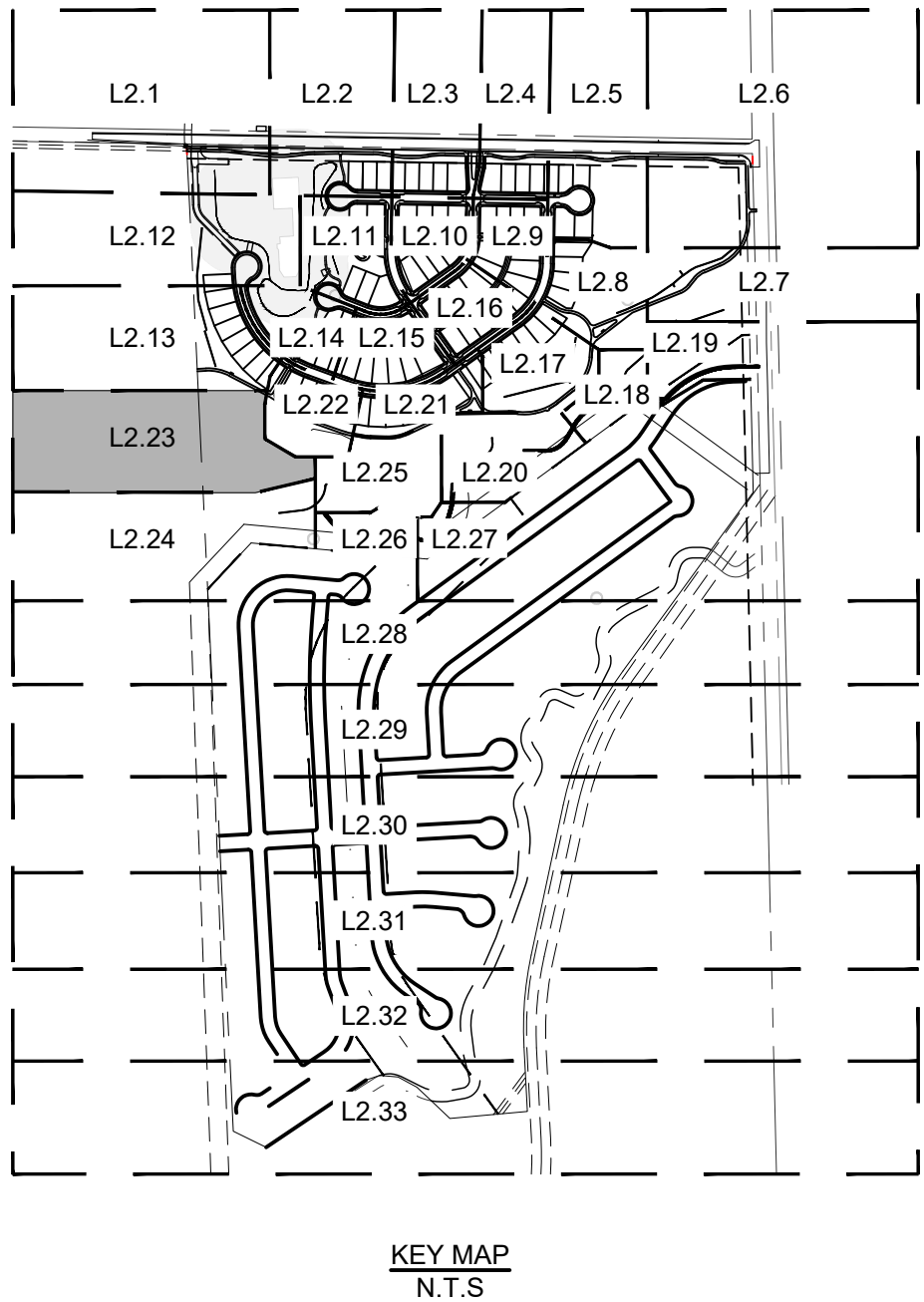
L2.22

SHEET 33 OF 81



SCALE: 1" = 30'
0 15' 30' 60' 90'





RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

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PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

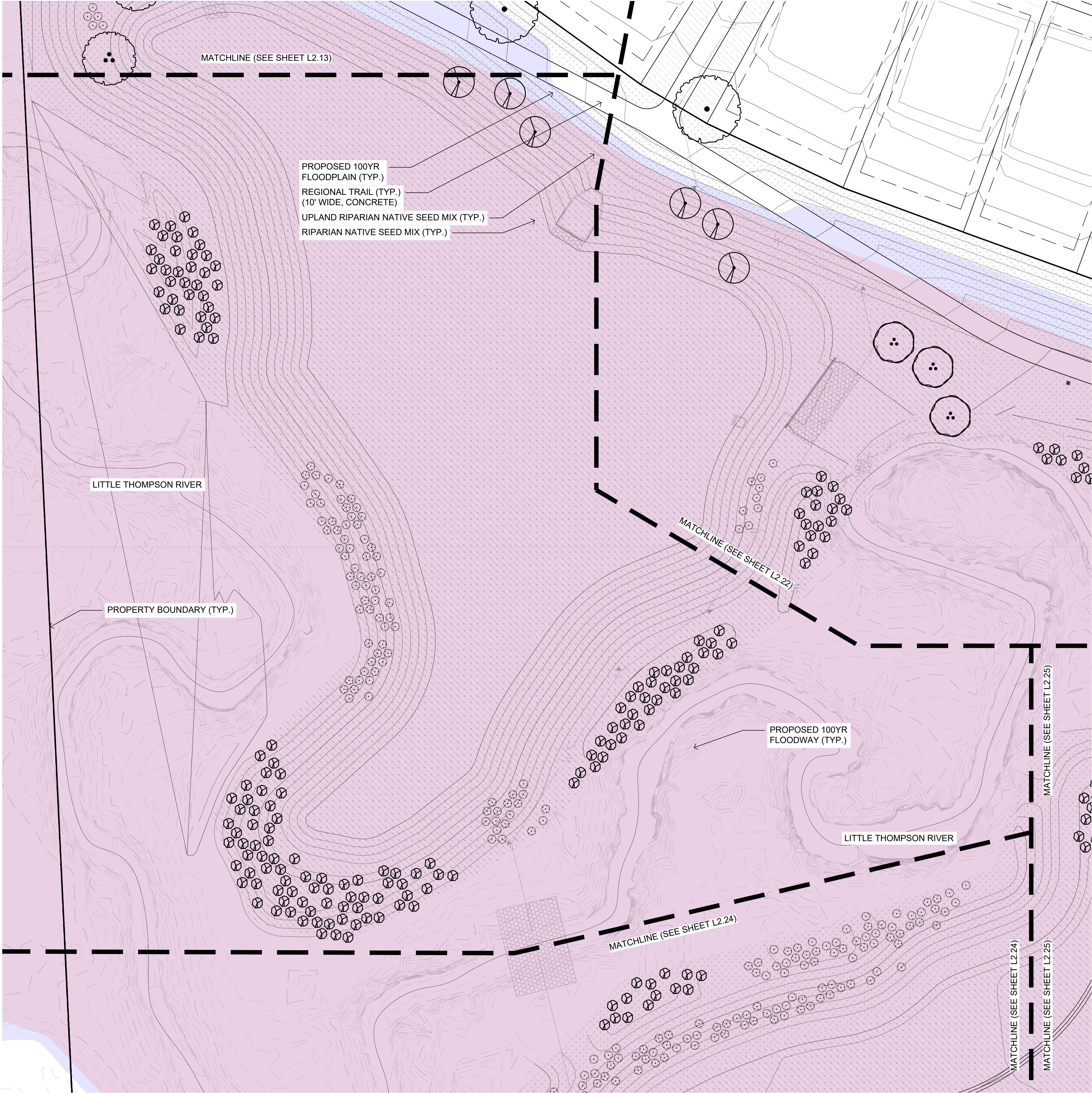
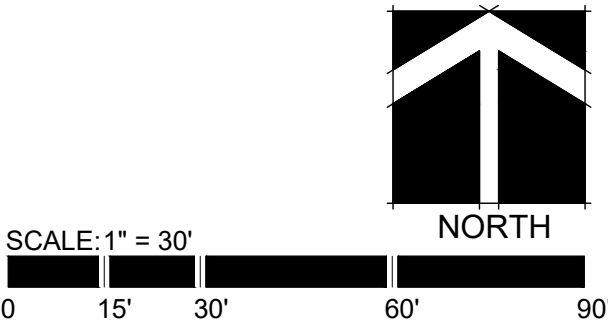
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SHEET TITLE:
LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.23

SHEET 34 OF 81



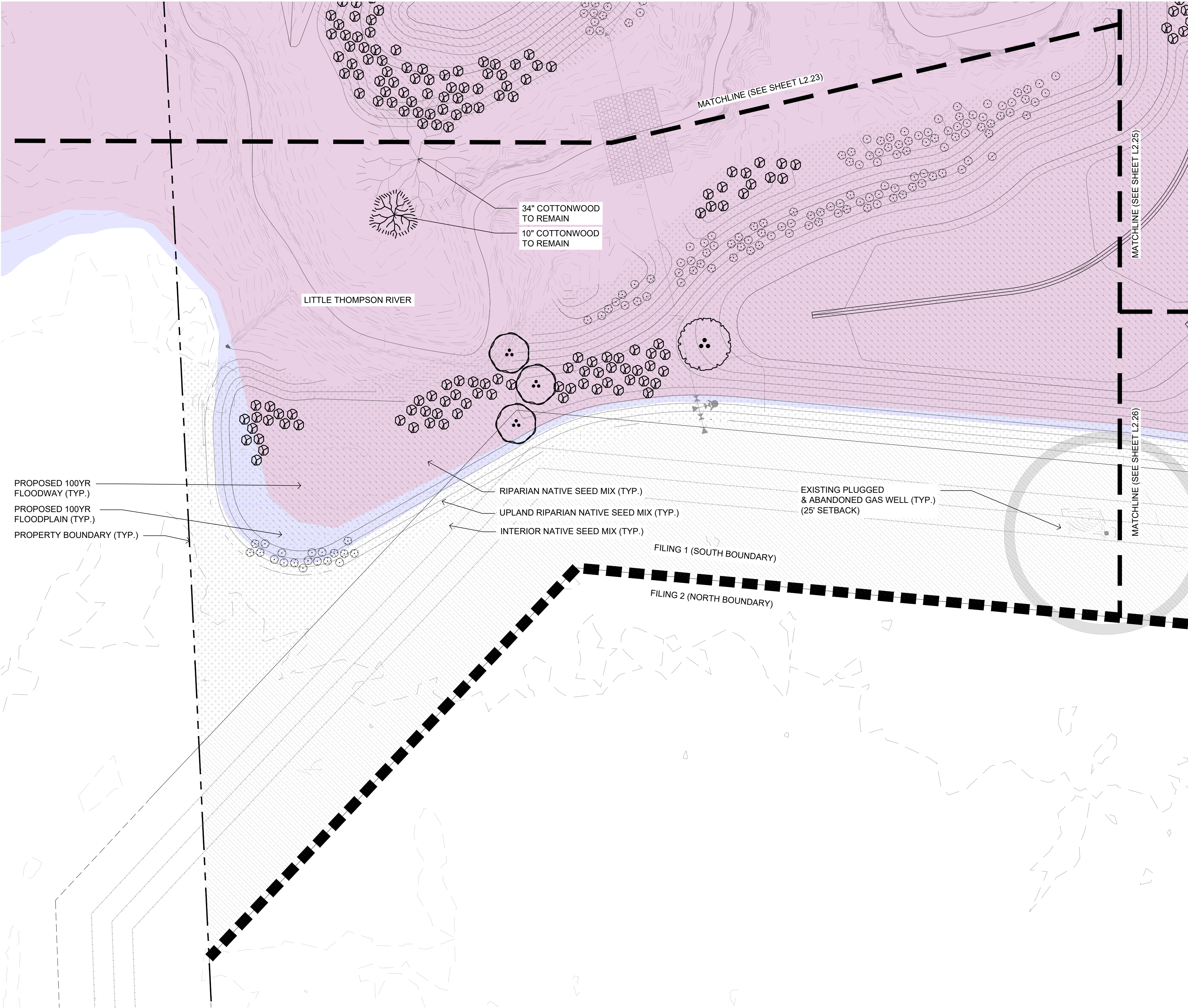
NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

- LEGEND
- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

- LEGEND
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

PLANT SCHEDULE

Small Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PAM	3	Prunus americana	American Plum	1.5" Cal.	Pot	25ftH x 20ft W	Low
		3						
Shrubs								
	SOC	38	Symphoricarpos occidentalis	Snowberry	5 gal	B&B	4ft H x 6ft W	Very Low
	RWU	41	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
	SHI	144	Salix hindsiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
		223						
Sod/Seed								
	NSM-R	75,312 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	2,190 SF		Upland Riparian Native Seed Mix		Seed		Low



PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PDM	1	Populus deltoides monilifera	Plains Cottonwood	2" Cal.	B&B	45ft H x 45ft W	Low
		1						
Small Trees								
	SAM	3	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	45ft H x 30ft W	Low
		3						
Shrubs								
	RWU	71	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
	SHI	76	Salix hinsdiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
	SOC	59	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	4ft H x 6ft W	Very Low
		206						

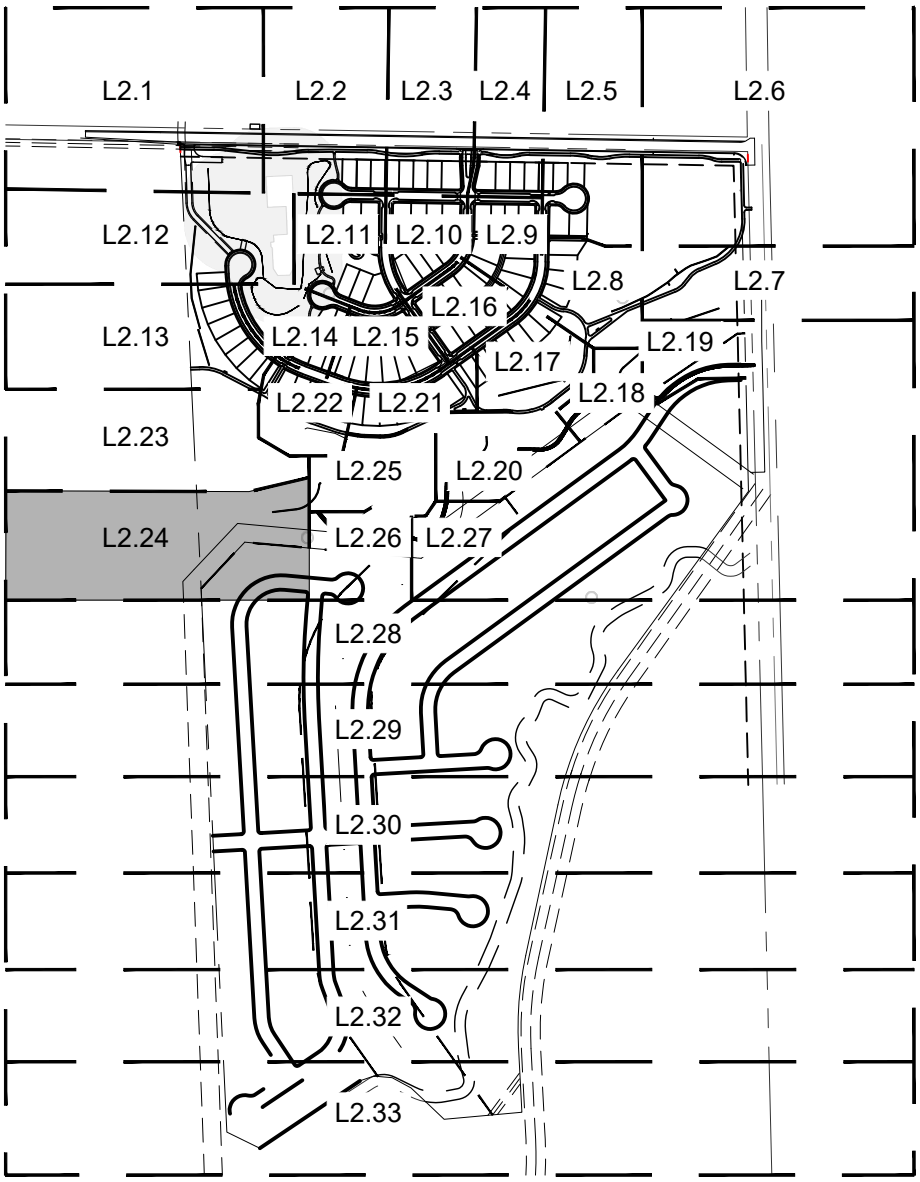
NOTE:
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LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
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(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY



KEY MAP
N.T.S

www.tfgdesign.com

FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@fronterra.design

OWNER:
Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660
lmolwrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

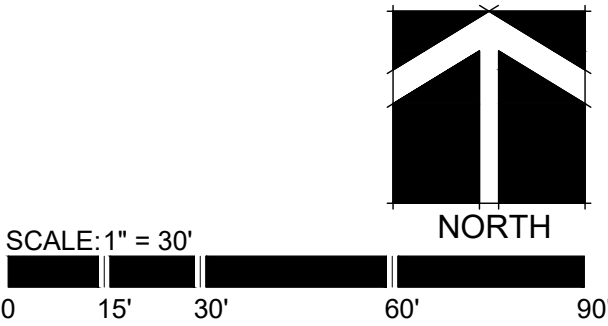
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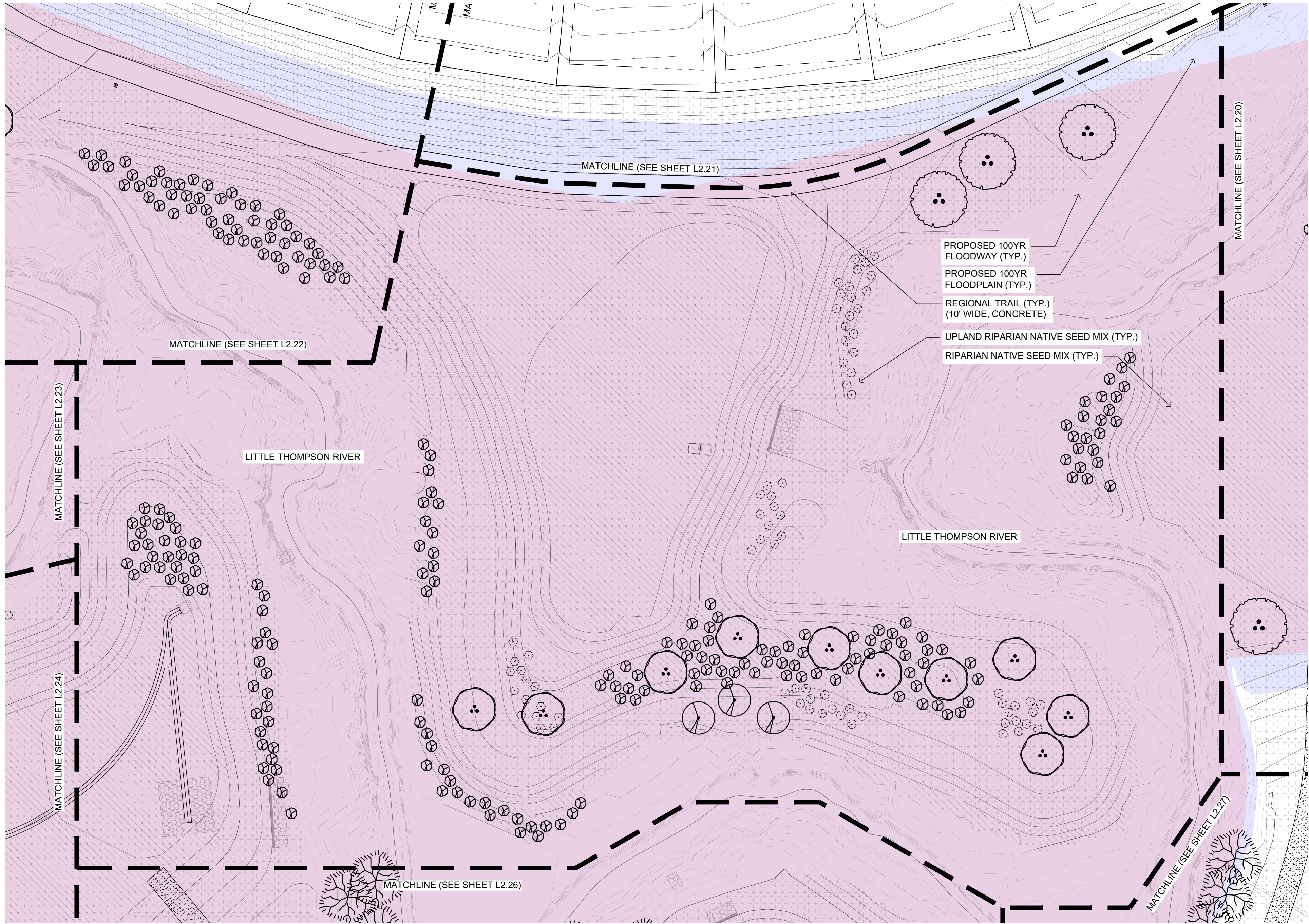
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LANDSCAPE ENLARGEMENT

SHEET NUMBER:

L2.24

SHEET 35 OF 81

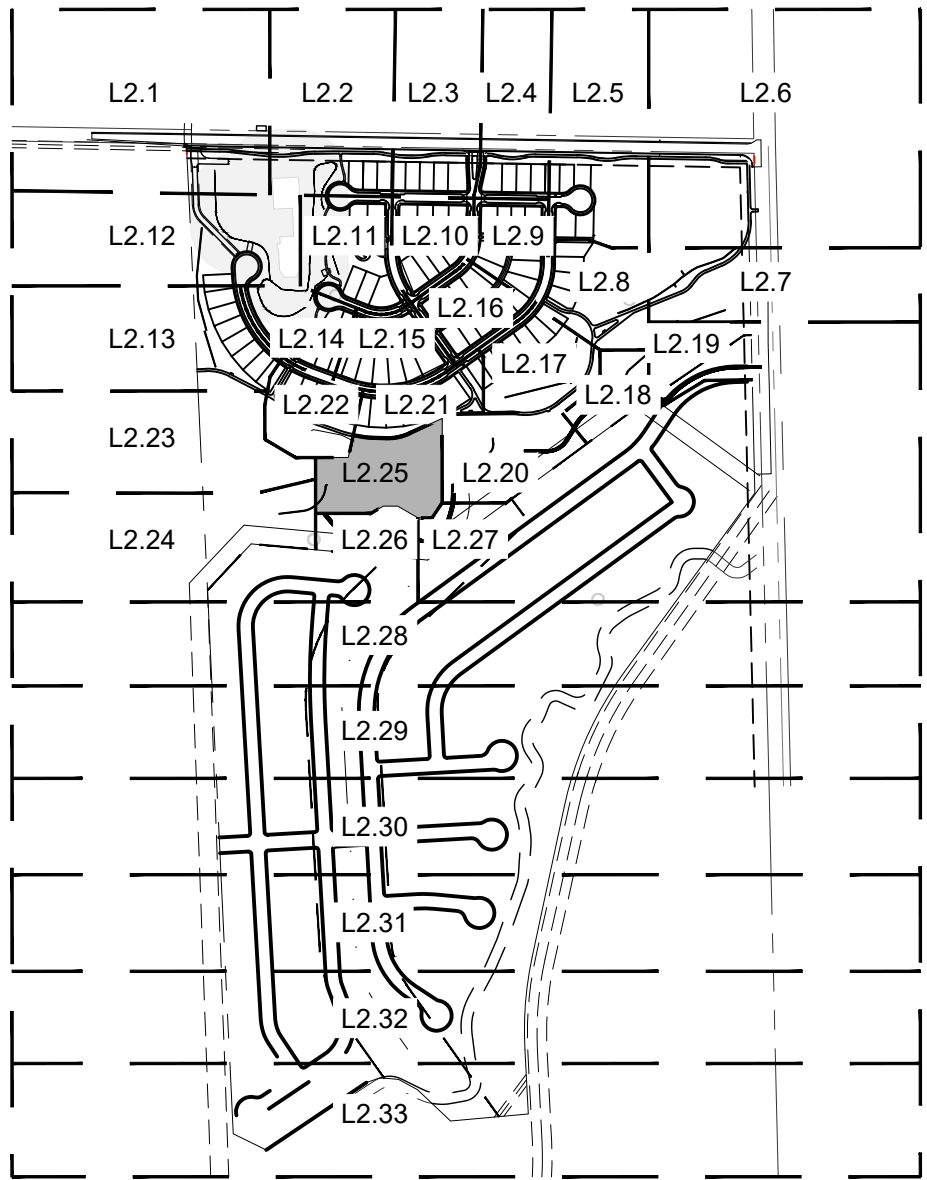




PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PAM	3	Prunus americana	American Plum	2" Cal.	B&B	25ft H x 20ft W	Low
	PDM	3	Populus deltoides monilifera	Plains Cottonwood	2" Cal.	B&B	45ft H x 45ft W	Low
		6						
Small Trees								
	SAM	10	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	45ft H x 30ft W	Low
		10						
Shrubs								
	PVI	27	Prunus virginiana	Chokecherry	5 gal	Pot	20ft H x 15ft W	Low
	RWU	25	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
	SHI	172	Salix hindsiana	Sandbar Willow	5 gal	Pot	20ft H x 20ft W	Low
	SOC	23	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	4ft H x 6ft W	Very Low
		247						
Sod/Seed								
	NSM-R	53,252 SF		Riparian Native Seed Mix	Seed			Low
	NSM-UR	43,230 SF		Upland Riparian Native Seed Mix	Seed			Low

NOTE:
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KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



SCALE: 1" = 30'

0 15' 30' 60' 90'



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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

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JOHNSTOWN, COLORADO 80534

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2022.09.28 TOWN & OWNER COMMENTS

SHEET TITLE:
LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.25

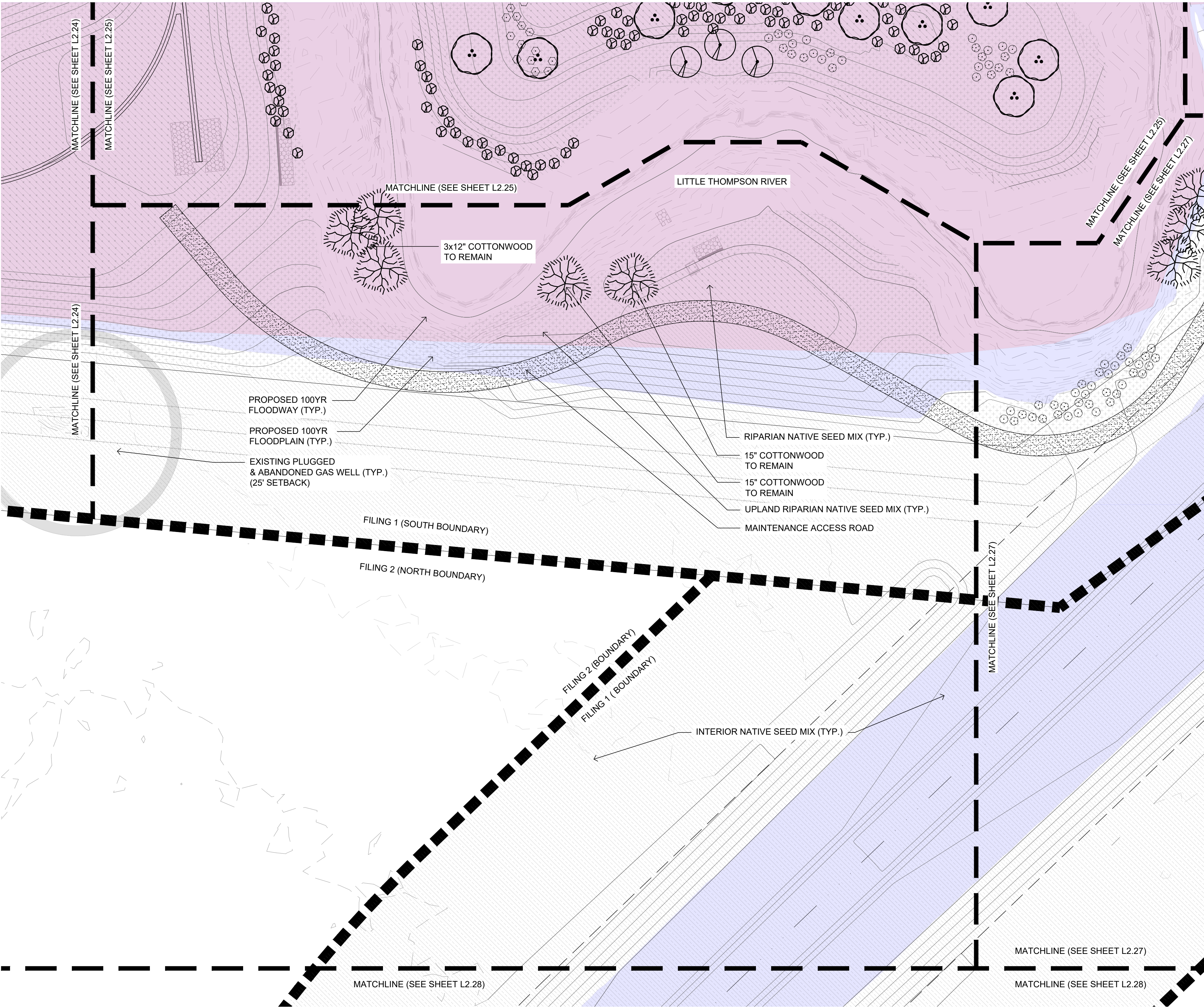
SHEET 36 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
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NO PROPOSED TREES OR SHRUBS IN
THIS AREA.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 37 OF 81



PLANT SCHEDULE

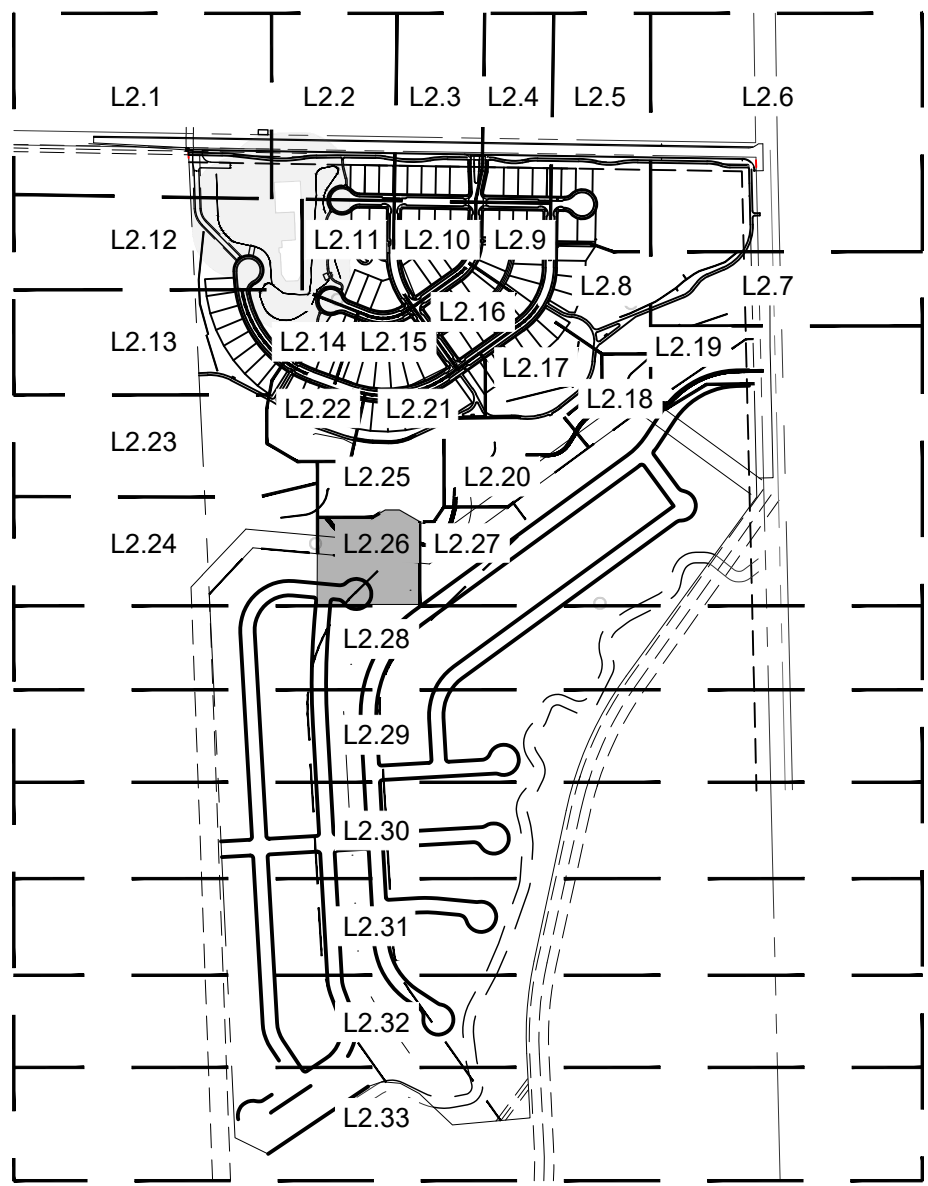
Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	81,222 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-R	3,392 SF		Riparian Native Seed Mix		Seed		Low
	NSM-UR	14,781 SF		Upland Riparian Native Seed Mix		Seed		Low

LEGEND

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LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY



KEY MAP
N.T.S.



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FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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2022.09.28 TOWN & OWNER COMMENTS

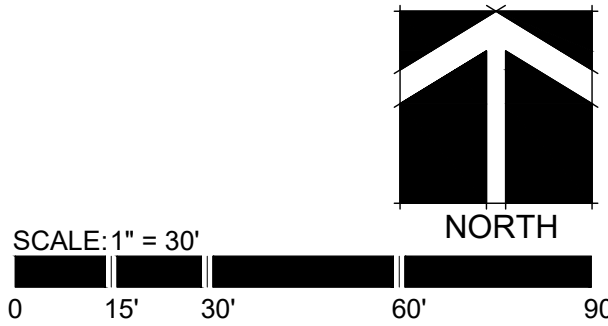
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SHEET TITLE:
LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.26

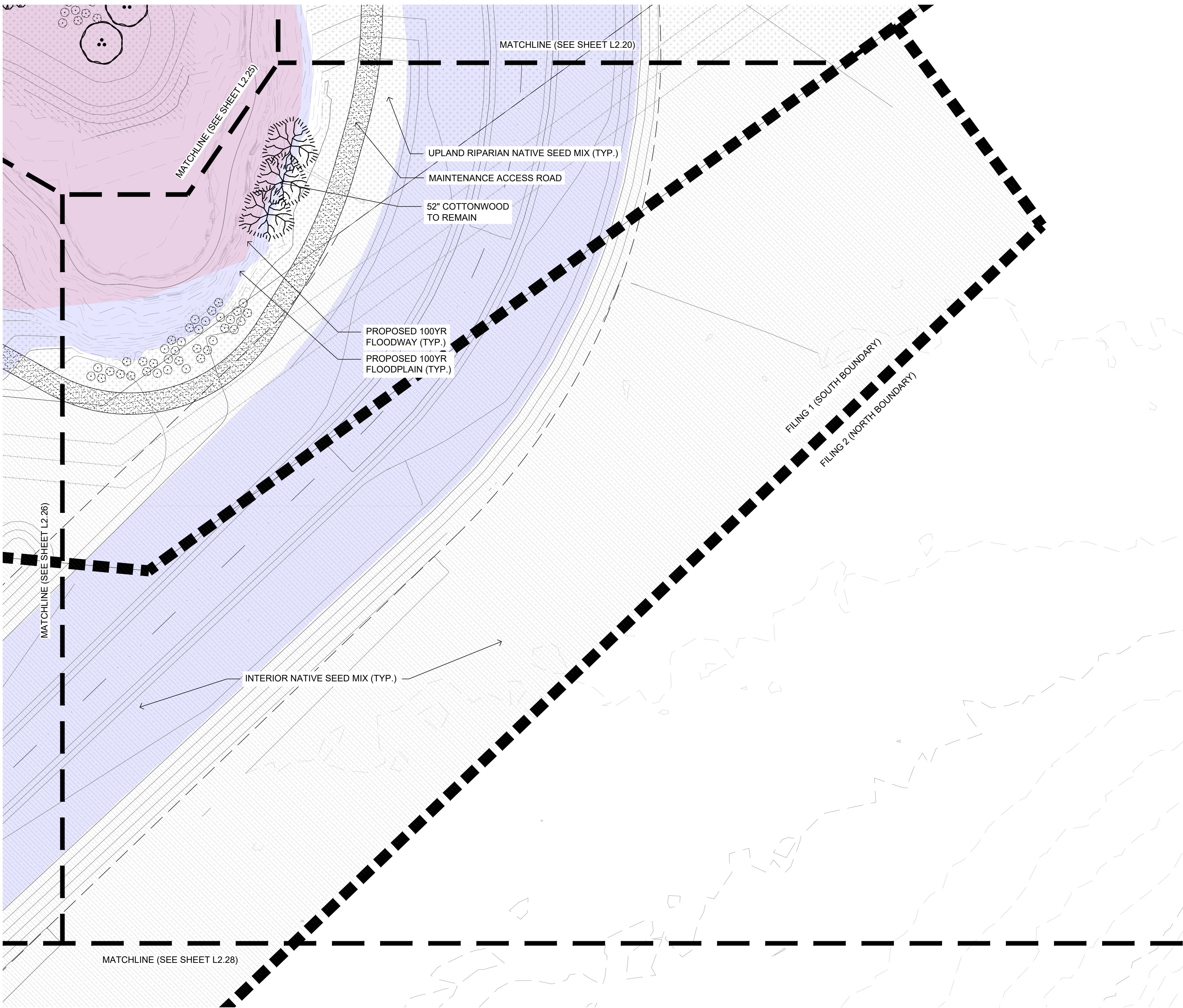
SHEET 37 OF 81



NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 38 OF 81



LEGEND

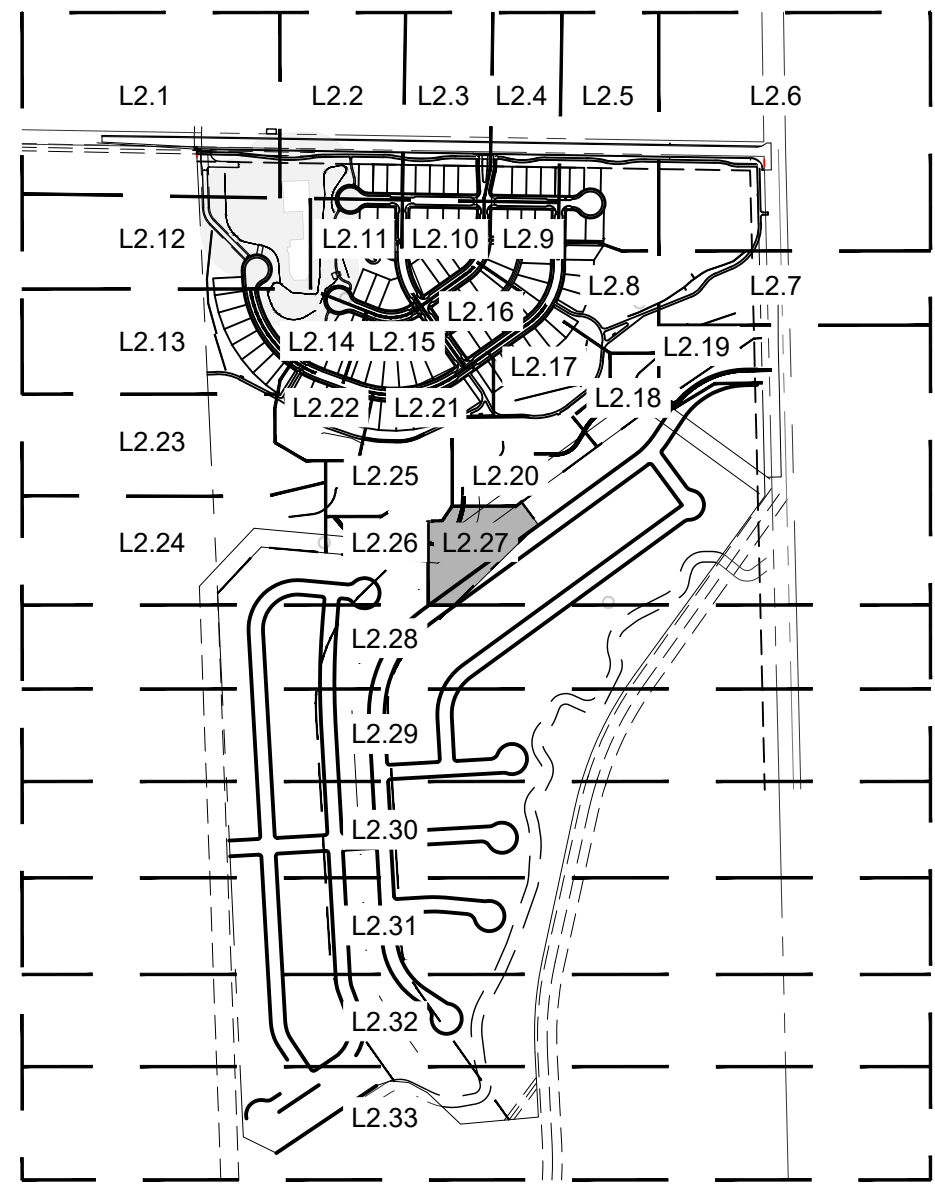
- PLANTING TO BE INSTALLED BY DEVELOPER
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LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

PLANT SCHEDULE

Shrubs	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	DECIDUOUS	RWU 18	Rosa woodsii ultramontana	Woods' Rose	5 gal	Pot	6ft H x 6ft W	Low
		SOC 19	Symphoricarpos occidentalis	Snowberry	5 gal	Pot	4ft H x 6ft W	Very Low
		37						
Sod/Seed								
	NSM-I	104,989 SF		Interior Native Seed Mix		Seed		Very Low
	NSM-UR	7,145 SF		Upland Riparian Native Seed Mix		Seed		Low



KEY MAP
N.T.S.



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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.27

SHEET 38 OF 81



SCALE: 1" = 30'
0 15' 30' 60' 90'



OWNER:

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lmolwrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

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REVISIONS:

2022.03.09 TOWN & OWNER COMMENTS

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LANDSCAPE ENLARGEMENT

SHEET NUMBER:

L2.28

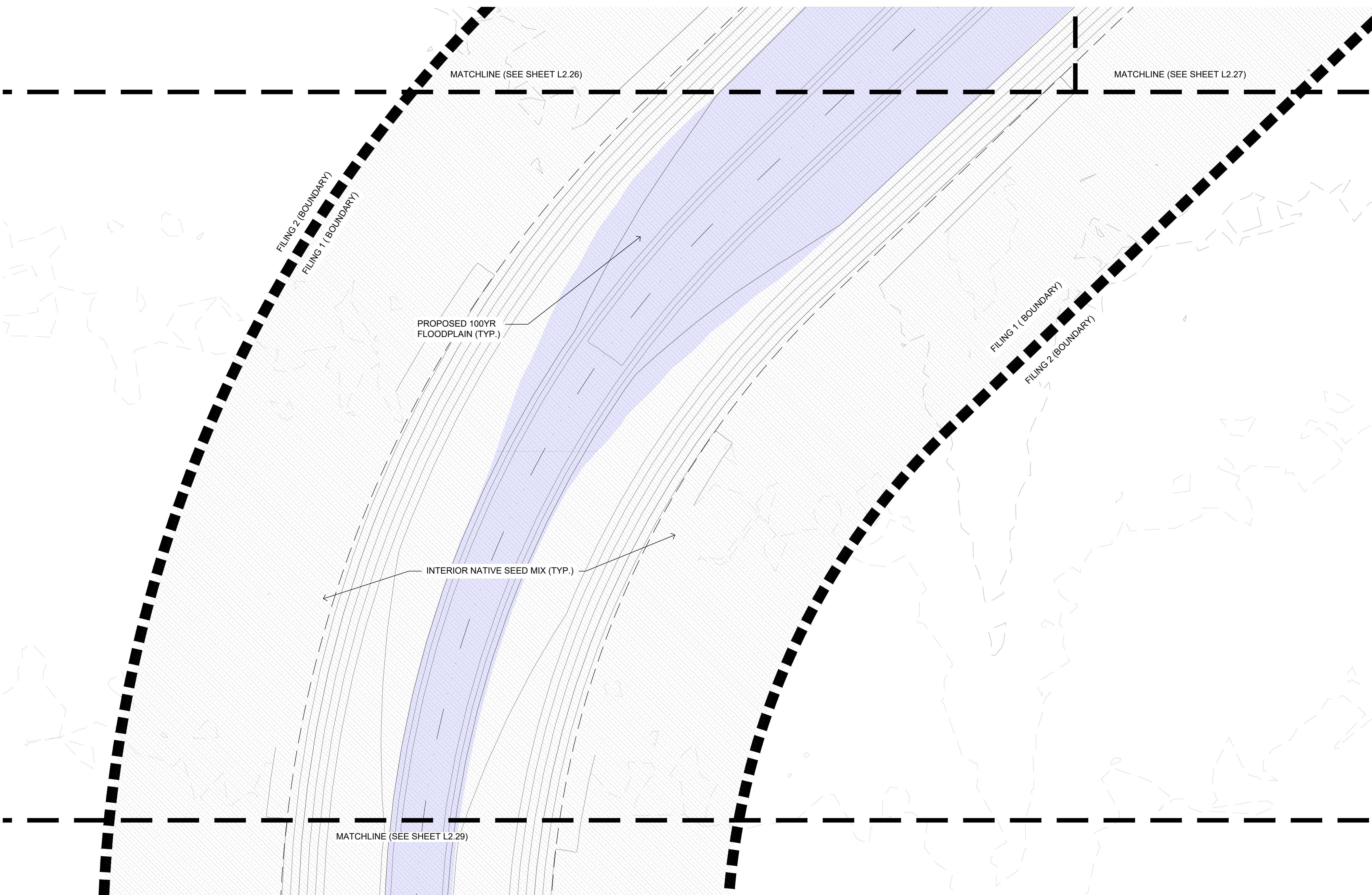
SHEET **39** OF **81**

FINAL DEVELOPMENT PLAN RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 39 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

NO PROPOSED TREES OR SHRUBS IN
THIS AREA.



LEGEND

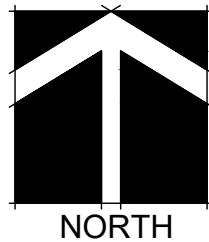
 100 YEAR FLOODPLAIN

PLANT SCHEDULE

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	124,866 SF		Interior Native Seed Mix	Seed			Very Low



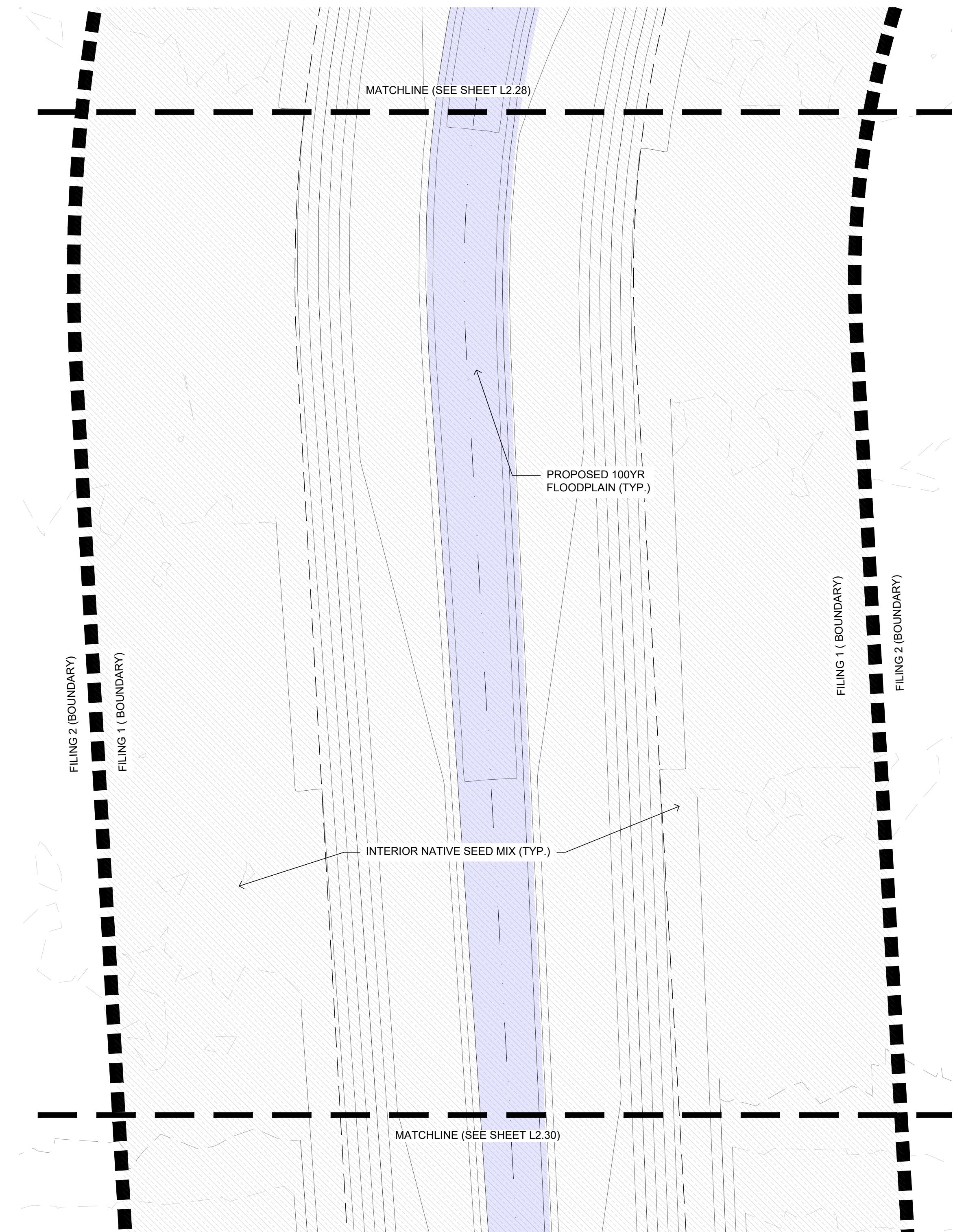
SCALE: 1" = 30'
0 15' 30' 60' 90'



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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 40 OF 81

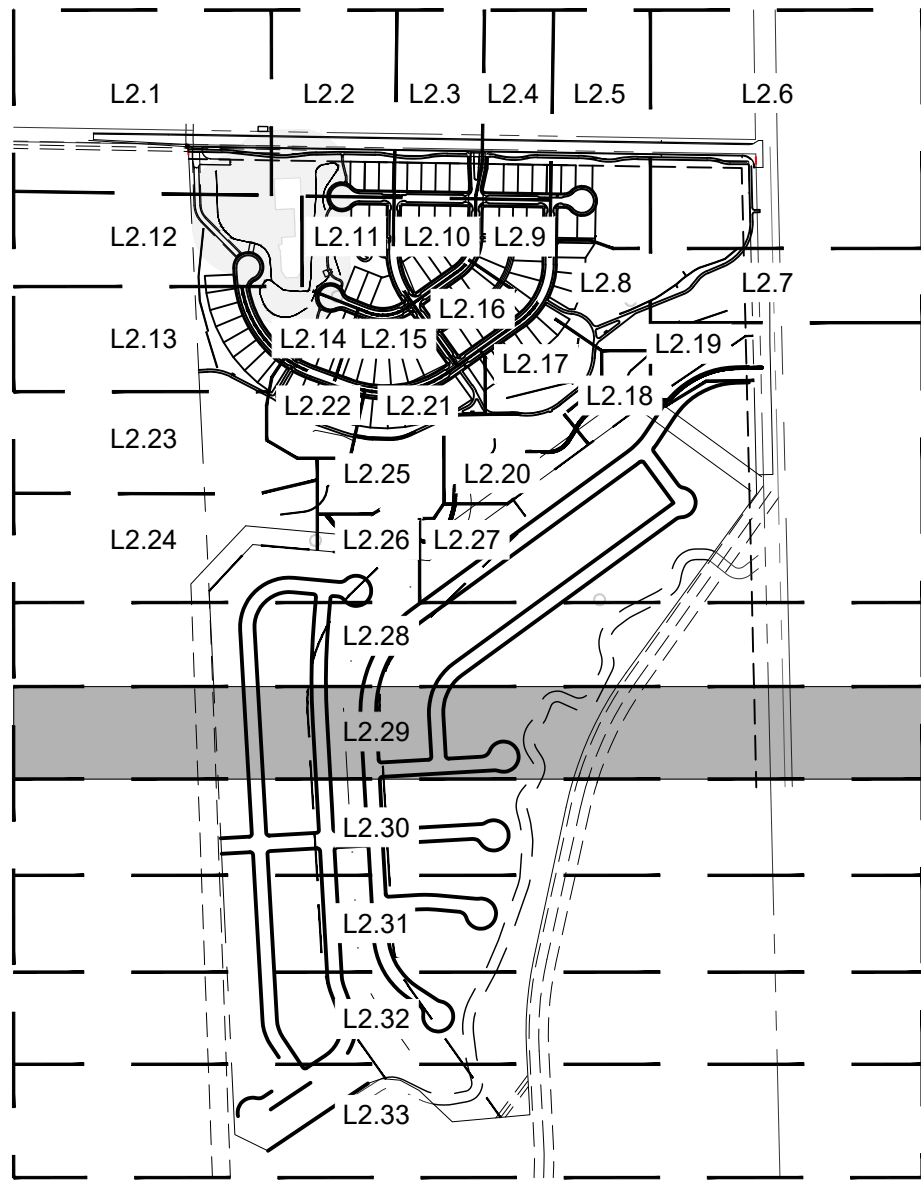


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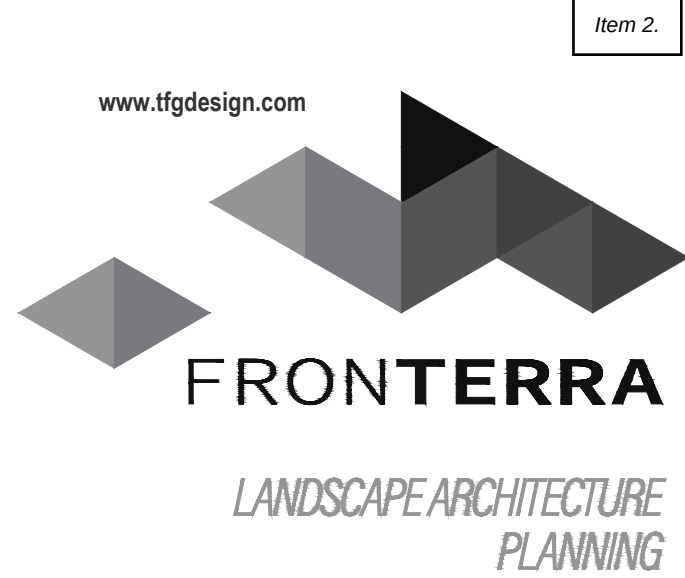
100 YEAR FLOODPLAIN

PLANT SCHEDULE

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	115,791 SF		Interior Native Seed Mix		Seed		Very Low



KEY MAP
N.T.S.



