450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday June 25, 2025 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

Agenda Approval

Approval of Minutes

1. Minutes from May 28, 2025 Regular Meeting

Public Comment

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

New Business

2. Riverbend Estates Subdivision- Filing 2 – Case No. SUB24-0007

3. Election of Chair and Vice Chair for the Planning & Zoning Commission

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.

THE COMMUNITY THAT CARES

450 S. Parish Avenue
Johnstown, CO 80534
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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, May 28, 2025 at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:08 pm

ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Flores and Seconded by Commissioner Abel. The motion was passed 5/0.

APPROVAL OF MINUTES

A motion to approve February 12, 2025, Minutes was made by Commissioner Flores and Seconded by Commissioner Baily. The motion passed 5/0

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

No public comment was made.

NEW BUSINESS

1. Public Hearing – Change of Zone Request for Zoning Case No. ZON24-0003

James Shrout, Planner II, presented the project site which is the property located just south of Highway 60 and Parrish Avenue, next to the Sinclair fuel station. Currently zoned R-1 (Residential), it is bordered by MU-DT (Mixed Use Downtown) zoning to the north and west, and R-1 to the east and south. It was annexed and platted in 1932 as part of the Pervis Addition.

The applicant's representative, Liz Newman, was in attendance to go over a high-level overview of the project. The proposed rezoning is intended to foster greater compatibility with the surrounding area by implementing contemporary urban design standards that encourage an active streetscape and a diverse mix of land uses, including residential support. The significant change in the character of the area—initiated by the Sinclair site development in 2019—has established a foundation for further redevelopment opportunities. These changes will facilitate improved site access and more efficient traffic stacking. Overall, the rezoning, along with any future development it enables, is expected to help mitigate existing negative impacts and contribute positively to the area's functionality, livability, and long-term growth

Commissioner Abel inquired about potential alley access to the east. Jeremy Gleim, Planning & Development Director, clarified that no such access is proposed and emphasized that the petition under review pertains solely to the rezoning of the property, not the site layout.

Commissioner Campbell expressed concern regarding challenges with site access and egress. In response, Ms. Newman noted that the current site layout had undergone several iterations and was ultimately approved by the Town during the previous review process.

Commissioner Flores reiterated that the only matter currently under consideration is the rezoning request. Director Gleim confirmed this. Commissioner Flores further asked who holds the authority to approve the site development plan. Director Gleim explained that once a site development application is submitted, it will be subject to staff review, including evaluation of grading, parking, and general site development elements.

Commissioner Grentz inquired whether the site plan would be referred to the Fire Department. Director Gleim confirmed that the site development plan would be reviewed by the Fire Department, as well as the Engineering and Utilities departments.

Chair Grentz invited the public to make comments on the project.

Angela Swanson, a nearby property owner, expressed strong concern, citing severe infrastructure issues, including a sinking, unsellable home caused by water damage. She voiced concern regarding the Town's inability to address long-standing engineering problems, a lack of public transparency, and delays in improvements despite allocated funding. She stated that no further development or rezoning should move forward until existing infrastructure problems in their area are fully resolved.

Mr. Gleim explained that the responsibility for stormwater infrastructure and related upgrades typically falls under the Town's Public Works or Engineering Department. They would be the ones to assess past work, review current concerns, and plan any necessary improvements.

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

Commissioner Flores made a motion to recommend that the Town Council approve the Change of Zone Request for Zoning Case No. ZON24-0003 Commissioner Abel seconded the motion, and it passed unanimously (5-0).

DEPARTMENTAL REPORT

Mr. Gleim explained current updates: the next Planning Commission meeting is scheduled for June 25.The agenda will include continued discussion of a project that was noticed for the June 11 regular meeting, a review of commissioner terms with a supporting spreadsheet, and the annual election of Chair and Vice Chair. Recruitment efforts for new commissioners are ongoing, with applications due later this month.

COMMISSIONER REPORTS AND COMMENTS

None

ADJOURN

The meeting was adjourned at 7:58 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Jason Grentz – PZC Chair

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Planning and Zoning Commission Agenda Communication

Agenda Date: June 25, 2025

Subject: Riverbend Estates Subdivision- Filing 2 – Case No. SUB24-0007

Action Proposed: Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for The Riverbend Estates Subdivision Filing No. 2

Attachments:

1. 01 Application
2. 02 Vicinity Map
3. 03 Final Plat
4. 04 Final Development Plan - Compressed
5. 05 Riverbend ODP
6. 06 Staff Presentation
7. 07 Applicant Presentation
8. 08 Riverbend Estates - Letter of Support

Presented by: Jeremy Gleim, Planning and Development Director

Background and History:

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 large lot single-family detached neighborhood intended to create a unique subdivision along the Little Thompson River. Riverbend Estates Filing 2 will provide single-family homes of varying lot sizes (+6,000 SF) that are interconnected by trail systems 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 233 residential lots, various outlots for drainage, utilities, and access easement, and dedication of right-of-way.

LOCATION:
The subject property is located south of Weld Co Rd 46 and west of Parish Avenue/ Weld Co Rd 17. More specifically, Filing No. 2 is also located on the south side of the Little Thompson River where it bisects the project site. Filing No. 2 encompasses 95 acres of land, with major vehicular access into Filing No. 2 coming from Parish Ave.

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.

The Commission reviewed Filing No. 1 of Riverbend Estates in 2024, recommending that the Town Council approve said filing.

Information:

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 Filing No. 2 is located on the south side of the river. The two filings will ultimately be connected by a pedestrian bridge that will span the river. The bridge will connect to Outlot G in Filing No. 1 and Outlot N in Fining No. 2.

Filing No. 2, the subject of this report, makes up 95 of those 172 acres. A total of 233 lots are proposed in Filing No. 2; 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 two distinct sections: east and west. A significant drainage channel runs north-south through the middle of the subdivision, which creates the east and west portions of the project. The resulting layout is visually interesting and takes advantage of natural land features. Cul-de-sac streets are prominent throughout the subdivision and generous amounts of open space and trails are planned.

The eastern edge of the project abuts the Hillsborogh Ditch, the Great Western Railroad tracks, and the Pioneer Ridge neighborhood. Formal entry into the subdivision is taken from Parish Avenue, and the entry has been designed with generous open space and landscaping treatments. Emergency access is located just south of the primary entry.

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 to the Federal Emergency Management Agency (FEMA) requirements for flood plain 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 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 prior to commencement of construction activity of any kind.

PUBLIC NOTICE:
Notice for the Planning & Zoning Commission public hearing was published in the Johnstown Breeze, on Thursday, June 12, 2025. This notice provided the date, time, and location of the 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 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 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 2 provides significant trails and open-space corridors in alignment with the stated goals of the Comp 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.

Neighborhood Meeting:

The ODP for Riverbend Estates was approved in 2021 through a public hearing process. The ODP established the layout and design guidelines for the project site. This subject plat conforms with the ODP and Filing No. 1 of Riverbend Estates was reviewed by the Planning & Zoning Commission in 2024.

Process:

Pursuant to Section 17-2-1 of the Land Use and Development Code, the Planning & Zoning Commission is a review and recommending body for subdivision plats. This project will ultimately be presented to the Town Council through a public hearing process for final consideration.

Recommended Action:

Staff recommends that the Planning & Zoning Commission approve the final subdivision plat and final development plan for Riverbend Estates Subdivision Filing No. 2 - Case No. SUB24-0007.

Town of Johnstown

Please circle **ALL** applicable portions that apply to your project.

LAND USE APPLICATION					
Project Name: Riverbend Estates PUD - Filing 2					
Description: Single Family Detached Residential Subdivision					
General:	Annexation	Zoning	Site Plan	Variance	USR (use by special review)
	Conditional Use				
PD/PUD:	Outline Development	Preliminary Development	Final Development Plan		Combined Prelim/Final Development Plan
Subdivision:	Replat	Preliminary Plat	Final Plat	Prelim/Final Plat	
Amendment:	LUDC	Future Land Use	Comprehensive Plan		
Floodplain:	Development Permit		C-LOMER Review		

SITE INFORMATION			
Address: 21941 Parish Avenue (CR 17), Johnstown, Colorado 80534			
Applicant: Lee M. Lowrey / Riverbend Estates Partners, LLC			
Email: lmlowrey@arborcapitalpartners.com		**Telephone:** (949) 566-8165	
Consultant/Representative: Josh McCarn / FronTerra			
Email: josh@fronterra.design		**Telephone:** (970) 669-3737	
Parcel Number(s): 105917100002			

Landowner Authorization: (REQUIRED)

The undersigned (1) affirm ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in ALL aspects of the land use process for the project being submitted with this application.

***Landowner(s):** George Seward ***Telephone:** (970) 597-0160

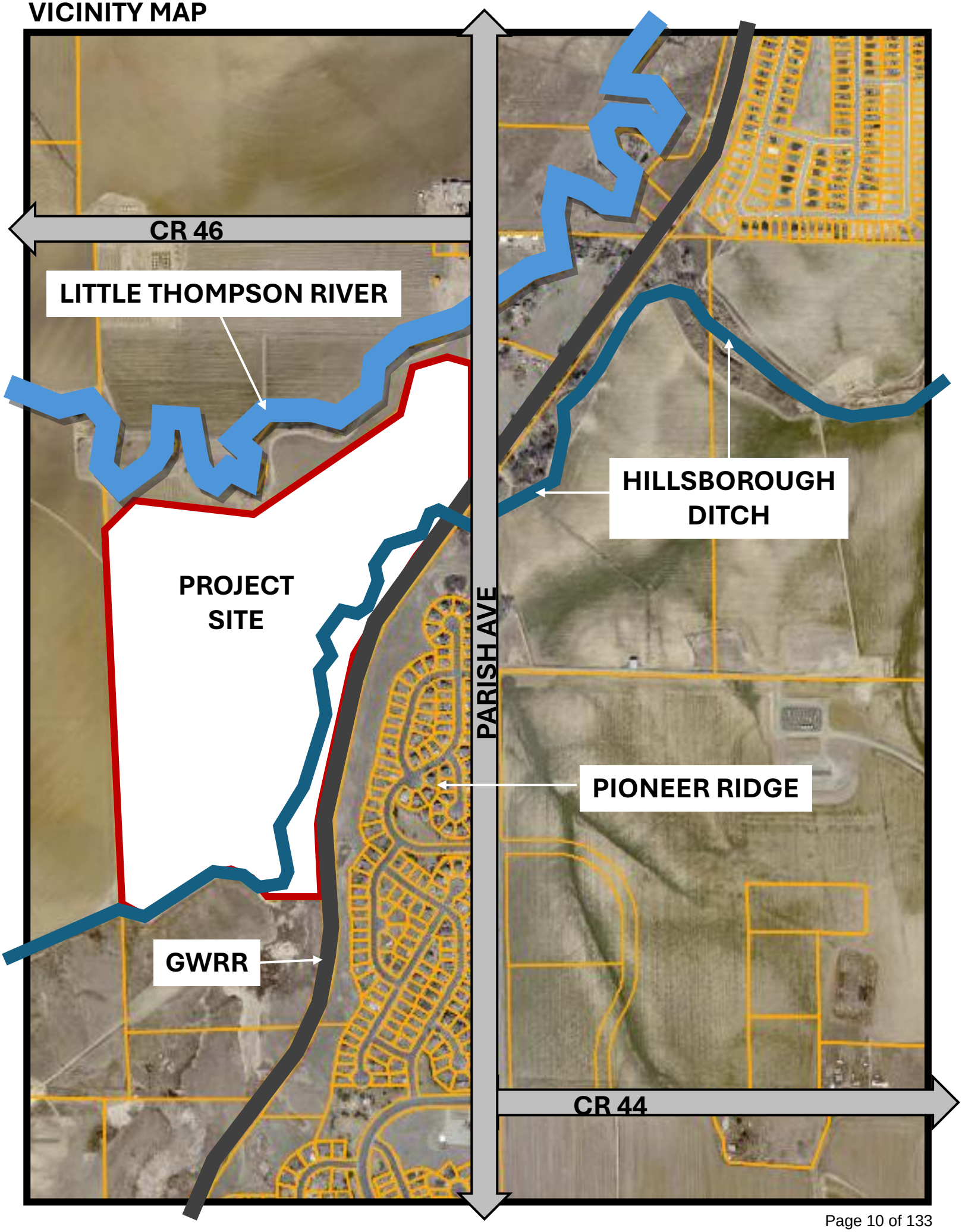
George L Seward

Signature of Landowner **Signature of Landowner**

*Attach a statement of authority and certificate of good standing, if this application id a cooperation or other entity

*If your use is not stated please reach out to the planning department at planning@johnstownco.gov to receive further information

VICINITY MAP



RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half 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 East Half (E1/2) 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:

COMMENCING at the Northeast corner of said Section 17 and assuming the East line of the Northeast Quarter (NE1/4) of Section 17 as bearing South 01°21'09" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2667.27 feet, monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 23513 at the Northeast corner and a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the East Quarter corner, 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 786.36 feet;
THENCE South 88°38'51" West a distance of 60.00 feet to the POINT OF BEGINNING.
THENCE South 01°21'09" East along the East line of Reception No. 4091296 a distance of 657.56 feet to the Northerly Right of Way line of Great Western Railroad;
Thence along the North and West lines of said Right of Way the following five courses:
THENCE South 36°05'16" West a distance of 923.43 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Southeast a distance of 618.03 feet, having a Radius of 1472.70 feet, a Delta of 24°02'40" and is subtended by a Chord that bears South 24°03'56" West a distance of 613.50 feet to a Point of Tangency (PT);
THENCE South 12°02'36" West a distance of 641.90 feet to a PC;
THENCE along the arc of a curve concave to the Southeast a distance of 386.49 feet, having a Radius of 1472.70 feet, a Delta of 15°02'12" and is subtended by a Chord that bears South 04°31'30" West a distance of 385.39 feet to a PT;
THENCE South 02°59'36" East a distance of 269.42 feet to the North line of Tract L, Stroh farm Filing No. 1 as recorded December 6, 2000 as Reception No. 2811421 of the WCCR;
Thence along said North line the following eight courses:
THENCE South 84°52'54" West a distance of 325.00 feet;
THENCE North 46°42'06" West a distance of 95.70 feet;
THENCE North 46°27'06" West a distance of 94.00 feet;
THENCE North 61°47'06" West a distance of 89.80 feet;
THENCE North 84°48'06" West a distance of 76.50 feet;
THENCE South 70°55'54" West a distance of 61.30 feet;
THENCE South 56°03'54" West a distance of 502.50 feet;
THENCE North 63°58'39" West a distance of 152.98 feet;
THENCE North 02°42'22" West a distance of 2267.83 feet;
THENCE North 43°16'10" East a distance of 264.91 feet;
THENCE South 84°45'28" East a distance of 738.59 feet;
THENCE North 53°53'31" East a distance of 1074.67 feet;
THENCE North 18°24'27" East a distance of 280.53 feet;
THENCE North 69°45'14" East a distance of 163.21 feet;
THENCE South 84°31'14" East a distance of 208.96 feet;
THENCE North 88°38'51" East a distance of 30.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,127,442 Square Feet or 94.753 Acres, more or less (±).

do hereby cause said land to be laid out and platted under the name of RIVERBEND ESTATES P.U.D. FILING NO. 2, 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: Riverbend Estates Partners, LLC, a Colorado limited liability company

_____
By: Lee Lowery As: Manager

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
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)
ss
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: _____.

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 designee, 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 w/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 submittal. 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 outlines 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 area must be equipped with a 1/4 horsepower (or greater) sump pump that is benefited by emergency backup power. A certificate of occupancy should not be released until this fail safe is in place.

7. The following lots will be adjacent to the new floodplain and subject to floodplain regulations:
Lots 16 through 25, Block 12
Lots 1 through 11, Block 13

TOWN COUNCIL

This plat, to be known as RIVERBEND ESTATES P.U.D. FILING NO. 2, 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___.

_____ Attest: _____
Mayor-Michael P. Duncan Town Clerk-Meghan Martinez

ACCESS EASEMENT NOTE

Access easements, as dedicated by this plat are for the use of the public, Home Owners Association (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.

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

EASEMENT APPROVAL

Approved this _____ day of _____, 20___, by the Hillsboro Ditch Company

_____ _____
By: As:

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

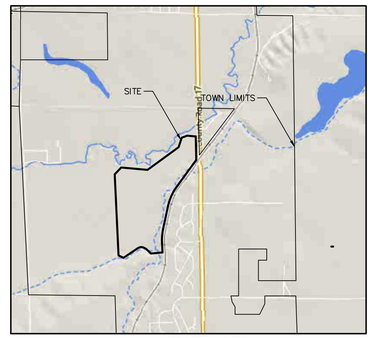
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-N0040393-020-TH3, Amendment No. 2, dated October 10, 2024, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information.
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

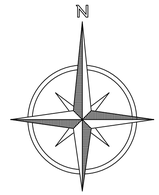
I, Steven Parks, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

PRELIMINARY

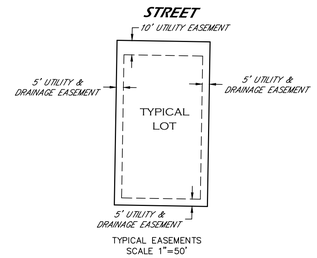
_____
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



VICINITY MAP
SCALE: 1" = 2000



Riverbend Estates P.U.D. Filing No. 2 Land Use Table					
Name	Description/Land Use	Area		Intended Fee Ownership	Maintenance Upon Completion & Acceptance
Outlot A	Drainage & Utility Easement	81,274 sq. ft.	1.87 acres	Metro District	Metro District
Outlot B	Drainage, Utility & Access Easement	1,135,007 sq. ft.	26.06 acres	Metro District	Metro District
Outlot C	Drainage, Utility & Access Easement	9,200 sq. ft.	0.21 acres	Metro District	Metro District
Outlot D	Drainage, Utility & Access Easement	7,700 sq. ft.	0.18 acres	Metro District	Metro District
Outlot E	Drainage, Utility & Access Easement	7,700 sq. ft.	0.18 acres	Metro District	Metro District
Outlot F	Drainage, Utility & Access Easement	9,335 sq. ft.	0.21 acres	Metro District	Metro District
Outlot G	Drainage, Utility & Access Easement	1,965 sq. ft.	0.05 acres	Metro District	Metro District
Outlot H	Drainage, Utility & Access Easement	7,195 sq. ft.	0.17 acres	Metro District	Metro District
Outlot I	Drainage, Utility & Access Easement	26,887 sq. ft.	0.62 acres	Metro District	Metro District
Outlot J	Drainage, Utility & Access Easement	28,737 sq. ft.	0.66 acres	Metro District	Metro District
Outlot K	Drainage, Utility & Access Easement	2,736 sq. ft.	0.06 acres	Metro District	Metro District
Outlot L	Drainage, Utility & Access Easement	2,452 sq. ft.	0.06 acres	Metro District	Metro District
Outlot M	Drainage, Utility & Access Easement	55,569 sq. ft.	1.28 acres	Metro District	Metro District
Outlot N	Drainage, Utility & Access Easement	5,001 sq. ft.	0.11 acres	Metro District	Metro District
Outlot O	Drainage, Utility & Access Easement	35,583 sq. ft.	0.82 acres	Metro District	Metro District
Outlot P	Drainage, Utility & Access Easement	167,171 sq. ft.	3.84 acres	Metro District	Metro District
Outlot Q	Drainage, Utility & Access Easement	5,763 sq. ft.	0.13 acres	Metro District	Metro District
Lots	Residential Lots (233)	1,739,908 sq. ft.	39.94 acres	Private	Private
ROW	Public Right of Way	798,259 sq. ft.	18.33 acres	Town of Johnstown	Town of Johnstown
TOTAL		4,127,442 sq. ft.	94.75 acres		



TYPICAL EASEMENTS
SCALE 1"=50'

Owner: George Seward
505 East 8th Ave, Building B
Yuma, CO 80759

Developer: Riverbend Development Co, LLC
505 East 8th Avenue
Yuma, CO 80759

Engineer: Wohnrade Civil Engineers
11582 Colony Row
Broomfield, CO 80021
(720) 259-0965

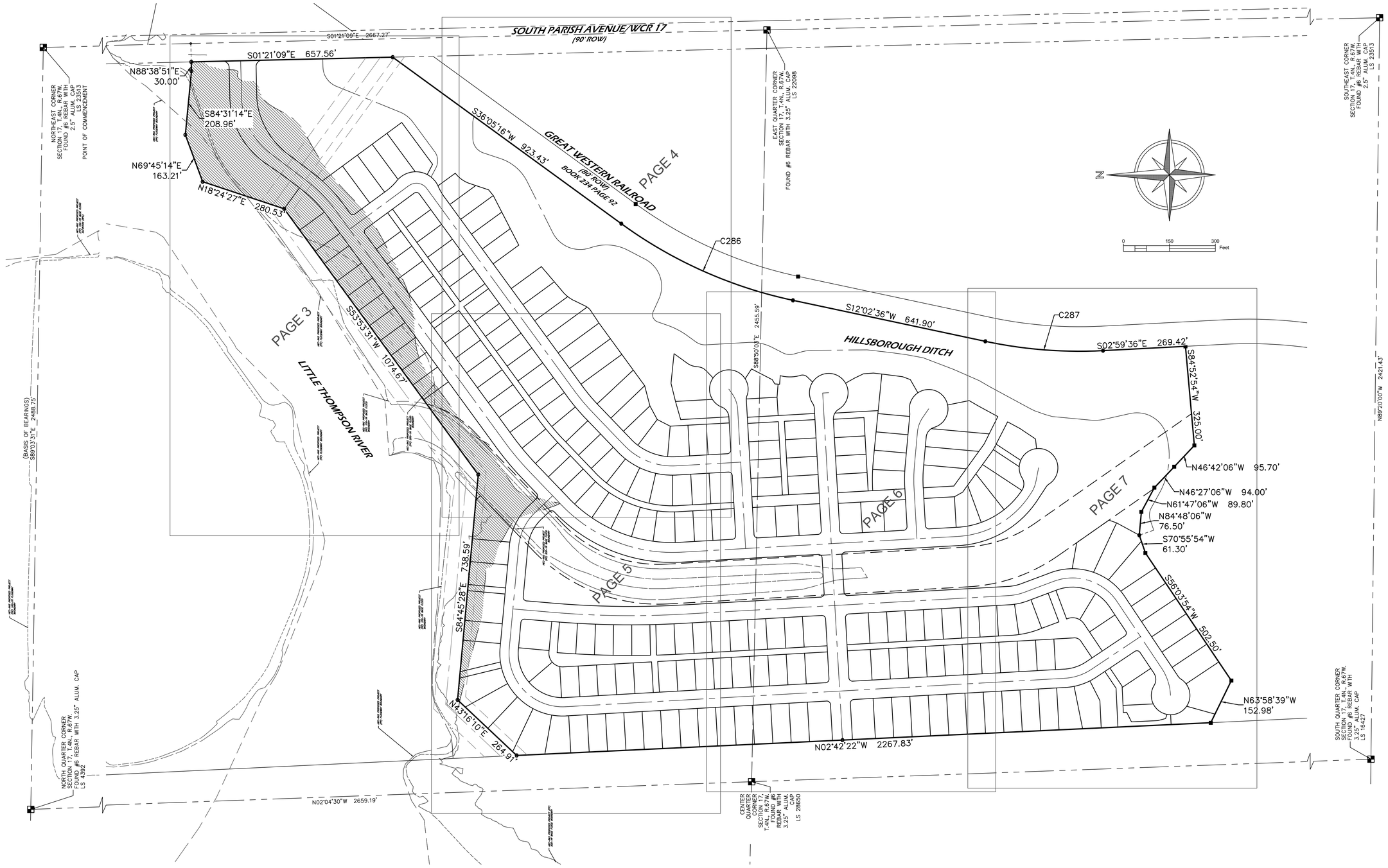
Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:	1
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24	
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB	REDLINES	3-17-25	
CHECKED BY: SIP	SCALE: 1" = 50'			SHEET 1 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



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 hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

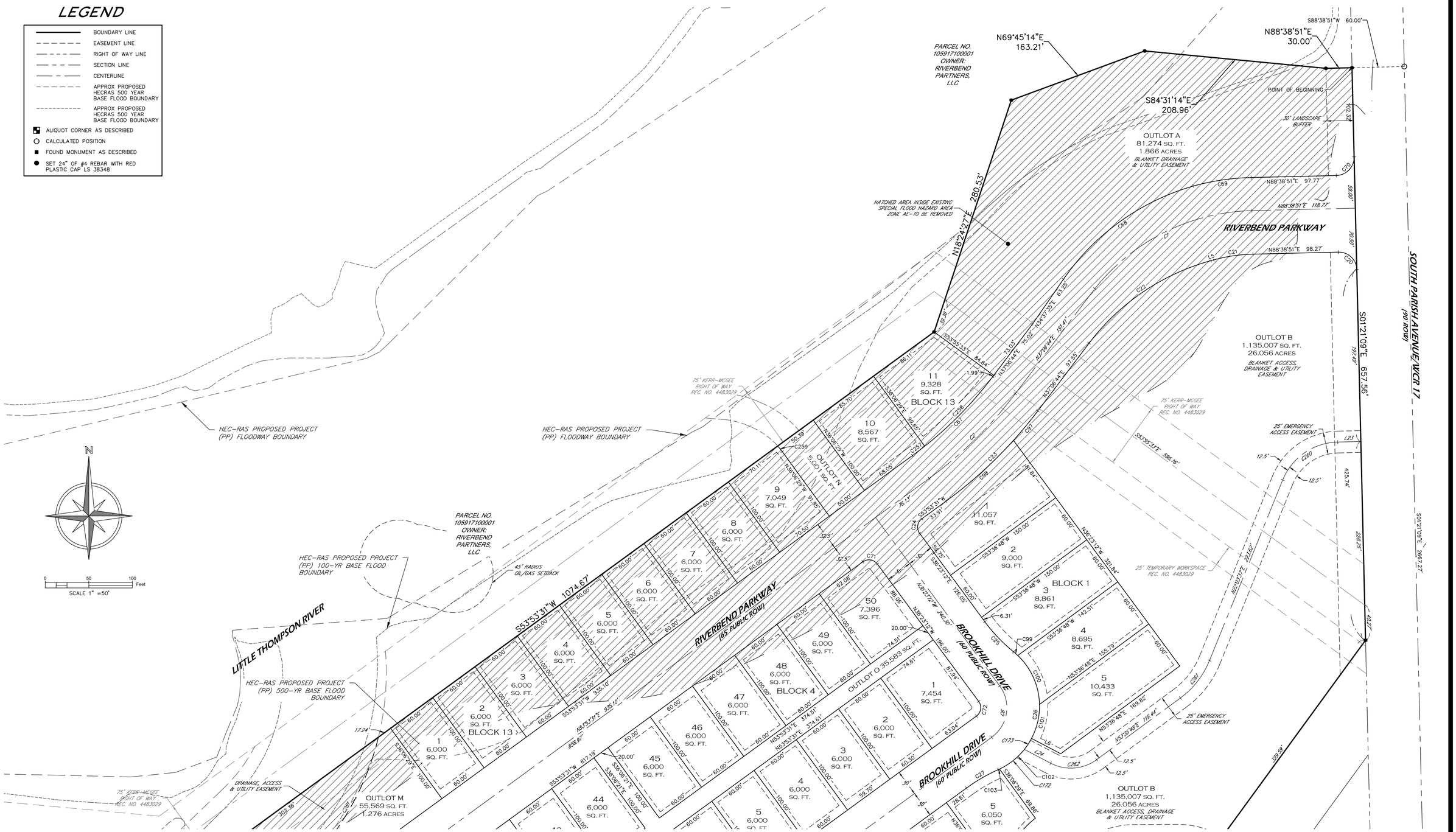
PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
		REDLINES	3-17-25
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 150'		

2

SHEET 2 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



PRELIMINARY

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

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

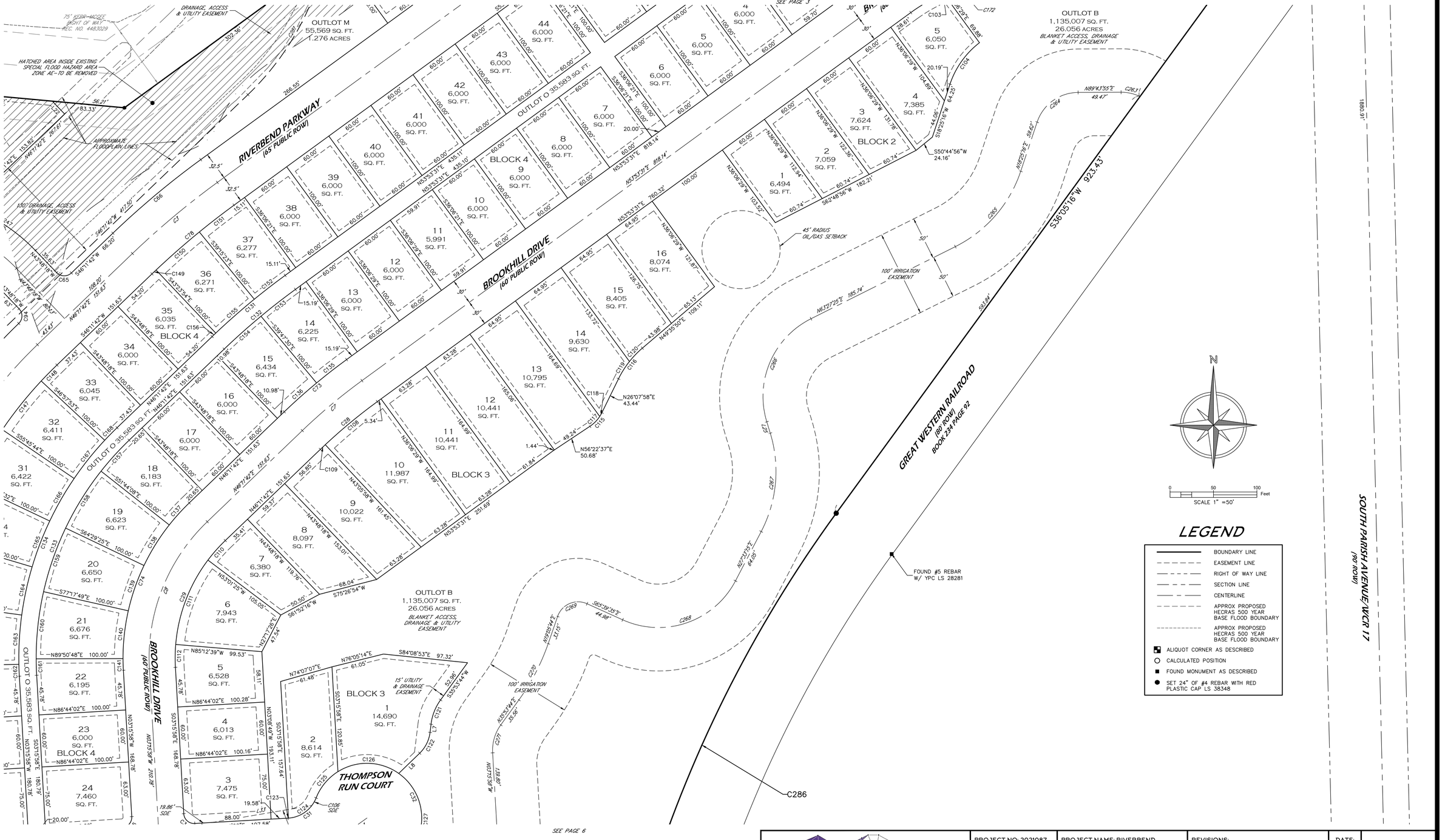
PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
		REDLINES	3-17-25
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

3

SHEET 3 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

PRELIMINARY

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

NOTICE

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

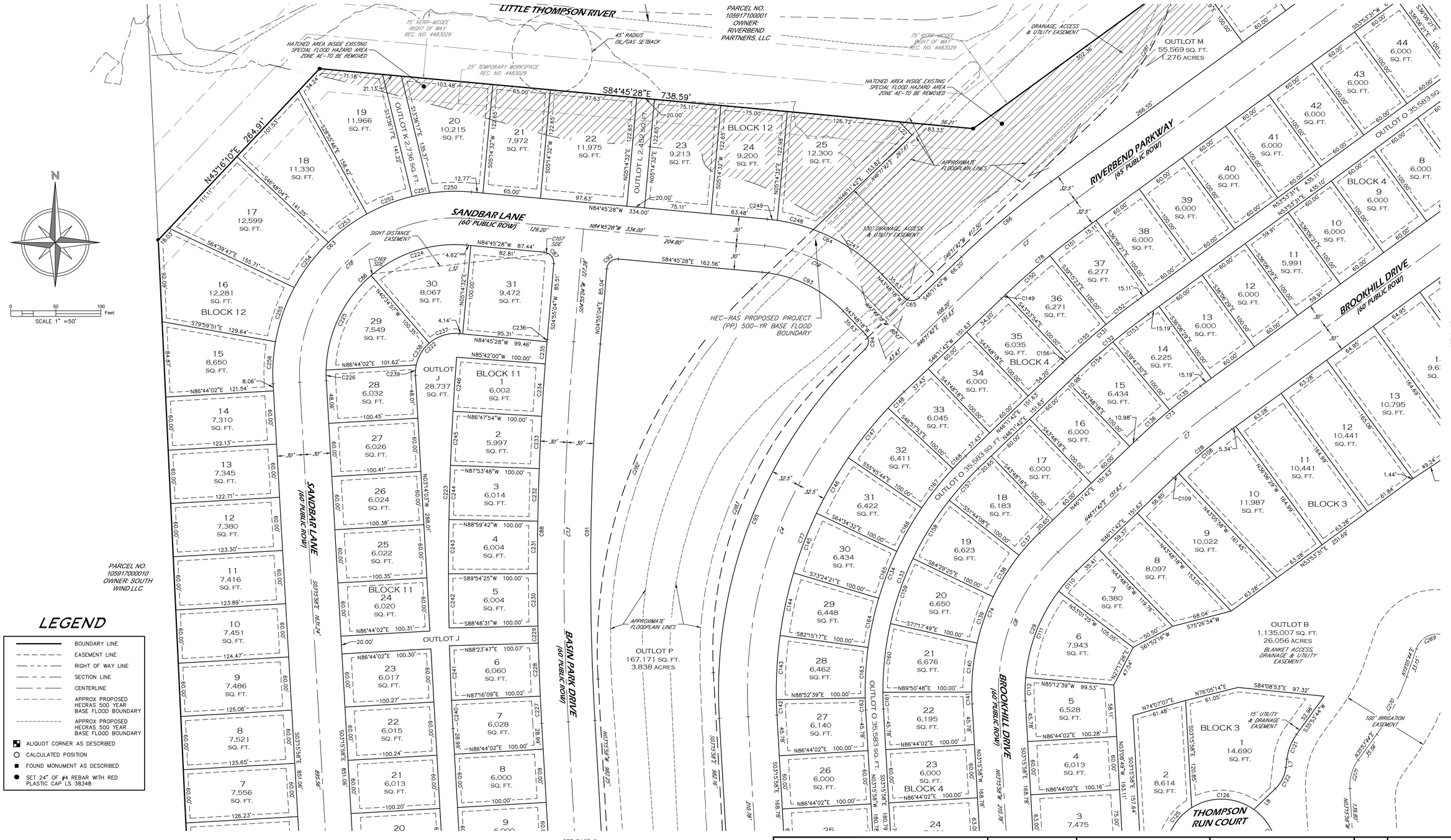
PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB	REDLINES	3-17-25
CHECKED BY: SIP	SCALE: 1" = 50'		

4

SHEET 4 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



N

0 50 100 Feet

SCALE 1" =50'

PARCEL NO. 105917000010 OWNER: SOUTH WIND LLC

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

PRELIMINARY

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

NOTICE

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
		REDLINES	3-17-25
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

5

SHEET 5 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

PRELIMINARY

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

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
		REDLINES	3-17-25
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

6
SHEET 6 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado

SEE PAGE 6

PARCEL NO.
105917000010
OWNER: SOUTH WIND LLC

SANDBAR LANE (60' PUBLIC ROW)

BASIN PARK DRIVE (60' PUBLIC ROW)

RIVERBEND COURT (60' PUBLIC ROW)

OUTLOT H 7,195 SQ. FT.

OUTLOT I 26,887 SQ. FT. 0.617 ACRES

OUTLOT Q 5,763 SQ. FT.

OUTLOT G 1,9655 SQ. FT.

OUTLOT B 1,135,007 SQ. FT. 26.056 ACRES
BLANKET ACCESS, DRAINAGE & UTILITY EASEMENT

BLOCK 10
BLOCK 9
BLOCK 8

SIGHT DISTANCE EASEMENT

22' UTILITY & DRAINAGE EASEMENT

1.30' DRAINAGE, ACCESS & UTILITY EASEMENT

15' UTILITY & DRAINAGE EASEMENT

44' UTILITY & DRAINAGE EASEMENT

100' IRRIGATION EASEMENT

HILLSBOROUGH DITCH

GREAT WESTERN RAILROAD (80' ROW)
BOOK 234 PAGE 92

APPROXIMATE LOCATION PERMANENT AND CONSTRUCTION EASEMENT REC. NO. 4155138

NOTE: IRRIGATION EASEMENT IS NOT DEDICATED OUTSIDE BOUNDARY OF SUBDIVISION. CENTERLINE GEOMETRY IS SHOWN FOR LOCATION OF EASEMENT ON THE SUBJECT PROPERTY

TRACT L, STROH FARM FILING NO. 1
OWNER: PIONEER RIDGE COMMUNITY ASSOCIATION, INC.