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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

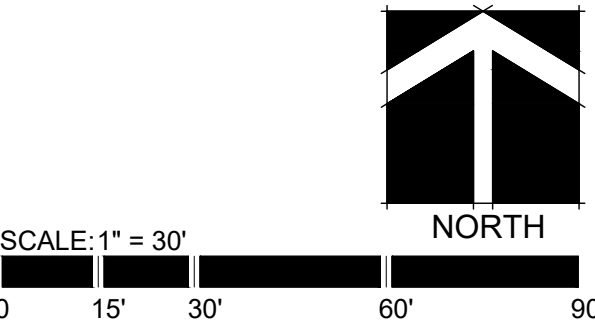
REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

SHEET TITLE:
LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.29

SHEET 40 OF 81



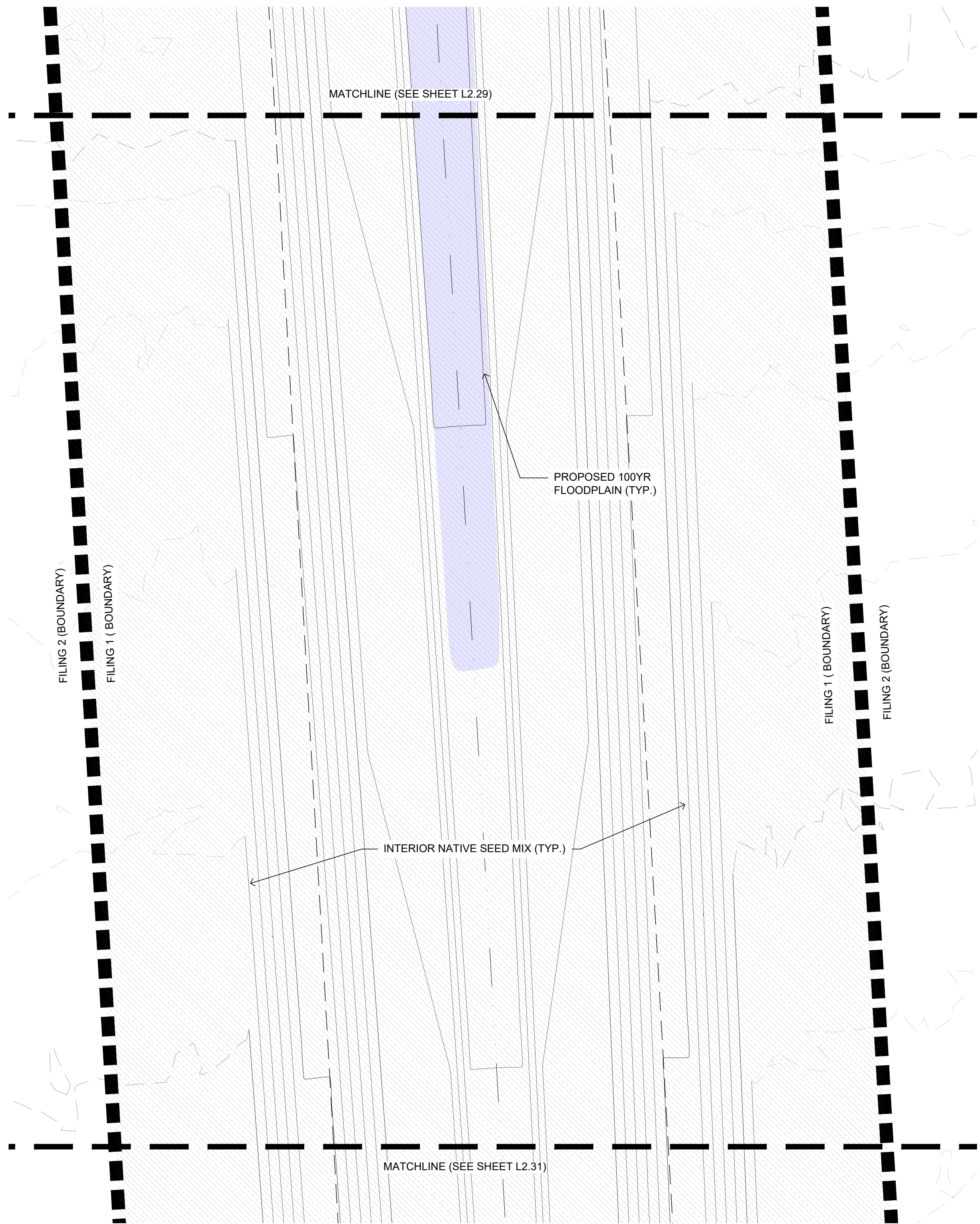
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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 41 OF 81

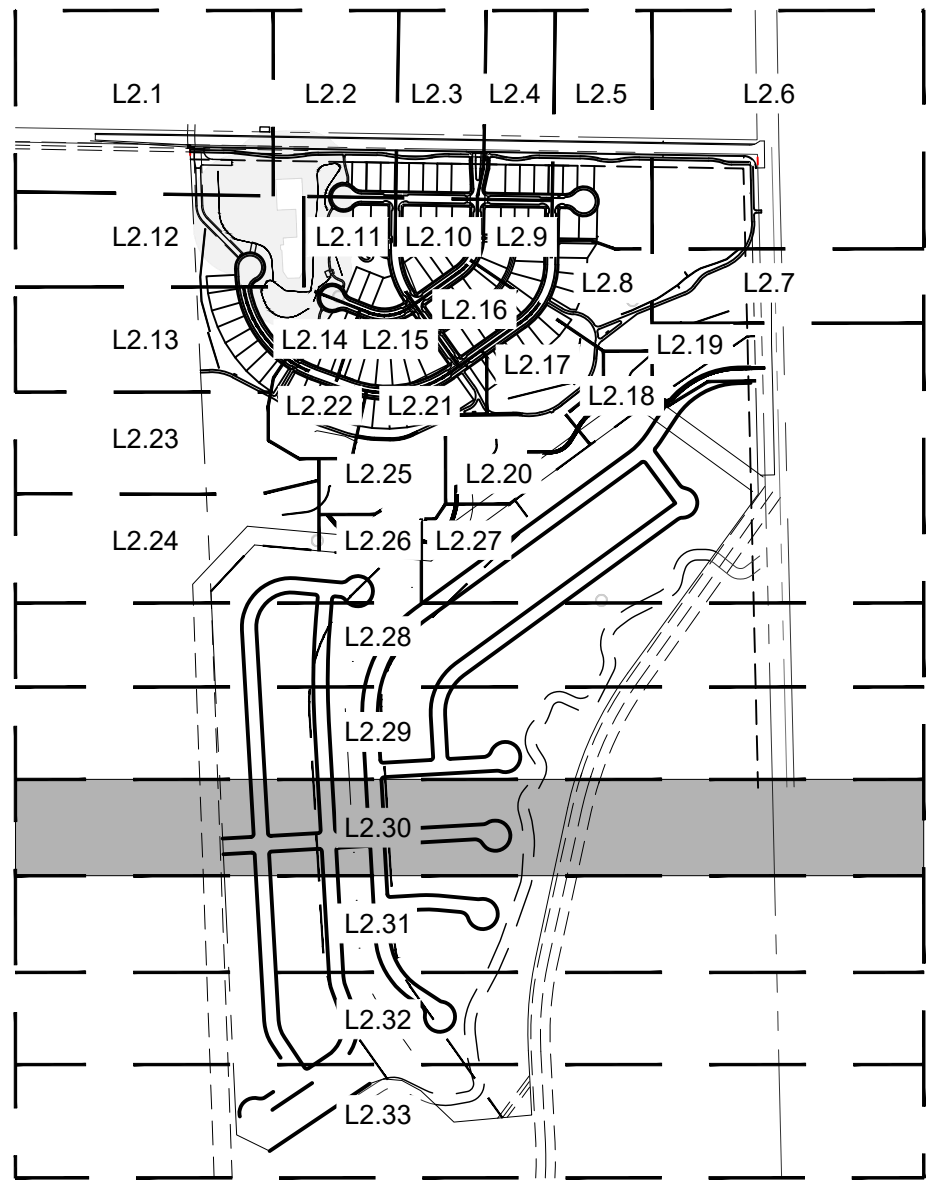


LEGEND

100 YEAR FLOODPLAIN

PLANT SCHEDULE

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	120,570 SF	Interior Native Seed Mix	Seed				Very Low



KEY MAP
N.T.S.

Item 2.

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FRONTERRA

LANDSCAPE ARCHITECTURE
PLANNING

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.30

SHEET 41 OF 81

SCALE: 1" = 30'
0 15' 30' 60' 90'

57

NO PROPOSED TREES OR SHRUBS IN
THIS AREA.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 42 OF 81



josh@fronterra.design

Riverbend Estates Partners, LLC
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FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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REVISIONS:	TOWN & OWNER COMMENTS
2022.03.09	

2022.09.28 TOWN & OWNER COMMENTS

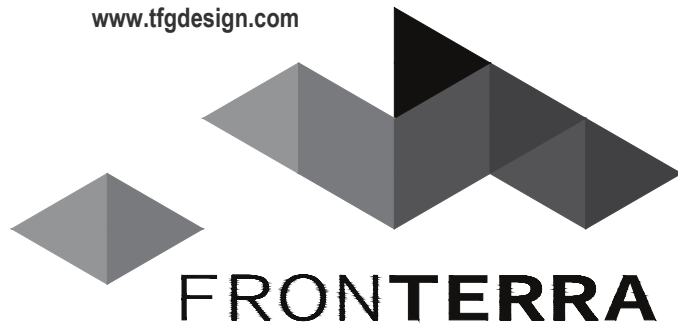
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SHEET NUMBER:

SHEET **42** OF **81**



Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	121,751 SF		Interior Native Seed Mix		Seed		Very Low



LANDSCAPE ARCHITECTURE
PLANNING

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FINAL DEVELOPMENT PLAN

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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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2022.09.28

TOWN & OWNER COMMENTS

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SHEET TITLE:

LANDSCAPE
ENLARGEMENT

SHEET NUMBER:

L2.33

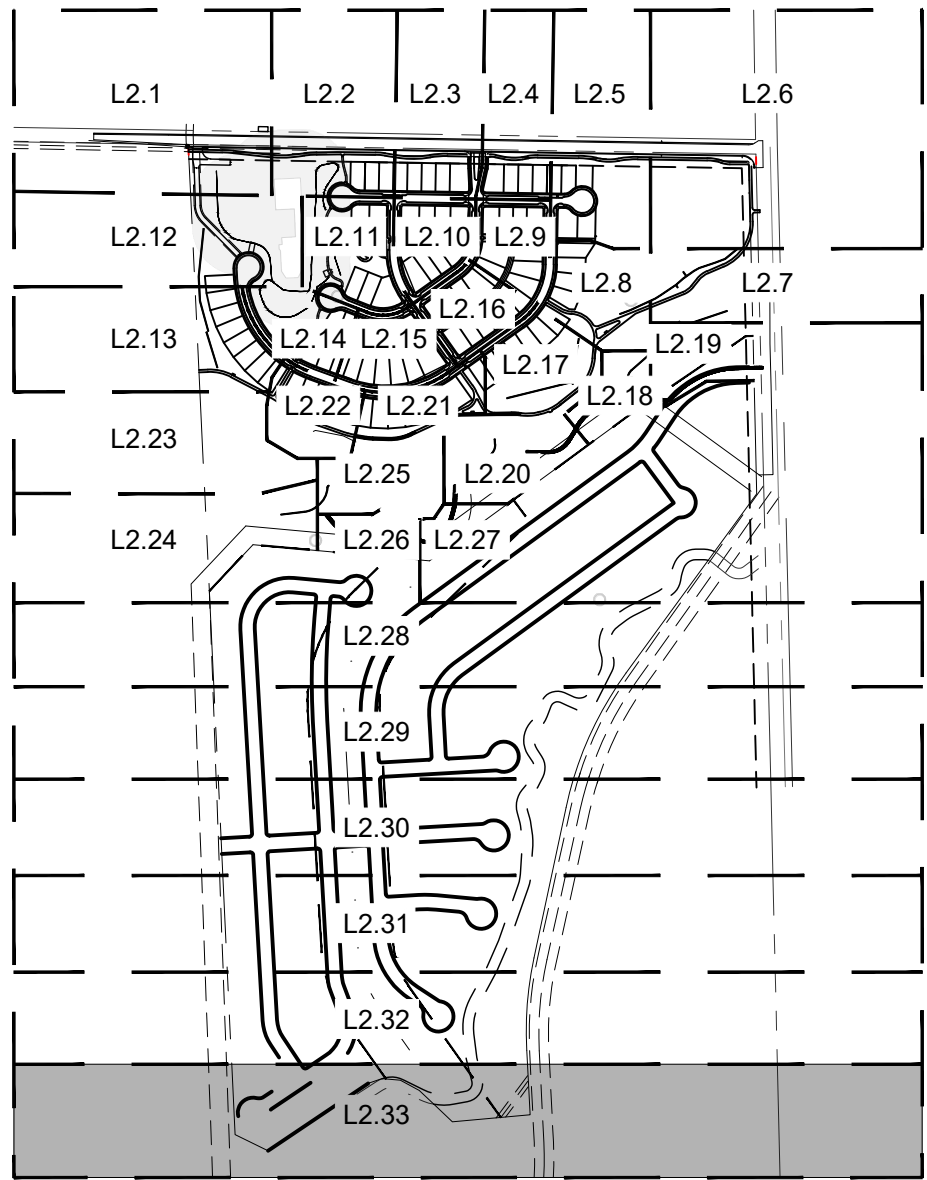
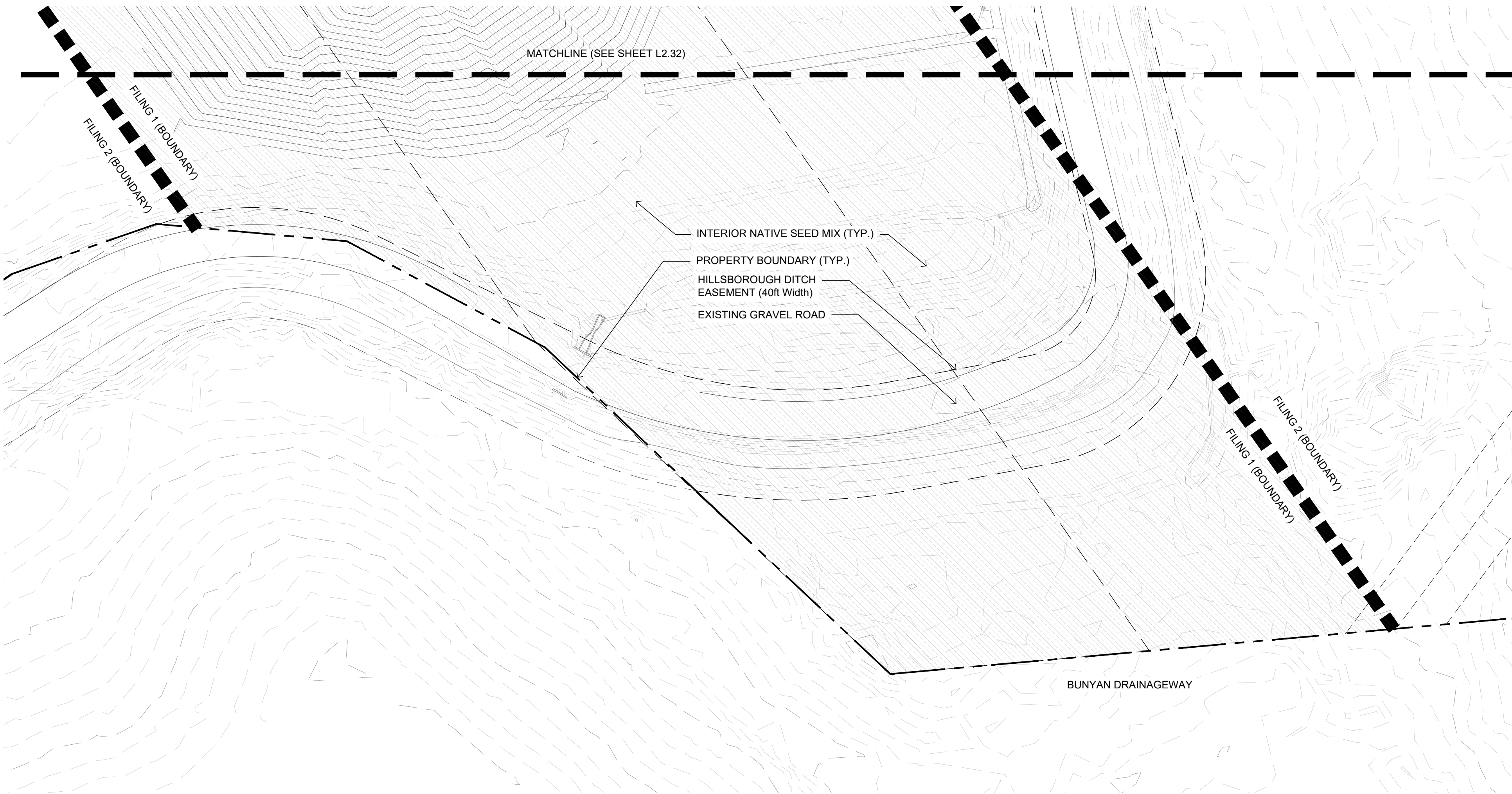
SHEET 44 OF 81

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 44 OF 81

NOTE:
PARKWAY PLANTINGS IN FRONT OF
LOTS TO BE INSTALLED BY BUILDER &
APPROVED PRIOR TO ISSUANCE OF A
CERTIFICATE OF OCCUPANCY.

NO PROPOSED TREES OR SHRUBS IN
THIS AREA.



KEY MAP
N.T.S.

PLANT SCHEDULE

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	NSM-I	65,330 SF		Interior Native Seed Mix	Seed			Very Low



SCALE: 1" = 30'
0 15' 30' 60' 90'





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OWNER:

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Newport Beach, California 92660
lmowrev@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.09.28 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
**ILLUSTRATIVE PLOT
PLAN**

SHEET NUMBER-

L3.1

SHEET **45** OF **81**

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
ILLUSTRATIVE PLOT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 45 OF 81



**NOT FOR
CONSTRUCTION**



SCALE: 1" = 10'



NORTH

SHEET 45 OF 81

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
PRELIMINARY SIGNAGE PROGRAM
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 46 OF 81

TFG Design, LLC
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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
**PRELIMINARY
SIGNAGE PROGRAM**

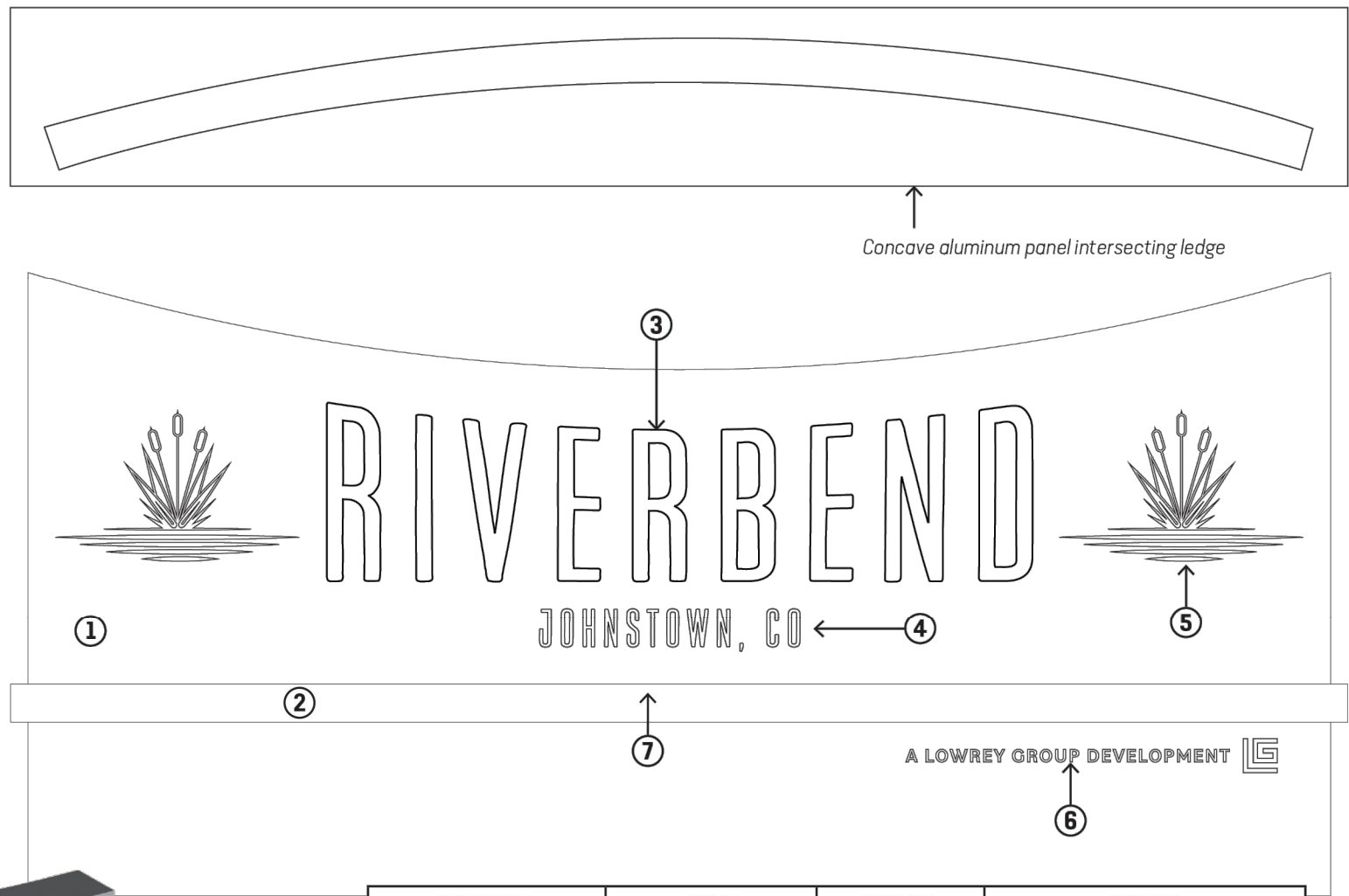
SHEET NUMBER:

L3.2

SHEET 46 OF 81



RIVERBEND
ENTRANCE MONUMENT SIGN - APPROXIMATE DIMENSIONS/SPECS

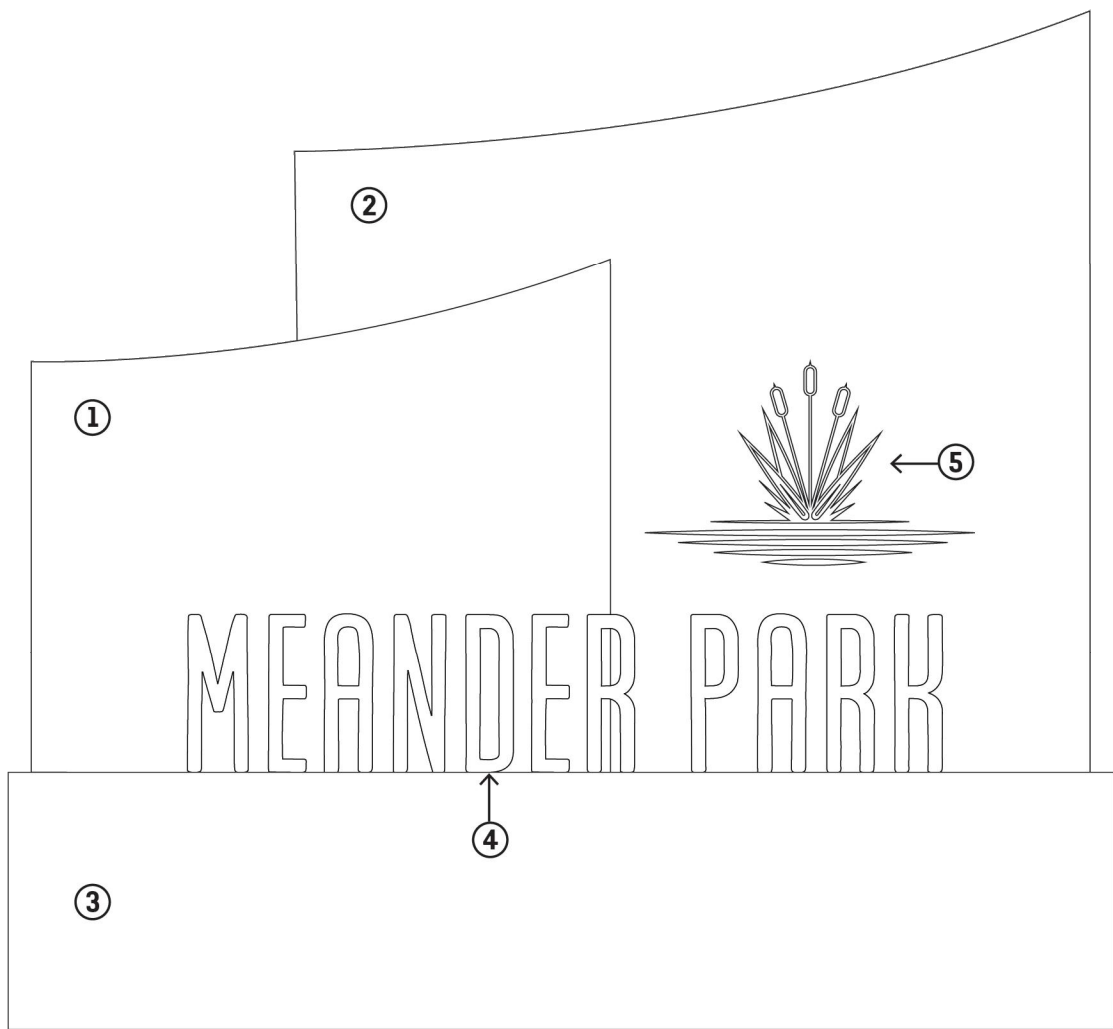


	MATERIAL	SIZE	COLOR	NOTES
1	aluminum with faux corten finish	150" w x 72" h 10" deep	faux corten TBD	concave aluminum intersects ledge
2	aluminum ledge	156" w x 4" h 8" deep	light gray TBD	spray/speckle finish for texture
3	Riverbend Logo - aluminum	Approx. 81" w x 21" h 1/2" deep	white	pin mounted letters
4	Johnstown, CO Type - aluminum	Approx. 30" w x 5" h 1/4" deep	white	flush mounted
5	Riverbend Symbol	Approx. 28" w x 17" h	white	routed out of metal and color-filled with paint
6	A Lowrey Group Development Type and Symbol - aluminum	Approx. 43" w x 4" h 1/4" deep	white	flush mounted
7	Inset Lighting	TBD	warm light	even wash of light that projects up on Riverbend signage

1 PRIMARY ENTRANCE MONUMENT SIGNAGE

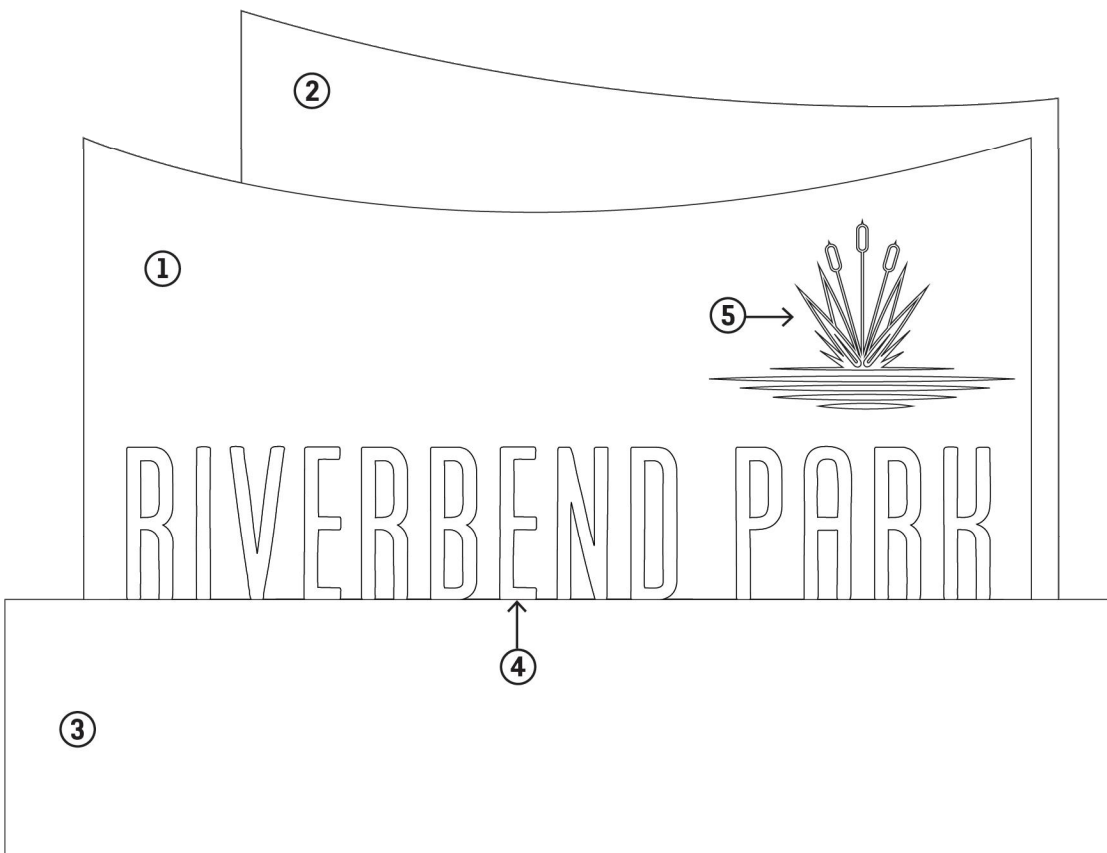
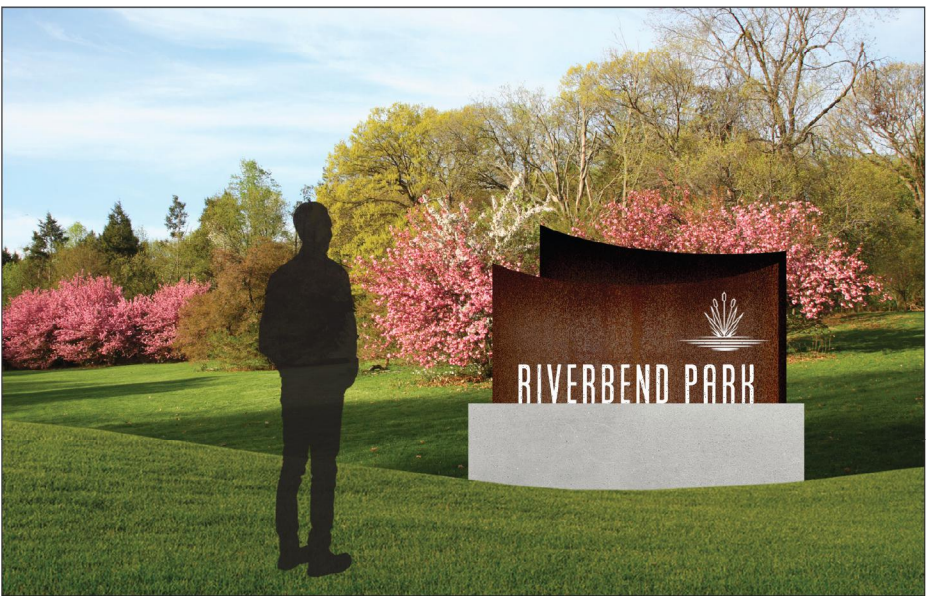
SCALE: NTS

RIVERBEND
MEANDER PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



	MATERIAL	SIZE	COLOR	NOTES
1	aluminum with faux corten finish	67" w x 33" h 6" deep	faux corten TBD	
2	aluminum with faux corten finish	58" w x 42" h 6" deep	faux corten TBD	
3	aluminum cabinet base	Approx. 78" w x 18" h 24" deep	light gray TBD	spray/speckle finish for texture
4	Meander Park Type - aluminum	Approx. 60" w x 11" h 4" deep	white	flush mounted
5	Riverbend Symbol	Approx. 23" w x 14" h	white	routed out of metal and color-filled with paint

RIVERBEND
RIVERBEND PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



	MATERIAL	SIZE	COLOR	NOTES
1	aluminum with faux corten finish	67" w x 33" h 6" deep	faux corten TBD	
2	aluminum with faux corten finish	58" w x 42" h 6" deep	faux corten TBD	
3	aluminum cabinet base	Approx. 78" w x 18" h 24" deep	light gray TBD	spray/speckle finish to add texture
4	Riverbend Park Type - aluminum	Approx. 60" w x 11" h 4" deep	white	flush mounted
5	Riverbend Symbol	Approx. 21" w x 13" h	white	routed out of metal and color-filled with paint

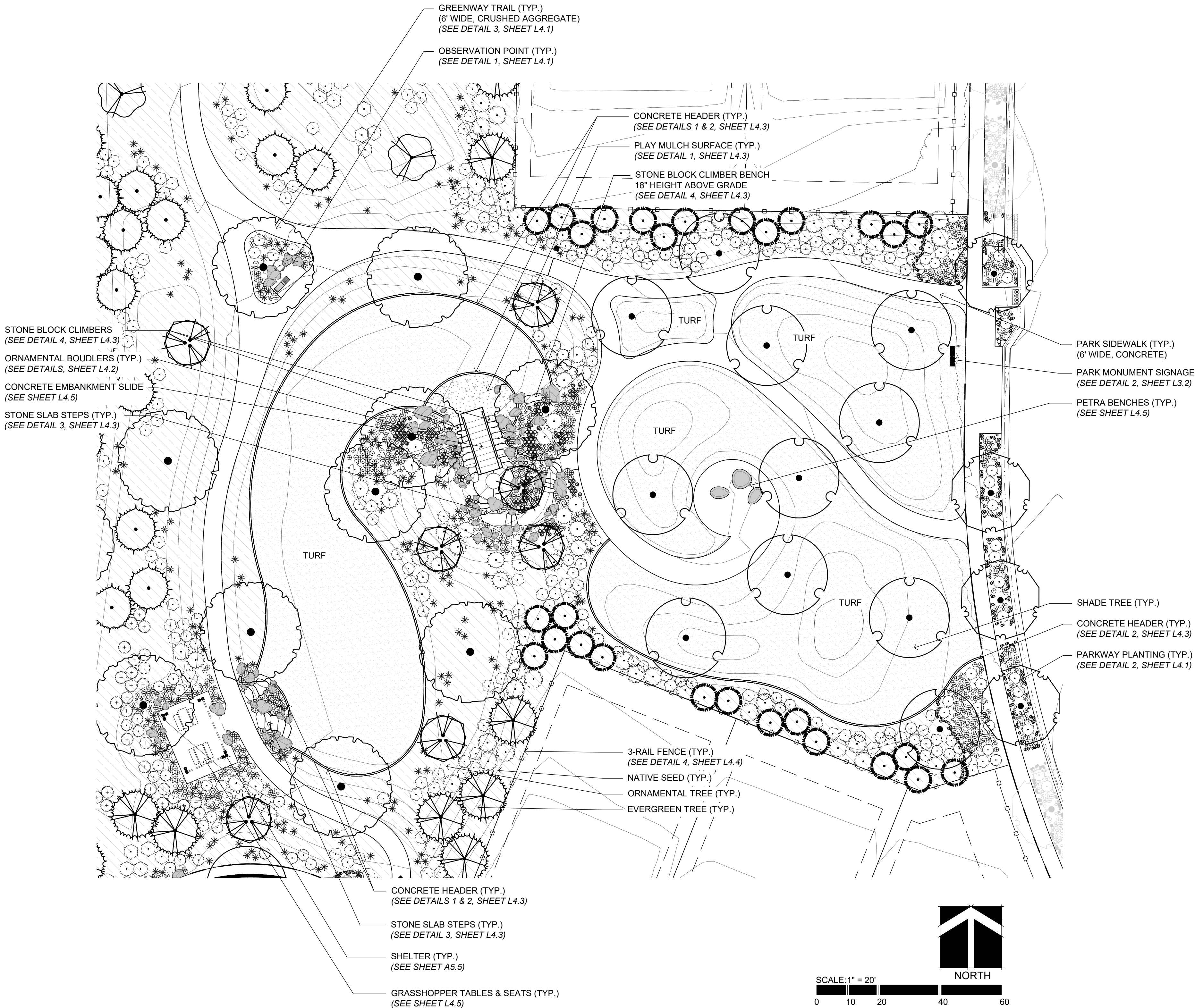
2 SECONDARY MONUMENT SIGNAGE

SCALE: NTS

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
RIVERBEND PARK ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 48 OF 81

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PARK MONUMENT SIGNAGE
(SEE DETAIL 2, SHEET L3.2)

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

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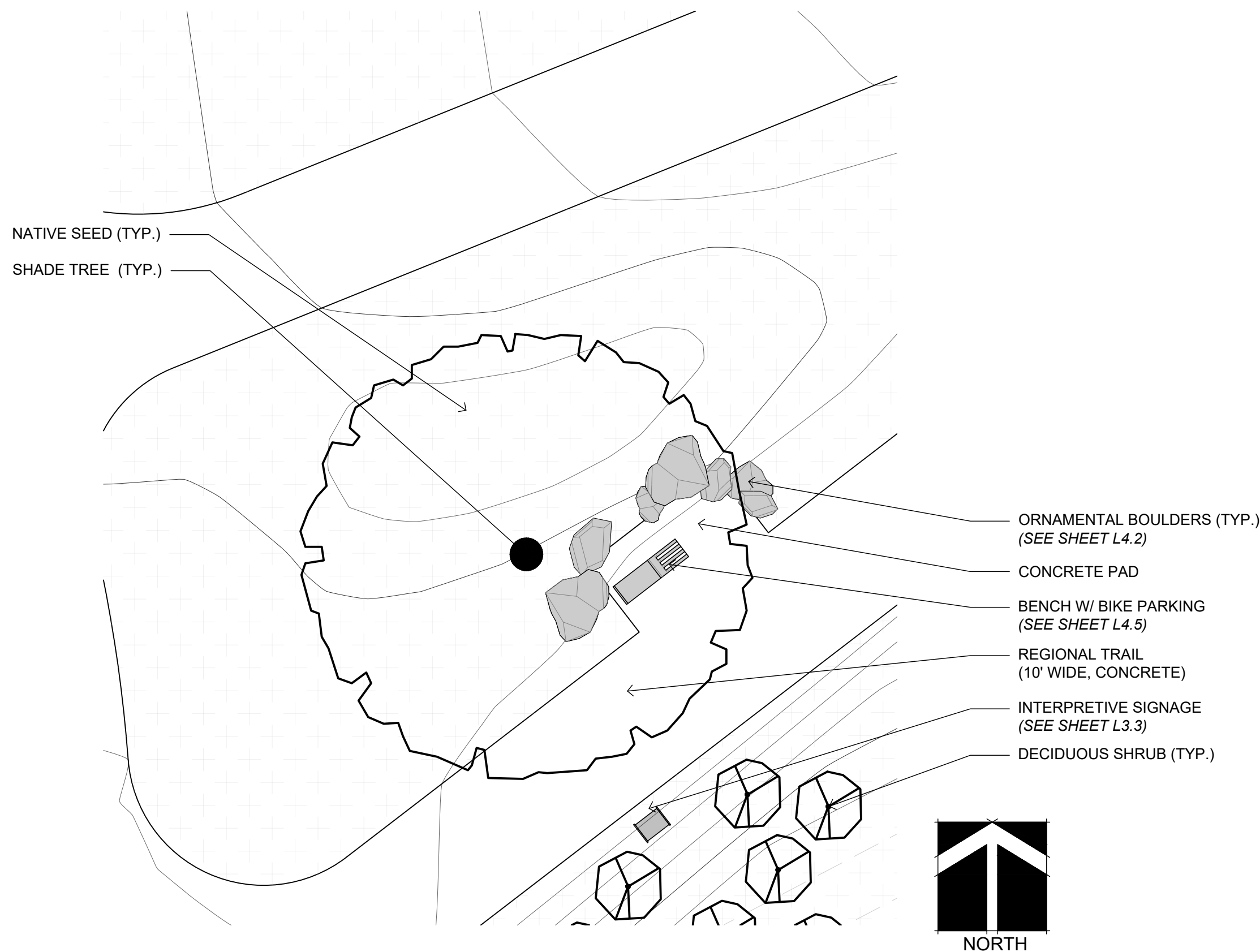
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RIVERBEND PARK
ENLARGEMENT

SHEET NUMBER:

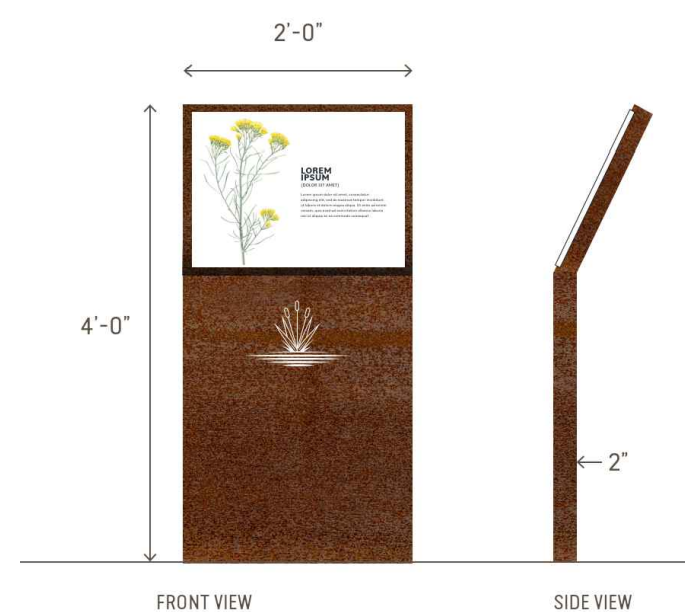
L3.4

SHEET 48 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
SITE DETAILS & ENLARGEMENTS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 49 OF 81**1** OBSERVATION POINT ENLARGEMENT DETAIL

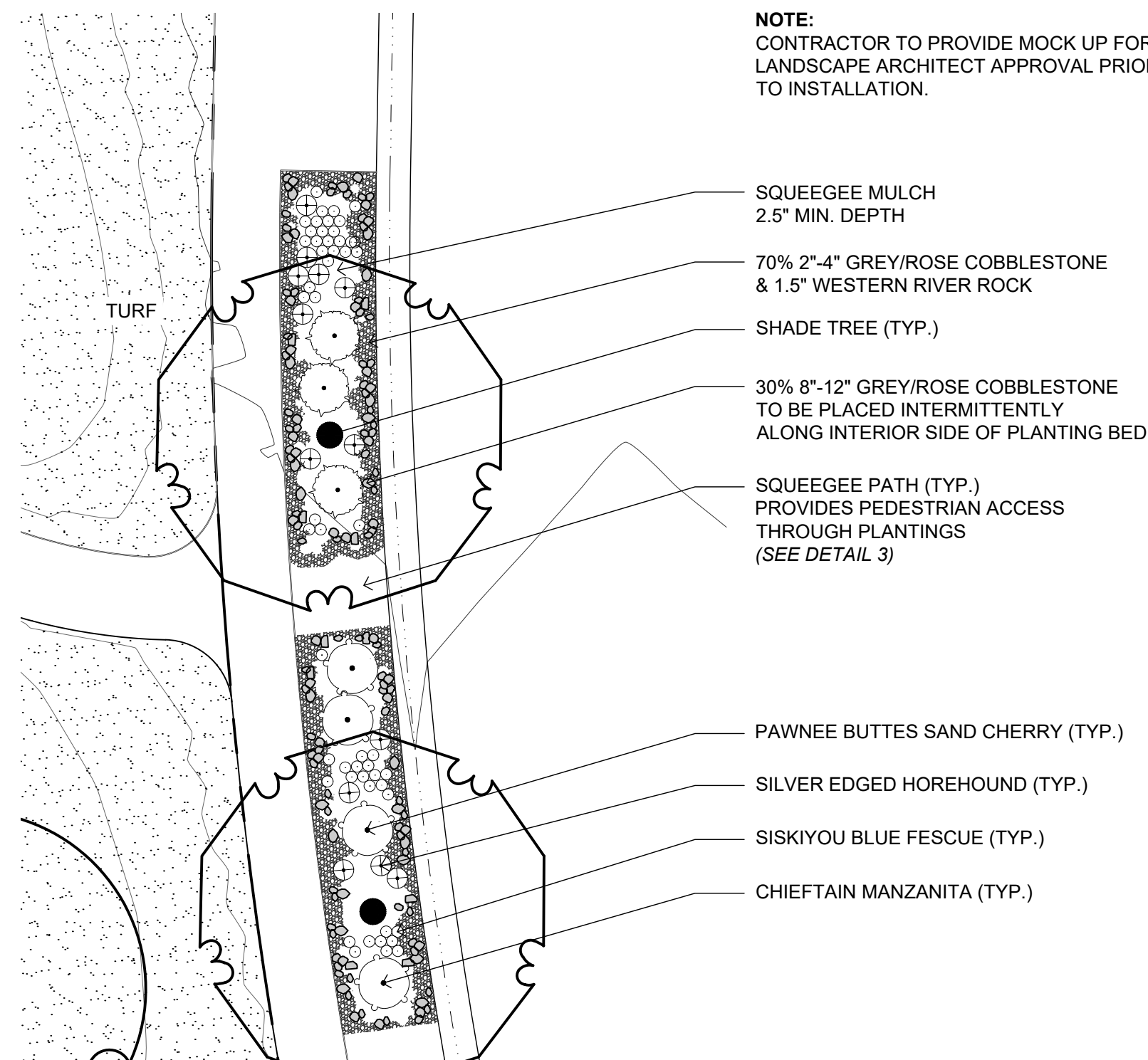
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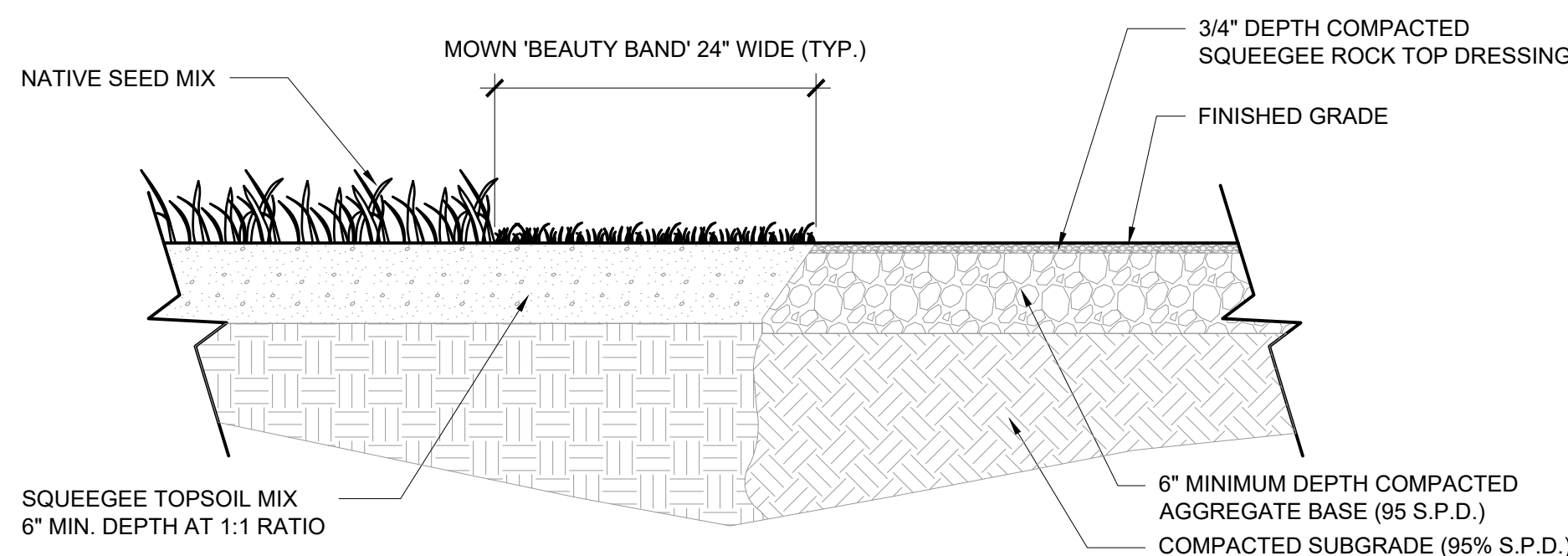
INTERPRETIVE SIGNAGE (SEE SHEET L3.3)



BENCH W/ BIKE PARKING (SEE SHEET L4.5)

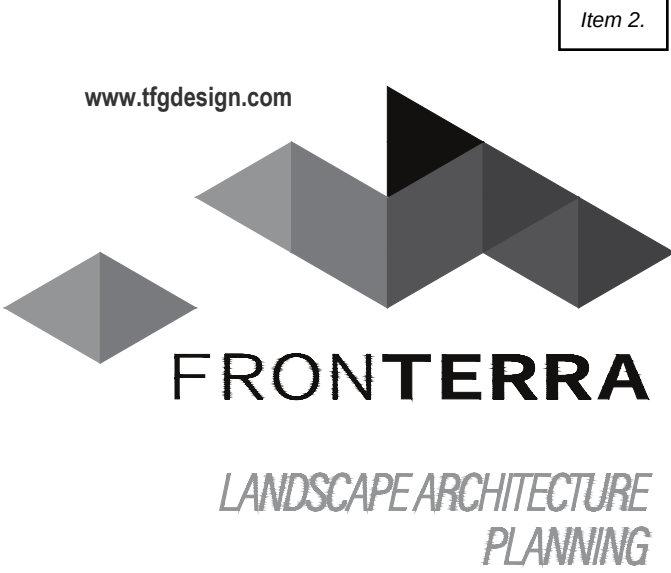
**2** PARKWAY PLANTING DETAIL (TYP.)

SCALE: NTS

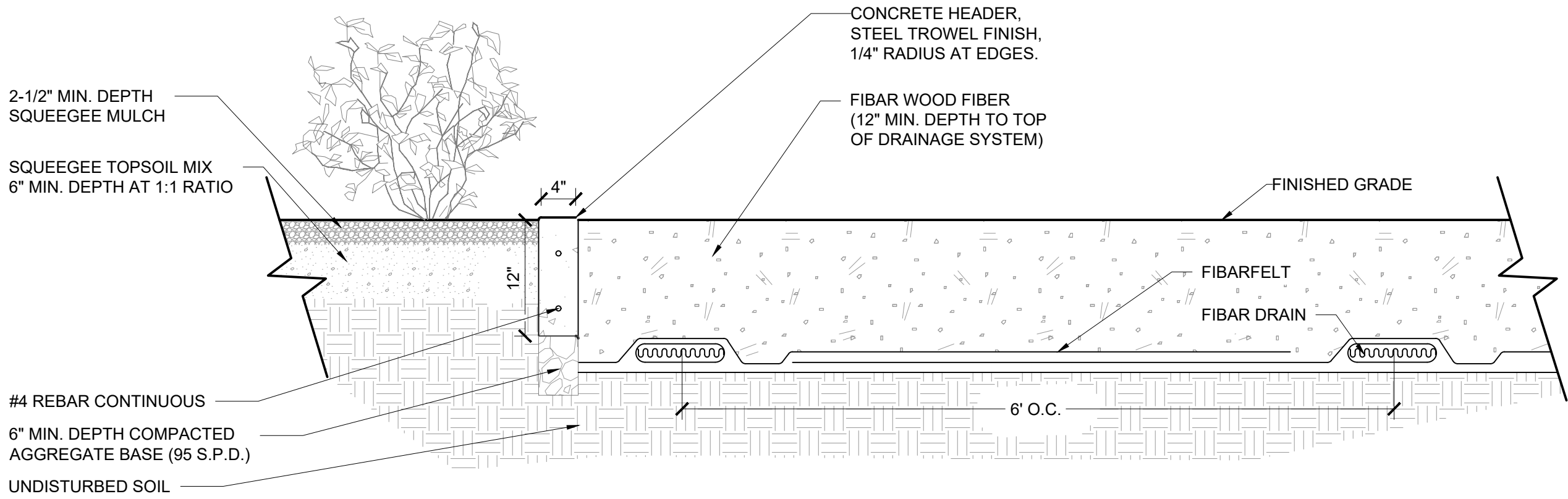
**3** COMPACTED AGGREGATE PATH & SEED DETAIL

SCALE: NTS

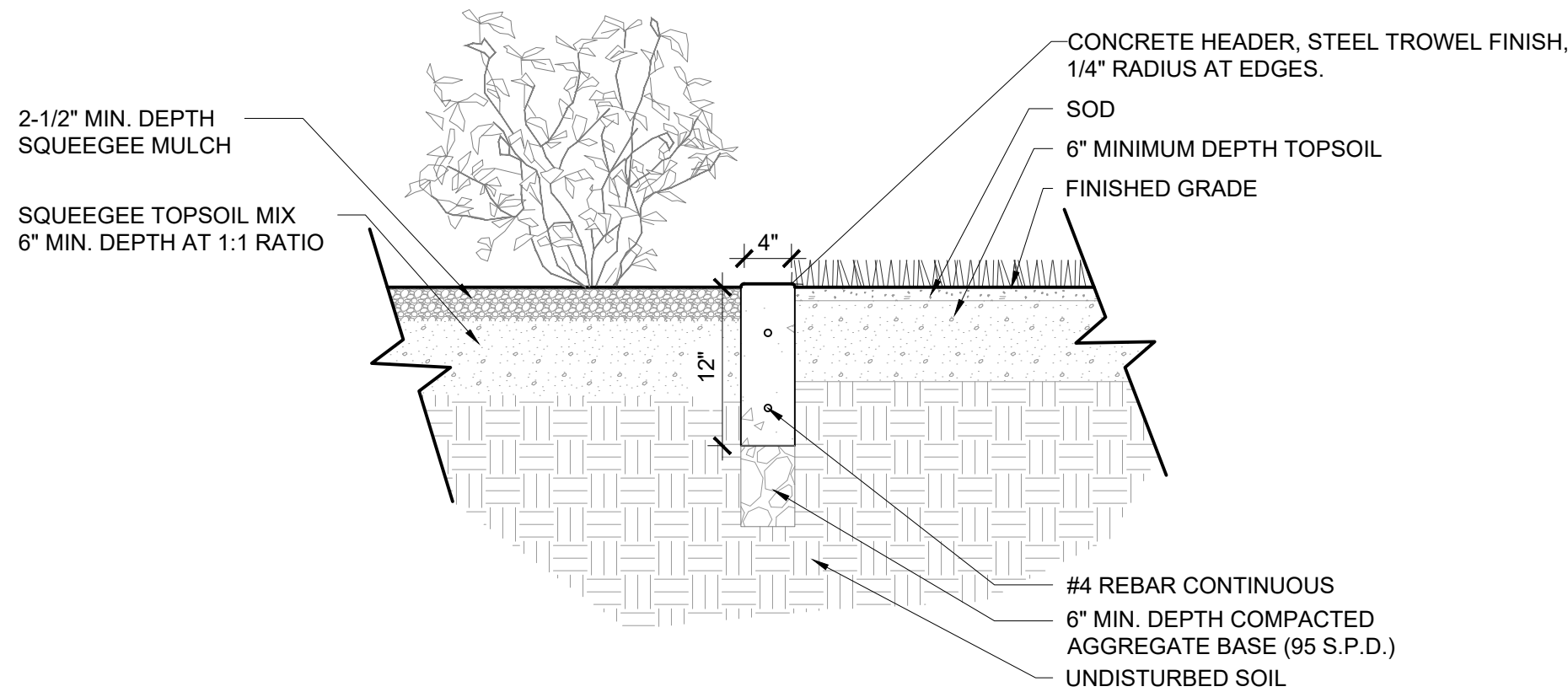
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
SITE DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 51 OF 81



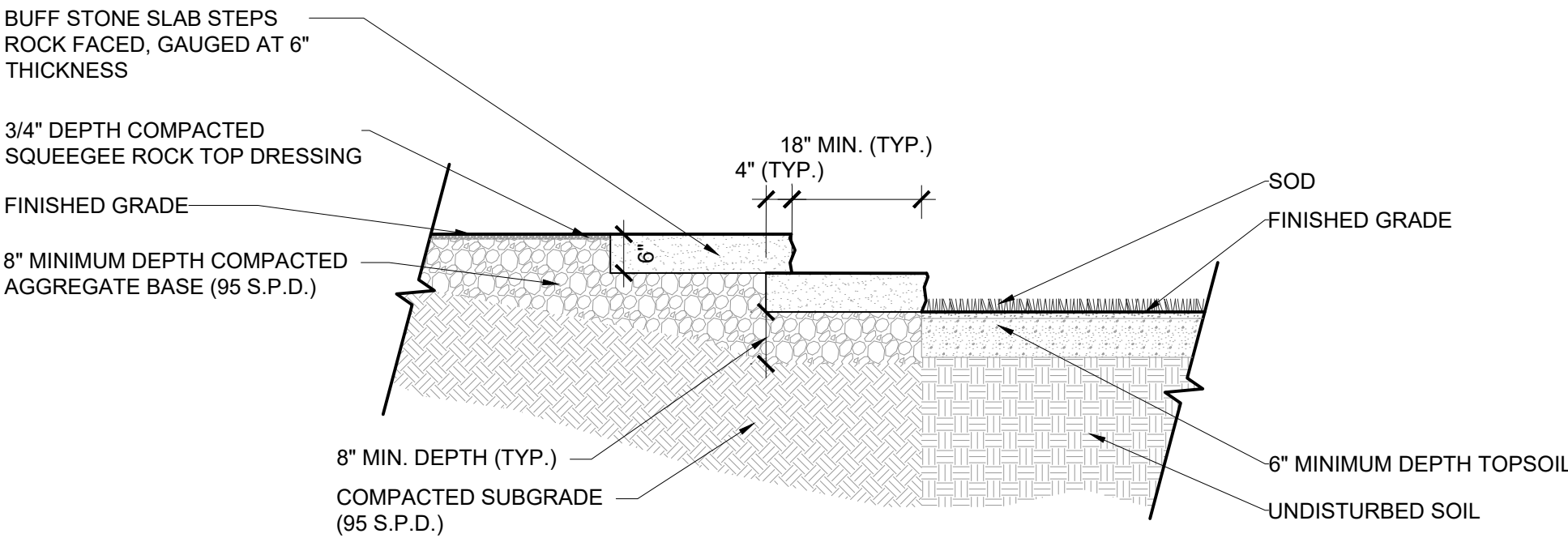
TFG Design, LLC
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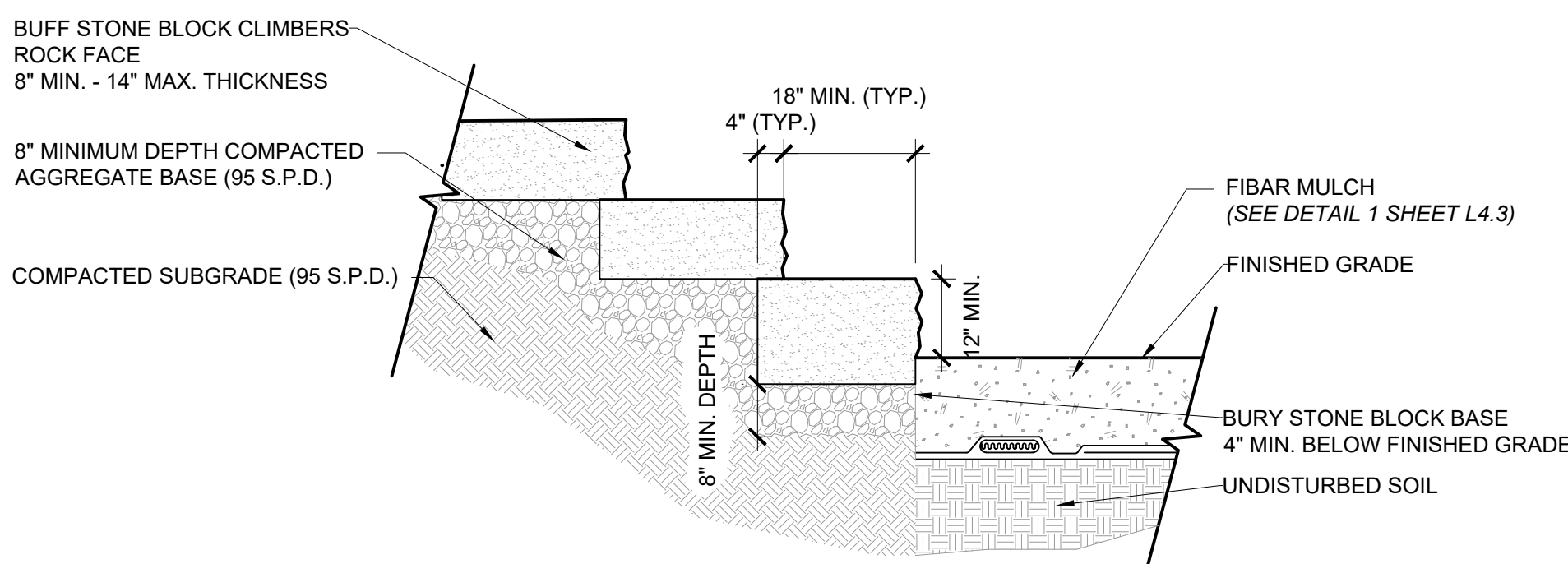
1 CONCRETE HEADER PLANTING & PLAY MULCH DETAIL
SCALE: NTS



2 CONCRETE HEADER TURF & PLANTING DETAIL
SCALE: NTS



3 STONE SLAB STEPS AT SHELTER DETAIL
SCALE: NTS



4 STONE BLOCK CLIMBERS AT EMBANKMENT SLIDE DETAIL
SCALE: NTS

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS

2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:

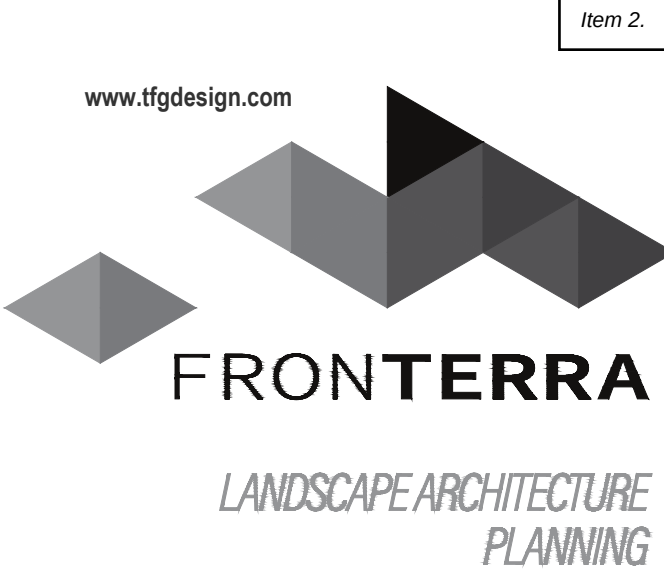
L4.3

SHEET 51 OF 81



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
SITE DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 52 OF 81

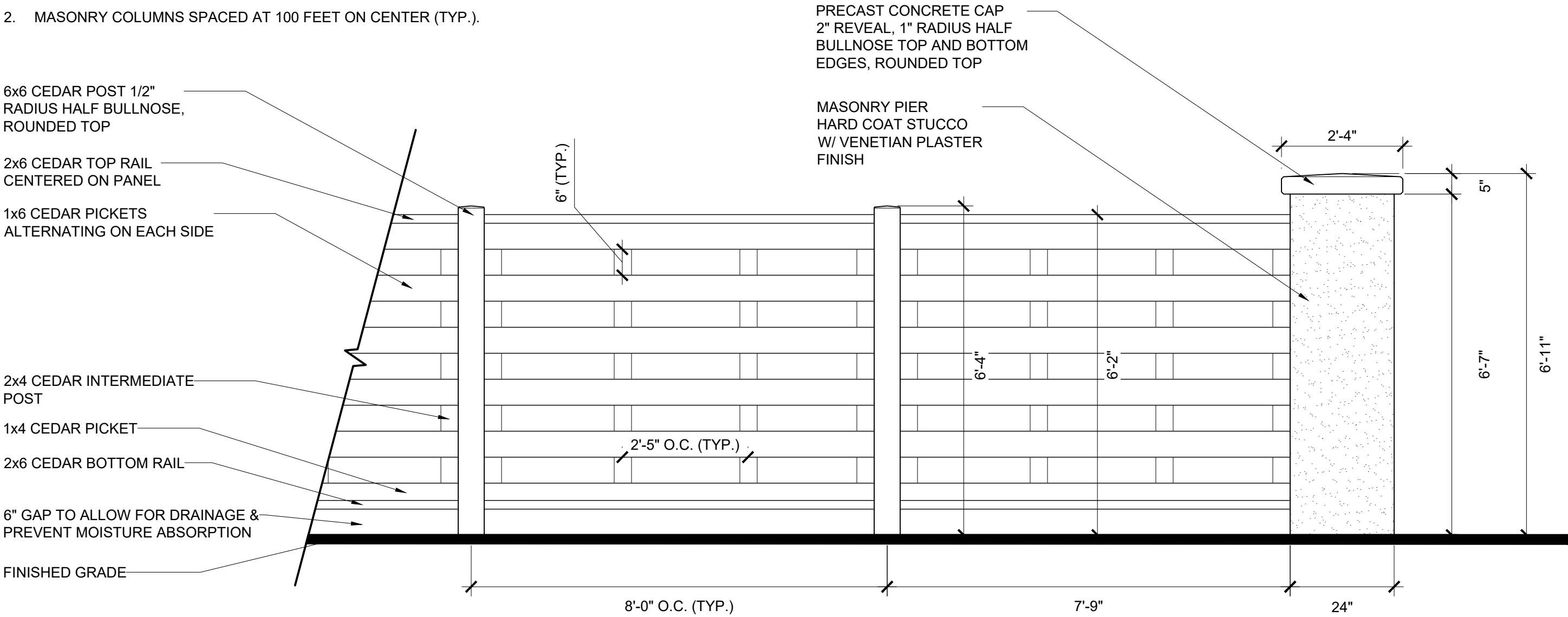


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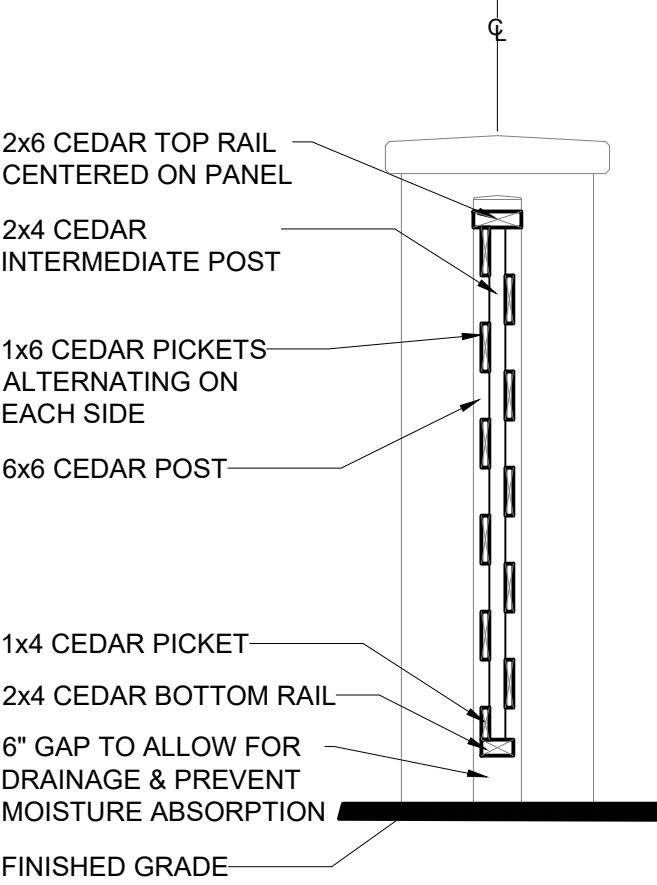
OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660
lmolowrey@arborcapitalpartners.com

- NOTES:**
- ALL WOOD TO BE SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.
 - MASONRY COLUMNS SPACED AT 100 FEET ON CENTER (TYP.).



- NOTE:**
- FENCE TO BE CENTERED ON MASONRY PIERS.



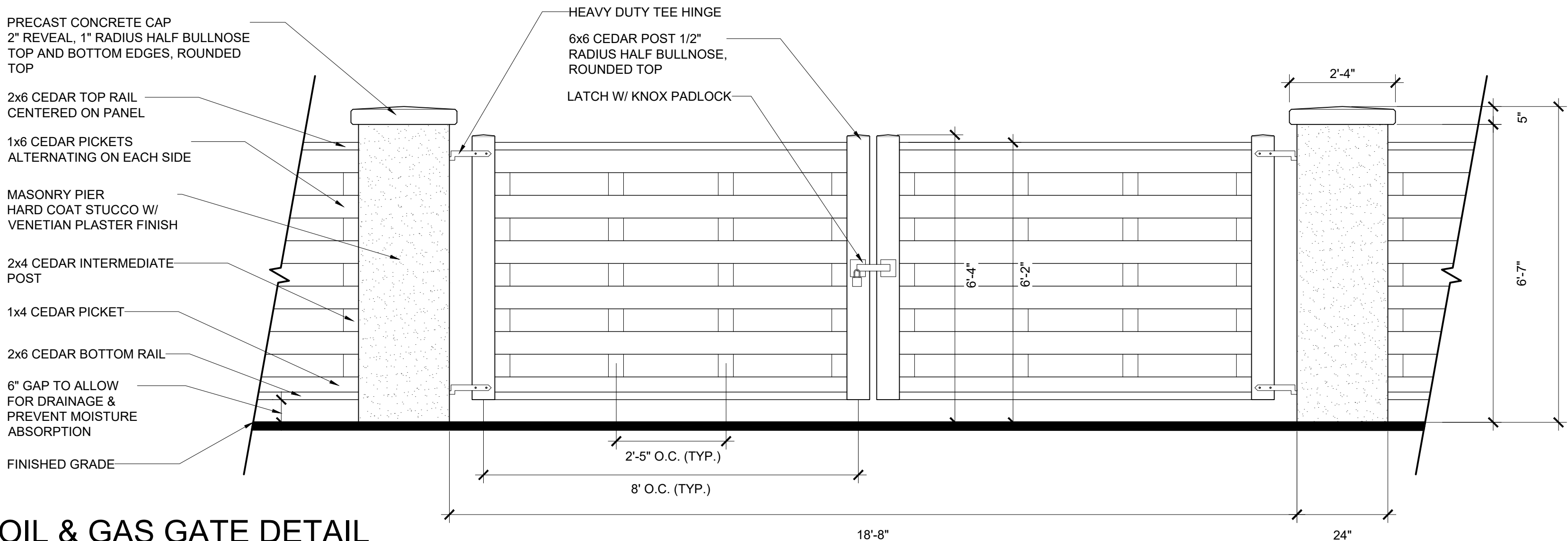
1 PERIMETER / OIL & GAS FENCE & PIER DETAIL

SCALE: NTS
FENCING TO BE INSTALLED BY BUILDER PRIOR TO ANY HOMES BEING BUILT

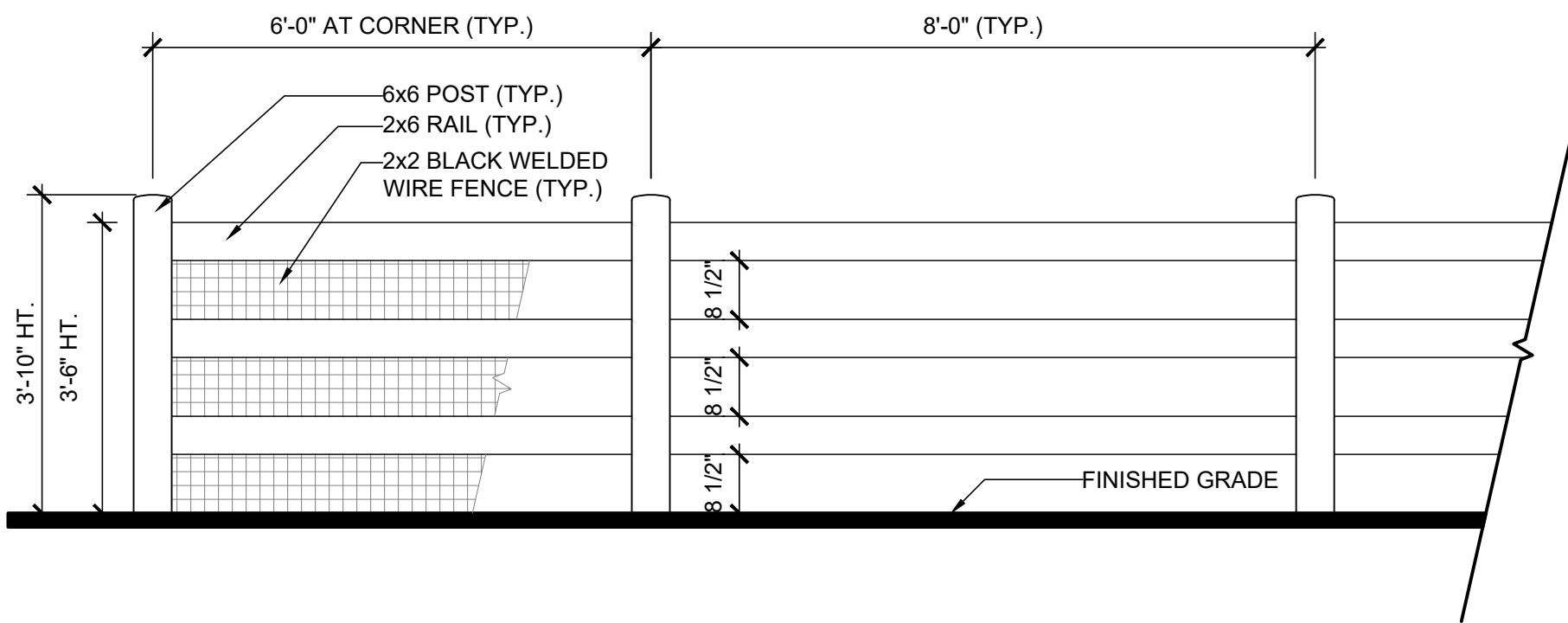
2 PERIMETER / OIL & GAS FENCE CROSS SECTION

SCALE: NTS

- NOTES:**
- ALL WOOD TO BE SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.
 - MASONRY COLUMNS SPACED AT 100 FEET ON CENTER (TYP.).
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS.



- NOTES:**
- WELDED WIRE TO BE ATTACHED TO INSIDE SURFACE (LOT SIDE) OF RAIL FENCE FOR CHILD SAFETY REASONS.
 - ALL WOOD TO BE CEDAR, SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.



3 OIL & GAS GATE DETAIL

SCALE: NTS

4 3-RAIL FENCE DETAIL

SCALE: NTS
FENCING TO BE INSTALLED BY BUILDER PRIOR TO ANY HOMES BEING BUILT

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
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2022.09.28 TOWN & OWNER COMMENTS

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:

L4.4

SHEET 52 OF 81



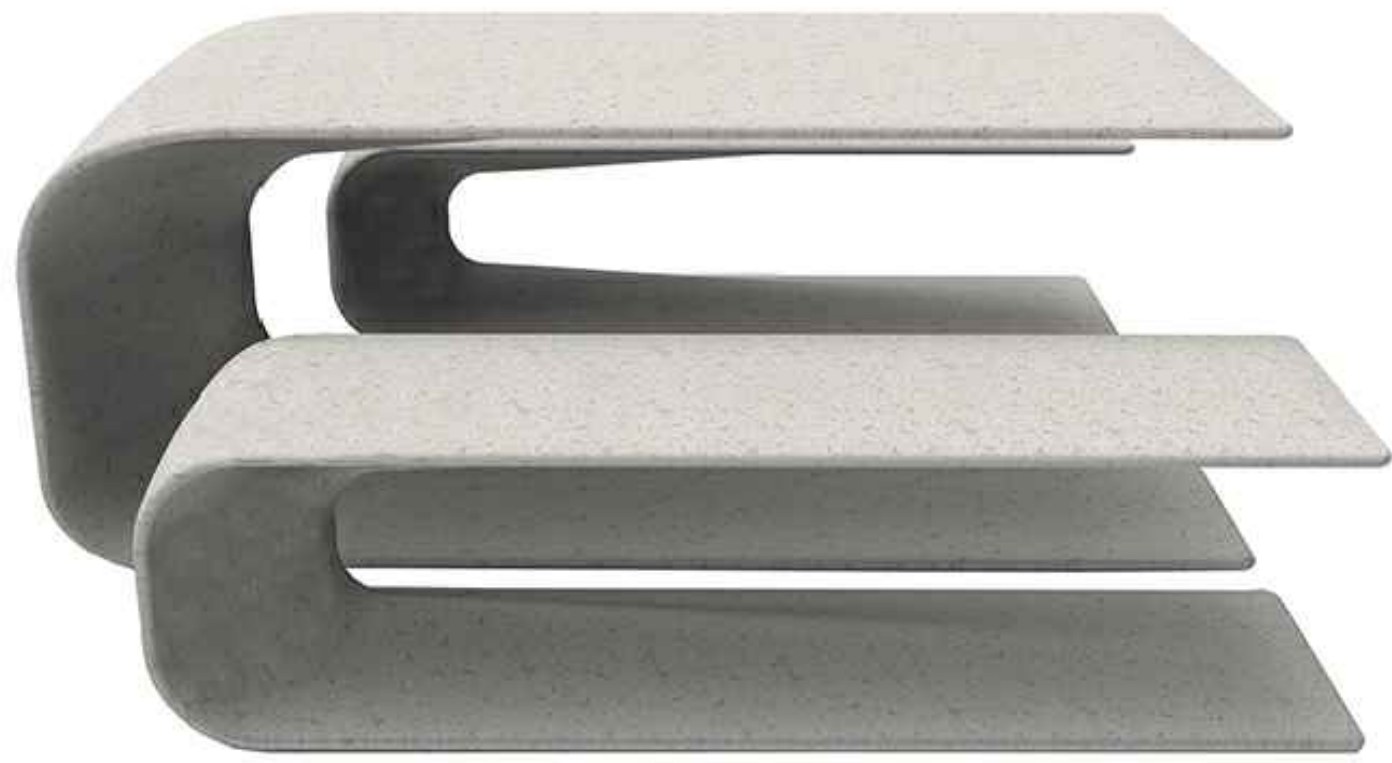
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
SITE FURNISHINGS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 53 OF 81



ESCOFET PETRA BENCH

DIMENSIONS:
PETRA S: 188CM X 117CM X 48CM
PETRA L: 195CM X 192CM X 50CM
MATERIAL: ETCHED AND WATERPROOFED CONCRETE

CONTACT:
VIVIAN KOVACS
PHONE: 800-430-6206 X 1323
EMAIL: VIVIANK@LANDSCAPEFORMS.COM



ESCOFET GRASSHOPPER TABLE & SEAT

DIMENSIONS:
TABLE: 190CM X 90CM X 73CM
SEAT: 160CM X 45CM X 45CM
MATERIAL: ETCHED AND WATERPROOF UHPC CONCRETE;
SOFT-POLISHED UHPC CONCRETE

CONTACT:
VIVIAN KOVACS
PHONE: 800-430-6206 X 1323
EMAIL: VIVIANK@LANDSCAPEFORMS.COM



QUADRUPLE WIDE UPC EMBANKMENT SLIDE

DIMENSIONS:
10FT W X 10FT 3IN H X 20FT 4IN L
MATERIAL: PRECAST CONCRETE

CONTACT:
JENNY CHURCHICH-COOK
PHONE: 303-530-4414 EXT. 15
EMAIL: JENNY@CHURCHICHRECREATION.NET



TRACKDESIGN DUO CORTEN BENCH

REFERENCE#: SOP05012
DIMENSIONS: 176CM X 50CM X 46CM
MATERIAL: CORTEN STEEL, CUMARU WOOD

CONTACT:
ANNARITA CENTRONE
PHONE: +390802256911
EMAIL: CENTRONE@TRACKDESIGN.NET

OWNER:

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:	
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DATE: 2021.09.30	
PHASE: FDP	
REVISIONS:	
2022.03.09	TOWN & OWNER COMMENTS
2022.09.28	TOWN & OWNER COMMENTS

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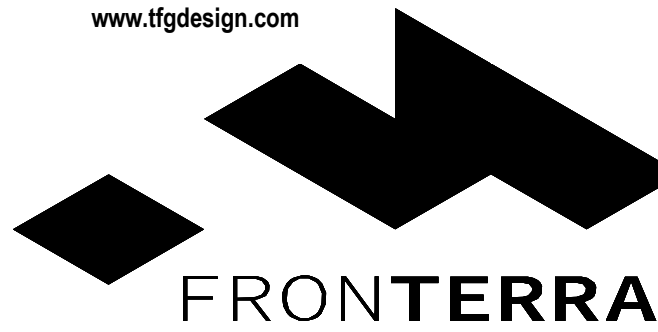
SHEET TITLE:
SITE FURNISHINGS

SHEET NUMBER:



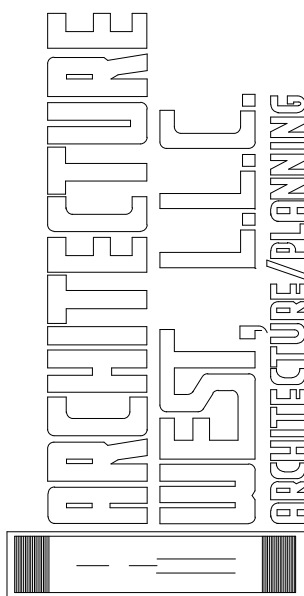
L4.5

SHEET 53 OF 81



LANDSCAPE ARCHITECTURE
PLANNING

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(970) 688-3737
josh@fronterra.design



OWNER:

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lmowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80634

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: SEPT 15, 2022
PHASE: PUD

REVISIONS:
SEPT. 2023

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SHEET TITLE:
ARCHITECTURAL
DESIGN STANDARDS

SHEET NUMBER:

A5.1

Architectural Design Standards
Riverbend Estates PUD – Single Family Detached Residential

The underlying goal of the guidelines and standards that follow is to achieve a highly functional, aesthetically pleasing neighborhood with much attention paid to architectural quality and site design. Emphasis is placed on diversity in location, style and building form. Of particular importance, is four-sided architecture and an overall design that promotes the home's entry, while diminishing the visual prominence of the garage.

Fundamental Objectives:

- The inclusion of several house models with alternate model elevations for the most popular models. A minimum of 3 alternate model elevations shall be included for each design to provide a significant change in their appearance, color schemes and variations in the street scape.
- Incorporate a variety of architectural details, wall articulation, multiple roof planes in each home to create balanced designs that vary in massing and scale.
- Provide an appealing 'neighbor friendly' aesthetic by varying setbacks 3-5' based on the garage location and incorporating a significant front porch.

General

Individual house styles are to be varied, but complementary, using multiple architectural features such as, front porches with railing, varying roof pitches. Houses are to have walls that jog and several rooflines and trim details to provide a more complex architectural style. The intent is to avoid the feeling of a manufactured development and rather create the sense of a neighborhood that grew in a way that was thoughtfully organic.

Setback

A well-defined, strong street edge helps to reinforce the pedestrian oriented goals of the community. Well-articulated dwellings with prominent entrances and front porches will be required. A balanced, visually interesting, non-garage dominant streetscape with a human scale, will be achieved by varying setbacks based on the home's garage location. A fifteen (15) feet setback from the front porch, as long as the garage is a minimum setback of twenty (20) feet from the road right of way. A five (5) foot side yard setback from property line on all side yards, except on corner lots, where side setbacks shall be ten (10) feet from the property line. A ten (10) foot minimum setback is required from the rear property line.

SETBACKS FROM PROPERTY LINES:

- FRONT PORCH – 15'
- GARAGE – 20'
- SIDE YARDS – 5' (varying from property lines except on corner lots)
- CORNER SIDE YARDS – 10' FROM SIDEWALK
- REAR YARD – 10'

Xcel is requiring 10' front easement for dry utilities.

Square Footage

1,400 square foot minimum floor area and 1,600 square foot minimum finished floor area for multi-story with minimum 1,000 square feet on the main floor (not including basements). Garden level & walk-out basements where topography conditions allow. There shall be a minimum 50/50% distribution of both single & two-story residences and with a variety of square footages available on the same street to provide aesthetic variation.

The area of the footprint of the basement must be less than or equal to 1,200 square feet unless certification from a licensed Geotechnical Engineer is provided that states the structure is reasonably safe from flooding. Building Permits may not be issued for buildings with below grade appurtenances until the required Geotechnical Report is submitted and approved by the Town.

Front Facade

The main entrance to the dwelling should act as the focal point of the dwelling and be given appropriate design emphasis. The main entrance shall be directly visible from the street. A variety of front door styles is required, including some with glazing. Decorative door surrounds are required if a covered entry feature has not been provided, including the use of glazed sidelights and transoms. Front porches and/or interesting architectural entry features are to be provided on street-facing facades in order to relate to the pedestrian scale. A covered entry feature is required for at least fifty (50) percent of model designs. Wraparound porches are recommended for corner lots and end lots abutting open space. A covered front porch should be maximized wherever possible. A minimum depth of six (6) feet should be provided to comfortably accommodate chairs, however deeper porches are encouraged. All porches to be a minimum of thirty-six (36) square feet in area. Handrails should be consistent with the character of the house and painted to match the trim. Front Façade to be minimum 30% stone, brick, or stucco and have 24" min. corner wraps.

Side Facades

Provide ground floor projections, windows, and other elements to break up long wall expanses.

Vertical Support Posts

Column styles and widths should be consistent with the character, color, materials of the house and should typically be no less than eight (8) inches square or diameter.

Foundation

Exposed foundation is to meet minimum code requirements but is to be no more than twelve (12) inches high. Exposed concrete, concrete block foundations and/or deck footings which exceed six (6) inches in height above finished grade shall be painted to blend with the principal color.

Exterior Wall Finishes

Exterior wall siding materials shall be compatible with the architectural style of the house design and may include brick and stone veneer, horizontal and vertical siding of varying widths, synthetic stucco and other materials on a limited basis, as accents. Wall siding finishes shall be consistent on all sides and elevations of the houses. Where changes in materials do occur, they should be at locations and terminations such as changes in wall planes, wall offsets, openings, downspouts, corners or others. Material changes shall be encouraged to articulate the transitions from base, to middle, to top, and roof gable, dormer or other roof elements. The use of secondary materials that blend with other siding materials are permitted.

Architectural Details

Architectural accents and details shall be required on front elevations and include consistency on all facades, elevations. Design elements shall include trim boards, attic/roof venting, shutters, changes in stone and brick coursing/detailing, exposed rafter accents, door hardware and lighting fixtures. Trim boards shall occur at all window and door openings, changes in wall plane, eaves and overhang conditions, fascia and rooflines, downspouts, other change in building materials, transitions and any other locations as appropriate. Trim boards should be contrasting but compatible colors to that of the siding materials, utilizing primarily earth-tones.

Gutters/Downspouts and Utilities

Gutters and downspouts are to be painted a matching color to the soffits and fascia. Downspouts, utility boxes, meters, etc. and are to be located as visually unobtrusive as

Where homes are equipped with basements and/or crawl spaces a sump pump is required. The pump must be rated at four times the estimated seepage rate, and must have emergency backup power. 'Sloped perimeter foundation piping/ drains shall connect to the sump pit & pump, sized/ designed by the Design Engineer.

Garage

All garage faces shall compliment, rather than dominate, the architectural details of dwelling's living portion. Garages should not dominate the massing of the street-facing facade. Massing of the garage should be minimized by giving the habitable portion of the dwelling a larger and more dominant mass, integrating the massing of the garage into the main massing of the dwelling, positioning the main front wall and porch face closer to the street and limiting the projection of the garage. The streetscape should include a variety of garage door styles to avoid monotony and repetition of a single garage door style. Where the garage projects in front of the ground level wall or covered front porch, a window in the interior side of the garage consistent with the height and style of the front elevation windows shall be incorporated. A minimum of a two-car garage is required. Garages that have doors for more than two (2) vehicles must have one door recessed a minimum of two (2) feet from the others. Garage doors, visible as part of the front building elevation, shall not comprise more than forty (40) percent of the ground floor, street facing, linear building frontage. The majority of all dwelling units proposed should have garages which are either flush with or recessed behind the ground floor front wall or covered front porch. The maximum garage projection shall be five (5) feet in front of either the ground floor front wall or covered front porch. The second story wall face above the garage must not be flush with the garage and at least sixty (60) percent must set back further than eight (8) feet from the front face of the garage. Garages are to have varied locations, including different roof angles and various setbacks from the street. No detached garages shall be constructed on a lot.

SETBACKS AND VARIATIONS:

- THREE CAR – MINIMUM ONE DOOR RECESSED BACK A MINIMUM OF 2'
- MAXIMUM GARAGE PROJECTION – 5'
- SECOND STORY WALLS – MINIMUM 60% RECESSED MINIMUM 8' FROM GARAGE

Accessory Structures

Any accessory structures shall be constructed of residential building materials to match the primary residence, including gabled, shingled roof and matching roof pitch. No structure shall be taller than the adjacent primary residence, nor exceed 800 SF in footprint.

Driveway

A mix of paired and unpaired driveway combinations is desirable to contribute visual interest along the street and to provide sufficient space for parkway trees. Driveway locations shall be predetermined on the project engineer's site plans, with a maximum width of 24 feet for a double car garage and 36 feet for a three car garage. Driveways shall be located as far as possible from open space, walkways, transit stops and intersections. Corner lot driveways shall be oriented to the short side of the lot or Minor Street. Driveway surfaces shall be comprised of concrete, natural stone, brick or decorative concrete pavers. There will be no aggregate parking pads allowed on a lot.

Roof

Roofs play a significant role in the massing of a dwelling and the overall built form of a residential development. A variety of traditional roof types are encouraged, particularly for alternate elevations of a model. Within the design of a streetscape, attention should be paid to the relationships of adjacent roof forms to ensure appropriate transitions. The roof is to be high definition roof shingles, roof slope minimum 6:12 pitch with roof pitches varying from house to house. Accent/secondary roofs shall be a minimum 3:12 are encouraged. Overhangs are to be a minimum 24", eaves 12".

possible. Where feasible, they should not be visible from the street.

Colors

Traditional earth-tone colors to blend with the character of the neighborhood. All exterior railings, wood, all trim, soffits, fascia and any decorative brackets are to be of one color and are to match in a complementary, contrasting color to the main house color. Adequate representations of proposed colors or color boards must be submitted for approval.

Windows

Windows may be of any pre-finished material including metal clad, vinyl, aluminum, composite or other. Exposed painted wood windows are not permitted. Pre-finished colors shall be selected to be compatible with the exterior home design palette. All glass components shall be non-reflective insulated glazed units and be compliant with current energy code requirements. All walls facing public streets to have a minimum 15% window coverage.

Address Numbering

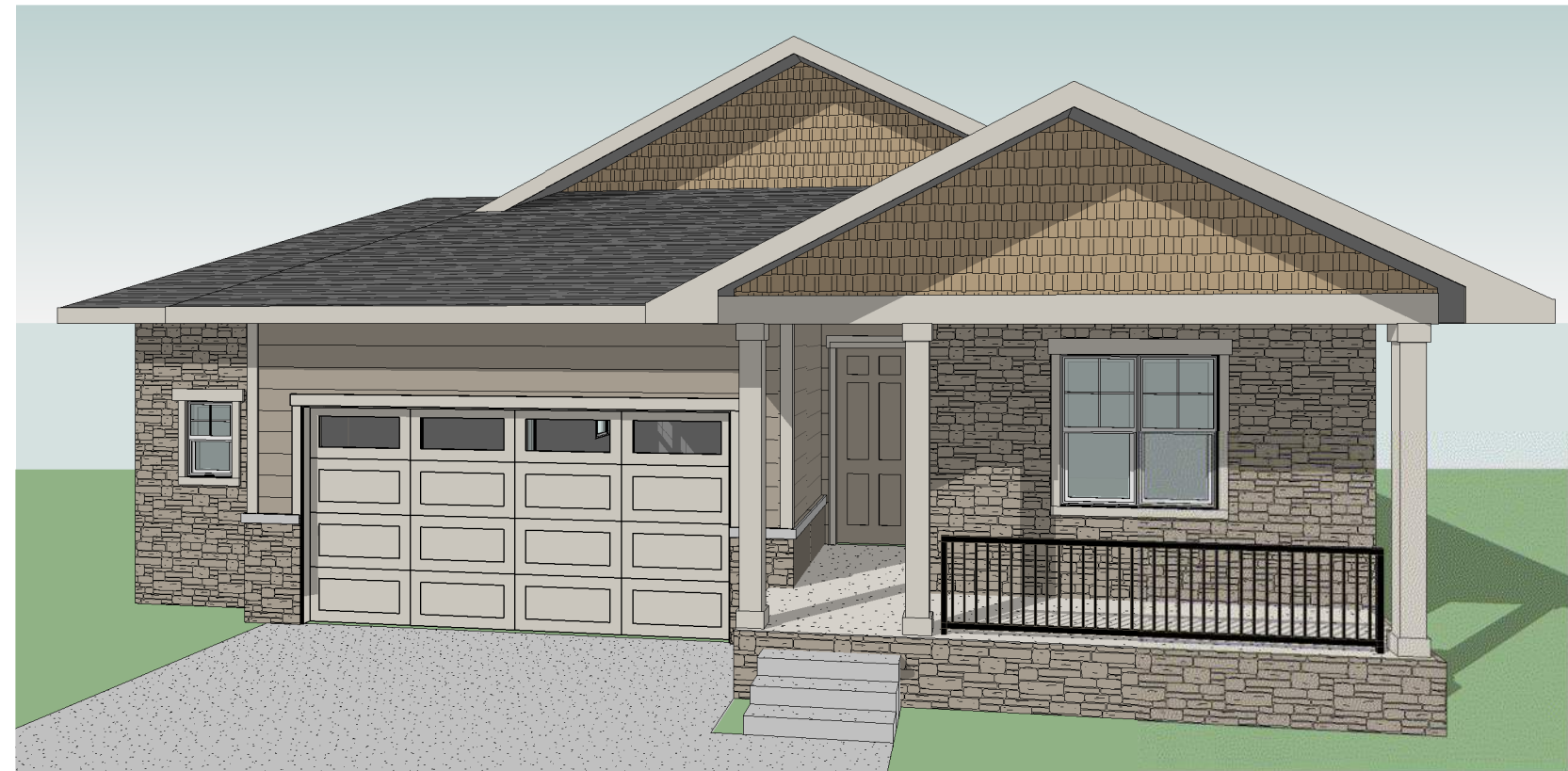
Address numbering shall be compliant with local Fire and AHJ authorities, typically 6" tall, permanent, in contrasting color to the building wall face and visible from the public right away, where applied.

Please note:

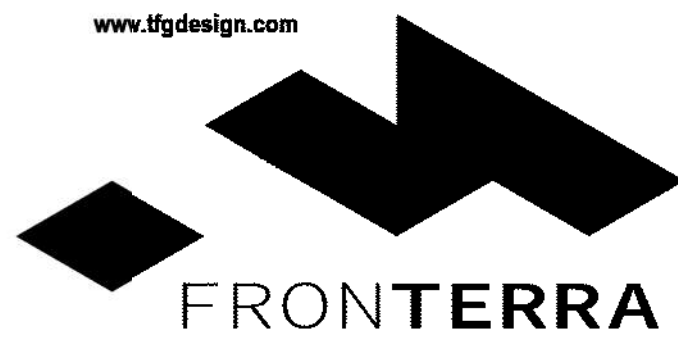
The preceding architectural standards supersede any municipal guidelines. Adherence to the municipal guidelines is required if a specific architectural standard is not described herein.

"FINAL BUILDERS ARE REQUIRED TO SUBMIT THEIR ELEVATIONS FOR FINAL APPROVALS BY TOWN STAFF PRIOR TO BUILDING PERMIT ISSUANCE."

EXTERIOR MATERIAL PATTERNS & COLOR TONES



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PLANNING

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ARCHITECTURE
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TFG DESIGN, LLC



OWNER:

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RIVERBEND ESTATES PUD

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: SEPT 15, 2022
PHASE: PUD

REVISIONS:

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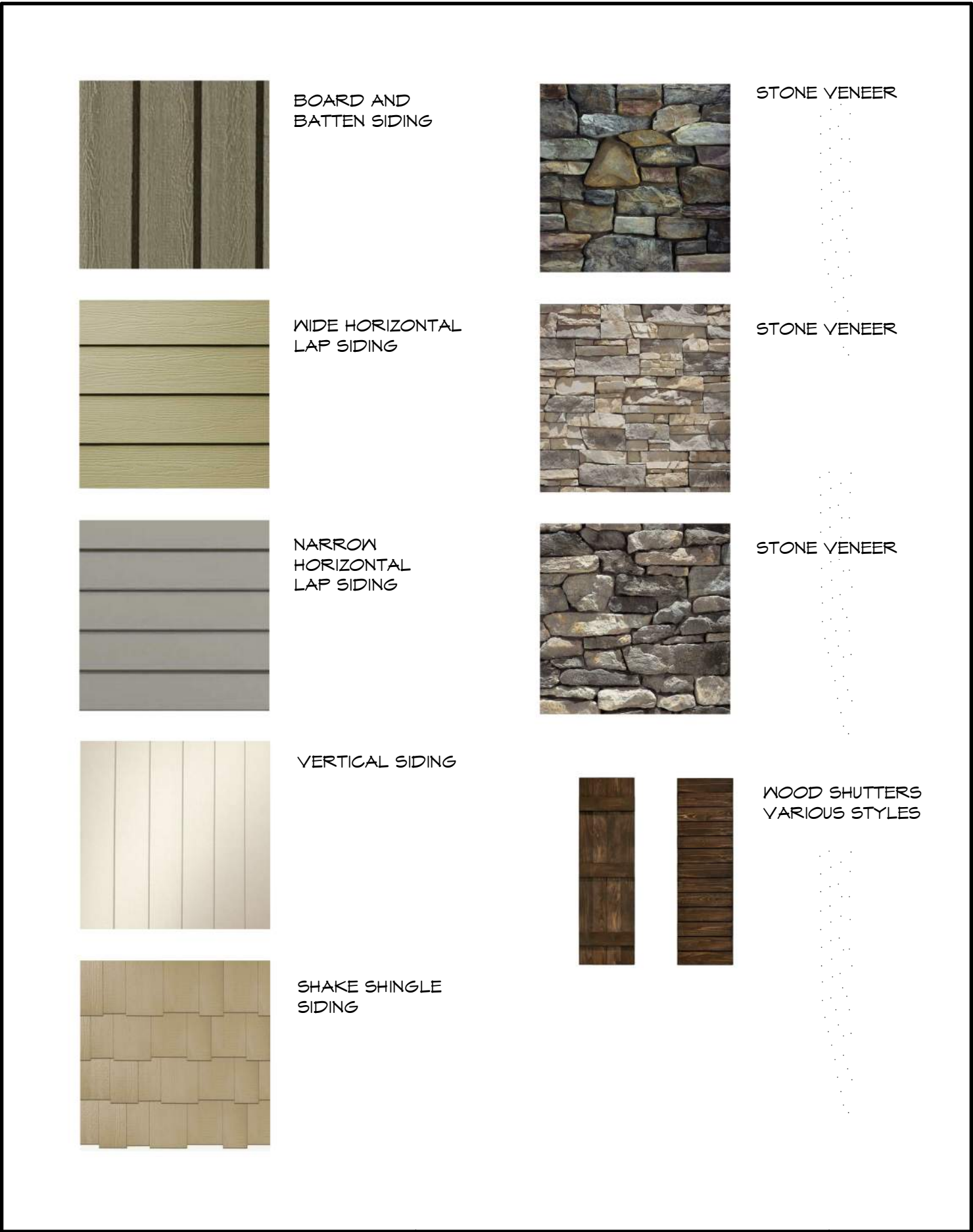
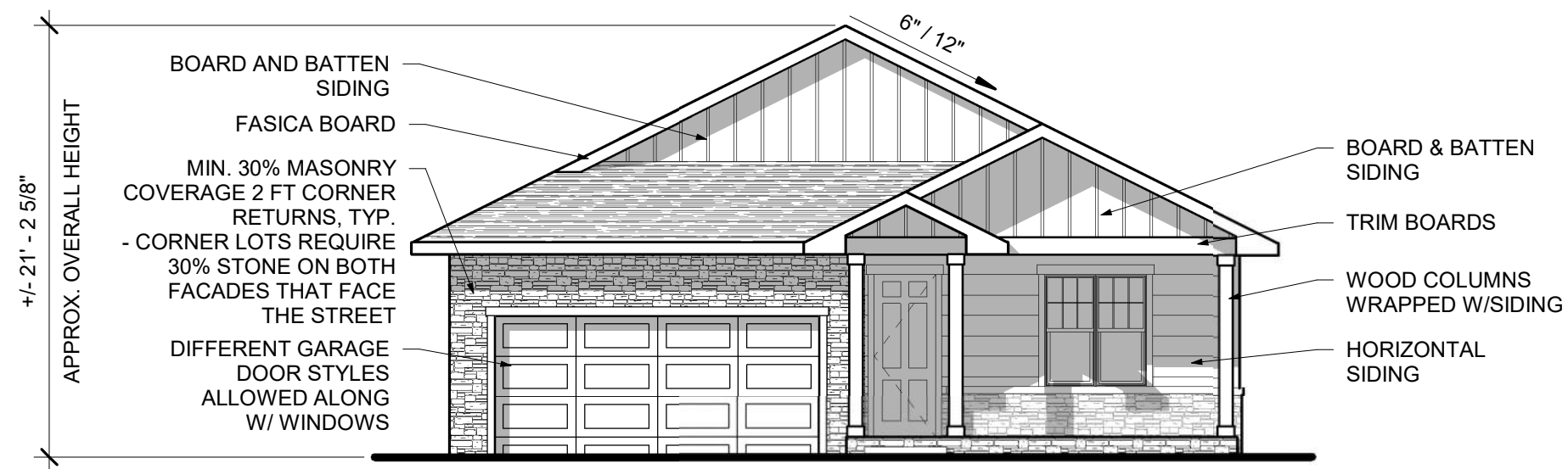
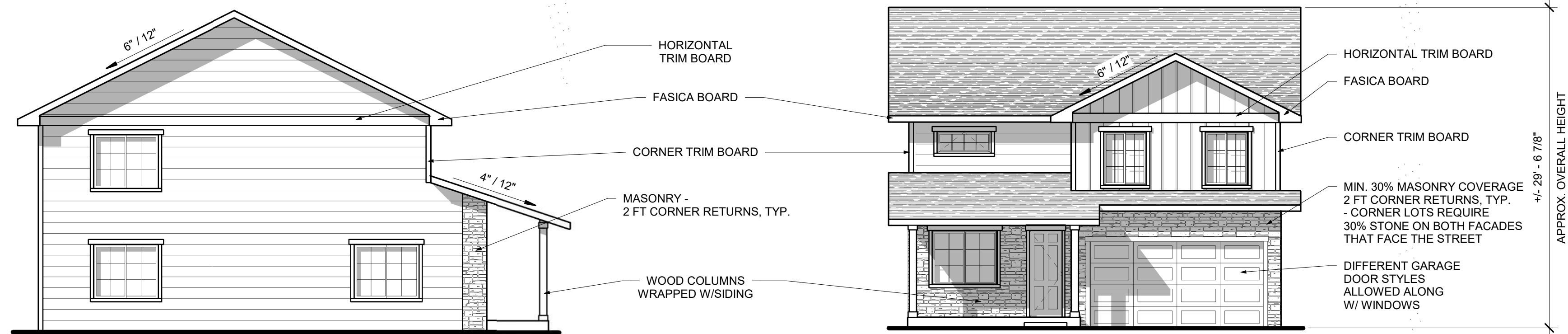
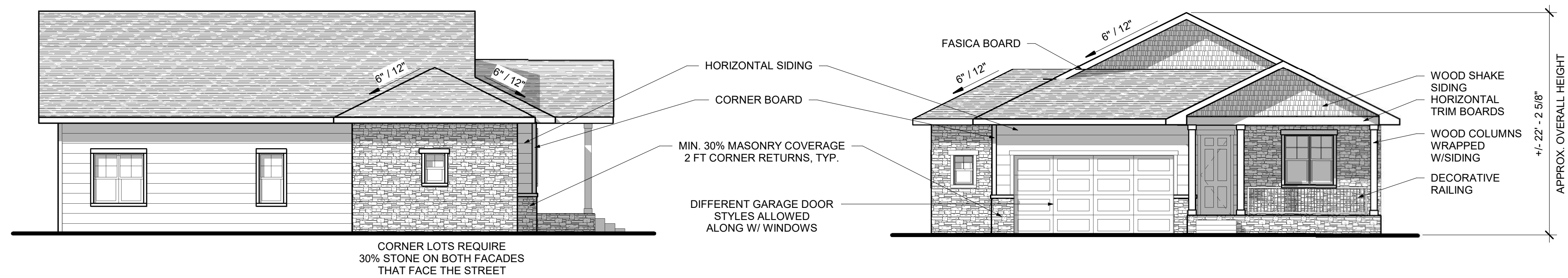
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PRELIM ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A5.2

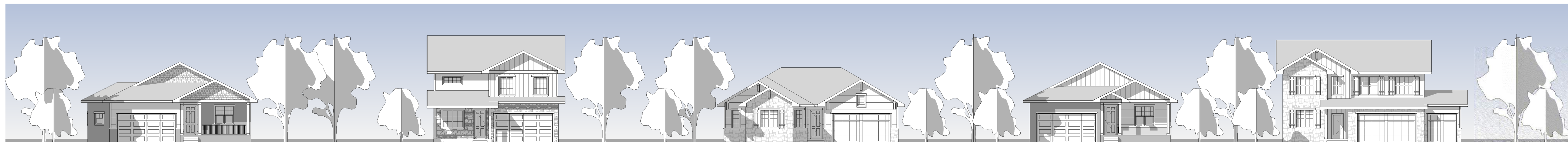
SHEET 55 OF 81

EXTERIOR MATERIALS



EXTERIOR MATERIAL OPTIONS

- NOTE:
- HOME ELEVATIONS FACING A PUBLIC STREET MUST HAVE ATLEAST 15% WINDOW SURFACE.
 - "FINAL BUILDERS ARE REQUIRED TO SUBMIT THEIR ELEVATIONS FOR FINAL APPROVAL BY THE TOWN STAFF PRIOR TO BUILDING PERMIT ISSUANCE."