FOUND #5 REBAR W/ YPC LS 28281

FOUND #5 REBAR

C287

N02°04'10"W 2629.38'

S02°59'36"E 269.42'

S84°52'54"W 325.00'

N63°58'39"W 152.98'

S70°55'54"W 61.30'

N61°47'06"W 89.80'

N46°27'06"W 94.00'

N46°42'06"W 95.70'

S56°03'54"W 502.50'

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROX PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

N

0 50 100 Feet

SCALE 1" =50'

PRELIMINARY

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

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB	REDLINES	3-17-25
CHECKED BY: SIP	SCALE: 1" = 50'		

7

SHEET 7 OF 8

RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	207.92'	237.50'	50°09'38"	201.35'	S63°34'02"W
C2	139.11'	475.00'	16°46'47"	138.61'	N45°30'07"E
C3	127.62'	950.00'	7°41'48"	127.52'	S50°02'36"W
C4	431.63'	500.00'	49°27'40"	418.35'	S21°27'52"W
C5	279.48'	300.00'	53°22'35"	269.48'	S29°57'15"E
C6	66.18'	42.00'	90°16'42"	59.54'	N08°45'09"E
C7	89.67'	667.50'	7°41'48"	89.60'	S50°02'36"W
C8	187.76'	217.50'	49°27'40"	181.98'	S21°27'52"W
C9	56.78'	100.00'	32°32'00"	56.02'	N70°28'02"E
C10	73.56'	500.00'	8°25'44"	73.49'	N89°03'06"W
C11	51.14'	100.00'	29°17'57"	50.58'	N70°11'15"W
C12	38.98'	100.00'	22°20'07"	38.74'	S67°48'36"E
C13	428.50'	3000.00'	8°11'01"	428.14'	S00°49'33"W
C14	52.75'	175.00'	17°16'14"	52.55'	S11°54'05"E
C15	234.45'	175.00'	76°45'35"	217.31'	N17°50'36"E
C16	95.22'	175.00'	31°10'29"	94.05'	S71°48'38"W
C17	93.19'	175.00'	30°30'35"	92.09'	S18°31'15"E
C18	300.88'	175.00'	98°30'29"	265.16'	S45°59'17"W
C19	125.08'	175.00'	40°57'11"	122.44'	N64°16'53"W
C20	32.20'	20.50'	90°00'00"	28.99'	N46°21'09"W
C21	45.68'	187.50'	13°57'27"	45.56'	S81°40'07"W
C22	172.16'	262.50'	37°34'40"	169.09'	S55°54'04"W
C23	148.63'	507.50'	16°46'47"	148.10'	N45°30'07"E
C24	18.91'	12.00'	90°16'42"	17.01'	S08°45'09"W
C25	47.96'	187.00'	14°41'43"	47.83'	S43°44'04"E
C26	163.42'	80.00'	117°02'36"	136.45'	N07°26'23"E
C27	42.13'	200.00'	12°04'10"	42.05'	S59°55'36"W
C28	85.64'	637.50'	7°41'48"	85.57'	S50°02'36"W
C29	161.86'	187.50'	49°27'40"	156.88'	S21°27'52"W
C30	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C31	42.08'	37.00'	65°09'55"	39.85'	N54°09'04"E
C32	294.94'	63.00'	268°14'22"	90.45'	N24°18'42"W
C33	14.90'	37.00'	23°04'26"	14.80'	N81°43'45"W
C34	18.85'	12.00'	90°00'00"	16.97'	S41°44'02"W
C35	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C36	19.08'	37.00'	29°32'29"	18.87'	N71°57'48"E
C37	298.54'	63.00'	271°30'25"	87.92'	N12°56'46"E
C38	40.02'	37.00'	61°57'57"	38.09'	N62°17'00"W
C39	18.85'	12.00'	90°00'00"	16.97'	S41°44'02"W
C40	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C41	77.97'	530.00'	8°25'44"	77.90'	N89°03'06"W
C42	9.41'	37.00'	14°34'43"	9.39'	N87°52'25"E
C43	288.88'	63.00'	262°43'39"	94.57'	N31°56'52"E
C44	44.01'	37.00'	68°08'56"	41.46'	N50°45'46"W
C45	69.14'	470.00'	8°25'44"	69.08'	N89°03'06"W
C46	18.85'	12.00'	90°00'00"	16.97'	S41°44'02"W
C47	251.53'	270.00'	53°22'35"	242.53'	S29°57'15"E
C48	42.08'	37.00'	65°09'57"	39.85'	S89°13'31"E
C49	294.94'	63.00'	268°14'20"	90.45'	N12°18'41"E
C50	14.90'	37.00'	23°04'24"	14.80'	N45°06'21"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C51	307.43'	330.00'	53°22'35"	296.43'	S29°57'15"E
C52	18.85'	12.00'	90°00'00"	16.97'	N48°15'58"W
C53	18.85'	12.00'	90°00'00"	16.97'	S41°44'02"W
C54	43.71'	145.00'	17°16'14"	43.54'	S11°54'05"E
C55	274.64'	205.00'	76°45'35"	254.56'	N17°50'36"E
C56	14.90'	37.00'	23°04'26"	14.80'	S44°41'11"W
C57	294.94'	63.00'	268°14'22"	90.45'	S12°43'51"E
C58	42.08'	37.00'	65°09'55"	39.85'	N88°48'22"E
C59	18.85'	12.00'	89°59'56"	16.97'	N11°13'26"E
C60	109.16'	205.00'	30°30'35"	107.88'	S18°31'15"E
C61	18.85'	12.00'	90°00'00"	16.97'	N48°15'58"W
C62	18.85'	12.00'	90°00'00"	16.97'	N41°44'02"E
C63	352.45'	205.00'	98°30'29"	310.62'	S45°59'17"W
C64	146.53'	205.00'	40°57'11"	143.43'	N64°16'53"W
C65	18.85'	12.00'	90°00'00"	16.97'	S88°48'18"E
C66	131.98'	982.50'	7°41'48"	131.88'	S50°02'36"W
C67	129.59'	442.50'	16°46'47"	129.13'	N45°30'07"E
C68	187.32'	272.69'	39°21'25"	183.66'	S54°18'18"W
C69	67.19'	275.50'	13°58'26"	67.03'	S81°39'38"W
C70	32.99'	21.00'	90°00'00"	29.70'	N43°38'51"E
C71	18.79'	12.00'	89°43'18"	16.93'	N81°14'51"W
C72	18.91'	12.00'	90°16'42"	17.01'	N08°45'09"E
C73	93.70'	697.50'	7°41'48"	93.63'	S50°02'36"W
C74	213.66'	247.50'	49°27'40"	207.08'	S21°27'52"W
C75	18.85'	12.00'	90°00'00"	16.97'	N41°44'02"E
C76	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C77	403.57'	467.50'	49°27'40"	391.16'	S21°27'52"W
C78	123.25'	917.50'	7°41'48"	123.16'	S50°02'36"W
C79	18.85'	12.00'	90°00'00"	16.97'	N48°15'58"W
C80	61.79'	205.00'	17°16'14"	61.56'	S11°54'05"E
C81	194.26'	145.00'	76°45'35"	180.05'	N17°50'36"E
C82	18.85'	12.00'	90°00'04"	16.97'	S78°46'34"E
C83	77.21'	145.00'	30°30'35"	76.30'	S18°31'15"E
C84	18.85'	12.00'	90°00'00"	16.97'	S41°44'02"W
C85	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C86	249.30'	145.00'	98°30'29"	219.71'	S45°59'17"W
C87	18.78'	12.00'	89°40'32"	16.92'	N39°55'12"W
C88	432.78'	3030.00'	8°11'01"	432.42'	S00°49'33"W
C89	18.85'	12.00'	90°00'00"	16.97'	N41°44'02"E
C90	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C91	424.21'	2970.00'	8°11'01"	423.85'	S00°49'33"W
C92	18.92'	12.00'	90°19'28"	17.02'	S50°04'48"W
C93	103.64'	145.00'	40°57'11"	101.45'	N64°16'53"W
C94	18.88'	12.00'	90°09'00"	16.99'	N01°16'13"E
C95	461.08'	532.50'	49°36'41"	446.81'	S21°32'22"W
C96	18.85'	12.00'	90°00'00"	16.97'	N41°44'02"E
C97	43.91'	507.50'	4°57'26"	43.89'	N39°35'27"E
C98	104.72'	507.50'	11°49'21"	104.53'	N47°58'50"E
C99	6.41'	80.00'	4°35'21"	6.41'	N48°47'15"W
C100	63.07'	80.00'	45°10'22"	61.45'	N23°54'23"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C101	40.54'	80.00'	29°02'11"	40.11'	N13°11'53"E
C102	51.80'	80.00'	37°05'57"	50.90'	N46°15'55"E
C103	1.60'	98.97'	0°55'37"	1.60'	N65°25'53"E
C104	59.44'	100.36'	33°55'58"	58.57'	S35°25'11"W
C105	11.71'	63.00'	10°39'01"	11.69'	S05°19'31"W
C106	10.15'	37.00'	15°42'39"	10.11'	N29°25'26"E
C107	5.46'	12.00'	26°04'51"	5.42'	N71°43'03"W
C108	77.79'	637.50'	6°59'29"	77.74'	S50°23'46"W
C109	7.85'	637.50'	0°42'20"	7.85'	S46°32'52"W
C110	30.17'	187.50'	9°13'07"	30.14'	S41°35'09"W
C111	105.33'	187.50'	32°11'14"	103.95'	S20°52'58"W
C112	26.36'	187.50'	8°03'19"	26.34'	S00°45'42"W
C113	40.69'	145.00'	16°04'35"	40.55'	N22°58'22"E
C114	3.52'	12.00'	16°48'03"	3.51'	N64°37'25"E
C115	21.11'	40.00'	30°14'39"	20.87'	N41°15'18"E
C116	45.05'	110.00'	23°27'52"	44.73'	S37°51'54"W
C117	16.06'	40.00'	23°00'32"	15.96'	N44°52'21"E
C118	5.05'	40.00'	7°14'07"	5.05'	N29°45'02"E
C119	23.60'	110.00'	12°17'40"	23.56'	S32°16'48"W
C120	21.44'	110.00'	11°10'12"	21.41'	S44°00'44"W
C121	30.30'	60.00'	28°55'56"	29.98'	S21°25'46"W
C122	27.23'	40.00'	39°00'25"	26.71'	N26°28'01"E
C123	0.42'	37.00'	0°38'55"	0.42'	N86°24'35"E
C124	41.66'	37.00'	64°31'01"	39.50'	N53°49'37"E
C125	40.01'	63.00'	36°22'58"	39.34'	S39°45'36"W
C126	74.22'	63.00'	67°30'04"	70.00'	N88°17'53"W
C127	123.35'	63.00'	112°10'37"	104.57'	N01°32'28"E
C128	57.37'	63.00'	52°10'42"	55.41'	N83°43'07"E
C129	11.04'	37.00'	17°05'18"	10.99'	N78°44'11"W
C130	3.87'	37.00'	5°59'08"	3.86'	S89°43'36"W
C131	109.82'	817.50'	7°41'48"	109.74'	S50°02'36"W
C132	107.13'	797.50'	7°41'48"	107.05'	S50°02'36"W
C133	299.98'	347.50'	49°27'40"	290.75'	S21°27'52"W
C134	317.25'	367.50'	49°27'40"	307.49'	S21°27'52"W
C135	43.84'	697.50'	3°36'05"	43.83'	S52°05'28"W
C136	49.86'	697.50'	4°05'44"	49.85'	S48°14'34"W
C137	34.26'	247.50'	7°55'51"	34.23'	S42°13'47"W
C138	55.10'	247.50'	12°45'16"	54.98'	S31°53'13"W
C139	55.32'	247.50'	12°48'24"	55.21'	S19°06'23"W
C140	55.54'	247.50'	12°51'23"	55.42'	S06°16'29"W
C141	13.45'	247.50'	3°06'46"	13.44'	S01°42'35"E
C142	17.49'	467.50'	2°08'37"	17.49'	S02°11'39"E
C143	72.36'	467.50'	8°52'04"	72.28'	S03°18'41"W
C144	72.20'	467.50'	8°50'55"	72.13'	S12°10'11"W
C145	72.05'	467.50'	8°49'49"	71.98'	S21°00'34"W
C146	71.91'	467.50'	8°48'48"	71.84'	S29°49'52"W
C147	71.78'	467.50'	8°47'52"	71.71'	S38°38'11"W
C148	25.78'	467.50'	3°09'35"	25.78'	S44°36'55"W
C149	6.51'	917.50'	0°24'24"	6.51'	S46°23'54"W
C150	66.33'	917.50'	4°08'31"	66.31'	S48°40'22"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C151	50.41'	917.50'	3°08'53"	50.41'	S52°19'04"W
C152	44.92'	817.50'	3°08'53"	44.91'	S52°19'04"W
C153	50.27'	797.50'	3°36'42"	50.26'	S52°05'10"W
C154	56.86'	797.50'	4°05'07"	56.85'	S48°14'16"W
C155	59.10'	817.50'	4°08'31"	59.09'	S48°40'22"W
C156	5.80'	817.50'	0°24'24"	5.80'	S46°23'54"W
C157	48.10'	347.50'	7°55'51"	48.06'	S42°13'47"W
C158	77.36'	347.50'	12°45'16"	77.20'	S31°53'13"W
C159	77.67'	347.50'	12°48'24"	77.51'	S19°06'23"W
C160	77.97'	347.50'	12°51'23"	77.81'	S06°16'29"W
C161	18.88'	347.50'	3°06'45"	18.87'	S01°42'35"E
C162	13.75'	367.50'	2°08'37"	13.75'	S02°11'39"E
C163	56.88'	367.50'	8°52'04"	56.82'	S03°18'41"W
C164	56.76'	367.50'	8°50'55"	56.70'	S12°10'11"W
C165	56.64'	367.50'	8°49'49"	56.58'	S21°00'34"W
C166	56.53'	367.50'	8°48'48"	56.47'	S29°49'52"W
C167	56.43'	367.50'	8°47'52"	56.37'	S38°38'11"W
C168	20.27'	367.50'	3°09'35"	20.26'	S44°36'55"W
C169	3.17'	145.00'	1°15'03"	3.17'	S50°02'35"W
C170	66.31'	125.00'	30°23'36"	65.53'	S00°37'45"E
C171	22.86'	22.00'	59°32'50"	21.85'	N13°56'52"E
C172	36.71'	80.01'	26°17'22"	36.39'	N51°40'07"E
C173	15.09'	80.02'	10°48'14"	15.07'	N33°07'07"E
C174	72.58'	63.00'	66°00'40"	68.63'	N89°48'07"W
C175	128.99'	63.00'	117°18'37"	107.61'	N01°51'31"E
C176	96.97'	63.00'	88°11'09"	87.67'	S75°23'36"E
C177	18.21'	37.00'	28°11'28"	18.02'	N45°23'45"W
C178	21.24'	37.00'	32°53'35"	20.95'	N75°56'16"W
C179	0.57'	37.00'	0°52'54"	0.57'	S87°10'29"W
C180	57.26'	530.00'	6°11'25"	57.23'	S89°49'45"W
C181	20.71'	530.00'	2°14'19"	20.71'	N85°57'23"W
C182	94.02'	635.00'	8°29'01"	93.94'	N89°04'44"W
C183	24.81'	635.00'	2°14'19"	24.81'	N85°57'23"W
C184	69.21'	635.00'	6°14'42"	69.18'	S89°48'07"W
C185	71.83'	63.00'	65°19'44"	68.00'	N66°45'05"W
C186	123.86'	63.00'	112°38'35"	104.85'	N22°14'04"E
C187	93.19'	63.00'	84°45'20"	84.93'	S59°03'58"E
C188	10.76'	37.00'	16°39'49"	10.72'	N25°01'13"W
C189	33.25'	37.00'	51°29'06"	32.14'	N59°05'41"W
C190	78.86'	270.00'	16°44'08"	78.58'	S11°38'02"E
C191	85.62'	270.00'	18°10'10"	85.26'	S29°05'10"E
C192	86.04'	270.00'	18°15'32"	85.68'	S47°18'01"E
C193	1.00'	276.64'	0°12'27"	1.00'	N56°38'32"W
C194	38.37'	63.00'	34°53'53"	37.78'	S75°38'27"W
C195	21.46'	63.00'	19°30'52"	21.35'	N77°09'10"W
C196	67.44'	63.00'	61°19'46"	64.26'	N36°43'52"W
C197	167.68'	63.00'	152°29'50"	122.39'	N70°10'56"E
C198	72.17'	205.00'	20°10'11"	71.79'	N10°27'06"W
C199	70.91'	205.00'	19°49'03"	70.55'	N09°32'31"E
C200	54.83'	205.00'	15°19'28"	54.67'	N27°06'46"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C201	54.64'	205.00'	15°16'13"	54.47'	N42°24'37"E
C202	22.10'	205.00'	6°10'40"	22.09'	N53°08'04"E
C203	21.94'	63.00'	19°57'13"	21.83'	N43°07'34"E
C204	78.20'	63.00'	71°07'23"	73.28'	N88°39'53"E
C205	61.33'	63.00'	55°46'26"	58.93'	S27°53'13"E
C206	58.31'	63.00'	53°02'04"	56.25'	S37°10'03"W
C207	63.45'	63.00'	57°42'14"	60.80'	N87°27'48"W
C208	25.28'	205.00'	7°03'57"	25.26'	S30°14'34"E
C209	54.83'	205.00'	15°19'28"	54.67'	S19°02'52"E
C210	29.05'	205.00'	8°07'10"	29.03'	S07°19'33"E
C211	91.94'	305.00'	17°16'14"	91.59'	S11°54'05"E
C212	60.29'	45.00'	76°45'36"	55.88'	N17°50'36"E
C213	25.96'	25.00'	59°29'22"	24.81'	N26°28'43"E
C214	17.20'	205.00'	4°48'27"	17.20'	S05°40'11"E
C215	44.59'	205.00'	12°27'47"	44.50'	S14°18'18"E
C216	130.45'	145.00'	51°32'52"	126.10'	N05°14'14"E
C217	63.81'	145.00'	25°12'44"	63.29'	N43°37'02"E
C218	19.80'	45.00'	25°12'44"	19.64'	N43°37'02"E
C219	40.49'	45.00'	51°32'52"	39.13'	N05°14'14"E
C220	66.34'	305.00'	12°27'47"	66.21'	S14°18'18"E
C221	25.59'	305.00'	4°48'27"	25.58'	S05°40'11"E
C222	77.34'	45.00'	98°28'34"	68.17'	S46°00'14"W
C223	305.00'	3130.00'	5°34'59"	304.88'	S01°36'00"W
C224	115.97'	145.00'	45°49'28"	112.90'	S72°19'47"W
C225	121.37'	145.00'	47°57'33"	117.86'	S25°26'16"W
C226	11.96'	145.00'	4°43'27"	11.95'	S00°54'14"E
C227	30.82'	3030.00'	0°34'58"	30.82'	S02°58'29"E
C228	59.61'	3030.00'	1°07'38"	59.61'	S02°07'11"E
C229	19.28'	3030.00'	0°21'53"	19.28'	S01°22'26"E
C230	59.08'	3030.03'	1°07'02"	59.08'	S00°37'58"E
C231	59.08'	3030.14'	1°07'02"	59.08'	S00°29'04"W
C232	59.18'	3030.76'	1°07'08"	59.18'	S01°36'09"W
C233	59.01'	3031.00'	1°06'56"	59.01'	S02°43'12"W
C234	59.06'	3030.34'	1°07'00"	59.06'	S03°50'11"W
C235	25.11'	3030.00'	0°28'29"	25.11'	S04°37'55"W
C236	2.55'	3030.00'	0°02'54"	2.55'	S04°53'37"W
C237	36.32'	45.00'	46°15'01"	35.35'	S72°07'01"W
C238	28.88'	45.00'	36°46'27"	28.39'	S30°36'17"W
C239	12.14'	45.00'	15°27'06"	12.10'	S04°29'30"W
C240	31.76'	11038.68'	0°09'53"	31.76'	S03°01'11"E
C241	61.57'	3854.95'	0°54'55"	61.57'	S02°10'02"E
C242	61.00'	3129.96'	1°07'00"	61.00'	S00°38'00"E
C243	61.00'	3129.83'	1°07'00"	61.00'	S00°29'00"W
C244	61.10'	3129.92'	1°07'06"	61.10'	S01°36'03"W
C245	60.93'	3129.48'	1°06'56"	60.93'	S02°43'04"W
C246	60.98'	3129.60'	1°06'59"	60.97'	S03°50'01"W
C247	93.04'	205.00'	26°00'10"	92.24'	N56°48'23"W
C248	41.97'	205.00'	11°43'45"	41.89'	N75°40'20"W
C249	11.53'	205.00'	3°13'16"	11.52'	N83°08'50"W
C250	47.40'	205.00'	13°14'53"	47.30'	S88°37'05"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C251	20.03'	205.00'	5°35'55"	20.02'	S79°11'40"W
C252	54.83'	205.00'	15°19'28"	54.67'	S68°43'59"W
C253	53.94'	205.00'	15°04'33"	53.78'	S53°31'58"W
C254	63.95'	205.00'	17°52'26"	63.69'	S37°03'04"W
C255	64.80'	205.00'	18°06'42"	64.53'	S19°03'30"W
C256	47.47'	205.00'	13°16'07"	47.37'	S03°22'06"W
C257	17.65'	442.49'	2°17'07"	17.65'	N52°44'57"E
C258	111.94'	442.50'	14°29'40"	111.64'	N44°21'34"E
C259	8.17'	85.00'	5°30'20"	8.16'	N38°51'39"W
C260	81.35'	70.00'	66°35'14"	76.85'	S55°21'14"W
C261	55.07'	100.00'	31°33'12"	54.38'	N37°50'13"E
C262	55.94'	50.00'	64°06'10"	53.07'	N85°39'53"E
C263	22.54'	50.00'	25°49'40"	22.35'	N77°21'15"W
C264	62.23'	50.00'	71°18'39"	58.29'	S54°04'35"W
C265	117.90'	150.00'	45°02'09"	114.89'	N40°56'20"E
C266	140.45'	100.00'	80°28'29"	129.19'	S23°13'10"W
C267	116.69'	150.00'	44°34'19"	113.77'	N05°16'05"E
C268	151.47'	100.00'	86°47'10"	137.40'	N70°56'50"E
C269	41.56'	25.00'	95°14'42"	36.94'	S66°43'04"W
C270	73.30'	250.00'	16°48'01"	73.04'	N27°29'44"E
C271	34.18'	50.00'	39°09'42"	33.51'	S16°18'53"W
C272	80.19'	150.00'	30°37'49"	79.24'	N12°02'57"E
C273	37.69'	50.00'	43°11'24"	36.80'	S05°46'10"W
C274	39.99'	150.00'	15°16'35"	39.87'	N08°11'15"W
C275	46.73'	150.00'	17°51'00"	46.54'	S03°36'21"E
C276	158.89'	100.00'	91°02'16"	142.70'	N32°59'17"E
C277	176.09'	250.00'	40°21'28"	172.48'	S81°18'51"E
C278	41.83'	50.00'	47°55'59"	40.62'	N85°06'06"W
C279	112.40'	250.00'	25°45'36"	111.45'	S88°36'47"E
C280	63.48'	250.00'	14°32'59"	63.31'	S68°24'36"E
C281	178.93'	315.75'	32°28'09"	176.55'	N29°57'38"E
C282	487.37'	565.00'	49°25'25"	472.40'	S21°29'00"W
C283	375.23'	435.00'	49°25'25"	363.71'	S21°29'00"W
C284	313.02'	565.00'	31°44'33"	309.03'	S19°08'14"E
C285	240.99'	435.00'	31°44'33"	237.92'	S19°08'14"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°12'02"W	17.31'
L2	N03°15'58"W	20.00'
L3	N55°32'16"W	34.71'
L4	S78°58'40"E	46.04'
L5	N74°41'24"E	3.07'
L6	S62°17'02"E	37.79'
L7	S06°57'48"W	9.50'
L8	S45°58'13"W	33.60'
L9	N57°14'42"W	38.36'
L10	N58°33'22"E	17.11'
L11	N43°43'17"E	24.47'
L12	N29°29'10"W	33.82'
L13	N25°34'32"W	32.40'
L14	N04°06'38"W	32.40'
L15	S20°16'34"W	26.95'
L16	S60°15'01"W	49.85'
L17	N29°15'18"W	30.67'
L18	N83°56'01"E	31.60'
L19	S19°50'55"W	26.56'
L20	S87°17'39"W	32.30'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N20°32'11"W	3.88'
L22	N43°48'18"W	20.48'
L23	N88°38'51"E	26.54'
L24	S62°17'02"E	33.97'
L25	N17°01'04"W	13.70'
L26	N15°49'33"W	22.57'
L27	N26°28'49"E	15.66'
L28	N19°18'53"E	37.13'
L29	N15°49'06"E	24.34'
L30	N78°30'25"E	10.28'
L31	S45°51'02"W	197.37'
L32	N83°28'55"E	198.65'
L33	S80°21'22"W	116.56'
L34	S04°19'43"W	15.50'
L35	S85°40'17"E	28.32'
L36	S02°42'22"E	11.02'
L37	S63°24'58"W	34.69'
L38	S14°56'01"E	25.93'
L39	S70°12'59"E	14.55'

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 hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-20-2024	CLIENT: WOHNRADE	REDLINES	12-16-24
		REDLINES	3-17-25
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

8
SHEET 8 OF 8

RIVERBEND ESTATES PUD FILING 2

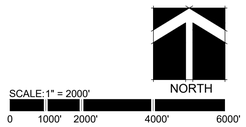
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17, JOHNSTOWN, COLORADO 80534

MARCH 12, 2024 1ST SUBMITTAL
SEPTEMBER 17, 2024 2ND SUBMITTAL
DECEMBER 20, 2024 3RD SUBMITTAL
APRIL 18, 2025 4TH SUBMITTAL

VICINITY MAP

LOT 1 OF BLOCK 1, LOTS 19 THROUGH 25 OF BLOCK 12, AND LOTS 1 THROUGH 11 OF BLOCK 13 LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN, AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) OF JOHNSTOWN, COLORADO, DFIRM PANEL NUMBER 08069C1410G, DATED 1/15/2021. A FEMA C-LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY WOHNRADE CIVIL ENGINEERS, INC. AND WAS APPROVED BY FEMA AND THE TOWN OF JOHNSTOWN ON APRIL 26, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. ONCE CONSTRUCTED AS PER PLAN AND APPROVED BY FEMA AS PART OF LETTER OF MAP REVISION (LOMR), THESE LOTS WILL LIE OUTSIDE THE LIMITS OF THE FEMA 1% ANNUAL CHANCE FLOODPLAIN.



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.

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SHEET INDEX

01		COVER SHEET
02	L0.1	GENERAL NOTES
03	L0.2	LANDSCAPE DESIGN GUIDELINES
04	L1.0	SITE PLAN
05	L1.1	FENCING PLAN
06	L2.0	OVERALL LANDSCAPE PLAN
07	L2.01	LANDSCAPE PLANT SCHEDULE & CALCULATIONS
08	L2.02	LANDSCAPE REVEGETATION NOTES
09	L2.03	LANDSCAPE SPECIFICATIONS
10	L2.04	LANDSCAPE NOTES & DETAILS
11	L2.05	MAINTENANCE & ESTABLISHMENT PLAN
12	L2.1	LANDSCAPE ENLARGEMENT
13	L2.2	LANDSCAPE ENLARGEMENT
14	L2.3	LANDSCAPE ENLARGEMENT
15	L2.4	LANDSCAPE ENLARGEMENT
16	L2.5	LANDSCAPE ENLARGEMENT
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
41	L2.30	LANDSCAPE ENLARGEMENT
42	L2.31	LANDSCAPE ENLARGEMENT
43	L2.32	LANDSCAPE ENLARGEMENT
44	L2.33	LANDSCAPE ENLARGEMENT
45	L2.34	LANDSCAPE ENLARGEMENT
46	L3.1	ILLUSTRATIVE PLOT PLAN
47	L3.2	PRELIMINARY SIGNAGE PROGRAM
48	L4.1	SITE DETAILS & ENLARGEMENTS
49	L4.2	SITE DETAILS
50	L4.3	SITE DETAILS
51	L4.4	SITE FUNISHINGS
52	L4.5	ENTRY ELEVATION DETAIL
53	L4.6	HEADWALL RAILING DETAILS
54	A5.1	ARCHITECTURAL DESIGN STANDARDS
55	A5.2	PRELIMINARY ARCHITECTURAL ELEVATIONS - PATTERNS & COLORS
56	A5.3	PRELIMINARY ARCHITECTURAL ELEVATIONS - MATERIALS
57	A5.4	MAIL KIOSK
58	IR1.0	IRRIGATION LEGEND AND NOTES
59	IR1.1	IRRIGATION PLAN
60	IR1.2	IRRIGATION PLAN
61	IR1.3	IRRIGATION PLAN
62	IR1.4	IRRIGATION PLAN
63	IR1.5	IRRIGATION PLAN
64	IR1.6	IRRIGATION PLAN
65	IR1.7	IRRIGATION PLAN
66	IR1.8	IRRIGATION PLAN
67	IR1.9	IRRIGATION PLAN
68	IR1.10	IRRIGATION PLAN
69	IR1.11	IRRIGATION PLAN
70	IR1.12	IRRIGATION PLAN
71	IR1.13	IRRIGATION PLAN
72	IR1.14	IRRIGATION PLAN
73	IR1.15	IRRIGATION PLAN
74	IR1.16	IRRIGATION PLAN
75	IR2.1	IRRIGATION DETAILS
76	IR2.2	IRRIGATION DETAILS
77	IR2.3	IRRIGATION SPECIFICATIONS
78	SP.1	SITE PHOTOMETRIC PLAN - NORTH
79	SP.2	SITE PHOTOMETRIC PLAN - NORTH CENTER
80	SP.3	SITE PHOTOMETRIC PLAN - CENTER
81	SP.4	SITE PHOTOMETRIC PLAN - SOUTH CENTER
82	SP.5	SITE PHOTOMETRIC PLAN - SOUTH
83	SP.6	SITE PHOTOMETRIC SPECIFICATIONS

APPROVAL

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED: _____ _____
Date

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ _____
For IMEG, as Town Review Engineer — Date

REVIEWED AND ACCEPTED: _____ _____
For FHU, as Town Traffic Engineer — Date

REVIEWED AND ACCEPTED: _____ _____
Town Engineering Director — Date

REVIEWED AND ACCEPTED: _____ _____
Town Planning Director — Date

TOWN OF JOHNSTOWN REVIEW AND ACCEPTANCE IS WITH RESPECT TO GENERAL CONFORMANCE WITH TOWN STANDARDS. RESPONSIBLITY FOR THE DESIGN REMAINS WITH THE PROFESSIONAL(S) SUBMITTING AND STAMPING THE DOCUMENT(S).

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DRAWN BY: David Asher PLOT DATE: 4/18/2025 8:42 AM
FILE LOCATION: Y:\Shared Projects\356 Aster Capital Partners\356.01\01 Riverbend Estates\Arch\CAD\PDF\DWG\PLANS (Thumbnails)\01 COVER SHEET.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
GENERAL NOTES
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 83

STATEMENT OF INTENT
THIS FINAL DEVELOPMENT PLAN (FDP) IS INTENDED TO SERVE AS A FINAL PLAN FOR THE PROPERTY CONSISTING OF APPROXIMATELY 94.75 ACRES WITHIN THE RIVERBEND ESTATES PUD. THIS FDP 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

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

C) DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 6,000 SF
2. MINIMUM GARAGE FRONT SETBACK: 20 FEET
3. MINIMUM BUILDING FRONT SETBACK: 15 FEET
4. MINIMUM SIDE OFFSET: 5 FEET
5. MINIMUM REAR OFFSET: 10 FEET
6. MAXIMUM BUILDING HEIGHT (FROM FINISHED GRADE): 35 FEET
7. MINIMUM LIVABILITY OPEN SPACE PER UNIT: 2,000 SF
8. 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
1. PARKS
2. TRAILS

C) DEVELOPMENT STANDARDS

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

3. PARKING STANDARDS

A) OFF STREET PARKING REQUIREMENTS
1. SINGLE-FAMILY DETACHED 2 SPACES/UNIT

4. AUXILIARY USE STANDARDS
A) SIGNS
1. PRIMARY, SECONDARY AND TERTIARY MONUMENT SIGNS.

B) STORAGE

1. 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 AREAS DESCRIBED UNDER "MISCELLANEOUS REQUIREMENTS."

2. 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:
1. 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
1. 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
1. 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
1. THIS FILING WILL BE COMPLETED IN A SINGLE PHASE.

E) CONSTRUCTION REQUIREMENTS
1. 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.
2. 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 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
L0.1

SHEET 2 OF 83

DRAWN BY: David Asher PLOT DATE: 4/18/2025 8:00 AM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\PDF\DWGS\L1.0\ACD Layouts\L0.1 GENERAL NOTES.dwg

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.

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 coverage[1] 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.

1. **Trees**
   - 1.a. 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.
2. **Front Yard Landscape area**
   - 2.a. A minimum of one (1) tree.
   - 2.b. A minimum of fourteen (14) shrubs.
   - 2.c. A minimum of sixteen (16) ornamental grasses and/or perennials.
3. **Corner Lots**
   - 3.a. For corner lots the same quantities shall be required for each street as listed above.
4. **Rear Yard**
   - 4.a. 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.
   - 4.b. Irrigated turf shall be set back a minimum of five (5) feet from all property lines.
5. **Side Yard**
   - 5.a. 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:

1. **FENCING**
   - 1.a. All lot fencing shall be three (3) rail fence.
   - 1.a. Fencing adjacent to open space, including park land, is the responsibility of the HOA and shall be constructed prior to any homes being built.
   - 1.b. Fencing between lots is the responsibility of the homeowner and/or builder.
   - 1.c. 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.

1. 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.
2. Squeegee mulch at 2-3" depth.
3. 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.

1. 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.
2. 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.
3. 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

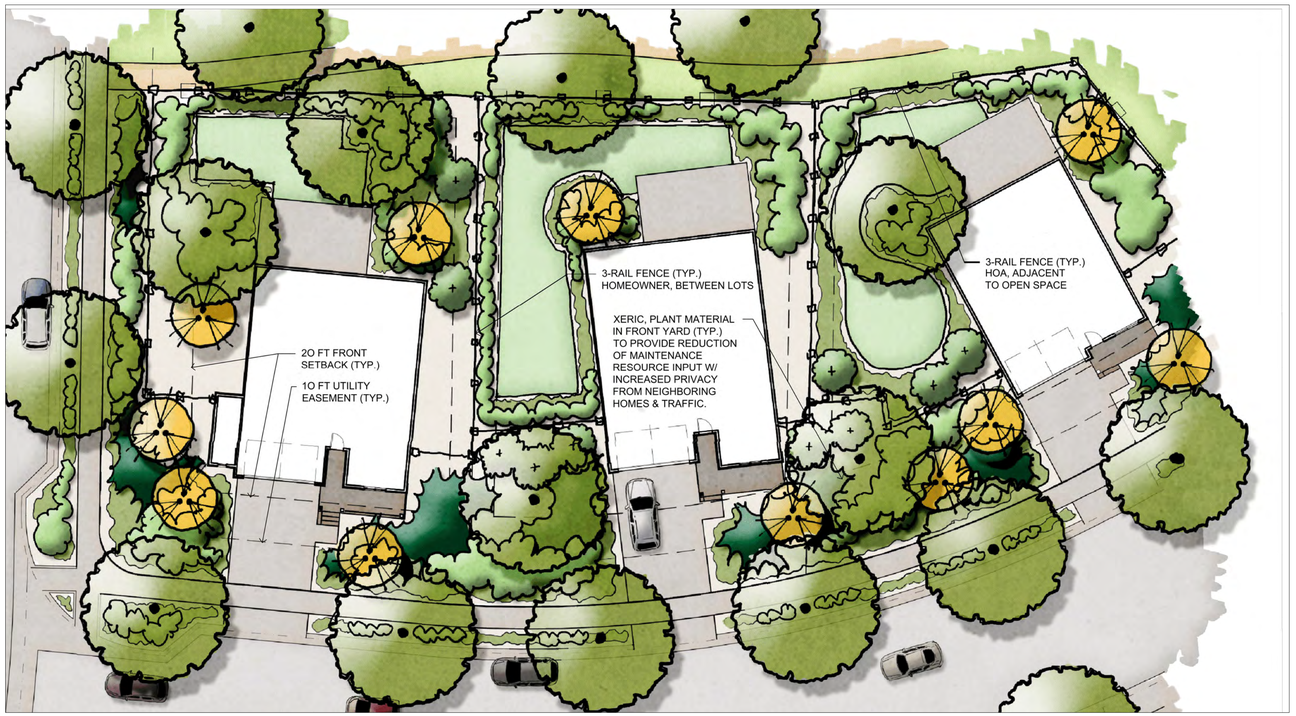
Deciduous Trees - 1.5 inch caliper or 6 foot height

Evergreen Trees - 6 foot height

APPROVED LANDSCAPE MATERIAL LIST:

All substitutions to be approved by landscape architect.

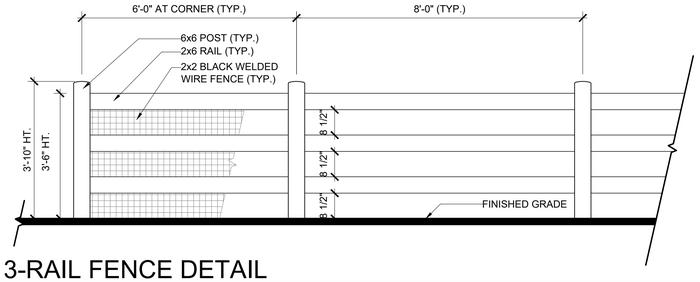
Botanical	Common
Evergreen Trees	
Picea glauca 'Pendula'	Weeping White Spruce
Picea pungens	Colorado Spruce
Picea pungens 'Bakeri'	Bakeri Spruce
Picea pungens 'Hoopsii'	Hoopsii Blue Spruce
Picea pungens 'Iseli Fastigiate'	Fastigiate Spruce
Pinus aristata	Bristlecone Pine
Pinus edulis	Pinon Pine
Pinus flexilis 'Vanderwolf's Pyramind'	Vanderwolf's Pyramid Limber Pine
Pinus heldreichii	Bosnian Pine
Pinus nigra	Austrian Pine
Pinus strobiformis	Southwester 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
Koelreuteria 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



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



2 3-RAIL FENCE DETAIL
SCALE: NTS

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE DESIGN GUIDELINES

SHEET NUMBER:
L0.2

SHEET 3 OF 83

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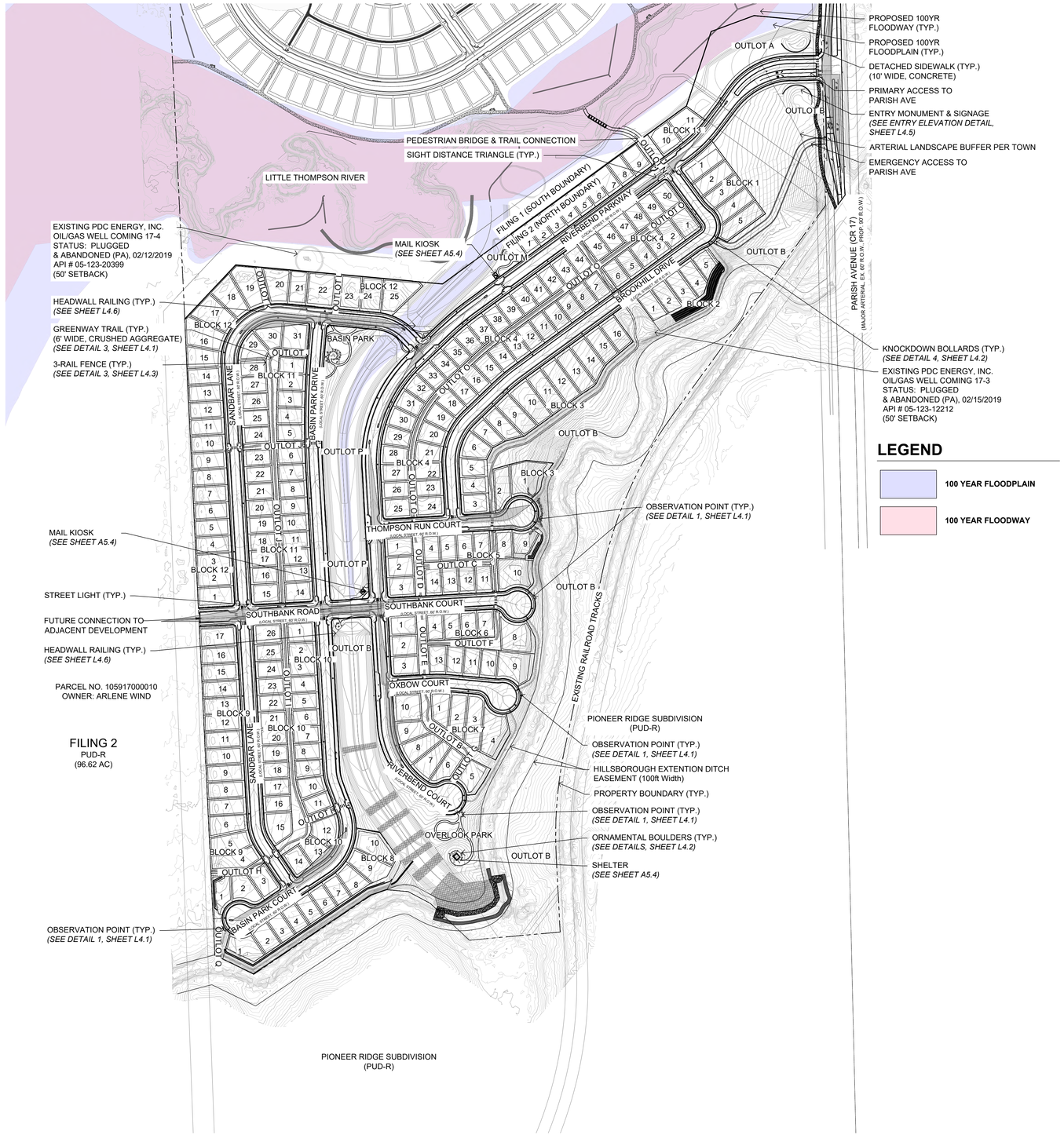
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
SITE PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 83



LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

SCALE: 1" = 200'
0 100' 200' 400' 600'
NORTH

811

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
L1.0

SHEET 4 OF 83

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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
FENCING PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 83

LEGEND

3-RAIL FENCING

NOTE:

METRO DISTRICT TO INSTALL, OWN, AND MAINTAIN THE PROPOSED FENCING.