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FRONTERRA

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ARCHITECTURE
DESIGN
PLANNING

GREEN BUILDING
COUNCIL
MEMBER

ENERGY
STAR
PARTNER

OWNER:
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RIVERBEND ESTATES PUD

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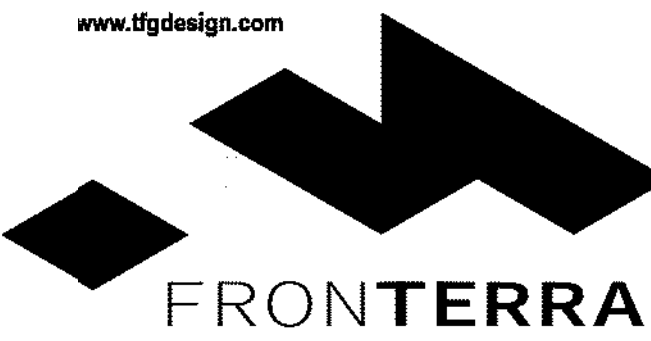
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SHEET TITLE: PRELIM ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

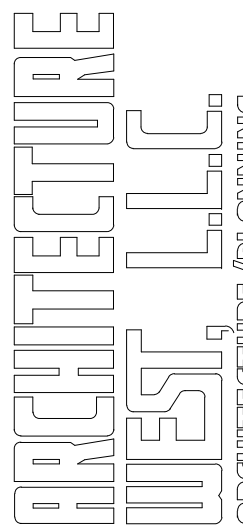
A5.3

SHEET 56 OF 81



LANDSCAPE ARCHITECTURE
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RIVERBEND ESTATES PUD

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80634

WELD COUNTY

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SHELTER

SHEET NUMBER:

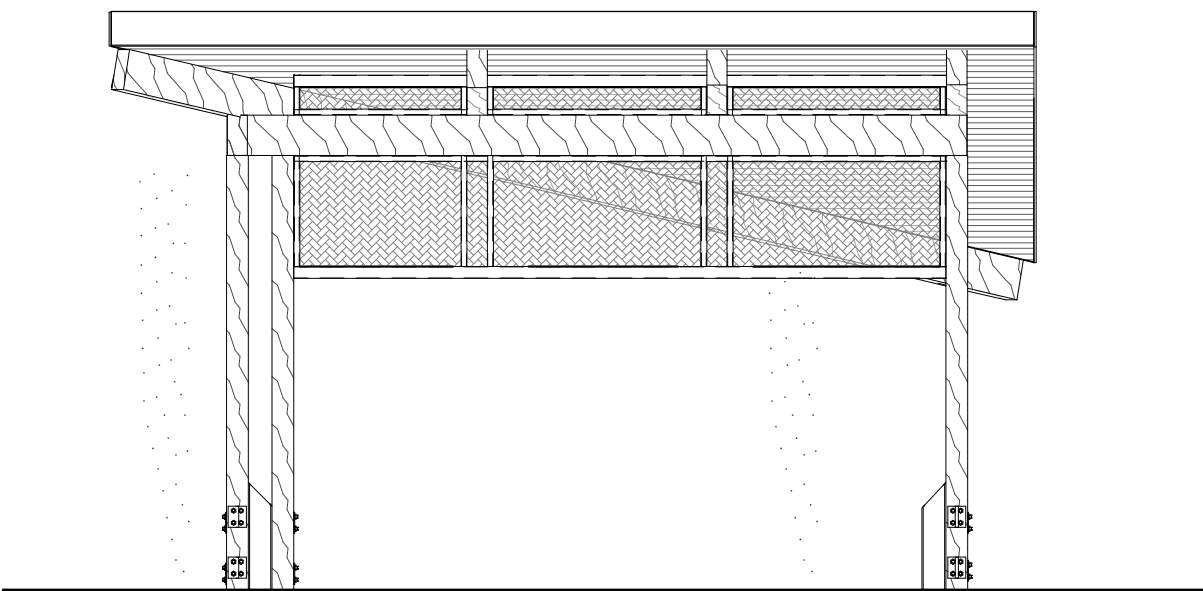
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SHEET 58 OF 81

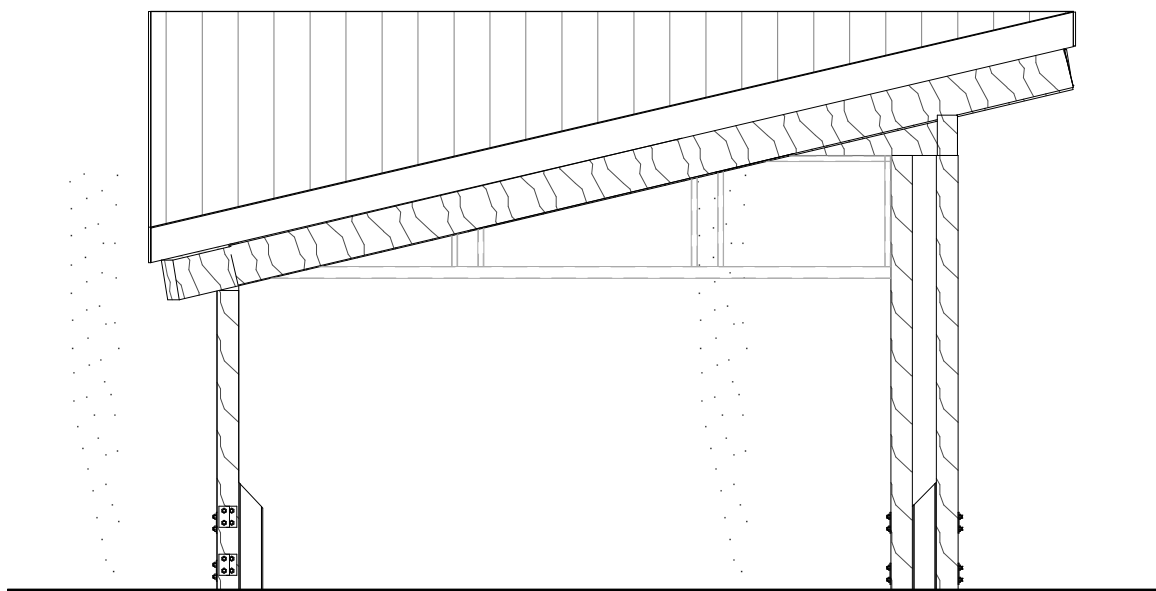


VICINTY MAP

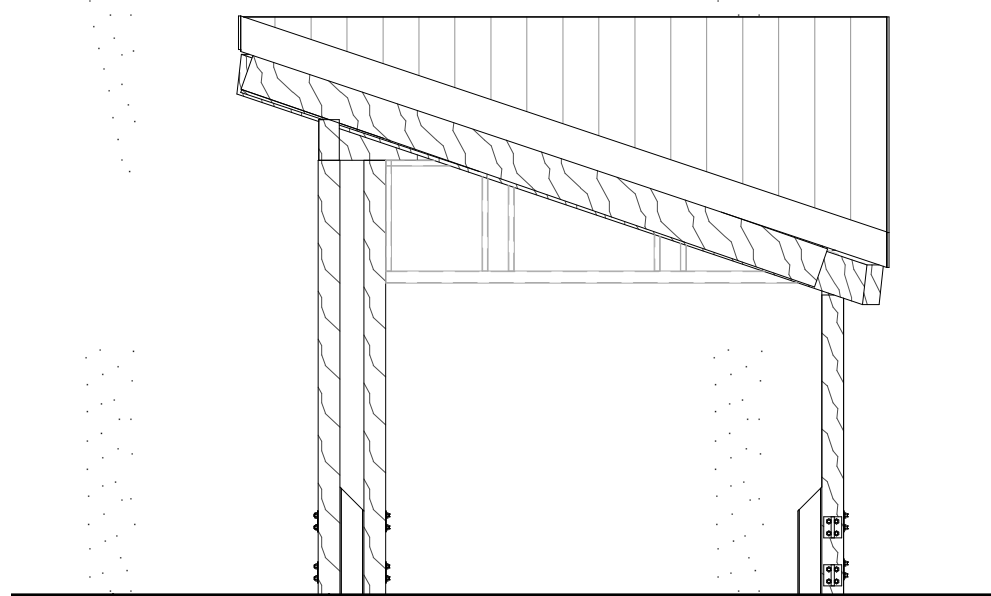
EXTERIOR COLOR SCHEME - SHELTER	
	Wood Beams/ Paralam Columns - Tan/Dark Brown
	Concrete Pad/ Conrete Seat Walls - Light Gray/ Concrete
	Standing Seam Metal Roof/ Fascia Board/ Corten Metal Screen - Iron Ore/ Charcoal
	Decorative perforated metal panel - Iron Ore/ Charcoal



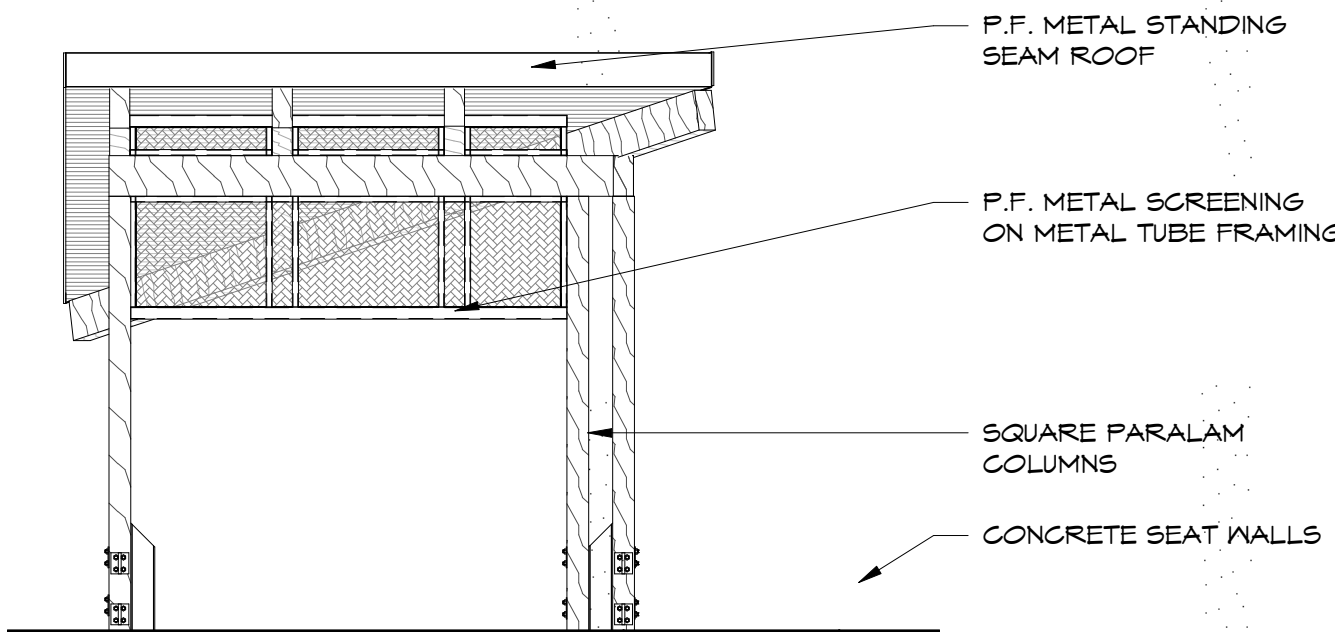
EAST ELEVATION - SHELTER



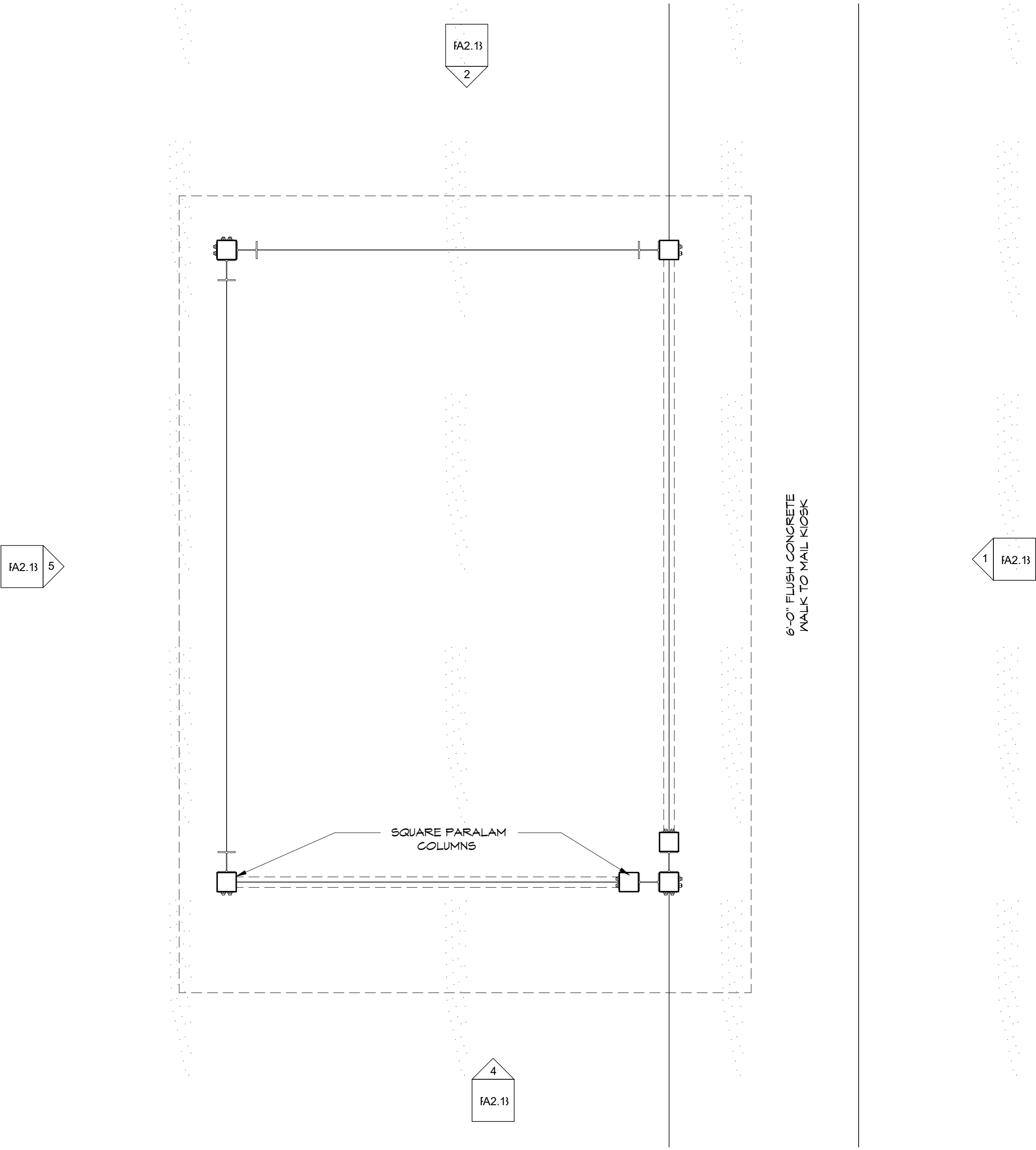
WEST ELEVATION - SHELTER



NORTH ELEVATION - SHELTER



SOUTH ELEVATION - SHELTER



FLOOR PLAN - SHELTER



3D View 2 - SHELTER



3D View 1 - SHELTER

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.0

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RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

IRRIGATION SCHEDULE

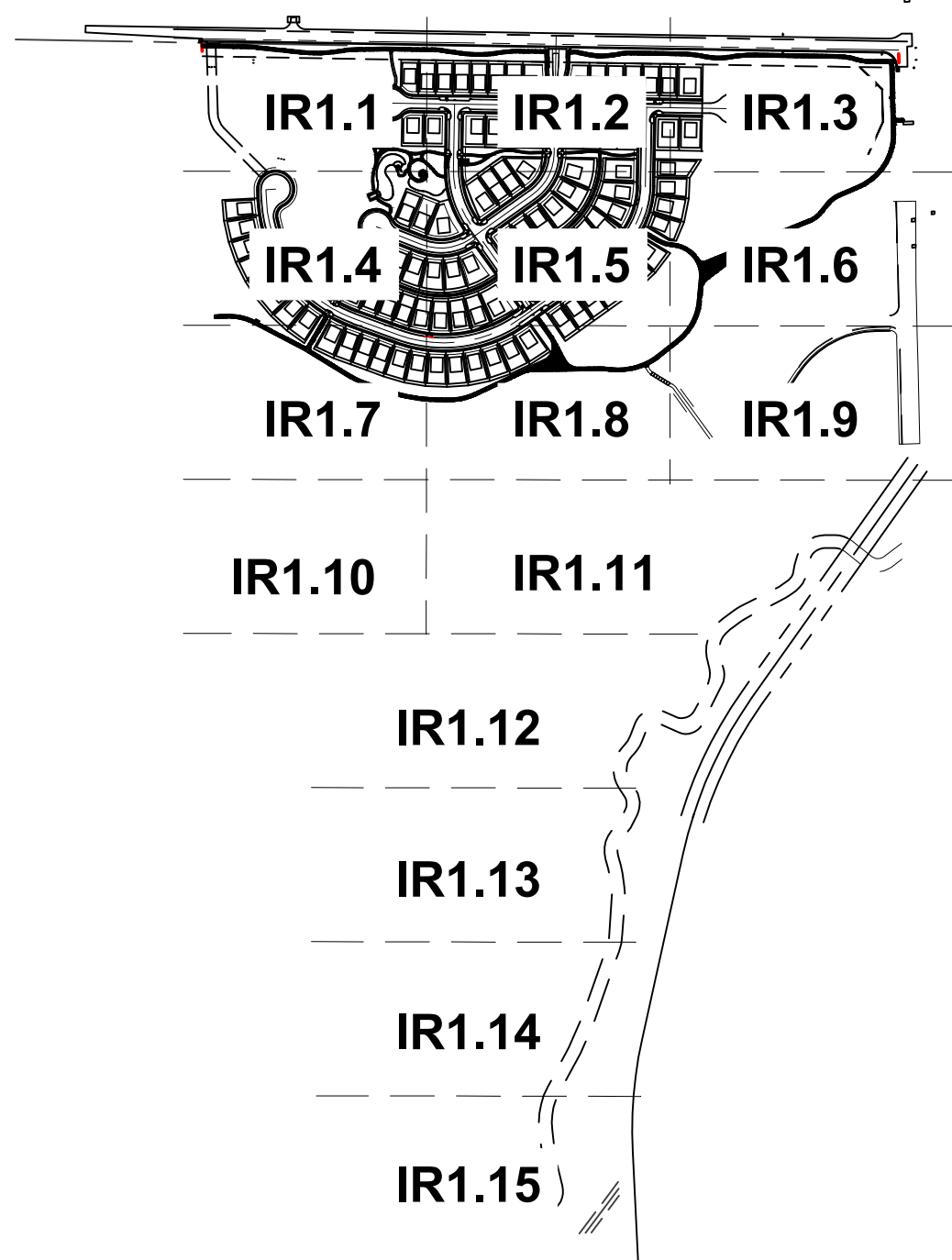
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV 5' STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
	HUNTER PROS-06-PRS30-CV 6" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		DRIP FLUSH VALVE 3/4" PVC BALL VALVE
	HUNTER PROS-06-PRS30-CV 10" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV 12" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		REMOTE CONTROL VALVE ASSEMBLY HUNTER IGV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE, WITH FILTER SENTRY.
	HUNTER PROS-06-PRS30-CV 15" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		QUICK COUPLER ASSEMBLY RAIN BIRD 5-RC, 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
	HUNTER PROS-06-PRS30-CV 17" RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30		ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX, 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE, SAME SIZE AS MAINLINE PIPE.
	HUNTER PROS-06-PRS30-CV ADJUSTABLE ARC TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	40		MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100-PRS, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION, PRESSURE REGULATION FEATURE, SIZE TO MATCH POC.
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, T=TURQUOISE ADJ ARC 45-105.	40		REDUCED PRESSURE BACKFLOW PREVENTER (2") TO BE INSTALLED BY OTHERS: REFER TO UTILITY PLANS AND DETAILS.
	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40		PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL, INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		PEDESTAL MOUNT 2-WIRE CONTROLLER-SOLAR SETUP HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL, INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC, INSTALL IN CONTROL TECH SOLAR SETUP PER PROVIDED DETAILS
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		CREATIVE SENSOR TECHNOLOGY FSI-T 2" PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT, 2 WIRE DIGITAL OUTPUT, FLOW RANGE 2.8-170 GPM.
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40		PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40		NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-06-SS 2.0 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 1-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4	40'
	HUNTER I-20-06-SS 4.0 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 1-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	5	42'
	HUNTER I-20-06-SS 5.0 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 1-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6	43'
	HUNTER I-20-06-SS 6.0 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 1-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	8	44'
	HUNTER I-20-06-SS 8.0 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 1-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	60	11.3	50'
	HUNTER I-40-06-SS 10 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	12.3	51'
	HUNTER I-40-06-SS 13 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	15.7	55'
	HUNTER I-40-06-SS 15 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	21.3	62'
	HUNTER I-40-06-SS 23 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	23.9	66'
	HUNTER I-40-06-SS 25 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DEDICATED IRRIGATION WATER TAP AND METER, AND BACKFLOW, AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). VERIFY BACKFLOW PREVENTION UNIT WAS INSTALLED BY OTHERS, AND INSTALL MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH IRRIGATION DESIGNER PRIOR TO INSTALL, VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY IRRIGATION DESIGNER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. UTILIZE SOLAR POWER INSTALLATION AT THIS LOCATION. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY IRRIGATION DESIGNER.
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPE AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE
IRRIGATION SYSTEM (PER ENGINEER) OF 109 +/- PSI, AT A MAXIMUM PEAK FLOW
OF 70 GPM AT EACH 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE
AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL
CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR
PRESSURE ARE LOWER THAN LISTED ABOVE.
- ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES,
WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN
FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
- CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED
TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED
CONTROLLER MAP.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND
INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO
CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR
TO CONSTRUCTION.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED
ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER
ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS,
QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE
ADJUSTMENT KEYS.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS
PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT,
TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE
RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO
CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS
AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNERS
REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED
WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN
THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.)
SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN
THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING
AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING
MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE.
COORDINATE POTENTIAL RELOCATION OF BOULDERs AND TREES IN TURF AREAS
WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE
MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO
MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE
CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR
CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED
AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE
CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL
CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR
TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING
SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS
ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE
CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES.
ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE
SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE
IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN
ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL
ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A
SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED
SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED
SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT
PIPE SIZE NOTED IN THE LEGEND.
- MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH
MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG.
STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES
TO BE ROUTED WITH MAINLINE.
- TWO-WIRE CONTROL, SURGE ARRESTORS SHALL BE INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED
ON PLANS.
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL
ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN
NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE
SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT
INTENDED TO OPERATE BEYOND ESTABLISHMENT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE,
VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING
FOUNDATION.



KEYMAP

N.T.S.



SCALE: 1" = 30'
0 15 30 60 90
NORTH

PROJECT INFORMATION:

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SHEET TITLE:

IRRIGATION LEGEND
AND NOTES

SHEET NUMBER:

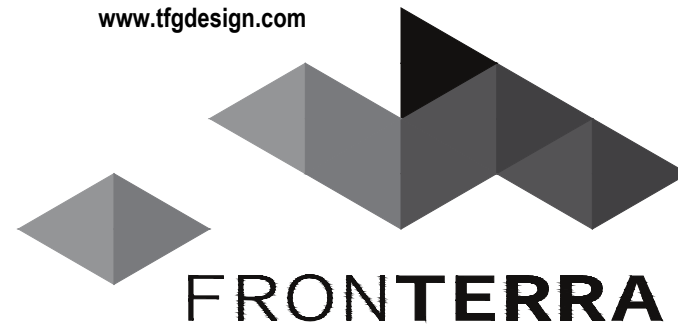
IR1.0

SHEET 59 OF 81

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
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SHEET IR1.1

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SHEET TITLE:

IRRIGATION DESIGN

SHEET NUMBER:

IR1.1

SHEET 60 OF 81

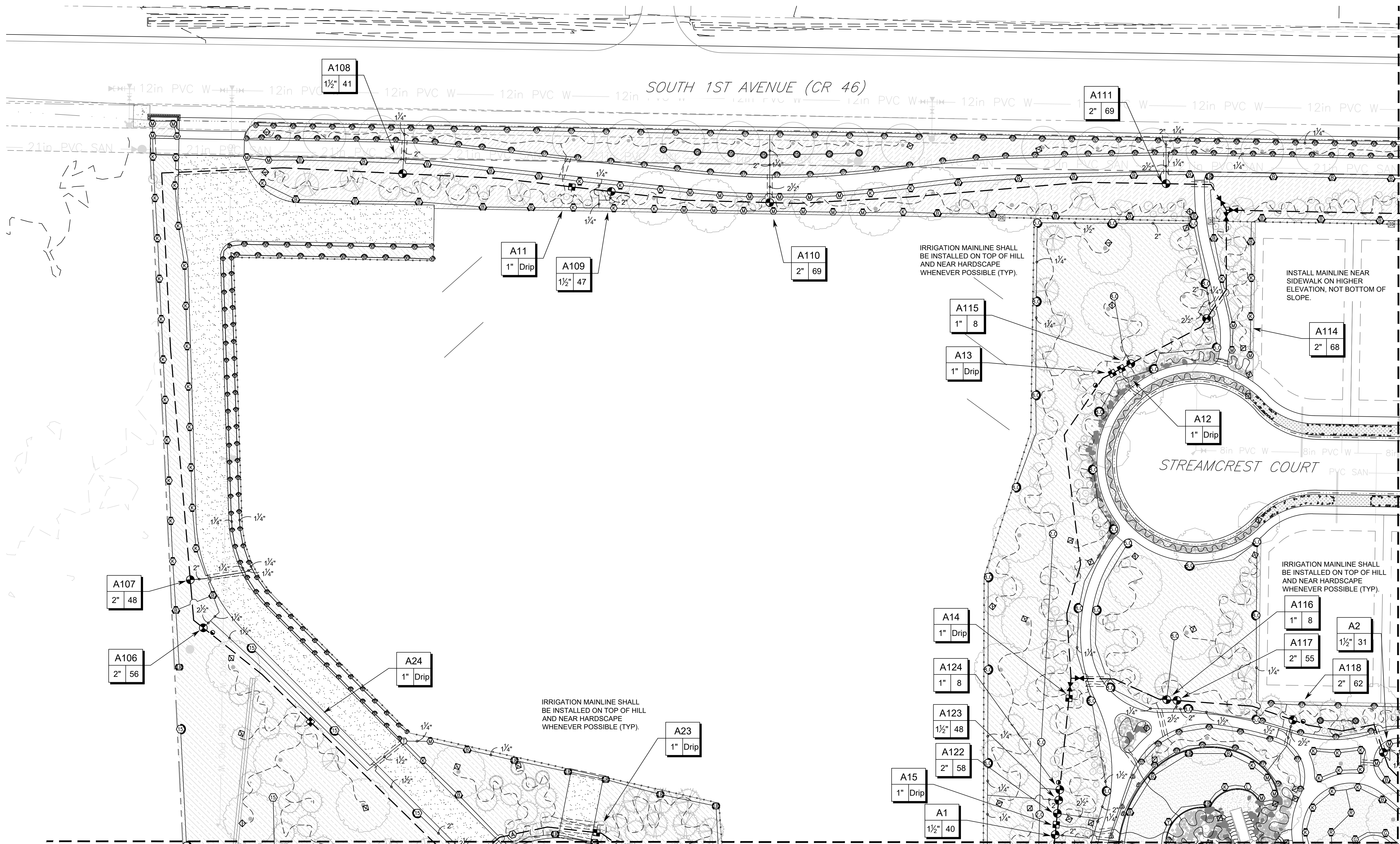


SCALE: 1" = 30'



MATCHLINE - SEE SHEET 61

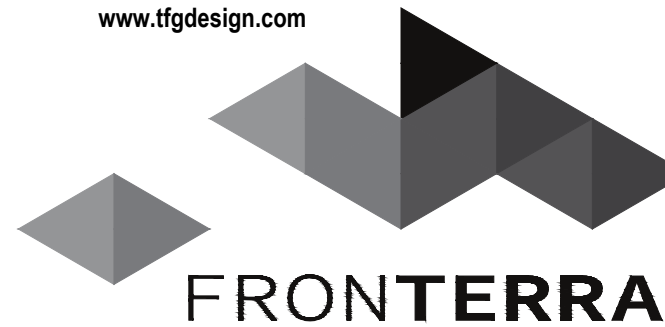
MATCHLINE - SEE SHEET 63



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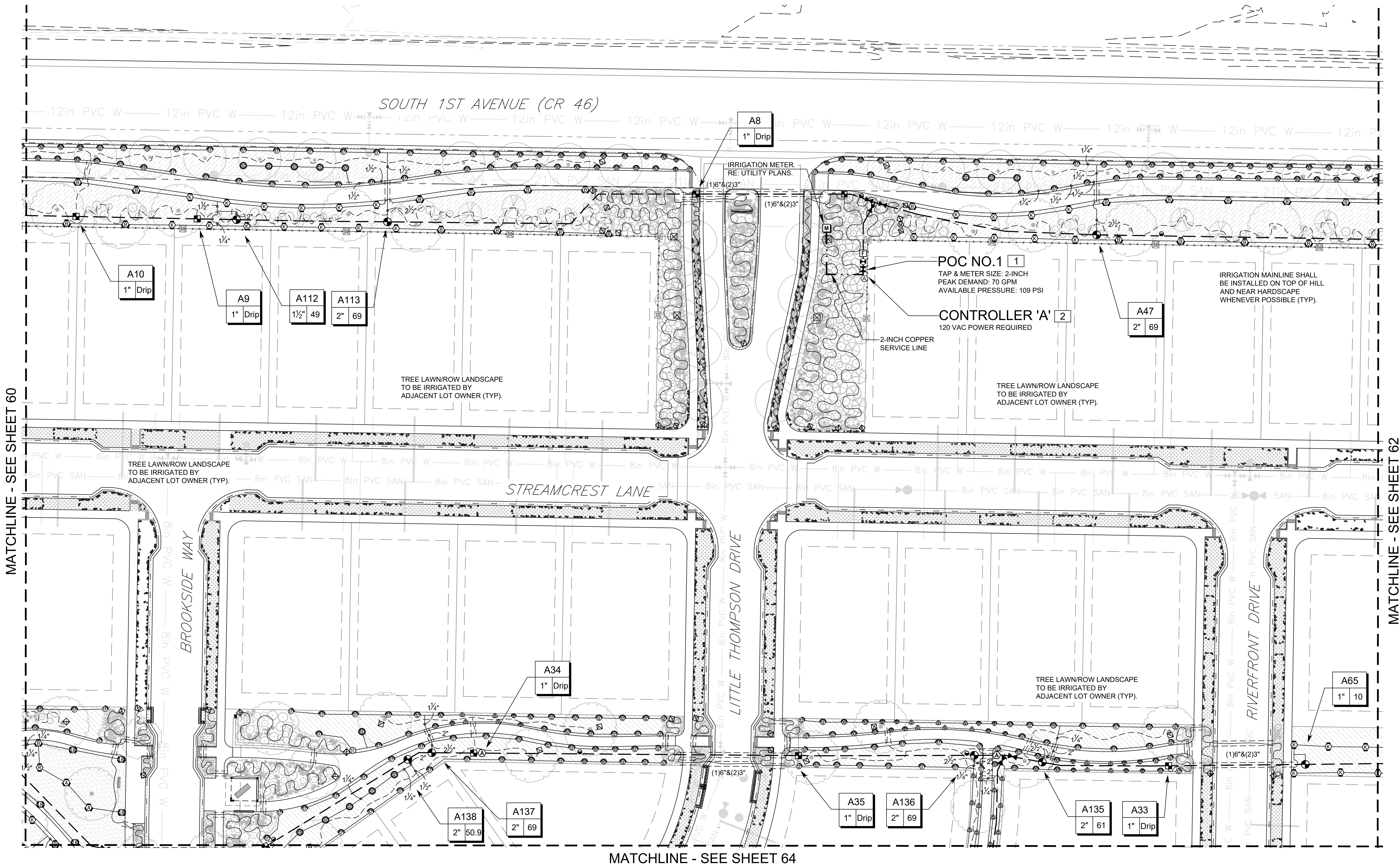
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SHEET NUMBER:

IR1.2

SHEET 61 OF 81



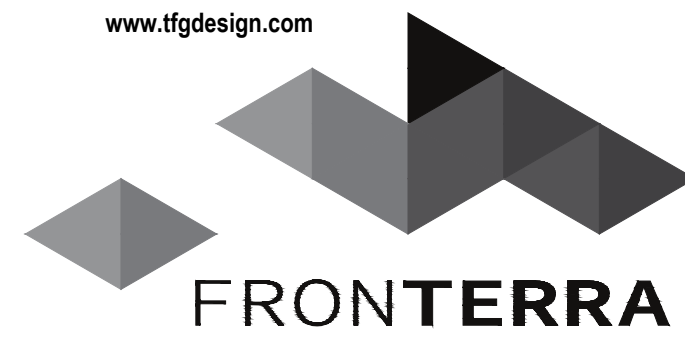
SCALE: 1" = 30'



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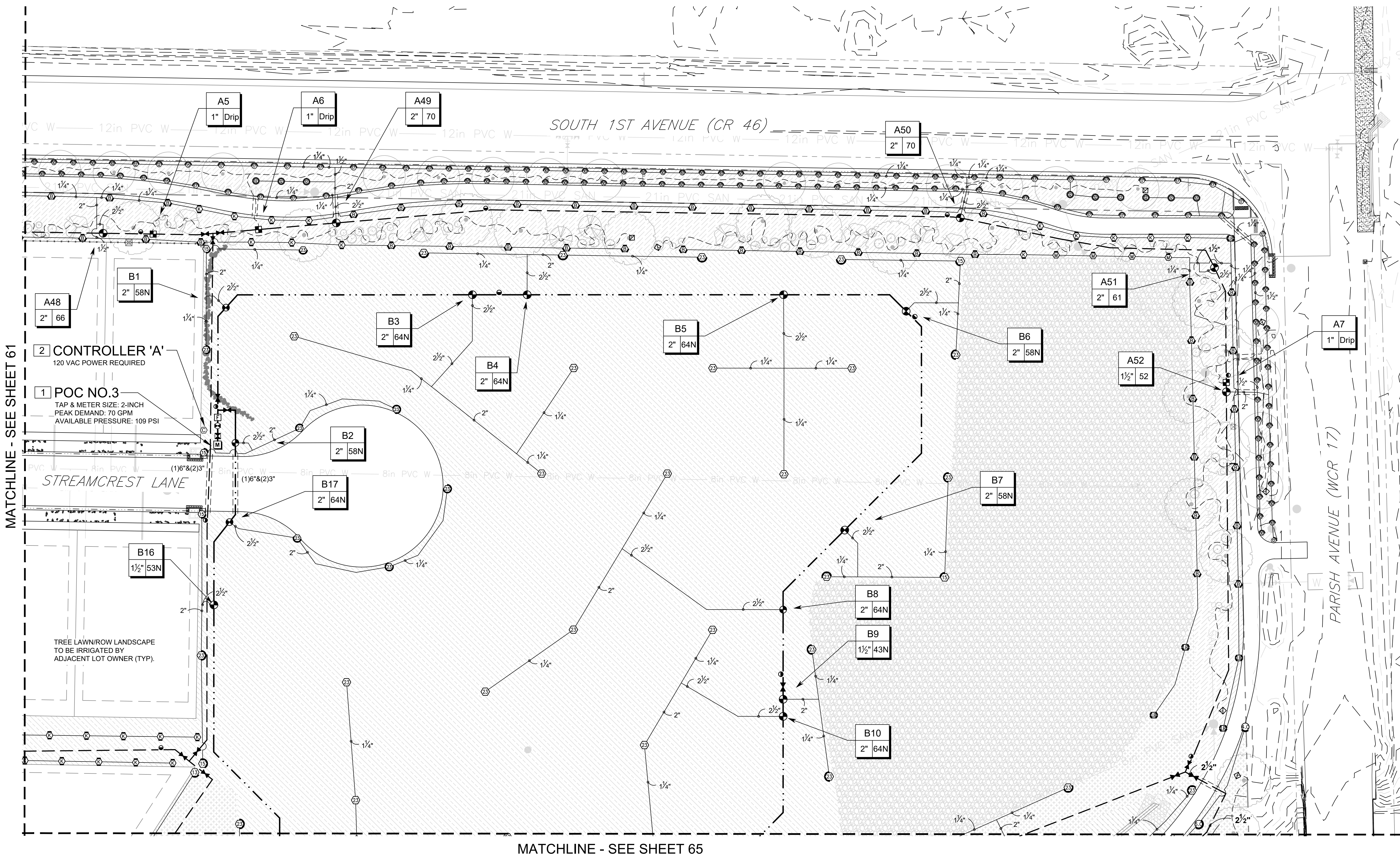
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SHEET NUMBER:

IR1.3

SHEET 62 OF 81



MATCHLINE - SEE SHEET 61

MATCHLINE - SEE SHEET 65



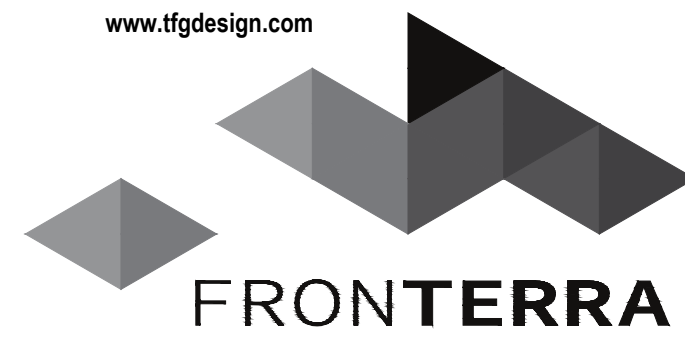
SCALE: 1" = 30'



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SHEET TITLE:

IRRIGATION DESIGN

SHEET NUMBER:

IR1.4

SHEET 63 OF 81

MATCHLINE - SEE SHEET 60

MATCHLINE - SEE SHEET 64

MATCHLINE - SEE SHEET 66



SCALE: 1" = 30'

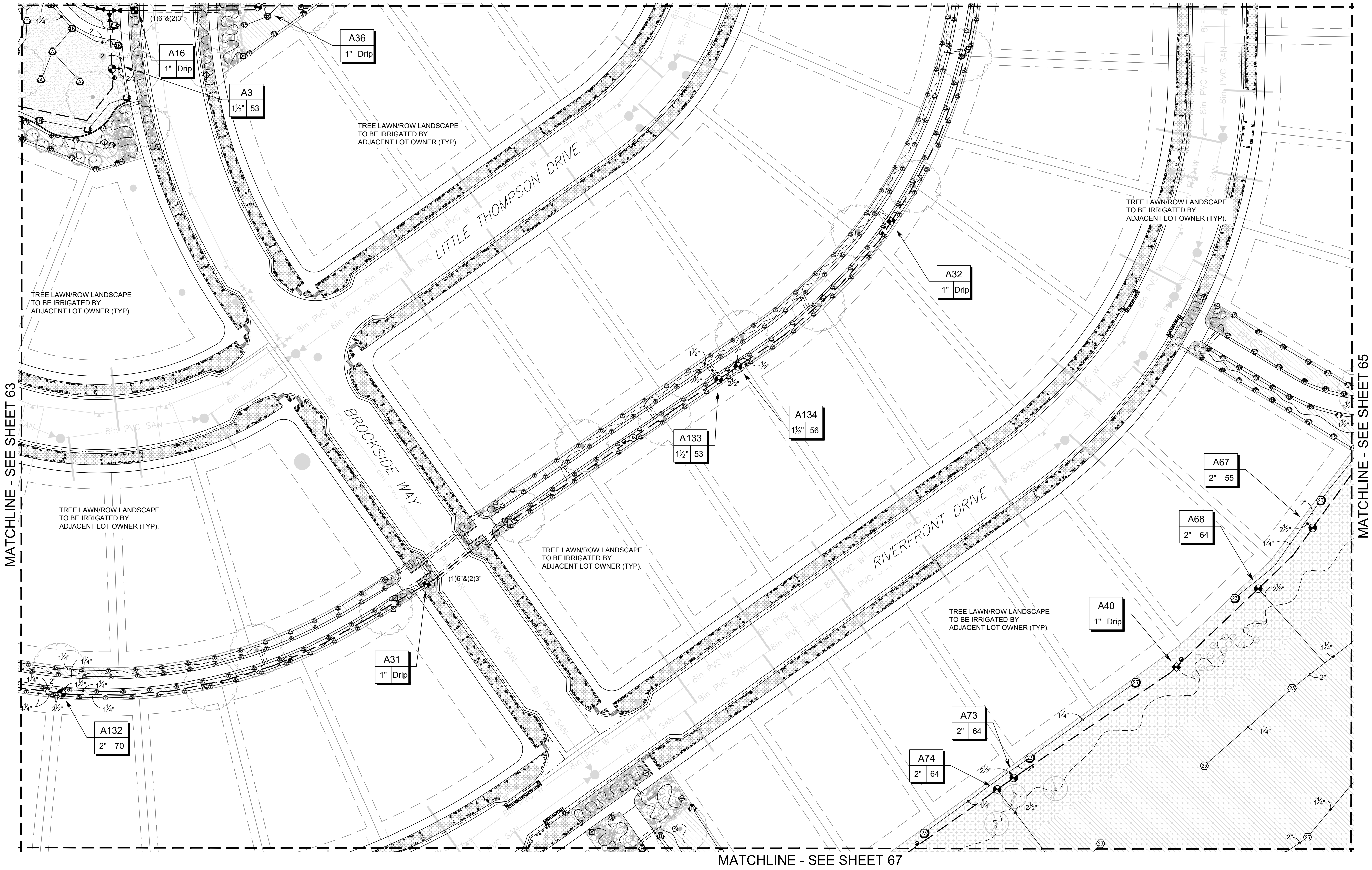
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0 15 30 60 90

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SHEET IR1.5

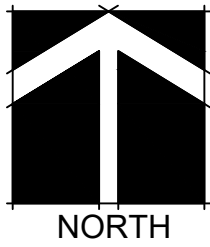
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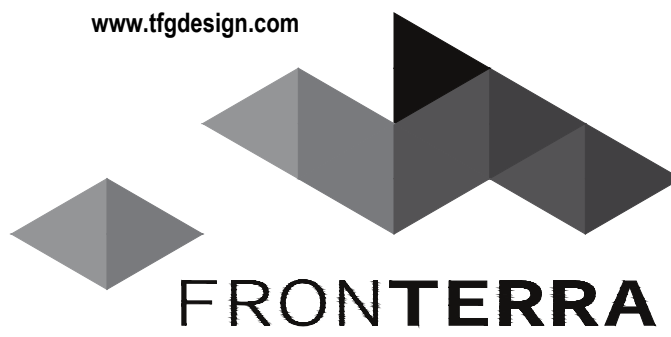
MATCHLINE - SEE SHEET 67



SCALE: 1" = 30'
0 15 30 60 90



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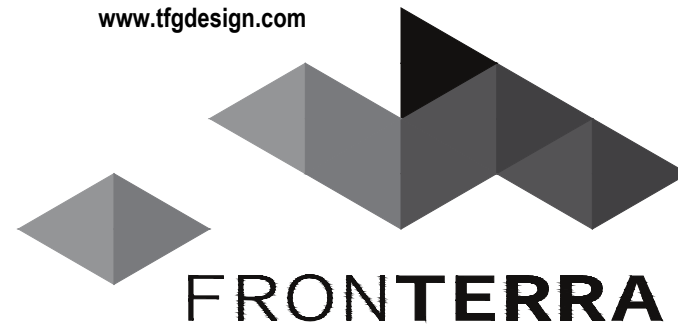
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SHEET 64 OF 81

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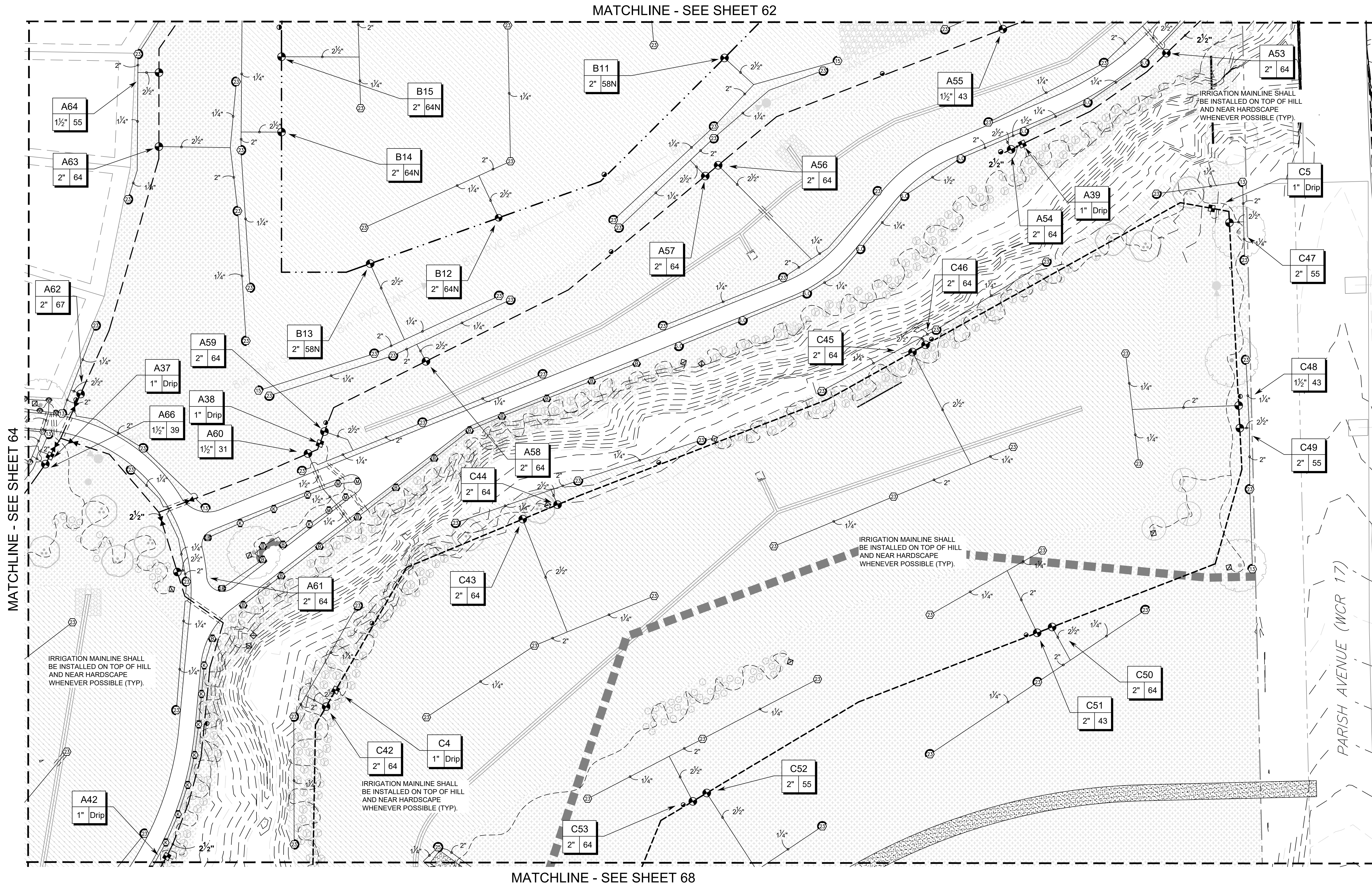
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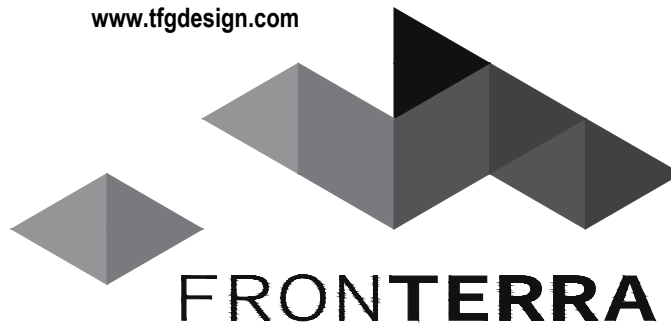
SHEET 65 OF 81



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SHEET TITLE:

IRRIGATION DESIGN

SHEET NUMBER:

IR1.7

SHEET 66 OF 81

MATCHLINE - SEE SHEET 63

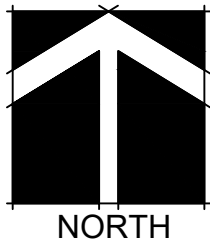


MATCHLINE - SEE SHEET 69

MATCHLINE - SEE SHEET 67



SCALE: 1" = 30'
0 15 30 60 90



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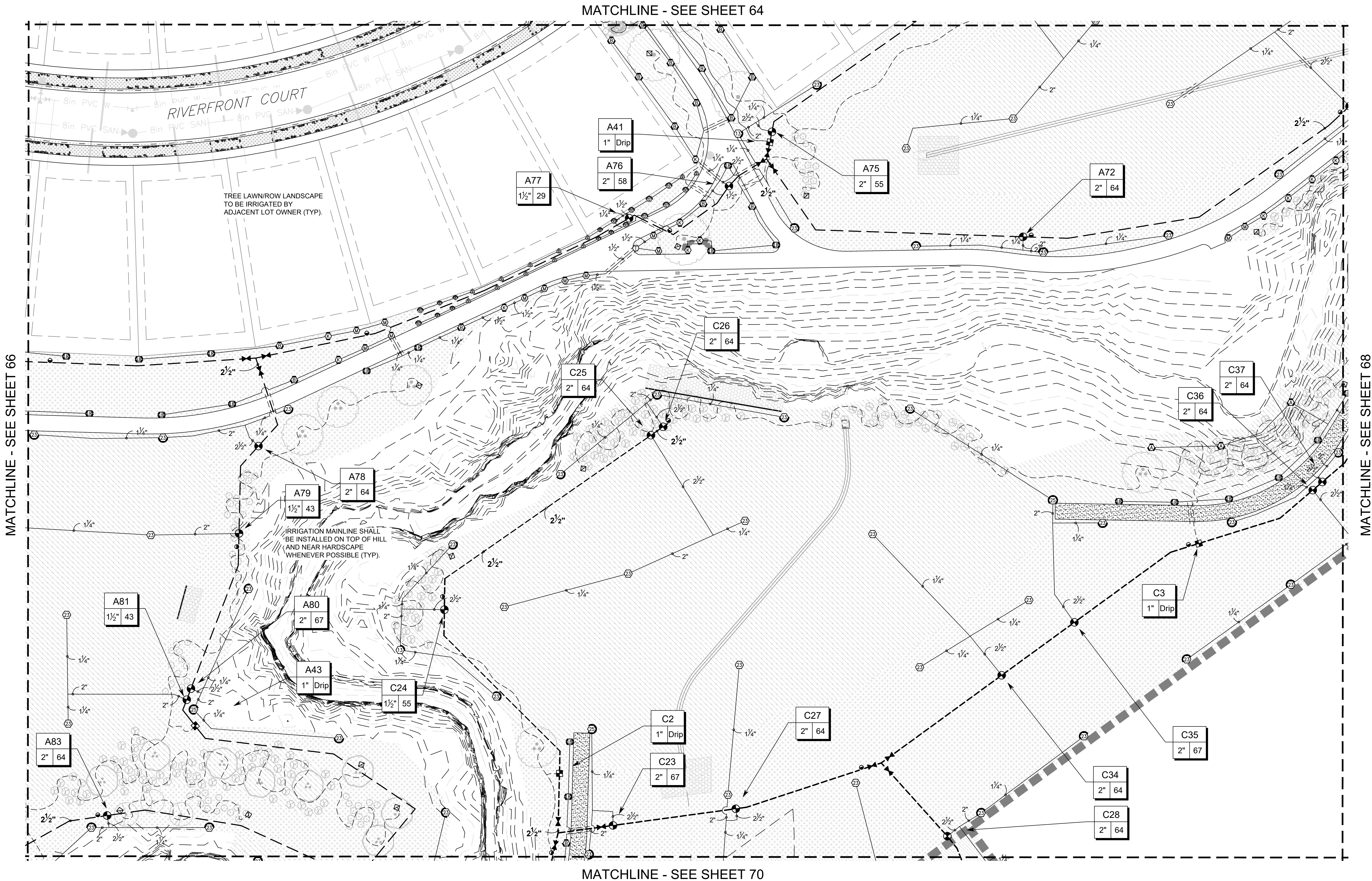
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IRRIGATION DESIGN

SHEET NUMBER:

IR1.8

SHEET 67 OF 81

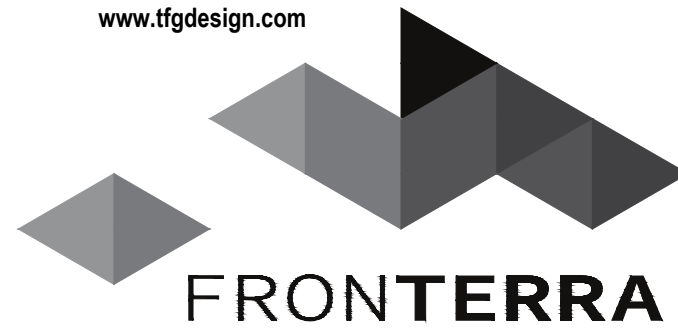


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Item 2.