SCALE: 1" = 200'
0 100' 200' 400' 600'
NORTH

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
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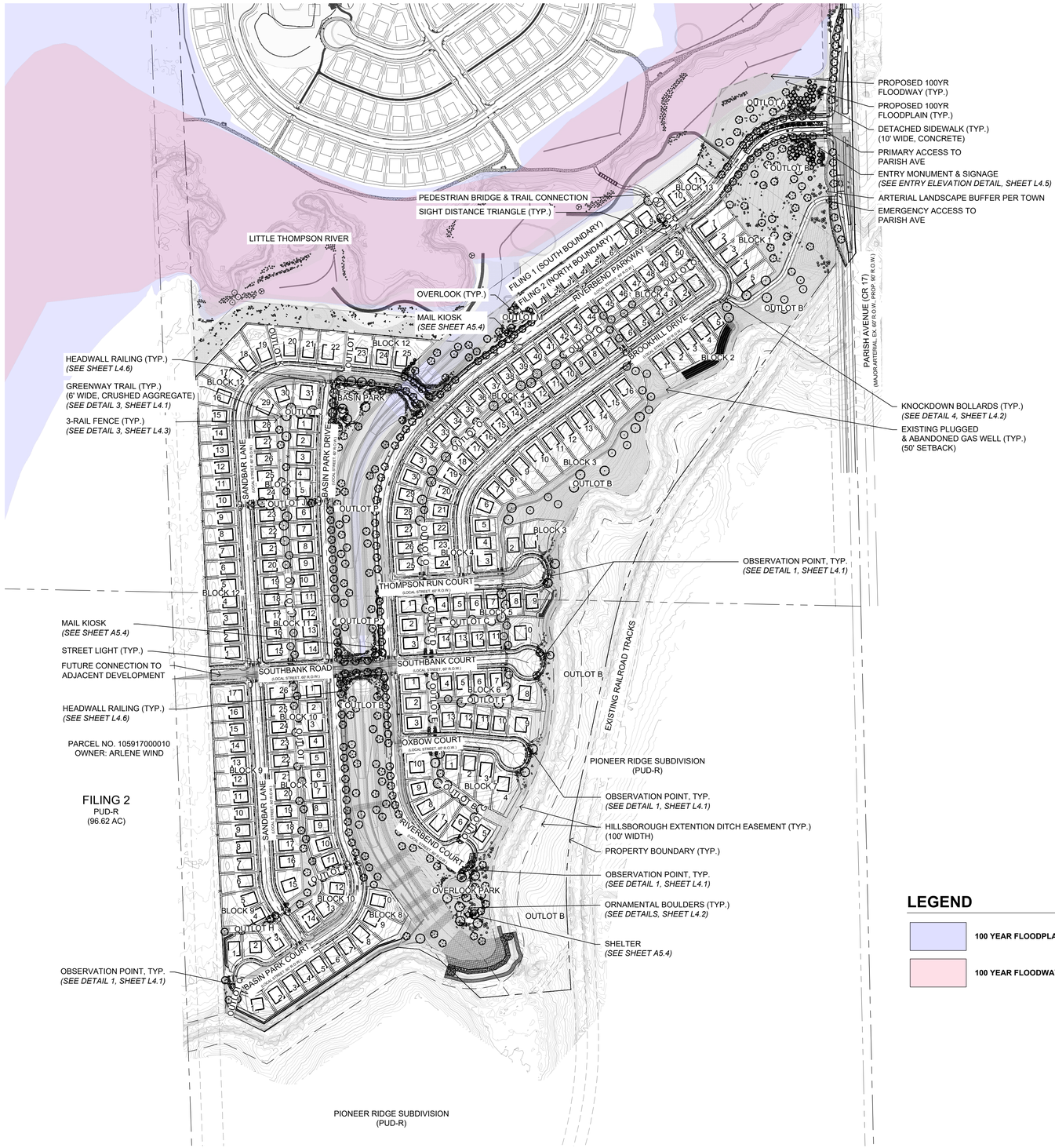
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
OVERALL LANDSCAPE PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 83



LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

SCALE: 1" = 200'
0 100' 200' 400' 600'
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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
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SHEET 6 OF 83

811

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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE PLANT SCHEDULE & CALCULATIONS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 83

PLANT SCHEDULE

	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Evergreen Trees							
	PED	77	Pinus edulis	Pinon Pine	6` Ht.	B&B	Low
	PHE	7	Pinus heldreichii	Bosnian Pine	6` Ht.	B&B	Low
Large Trees							
	CSP	107	Catalpa speciosa	Northern Catalpa	1.5" Cal.	B&B	Low
	GSK	54	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	GDE	178	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
	QMA	79	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
	QMU	37	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Small Trees							
	AGA	16	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	Low
	AGR	8	Amelanchier x grandiflora `Robin Hill`	Robin Hill Apple Serviceberry	1.5" Cal.	B&B	Low
Shrubs							
DECIDUOUS	CMF	461	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
DECIDUOUS	CNN	73	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	1 gal	Pot	Very Low
DECIDUOUS	GAR	13	Gaillardia aristata	Blanket Flower	1 gal	Pot	Very Low
DECIDUOUS	MFI	20	Monarda fistulosa	Bergamot	1 gal	Pot	Very Low
DECIDUOUS	PBP	456	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	PBE	136	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	RGC	42	Rhus glabra cismontana	Rocky Mountain Sumac	1 gal	Pot	Low
DECIDUOUS	RWU	24	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
DECIDUOUS	SOC	17	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low
DECIDUOUS	VLM	38	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
EVERGREEN	ACC	601	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
EVERGREEN	PMP	269	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
EVERGREEN	YUG	1,101	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials							
	FIS	11,595	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	KHF	219	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
	MRO	2,742	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
	PAB	46	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	2"	Pot	Low
Sod/Seed							
	NSM-I	1,012,124 SF		Interior Native Seed Mix		Seed	Very Low
	NSM-P	18,649 SF		Perimeter Native Seed Mix		Seed	Very Low
	NSM-R	7,904 SF		Riparian Native Seed Mix		Seed	Low
	NSM-UR	151,773 SF		Upland Riparian Native Seed Mix		Seed	Low
	TS	8,585 SF		Drought Tolerant Turfgrass Blend		Sod	Medium

SITE LANDSCAPE COMPLIANCE

ARTERIAL LANDSCAPE BUFFER (PARISH AVENUE)

Type 2 Buffer — *Per ToJ Land Use Code Section 17-8-3-B-2*

Specifications		Required	Provided
Length (LF)	656		
Minimum Width (LF)		10	Varies
Trees (Shade)	1 per 30 LF	22	22*
Shrubs (6' high)	1 per 6 LF	110	110*

**Additional plant material located within Filing 1 Parish Avenue ROW to satisfy buffer requirements.*

ARTERIAL RIGHT OF WAY (PARISH AVENUE)

Per ToJ Land Use Code Table 8-1

Specifications		Required	Provided
Trees (Shade)	1 per 35 LF	18	18*

**Additional plant material located within Filing 1 Parish Avenue ROW to satisfy ROW requirements.*

POCKET PARKS

Specifications		Required	Provided
Area (SF)	61,731		
PER 500 SF			
Trees	0.25	31	31
Shrubs	1	124	691

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

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SHEET TITLE:
LANDSCAPE PLANT SCHEDULE & CALCULATIONS

SHEET NUMBER:
L2.01

SHEET 7 OF 83

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FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE REVEGETATION NOTES
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 83

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

1. *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.
2. *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.
3. *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.

1. **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.
2. **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.
   - ***a. 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.
   - ***b. 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	*Sporobolus airoides*	0.1
Big bluestem	*Andropogon gerardii*	0.5
Blue vervain	*Verbena hastata*	0.05
Canada wildrye	*Elymus canadensis*	1.8
Fowl managrass	*Glyceria striata*	2
Fowl bluegrass	*Poa palustris*	0.2
Mountain rush	*Juncus arcticus*	0.02
Nebraska sedge	*Carex nebraskensis*	0.4
Nuttal alkali grass	*Pucinellia nutalliana*	0.12
Nuttall's sunflower	*Helianthus nuttallii*	0.15
Prairie cordgrass	*Spartina pectinata*	1.5
Saltgrass	*Distichlis spicata*	2
Swamp milkweed	*Asclepias incarnata*	0.5
Switchgrass	*Panicum virgatum*	1.2
Torrey's rush	*Juncus torreyi*	0.02
Western wheatgrass	*Pascopyrum smithii*	1.5
Wild bergamot	*Monarda fistula*	0.08
Total		**12.14**

**This mix is based on 77 Pure Live Seeds (PLS) per square foot and is only calculated for one acre.*

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

**This mix is based on 79 Pure Live Seeds (PLS) per square foot and is only calculated for one acre.*

   - ***c. 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.
   - ***d. 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.
   - ***e. 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.
2. ***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

1. **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.
2. **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 ½ INCH IN DIAMETER. ALL SIDE BRANCHES ARE TRIMMED.
3. **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.
4. **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.
5. **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

1. **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.
2. **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

	Botanical	Common	Size
Trees			
	Peachleaf Willow	Salix amygdaloides	5 gal
	Plains cottonwood	Populus deltoides monilifera	1.5" Cal.
Shrubs			
DECIDUOUS	Wild Plum	Prunus americana	2 gal
DECIDUOUS	Chokecherry	Prunus virginiana	2 gal
DECIDUOUS	Snowberry	Symphoricarpos occidentalis	2 gal
DECIDUOUS	Woods' rose	Rosa woodsii	2 gal

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

MAINTENANCE

1. **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.
2. **TREE AND SHRUB REPLACEMENT -** IN THE FIRST YEAR AFTER CONSTRUCTION, ALL TREES AND SHRUBS THAT HAVE DIED SHALL BE REPLACED.
3. **BARE GROUND -** IN THE SEEDED AREAS, RESEED ANY BARE SPOTS GREATER THAN 20 FEET IN DIAMETER.

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
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SHEET TITLE:
LANDSCAPE REVEGETATION NOTES

SHEET NUMBER:
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SHEET 8 OF 83

811

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LANDSCAPE SPECIFICATIONS

MATERIALS:

1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.

2. COBBLE MULCH: SEE DETAIL 2, SHEET L4.3. SUBMIT SAMPLE.

3. EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH CONCRETE HEADER PER *DETAIL 2, SHEET L4.3.*

4. 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.)

5. GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.

6. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GAUGE WIRE.

7. WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.

8. TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.

9. SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)

10. 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.

11. 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.

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

NATIVE SEEDED AREAS SHALL BE SEEDED 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

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

NATIVE SEEDED AREAS SHALL BE SEEDED 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

14. 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.

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 AND 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 WITH 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, SEEDED 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:
1. SUBSTITUTIONS. ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUT 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

3. 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, SEEDED 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:
1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. 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.

3. 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.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. 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.

6. 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.

7. 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 SEEDED 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 RESULT'S 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 SEEDED 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 SEEDED 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 L4.3.

PERENNIAL & ANNUAL BEDS: MULCH ALL ANNUAL, PERENNIAL AND GROUND COVER PLANTING AREAS PER COBBLE MULCH BORDER DETAIL, SEE SHEET L4.3.

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 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:
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.

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
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REVISIONS:

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SHEET TITLE:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L2.03

SHEET 9 OF 83

811

DRAWN BY: David Asher PLOT DATE: 4/16/2025 9:56 AM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\FDP\DWG\FINAL\L2.03 LANDSCAPE SCHEDULE, NOTES & CALCS.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE NOTES & DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 83

GENERAL LANDSCAPE NOTES

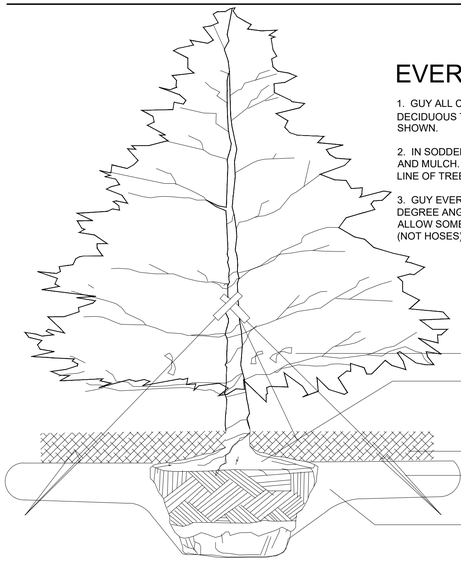
1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A 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.
2. AS PER THE LOCATIONS DEPICTED ON THE LANDSCAPE PLAN, PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH CONCRETE HEADER PER *DETAIL 1, SHEET L4.3*.
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.
4. 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.
5. 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 LOOSENED 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 LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN TOWN OF JOHNSTOWN MUNICIPAL CODE.
6. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
7. 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.
8. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
9. ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (10) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS.
10. NO TREES OR SHRUBS SHALL BE PLACED OVER, OR WITHIN 5' OF, ANY WET UTILITY LINES (WATER, STORM SEWER, SANITARY SEWER).
11. NO TREES OR SHRUBS SHALL BE PLACED WITHIN STORMWATER DETENTION FACILITIES BELOW THE PROPOSED DESIGN EVENT WATER SURFACE ELEVATION LIMITS.
12. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF JOHNSTOWN, PROVIDED PER LCUASS 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.
13. 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.
14. 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.
15. THE INSTALLATION OF ANY PLANT MATERIAL ON PUBLIC RIGHT-OF-WAY (ROW) IS REQUIRED TO BE INSTALLED WITH PUBLIC IMPROVEMENTS.
16. 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.

SIGHT DISTANCE AND LANDSCAPING NOTES

1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUASS FIG. 7-16
2. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAT, OR IF NOT THEN BY SEPERATE DOCUMENT).
3. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
4. NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
5. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

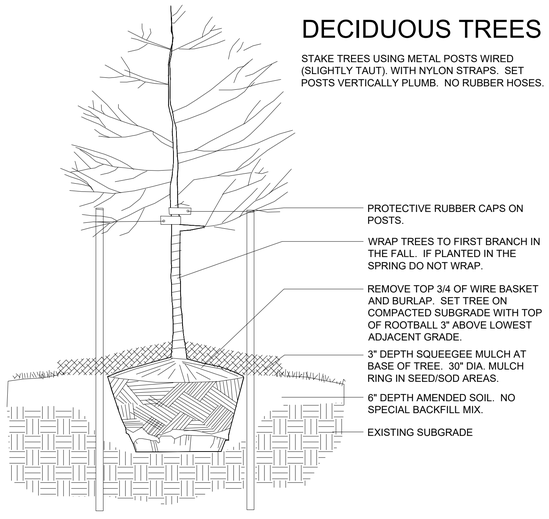
TREE AND SHRUB INSTALLATION

EVERGREEN TREES



1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2½" CAL. AS SHOWN.
2. IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
3. 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

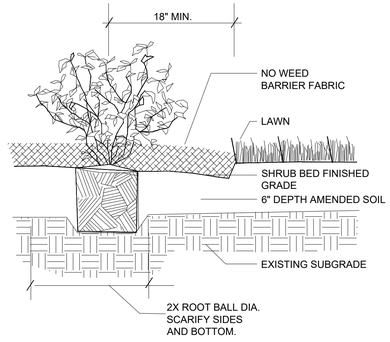


STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT). WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

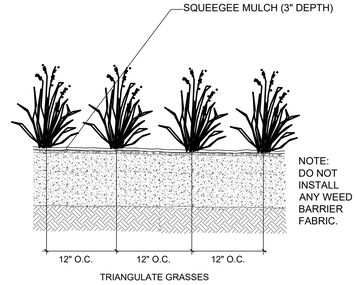
SHRUBS

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



TRIANGULATE GRASSES

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
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DATE: 12.18.2024
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SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
L2.04

SHEET 10 OF 83

DRAWN BY: David Asher PLOT DATE: 4/16/2025 9:10 AM
FILE LOCATION: P:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\FDP\DWG\FINAL\FILE\Landscape\ 28 LANDSCAPE SCHEDULE & NOTES & CALCS.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
MAINTENANCE & ESTABLISHMENT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 83

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, OR USE TOWN APPROVED ALTERNATIVE.

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:

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
MAINTENANCE & ESTABLISHMENT PLAN

SHEET NUMBER:
L2.05

SHEET 11 OF 83

811

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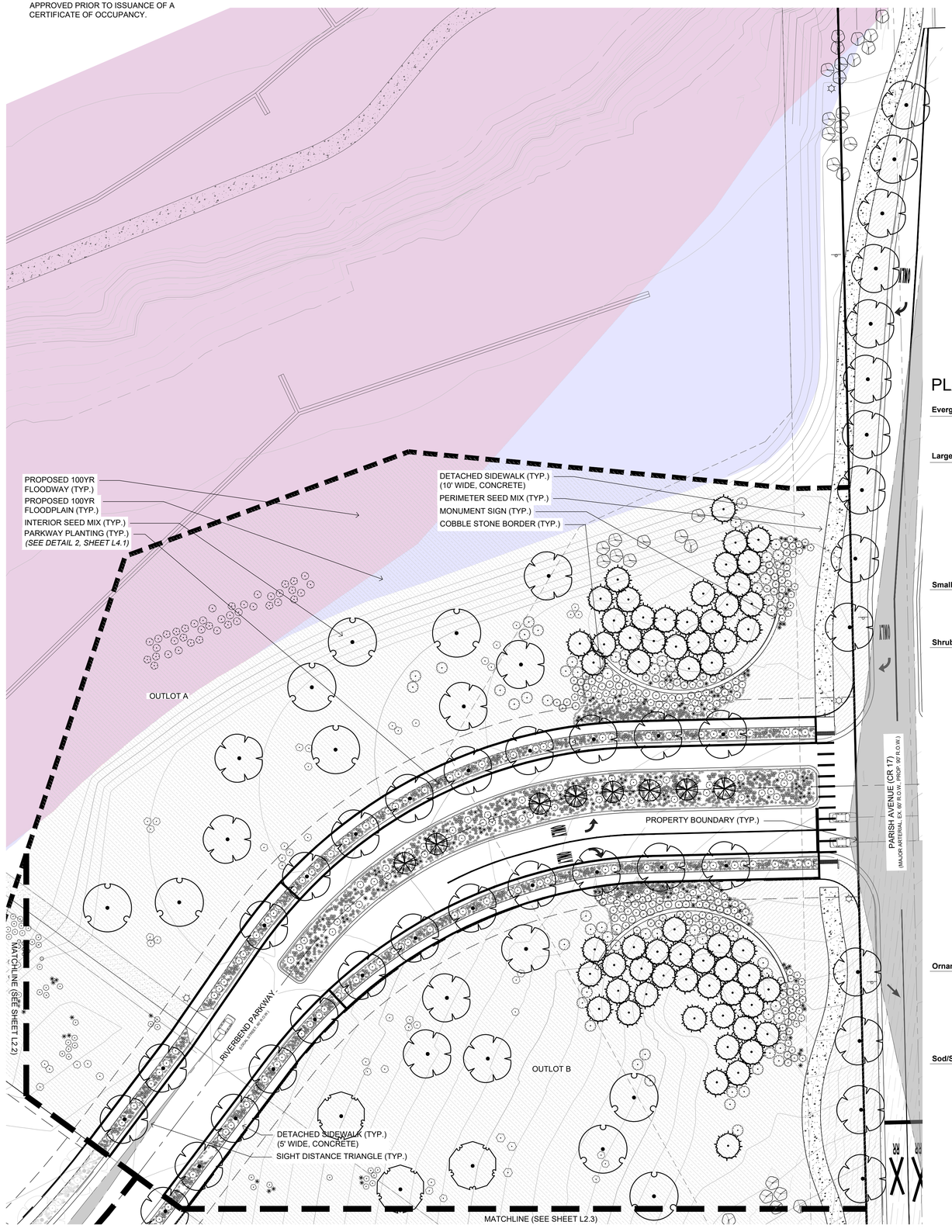
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 83

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

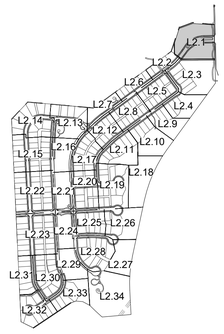
LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PARKWAY PLANTING

PP-AA	PP-AB	PP-AC	PP-AD
8 GSK	7 GSK	3 GSK	4 GSK
17 PBP	19 PBP	8 PBP	8 PBP
12 ACC	12 ACC	9 ACC	9 ACC
67 MRO	75 MRO	51 MRO	45 MRO
280 FIS	300 FIS	162 FIS	148 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Evergreen Trees								
		PED	61	Pinus edulis	Pinon Pine	6` Ht.	B&B	Low
Large Trees								
		CSP	9	Catalpa speciosa	Northern Catalpa	1.5" Cal.	B&B	Low
		GDE	36	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMU	3	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Small Trees								
		AGR	8	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	47	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	CNN	27	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	1 gal	Pot	Very Low
	DECIDUOUS	GAR	2	Gaillardia aristata	Blanket Flower	1 gal	Pot	Very Low
	DECIDUOUS	MFI	2	Monarda fistulosa	Bergamot	1 gal	Pot	Very Low
	DECIDUOUS	PBP	51	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PBE	3	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	RWU	24	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Very Low
	DECIDUOUS	SOC	17	Symphoricarpos occidentalis	Western Snowberry	1 gal	Pot	Very Low
	DECIDUOUS	VLM	62	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	ACC	209	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	YUG	174	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	2,729	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	583	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
		PAB	110	Perovskia atriplicifolia 'Blue Spire'	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		NSM-P		See L2.01 for quantities	Perimeter Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.1

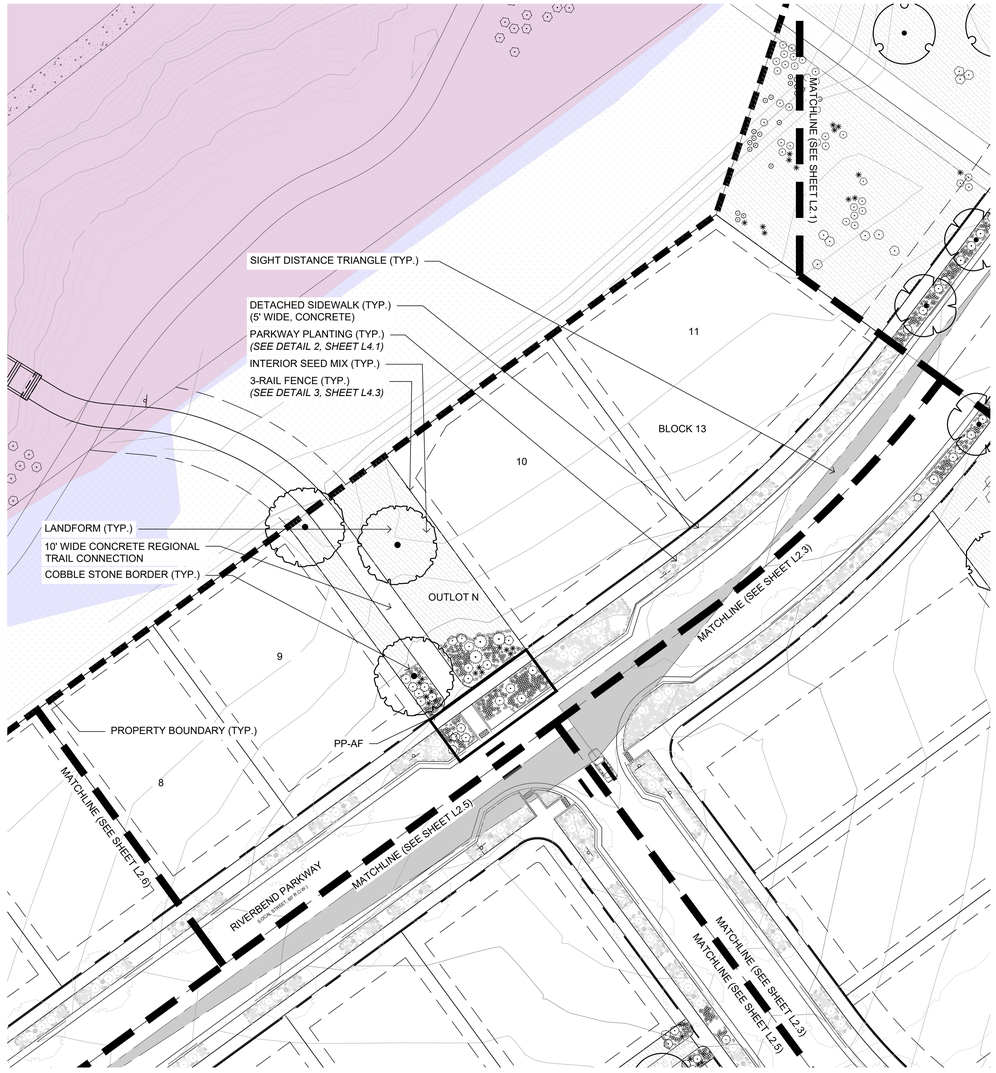
SHEET 12 OF 83

DRAWN BY: David Asher PLOT DATE: 4/12/2025 8:36 AM
FILE LOCATION: P:\Shared Projects\298 Area Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\FDP\DWG\FIN\L2.01ASSIGNS PLAN\FDP-F2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

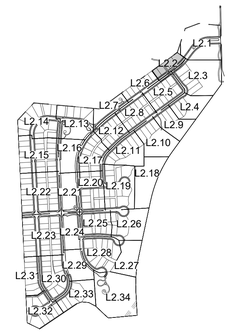
LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PARKWAY PLANTING

PP-AF
4 PBP
4 ACC
39 MRO
172 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	6	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	8	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	7	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	3	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	12	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	295	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	63	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I	See L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.2

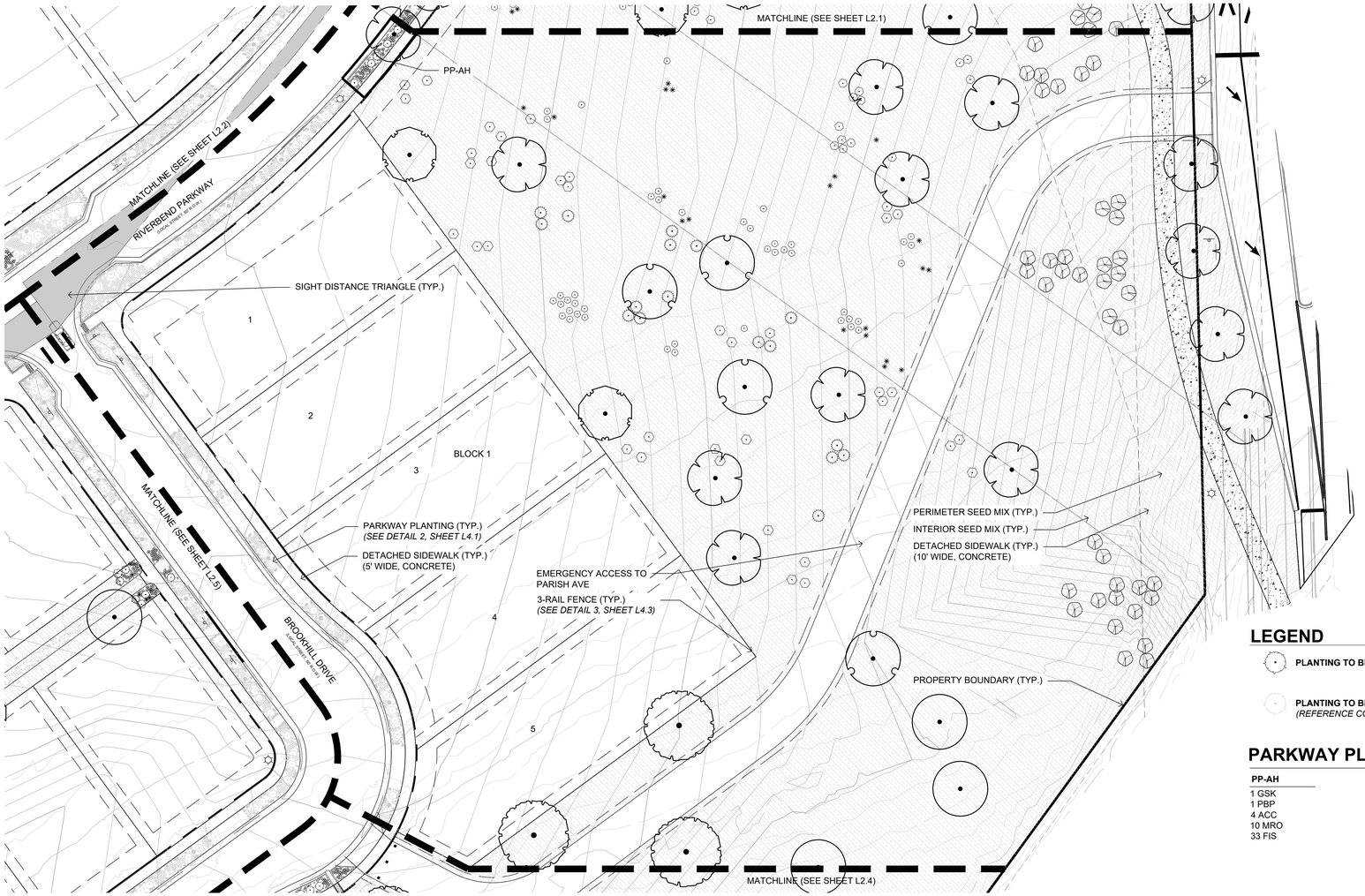
SHEET 13 OF 83

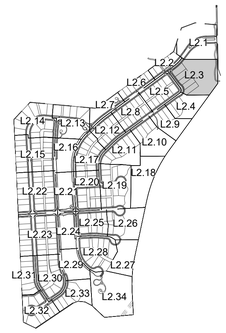
DRAWN BY: David Asher PLOT DATE: 4/18/2025 5:03 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\PDWG\01 ENG\LDSCAPE\L2.PLAN\FDP L2.2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 14 OF 83





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.)

PARKWAY PLANTING

PP-AH
1 GSK
1 PBP
4 ACC
10 MRO
33 FIS

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

PLANT SCHEDULE

Large Trees

	CSP	4	Catalpa speciosa	Northern Catalpa	1.5" Cal.	B&B	Low
	GSK	3	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	GDE	11	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
	QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
	QMU	2	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low

Shrubs

DECIDUOUS	CMF	13	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
DECIDUOUS	CNN	43	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	1 gal	Pot	Very Low
DECIDUOUS	PBP	1	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	PBE	37	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	RGC	39	Rhus glabra cismontana	Rocky Mountain Sumac	5 gal	Pot	Low
EVERGREEN	ACC	4	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
EVERGREEN	PMP	17	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
EVERGREEN	YUG	20	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low

Ornamental Grasses & Perennials

	FIS	33	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	MRO	10	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low

Sod/Seed

	NSM-I	See L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low
	NSM-P	See L2.01 for quantities		Perimeter Native Seed Mix		Seed	Very Low

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.3

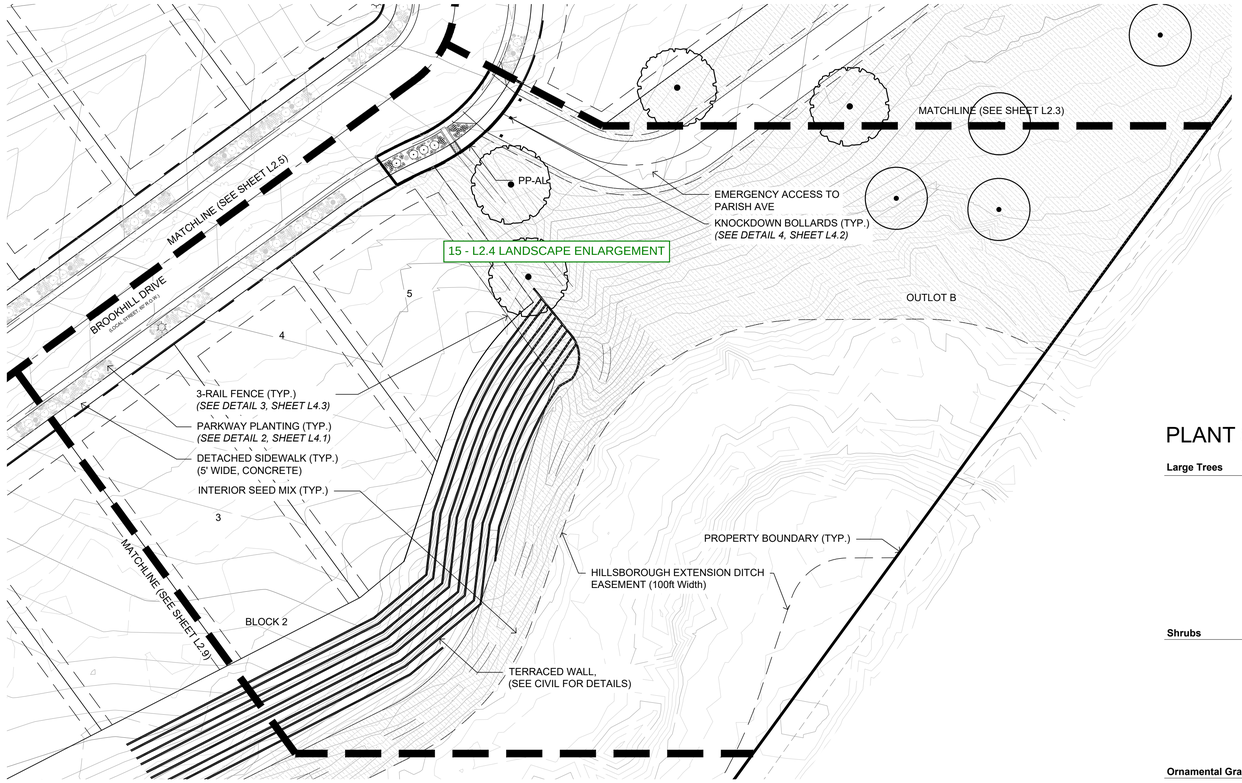
SHEET 14 OF 83

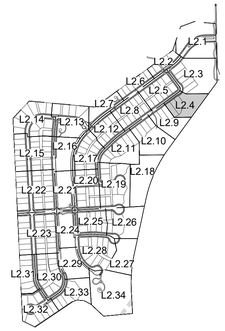
DRAWN BY: Grant Asher
PLOT DATE: 4/3/2025 5:53 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\CD\PDSHEETS ENG 2\LANDSCAPE PLANS\PDP-L2.3.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 83





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.)

PARKWAY PLANTING

PP-AL
1 GDE
4 PBP
9 MRO
34 FIS

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	GSK	2	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
	QMA	2	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
	QMU	1	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs							
DECIDUOUS	PBP	4	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
Ornamental Grasses & Perennials							
	FIS	34	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	MRO	9	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

811

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.4

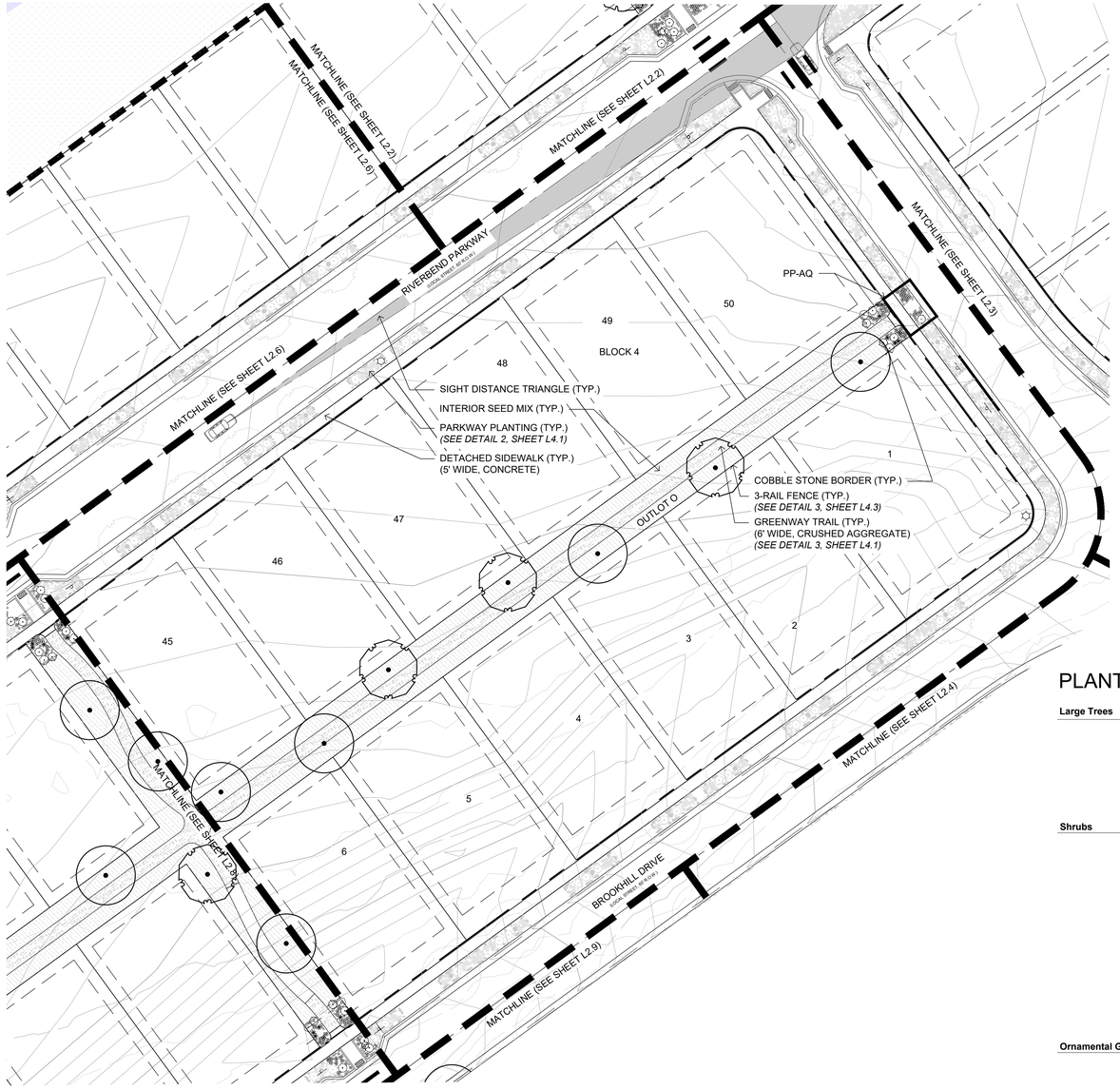
SHEET 15 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/18/2025 5:53 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Asher\CAD\FDP\SHEET FILES\1-ASHER\298 PLAN FDP-F2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 83



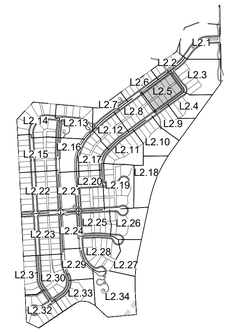
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-AQ
1 ACC
5 MRO
28 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
		QMU	3	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	2	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	EVERGREEN	ACC	5	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	YUG	6	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	47	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	12	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

811

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.5

SHEET 16 OF 83

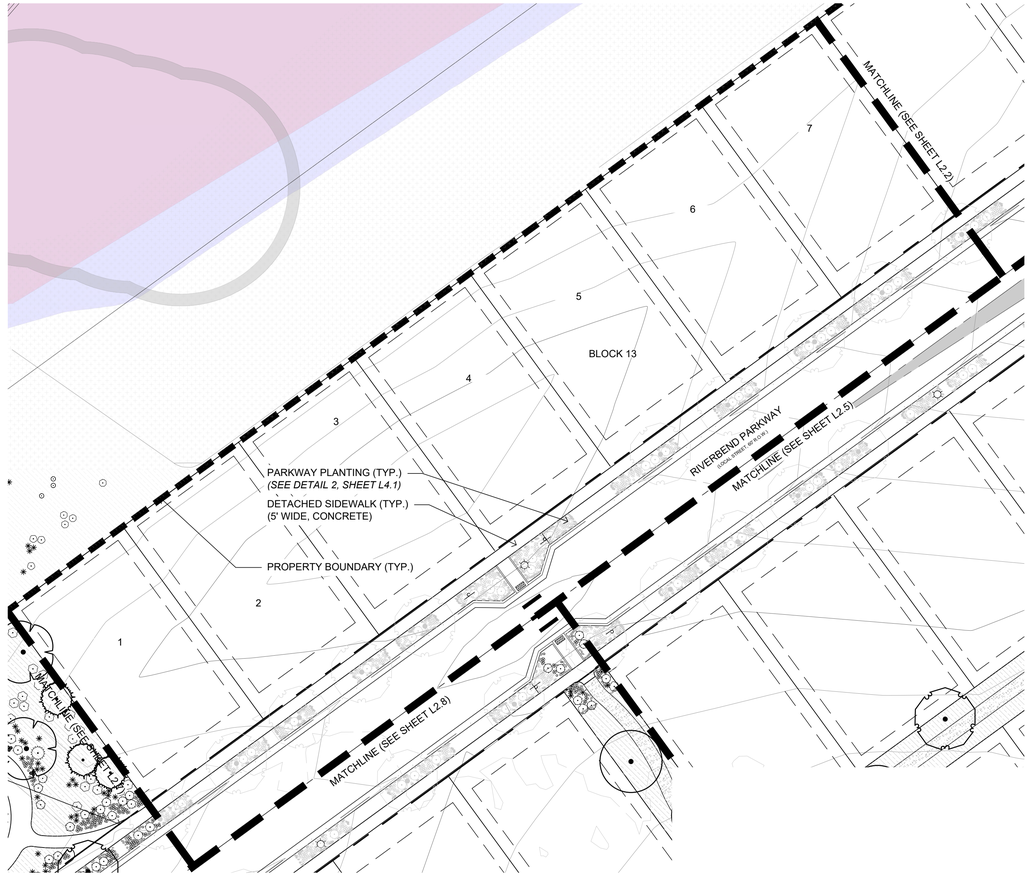
DRAWN BY: David Asher PLOT DATE: 4/27/2025 8:44 AM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\ACAD\PDF\SHEETS\L2.5\FDC\L2.5\LANDSCAPE PLAN\PDF\L2.5.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 17 OF 83

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

NO PROPOSED PLANT MATERIAL IN THIS AREA TO BE INSTALLED BY DEVELOPER.



LEGEND

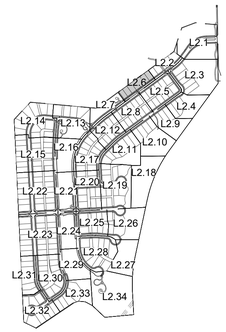
PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.6

SHEET 17 OF 83

811

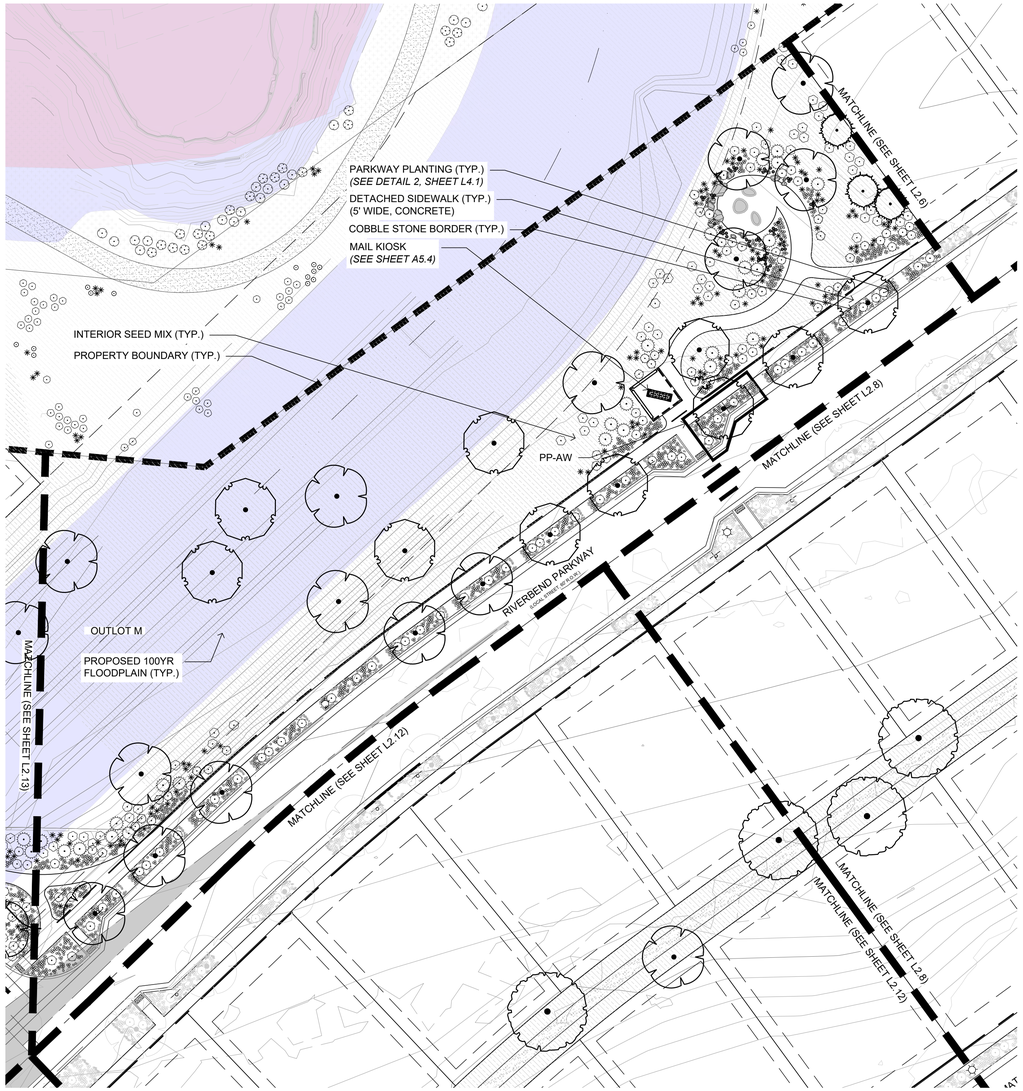
SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

DRAWN BY: David Asher
PLOT DATE: 4/18/2025 5:54 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\CAD\SDP\SHEET FILES\1-ARCH\298 PLAN SDP-FP2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 18 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

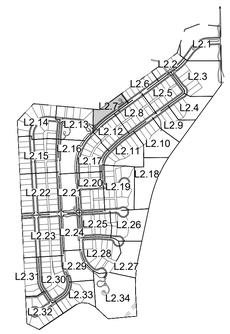
LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PARKWAY PLANTING

PP-AW
4 PBP
18 MRO
55 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Evergreen Trees								
		PED	3	Pinus edulis	Pinon Pine	6` Ht.	B&B	Low
Large Trees								
		GDE	14	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMU	10	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	54	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	54	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	59	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	25	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	103	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	944	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		KHF	58	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
		MRO	232	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
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(970) 532.9970

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OWNER:

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Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.7

SHEET 18 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/3/2025 5:54 PM
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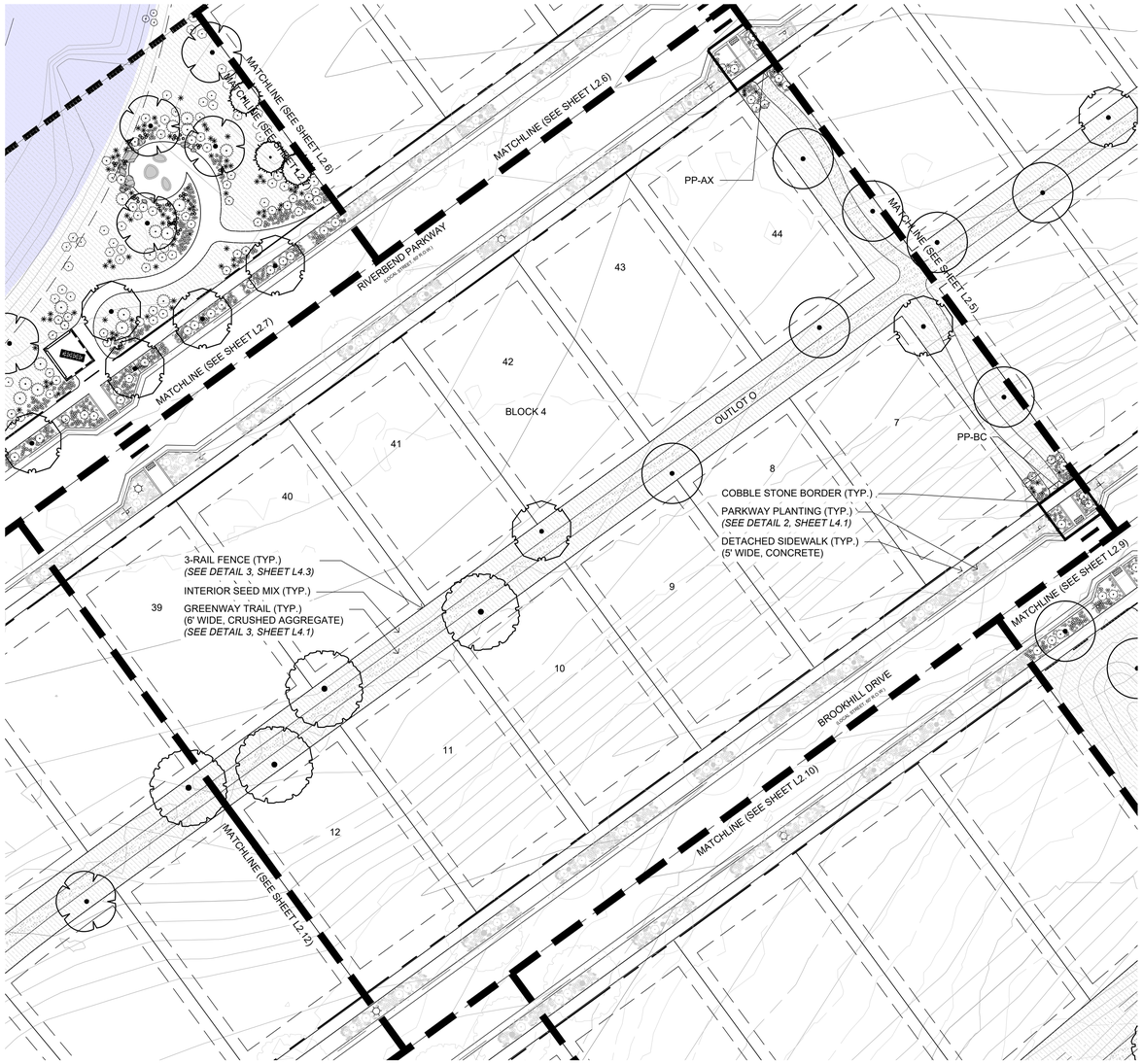
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 19 OF 83

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.)

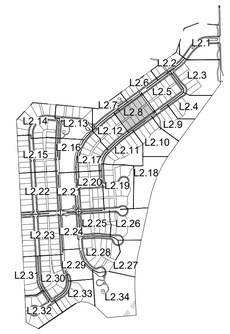
LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PARKWAY PLANTING

PP-AX	PP-BC
4 ACC	1 GDE
3 MRO	1 PBP
9 FIS	2 ACC
	2 MRO
	21 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		GSK	5	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
		QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
		QMU	2	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	4	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	1	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	12	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	YUG	10	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	73	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	18	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

811

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.8

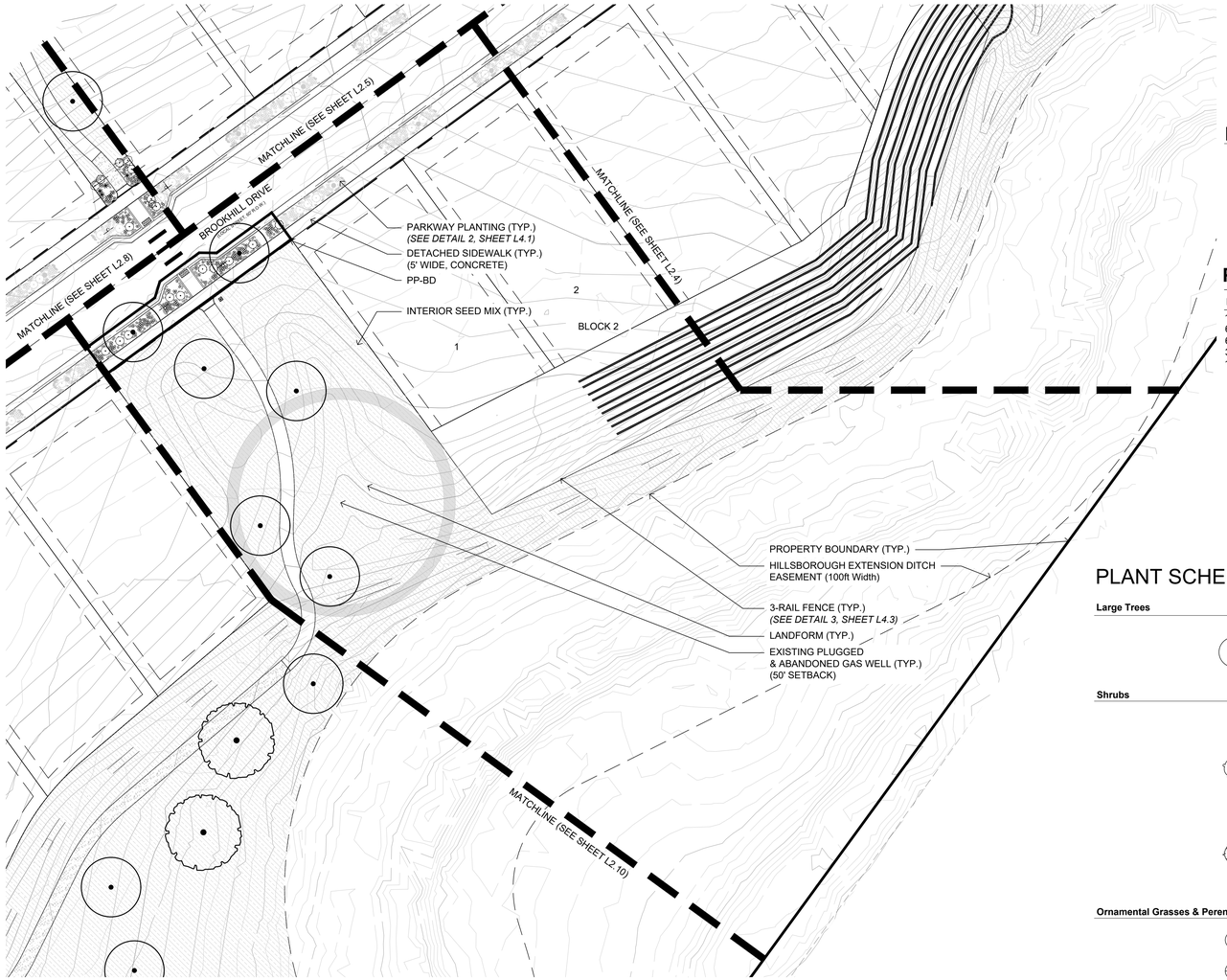
SHEET 19 OF 83

DRAWN BY: Sand Asher PLOT DATE: 4/7/2025 8:42 AM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\ACAD\PDR\SHEETS\L2.8 LANDSCAPE PLAN\PDR-L2.8.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 20 OF 83



LEGEND

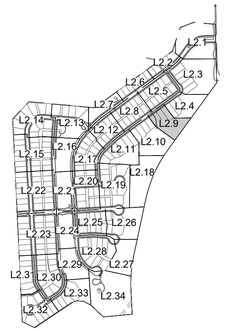
PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-BD

1 GDE
6 PBP
6 ACC
30 MRO
132 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees

	GSK	6	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low

Shrubs

DECIDUOUS	PBP	5	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
EVERGREEN	ACC	5	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low

Ornamental Grasses & Perennials

FIS	127	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
MRO	27	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low

Sod/Seed

NSM-I	See L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low

811

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.9

SHEET 20 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/18/2025 5:54 PM
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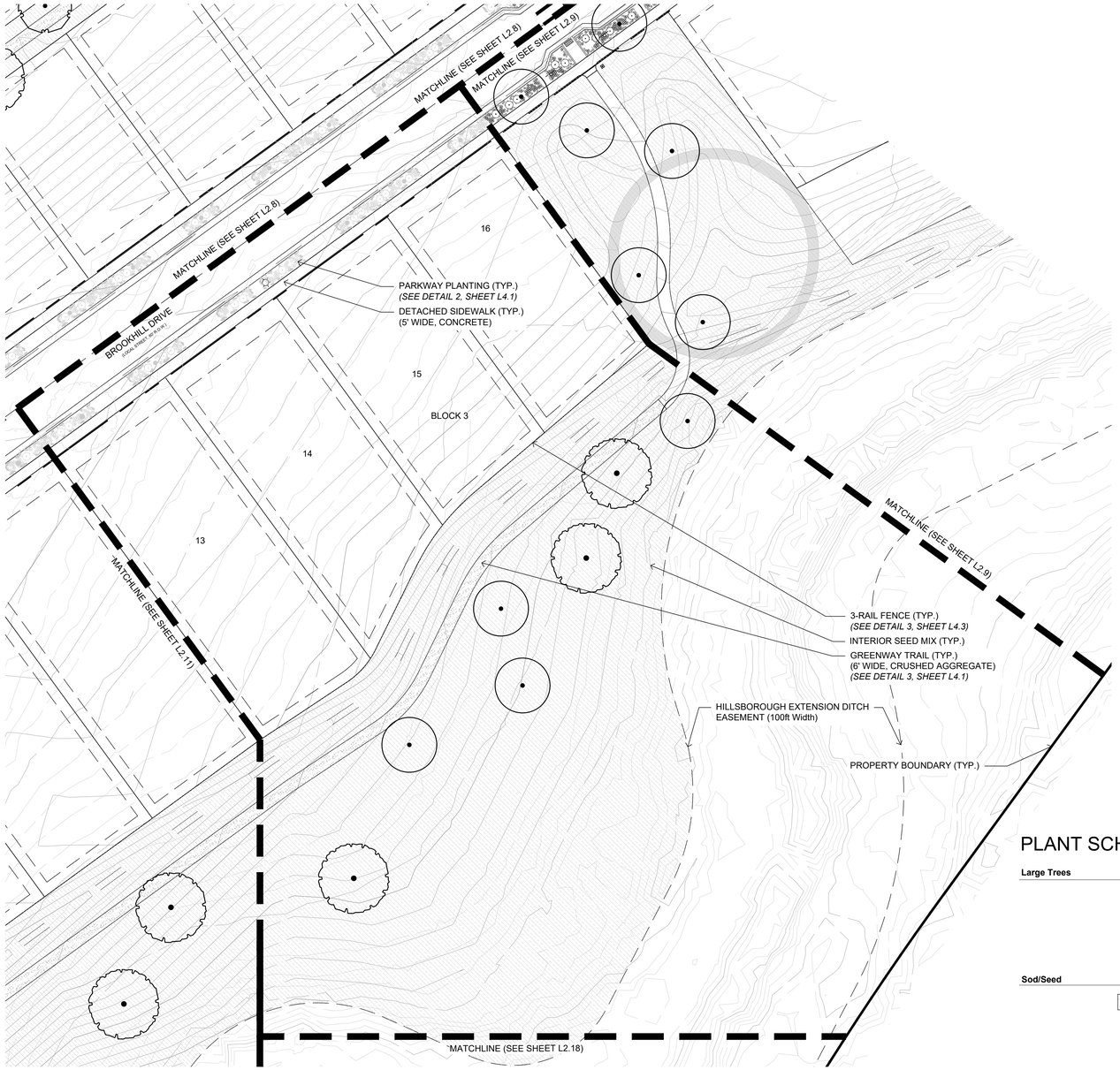
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 21 OF 83

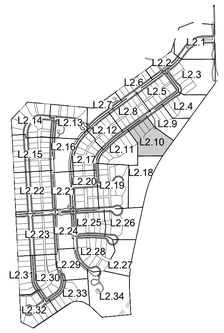
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
	QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal	B&B	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.10

SHEET 21 OF 83

DRAWN BY: David Asher PLOT DATE: 4/3/2025 5:54 PM
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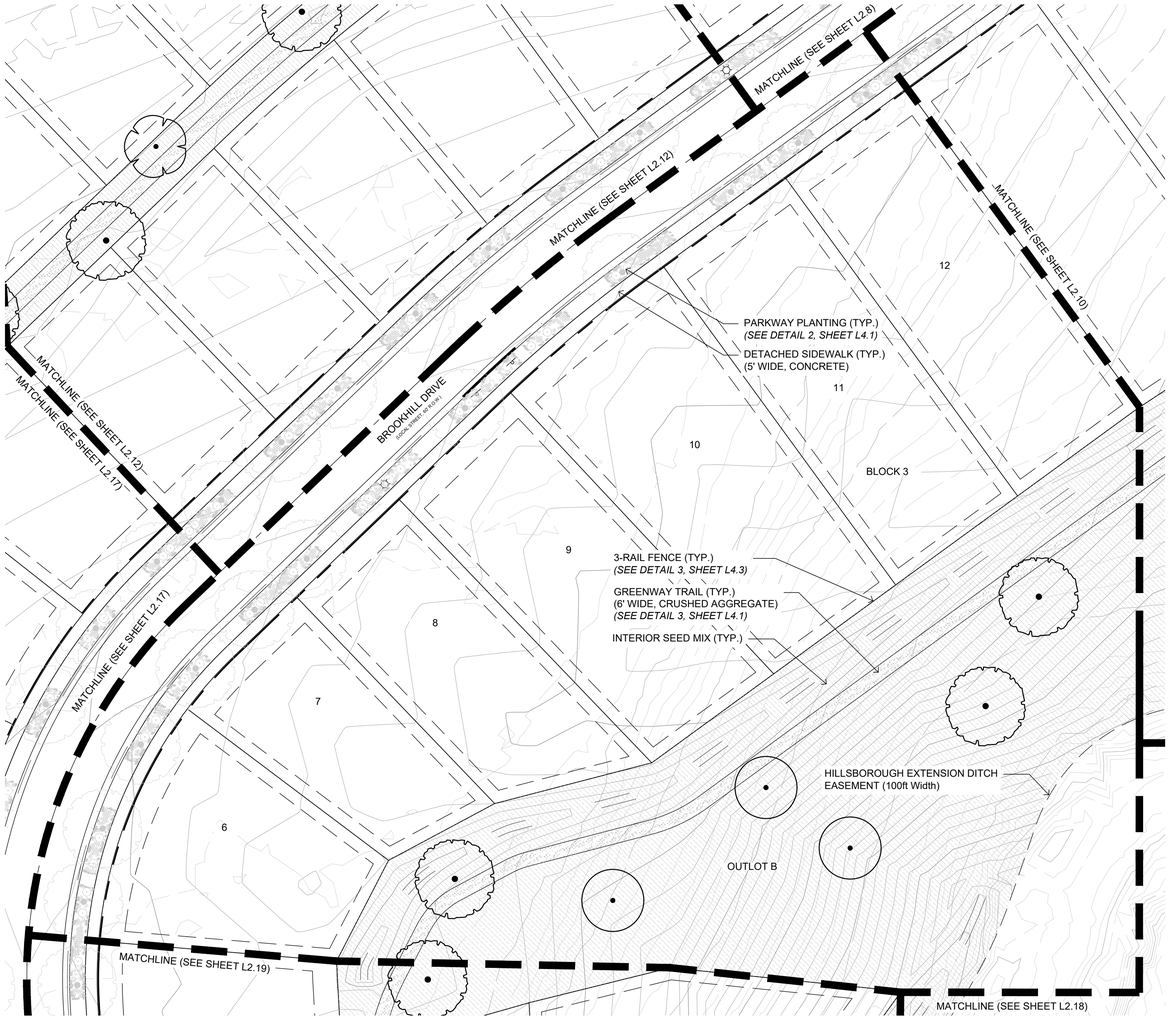
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

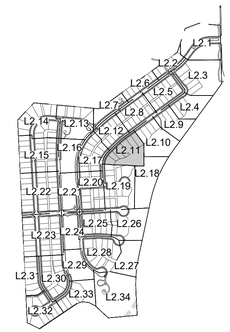
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 22 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	GSK	3	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
	QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Sod/Seed							
	NSM-I	See L2.01 for quantities		Interior Native Seed Mix	Seed		Very Low

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(970) 532.9970

josh@asherarch.com

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.11

SHEET 22 OF 83

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

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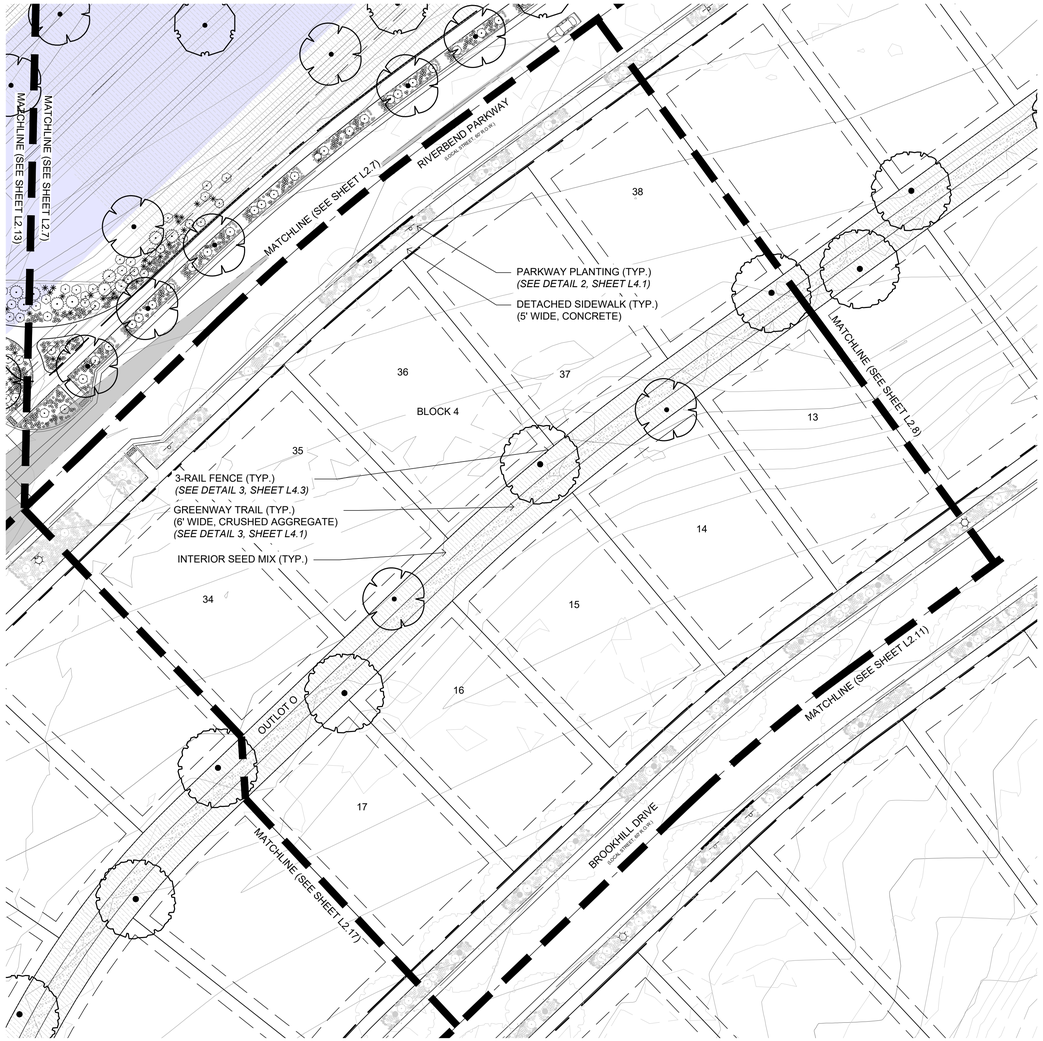
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 23 OF 83

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



LEGEND

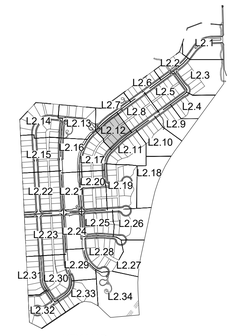
100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	GDE	2	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
	QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

811

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.12

SHEET 23 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/21/2025 8:43 AM
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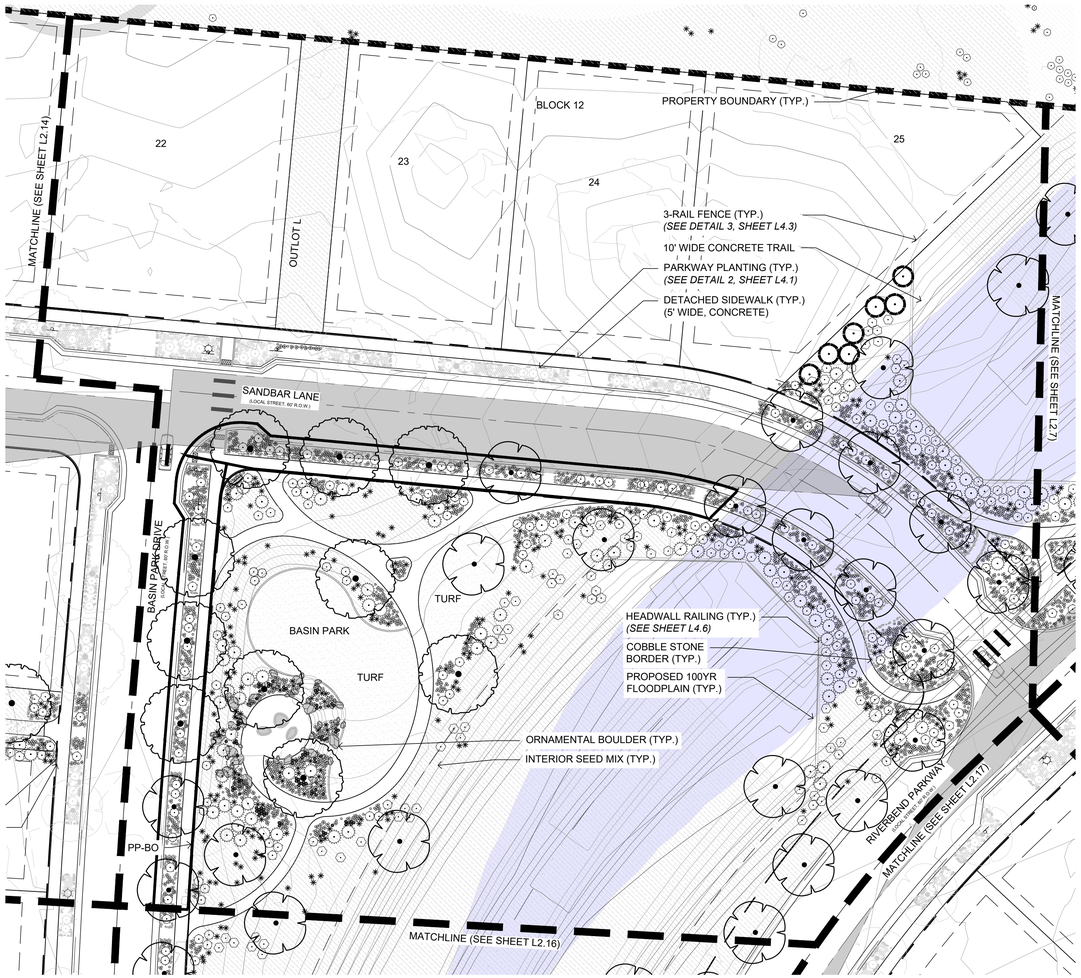
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 24 OF 83

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



LEGEND

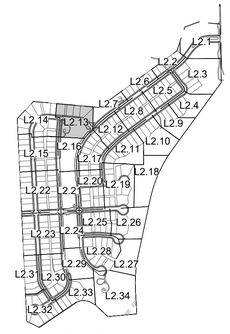
PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

PARKWAY PLANTING

PP-BO	PP-BP
4 QMU	2 GSK
12 PBP	1 PBP
8 ACC	8 ACC
55 MRO	30 MRO
222 FIS	80 FIS

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Evergreen Trees								
		PHE	7	Pinus heldreichii	Bosnian Pine	6` Ht.	B&B	Low
Large Trees								
		GDE	22	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMA	10	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	85	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	109	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	71	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	90	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	253	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	2,116	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		KHF	98	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
		MRO	488	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		TS		See L2.01 for quantities	Drought Tolerant Turfgrass Blend		Sod	Medium

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

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.13

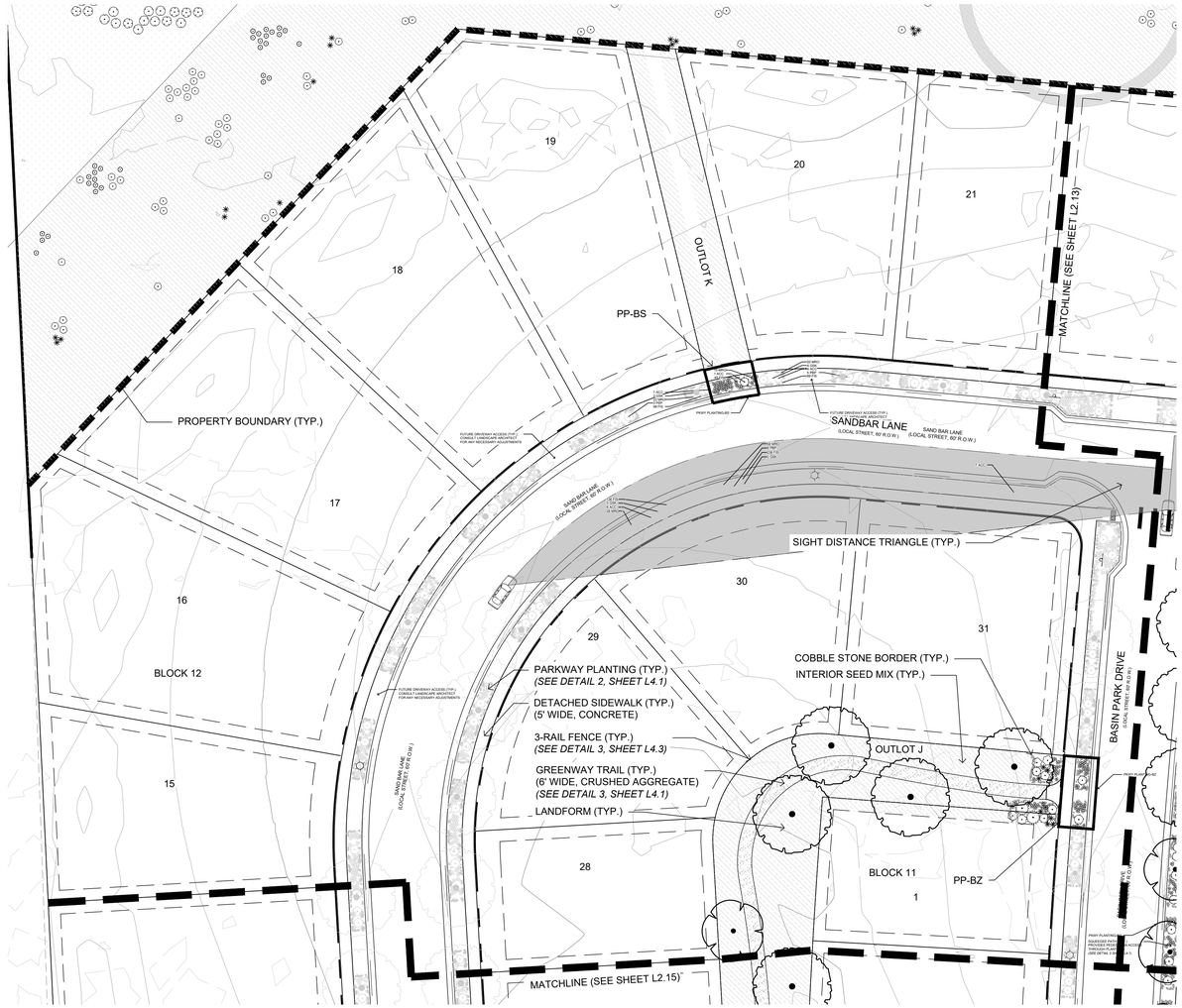
SHEET 24 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/18/2025 5:54 PM
FILE LOCATION: T:\Shared\Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\AutoCAD\FDP\DWG\FILING 2\LANDSCAPE PLAN\FDP-F2.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 25 OF 83