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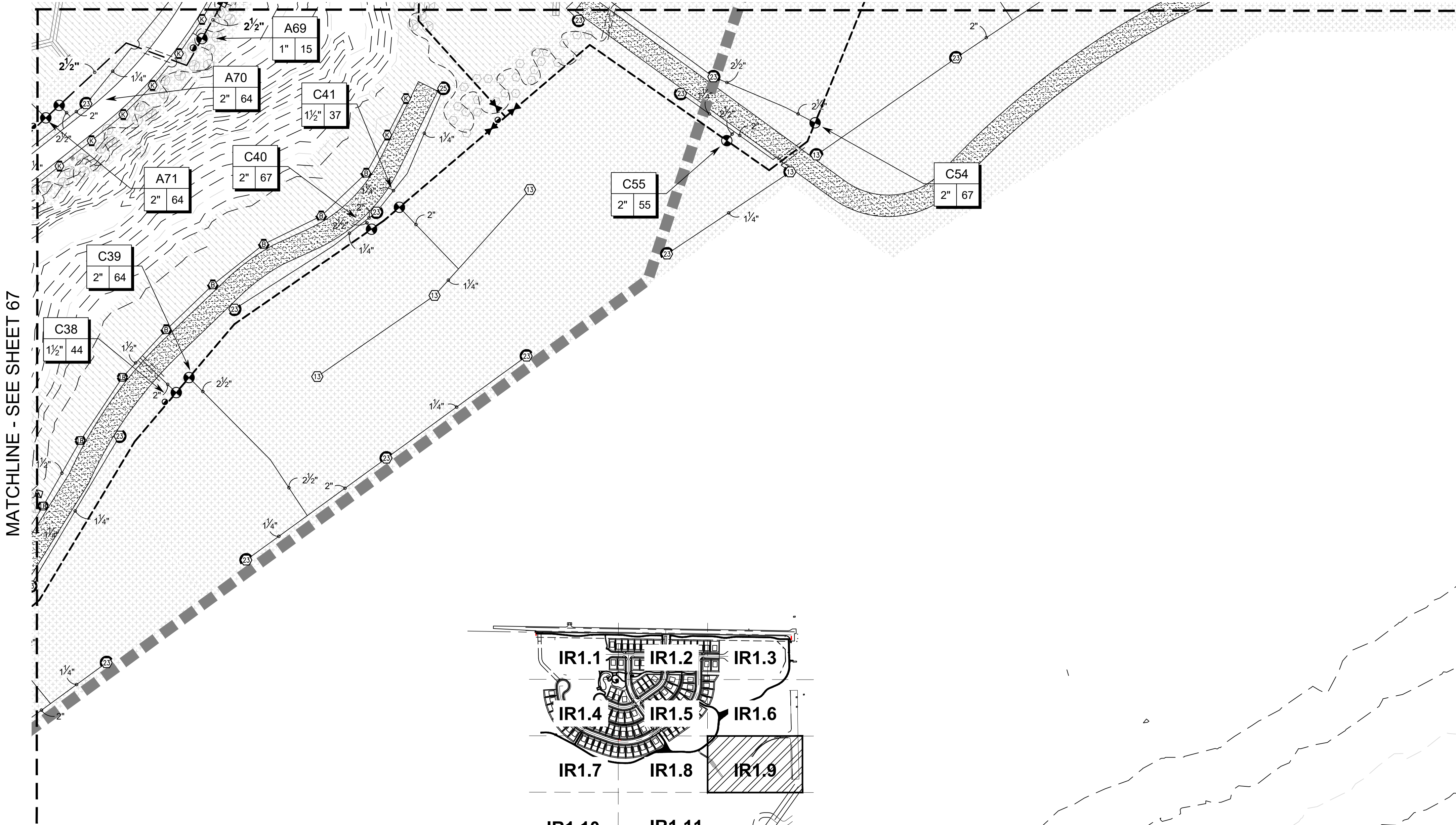
IRRIGATION DESIGN

SHEET NUMBER:

IR1.9

SHEET 68 OF 81

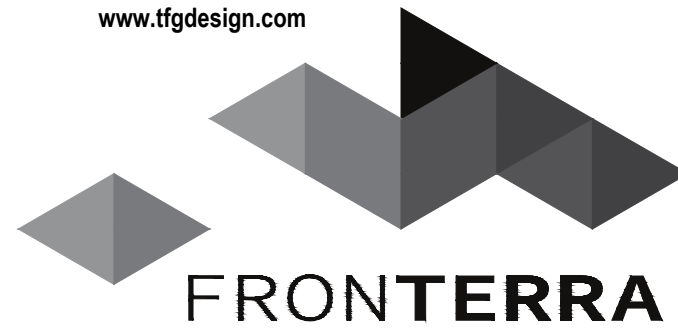
MATCHLINE - SEE SHEET 65



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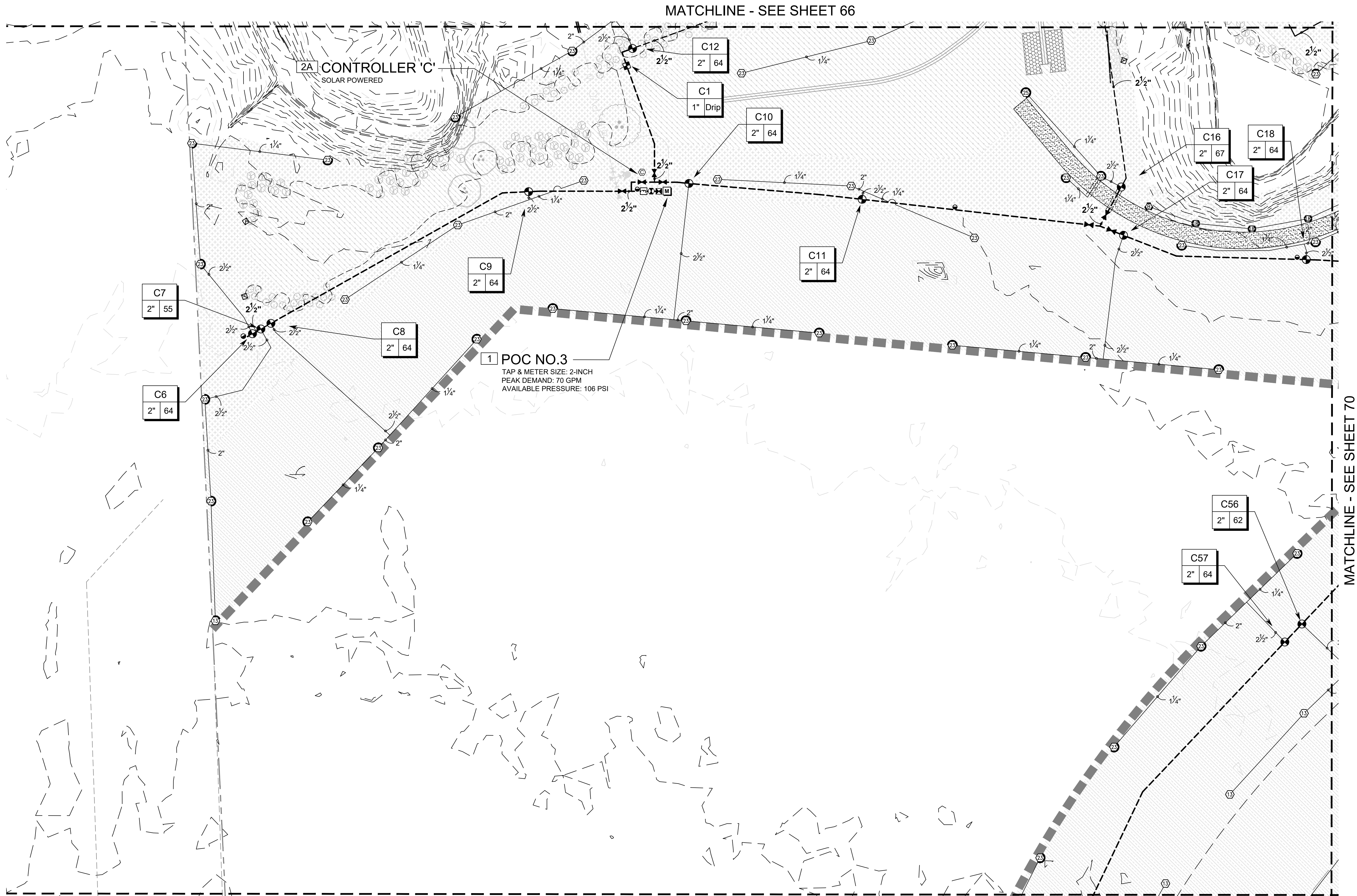
SHEET TITLE:

IRRIGATION DESIGN

SHEET NUMBER:

IR1.10

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SCALE: 1" = 30'

0 15 30 60 90

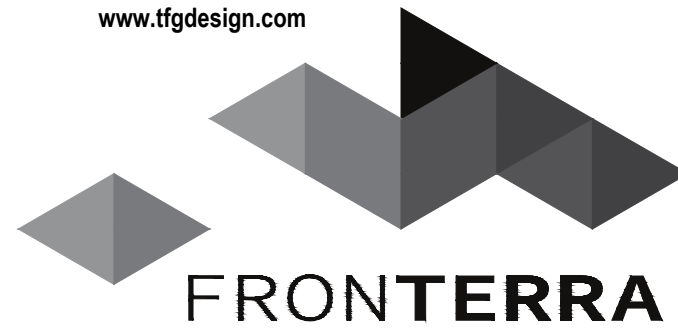


FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.11

Item 2.

www.tfgdesign.com



TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@fronterra.design

MPi Designs
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com

OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

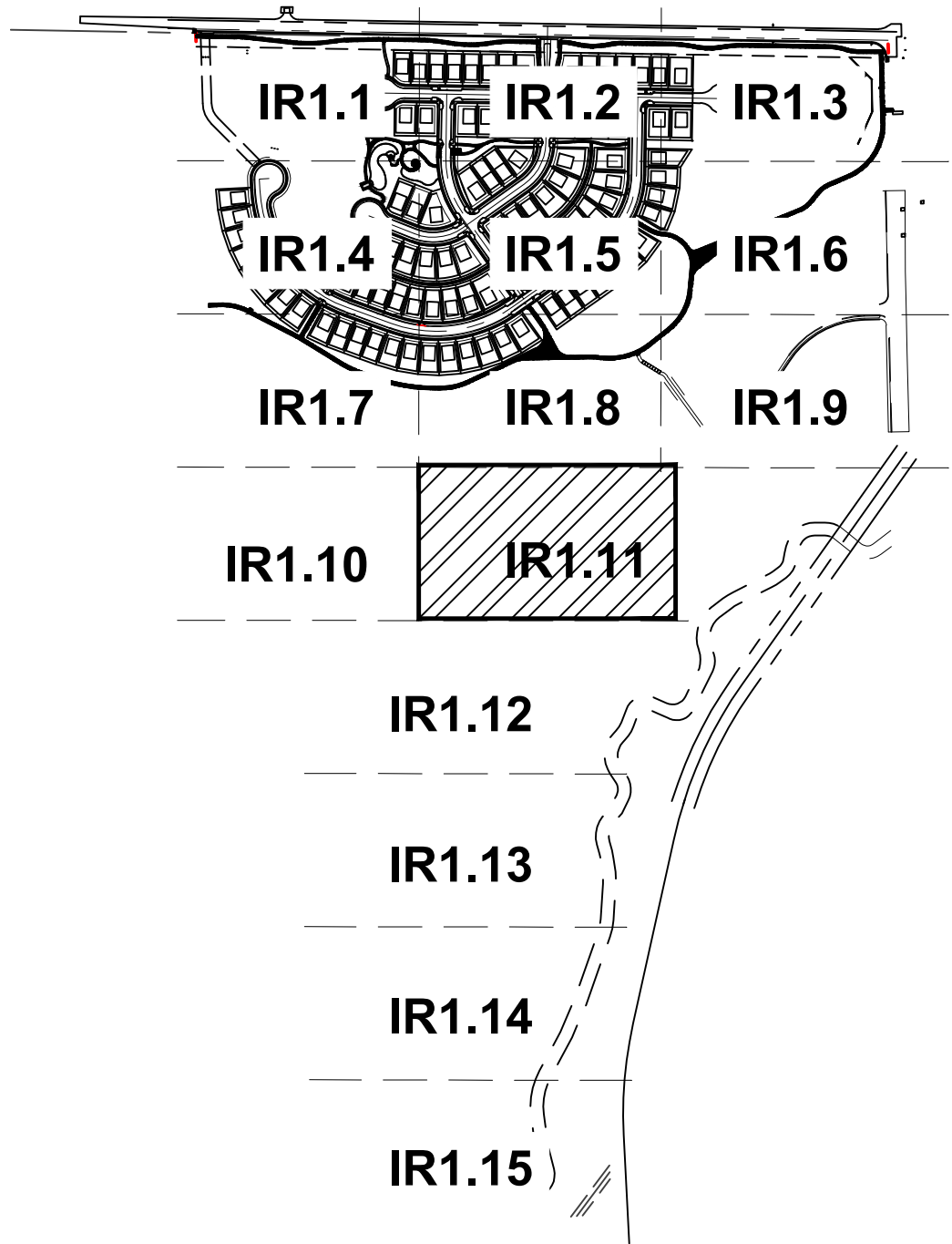
lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534



KEYMAP

N.T.S.

PROJECT INFORMATION:

PROJECT NUMBER:
DATE: JULY 25, 2023
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REVISIONS:

2023-09-08	RESUBMITTAL
2023-10-31	CITY COMMENTS
2023-12-22	OWNER COMMENTS

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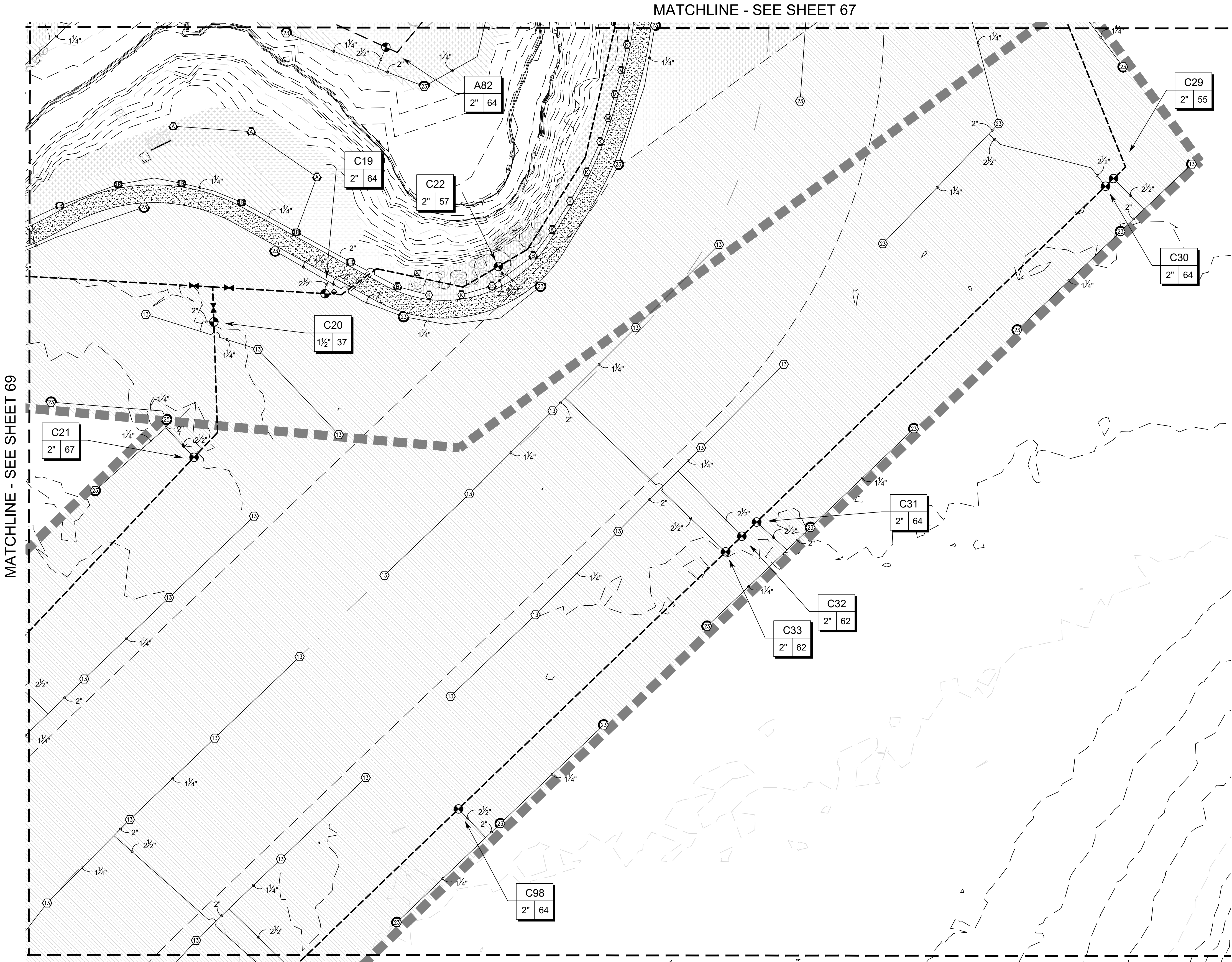
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IRRIGATION DESIGN

SHEET NUMBER:

IR1.11

SHEET 70 OF 81



SCALE: 1" = 30'

NORTH

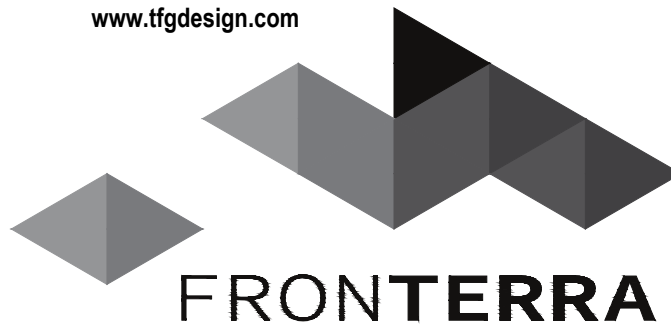
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SHEET IR1.12

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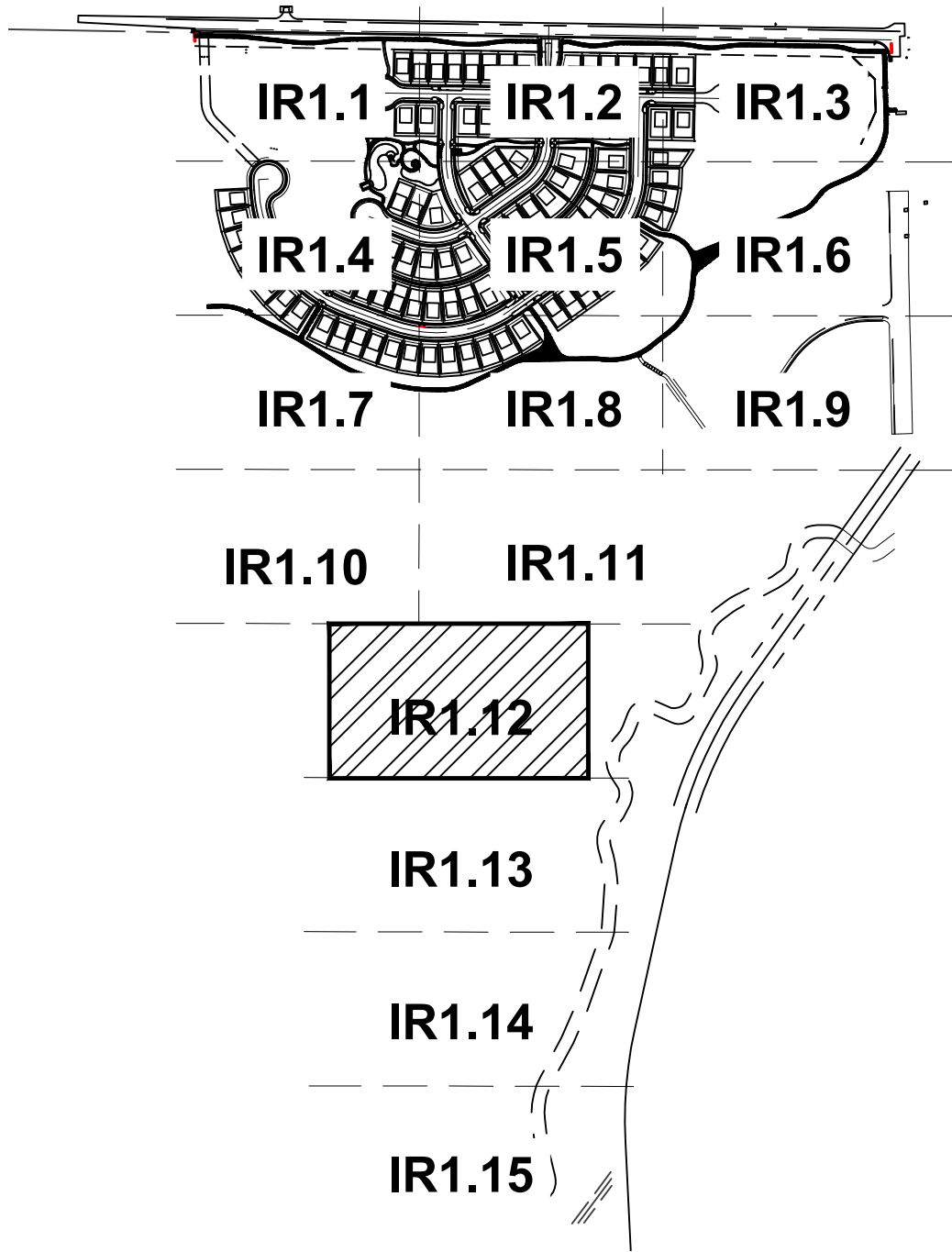
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lmolowrey@sterlingpacificholdings.com



KEYMAP

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RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN

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WELD COUNTY

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SHEET TITLE:

IRRIGATION DESIGN

SHEET NUMBER:

IR1.12

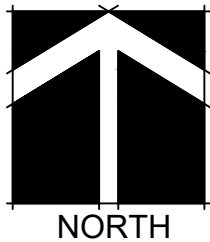
SHEET 71 OF 81



SCALE: 1" = 30'

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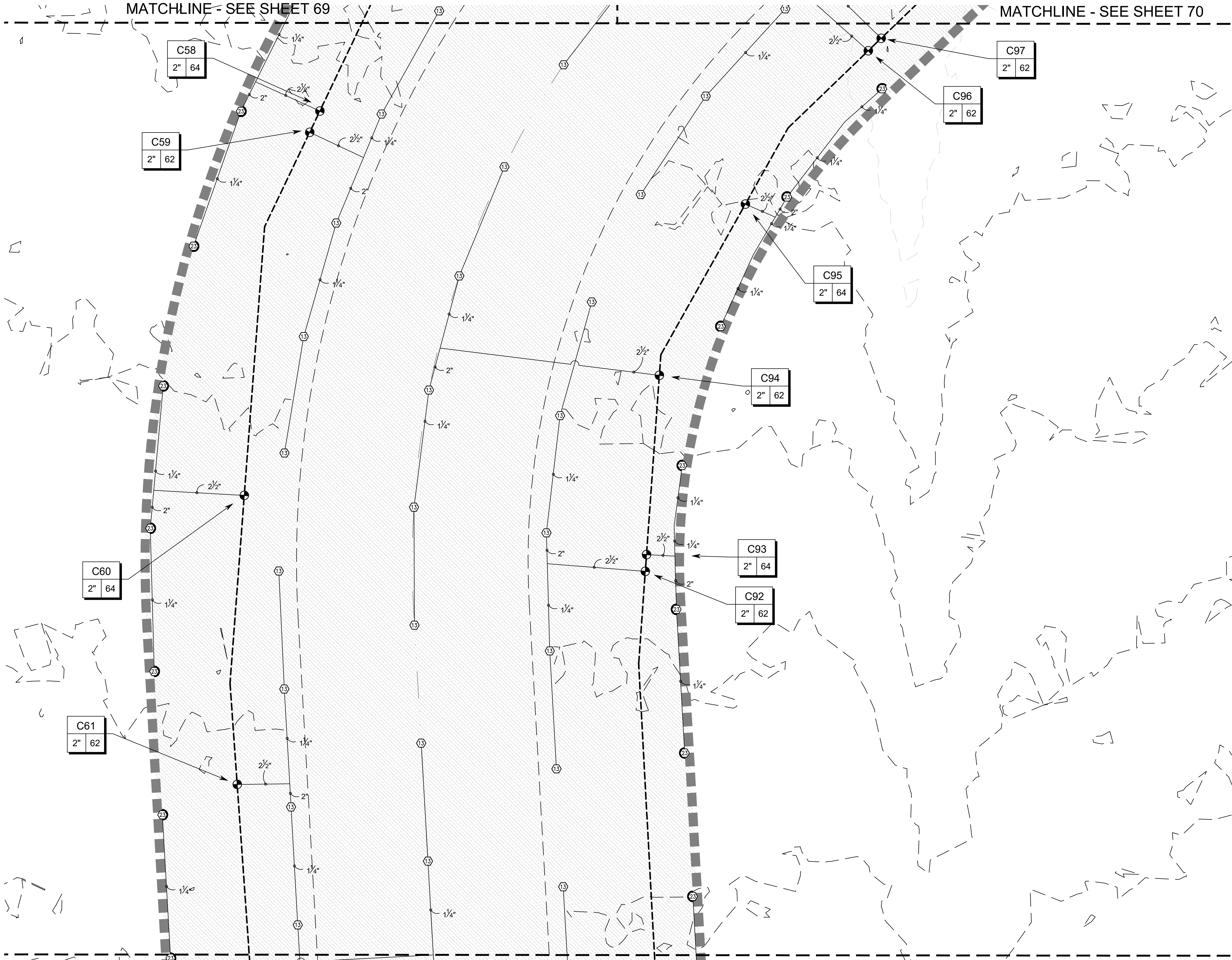
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MATCHLINE - SEE SHEET 72

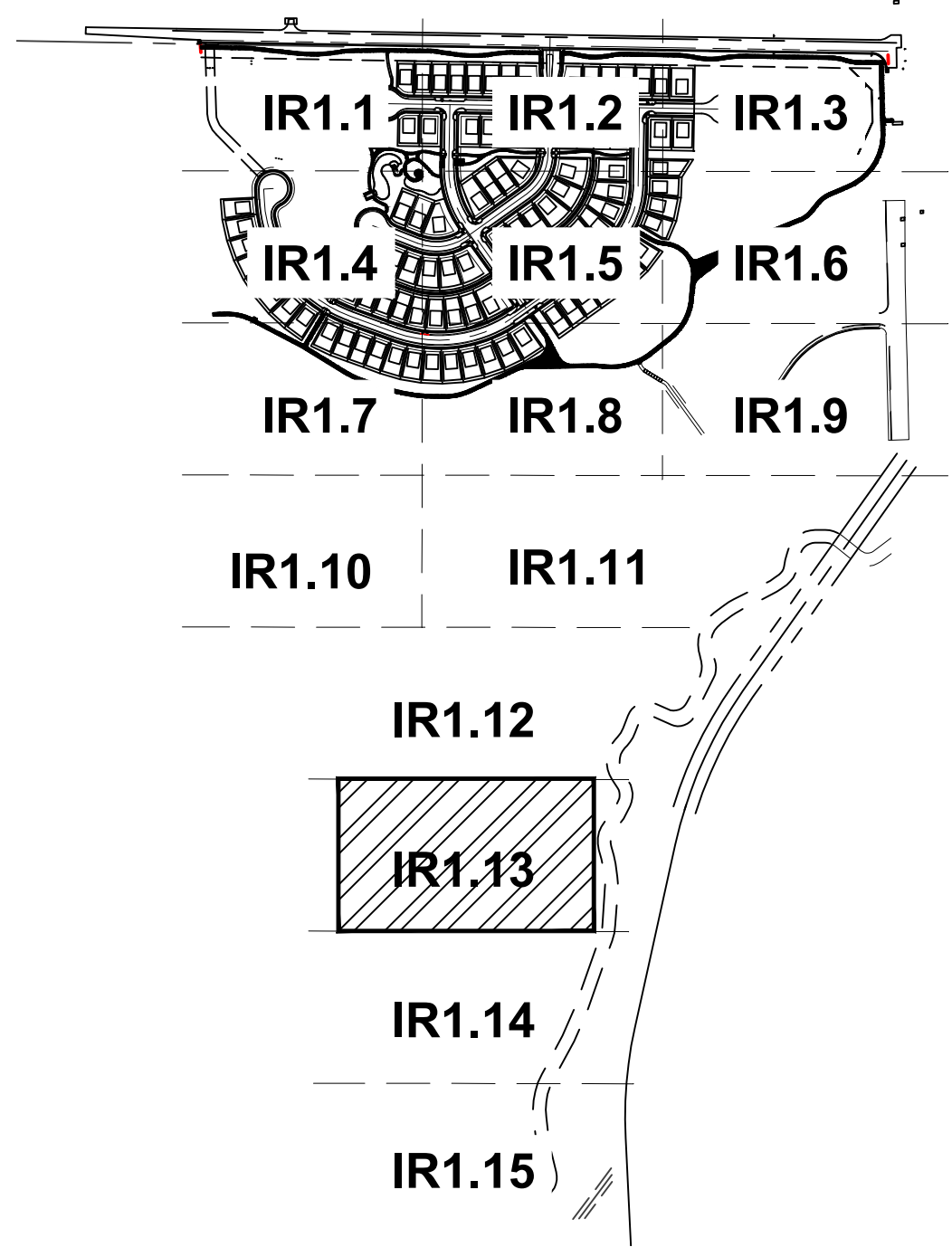
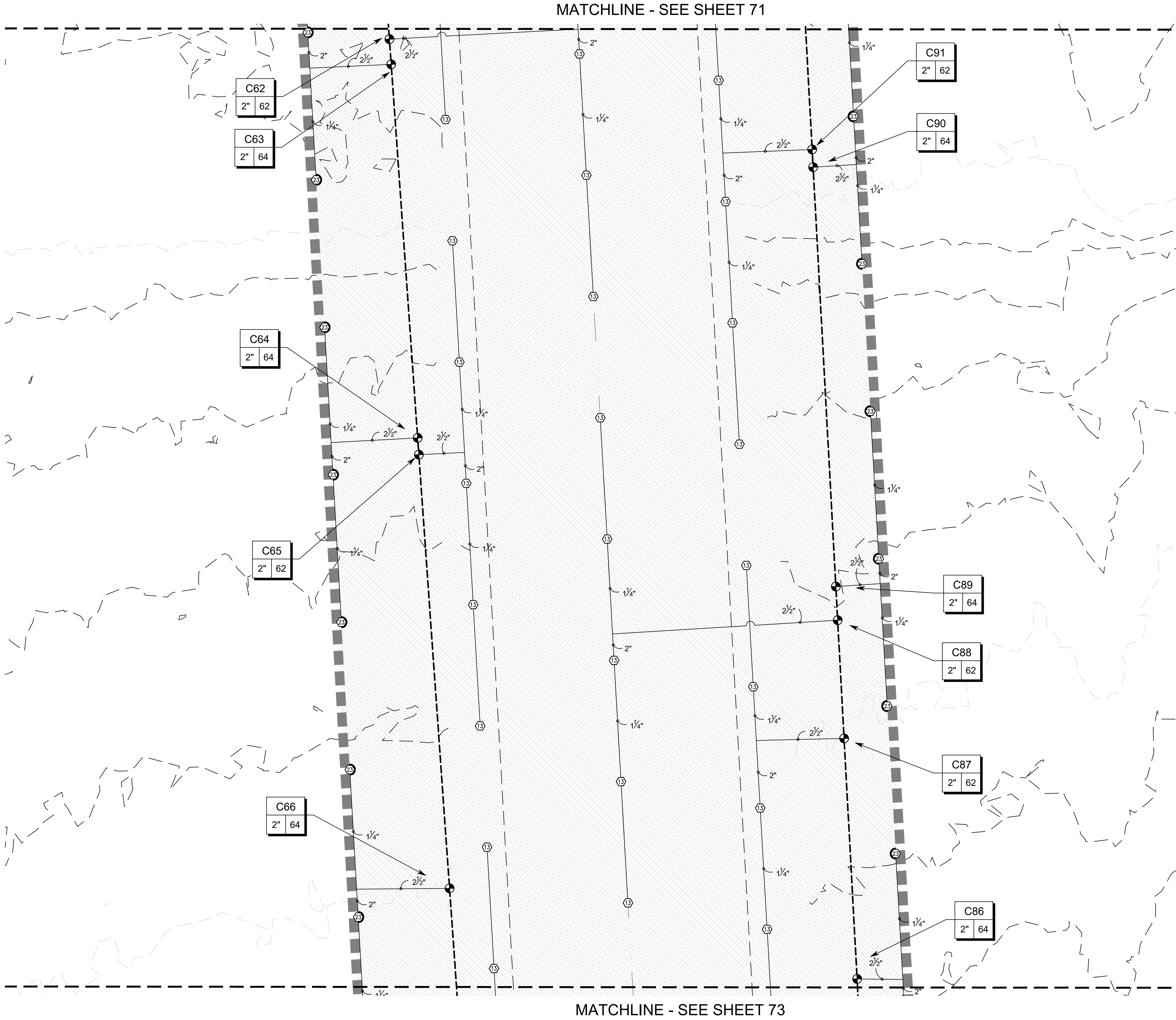
MATCHLINE - SEE SHEET 70

MATCHLINE - SEE SHEET 69



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1

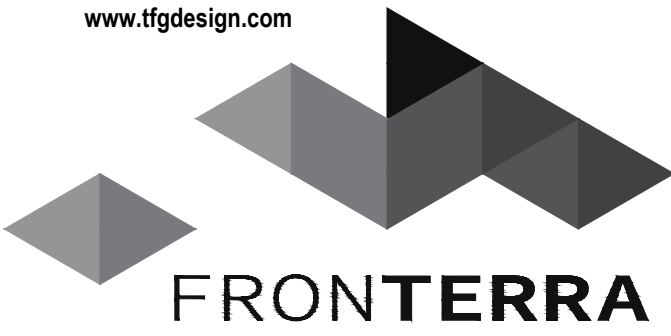
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.13



KEYMAP

N.T.S.

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LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
P.O. Box
Lowland CO 80539
(970) 669-3737

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MPi Designs
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4040 MacArthur Boulevard, Suite 250
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lmolowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN

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JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:

IRRIGATION DESIGN

SHEET NUMBER:

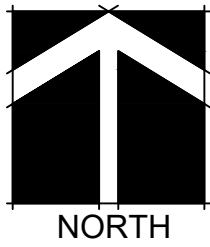
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SHEET 72 OF 81



SCALE: 1" = 30'

0 15 30 60 90



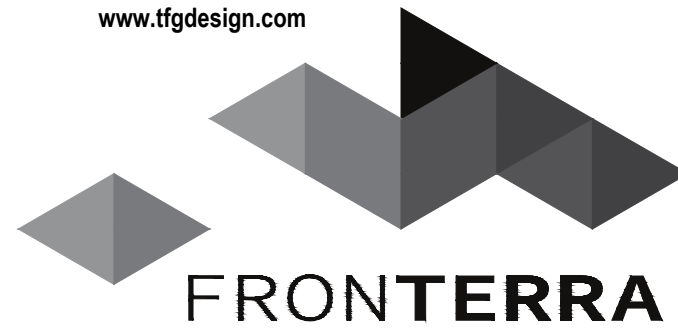
NORTH

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN
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IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.15

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LANDSCAPE ARCHITECTURE
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Michelle@MPiDesignsllc.com

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RIVERBEND ESTATES PUD FILING 1

FINAL DEVELOPMENT PLAN

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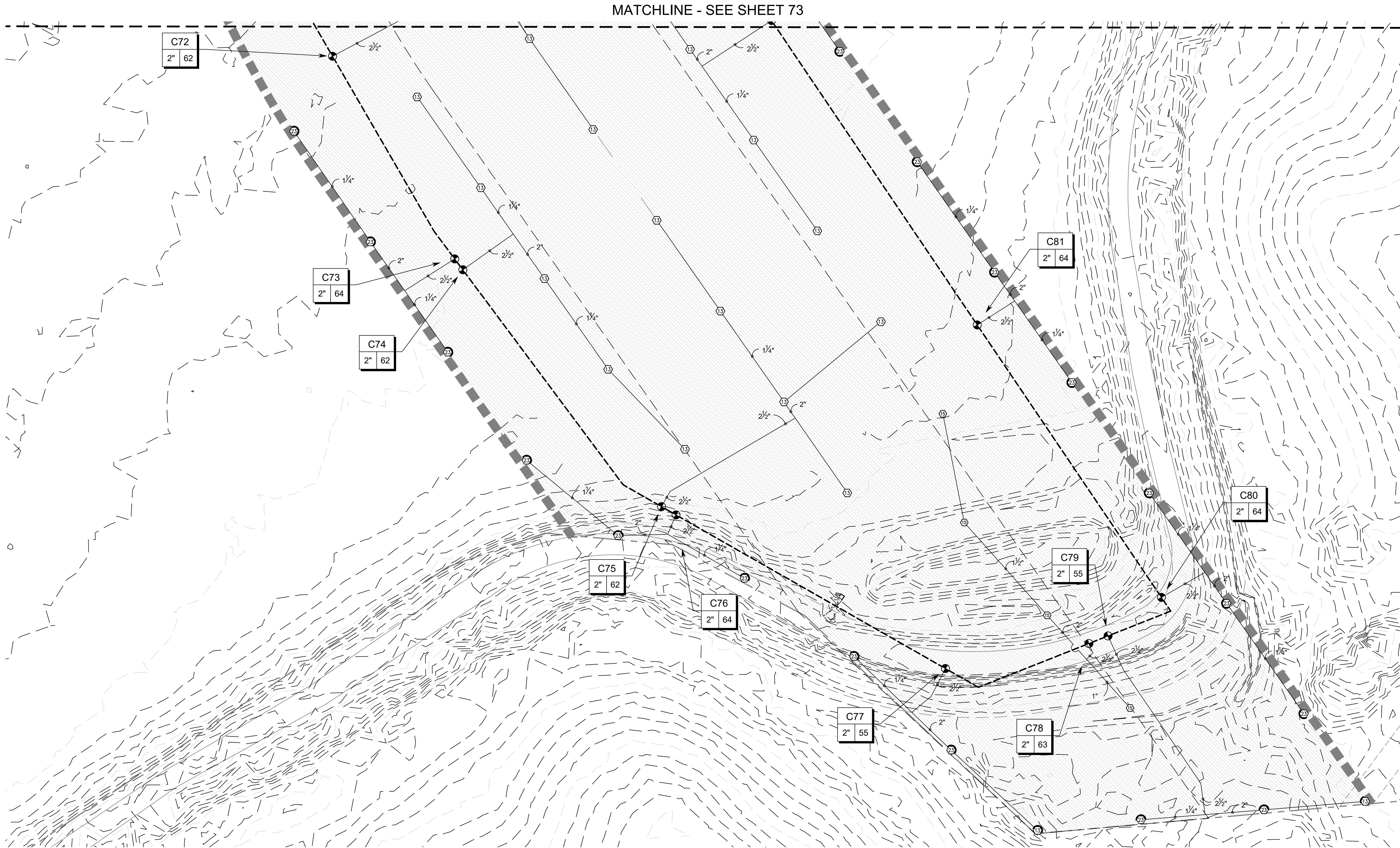
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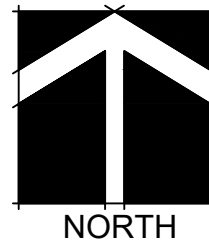
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SHEET 74 OF 81

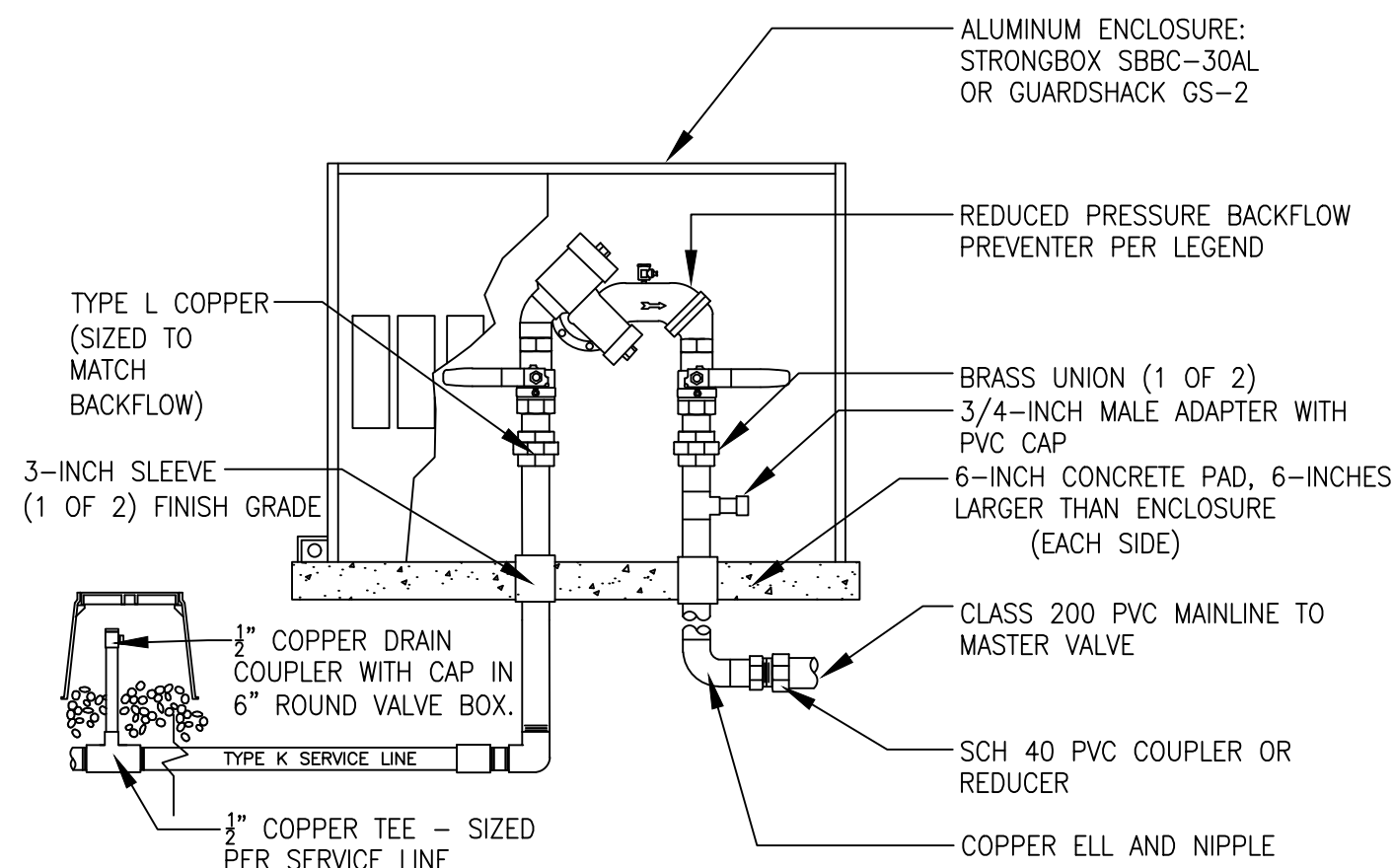


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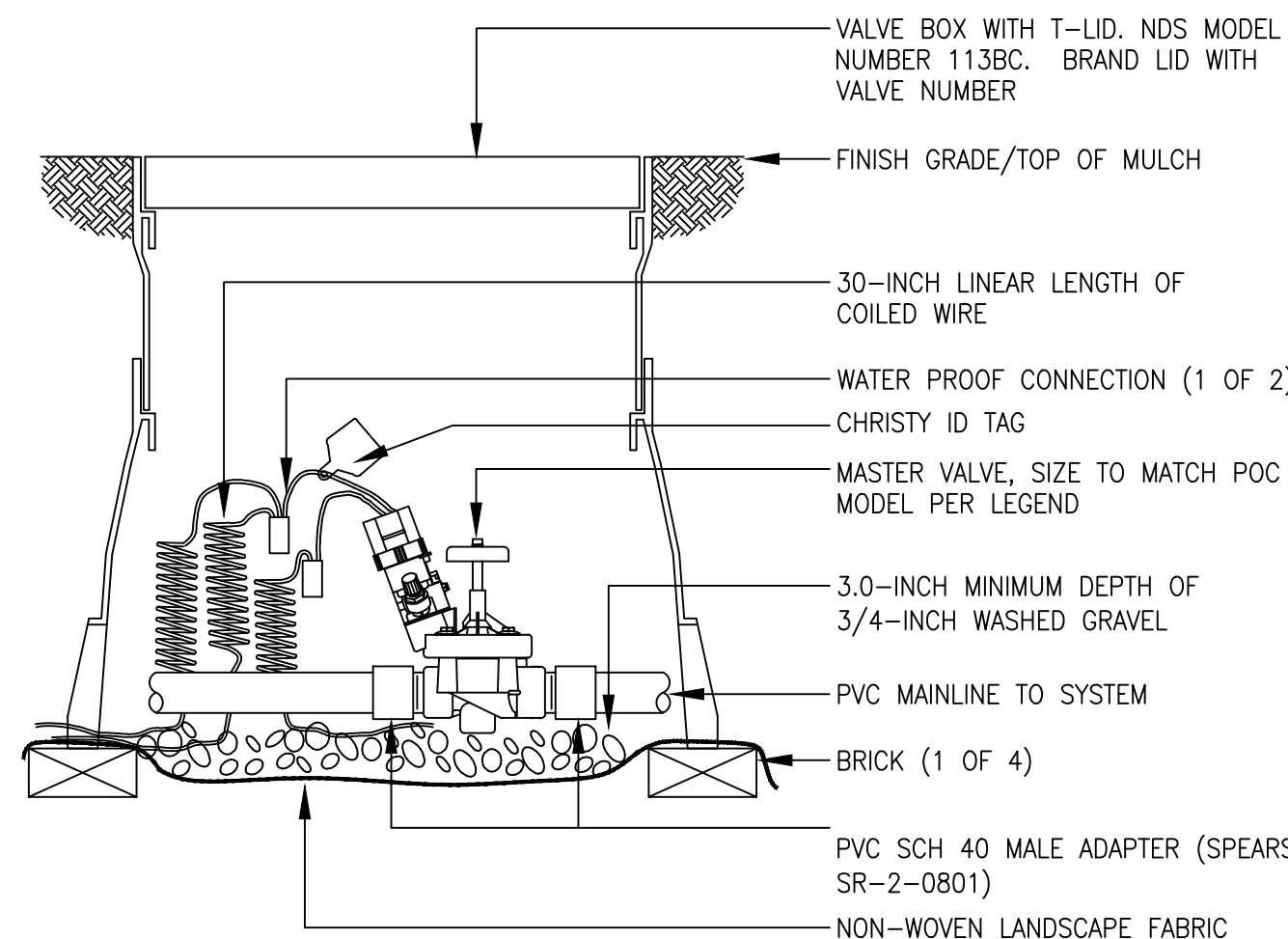


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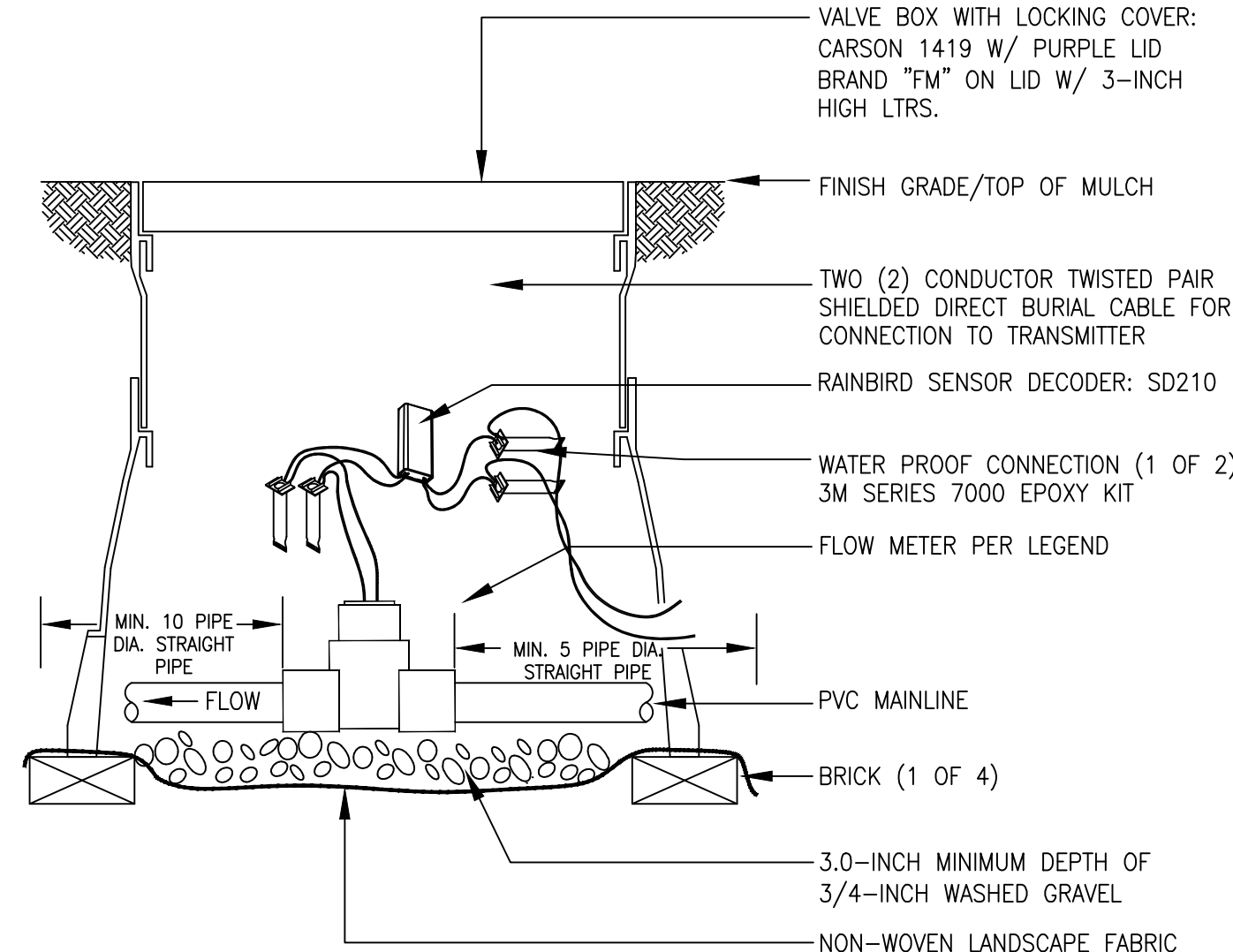
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT