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



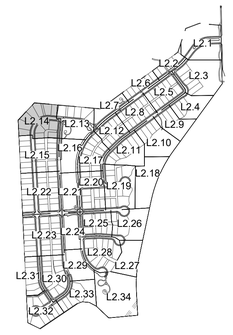
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-BS	PP-BZ
1 ACC	1 PBP
9 MRO	1 ACC
45 FIS	11 MRO
	38 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		GDE	1	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMA	4	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	4	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	3	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	4	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	2	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	8	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	121	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	28	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

ASHER ARCHITECTS + ENGINEERS
Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970
josh@asherarch.com

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

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.14

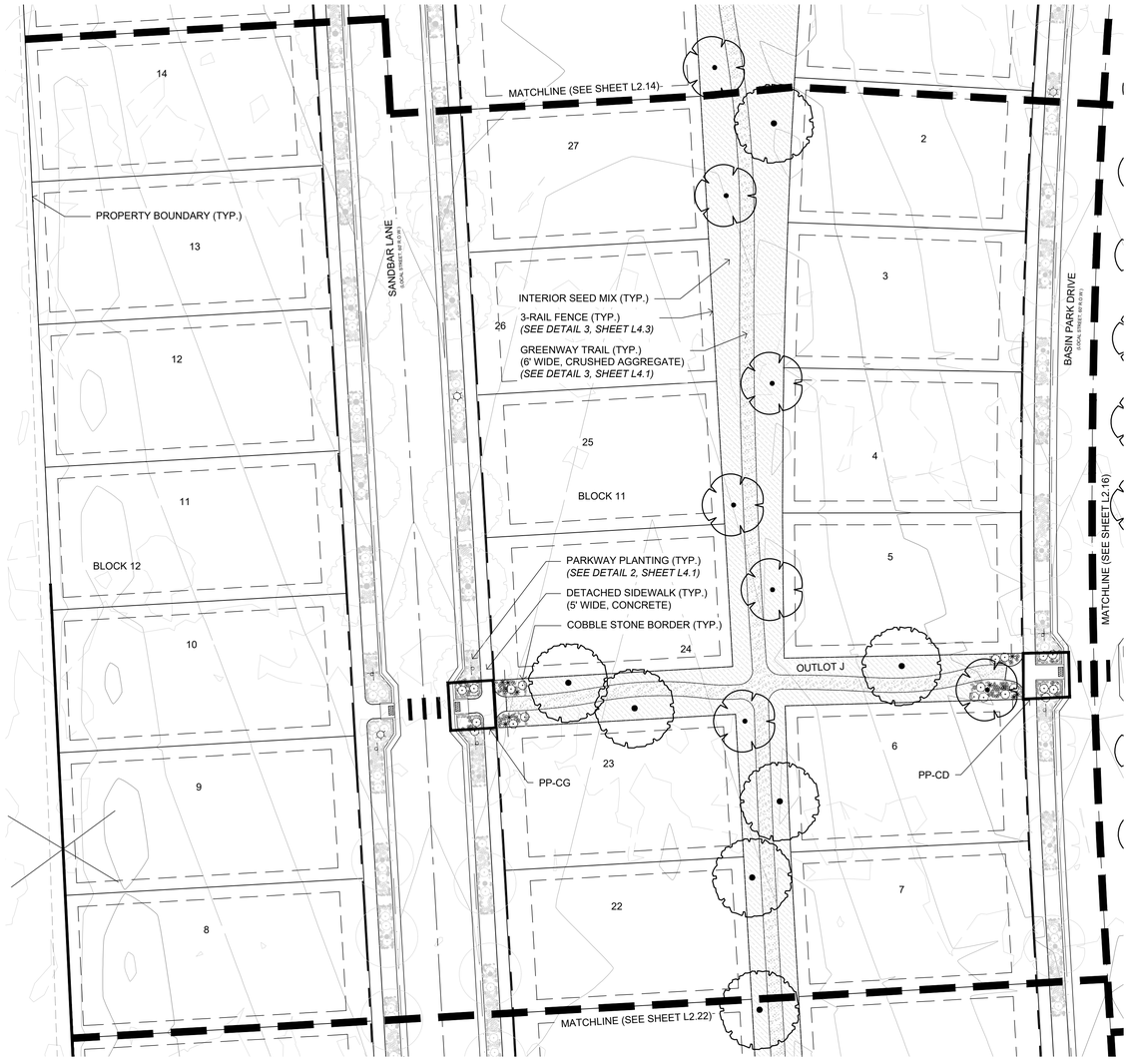
SHEET 25 OF 83

DRAWN BY: David Asher PLOT DATE: 4/18/2025 5:05 PM
FILE LOCATION: P:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\FDP\DWG\L2.14(C)-LANDSCAPE PLAN FDP F2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 26 OF 83



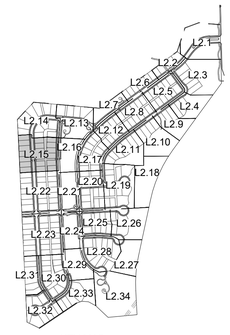
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-CD	PP-CG
5 ACC	2 ACC
3 MRO	8 MRO
9 FIS	13 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		GDE	6	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMA	6	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	2	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	3	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	14	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	YUG	9	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	69	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	26	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.15

SHEET 26 OF 83

DRAWN BY: David Weber PLOT DATE: 4/7/2025 8:40 AM
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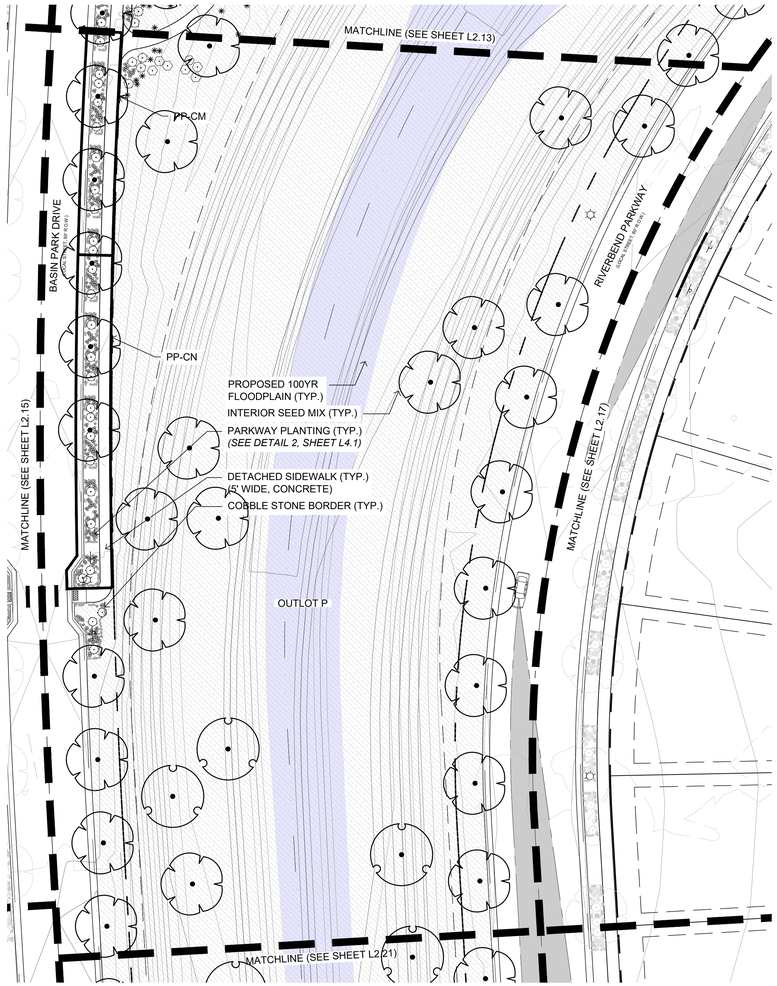
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 27 OF 83

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

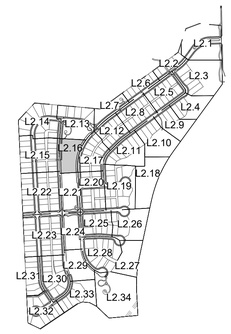
100 YEAR FLOODWAY

PARKWAY PLANTING

PP-CM	PP-CN
3 QMU	3 QMU
5 PBP	3 PBP
4 ACC	13 ACC
19 MRO	34 MRO
102 FIS	140 FIS

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	3	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GDE	27	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	7	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	13	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	17	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	YUG	7	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	264	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	62	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

ASHER ARCHITECTS + ENGINEERS

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.16

SHEET 27 OF 83

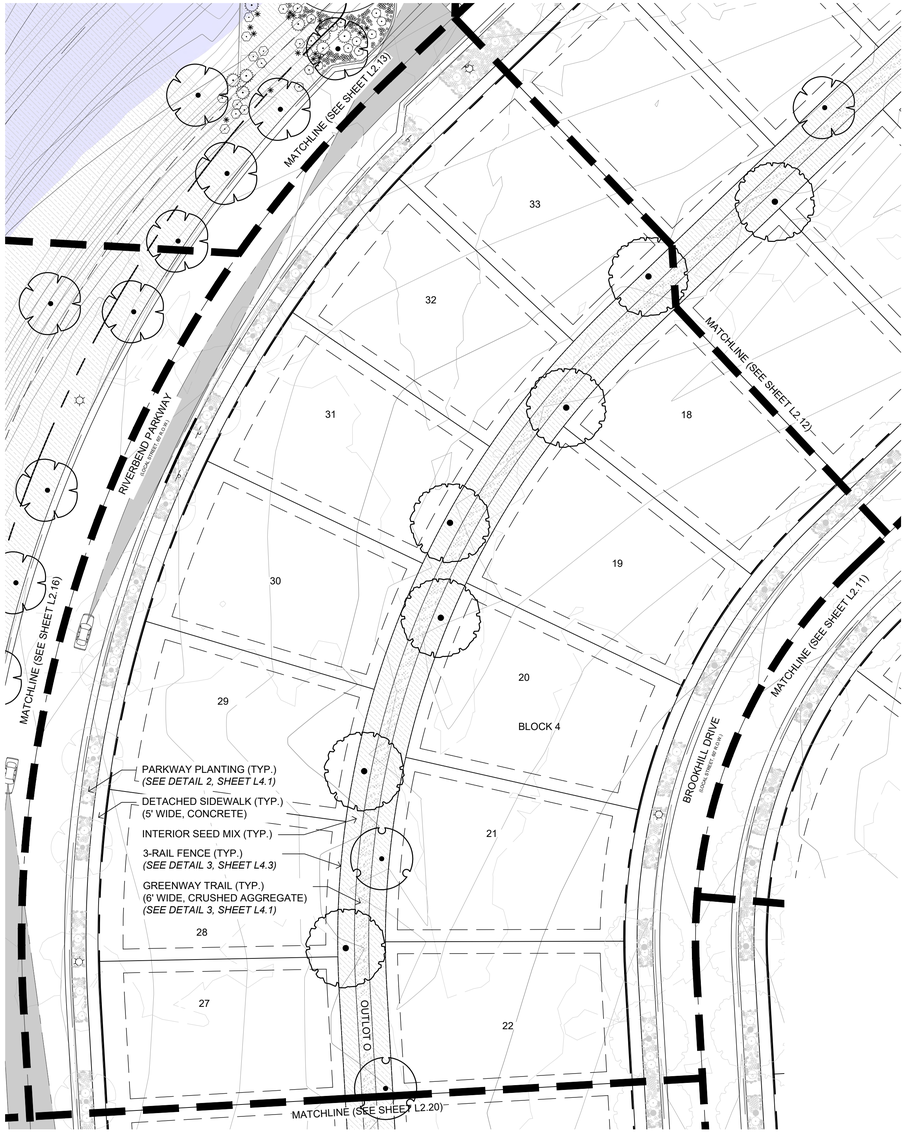
SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

DRAWN BY: David Asher
PLOT DATE: 4/3/2025 5:55 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\TOPO\REFS AND 2\LAREDO.PLAN.TOPO F L2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 28 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

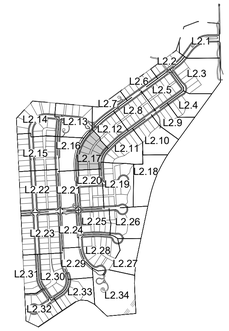
LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	CSP	2	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
	QMA	6	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

811

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

ASHER ARCHITECTS + ENGINEERS

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(970) 532.9970

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Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.17

SHEET **28** OF **83**

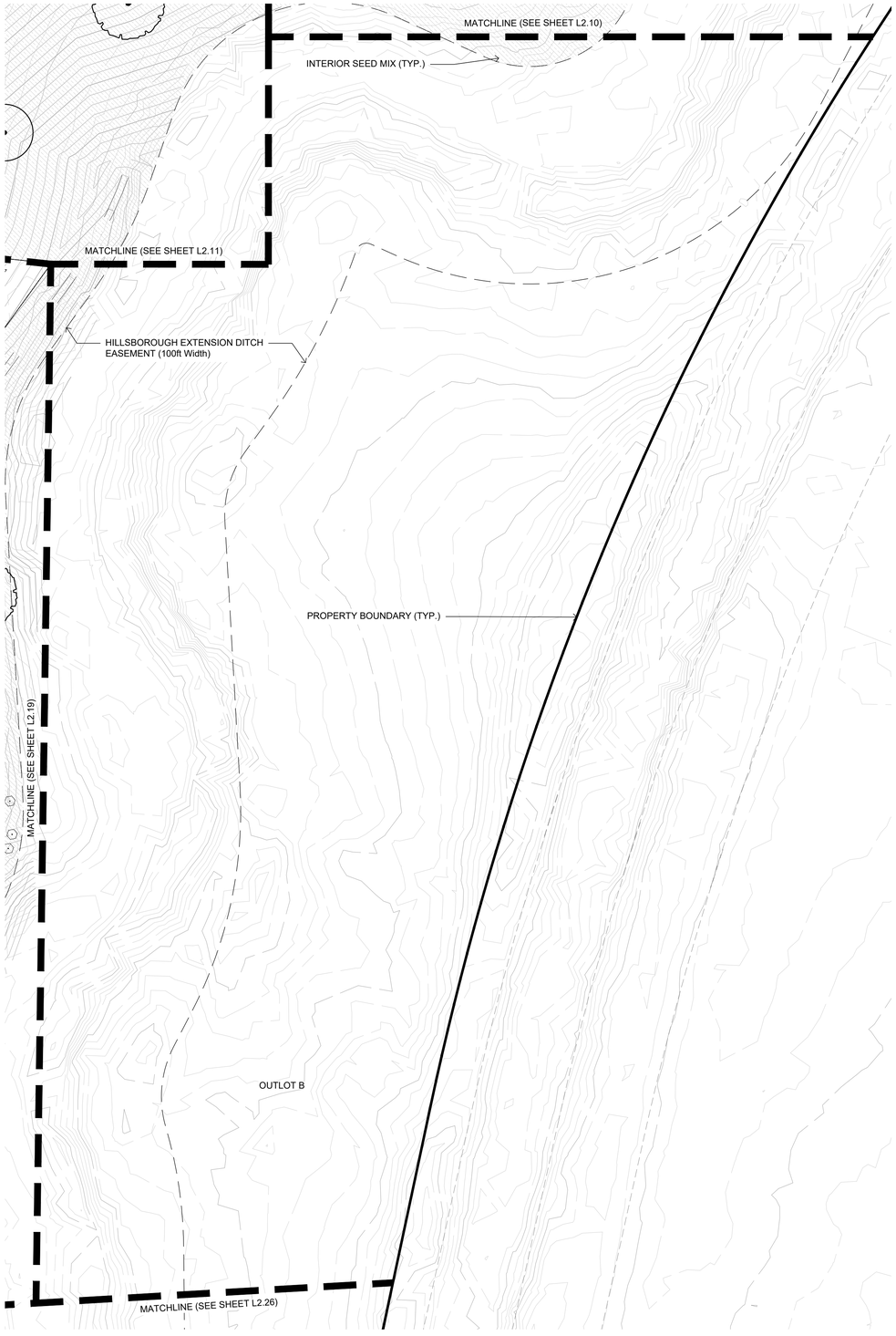
DRAWN BY: David Asher PLOT DATE: 4/3/2025 5:55 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\PDF\DWG\FIS ENG 2\LAND\SHEETS\L2.17.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 29 OF 83

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

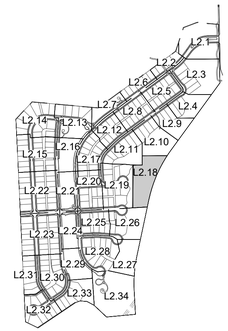
NO PROPOSED TREES OR SHRUBS IN THIS AREA.



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PLANT SCHEDULE

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	NSM-I	See L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low

811

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

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Berthoud, CO 80513
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Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.18

SHEET 29 OF 83

DRAWN BY: David Asher PLOT DATE: 4/18/2025 5:02 PM
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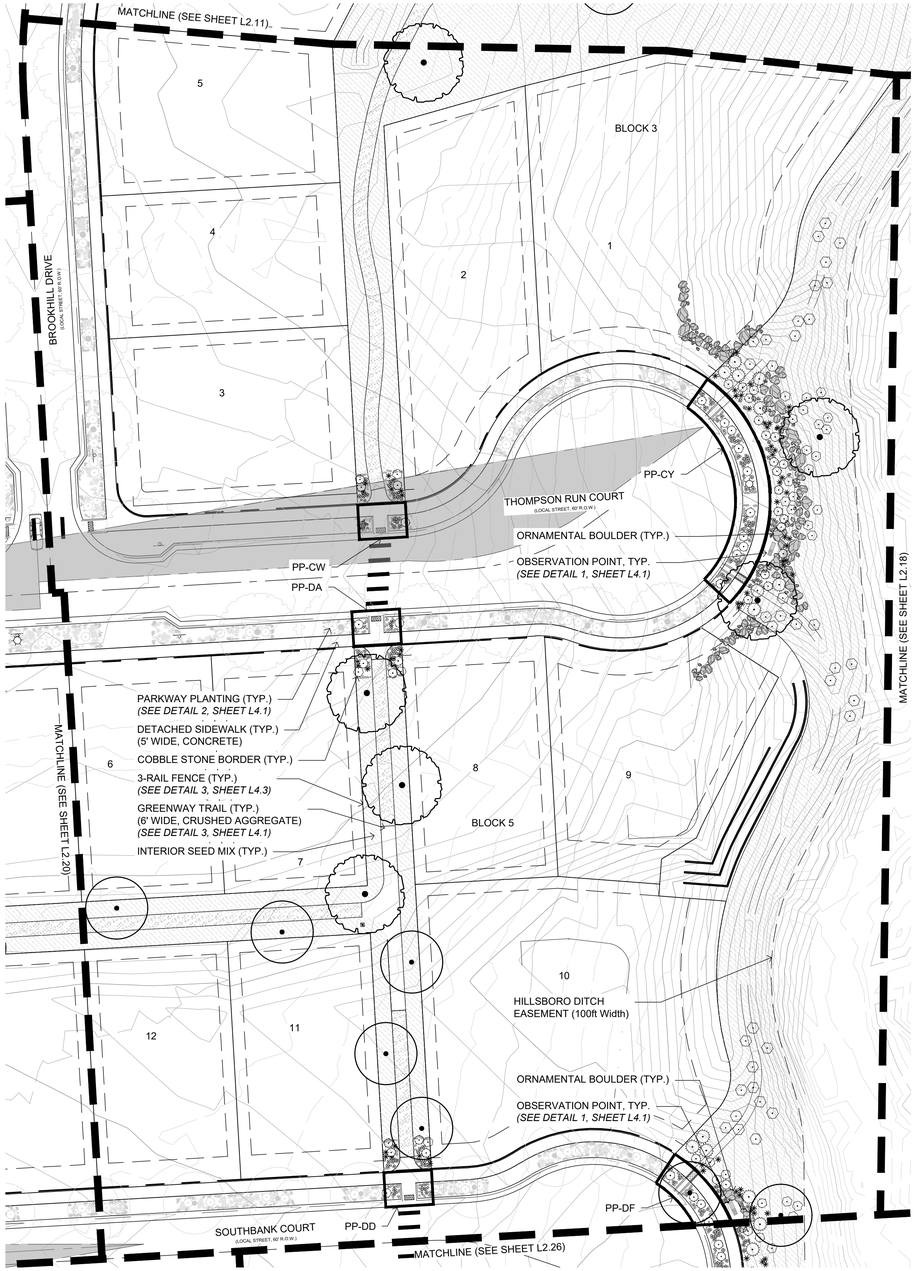
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 30 OF 83

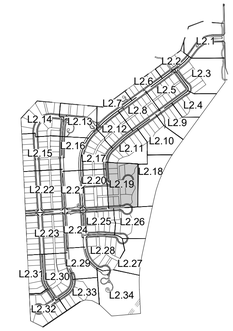
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-CW	PP-CY	PP-DA	PP-DD	PP-DF
1 ACC	2 ACC	1 PBP	1 PBP	1 GDE
7 MRO	4 MRO	1 ACC	2 MRO	1 PBP
14 FIS	8 FIS	1 MRO	21 FIS	3 ACC
		13 FIS		6 MRO
				11 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees							
	GSK	7	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
	QMA	6	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs							
DECIDUOUS	CMF	28	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
DECIDUOUS	PBP	28	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	PBE	36	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
EVERGREEN	ACC	24	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
EVERGREEN	PMP	12	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
EVERGREEN	YUG	58	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials							
	FIS	200	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	MRO	76	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

811

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.19

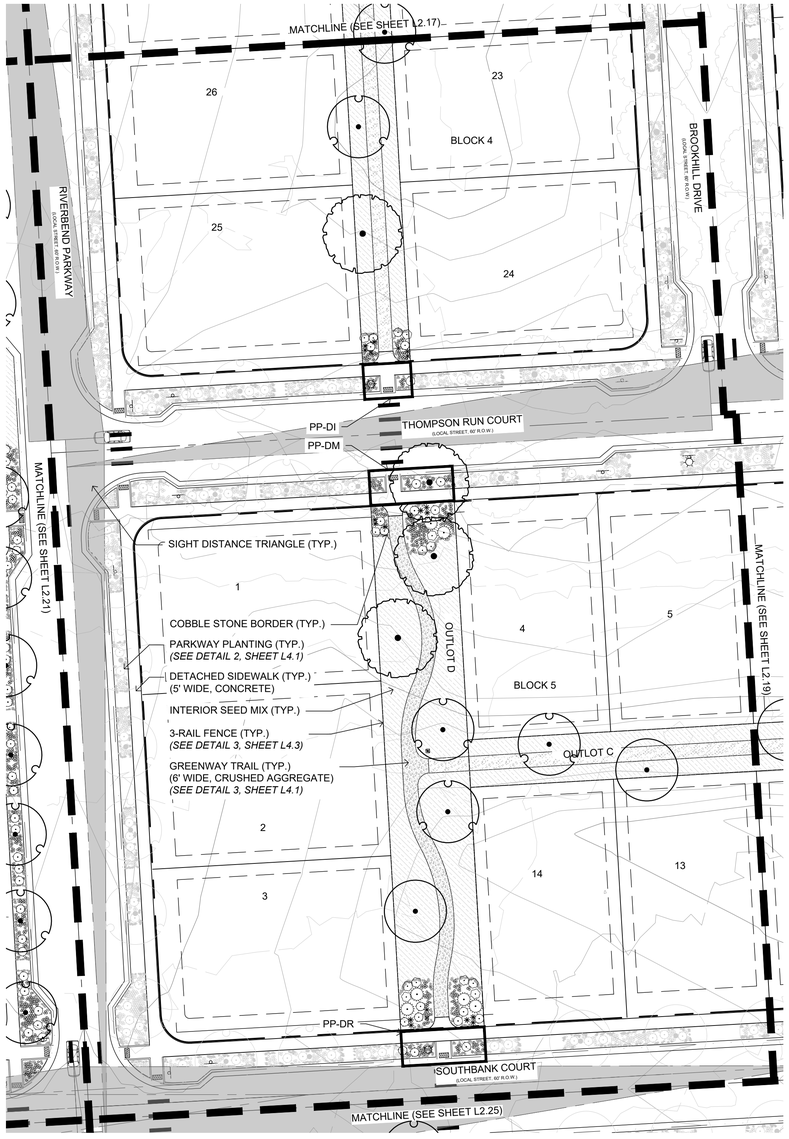
SHEET 30 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/7/2025 8:44 AM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Asher\CAD\DP\DEVSHTS\298-2101JT-LANDSCAPE PLAN FDP-2.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 31 OF 83

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

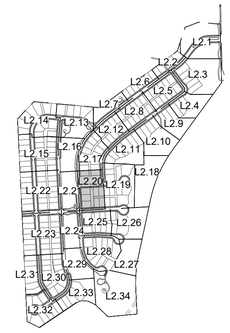
PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

PP-DI	PP-DM	PP-DR
1 PBP	1 QMU	1 PBP
4 MRO	2 PBP	2 ACC
18 FIS	9 MRO	10 MRO
	25 FIS	29 FIS

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	CSP	4	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
	GSK	2	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
	QMA	4	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs							
DECIDUOUS	CMF	12	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
DECIDUOUS	PBP	10	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
EVERGREEN	ACC	11	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
EVERGREEN	PMP	6	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
EVERGREEN	YUG	18	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials							
	FIS	224	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	MRO	67	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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(970) 532.9970

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OWNER:

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.20

SHEET 31 OF 83

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

DRAWN BY: DeeO Asher PLOT DATE: 4/18/2025 5:05 PM
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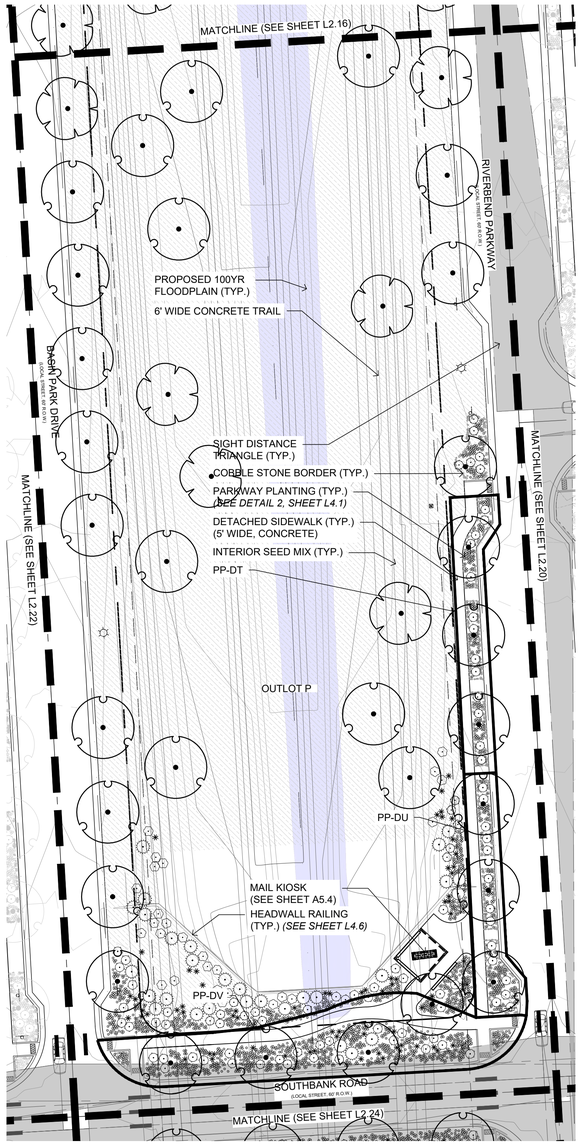
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 32 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

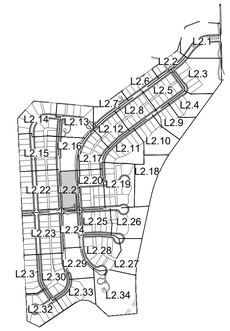
100 YEAR FLOODWAY

PARKWAY PLANTING

PP-DT	PP-DU	PP-DV
3 GSK	3 GSK	1 GSK
6 PBP	8 PBP	3 GDE
8 ACC	6 ACC	16 PBP
24 MRO	29 MRO	18 ACC
106 FIS	155 FIS	145 MRO
		764 FIS

PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		CSP	30	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GDE	6	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	27	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	51	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	38	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	29	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	72	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	1,354	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	279	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.21

SHEET 32 OF 83

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

811

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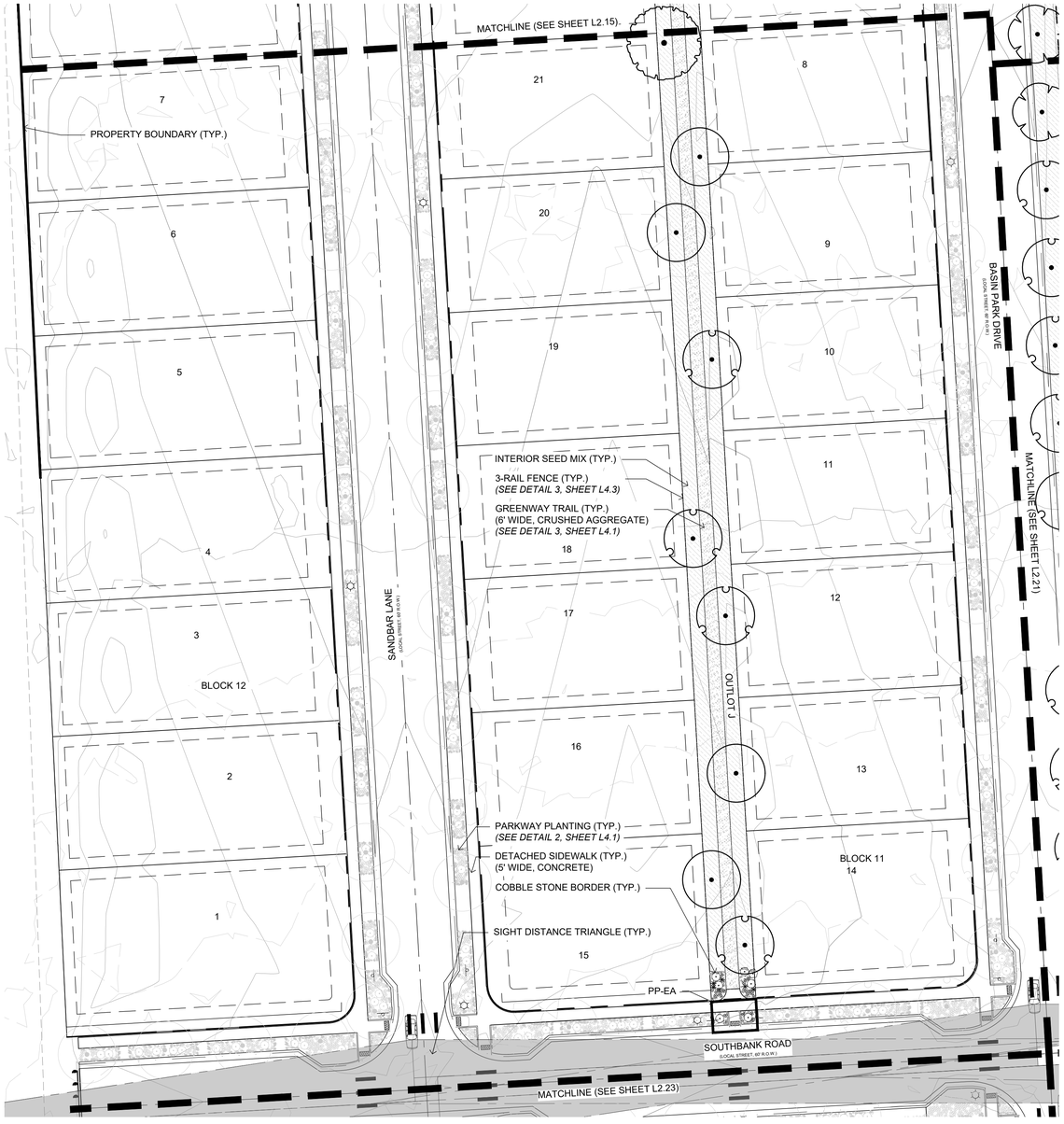
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 33 OF 83

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



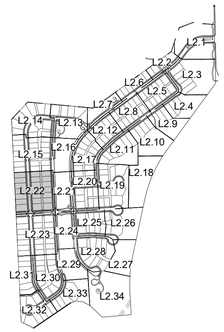
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-EA
2 PBP
1 MRO
14 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	4	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
		QMA	1	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	1	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	6	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	YUG	5	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	33	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	8	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I	See L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.22

SHEET 33 OF 83

DRAWN BY: David Ashe PLOT DATE: 4/7/2025 8:44 AM
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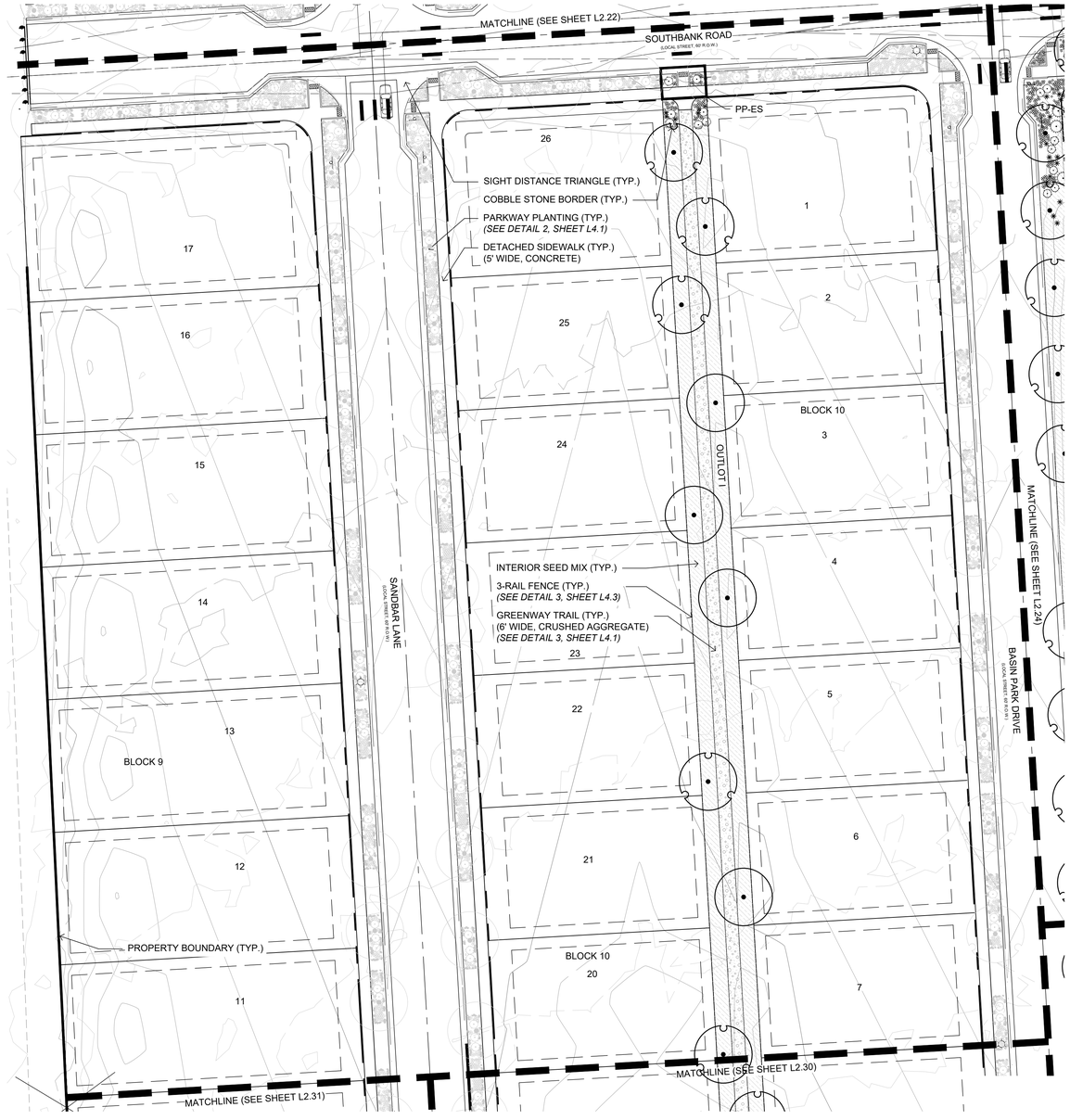
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 34 OF 83

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



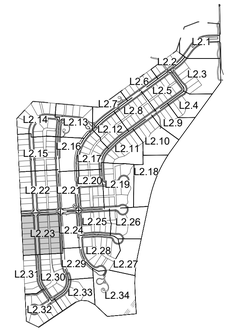
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-ES
2 PBP
2 MRO
13 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	5	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	1	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	6	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	YUG	5	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	32	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	9	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.23