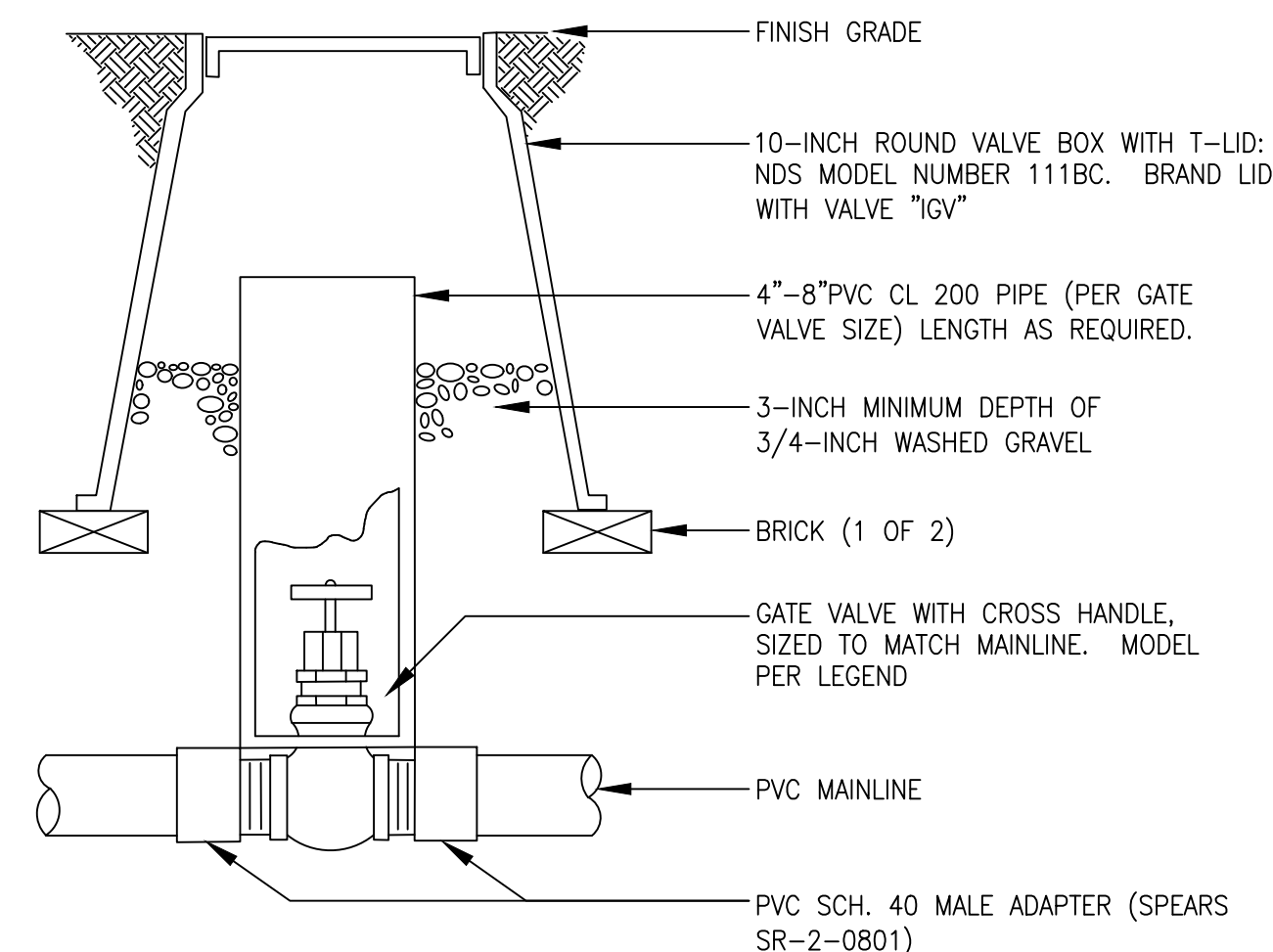


- NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

2 MASTER VALVE ASSEMBLY

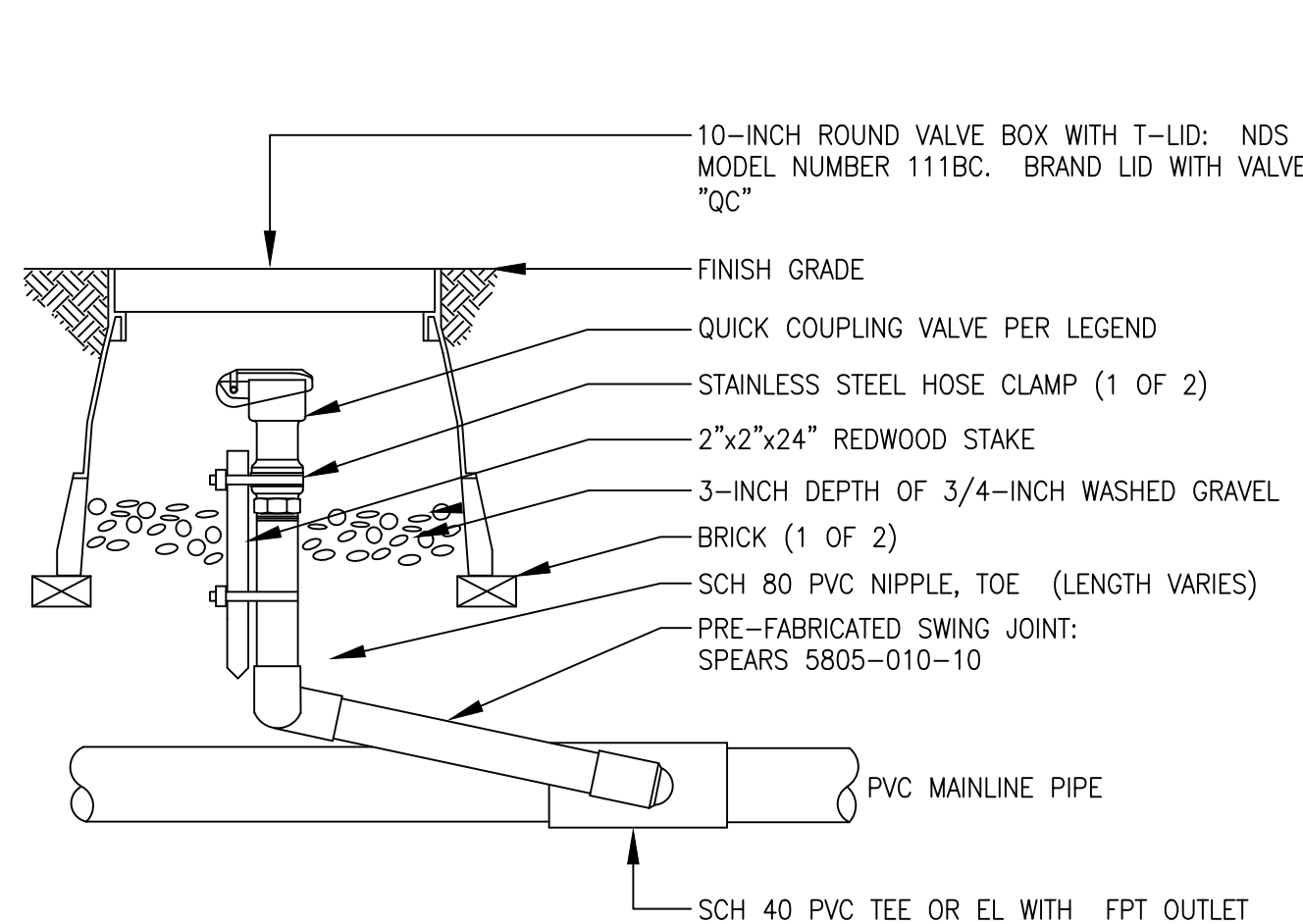


3 FLOW SENSOR ASSEMBLY

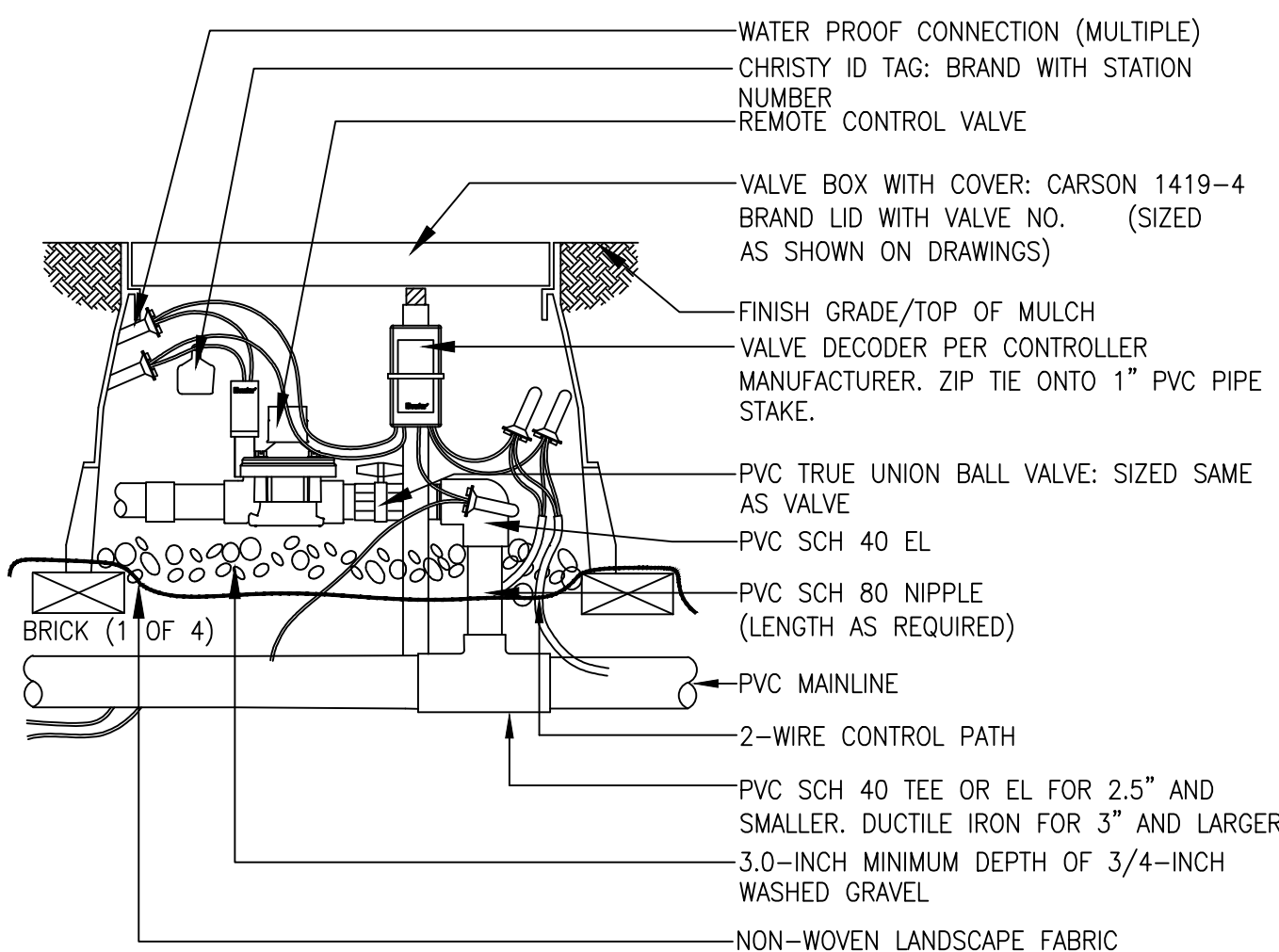


- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

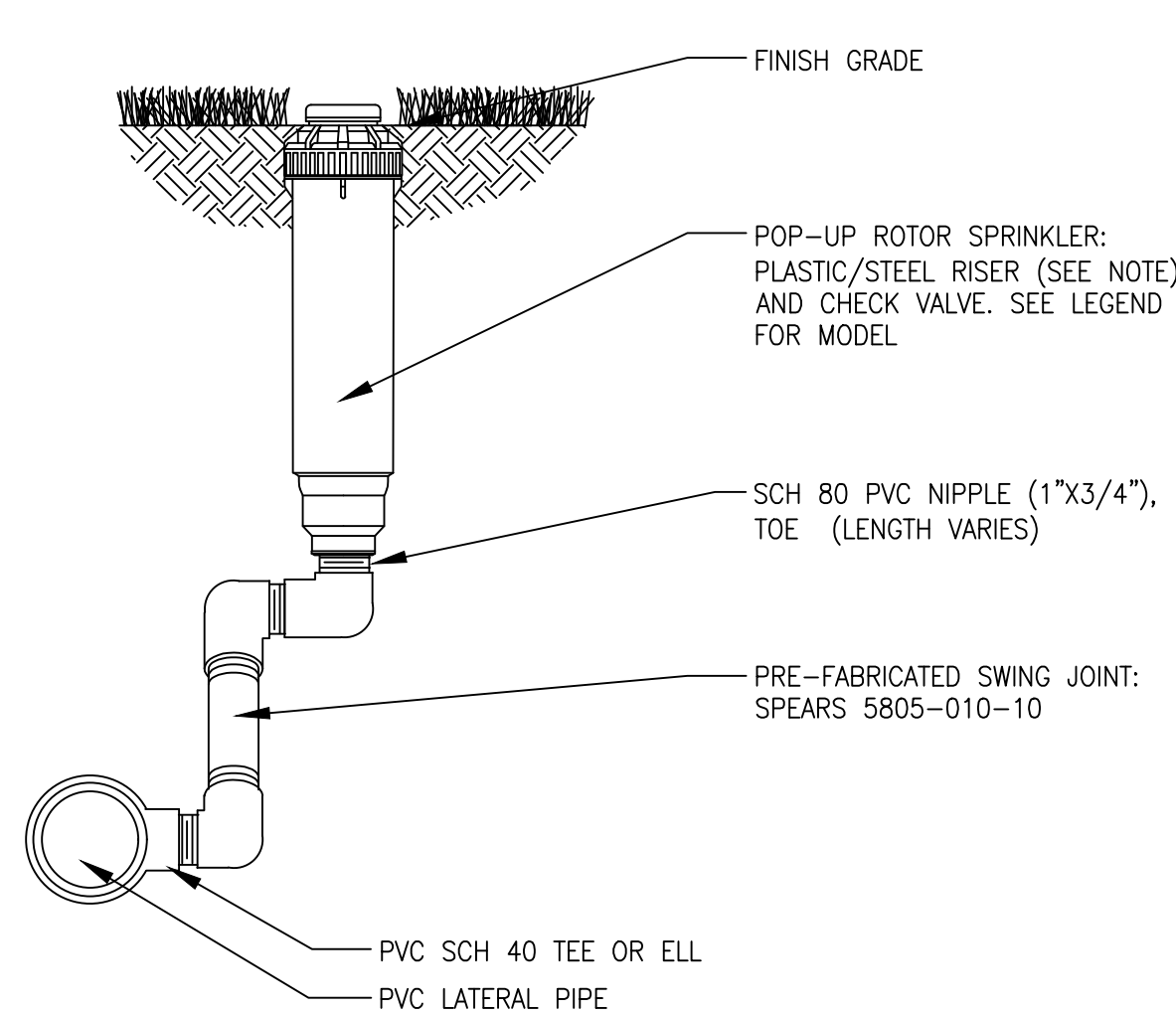
4 ISOLATION GATE VALVE ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY

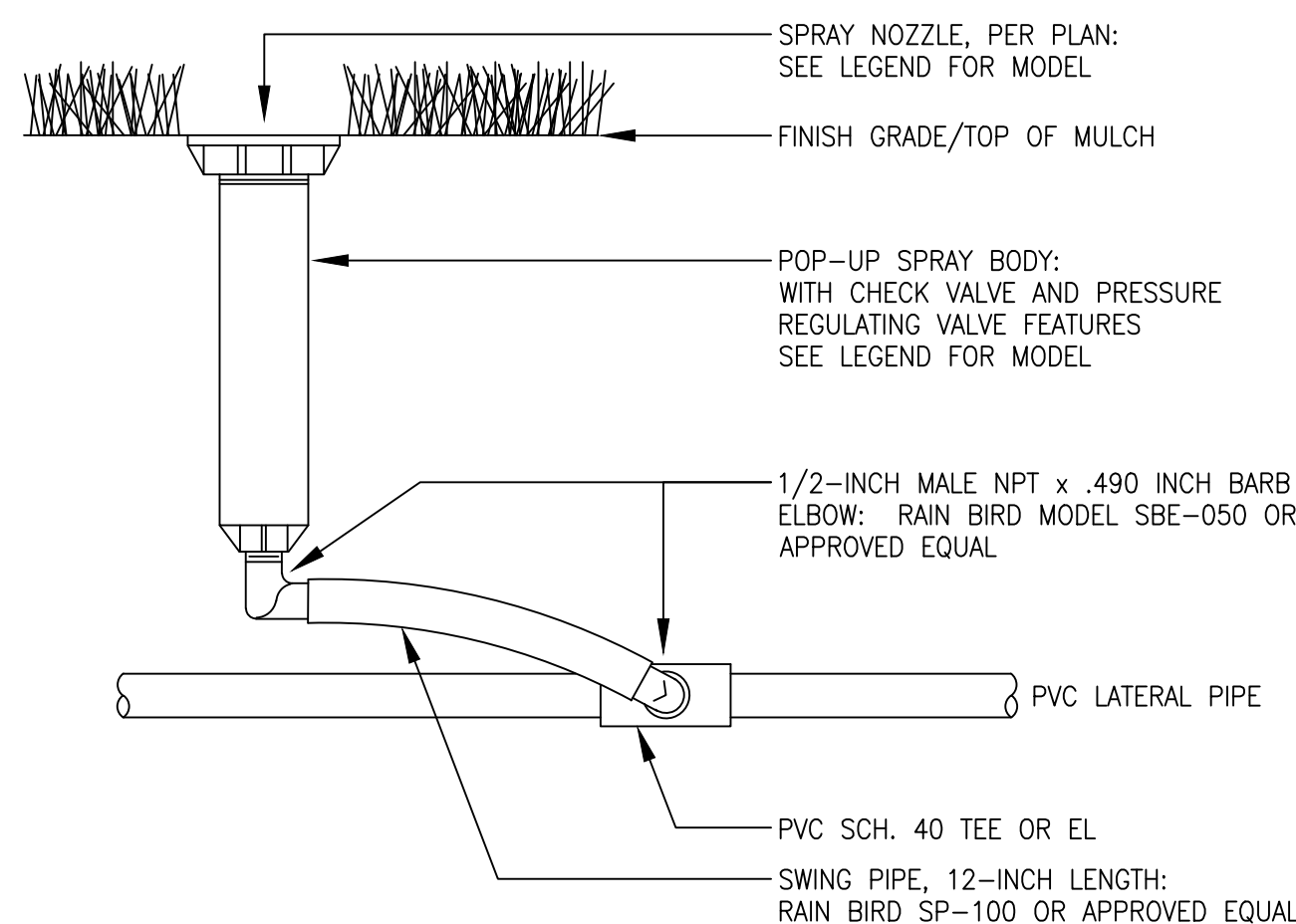


6 REMOTE CONTROL TURF VALVE ASSEMBLY



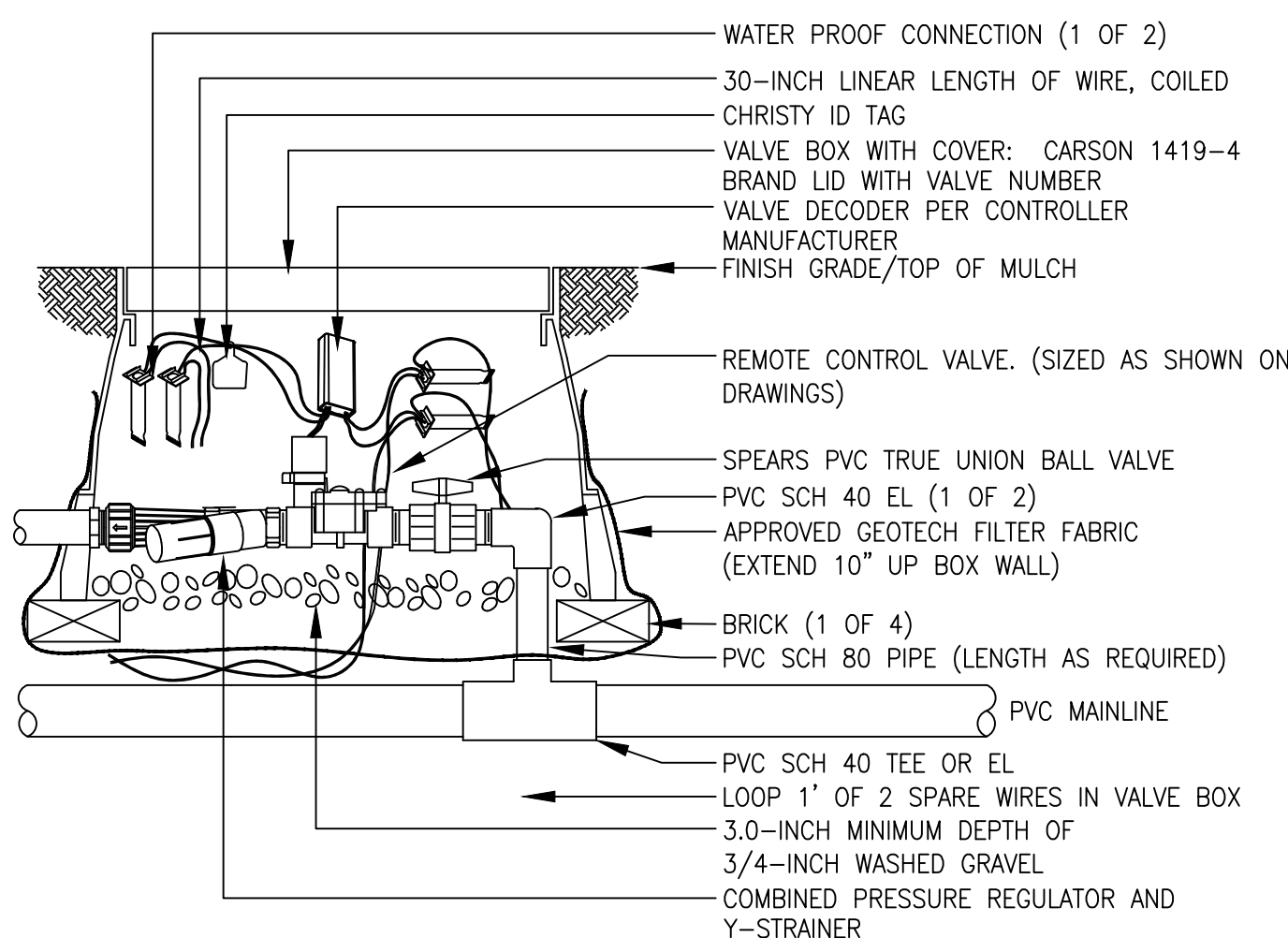
- NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



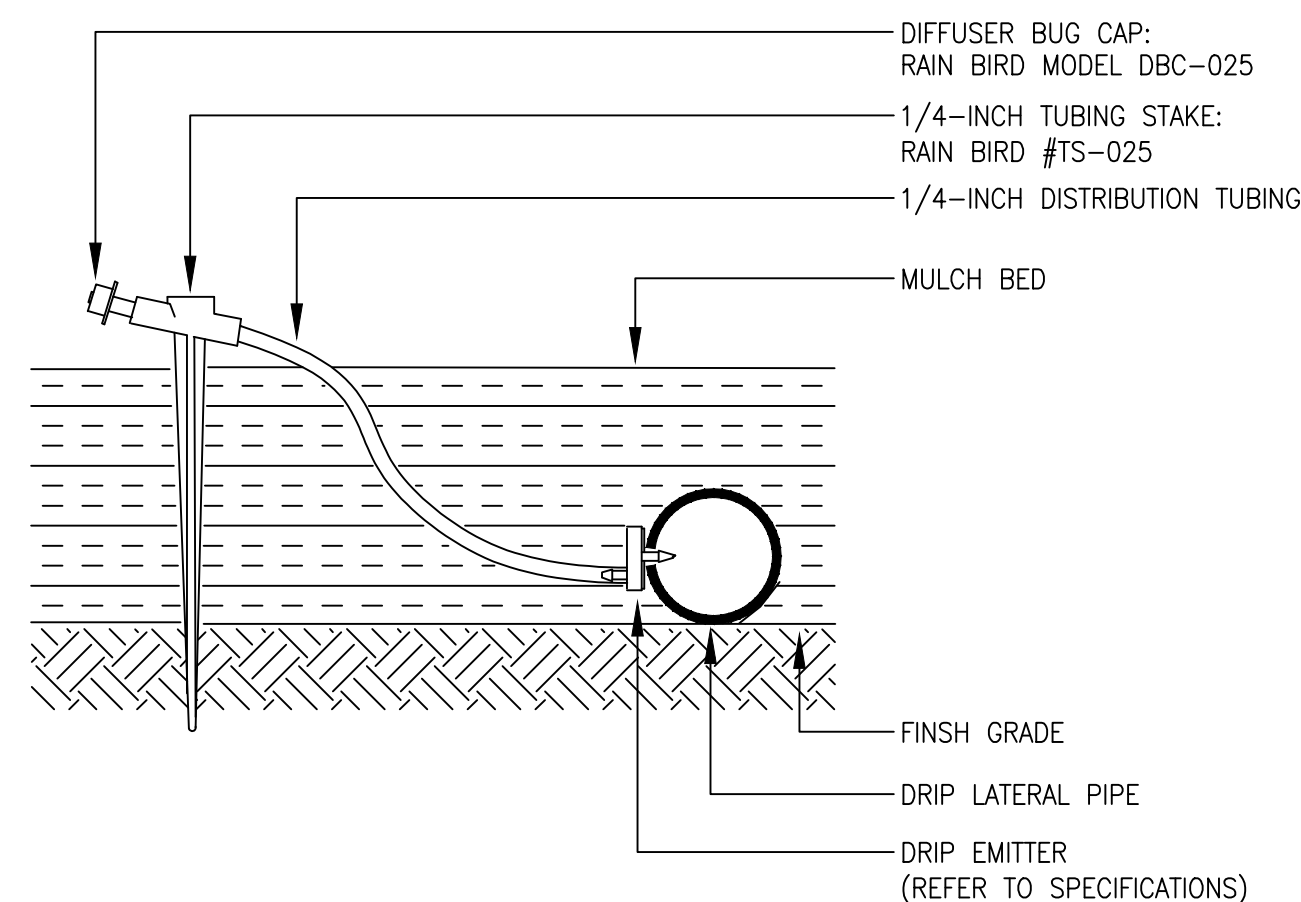
- NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
 2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

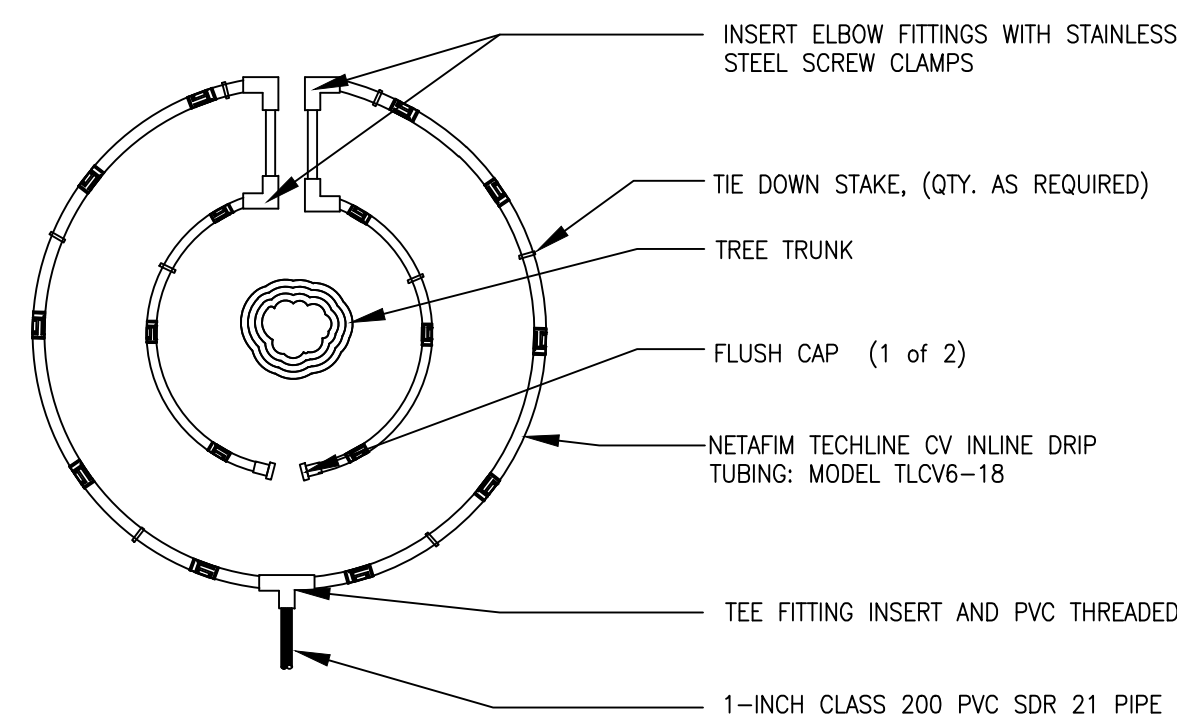


- NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
 2. KEEP MINIMUM OF 3" FROM TOP OF SOLENOID TO VALVE BOX LID.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

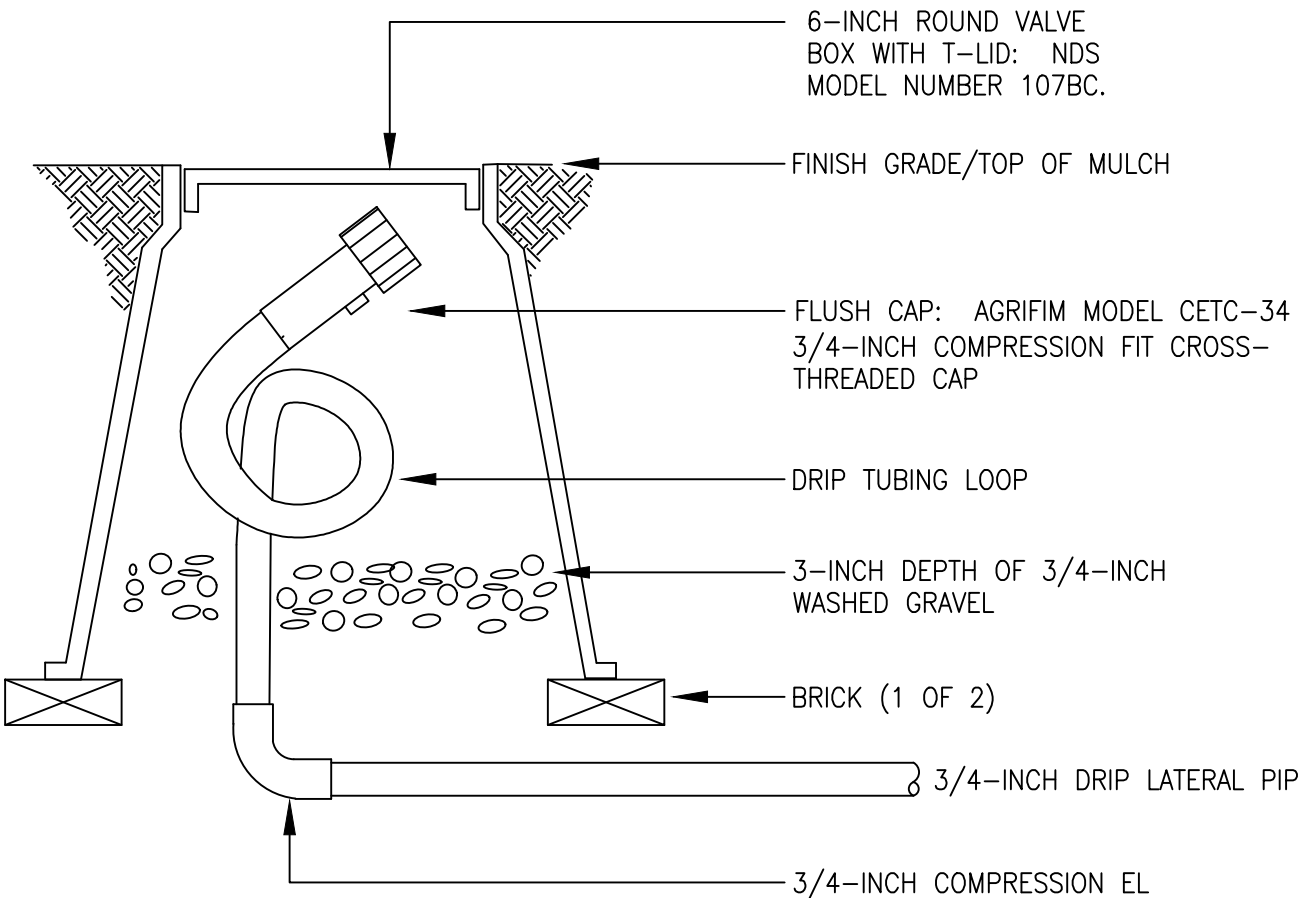


10 SINGLE OUTLET EMITTER ASSEMBLY



- NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
 2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
 3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



- NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

12 DRIP FLUSH CAP ASSEMBLY

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SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

OWNER:

 Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

Imlowrey@sterlingpacificholdings.com

 RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN

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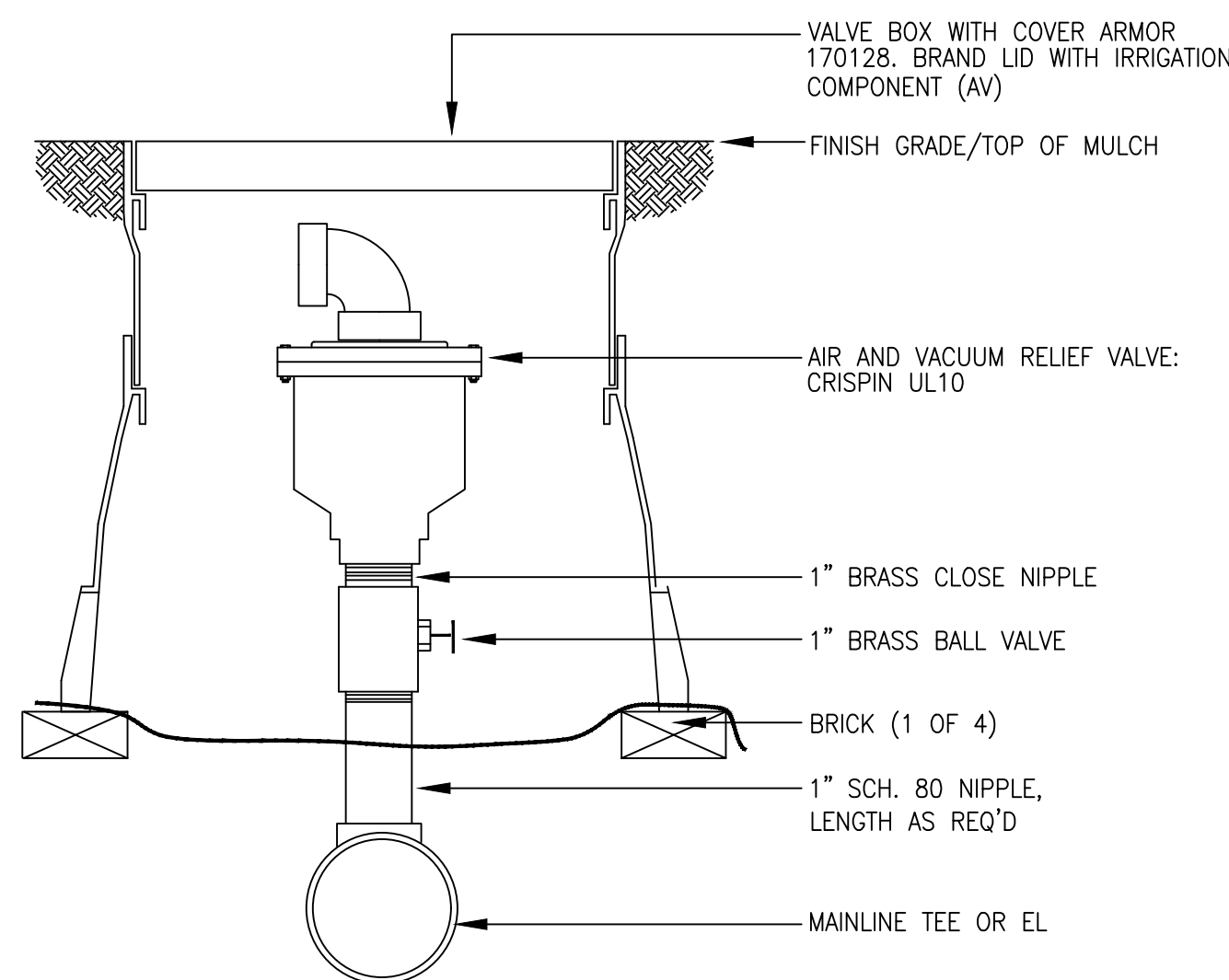
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SHEET TITLE:

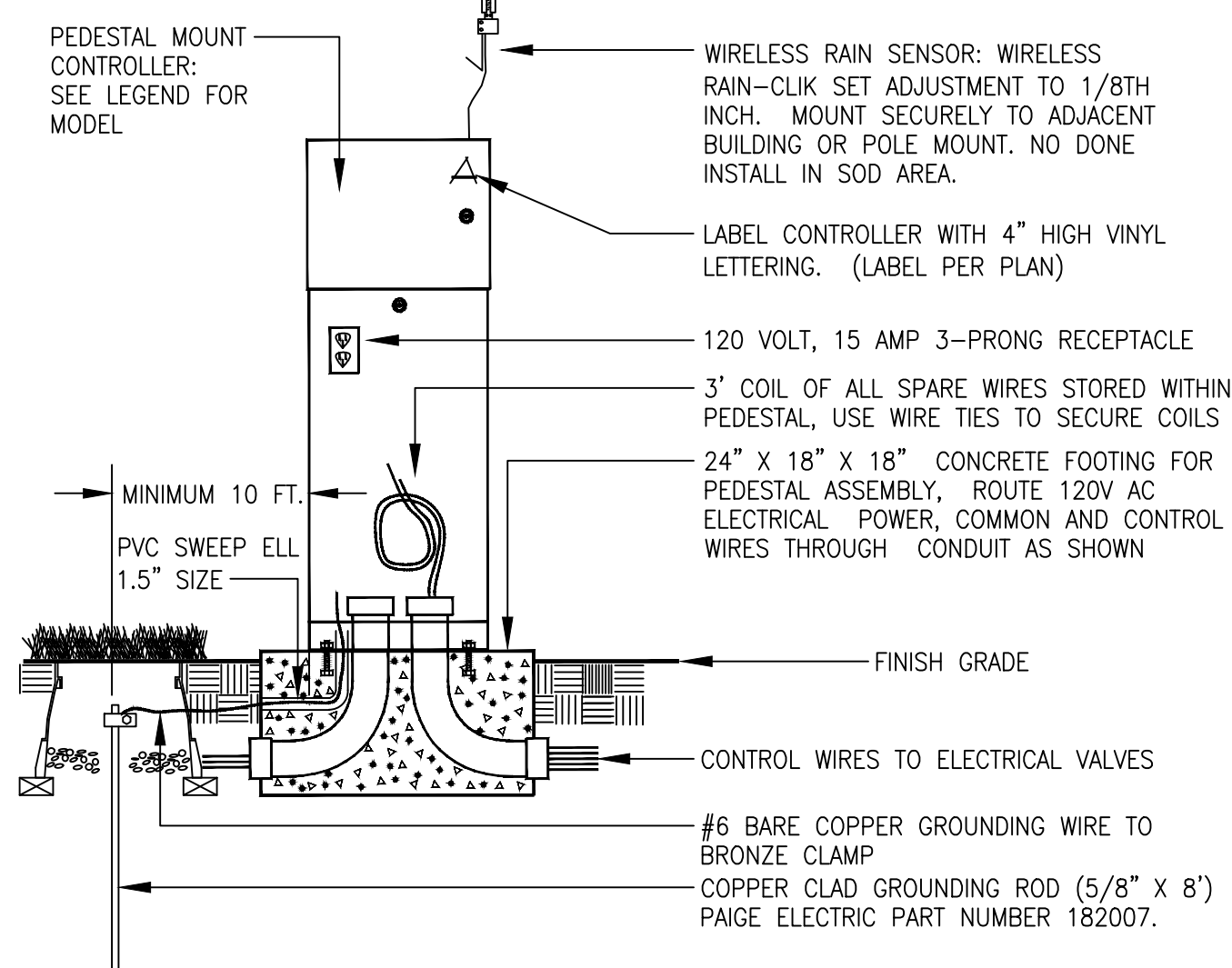
IRRIGATION DETAILS

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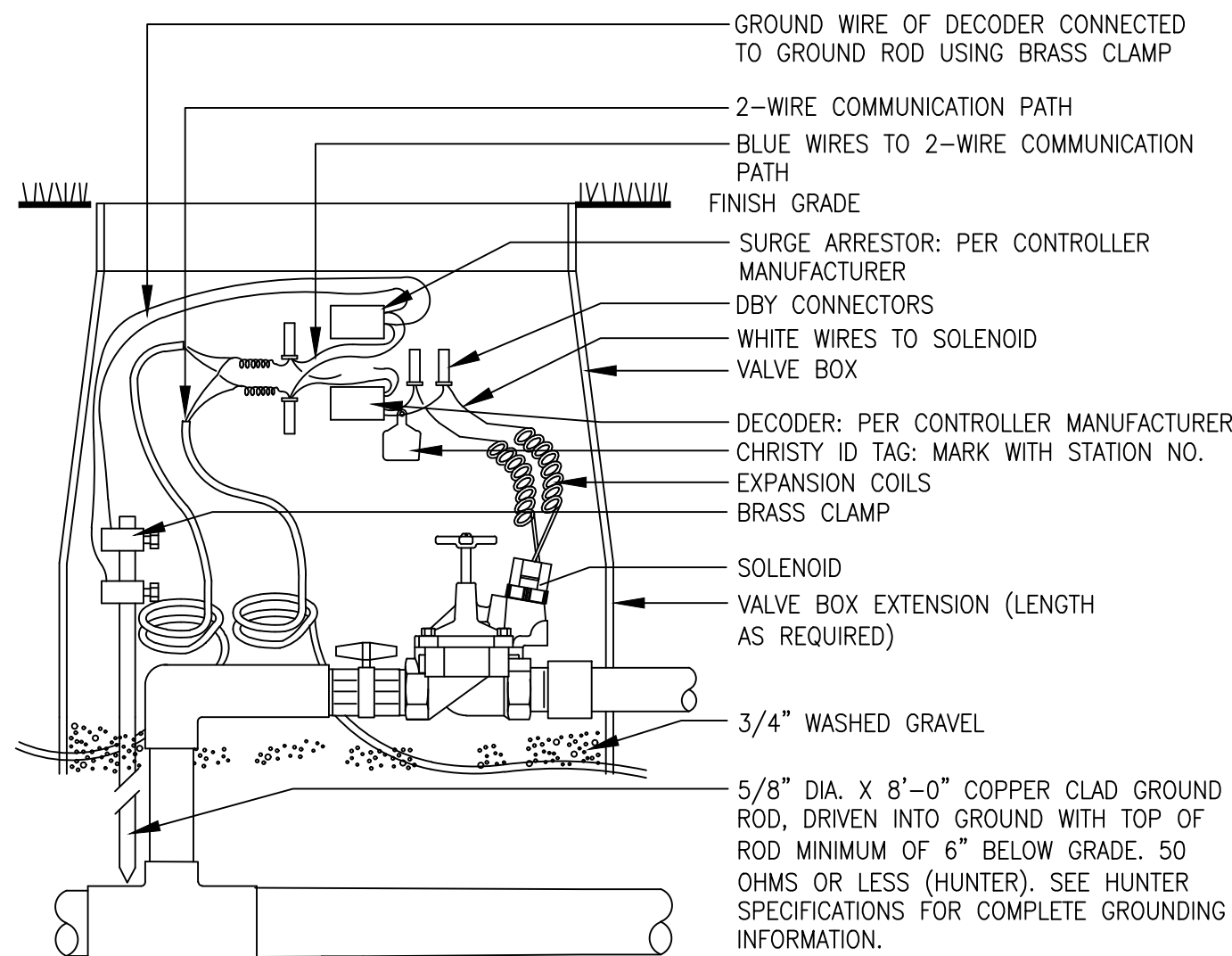
IR2.2

 SHEET **76** OF **81**


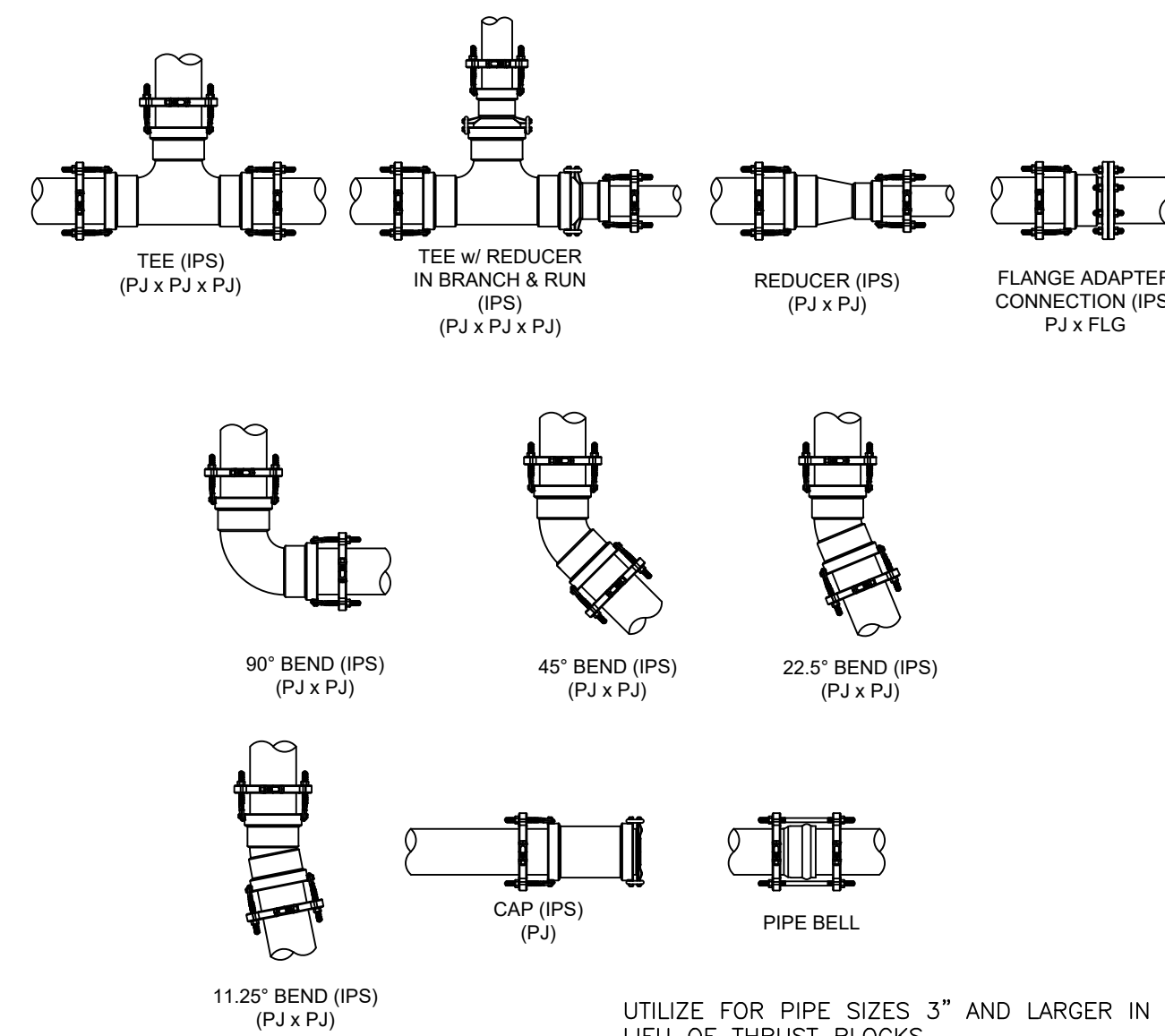
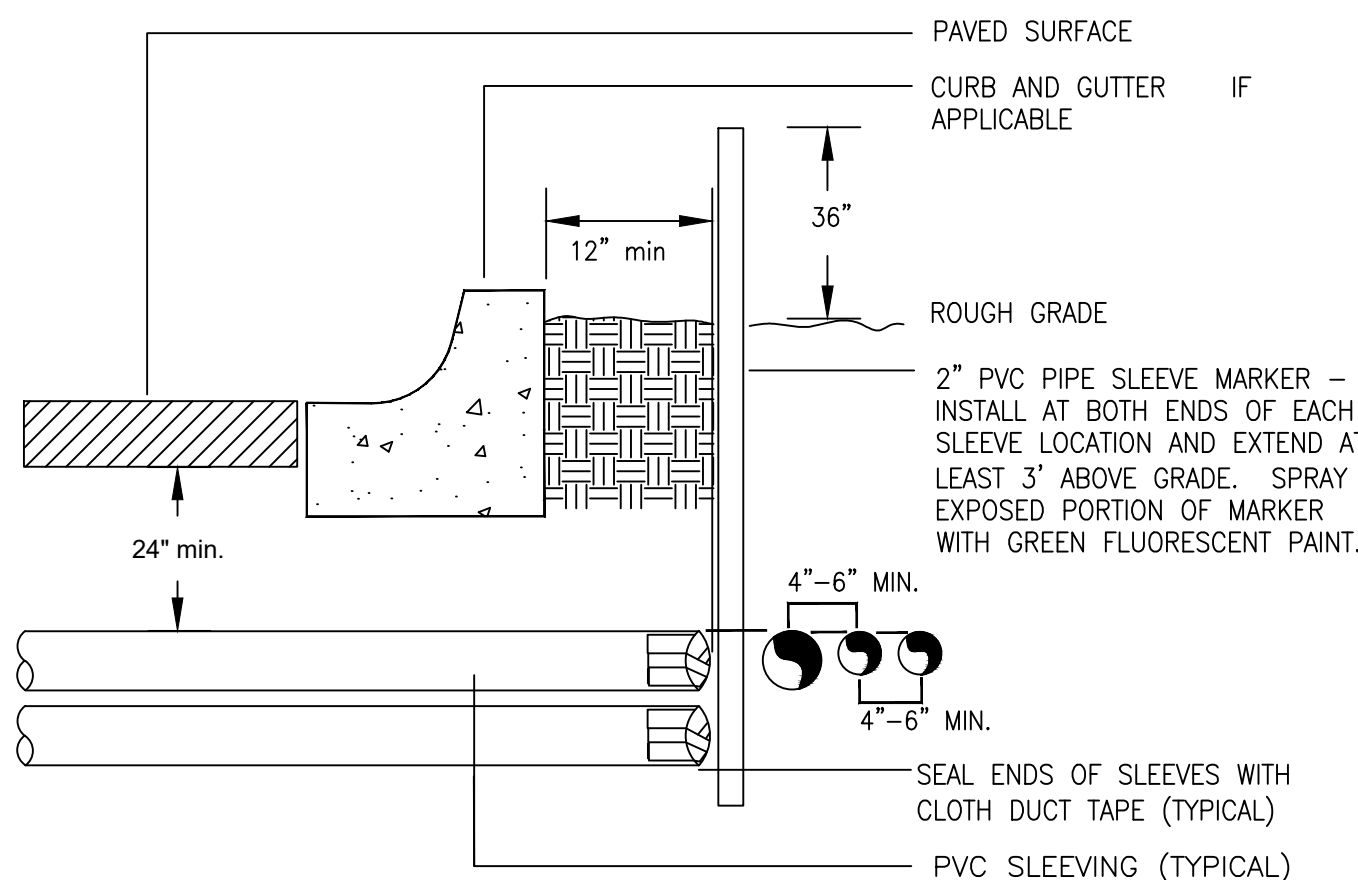
- NOTES:
1. INSTALL AT LOCATIONS PER PLAN, UNLESS GRADING HAS CHANGED.
 2. INSTALL AT ALL MAINLINE HIGH POINTS.

13 AIR AND VACUUM RELIEF VALVE ASSEMBLY


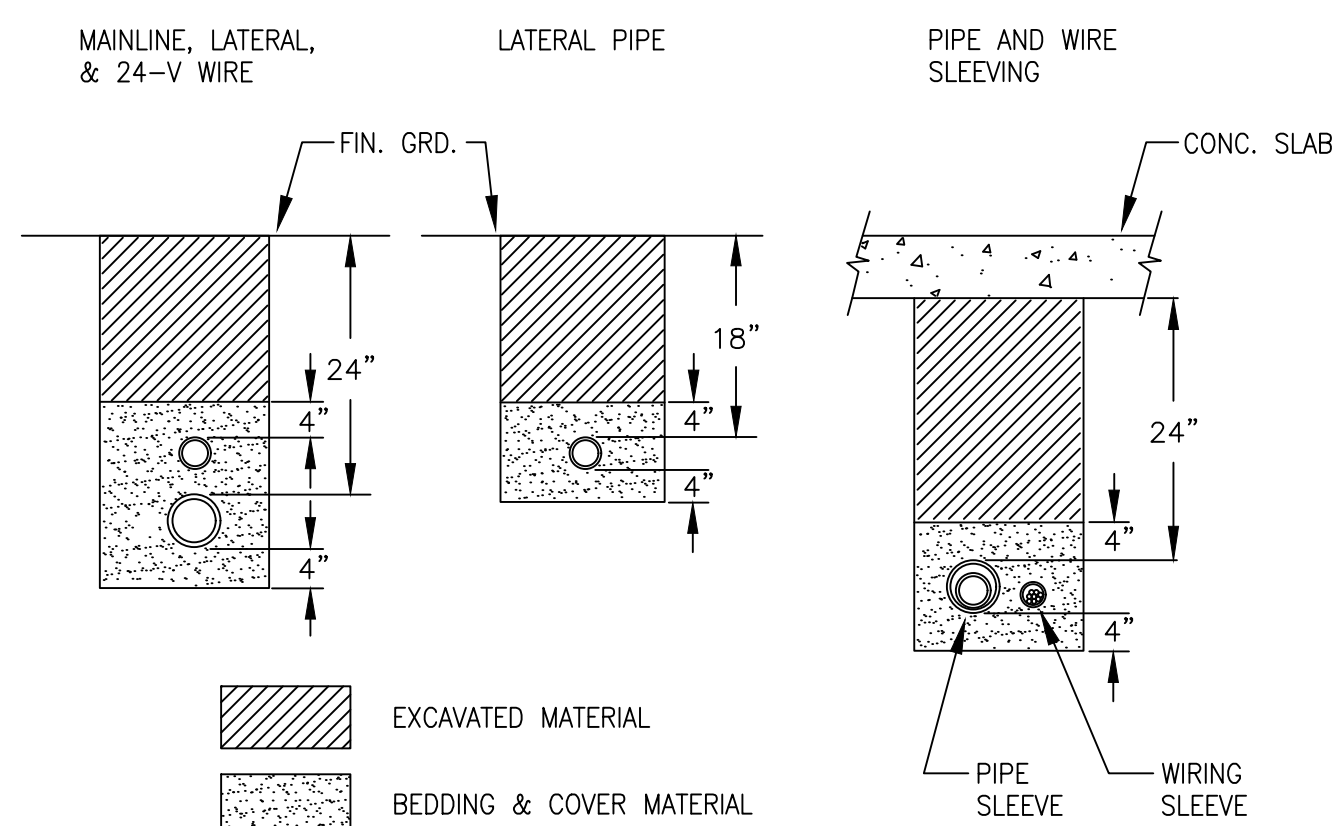
- NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

14 PEDESTAL MOUNT CONTROLLER ASSEMBLY


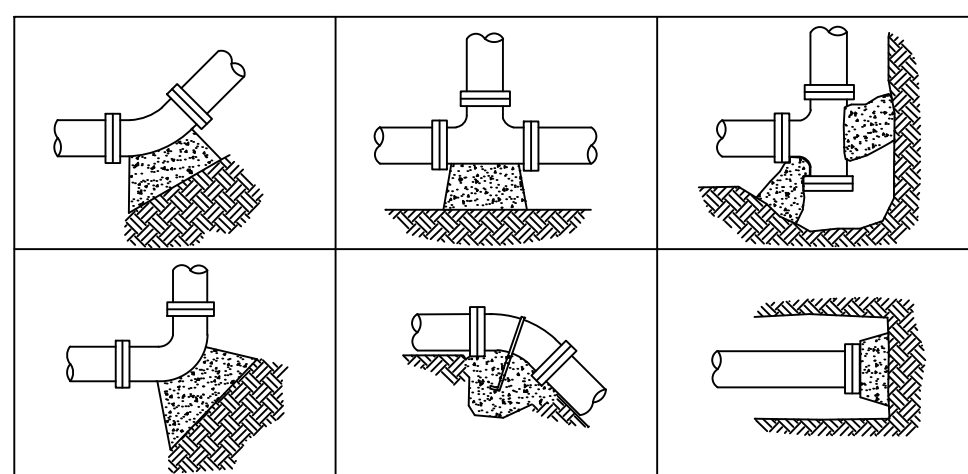
NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

15 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

16 PIPE FITTING WITH JOINT RESTRAINT


- NOTE:
- 1) ALL SLEEVING TO B E CLASS 200 BE PVC, SIZED AS NOTED.
 - 2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

17 TYPICAL SLEEVING DETAIL


- NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

18 TYPICAL TRENCHING DETAIL


PIPE SIZE	BENDS			TEE OR DEAD END
	22-1/2"	45"	90"	
3"	0.3	0.6	1.1	0.8
4"	0.5	1.1	1.9	1.4
6"	1.1	2.2	4.0	2.8
8"	1.8	3.6	6.5	4.7
12"	4	7.8	14.5	10.2
16"	6.9	14	25.7	18.1

*BASED ON 2,000 PSF BEARING CAPACITY

- NOTES:
1. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.
 2. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.