SHEET 34 OF 83

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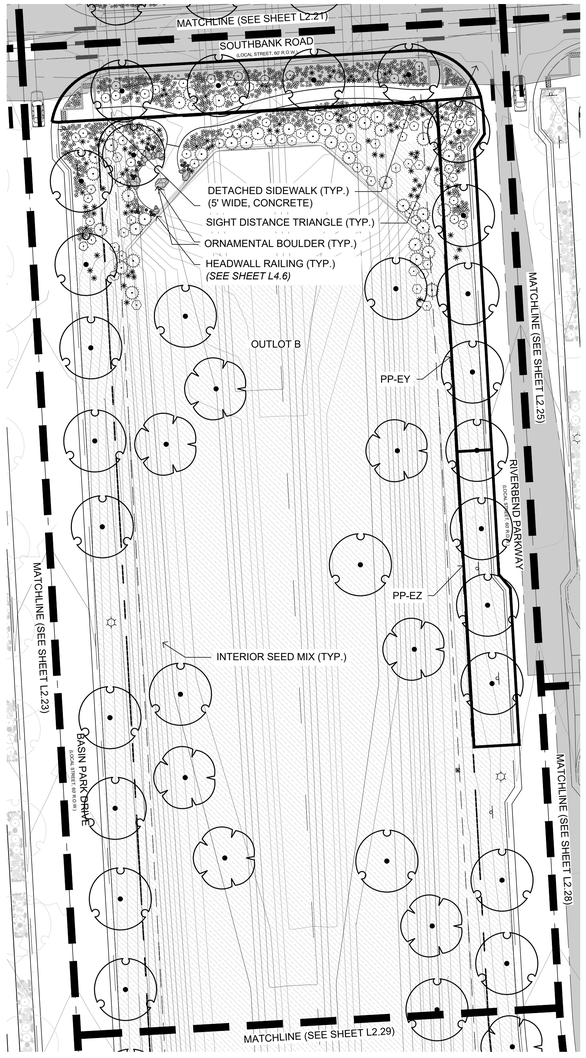
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 35 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

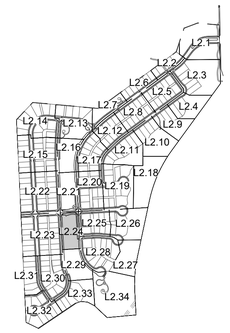
PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

PP-EX	PP-EY	PP-EZ
4 GDE	3 GSK	2 GSK
11 PBP	6 PBP	9 PBP
13 ACC	10 ACC	9 ACC
101 MRO	34 MRO	540 MRO
518 FIS	150 FIS	271 FIS

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	30	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GDE	7	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	31	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	29	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	29	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	40	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	91	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		KHF	23	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
		FIS	1,136	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	249	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.24

SHEET 35 OF 83

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

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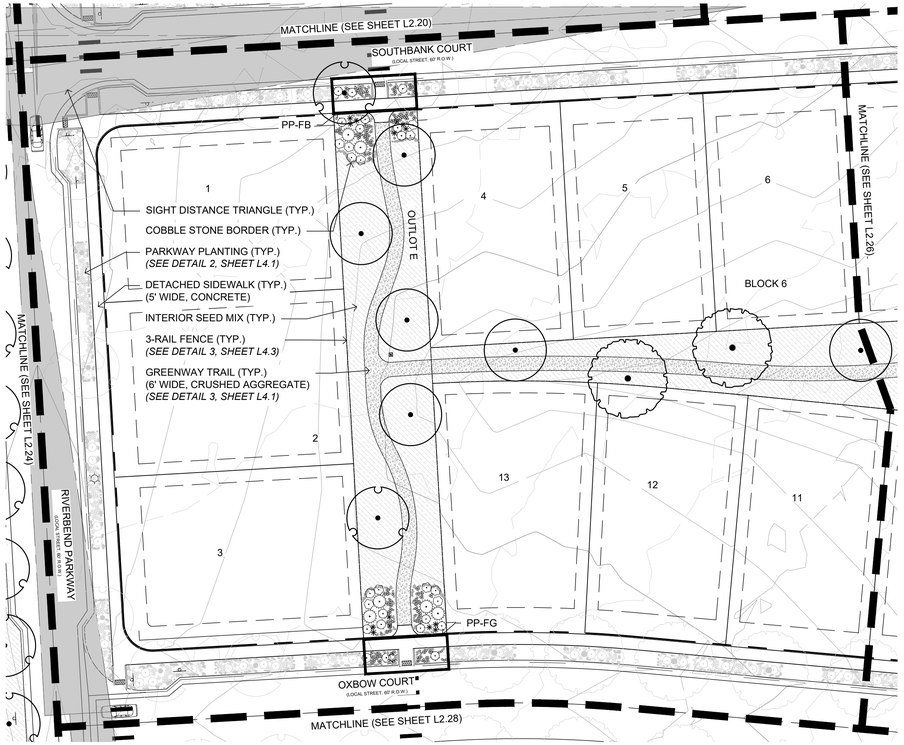
PLOT DATE: 4/18/2025 5:48 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Civil\CAD\FDP\DWGS\LNDC\LANDSCAPE PLAN FDP P2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 36 OF 83

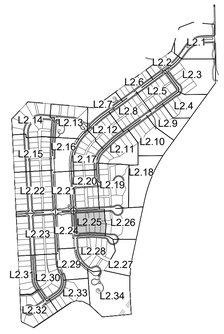
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-FB	PP-FG
1 GDE	1 QMU
1 PBP	2 PBP
2 ACC	1 ACC
7 MRO	10 MRO
29 FIS	27 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	2	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GSK	6	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal	B&B	Low
		QMA	2	Quercus macrocarpa	Bur Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	12	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	8	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	9	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	6	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	12	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	137	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	48	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

811

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.25

SHEET 36 OF 83

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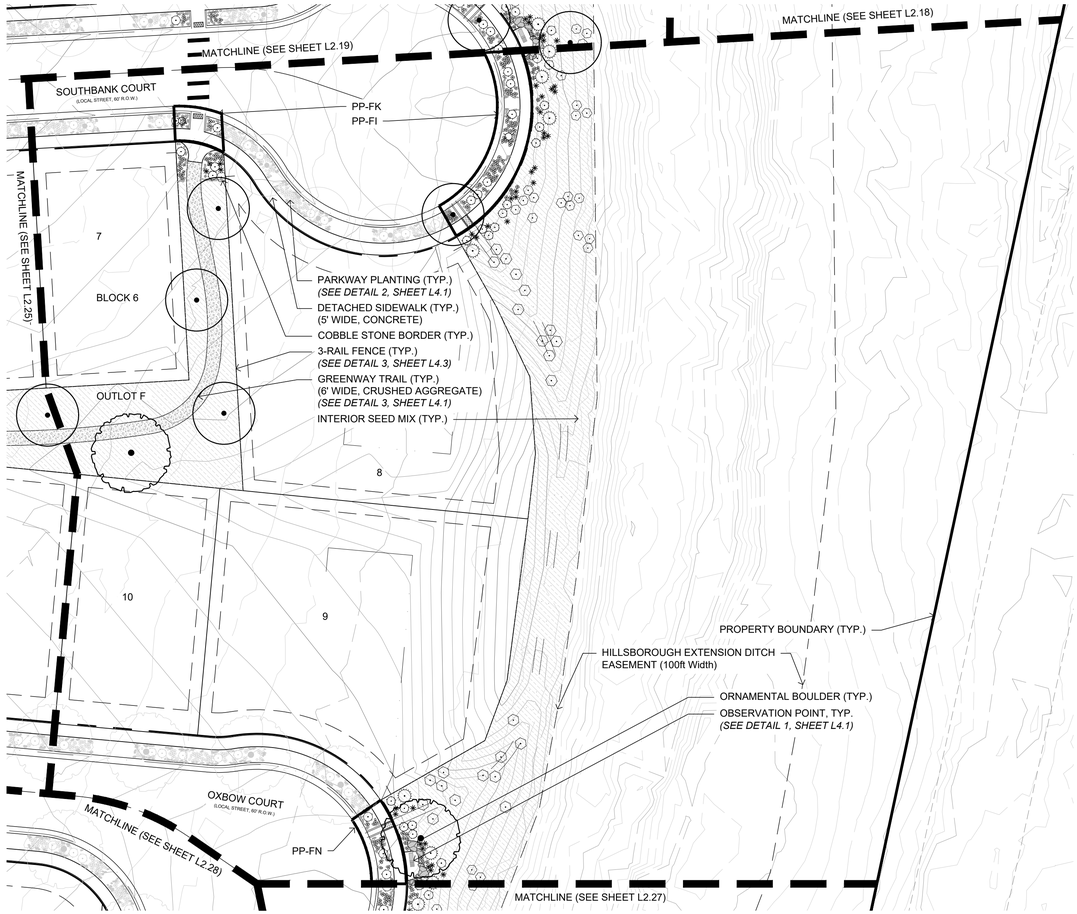
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 37 OF 83

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.)

PARKWAY PLANTING

PP-FI	PP-FK	PP-FN
8 ACC	1 PBP	1 QMU
20 MRO	1 ACC	3 PBP
69 FIS	1 MRO	9 MRO
	14 FIS	23 FIS

KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees								
		GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
		QMA	2	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	19	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	7	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PBE	23	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	24	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	7	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	32	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	175	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	58	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.26

SHEET 37 OF 83

DRAWN BY: Daniel Asher PLOT DATE: 4/19/2025 5:49 PM
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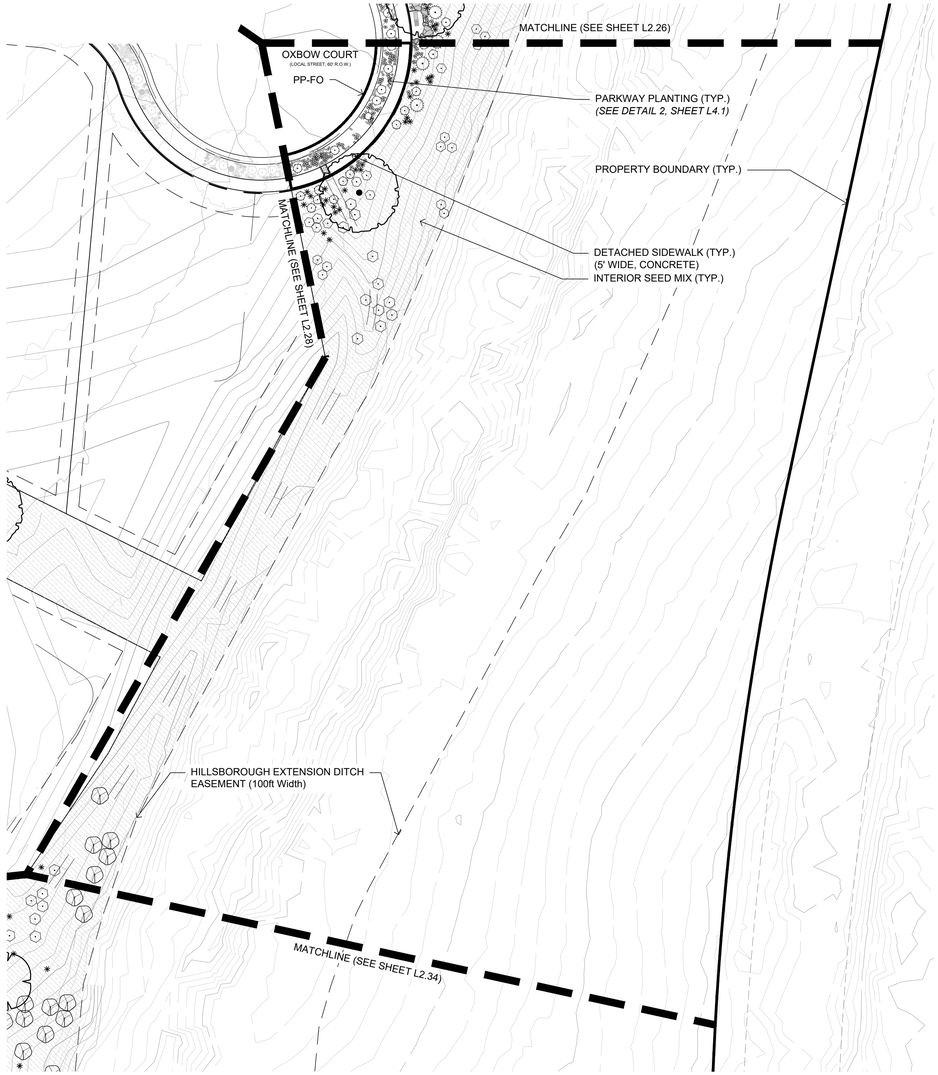
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 38 OF 83

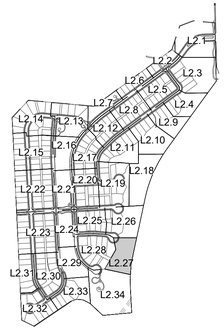
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-FO
4 PBP
2 ACC
14 MRO
78 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	1	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	17	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	6	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PBE	12	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	RGC	5	Rhus glabra cismontana	Rocky Mountain Sumac	1 gal	Pot	Low
	EVERGREEN	ACC	12	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	2	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	26	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	103	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	29	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I	See L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low

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

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.27

SHEET 38 OF 83

DRAWN BY: David Asher PLOT DATE: 4/19/2025 5:49 PM
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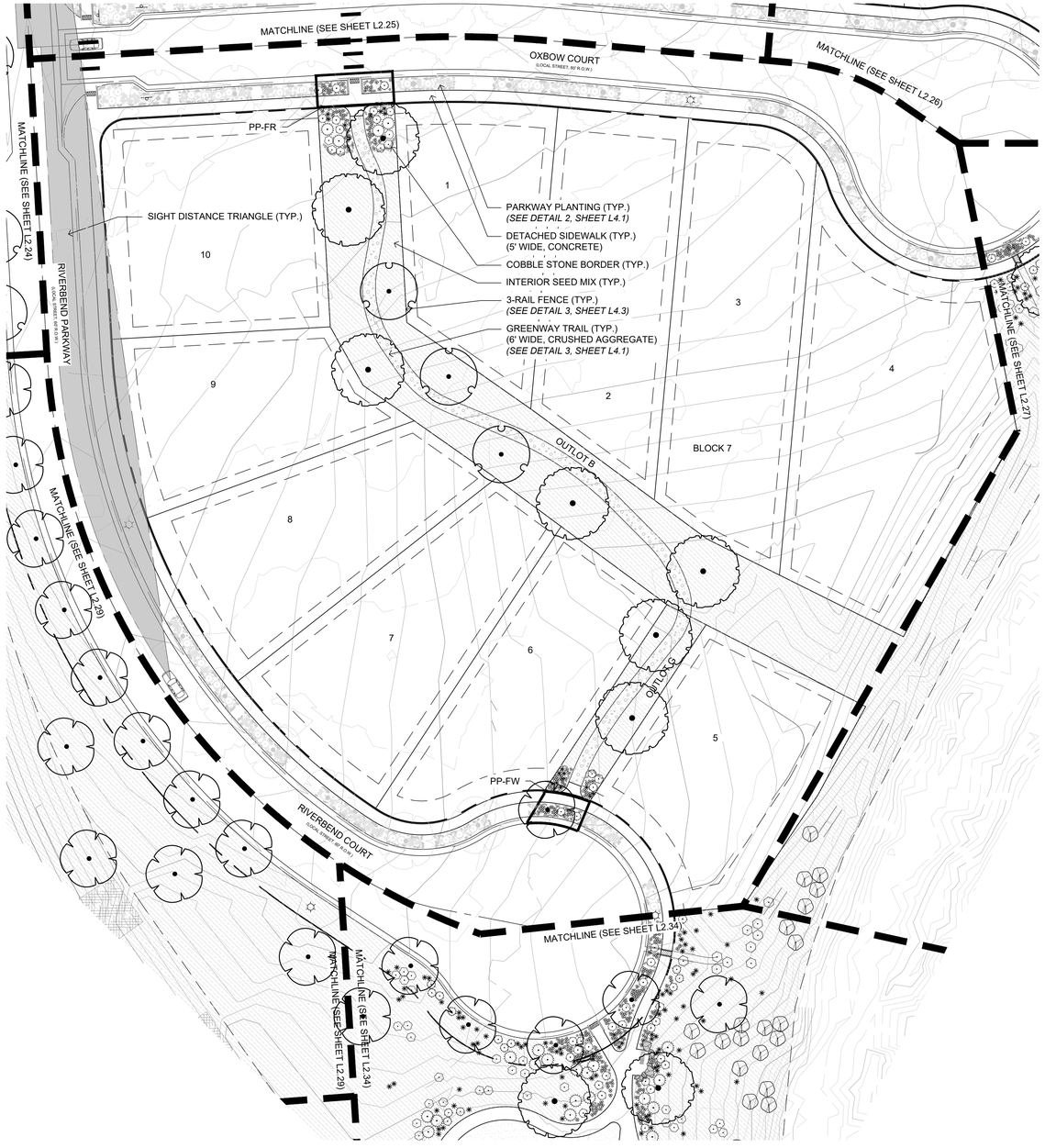
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 39 OF 83

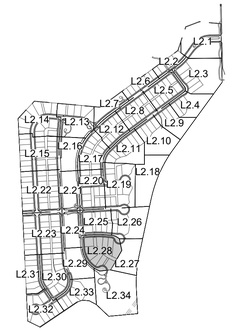
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PARKWAY PLANTING

PP-FR	PP-FW
1 QMU	1 ACC
2 PBP	10 MRO
1 ACC	42 FIS
9 MRO	
30 FIS	

PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		CSP	3	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GDE	1	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMA	7	Quercus macrocarpa	Bur Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	7	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	5	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	8	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	4	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	15	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	138	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	44	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.28

SHEET 39 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/18/2025 5:48 PM
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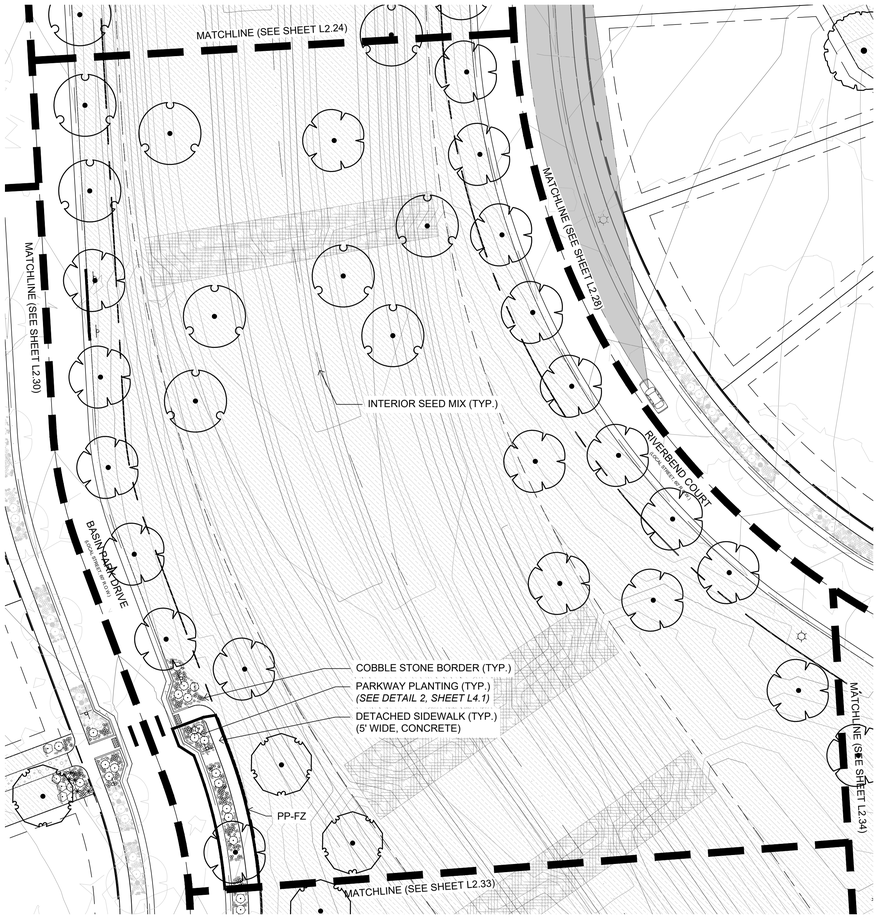
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 40 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

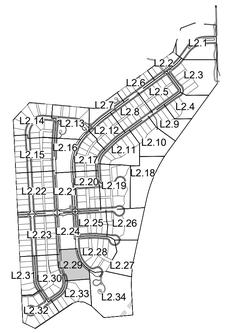
PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

PP-FZ
1 QMU
1 PBP
9 ACC
21 MRO
75 FIS

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	8	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GDE	20	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMU	2	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs								
	EVERGREEN	ACC	13	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
Ornamental Grasses & Perennials								
		FIS	106	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	28	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.29

SHEET 40 OF 83

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

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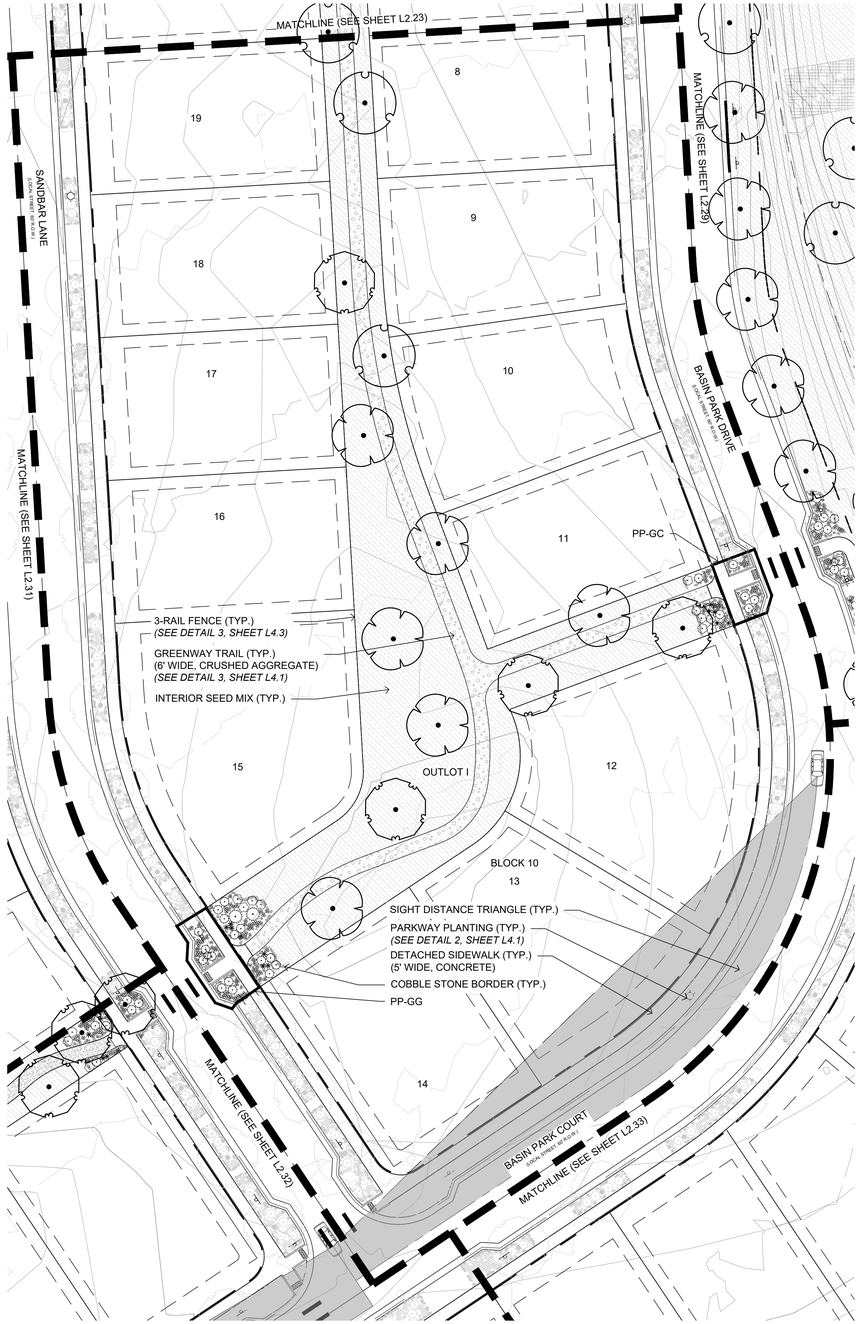
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 41 OF 83



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

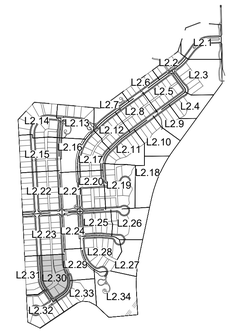
PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

PP-GC	PP-GG
5 ACC	2 GSK
10 MRO	7 ACC
25 FIS	7 MRO
	63 FIS

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		CSP	2	Catalpa speciosa	Northern Catalpa	1.5" Cal	B&B	Low
		GDE	6	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMU	4	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	8	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	EVERGREEN	ACC	25	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	2	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	11	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	169	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	42	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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(970) 532.9970

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.30

SHEET 41 OF 83

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

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PLOT DATE: 4/3/2025 5:55 PM
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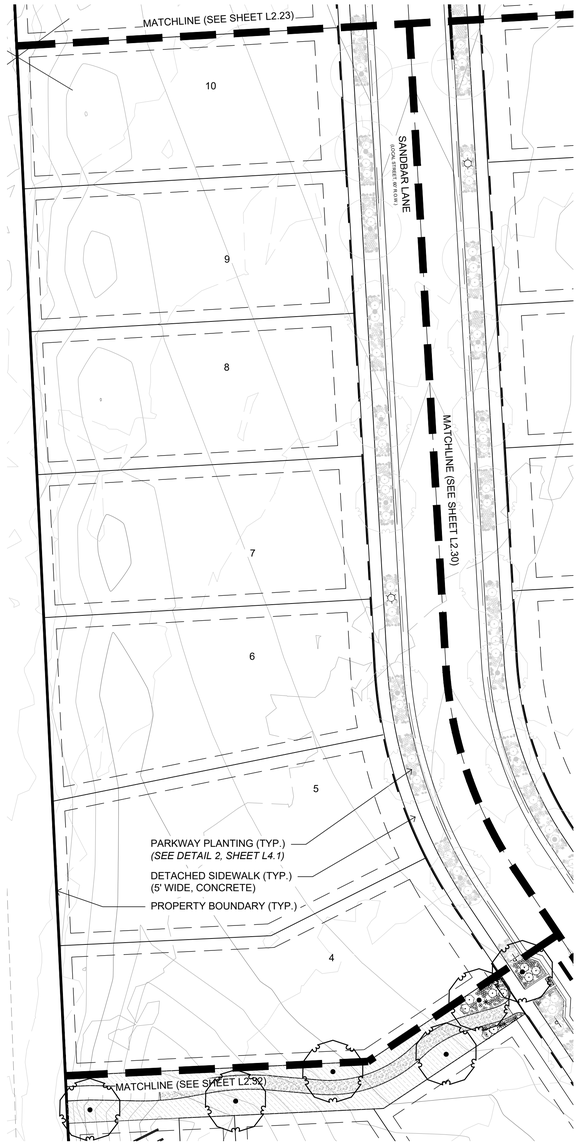
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 42 OF 83

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

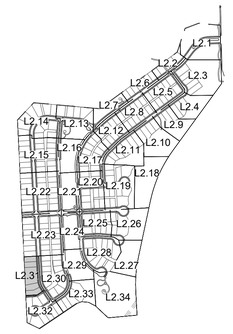
NO PROPOSED PLANT MATERIAL IN THIS AREA TO BE INSTALLED BY DEVELOPER.



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.31

SHEET 42 OF 83

811

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

DRAWN BY: David Asher
PLOT DATE: 4/3/2025 5:55 PM
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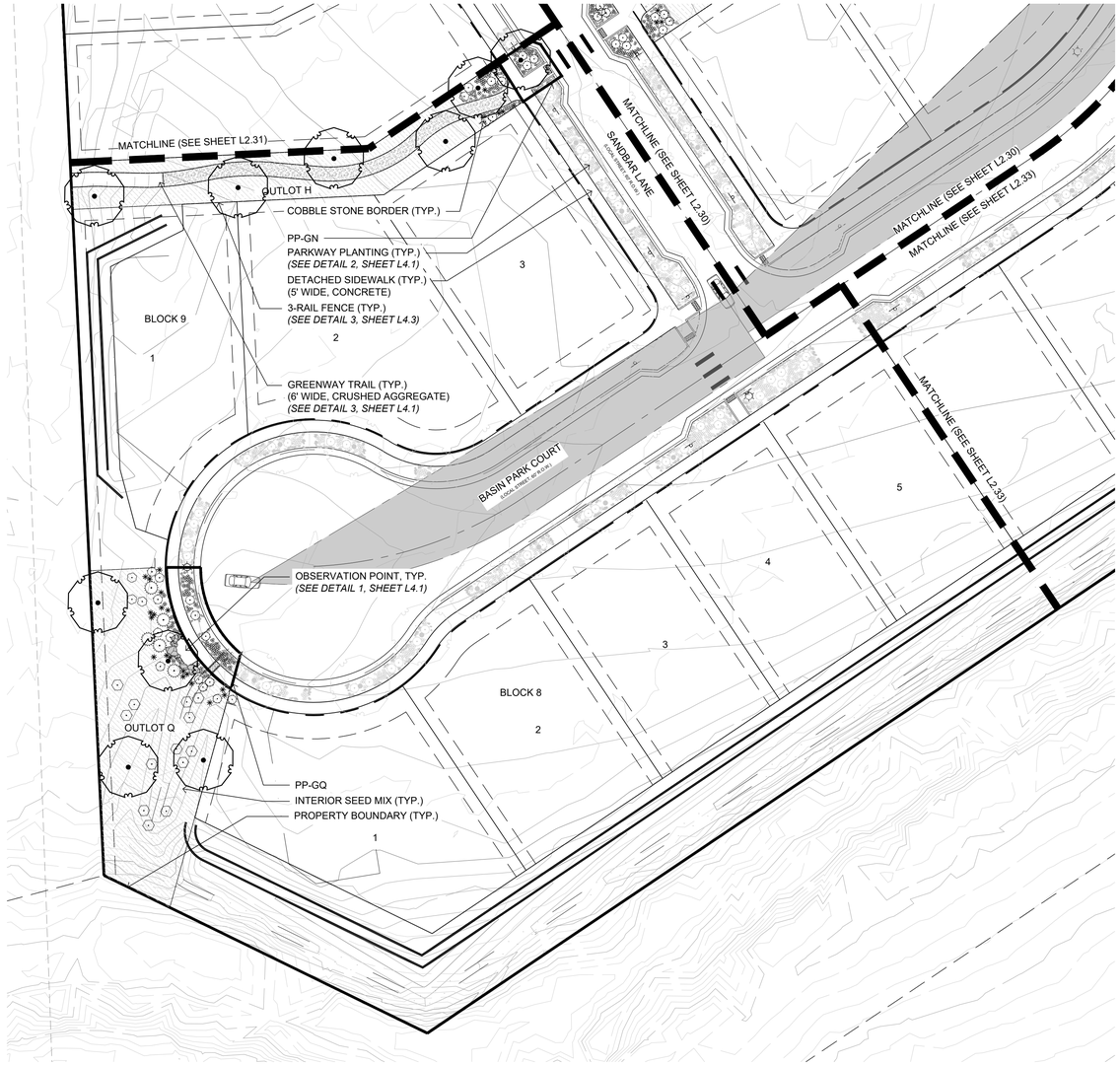
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 43 OF 83

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

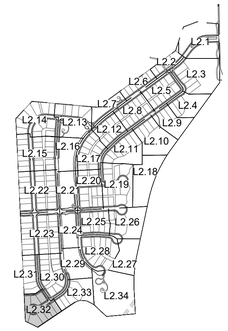
PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PARKWAY PLANTING

PP-GN	PP-GQ
1 GSK	2 PBP
3 ACC	1 ACC
4 MRO	17 MRO
30 FIS	66 FIS

PLANT SCHEDULE

Large Trees								
		QMU	10	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs								
	DECIDUOUS	CMF	6	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	8	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PBE	13	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	11	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	5	Pinus mugo pumilo 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	25	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	154	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	42	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.32

SHEET 43 OF 83

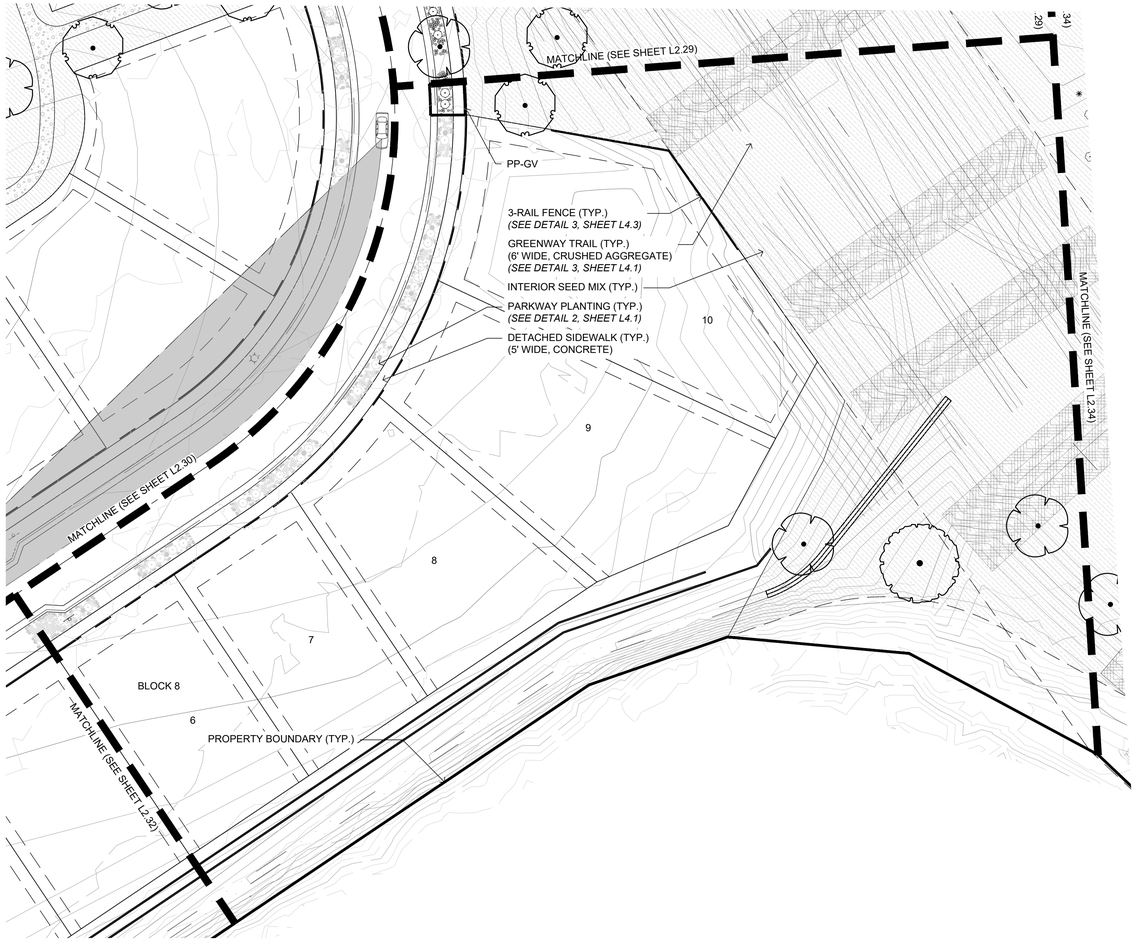
SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

DRAWN BY: David Asher
PLOT DATE: 4/19/2025 5:59 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\CAD\PDWG\FDP\L2.32 LANDSCAPE ENLARGEMENT PLAN FDP 2.0.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 44 OF 83



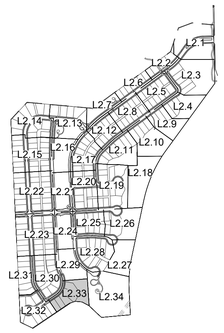
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-GV
2 PBP
8 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	GDE	2	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
	QMA	1	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
	QMU	1	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal	B&B	Low
Shrubs							
DECIDUOUS	PBP	2	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
Ornamental Grasses & Perennials							
	FIS	9	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
Sod/Seed							
	NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.33

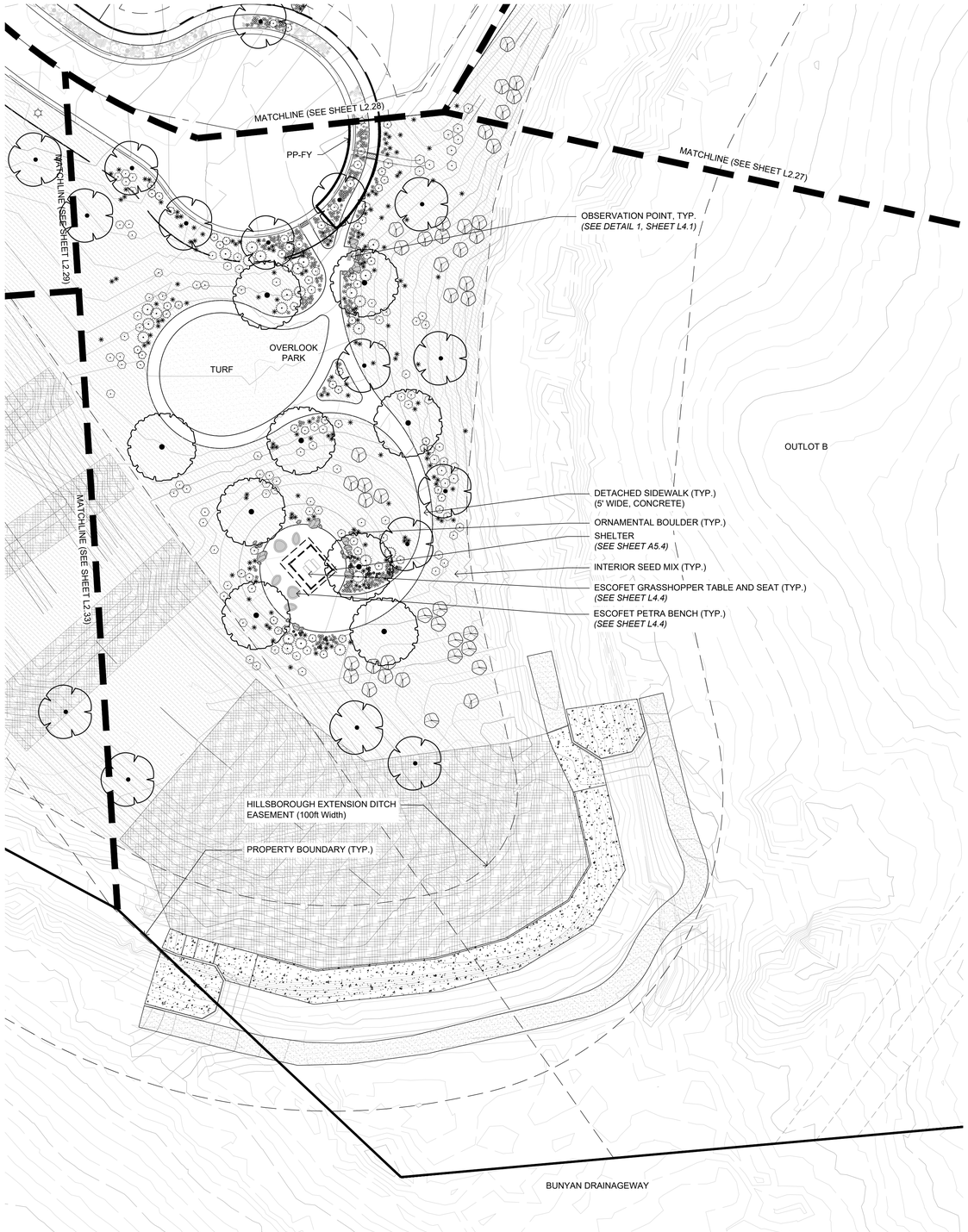
SHEET 44 OF 83

DRAWN BY: David Asher
PLOT DATE: 4/18/2025 4:39 PM
FILE LOCATION: T:\Shared\Projects\298 Alvin Cadet Partners\298-2101JT Riverbend Estates\Arch\CAD\FDP\DWG\FIL2 ENLARGEMENTS PLAN FDP F2.dwg

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 2

RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 45 OF 83



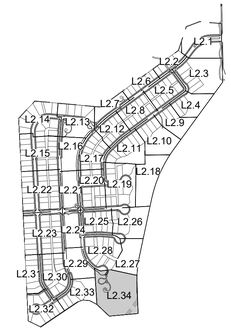
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PARKWAY PLANTING

PP-FY
1 GSK
4 PBP
19 MRO
47 FIS



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		GDE	13	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
		QMA	9	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	81	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	32	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PBE	13	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	RGC	37	Rhus glabra cismontana	Rocky Mountain Sumac	1 gal	Pot	Very Low
	EVERGREEN	ACC	36	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	26	Pinus mugo pumilo 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	166	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	344	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	2"	Pot	Low
		KHF	40	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
		MRO	104	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		TS		See L2.01 for quantities	Drought Tolerant Turfgrass Blend		Sod	Medium

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

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.34

SHEET **45** OF **83**

DRAWN BY: David Asher
PLOT DATE: 4/3/2025 5:55 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\PUD\SHEETS ENG 2\LANDSCAPE PLAN\PDP L2.dwg

RIVERBEND ESTATES SUBDIVISION
ILLUSTRATIVE PLOT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 46 OF 83

NORTH

811

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

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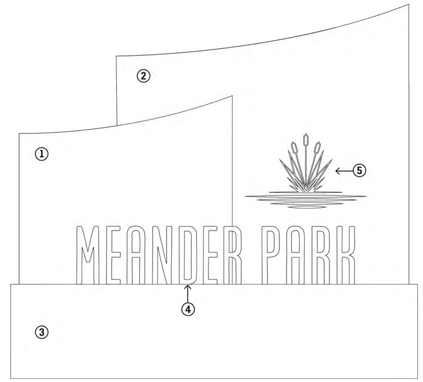
SHEET TITLE:
ILLUSTRATIVE PLOT PLAN

SHEET NUMBER:
L3.1

SHEET 46 OF 83

DRAWN BY: jsm
PLOT DATE: 9/3/2025 3:57 PM
FILE LOCATION: P:\Drawings\Riverbend Estates\Riverbend Estates PUD\Final Development Plan\Riverbend Estates PUD FDP Filing 2\FILES\ENGINEERING\FDP FILE\FDP FILE.dwg

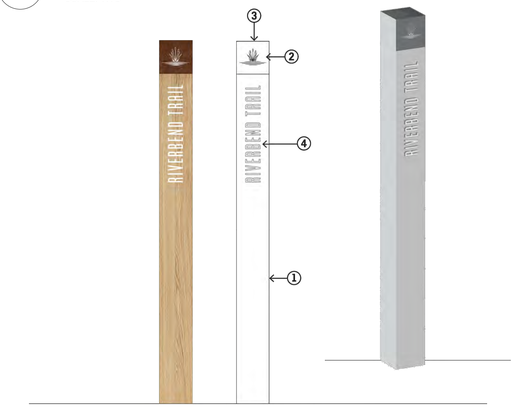
RIVERBEND
PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



	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 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

1 SECONDARY MONUMENT SIGNAGE EXAMPLE

SCALE: NTS



	MATERIAL	SIZE	COLOR	NOTES
1	cedar wood post	6"w x 66"h 6"deep	natural	no stain/paint neccessary, ues structural wood post anchor
2	**Riverbend Symbol**	5"w x 3"h	white	routed out of metal and color-filled with paint
3	aluminum cap with faux corten finish	6"w x 6"h	faux corten TBD	wrap on back side of post
4	**Riverbend Trail Type** - cut letters	Approx. 3"w x 18"h 1/8" deep	white	flush mount

2 TERTIARY MONUMENT SIGNAGE - MILEAGE MARKER

SCALE: NTS

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

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SHEET TITLE:
PRELIMINARY SIGNAGE PROGRAM

SHEET NUMBER:
L3.2

SHEET 47 OF 83

811

DRAWN BY: JoshMcCorn PLOT DATE: 4/9/2025 8:37 AM
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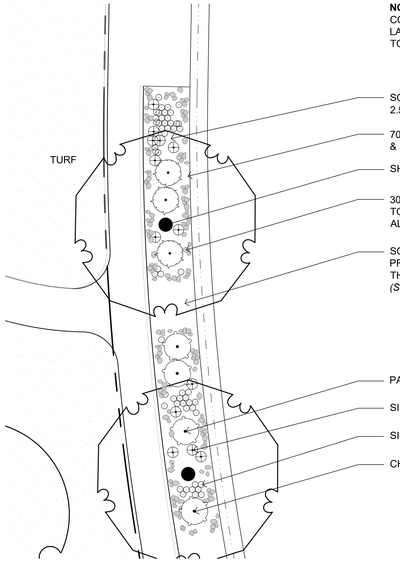
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVSION
SITE DETAILS & ENLARGEMENTS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 48 OF 83

1 OBSERVATION POINT ENLARGEMENT DETAIL
SCALE: NTS

BENCH W/ BIKE PARKING *(SEE SHEET L4.4)*



NOTE:
CONTRACTOR TO PROVIDE MOCK UP FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

SQUEEGEE MULCH
2.5" MIN. DEPTH

70% 2"-4" GREY/ROSE COBBLESTONE
& 1.5" WESTERN RIVER ROCK

SHADE TREE (TYP.)

30% 8"-12" GREY/ROSE COBBLESTONE
TO BE PLACED INTERMITTENTLY
ALONG INTERIOR SIDE OF PLANTING BED

SQUEEGEE PATH (TYP.)
PROVIDES PEDESTRIAN ACCESS
THROUGH PLANTINGS
(SEE DETAIL 3)

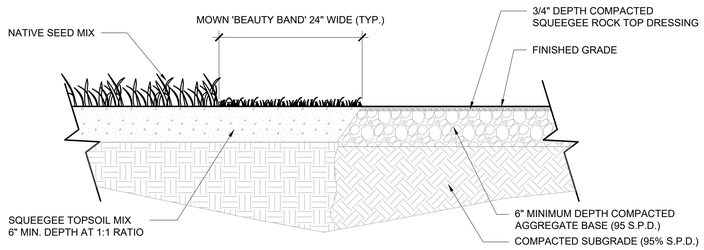
PAWNEE BUTTES SAND CHERRY (TYP.)

SILVER EDGED HOREHOUND (TYP.)

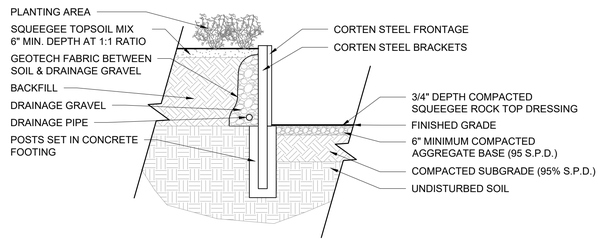
SISKIYOU BLUE FESCUE (TYP.)

CHIEFTAIN MANZANITA (TYP.)

2 PARKWAY PLANTING DETAIL (TYP.)
SCALE: NTS



3 COMPACTED AGGREGATE PATH & SEED DETAIL
SCALE: NTS



4 CORTEN STEEL RETAINING WALL DETAIL
SCALE: NTS

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
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WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
SITE DETAILS & ENLARGEMENTS

SHEET NUMBER:
L4.1

SHEET 48 OF 83

DRAWN BY: David Asher PLOT DATE: 4/19/2025 6:44 PM
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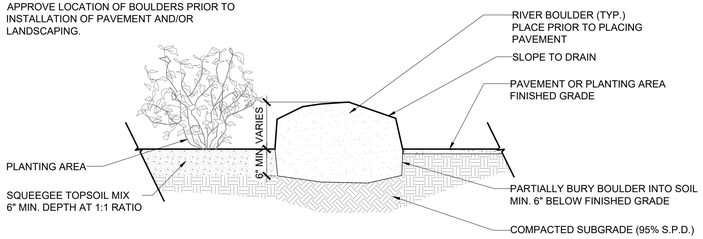
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVSION
SITE DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 49 OF 83

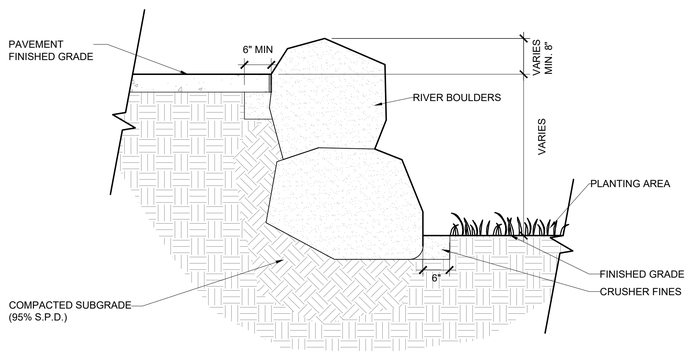
NOTES:
1. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.

2. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.



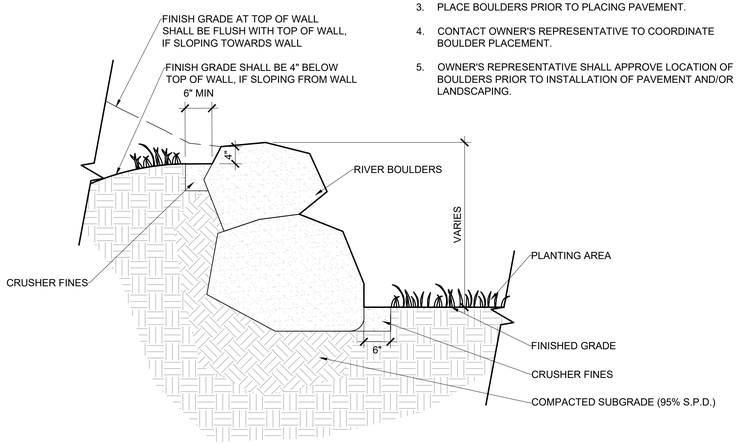
1 BOULDER INSTALLATION DETAIL
SCALE: NTS

NOTE:
1. EXPOSED JOINTS BETWEEN BOULDERS MAXIMUM 1-1/2" WIDTH.
2. JOINT BETWEEN BOULDER AND ABUTTING PAVEMENT MAXIMUM 1-1/2".
3. PLACE BOULDERS PRIOR TO PLACING PAVEMENT.
4. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.
5. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.

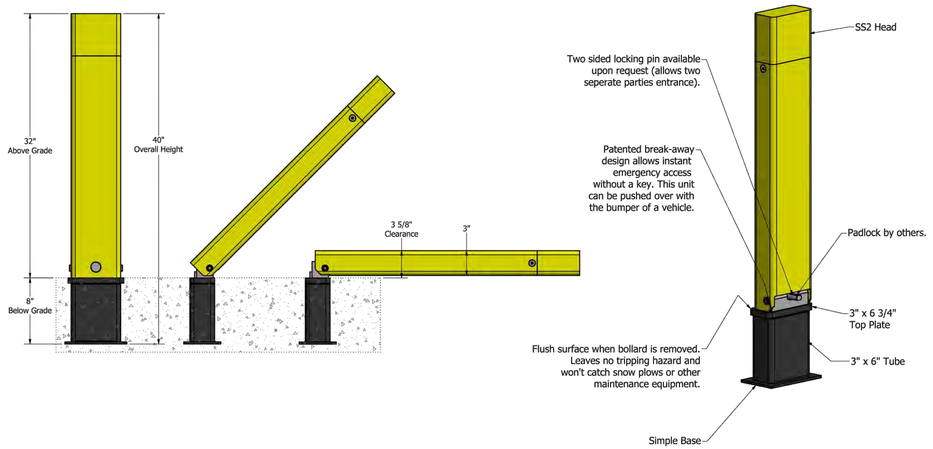


3 BOULDER WALL & PAVING DETAIL
SCALE: NTS

NOTE:
1. EXPOSED JOINTS BETWEEN BOULDERS MAXIMUM 1-1/2" WIDTH.
2. JOINT BETWEEN BOULDER AND ABUTTING PAVEMENT MAXIMUM 1-1/2".
3. PLACE BOULDERS PRIOR TO PLACING PAVEMENT.
4. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.
5. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.



2 BOULDER WALL & PLANTING DETAIL
SCALE: NTS



4 KNOCKDOWN BOLLARD DETAIL
SCALE: NTS

MAXIFORCE COLLAPSIBLE BOLLARD
STANDARD BODY, PADLOCK OPERATED, STANDARD STYLE 2 HEAD, SIMPLE BASE
INSTALL PER MANUFACTURER & SPECIFICATIONS

MCSP-SS2-S
ROMAN BRONZE MATTE 39/60060
CONTACT:
PHONE: +1(410) 552-9888
EMAIL: SALES@MAXIFORCEBOLLARDS.COM

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WELD COUNTY

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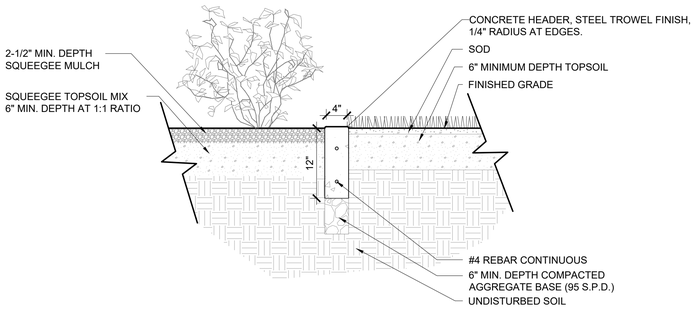
SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.2

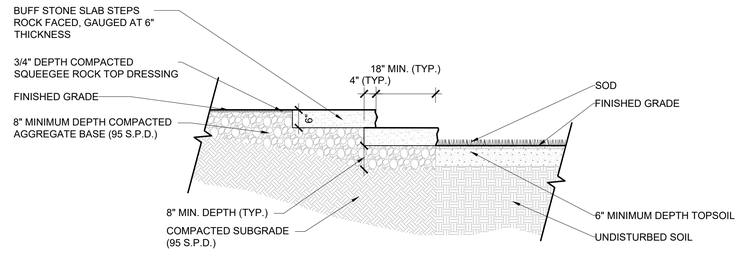
SHEET **49** OF **83**

DRAWN BY: Dand Asher PLOT DATE: 4/18/2025 6:49 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Asher\CAD\PDF\SHEETS\L4\2 Domestic\L4.2 SITE DETAILS.dwg



1 CONCRETE HEADER TURF & PLANTING DETAIL

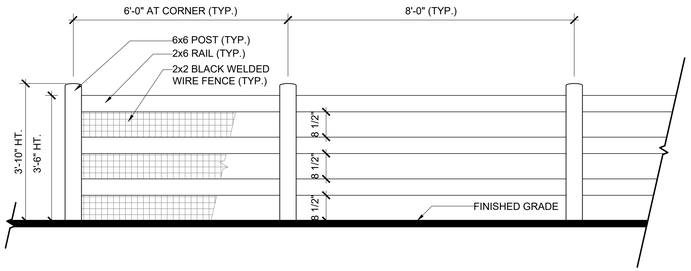
SCALE: NTS



2 STONE SLAB STEPS AT SHELTER DETAIL

SCALE: NTS

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



3 3-RAIL FENCE DETAIL

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.3

SHEET 50 OF 83

DRAWN BY: JoshMcCon
PLOT DATE: 4/19/2025 9:34 AM
FILE LOCATION: Y:\Shared Projects\298 Asher Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\PDS\PDS\L4.3 SITE DETAILS.dwg

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

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

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

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ARCHITECTS
+ENGINEERS

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RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
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SHEET TITLE:
SITE FURNISHINGS

SHEET NUMBER:
L4.4

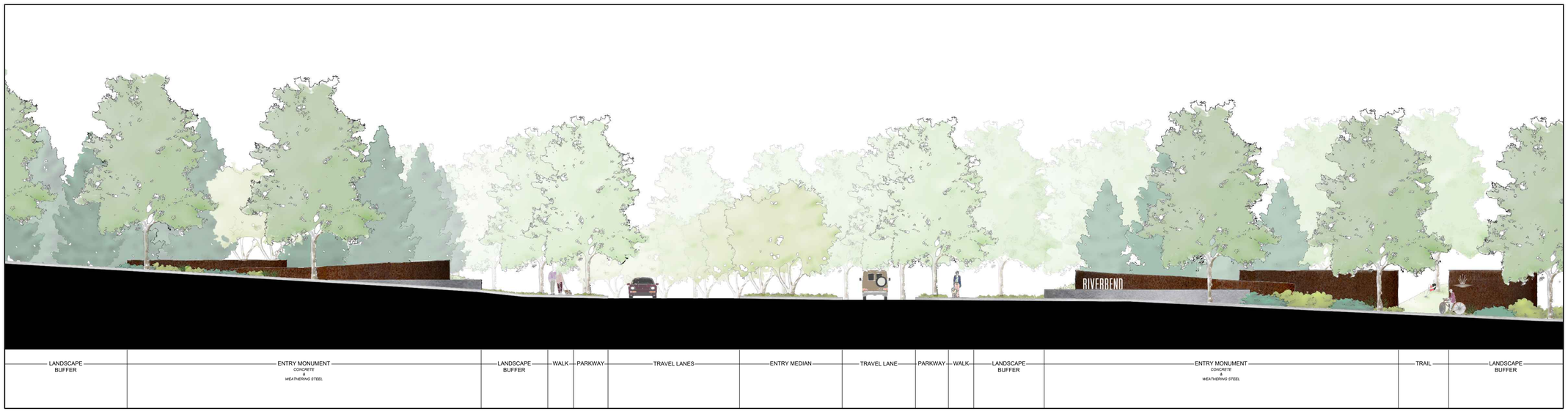
SHEET 51 OF 83

811

DRAWN BY: David Asher
PLOT DATE: 4/14/2025 8:39 AM
FILE LOCATION: Y:\Shared Projects\298 Asher Capital Partners\298-2101JT Riverbend Estates\Asher\CAD\SP\SHEET FILES\Civil\sheets L4.5 SITE FURNISHINGS.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

RIVERBEND ESTATES SUBDIVISION
ENTRY ELEVATION DETAIL
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 52 OF 83



1 ENTRY ELEVATION DETAIL
SCALE: NTS

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RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
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DATE: 12.18.2024
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SHEET TITLE:
ENTRY ELEVATION DETAIL

SHEET NUMBER:
L4.5

SHEET 52 OF 83

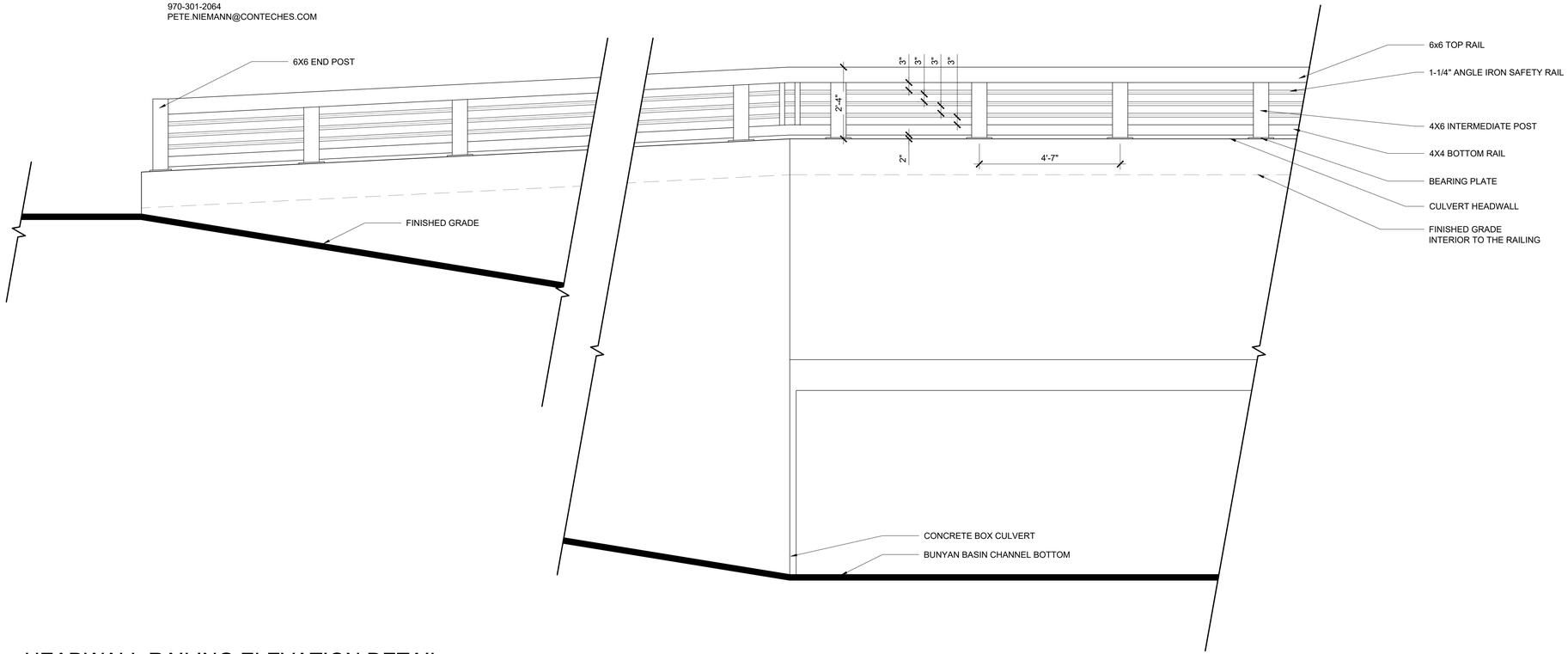
DRAWN BY: JoshMcCon
PLOT DATE: 4/19/2025 8:39 AM
FILE LOCATION: Y:\Shared Projects\298 Asher Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\PDSHEETS 24x36\ENTRY ELEVATION_DETAIL.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

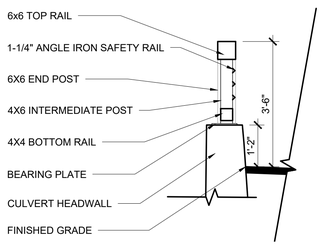
RIVERBEND ESTATES SUBDIVISION
HEADWALL RAILING DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 53 OF 83

NOTES:
1. ALL POSTS & RAILS TO BE CONSTRUCTED FROM WEATHERING STEEL.
2. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
3. MANUFACTURER TO PROVIDE SHOP DRAWINGS.

CONTACT:
CONTECH ENGINEERED SOLUTIONS
PETE NIEMANN - MARKET MANAGER-MOUNTAIN REGION
970-301-2064
PETE.NIEMANN@CONTECHES.COM



1 HEADWALL RAILING ELEVATION DETAIL
SCALE: NTS



2 HEADWALL RAILING SECTION DETAIL
SCALE: NTS

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.18.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
HEADWALL RAILING DETAILS

SHEET NUMBER:
L4.6

SHEET 53 OF 83

DRAWN BY: JonWeCom PLOT DATE: 4/3/2025 8:39 AM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\FDP\DWG\FIG 2\L4.6 HEADWALL RAILING DETAILS.dwg

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 and soil 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 RECESSSED 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.

A maximum of one (1) accessory structure per residential lot is allowed. Accessory structures are limited to side and rear yards and shall be set back a minimum of five (5) feet from the front building facade, excluding porches.
SETBACKS FROM PROPERTY LINES:
SIDE YARDS - 5'
REAR YARD - 5'

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".

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."

www.tfgdesign.com

FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
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WEST, LLC ARCHITECTURE/PLANNING
GREEN BUILDING COUNCIL MEMBER
ENERGY STAR PARTNER

OWNER:

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lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD
PRELIMINARY DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2024.12.19
PHASE: PUD

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SHEET TITLE:
ARCHITECTURAL DESIGN STANDARDS

SHEET NUMBER:
A5.1

SHEET 54 OF 83

EXTERIOR MATERIAL PATTERNS & COLOR TONES

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LANDSCAPE ARCHITECTURE
PLANNING

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ARCHITECTURE WEST, LLC
ARCHITECTURE/PLANNING

ENERGY STAR PARTNER

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RIVERBEND ESTATES PUD

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:

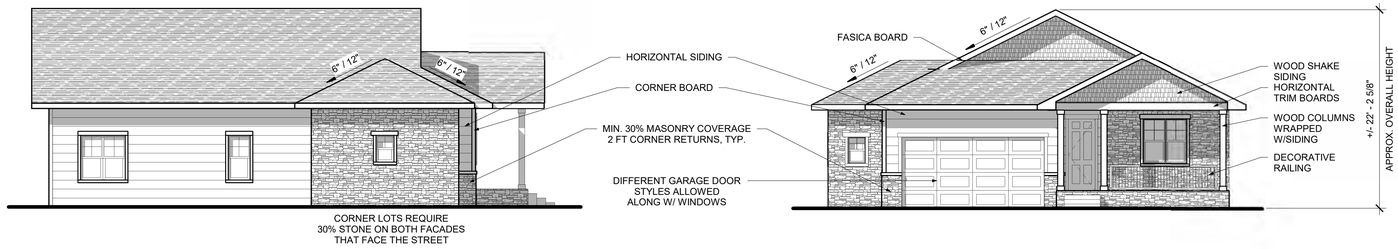
PRELIM ARCHITECTURAL ELEVATIONS

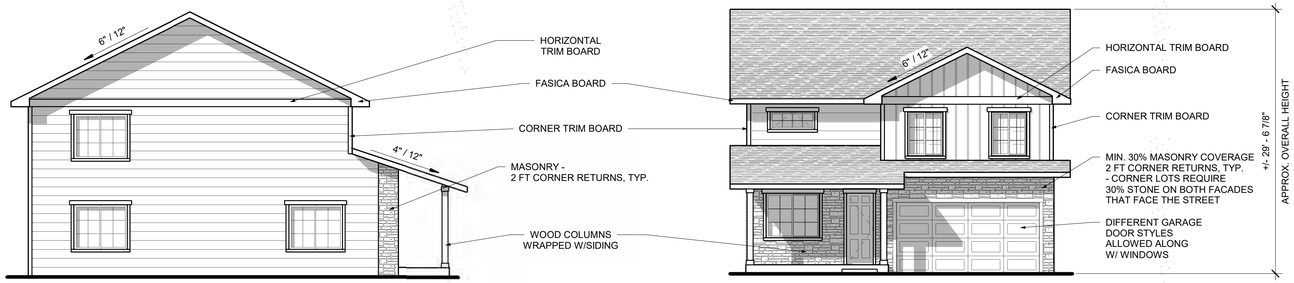
SHEET NUMBER:

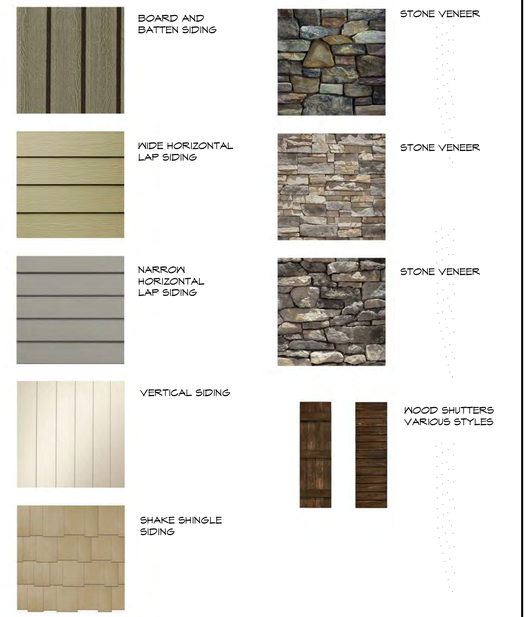
A5.2

SHEET 55 OF 83

EXTERIOR MATERIALS

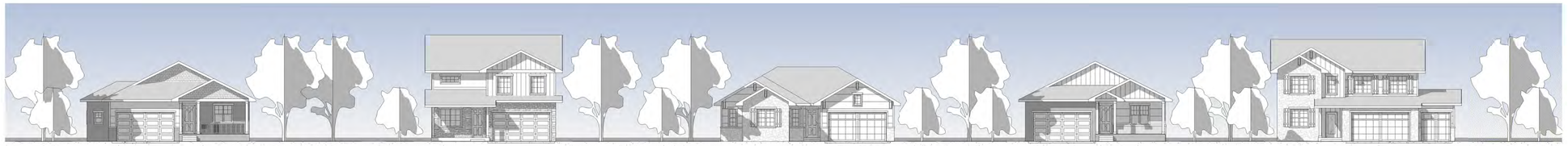






EXTERIOR MATERIAL OPTIONS

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



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PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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DATE: 2024.12.19
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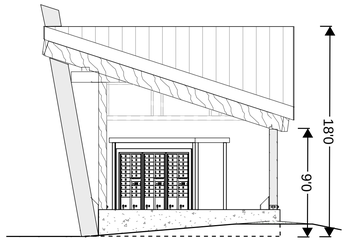
SHEET TITLE:
PRELIM ARCHITECTURAL ELEVATIONS

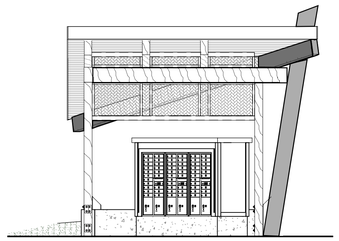
SHEET NUMBER:

A5.3

SHEET 56 OF 83



SIDE ELEVATION



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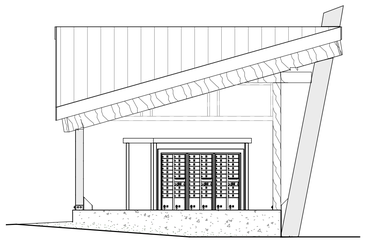
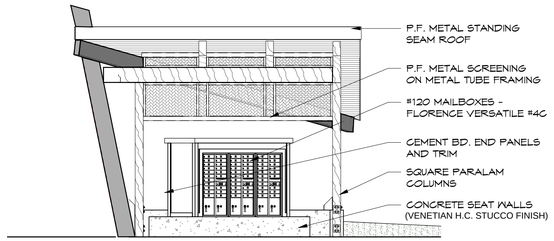


REAR ELEVATION



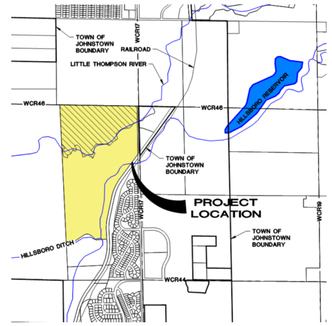
FRONT ELEVATION

View 2

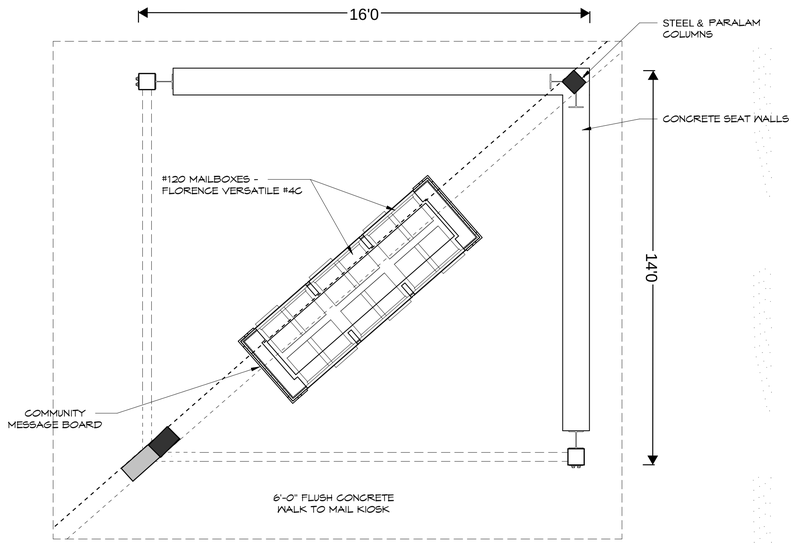
View 1

EXTERIOR COLOR SCHEME - MAIL KIOSK

- Kiosk Solid Panel Siding - Light Gray
  Kiosk Trim - Charcoal
- Wood Beams/ Paralam Columns - Tan/Dark Brown
- Concrete Pad/ Conrete Seat Walls - Light Gray/ Concrete (Venetian HC. Stucco Finish)
- Standing Seam Metal Roof/ Fascia Board/ Metal Structural Columns - Iron Ore/ Charcoal
- Decorative perforated metal panel - Iron Ore/ Charcoal



VICINITY MAP



PLAN VIEW

www.tfgdesign.com

FRONTERRA

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ENERGY STAR PARTNER

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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:	2024.12.19
PHASE:	PUD

REVISIONS:

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SHEET TITLE:

MAIL KIOSK

SHEET NUMBER:

A5.4

SHEET 57 OF 83

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 58 OF 83

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
15A 15B 15C 15D 15E 15F Q T H TT TQ F	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
T	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
LST RST SST	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
M L O	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
A G R	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
B Y A	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
LB	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" 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
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" 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

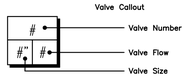
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
2.5	HUNTER I-20-06-SS 2.5 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	2.5	35'
5.0	HUNTER I-20-06-SS 5.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	5	42'
8.0	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. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	8	44'
08	HUNTER I-40-06-SS 08 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	9.2	46'
10	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	11.3	50'
13	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	12.3	51'
15	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	15.7	55'
23	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	21.3	62'
25	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.	60	23.9	66'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	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
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-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.
	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.
	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.
	MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
C	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
D	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
F	CREATIVE SENSOR TECHNOLOGY FSI-T 1", 1.5", OR 2" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM. 1.5" SIZE FLOW RANGE 1.8-108 GPM. 2" SIZE FLOW RANGE 2.8-170 GPM.
	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.
	IRRIGATION LATERAL LINE: PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	IRRIGATION LATERAL LINE: 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
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 X-INCH UNLESS OTHERWISE NOTED
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 EXISTING MAINLINE TO REMAIN
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout



PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER / NOT OBTAINED) OF XX PSI, AT A MAXIMUM PEAK FLOW OF XX GPM AT THE X-INCH POINT-OF-CONNECTION (POC), AND XX GPM AT THE X-INCH 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.
   1.1. IRRIGATION TAP, METER, SERVICE LINES, AND BACKFLOW SHALL ALL BE THE SAME SIZE, AS STATED ABOVE.
   1.2. TAP IS SIZED TO ACCOMMODATE AN 8 HOUR/DAY, 6 DAYS/WEEK WATERING WINDOW. THE ENHANCED NATIVE SEED MIX ASSUMES AN AVERAGE WEEKLY USAGE OF 0.75-INCHES PER WEEK, WHILE THE BLUEGRASS ASSUMES AN AVERAGE OF 1.25-INCHES PER WEEK.
   1.3. IRRIGATION IS CONNECTED DOWNSTREAM OF THE 1.5-INCH DOMESTIC METER AS INDICATED. IRRIGATION IS DESIGNED TO UTILIZE ONLY 18 GPM.
   1.4. PRESSURE AVAILABLE AT THE TAP IS XX PSI. PRESSURE REQUIRED AT THE TAP IS XX PSI. ADDITIONAL XX PSI BOOST IS REQUIRED.
   1.5. IRRIGATION DESIGN EQUIPMENT LIST WAS PROVIDED BY CONTRACTOR AND DESIGN WAS COMPLETED PER CONTRACTOR REQUIREMENTS, PER DESIGN-BUILD AGREEMENT.

2. 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.

3. CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.

4. 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.
   4.1. 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.
   4.2. 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.

5. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

6. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S 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.

7. 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.

8. 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.
   8.1. 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.

9. NON-POTABLE WATER IS BEING UTILIZED ON THIS SITE. INSTALL ALL MAINLINE PIPE WITH CHRISTY ID WARNING TAPE READING "NON-POTABLE WATER, DO NOT DRINK". INSTALL AT LEAST 6" ABOVE MAINLINE PIPE.
   9.1. SCRUBBER VALVES SHALL BE INSTALLED PER DETAILS.
   9.2. PURPLE HANDLES ON ALL VALVES SHALL BE INSTALLED PER DETAILS.
   9.3. NON-POTABLE WARNING SIGNS SHALL BE POSTED ON SITE HEAR GATHERING PLACES. INSTALL PER COLORADO HEALTH CODES.
   9.4. BACKFLOW PREVENTOR IS NOT NECESSARY.

10. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

11. 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.

12. 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.

13. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

14. 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.
   14.1. 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.

15. INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.

16. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
   16.1. TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS

17. 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.

18. VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.

19. 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.

20. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

21. HYDRANT METERS IRRIGATE ONLY NATIVE SEEDED AREAS, NO SHRUBS OR TREES SHALL BE IRRIGATED FROM THIS SYSTEM. ALL COMPONENTS MUST BE INSTALLED ABOVE GRADE PER CASTLE PINES METRO DISTRICT STANDARDS. COORDINATE WITH CRAIG MILLER AT CASTLE PINES METRO DISTRICT.

EMITTER SCHEDULE

PLANT TYPE FLOW	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DOMESTIC WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNITAND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER`S REPRESENTATIVE. 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.
2	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 OWNER`S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
3	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
4	CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND WIRES AT THE APPROXIMATE LOCATION SHOWN. MAKE NEW REMOTE CONTROL VALVE CONNECTION AND INSTALL AS INDICATED.
5	CONTRACTOR SHALL FIELD LOCATE EXISTING MAINLINE AND WIRES FROM FILING NO.1 AT THE APPROXIMATE LOCATION SHOWN. MAKE NEW MAINLINE CONNECTION, SIZED AS SHOWN, AND WIRE SPLICE (3' COIL IN 6" ROUND VALVE BOX), AND ROUTE AS INDICATED.