19 TYPICAL THRUST BLOCK DETAIL

OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

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RIVERBEND ESTATES PUD FILING 1

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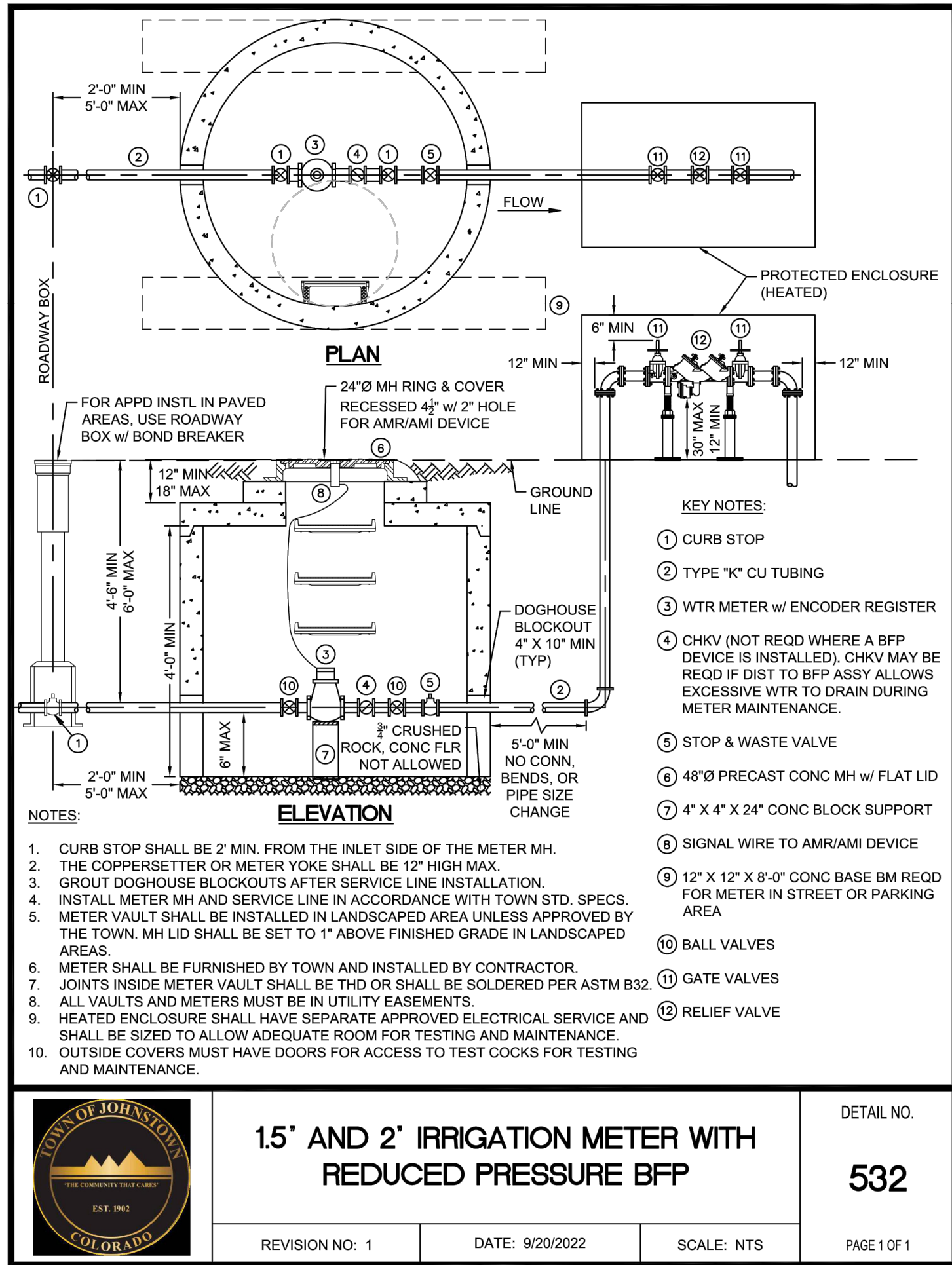
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SHEET TITLE:
**IRRIGATION DETAILS
SOLAR CONTROLLER**

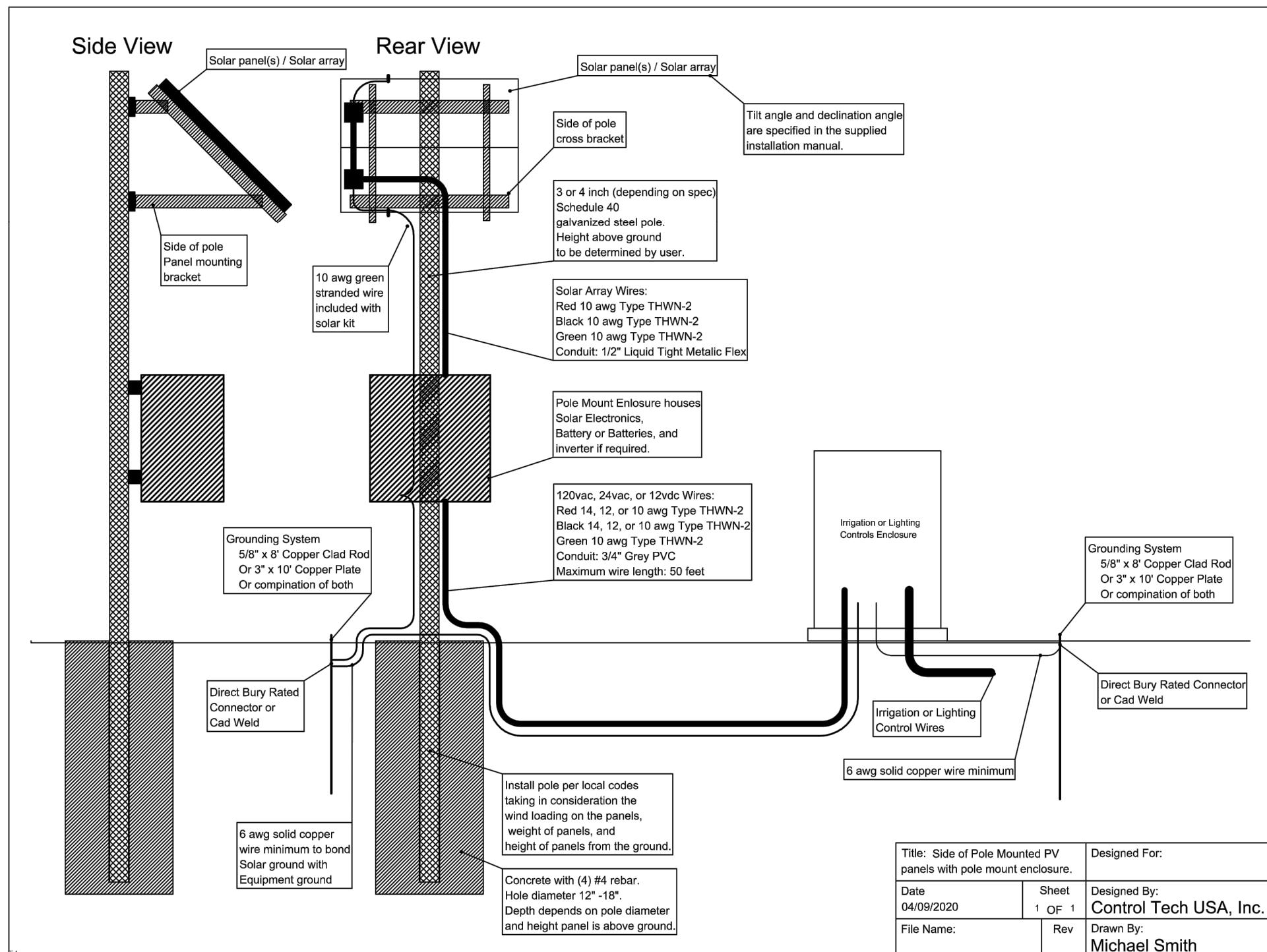
SHEET NUMBER:

IR2.3

SHEET 77 OF 81



FOR REFERENCE ONLY. TAP AND METER SHALL BE INSTALLED BY OTHERS.



DBC IRRIGATION SUPPLY, LLC
6385 Aviation Circle
Loveland, CO 80538
Phone 970-461-0600
Fax 970-461-0510

**Quotation**

EXPIRATION DATE	QUOTE NUMBER
12/13/2022	S4864629
DBC IRRIGATION SUPPLY, LLC 6385 Aviation Circle Loveland, CO 80538 Phone 970-461-0600 Fax 970-461-0510	PAGE NO. 1 of 1

QUOTE TO:

SHIP TO:

MPI DESIGNS
PO BOX 345
WINDSOR, CO 80550

MPI DESIGNS
PO BOX 345
WINDSOR, CO 80550

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
12558	SOLAR SET UP (1774S)		HOUSE ACCOUNT -	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
SPENCER SCHNEIDER	PK PICK-UP	Cash On Delivery	12/08/2022	No
ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
1ea	1SPS-P2G4421423AB4 SOLAR POWER SUPPLY FOR HUNTER A2C CONTROLLER POWERING 110 DECODERS QUOTE #: QTE1774S (CONTROL TECH USA) SPECIAL ORDER - NON-RETURNABLE	18548.177/ea	18548.18	
1ea	FREIGHT CHARGE SPECIAL ORDER - NON-RETURNABLE	400.000/ea	400.00	
The pricing on this bid is good for 5 days from the date generated. Taxes are not included in totals.			Subtotal	18948.18
			S&H Charges	0.00
			Amount Due	18948.18

Printed By: SPENCERS on 12/8/2022 2:55:16 PM MST

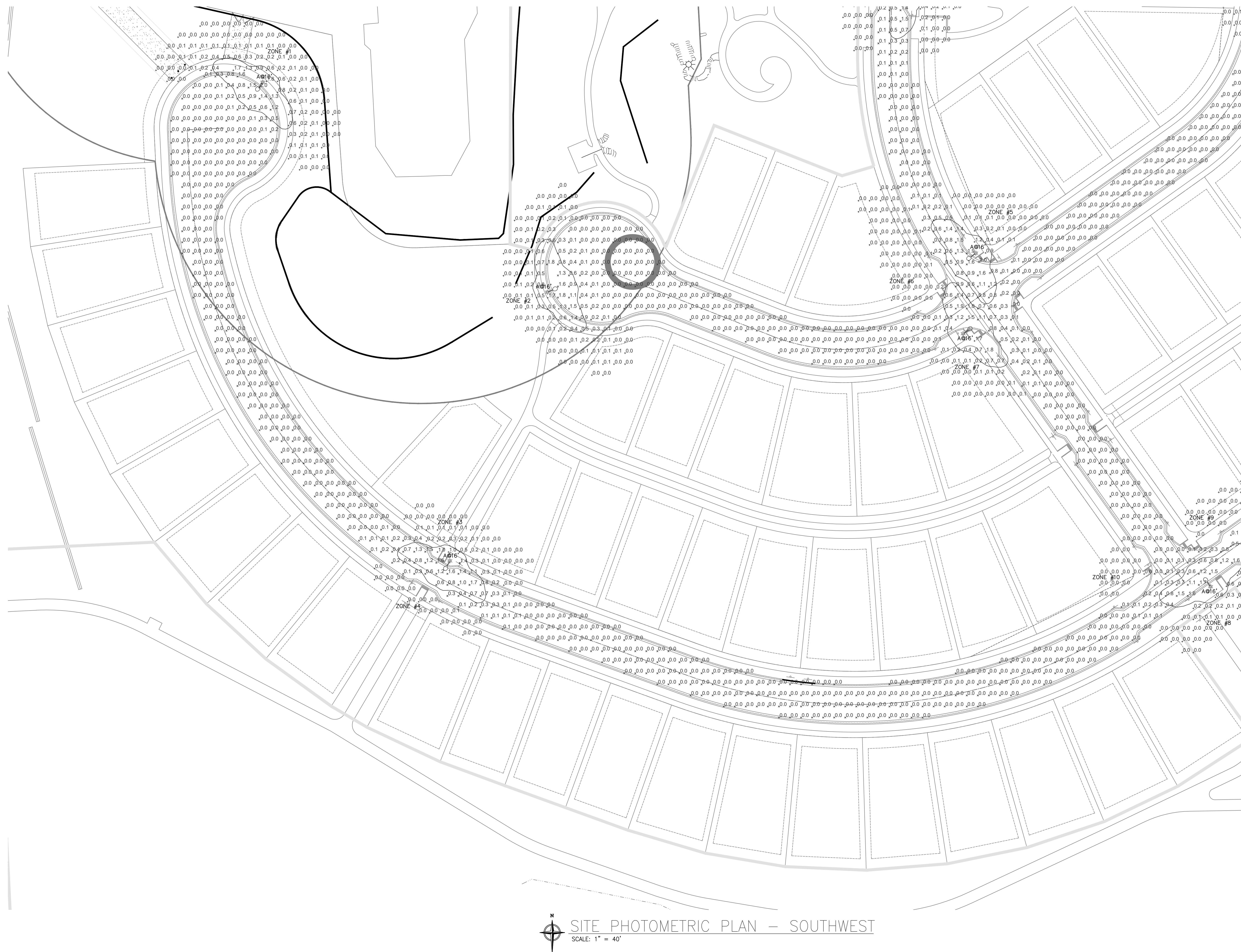
RIVERBEND ESTATES PUD PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update

Site Photometric Plan - Southwest

SP-1



RIVERBEND ESTATES PUD
PRELIMINARY DEVELOPMENT PLAN

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DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update

Site Photometric
Plan - Northwest

SP-2

95



SITE PHOTOMETRIC PLAN – NORTHWEST

SCALE: 1" = 40'



 SITE PHOTOMETRIC PLAN – EAST
SCALE: 1" = 40'

RIVERBEND ESTATES PUD
PRELIMINARY DEVELOPMENT PLAN
21841 COUNTY ROAD 17
JOHNSTOWN, CO 80534

DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update

Site Photometric
Plan - East

SP-3

RIVERBEND ESTATES PUD

OUTLINE DEVELOPMENT PLAN

21941 COUNTY ROAD 17, JOHNSTOWN, COLORADO 80534

APRIL 08, 2021

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST 274 FEET; THENCE SOUTH 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 274 FEET MORE OR LESS, TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2: THAT PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 2395 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST 2121 FEET ALONG SAID NORTH LINE TO A POINT 274 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 200 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 17; THENCE EAST 274 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 17 TO A POINT ON THE EAST LINE THEREOF; THENCE SOUTH 1174 FEET ALONG SAID EAST LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD; THENCE SOUTH 37 DEGREES 8' WEST 1033 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF CURVE OF A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 590 FEET ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 1400 FEET, TO A POINT OF TANGENT; THENCE FOLLOWING SAID WESTERLY RIGHT OF WAY LINE SOUTH 13 DEGREES 5' WEST 654 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT; THENCE SOUTHERLY 395 FEET ALONG SAID CURVE TO THE LEFT WHOSE RADIUS IS 1472.7 FEET, TO A POINT OF TANGENT; THENCE SOUTH 2 DEGREES 16' EAST 263 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 85 DEGREES 47' WEST 325 FEET; THENCE NORTH 45 DEGREES 48' WEST 95.7 FEET; THENCE NORTH 45 DEGREES 33' WEST 94 FEET; THENCE NORTH 60 DEGREES 53' WEST 89.8 FEET; THENCE NORTH 83 DEGREES 54' WEST 76.5 FEET; THENCE SOUTH 71 DEGREES 50' WEST 61.3 FEET; THENCE SOUTH 56 DEGREES 58' WEST 502.5 FEET; THENCE NORTH 61 DEGREES 5' WEST 154 FEET; THENCE NORTHERLY 4159 FEET IN A STRAIGHT LINE TO THE PLACE OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

NARRATIVE / OPERATIONAL PLAN

THIS OUTLINE DEVELOPMENT PLAN (ODP) PROVIDES A FRAMEWORK FOR THE PROPOSED RIVERBEND ESTATES RESIDENTIAL PUD. LOCATED A MILE FROM DOWNTOWN JOHNSTOWN, RIVERBEND ESTATES IS EASILY ACCESSED VIA MULTI-USE TRAILS AND THE ARTERIAL ROADS, TO THE NORTH & EAST.

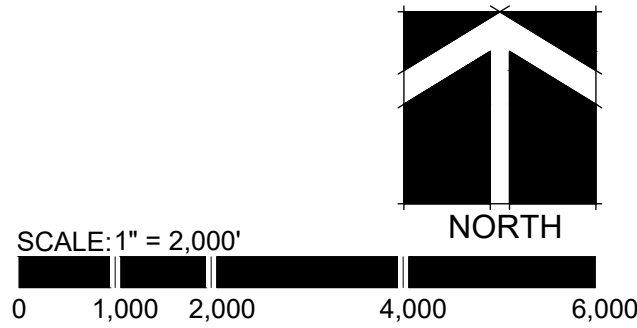
AS A PEDESTRIAN FRIENDLY COMMUNITY, RIVERBEND BOASTS NUMEROUS TRAILS, AS WELL AS, AN ABUNDANCE OF OPEN SPACE. THE LARGEST TRACT OF OPEN SPACE FOLLOWS THE LITTLE THOMPSON RIVER AS IT FLOWS THROUGH THE SITE, BETWEEN FILINGS 1 & 2.

RIVERBEND ESTATES IS CURRENTLY ZONED PUD-R. PUD ZONING PROVIDES FLEXIBILITY IN LOT SIZES & SETBACKS INSPIRING CREATIVITY IN HOUSING TYPES TO FIT THE MARKET DEMAND, WHILE ALLOWING FOR TRAILS & OPEN SPACE ADJACENT TO EACH LOT.

DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

VICINITY MAP



GENERAL NOTES

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS, BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING. LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS, FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE SHALL NOT EXCEED 9 DU/AC. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF PLATTING.
- GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
- AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL PUD SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AND STREETS MAY VARY FROM THAT SHOWN.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE PLATTING.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITHIN THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.
- THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES, INTENDED ONLY TO SHOW THE FEASIBILITY OF DEVELOPMENT ON THIS PROPERTY.
- AS PER FEMA MAP NUMBER 08069C1410G, EFFECTIVE 01/15/2021, A LARGE PORTION OF THIS PROPERTY IS WITHIN THE DESIGNATED FLOODPLAIN ZONE. ANY DEVELOPMENT THAT OCCURS ON THIS SITE MUST BE IN FULL COMPLIANCE WITH FLOODPLAIN RULES AND REGULATIONS.

PROJECT CONTACTS

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TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOW AS _____, IS APPROVED
AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND
ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF
JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

APPROVED BY ORDINANCE 2021-214
NOVEMBER 2021
-KM

SHEET INDEX

- 01 COVER SHEET
- 02 OUTLINE DEVELOPMENT PLAN
- 03 ILLUSTRATIVE CONCEPT PLAN
- 04 ODP DEVELOPMENT STANDARDS
- 05 MASTER UTILITY PLAN
- 06 MASTER GRADING & DRAINAGE PLAN



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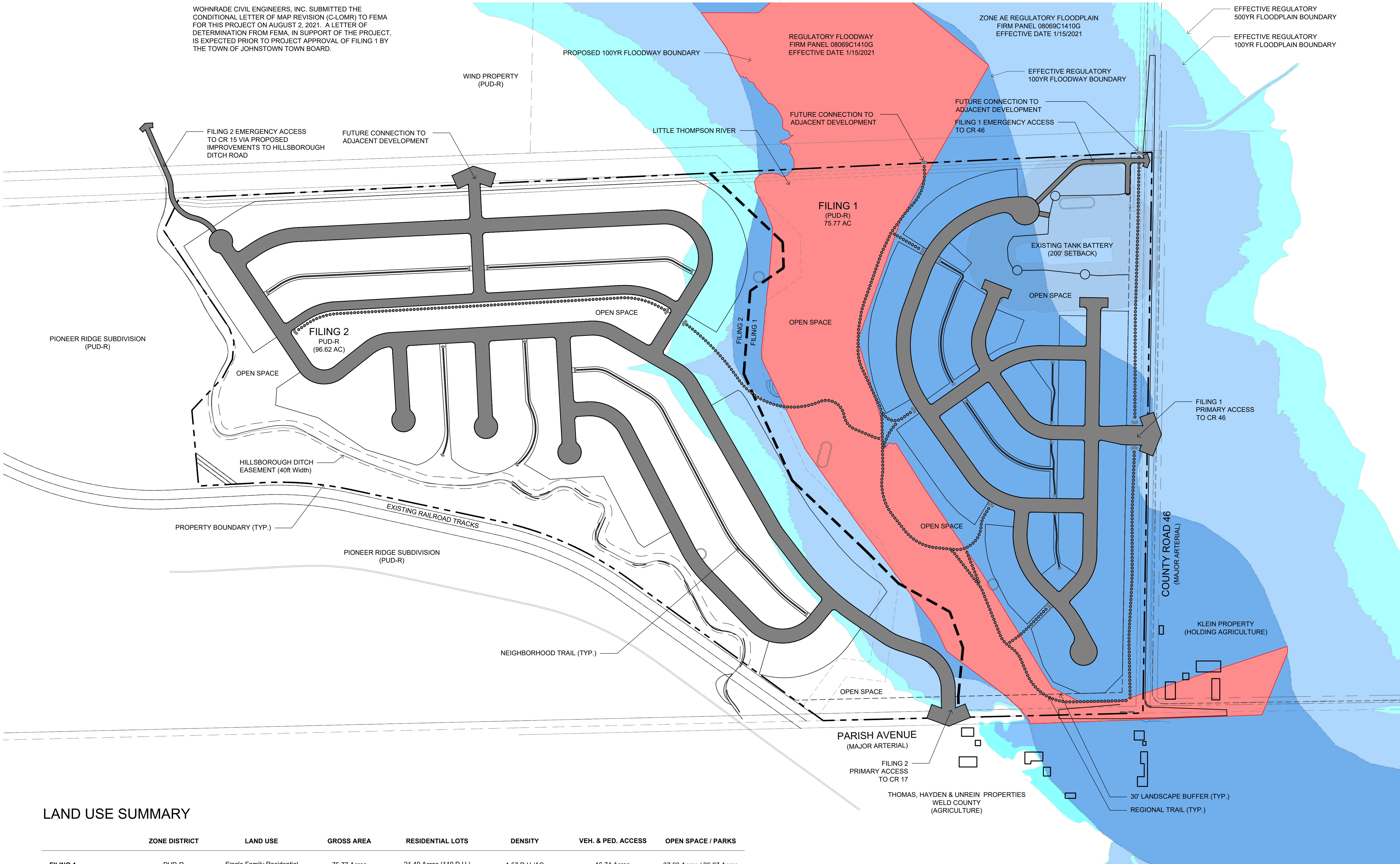


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OUTLINE DEVELOPMENT PLAN
RIVERBEND ESTATES PUD

RIVERBEND ESTATES ANNEX
OUTLINE DEVELOPMENT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 6

WOHNRADE CIVIL ENGINEERS, INC. SUBMITTED THE
CONDITIONAL LETTER OF MAP REVISION (C-LMR) TO FEMA
FOR THIS PROJECT ON AUGUST 2, 2021. A LETTER OF
DETERMINATION FROM FEMA, IN SUPPORT OF THE PROJECT,
IS EXPECTED PRIOR TO PROJECT APPROVAL OF FILING 1 BY
THE TOWN OF JOHNSTOWN TOWN BOARD.

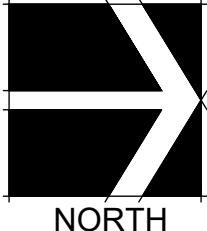


LAND USE SUMMARY

	ZONE DISTRICT	LAND USE	GROSS AREA	RESIDENTIAL LOTS	DENSITY	VEH. & PED. ACCESS	OPEN SPACE / PARKS
FILING 1	PUD-R	Single Family Residential	75.77 Acres	21.40 Acres (119 D.U.)	1.57 D.U./AC	16.74 Acres	37.63 Acres / 26.07 Acres
FILING 2	PUD-R	Single Family Residential	96.62 Acres	50.54 Acres (244 D.U.)	2.53 D.U./AC	11.60 Acres	34.48 Acres / 11.64 Acres
OVERALL SITE	PUD-R	Single Family Residential	172.39 Acres	71.94 Acres (363 D.U.)	2.11 D.U./AC	28.34 Acres	72.11 Acres / 37.71 Acres



SCALE: 1" = 200'



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lmowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

OUTLINE DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: APRIL 08, 2021
PHASE: ODP

REVISIONS:
2021.06.22 ODP RESUBMITTAL 1
2021.08.09 ODP RESUBMITTAL 2

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SHEET TITLE:
**OUTLINE
DEVELOPMENT PLAN**

SHEET NUMBER:

ODP-2

SHEET 2 OF 6

RIVERBEND ESTATES ANNEX
ILLUSTRATIVE CONCEPT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 6



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OUTLINE DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

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SHEET TITLE:

**ILLUSTRATIVE
CONCEPT PLAN**

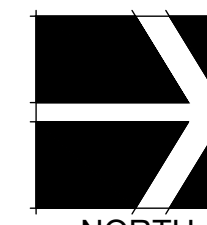
SHEET NUMBER:

ODP-3

SHEET **3** OF **6**



SCALE: 1" = 200'



OUTLINE DEVELOPMENT PLAN
RIVERBEND ESTATES PUD

RIVERBEND ESTATES ANNEX
ODP DEVELOPMENT STANDARDS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 6

CONCEPTUAL ARCHITECTURE



DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED	
MINIMUM LOT SIZE	6,000 SF
MAXIMUM HEIGHT	35 FT
FRONT SETBACK TO BUILDING	15 FT
FRONT SETBACK TO GARAGE	20 FT
SIDE YARD SETBACK	5 FT
SIDE YARD CORNER SETBACK	10 FT
REAR YARD SETBACK	10 FT

ARCHITECTURAL DESIGN STANDARDS
VISTA COMMONS – DETACHED RESIDENTIAL

THE UNDERLYING GOAL OF THE GUIDELINES AND STANDARDS THAT FOLLOW IS TO ACHIEVE A HIGHLY FUNCTIONAL, AESTHETICALLY PLEASING NEIGHBORHOOD WITH MUCH ATTENTION PAID TO ARCHITECTURAL QUALITY AND SITE DESIGN. EMPHASIS IS PLACED ON DIVERSITY IN LOCATION, STYLE AND BUILDING FORM. OF PARTICULAR IMPORTANCE, IS FOUR-SIDED ARCHITECTURE AND AN OVERALL DESIGN THAT PROMOTES THE HOME'S ENTRY, WHILE DIMINISHING THE VISUAL PROMINENCE OF THE GARAGE.

FUNDAMENTAL OBJECTIVES:

- THE INCLUSION OF SEVERAL HOUSE MODELS WITH ALTERNATE MODEL ELEVATIONS FOR THE MOST POPULAR MODELS. ALTERNATE MODEL ELEVATIONS SHALL INCLUDE A SIGNIFICANT CHANGE IN THEIR APPEARANCE, SO AS TO BE UNRECOGNIZABLE AS THE SAME MODEL FROM THE STREET.
- INCORPORATE A VARIETY OF ARCHITECTURAL DETAILS, WALL ARTICULATION, MULTIPLE ROOF PLANES IN EACH HOME TO CREATE BALANCED DESIGNS THAT VARY IN MASSING AND SCALE.
- ACHIEVE AN APPEALING 'NEIGHBOR FRIENDLY' AESTHETIC BY VARYING SETBACKS BASED ON THE GARAGE LOCATION AND INCORPORATING A SIGNIFICANT FRONT PORCH.

GENERAL

INDIVIDUAL HOUSE STYLES ARE TO BE VARIED, BUT COMPLEMENTARY, USING MULTIPLE ARCHITECTURAL FEATURES SUCH AS, FRONT PORCHES WITH RAILING, VARYING ROOF PITCHES. HOUSES ARE TO HAVE WALLS THAT JOG AND SEVERAL ROOFLINES AND TRIM DETAILS TO PROVIDE A MORE COMPLEX ARCHITECTURAL STYLE. THE INTENT IS TO AVOID THE FEELING OF A MANUFACTURED DEVELOPMENT AND RATHER CREATE THE SENSE OF A NEIGHBORHOOD THAT GREW IN A WAY THAT WAS THOUGHTFULLY ORGANIC.

SETBACK

A WELL-DEFINED, STRONG STREET EDGE HELPS TO REINFORCE THE PEDESTRIAN ORIENTED GOALS OF THE COMMUNITY. WELL-ARTICULATED DWELLINGS WITH PROMINENT ENTRANCES AND FRONT PORCHES WILL BE REQUIRED. A BALANCED, VISUALLY INTERESTING, NON-GARAGE DOMINANT STREETSCAPE WITH A HUMAN SCALE, WILL BE ACHIEVED BY VARYING SETBACKS BASED ON THE HOME'S GARAGE LOCATION. MINIMUM SETBACKS ON ALL STRUCTURES SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM FRONT OF LOT AND FIVE (5) FEET FROM PROPERTY LINE ON ALL SIDE YARDS, EXCEPT ON CORNER LOTS, WHERE SIDE SETBACKS SHALL BE TEN (10) FEET FROM THE SIDEWALK. A TEN (10) FOOT MINIMUM SETBACK IS REQUIRED FROM THE REAR PROPERTY LINE.

SQUARE FOOTAGE

1,600 SQUARE FOOT MINIMUM FINISHED FLOOR ARE FOR MULTI-STORY WITH 1,000 SQUARE FEET ON THE MAIN FLOOR. 1,400 SQUARE FOOT MINIMUM FOR RANCHES. GARDEN LEVEL BASEMENTS WHERE POSSIBLE. THERE ARE TO BE A VARIETY OF SQUARE FOOTAGES AVAILABLE ON THE SAME STREET TO PROVIDE AESTHETIC VARIATION.

GARAGE

ALL GARAGE FACES SHALL COMPLIMENT, RATHER THAN DOMINATE, THE ARCHITECTURAL DETAILS OF DWELLING'S LIVING PORTION. GARAGES SHOULD NOT DOMINATE THE MASSING OF THE STREET-FACING FACADE. MASSING OF THE GARAGE SHOULD BE MINIMIZED BY GIVING THE HABITABLE PORTION OF THE DWELLING A LARGER AND MORE DOMINANT MASS, INTEGRATING THE MASSING OF THE GARAGE INTO THE MAIN MASSING OF THE DWELLING. POSITIONING THE MAIN FRONT WALL AND PORCH FACE CLOSER TO THE STREET AND LIMITING THE PROJECTION OF THE GARAGE. THE STREETSCAPE SHOULD INCLUDE A VARIETY OF GARAGE DOOR STYLES TO AVOID MONOTONY AND REPETITION OF A SINGLE GARAGE DOOR STYLE. WHERE THE GARAGE PROJECTS IN FRONT OF THE GROUND LEVEL WALL OR COVERED FRONT PORCH, A WINDOW IN THE INTERIOR SIDE OF THE GARAGE CONSISTENT WITH THE HEIGHT AND STYLE OF THE FRONT ELEVATION WINDOWS SHALL BE INCORPORATED. A MINIMUM OF A TWO-CAR GARAGE IS REQUIRED. GARAGES THAT HAVE DOORS FOR MORE THAN TWO (2) VEHICLES MUST HAVE ONE DOOR RECESSED A MINIMUM OF TWO (2) FEET FROM THE OTHERS. GARAGE DOORS, VISIBLE AS PART OF THE FRONT BUILDING ELEVATION, SHALL NOT COMPRISE MORE THAN FORTY (40) PERCENT OF THE GROUND FLOOR, STREET FACING, LINEAR BUILDING FRONTAGE. THE MAJORITY OF ALL DWELLING UNITS PROPOSED SHOULD HAVE GARAGES WHICH ARE EITHER FLUSH WITH OR RECESSED BEHIND THE GROUND FLOOR FRONT WALL OR COVERED FRONT PORCH. THE MAXIMUM GARAGE PROJECTION SHALL BE FIVE (5) FEET IN FRONT OF EITHER THE GROUND FLOOR FRONT WALL OR COVERED FRONT PORCH. THE SECOND STORY WALL FACE ABOVE THE GARAGE MUST NOT BE FLUSH WITH THE GARAGE AND AT LEAST SIXTY (60) PERCENT MUST SET BACK FURTHER THAN EIGHT (8) FEET FROM THE FRONT FACE OF THE GARAGE. GARAGES ARE TO HAVE VARIED LOCATIONS, INCLUDING DIFFERENT ROOF ANGLES AND VARIOUS SETBACKS FROM THE STREET. NO DETACHED GARAGES SHALL BE CONSTRUCTED ON A LOT.

DRIVEWAY

A MIX OF PAIRED AND UNPAIRED DRIVEWAY COMBINATIONS IS DESIRABLE TO CONTRIBUTE VISUAL INTEREST ALONG THE STREET AND TO PROVIDE SUFFICIENT SPACE FOR PARKWAY TREES. DRIVEWAY LOCATIONS SHALL BE PREDETERMINED ON THE PROJECT ENGINEER'S SITE PLANS. PRIORITY LOCATIONS AND PROMINENT VIEWS WITHIN THE COMMUNITY SHALL BE TAKEN INTO ACCOUNT IN THIS DETERMINATION. DRIVEWAYS SHALL BE LOCATED AS FAR AS POSSIBLE FROM OPEN SPACE, INSTITUTIONAL USES, COMMERCIAL SITES, WALKWAYS, TRANSIT STOPS AND INTERSECTIONS. CORNER LOT DRIVEWAYS SHALL BE ORIENTED TO THE SHORT SIDE OF THE LOT OR MINOR STREET. DRIVEWAY SURFACES SHALL BE COMPRISED OF CONCRETE, NATURAL STONE, BRICK OR DECORATIVE CONCRETE PAVERS. THERE WILL BE NO AGGREGATE PARKING PADS ALLOWED ON A LOT.

ROOF

ROOFS PLAY A SIGNIFICANT ROLE IN THE MASSING OF A DWELLING AND THE OVERALL BUILD FORM OF A RESIDENTIAL DEVELOPMENT. A VARIETY OF TRADITIONAL ROOF TYPES ARE ENCOURAGED, PARTICULARLY FOR ALTERNATE ELEVATIONS OF A MODEL. WITHIN THE DESIGN OF A STREETSCAPE, ATTENTION SHOULD BE PAID TO THE RELATIONSHIPS OF ADJACENT ROOF FORMS TO ENSURE APPROPRIATE TRANSITIONS. THE ROOF IS TO BE HIGH DEFINITION ROOF SHINGLES, ROOF SLOPE MINIMUM 6:12 PITCH WITH ROOF PITCHES VARYING FROM HOUSE TO HOUSE. SECONDARY ROOFS OF A MINIMUM 3:12 ARE ACCEPTED BUT NOT REQUIRED. OVERHANGS ARE TO BE A MINIMUM 24".

FRONT FACADE

THE MAIN ENTRANCE TO THE DWELLING SHOULD ACT AS THE FOCAL POINT OF THE DWELLING AND BE GIVEN APPROPRIATE DESIGN EMPHASIS. THE MAIN ENTRANCE SHALL BE DIRECTLY VISIBLE FROM THE STREET. A VARIETY OF FRONT DOOR STYLES IS REQUIRED, INCLUDING SOME WITH GLAZING. DECORATIVE DOOR SURROUNDS ARE REQUIRED IF A COVERED ENTRY FEATURE HAS NOT BEEN PROVIDED, INCLUDING THE USE OF GLAZED SIDELIGHTS AND TRANSOMS. FRONT PORCHES AND/OR INTERESTING ARCHITECTURAL ENTRY FEATURES ARE TO BE PROVIDED ON STREET-FACING FACADES IN ORDER TO RELATE TO THE PEDESTRIAN SCALE. A COVERED ENTRY FEATURE IS REQUIRED FOR AT LEAST FIFTY (50) PERCENT OF MODEL DESIGNS. WRAPAROUND PORCHES ARE REQUIRED FOR CORNER LOTS AND END LOTS ABUTTING OPEN SPACE. A COVERED FRONT PORCH SHOULD BE MAXIMIZED WHEREVER POSSIBLE. A MINIMUM DEPTH OF SIX (6) FEET SHOULD BE PROVIDED TO COMFORTABLY ACCOMMODATE CHAIRS, HOWEVER DEEPER PORCHES ARE ENCOURAGED. ALL PORCHES TO BE A MINIMUM OF THIRTY-SIX (36) SQUARE FEET IN AREA. HANDRAILS SHOULD BE CONSISTENT WITH THE CHARACTER OF THE HOUSE AND PAINTED TO MATCH THE TRIM.

SIDE FACADES

PROVIDE GROUND FLOOR PROJECTIONS, WINDOWS, AND OTHER ELEMENTS TO BREAK UP LONG WALL EXPANSES.

VERTICAL SUPPORT POSTS

COLUMN STYLES AND WIDTHS SHOULD BE CONSISTENT WITH THE CHARACTER OF THE HOUSE AND SHOULD TYPICALLY BE NO LESS THAN EIGHT (8) INCHES SQUARE OR DIAMETER.

FOUNDATION

EXPOSED FOUNDATION IS TO MEET MINIMUM CODE REQUIREMENTS BUT IS TO BE NO MORE THAN TWELVE (12) INCHES HIGH. EXPOSED CONCRETE, CONCRETE BLOCK FOUNDATIONS AND/OR DECK FOOTINGS WHICH EXCEED SIX (6) INCHES IN HEIGHT ABOVE FINISHED GRADE SHALL BE PAINTED TO BLEND WITH THE PRINCIPAL COLOR.

WALL CLADDING

THE CHOICE OF EXTERIOR CLADDING MATERIAL SHOULD BE COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE HOUSE. MAIN WALL CLADDING IS REQUIRED TO BE CONSISTENT ON ALL ELEVATIONS OF THE HOUSE TO AVOID THE EFFECT OF A FALSE FACADE. WHERE CHANGES IN MATERIALS DO OCCUR, THEY SHOULD HAPPEN AT LOGICAL LOCATIONS, SUCH AS, A CHANGE IN PLANE, WALL OPENING, DOWNSPOUT OR CORNER DETAIL. MATERIAL CHANGES WHICH HELP TO ARTICULATE THE TRANSITION BETWEEN THE BASE, MIDDLE AND TOP OF THE BUILDING ARE APPROPRIATE. THE USE OF SECONDARY MATERIALS WHICH BLEND HARMONIOUSLY WITH THE PRIMARY CLADDING MATERIAL ARE ENCOURAGED.

ARCHITECTURAL DETAILS

A VARIETY OF TRIM DETAILING IS REQUIRED WHERE ARCHITECTURALLY APPROPRIATE. TRIM BOARDS SHOULD BE ACCENTUATED BY USING A CONTRASTING BUT COMPATIBLE COLOR TO THAT OF THE CLADDING. THE SAME AMOUNT OF THOUGHT AND CARE SHOULD BE PUT INTO THE SELECTION AND INSTALLATION OF OTHER ARCHITECTURAL FEATURES, AS FOR MORE OBVIOUS FEATURES, SUCH AS ROOFS, DOORS, WINDOWS; THESE MAY INCLUDE DOOR HANDLES AND HINGES, SHUTTERS AND LIGHTING.

GUTTERS/DOWNSPOUTS AND UTILITIES

GUTTERS AND DOWNSPOUTS ARE TO BE PAINTED A MATCHING COLOR TO THE SOFFITS AND FASCIA. DOWNSPOUTS, UTILITY BOXES, METERS, ETC. ARE TO BE LOCATED AS VISUALLY UNOBTUSIVELY AS POSSIBLE. WHERE FEASIBLE, THEY SHOULD NOT BE VISIBLE FROM THE STREET.

COLORS

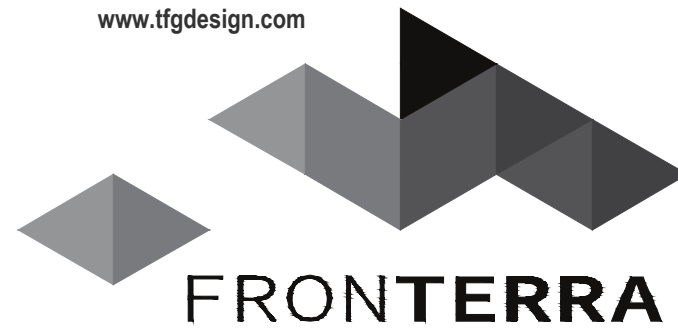
TRADITIONAL EARTH-TONE COLORS TO BLEND WITH THE CHARACTER OF THE NEIGHBORHOOD, ALL EXTERIOR RAILINGS, WOOD, ALL TRIM, SOFFITS, FASCIA AND ANY DECORATIVE BRACKETS ARE TO BE OF ONE COLOR AND ARE TO MATCH IN A COMPLEMENTARY, CONTRASTING COLOR TO THE MAIN HOUSE COLOR. ADEQUATE REPRESENTATIONS OF PROPOSED COLORS OR COLOR BOARDS MUST BE SUBMITTED FOR APPROVAL.

WINDOWS

ALL WINDOWS MUST BE WOOD, METAL CLAD, OR VINYL. ALUMINUM WINDOWS ARE NOT ALLOWED.

PLEASE NOTE:

THE PRECEDING ARCHITECTURAL STANDARDS SUPERSEDE ANY MUNICIPAL GUIDELINES. ADHERENCE TO THE MUNICIPAL GUIDELINES IS REQUIRED IF A SPECIFIC ARCHITECTURAL STANDARD IS NOT DESCRIBED HEREIN.



LANDSCAPE ARCHITECTURE
PLANNING

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OWNER:

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RIVERBEND ESTATES PUD

OUTLINE DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER: 298-2101JT
DATE: APRIL 08, 2021
PHASE: ODP

REVISIONS:

2021.06.22 ODP RESUBMITTAL 1

2021.08.09 ODP RESUBMITTAL 2

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF TFG DESIGN, LLC. THE FRONTERRA GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

SHEET TITLE:

ODP DEVELOPMENT
STANDARDS

SHEET NUMBER:

ODP-4

SHEET 4 OF 6

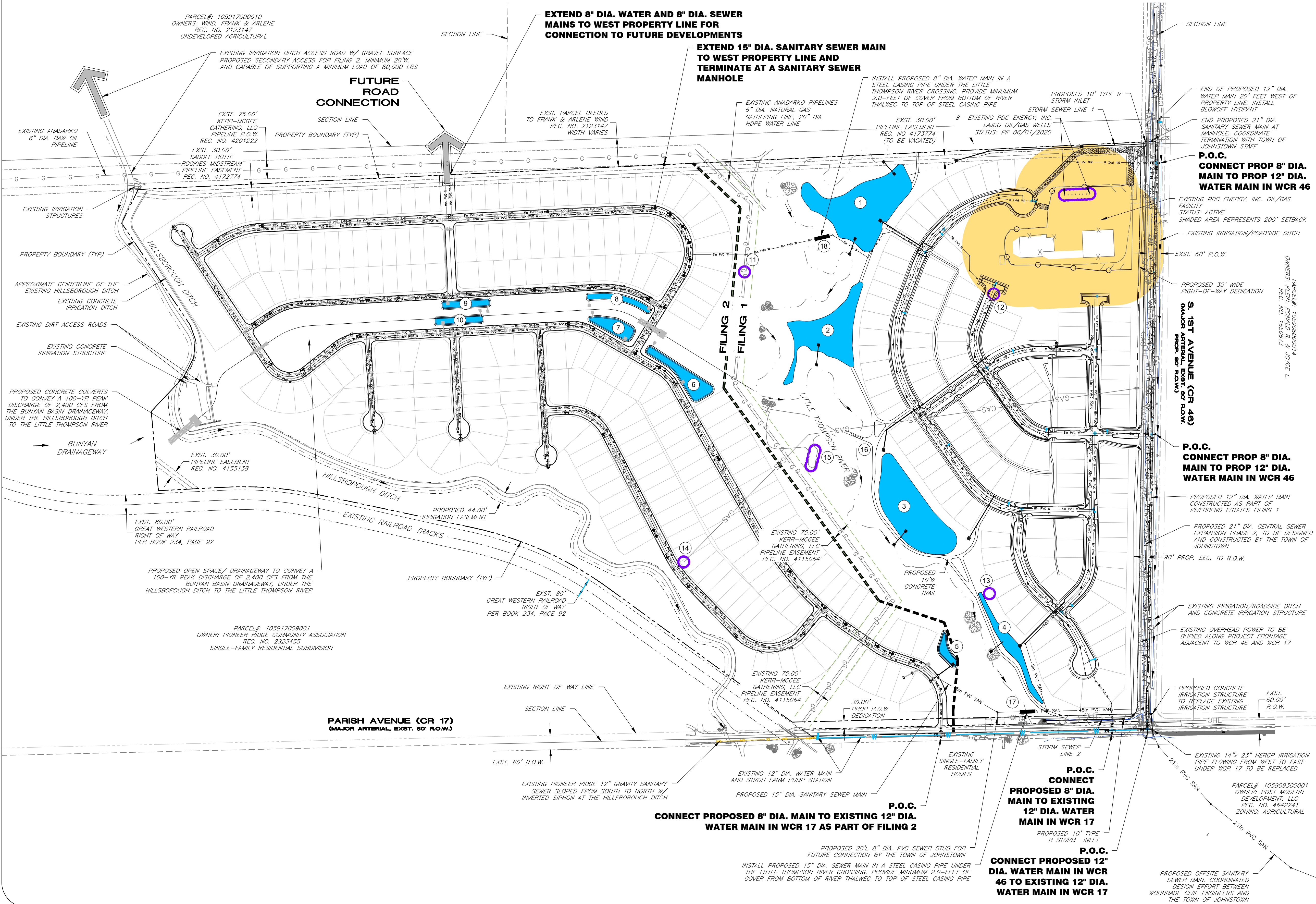


NOTE:
THIS DEVELOPMENT PROPOSAL IS BASED ON CURRENT
CONCEPTUAL DRAWINGS AND DESIGN STANDARDS AND MAY
CHANGE AS PART OF THE DEVELOPMENT REVIEW PROCESS

Riverbend Estates P.U.D.															
				Sanitary Sewer Design Flows						Water Demands					
				Assumptions		Calculations				Assumptions (Section 2.2, Water System Design Standards)		Calculations			
Basin ID	Description	Acres	Units	Gallons per Capita per Day	Capita per Unit	Flow Rate (GPD)	Flow Rate (CFS)	Peaking Factor	Peak Flow Rate (GPD)	Peak Flow Rate (CFS)	Capita per Unit	Average Day Demand (Gallons per Day per Capita)	Maximum Day Demand (Gallons per Day per Capita)	Peak Hour Demand (Gallons per Day per Capita)	Peak Flow Rate (CFS)
Filing 1	Single-Family Residential	75.77	119	80	2.76	26,275	0.039	4.362	114,609	0.172	3.0	150	2x Average Day Demand	15x Maximum Day Demand	0.241
Filing 2	Single-Family Residential	96.62	244	80	2.76	53,875	0.081	3.888	209,491	0.314	3.0	150	2x Average Day Demand	15x Maximum Day Demand	0.371
Total		172.39	363												

GENERAL NOTES:

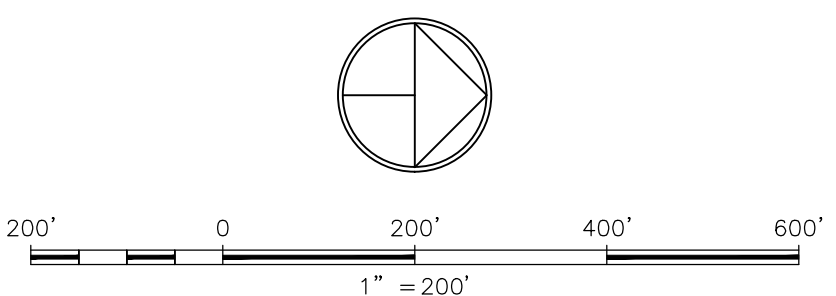
- All existing oil/gas pipelines that are no longer in use shall be removed as part of Filing 1. See Riverbend Estates Subdivision Filing 1 Existing Conditions and Demolition Plan.
- A future local road connection to properties to the west will be included as part of Filing 2 with a 60' right-of-way being dedicated on the Filing 2 Plat.
- The proposed 21" diameter offsite sanitary sewer will be designed by the Town of Johnstown with design support from Wohnrade Civil Engineers, Inc..
- Unless otherwise indicated herein, all onsite water and sewer mains in both Filing 1 and 2 shall be 8" diameter, with the exception of the 15" diameter sanitary sewer main to serve the property to the west.
- Section 1.3 of the Town of Johnstown Sanitary Sewer Design Standards have been referenced in the preparation of design flow calculations for determining proposed peak sewer system demands for this project.
- Section 1.2 of the Town of Johnstown Water System Design Standards have been referenced in the preparation of design flow calculations for determining proposed peak water system demands for this project. Assume 3.0 people per dwelling unit.
- Fire hydrants shall be at a maximum 500-foot spacing for residential subdivisions, and shall have a minimum residual pressure of 20 psi during maximum day + fire flow, to provide minimum fire protection. As per Part III, paragraph 3.2.3 of the Town of Johnstown Water Design System Specifications.
- Oil/gas setbacks shown on this plan are 200-feet from both existing wells and oil/gas facilities to proposed residential building footprints. Setbacks from plugged and abandoned wells are 25-feet from the well to proposed building footprints.
- This topographic survey was prepared by Wohnrade Civil Engineers using precision UAS aerial mapping. Supplemental survey was prepared by King Surveyors. Survey was prepared in February 2018.



NUMBERED LEGEND	
1 - 4	FILING 1 BIORETENTION PONDS
5 - 10	FILING 2 BIORETENTION PONDS
11 - 15	PLUGGED AND ABANDONED WELLS
16	PROPOSED PEDESTRIAN BRIDGE CROSSING
17 - 18	PROPOSED STEEL CASING PIPE

LEGEND

- 12in PVC W — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST RESTRAINT
- 0.75in TYPE K — PROPOSED WATER SERVICE
- 8in PVC SAN — PROPOSED SEWER MAIN
- 6in PVC SAN — PROPOSED SEWER SERVICE
- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- 5020 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR
- 4650.00 — EXISTING SPOT ELEVATION
- 5267.38 — PROPOSED SPOT ELEVATION
- FL —
- IRR — IRR — PROPOSED NON-POTABLE WATER
- SS — SS — EXISTING SEWER MAIN
- 12in PVC W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING UNDERGROUND GAS
- FO — FO — EXISTING FIBER OPTICS LINE
- OHP — OHP — EXISTING POWER LINES
- T — T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- 18in RCP STRM — EXISTING STORM SEWER
- 18in RCP STRM — EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- X — EXISTING FENCE
- M — EXISTING MAILBOX
- OIL/GAS 200' SETBACK
- DRAINAGE FLOW ARROW

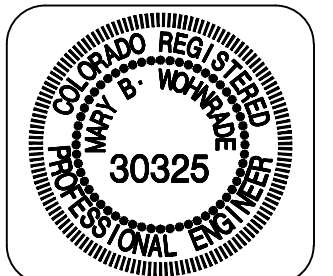


Item 2.	Date:
	By:
	Revisions:
No.	

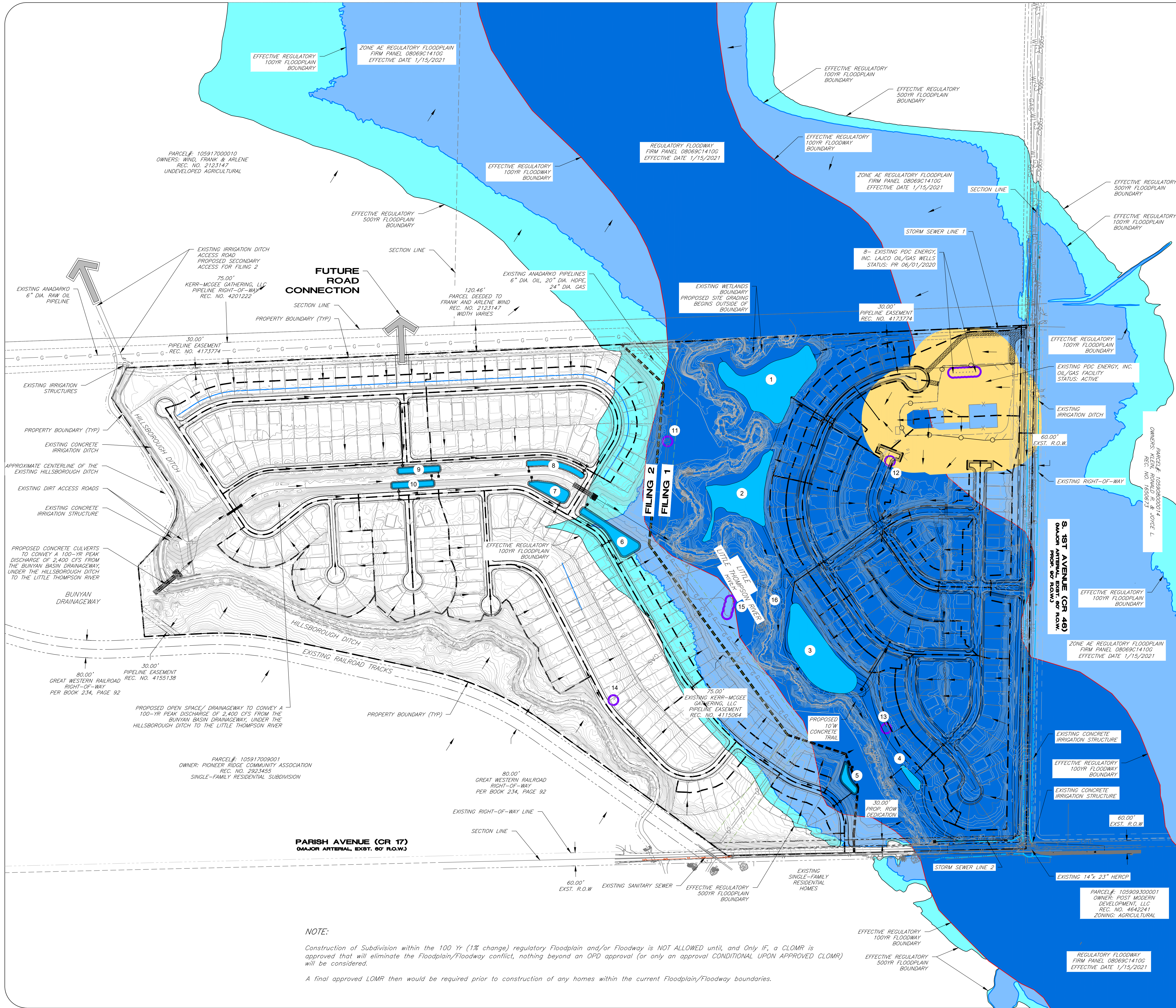
RIVERBEND ESTATES
PARTNERS, LLC

RIVERBEND ESTATES P.U.D.
OUTLINE DEVELOPMENT PLAN
JOHNSTOWN, COLORADO
MASTER UTILITY PLAN

WOHNRADE CIVIL ENGINEERS, INC.
11550 Colony Road, Suite 100
Johnstown, CO 80521
Phone: (720) 559-1065
Fax: (720) 559-1519



Project: RIV-2027-00
Date: 8/5/2021
Scale: 1/200
Designed By: JR
Reviewed By: MBW



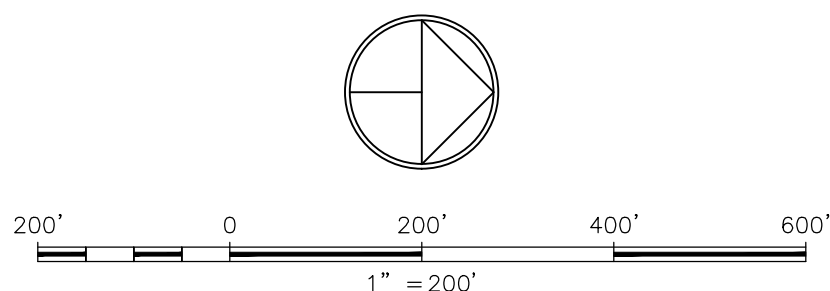
GENERAL NOTES:

- All existing oil/gas pipelines that are no longer in use shall be removed as part of Filing 1. See Riverbend Estates Subdivision Filing 1 Existing Conditions and Demolition Plan.
- A future local road connection to properties to the west will be included as part of Filing 2 with a 60' right-of-way being dedicated on the Filing 2 Plat.
- The 100-yr Regulatory Floodplain delineations shown on this drawing are based on the Flood Insurance Rate Map (FIRM) 08069C1410G, Effective date January 15, 2021.
- Wohnrade Civil Engineers, Inc. is currently in the process of preparing a Conditional Letter of Map Revision (C-LOMR) to FEMA for this project. A Letter of Determination from FEMA, in support of the project, is expected prior to project approval of Filing 1 by the Town of Johnstown Town Board.
- Oil/gas setbacks shown on this plan are 150-feet from existing wells to proposed residential building footprints, and 200-feet from existing oil/gas facilities to proposed residential building footprints. Setbacks from plugged and abandoned wells are 25-feet from the well to proposed building footprints.
- This topographic survey was prepared by Wohnrade Civil Engineers using precision UAS aerial mapping. Supplemental survey was prepared by King Surveyors. Survey was prepared in February 2018.
- This proposal is based on current conceptual drawings and details that may change as per the development process.
- Roadway dedications will need to occur as required by the Town of Johnstown.

NUMBERED LEGEND	
1 - 4	FILING 1 WATER QUALITY PONDS
5 - 10	FILING 2 WATER QUALITY PONDS
11 -15	PLUGGED AND ABANDONED WELLS
16	PROPOSED PEDESTRIAN BRIDGE CROSSING

LEGEND

- 12in PVC W— PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST RESTRAINT
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- EXISTING STREET SIGN
- X — EXISTING FENCE
- M — EXISTING MAILBOX
- OIL/GAS 150'-200' SETBACK
- DRAINAGE FLOW ARROW



NOTE:

Construction of Subdivision within the 100 Yr (1% change) regulatory Floodplain and/or Floodway is NOT ALLOWED until, and Only IF, a CLOMR is approved that will eliminate the Floodplain/Floodway conflict, nothing beyond an OPD approval (or only on approval CONDITIONAL UPON APPROVED CLOMR) will be considered.

A final approved LOMR then would be required prior to construction of any homes within the current Floodplain/Floodway boundaries.

Item 2

By: _____

Date: _____

Revisions: _____

No. _____

RIVERBEND ESTATES

PARTNERS, LLC

RIVERBEND ESTATES P.U.D.

OUTLINE DEVELOPMENT PLAN

JOHNSTOWN, COLORADO

MASTER GRADING AND DRAINAGE PLAN

WOHNRADE CIVIL ENGINEERS, INC.

71556 Colony Road

Johnstown, CO 80521

Phone: (720) 559-0962

Fax: (720) 559-1519

30325

PROFESSIONAL ENGINEER

Project: RIV-2027-00

Date: 8/5/2021

Scale: 1/200

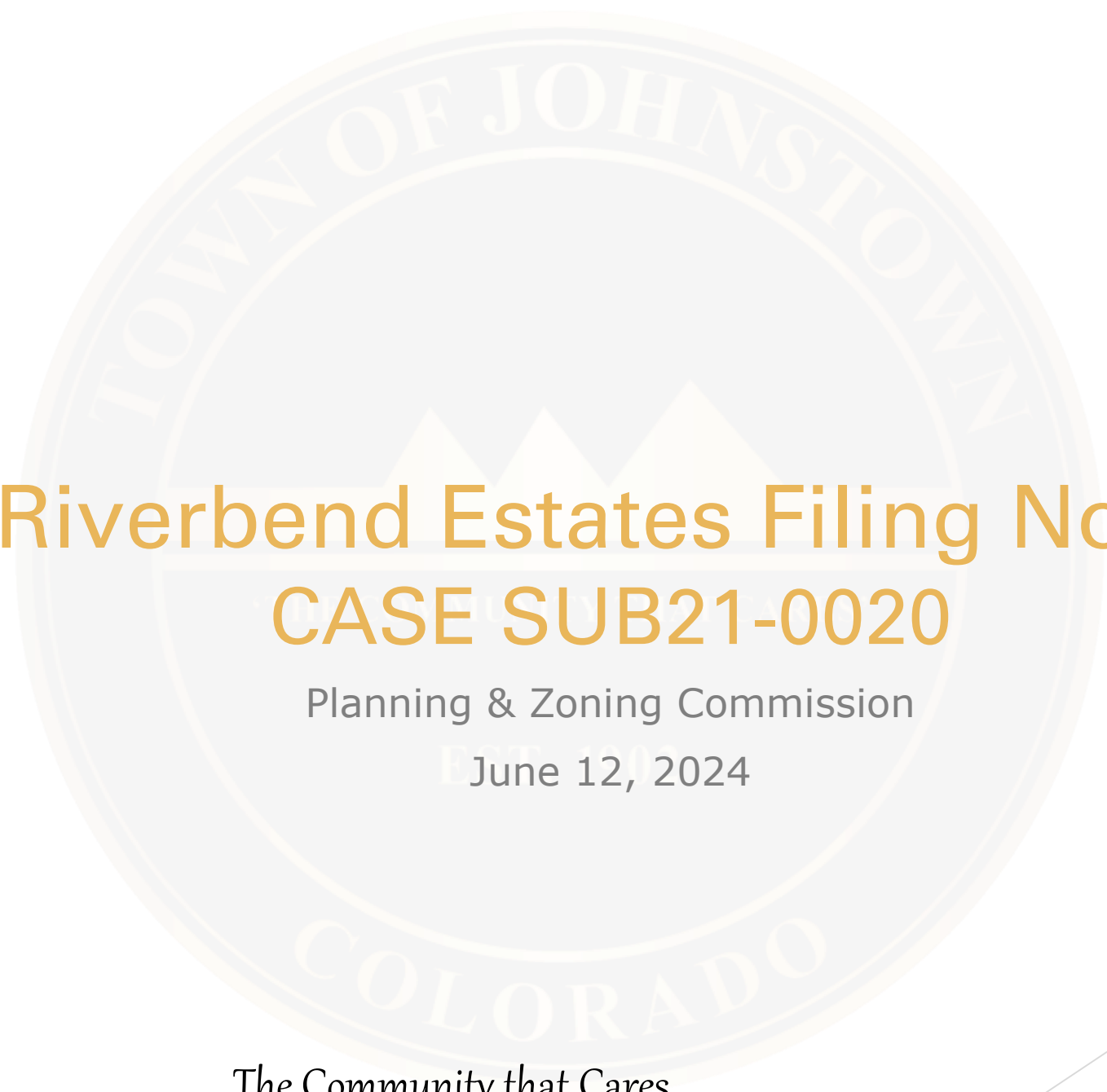
Designed By: JR

Reviewed By: MBV

ODP-6

of 6 Sheets

103



Riverbend Estates Filing No. 1

CASE SUB21-0020

Planning & Zoning Commission

EST. 2005
June 12, 2024

The Community that Cares

VICINITY MAP

GENERAL:

- North of Pioneer Ridge Subdivision & West of the Parish Ave Bridge

ACREAGE:

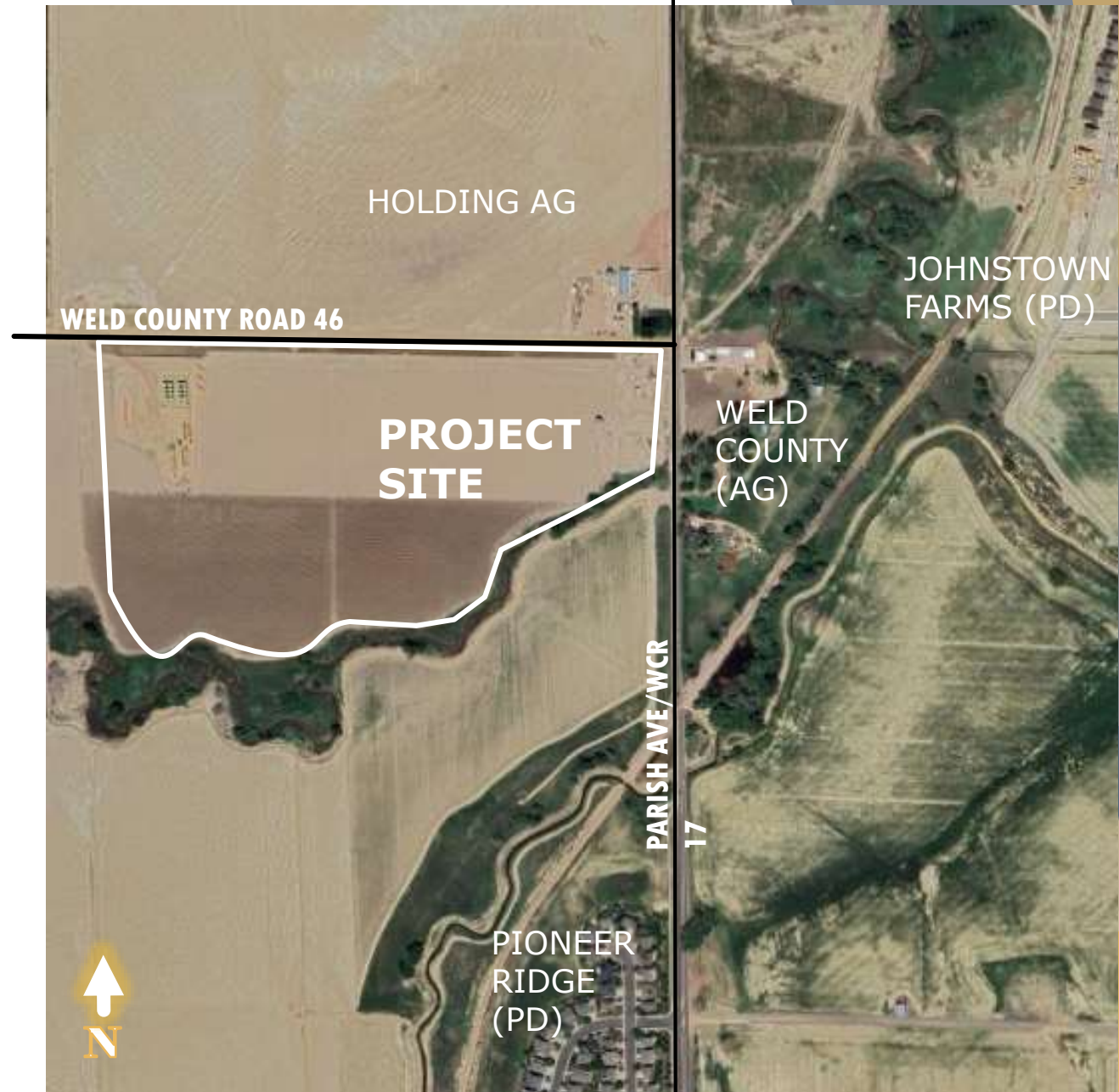
- 76.8 acres

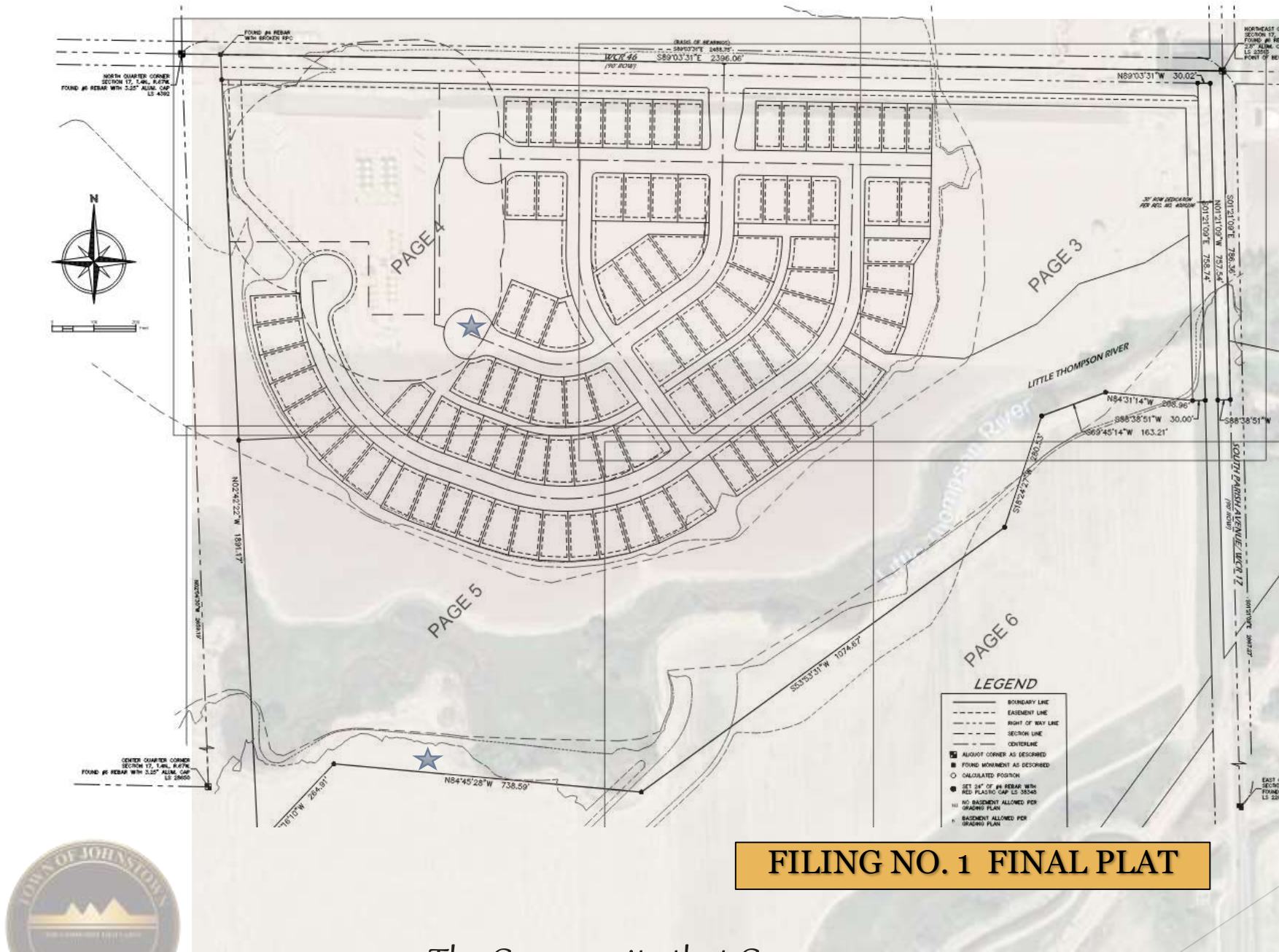
ZONING:

- Riverbend Planned Development (2021)

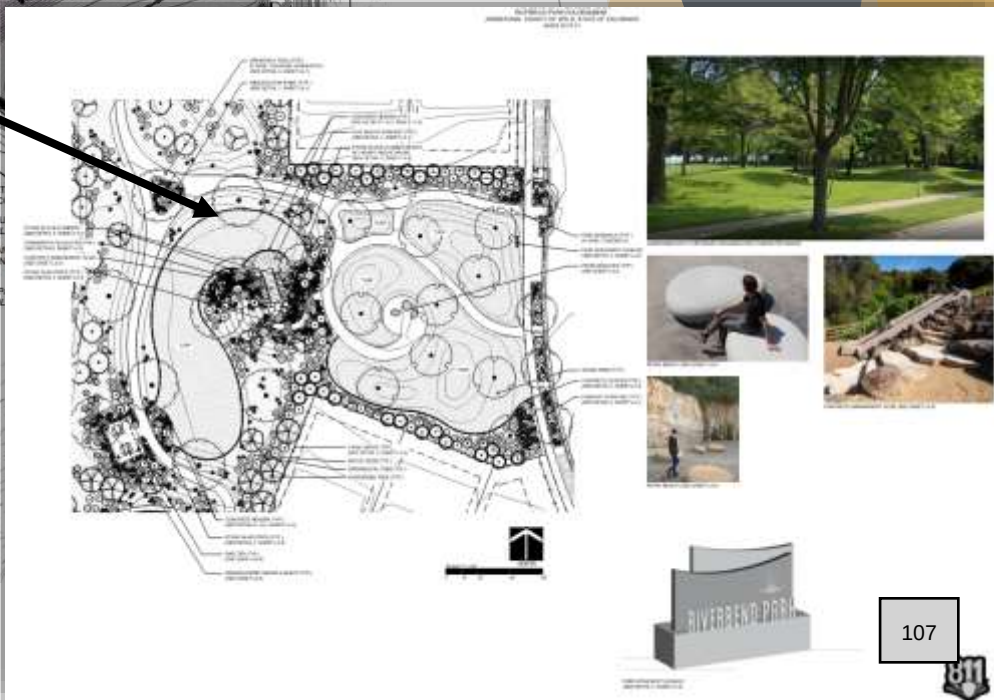
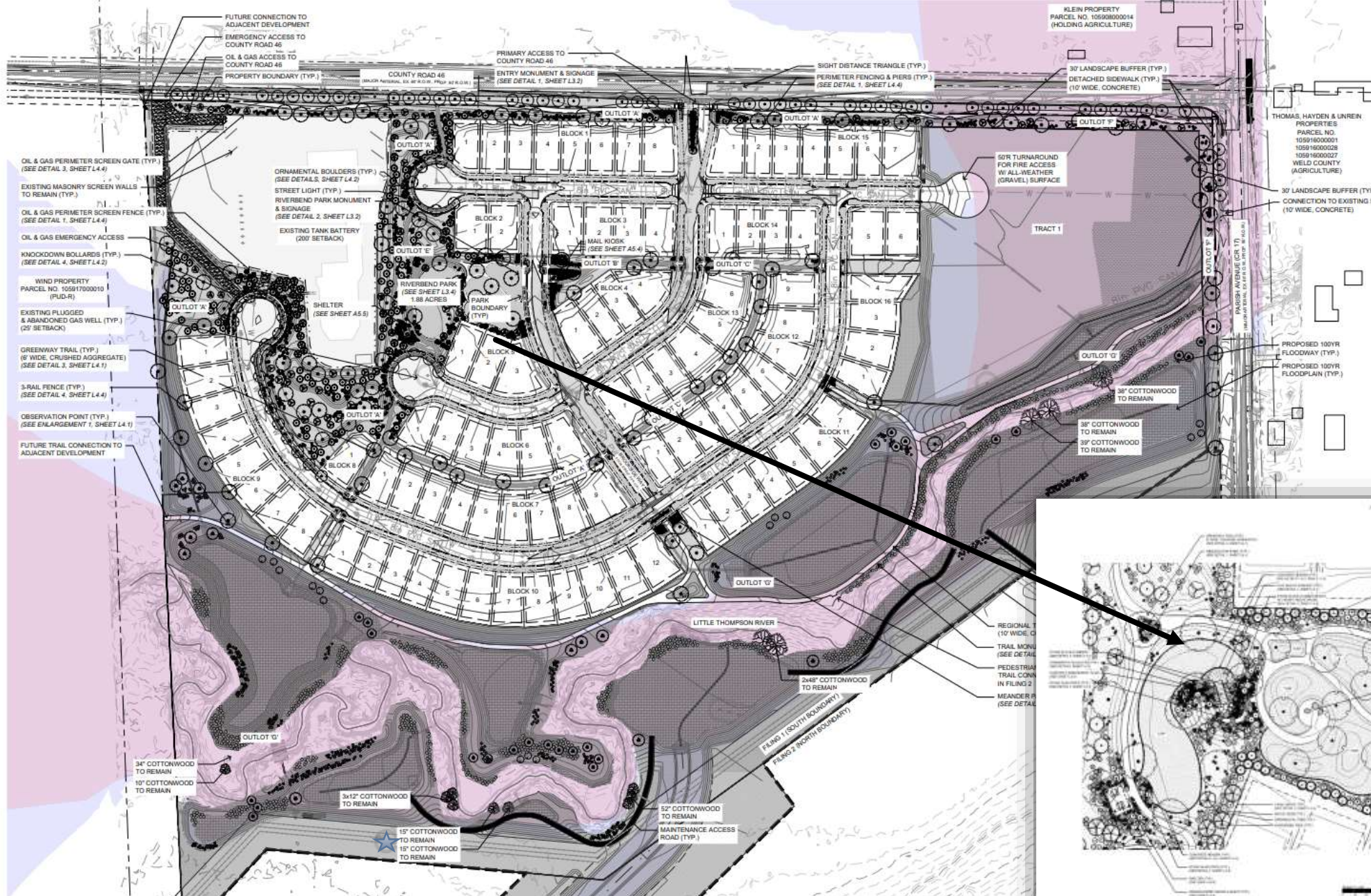
NATURAL FEATURES:

- Little Thompson River
- Hillsboro Ditch

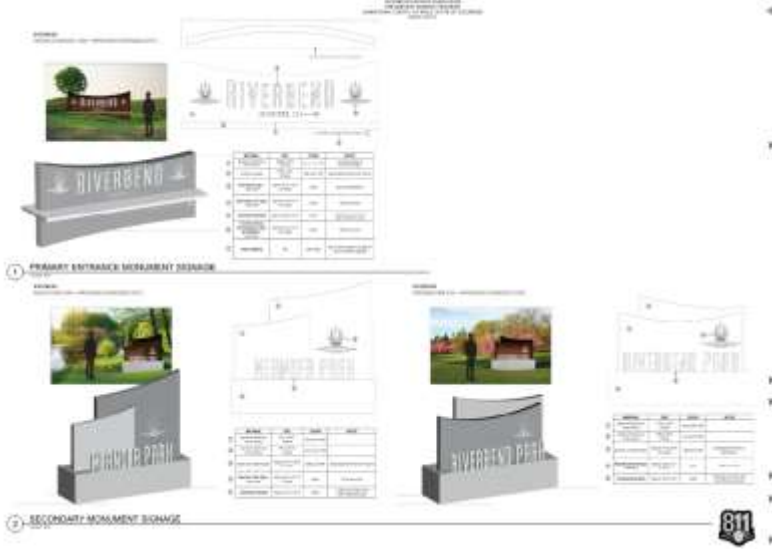




The Community that Cares



2024 DEVELOPMENT PLAN (CONCEPTUAL)



AMENDED OUTLINE DEVELOPMENT PLAN (2021)

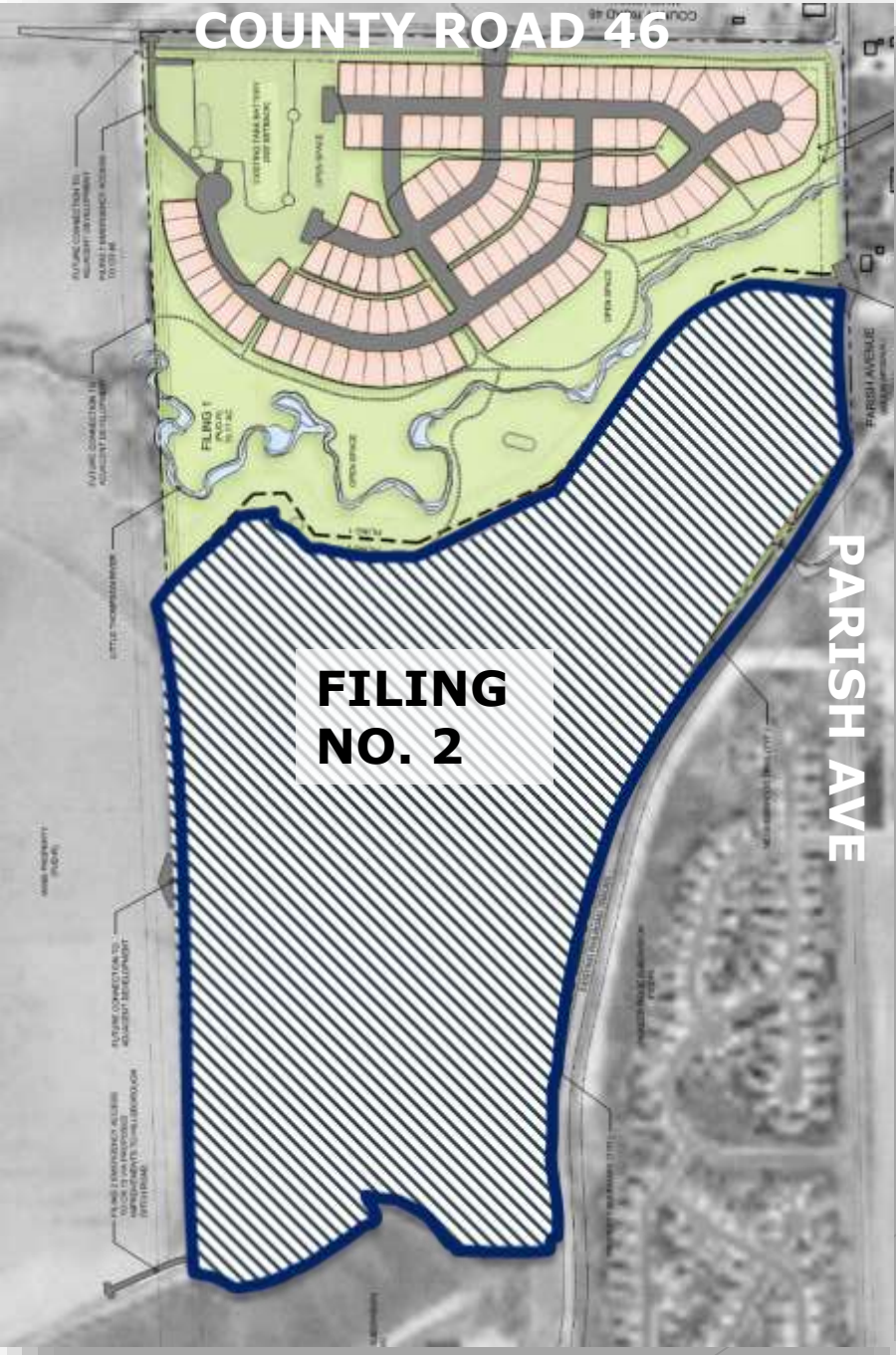
DEVELOPMENT STANDARDS

MINIMUM REQUIREMENTS	
MINIMUM LOT SIZE	1200 SF
MINIMUM HEIGHT	10 FT
MINIMUM SETBACK TO BUILDING	10 FT
MINIMUM SETBACK TO STREET	10 FT
MINIMUM SETBACK	10 FT
MINIMUM GARAGE SETBACK	10 FT
MINIMUM SETBACK	10 FT

CONCEPTUAL ARCHITECTURE



The Comm



RECOMMENDATIONS

Item 2.

Riverbend Filing No. 1

Staff recommends approval of Riverbend Estates Subdivision due to the intent to meet the standards of a planned development, estate-style lots to comply with a low-intensity use, and compliance with all state and federal requirements of a floodplain site



The Community that Cares

THANK YOU



The Community that Cares



The Community that Cares



Life flows here.



Item 2.

PLANNING COMMISSION RIVERBEND ESTATES PUD - FILING 1

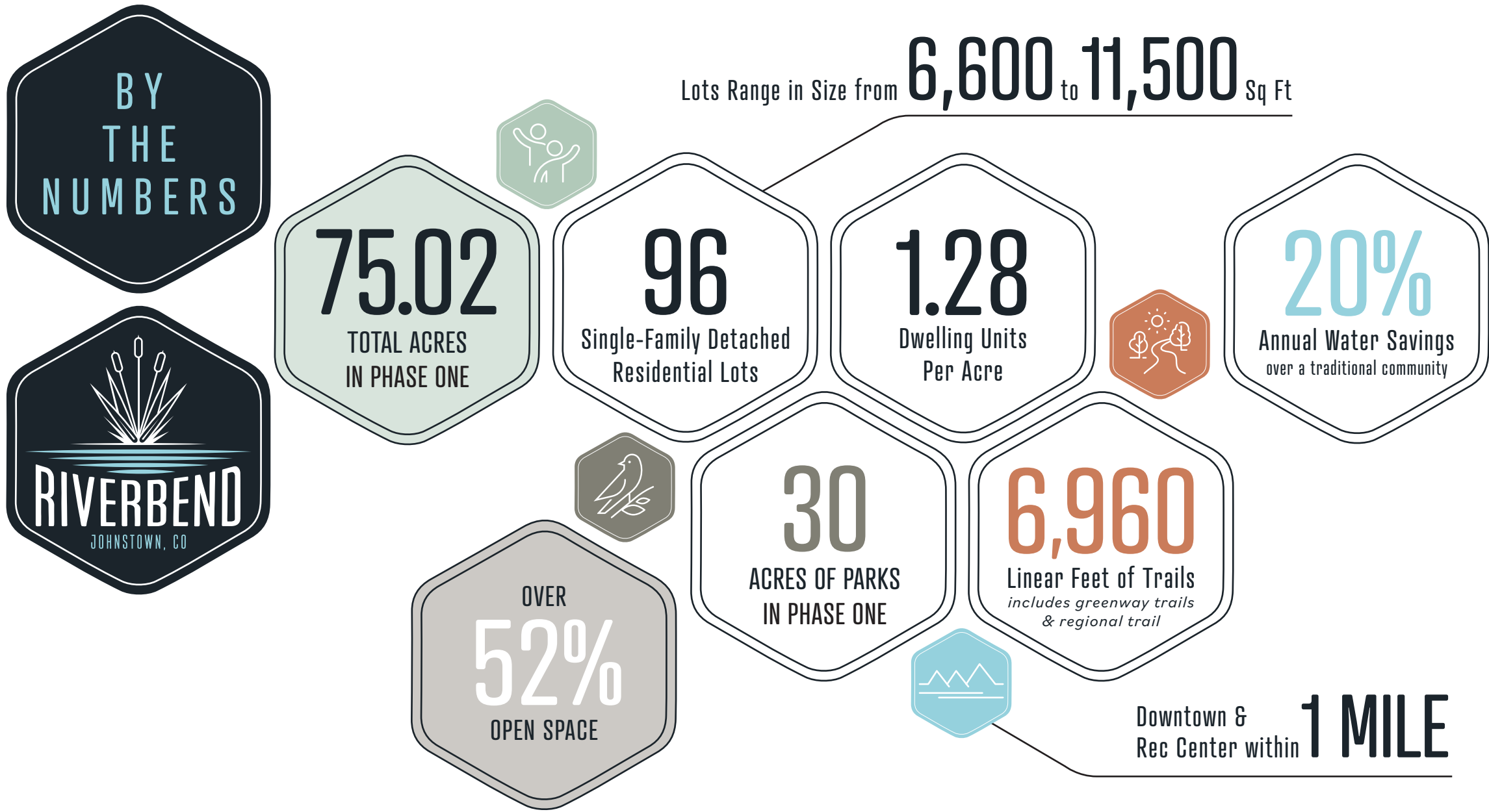
June 12, 2024

DEVELOPMENT TEAM

- **Lee Lowrey** - Riverbend Estates Partners (Owner)
- **Marvin Davis** - Wild View Land Company (Development)
- **Leslie Hebron** - Colorado Craft Brokers (Development)
- **Josh McCarn** - FronTerra (Planning & Landscape Architecture)
- **Mary Wohnrade** - Wohnrade Civil Engineers (Civil Engineering)
- **Lou Davenport** - Ironstride Solutions (Traffic Engineering)
- **Steve Steinbicker** - Architecture West (Architecture)
- **Steve Parks** - Majestic Surveying (Surveying)
- **Clint Henke** - ERO Resources (Environmental Assessment)



PROJECT DETAILS



PROJECT DETAILS

RIGHT PLANT, RIGHT PLACE

Taking our cues from Mother Nature, turfgrass is kept to a minimum and a distinct focus has been placed on suitable plants and practices for our semi-arid steppe climate.

WATER & RESOURCE CONSERVATION

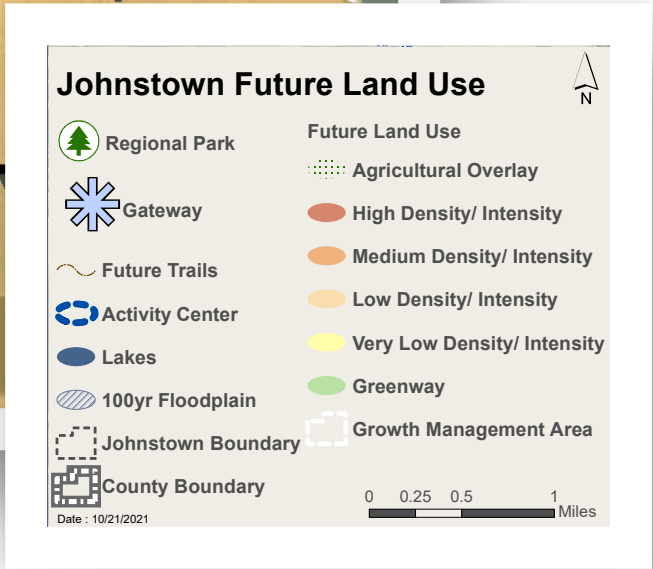
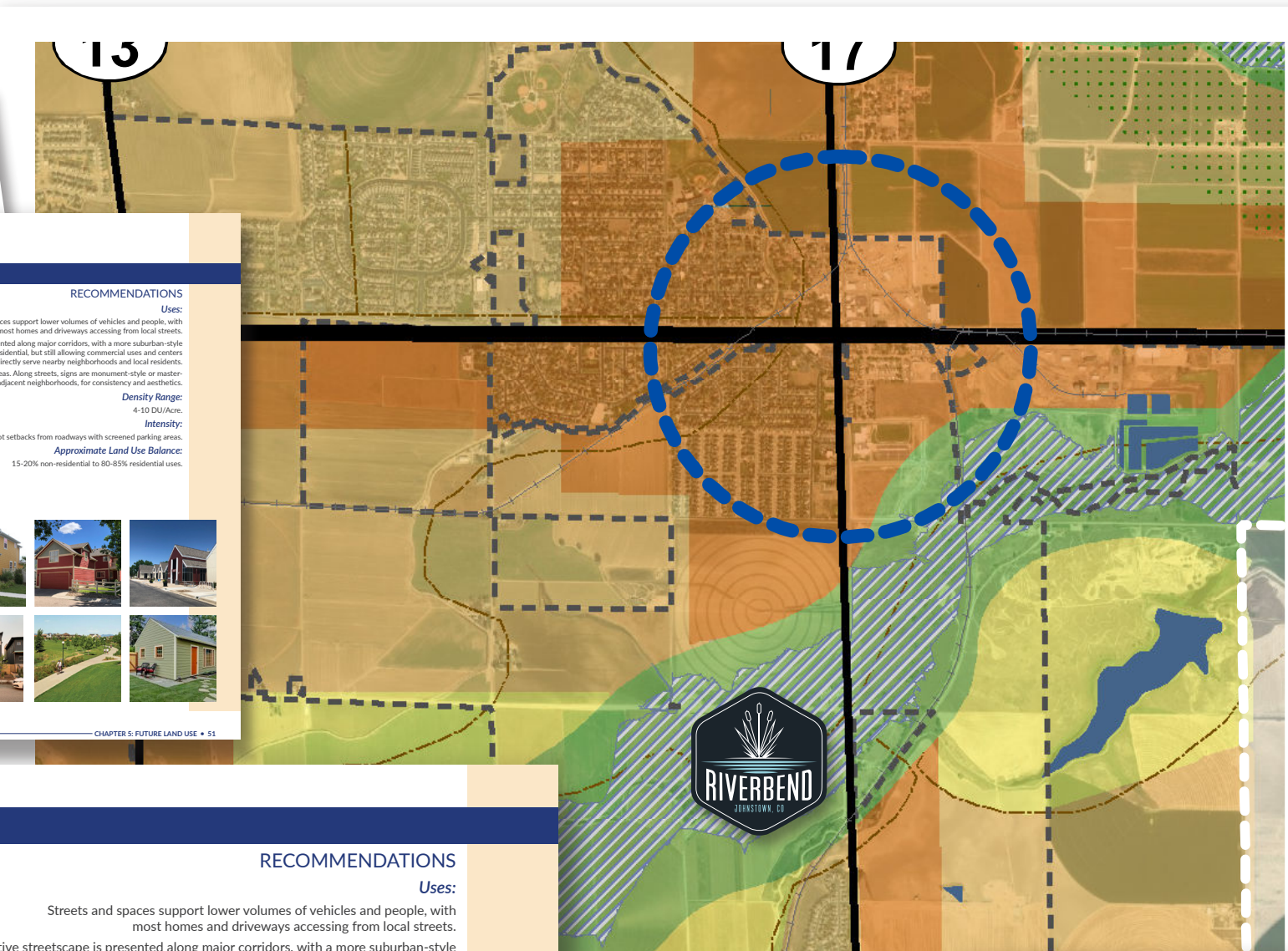
A water-wise plant palette, limited turfgrass, and high-efficiency irrigation system drastically reduce water usage and resource input over traditional design methods.

- LOTS 60% Water savings!
- OVERALL SITE 20% Water savings!

YOUR OWN PERSONAL OASIS

While providing the principal tool for maintaining the design continuity of Riverbend’s environment, the landscape guidelines encourage individuality and creative expression, while offering residents a front row seat to learn how they can save water and contribute towards a sustainable future.





COMPREHENSIVE PLAN

ALIGNMENTS

RECOMMENDATIONS

Uses:

Streets and spaces support low volumes of vehicles and people, with all homes and driveways accessing from local streets.

Significant open space and natural area conservation through the use of cluster development or specific building envelopes on estate lots.

Open rail fencing, natural grasses and landscape elements, protected natural features.

Density Range:

1-2 DU/Acre.

Intensity:

Maximum of 2 stories, building envelopes clarifying setbacks and intensity of development.

Land Use Balance:

100% residential uses

RECOMMENDATIONS

Uses:

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:

4-10 DU/Acre.

Intensity:

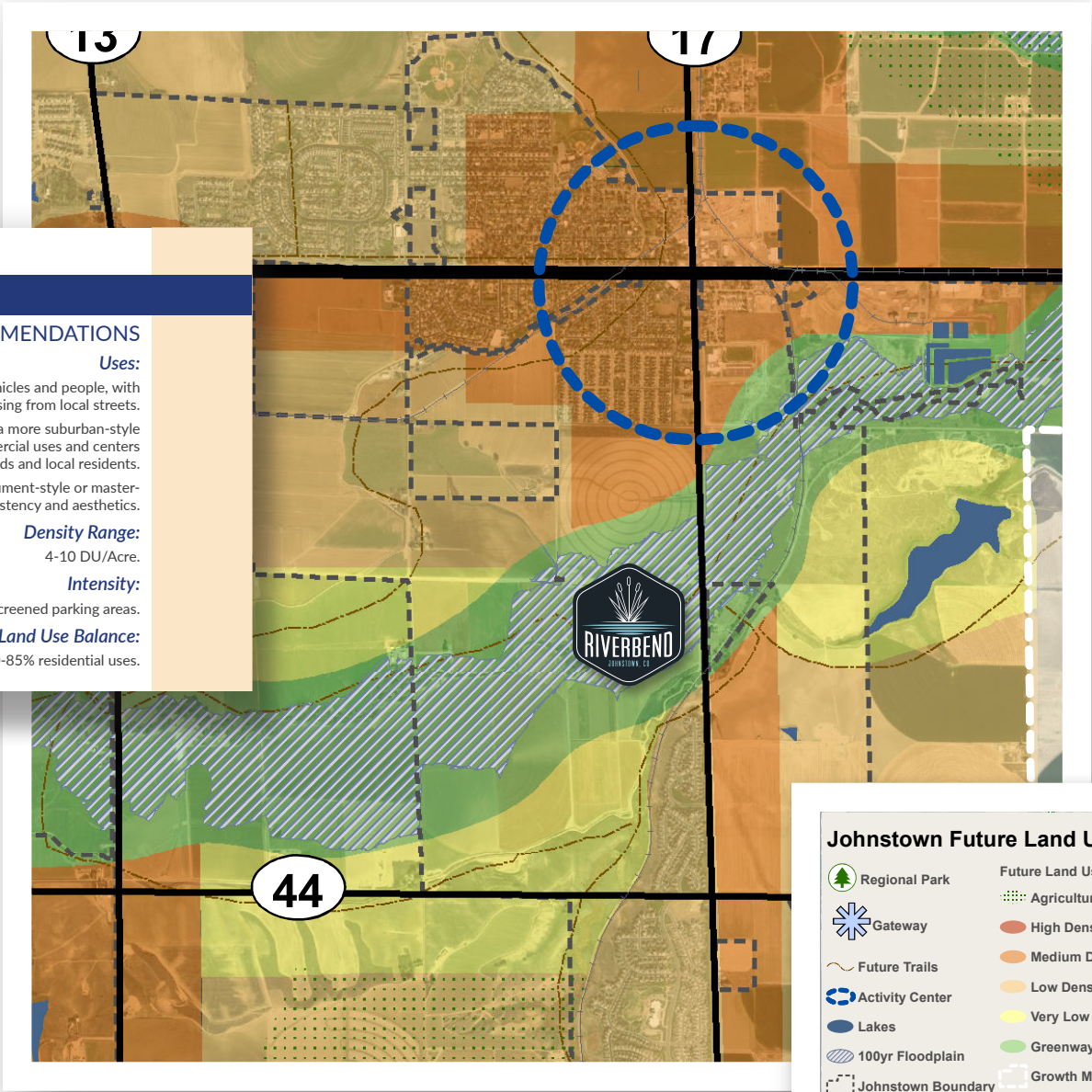
Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:

15-20% non-residential to 80-85% residential uses.

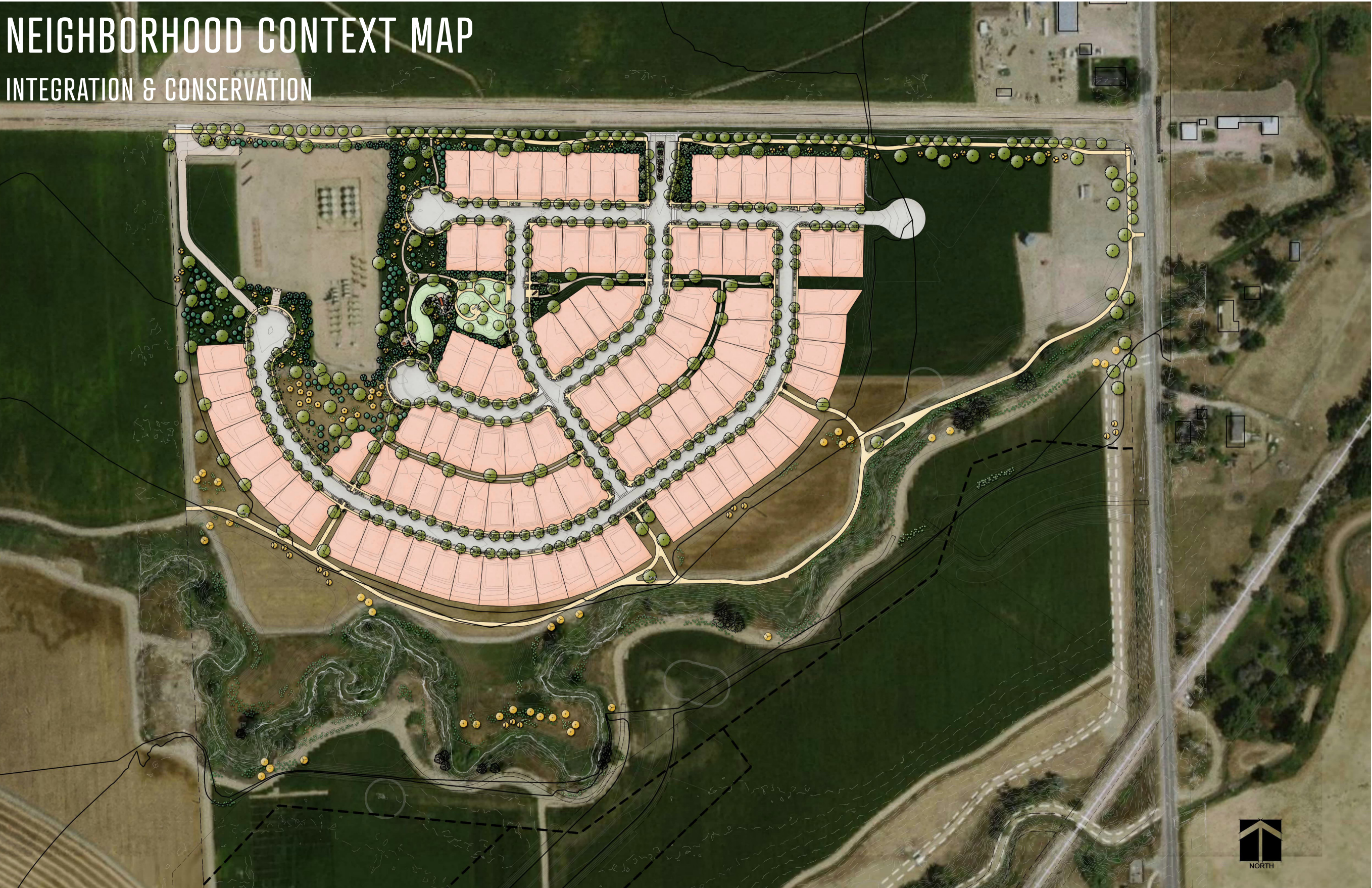
Riverbend’s innovative development concept utilizes the flexibility of the PUD process to meld the recommendations for Low Density/Intensity & Very Low Density/Intensity. This combination allows for the creation of a unique neighborhood that seamlessly integrates into the Little Thompson riparian corridor.

- 1.28 Dwelling Units per Acre.
- Diverse lot shapes & sizes.
- Native & natural plantings suitable to our ‘Steppe Climate’.
- Perimeter privacy fencing with interior ‘open fencing’.
- Low volume streets lined with trees and detached walks.
- Numerous trail connections to promote active living & interaction with neighbors.
- Clustered layout to increase available wildlife habitat, while protecting & improving the quality of the existing habitat.



NEIGHBORHOOD CONTEXT MAP

INTEGRATION & CONSERVATION



CIRCULATION MAP

DESTINATIONS & CONNECTIONS

GREENWAY TRAILS

Take to the trails where it does not matter how slow you go.

RIVERBEND PARK

Immerse yourself in a playful landscape.

TREE-LINED STREETS

Connect with neighbors and nature as you seek out new destinations.

COMMUNITY ENTRANCE

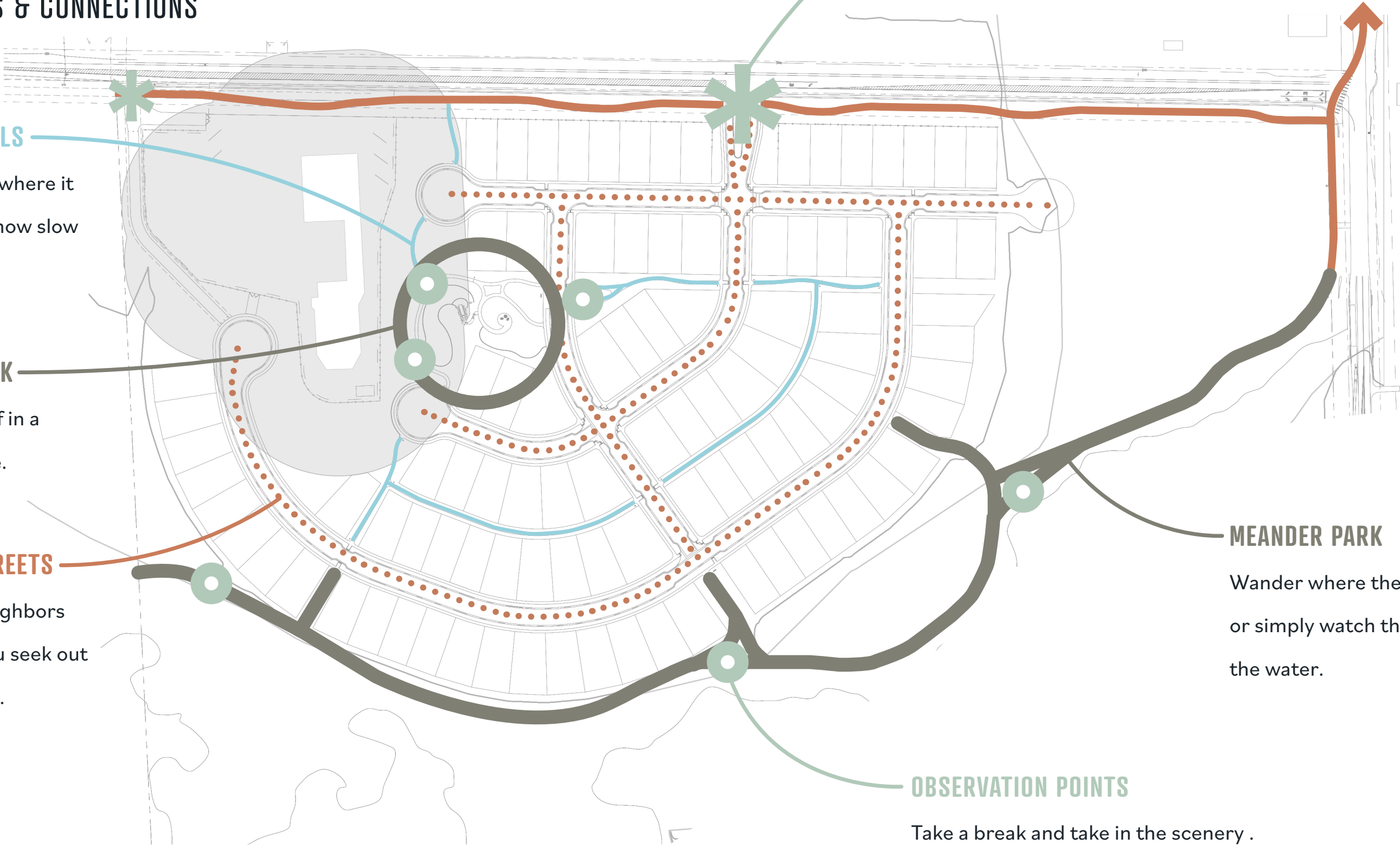
Just a mile away from the heart of the Town.

MEANDER PARK

Wander where the river bends, or simply watch the wonder of the water.

OBSERVATION POINTS

Take a break and take in the scenery .





ENTRY
EXPERIENCE



STREETSCAPE
EXPERIENCE



NEIGHBORHOOD
EXPERIENCE



RIVER EXPERIENCE

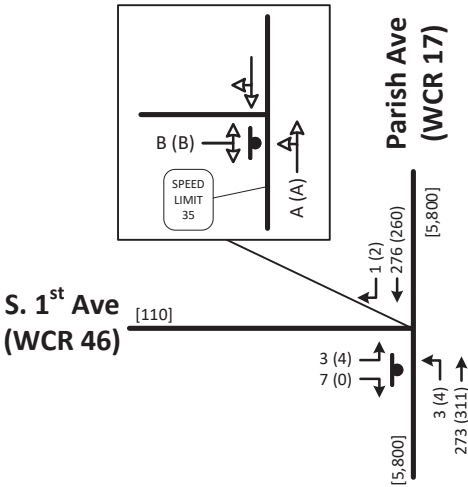
TRAFFIC STUDY

VOLUMES & OPERATIONS

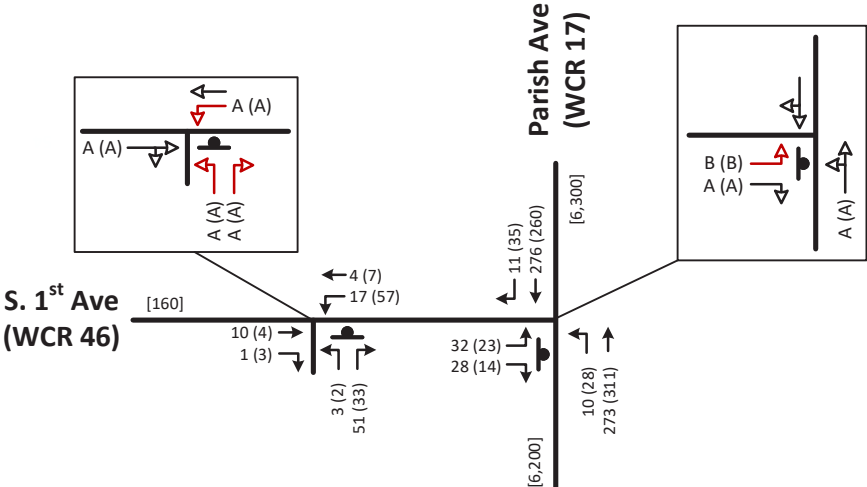


Legend	Roadway Classifications
XXX - AM-Peak Traffic Volume	WCR 46 Major Arterial
(XXX) - PM-Peak Traffic Volume	WCR 17 Major Arterial
[X,XXX] - 2-Way Average Daily Traffic	
A - AM Level-of-Service	
(A) - PM Level-of-Service	
→ - Traffic Movements	
↔ - Existing Laneage	
↔ - New Laneage	
⬇ - Stop-Controlled	

2024 Base Conditions



2024 Conditions with Filing 1



TRAFFIC VOLUMES

- Today, in 2024, Riverbend would account for 6%-8% of the traffic on Parish Avenue.
- By 2035, with improved roadway capacity, Riverbend will only account for 3.5% of traffic on Parish Avenue & 2.5% on WCR 46.

TRAFFIC OPERATIONS

- Dedicated left-turn at the WCR 46 entrance, allows for westbound through traffic to bypass left-turners, eliminating traffic impacts.
- A second eastbound lane on WCR 46 approaching Parish Avenue, streamlines traffic operations by separating left-turn and right-turn traffic.



FLOODPLAIN

EXISTING & PROPOSED