811

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

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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
IRRIGATION PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION LEGEND AND NOTES

SHEET NUMBER:
IR1.0

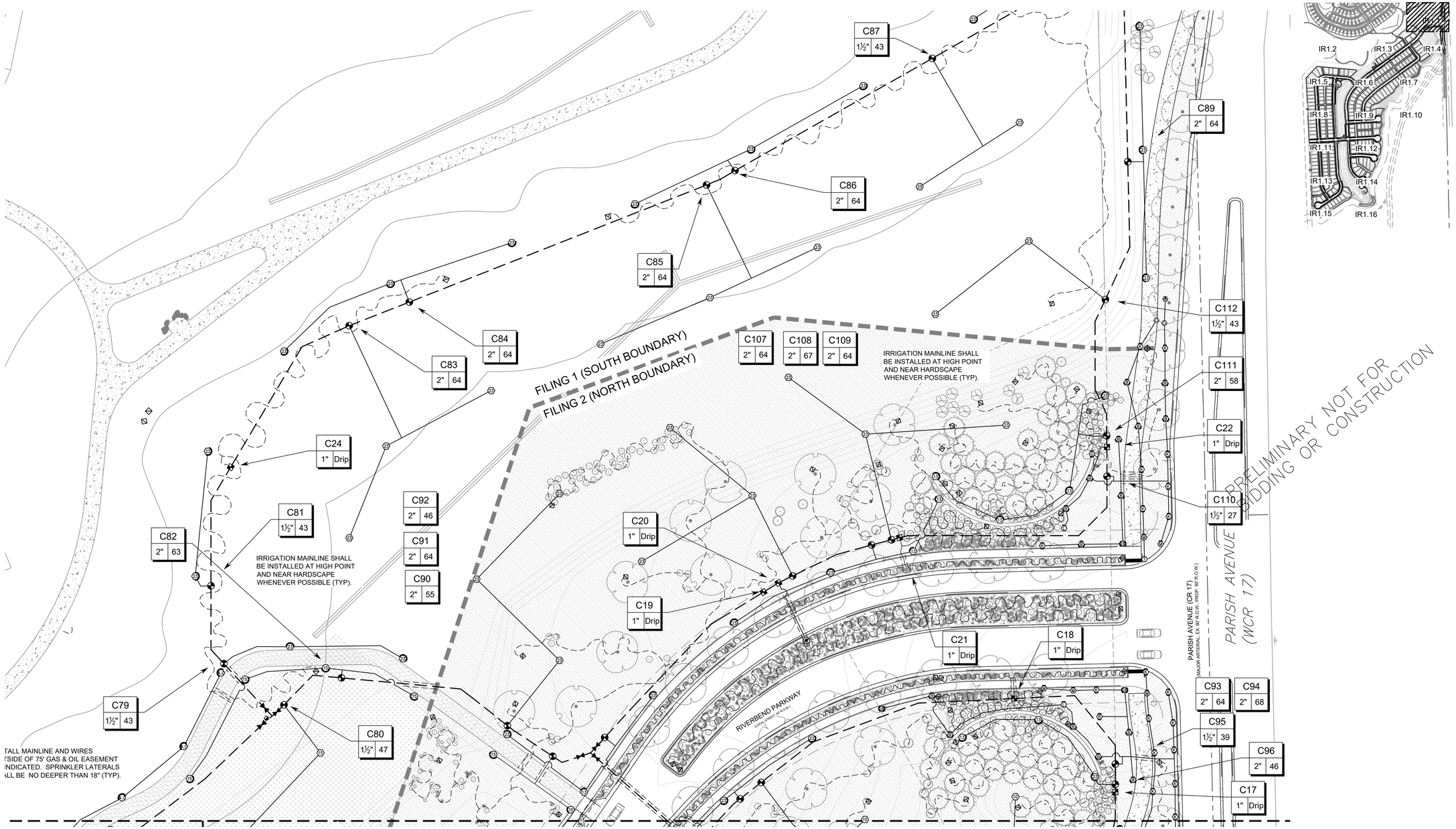
SHEET 58 OF 83

DRAWN BY: McKe
PLOT DATE: 4/18/2025 5:01 PM
FILE LOCATION: C:\Users\Mike\Documents\MPi DESIGNS\Client Files\Arborvest Cushman\Land Estates\ By Zhongji Resources-JR HVK\IR\IR2 11-03-3.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 59 OF 83



MATCHLINE - SEE SHEET IR1.4

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lmlowrey@arborcapitalpartners.com

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN

IRRIGATION PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.1

SHEET 59 OF 83

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

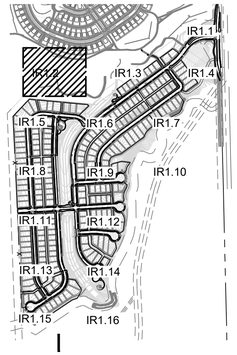
811

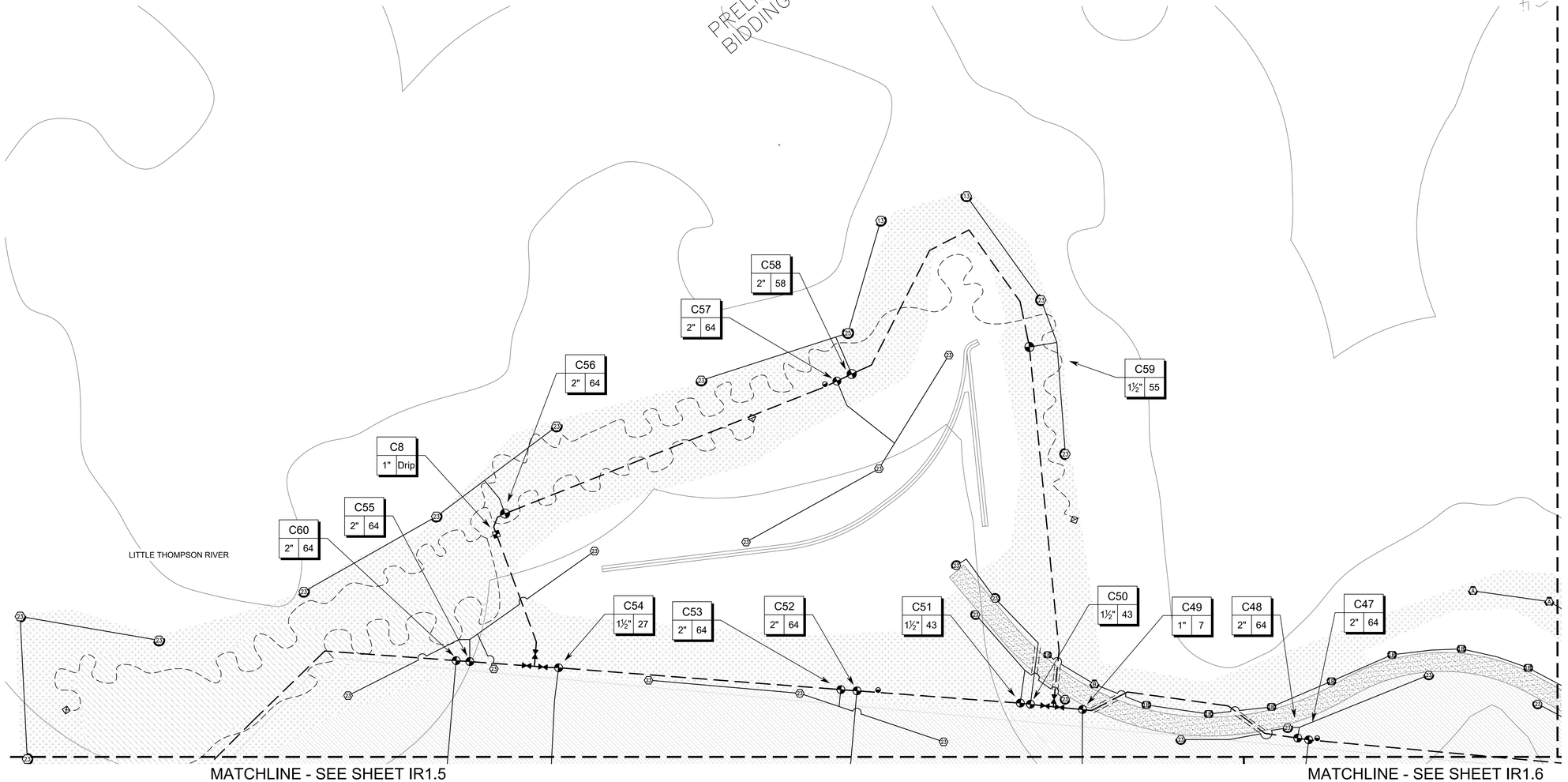
DRAWN BY: Mcw
PLOT DATE: 4/18/2025 5:52 PM
FILE LOCATION: C:\Users\Mcw\Documents\MPi DESIGNS\Client Files\Riverbend Cost\Riverbend Estates Ag Drawings Revisions\4-18-25\IR1.1 PDP.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 60 OF 83

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION





811

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

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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN

IRRIGATION PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.2

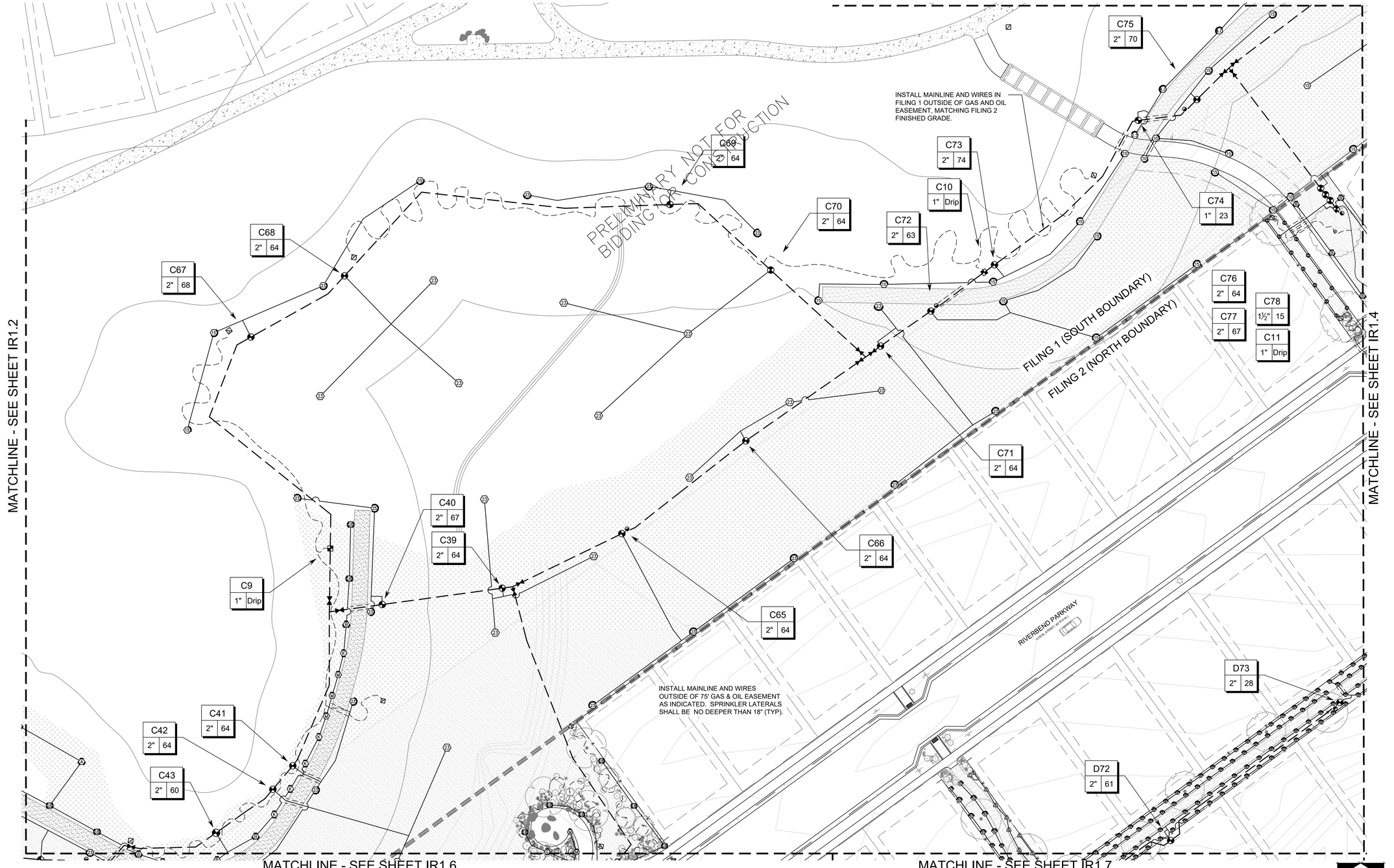
SHEET 60 OF 83

DRAWN BY: Mcfw
PLOT DATE: 4/18/2025 5:52 PM
FILE LOCATION: C:\Users\Mcfw\Documents\MPi DESIGNS\Client Files\Riverbend Estates\Working\Drawings\Riverbend IR\RIVERBEND FILING 2.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 60 OF 83



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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
IRRIGATION PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION PLAN

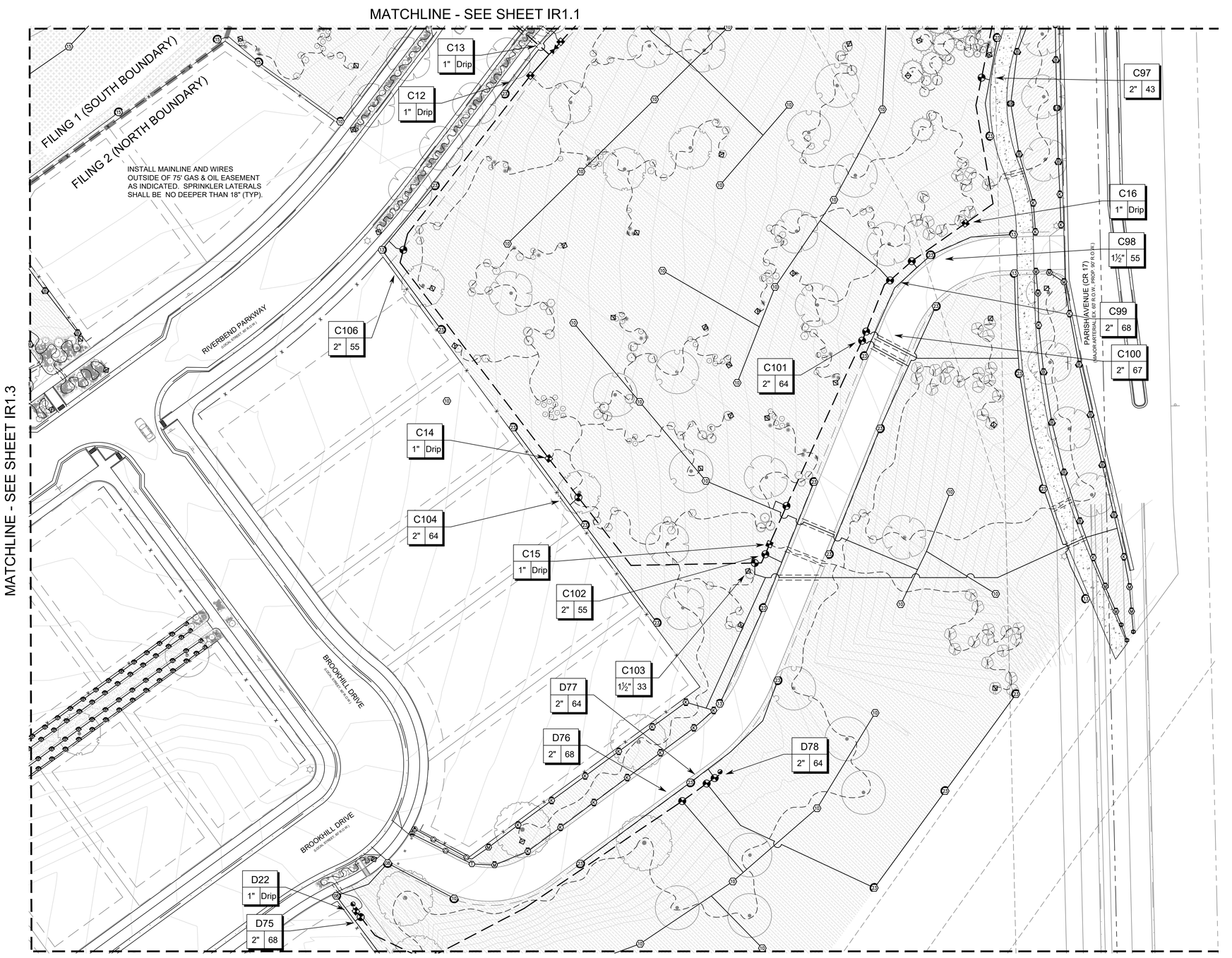
SHEET NUMBER:
IR1.3

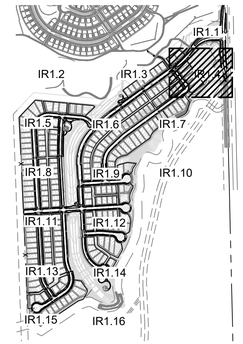
SHEET 61 OF 83

DRAWN BY: MDW
PLOT DATE: 4/30/2025 5:02 PM
FILE LOCATION: C:\Users\MarieDiscoveryMP\1DESIGNS\Client Files\Riverbend Estates\Irrig Revisions-RIVERBEND FILE 2.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 61 OF 83





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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
IRRIGATION PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.4

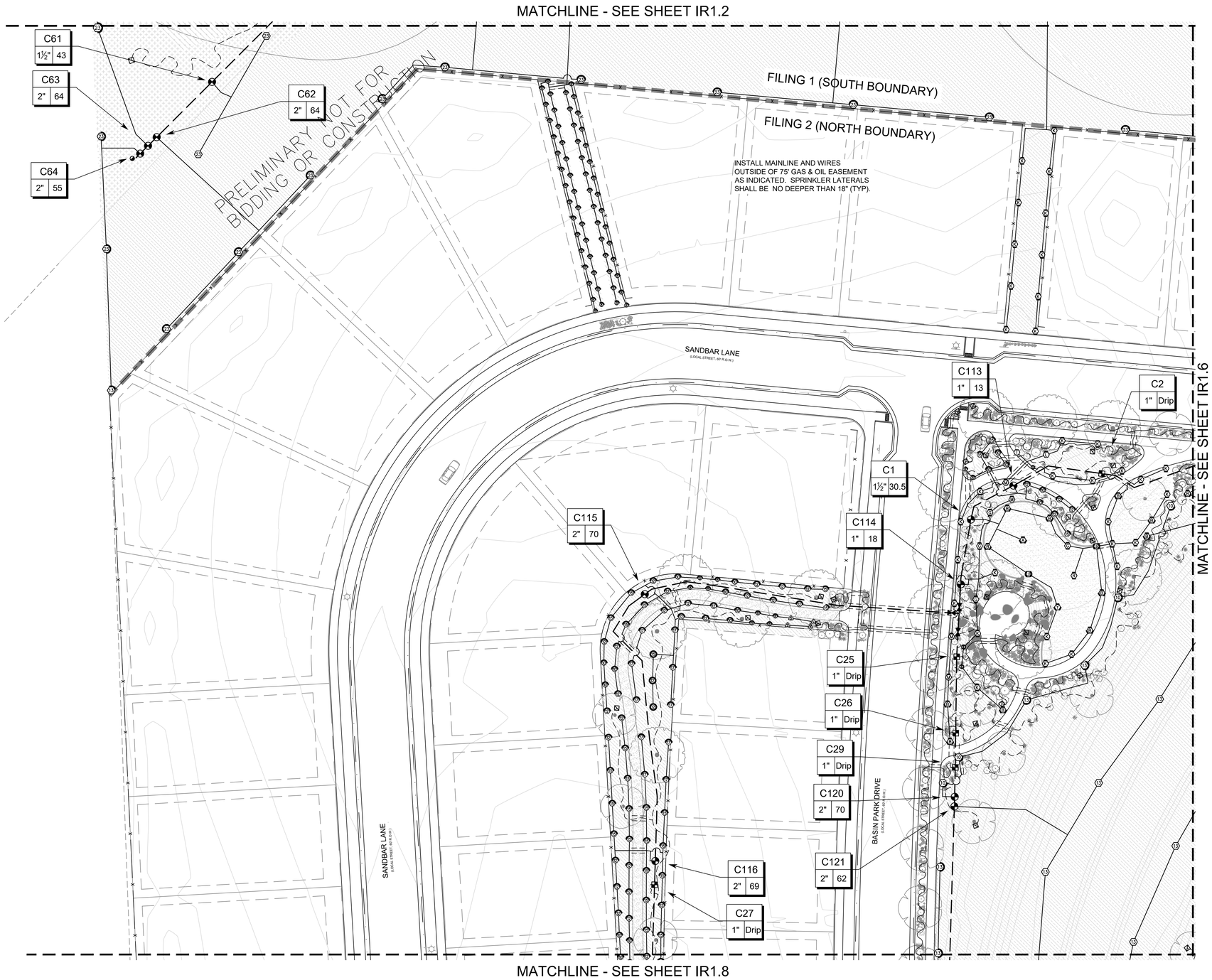
SHEET 62 OF 83

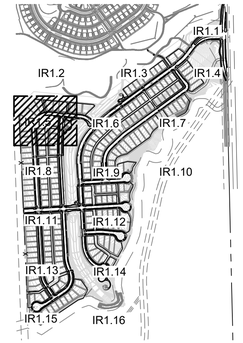
SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

DRAWN BY: Niche
PLOT DATE: 4/18/2025 5:02 PM
FILE LOCATION: C:\Users\Niche\Documents\MPI DESIGNS\Client Files\Arbor Capital\Updated Exhibits\Irrigation Plan\Riverbend Estates PUD Filing 2 IR1.4.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 62 OF 83





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

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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN

IRRIGATION PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.5

SHEET 63 OF 83

DRAWN BY: Mcw
PLOT DATE: 4/18/2025 5:53 PM
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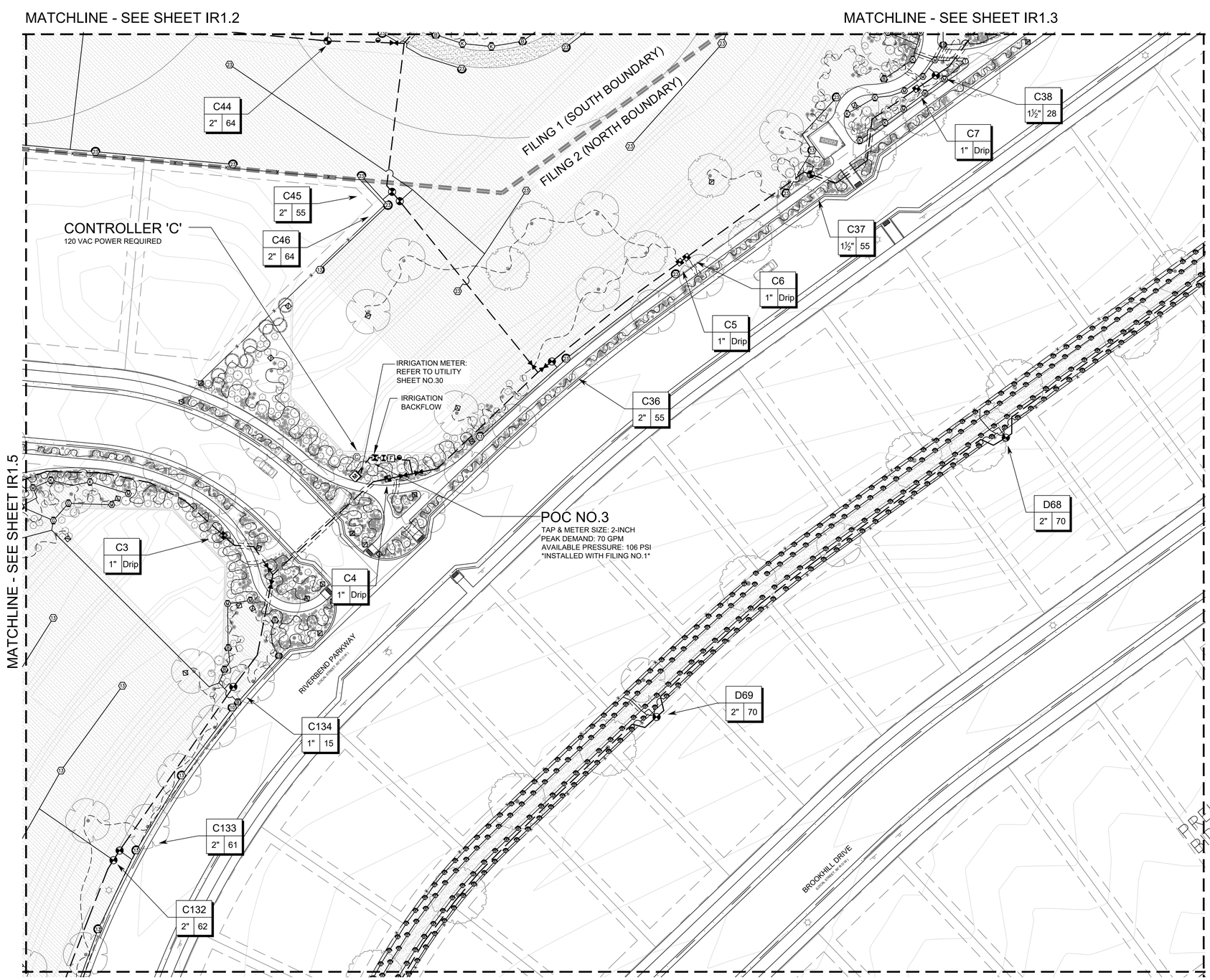
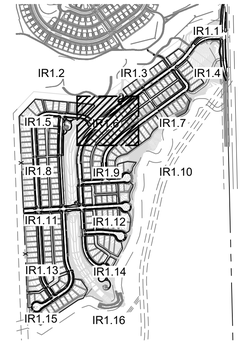
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 63 OF 83





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SCALE: 1" = 30'
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NORTH

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
IRRIGATION PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
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REVISIONS:
12/18/2024 REVISIONS
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.6

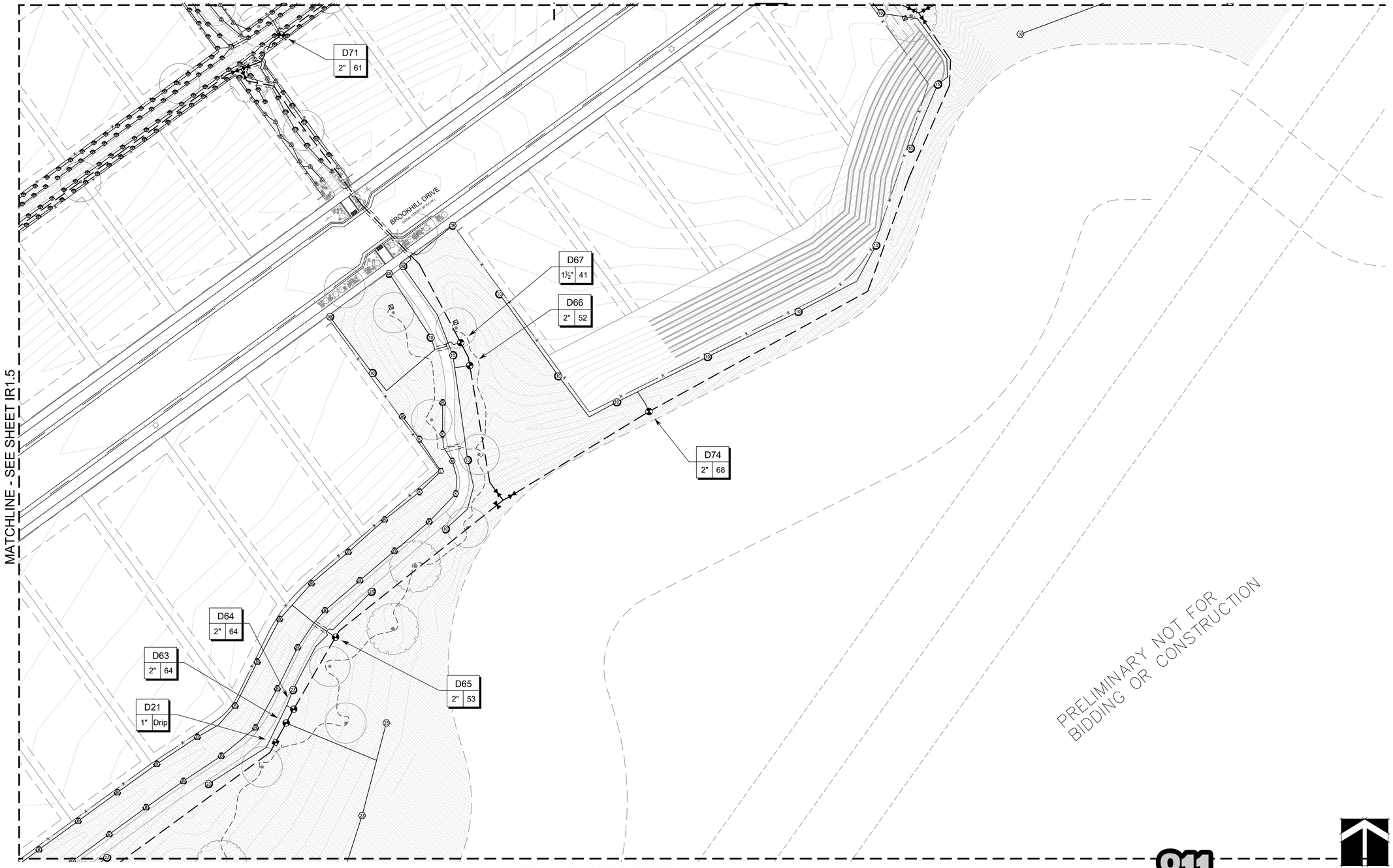
SHEET 64 OF 83

DRAWN BY: MDW
PLOT DATE: 4/30/2025 5:03 PM
FILE LOCATION: C:\Users\MarkDocuments\MPI DESIGNS\Client Files\Arborcap Cost\Riverbend Estates By Design Illustrations\R-RIVERBEND PLT-03.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 64 OF 83

MATCHLINE - SEE SHEET IR1.2



811

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

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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN

IRRIGATION PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.7

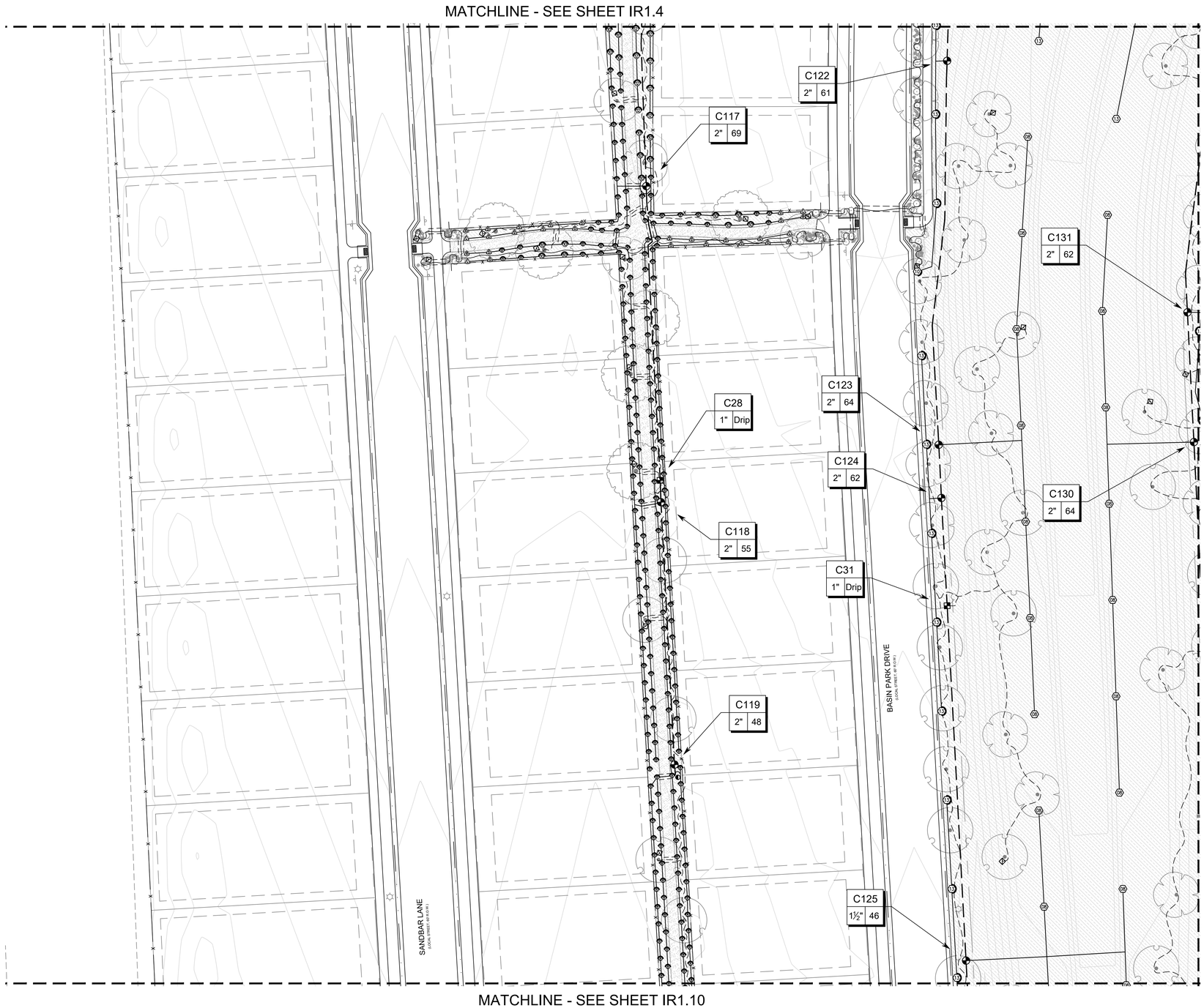
SHEET 65 OF 83

DRAWN BY: MDW
PLOT DATE: 4/3/2025 5:53 PM
FILE LOCATION: C:\Users\MarkDocuments\MY DESIGNS\Client Files\Riverbend Cost\Riverbend Estates Rp 2\Design Resources\R-RIVERBEND PUD 2.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 65 OF 83



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SCALE: 1" = 30'
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NORTH

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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN

IRRIGATION PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.8

SHEET 66 OF 83

DRAWN BY: MAH
PLOT DATE: 4/18/2025 5:53 PM
FILE LOCATION: C:\Users\Mike\Documents\GR DESIGN\Client Files\Wetmist Cert\Riverbend Estates\4g Chicago Residences-IR-RIVERBEND FILE 2.dwg

NOTE:
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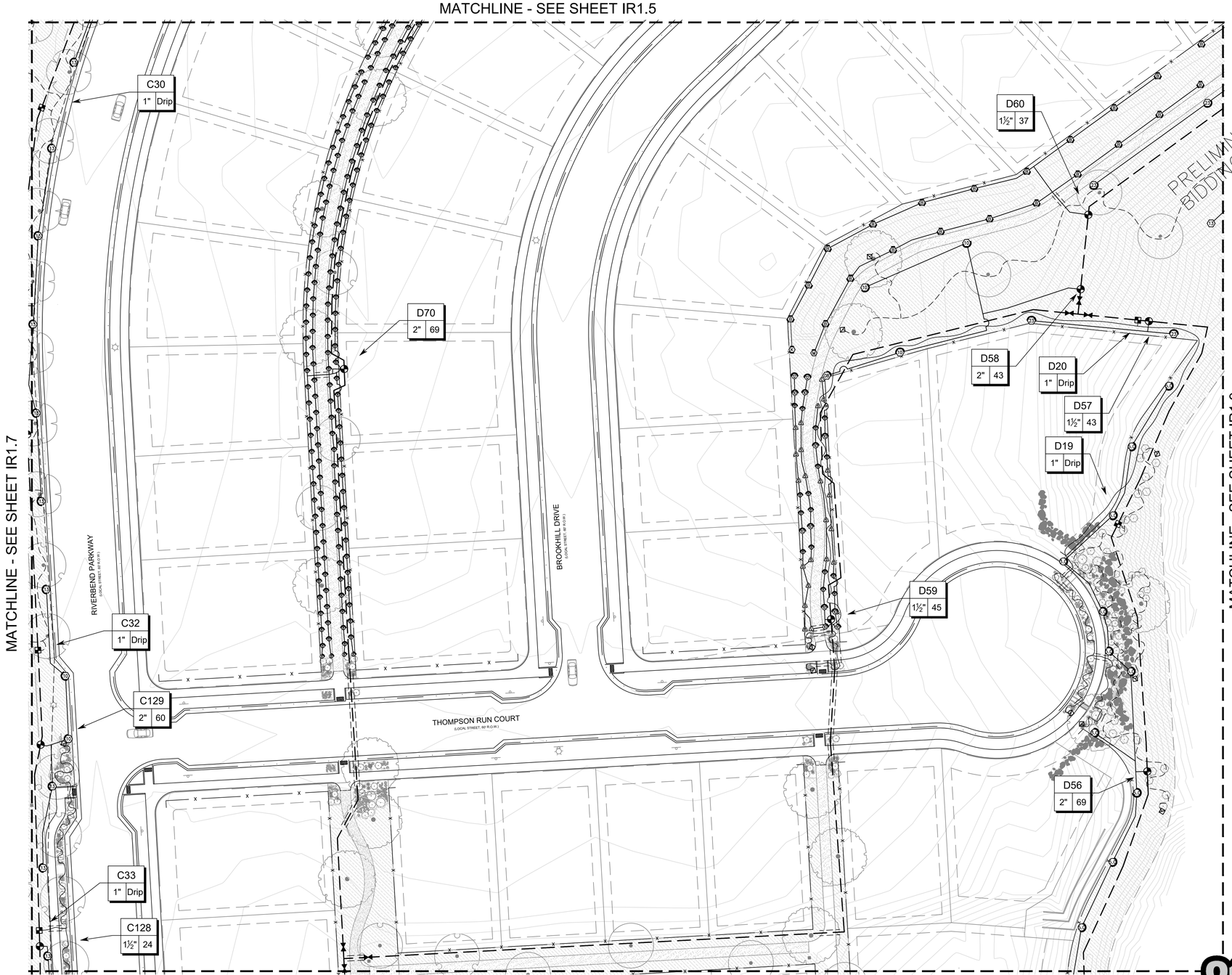
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 66 OF 83



PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION

SCALE: 1" = 30'
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NORTH

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RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN

IRRIGATION PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ----
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.9

SHEET 67 OF 83

DRAWN BY: MJHe
PLOT DATE: 4/9/2025 5:53 PM
FILE LOCATION: C:\Users\MJHe\Documents\MPi DESIGNS\Client Files\Riverbend Cust\Riverbend Estates By Design Revisions-IR-RIVERBEND FILE 2.dwg

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

PRELIMINARY DEVELOPMENT PLAN
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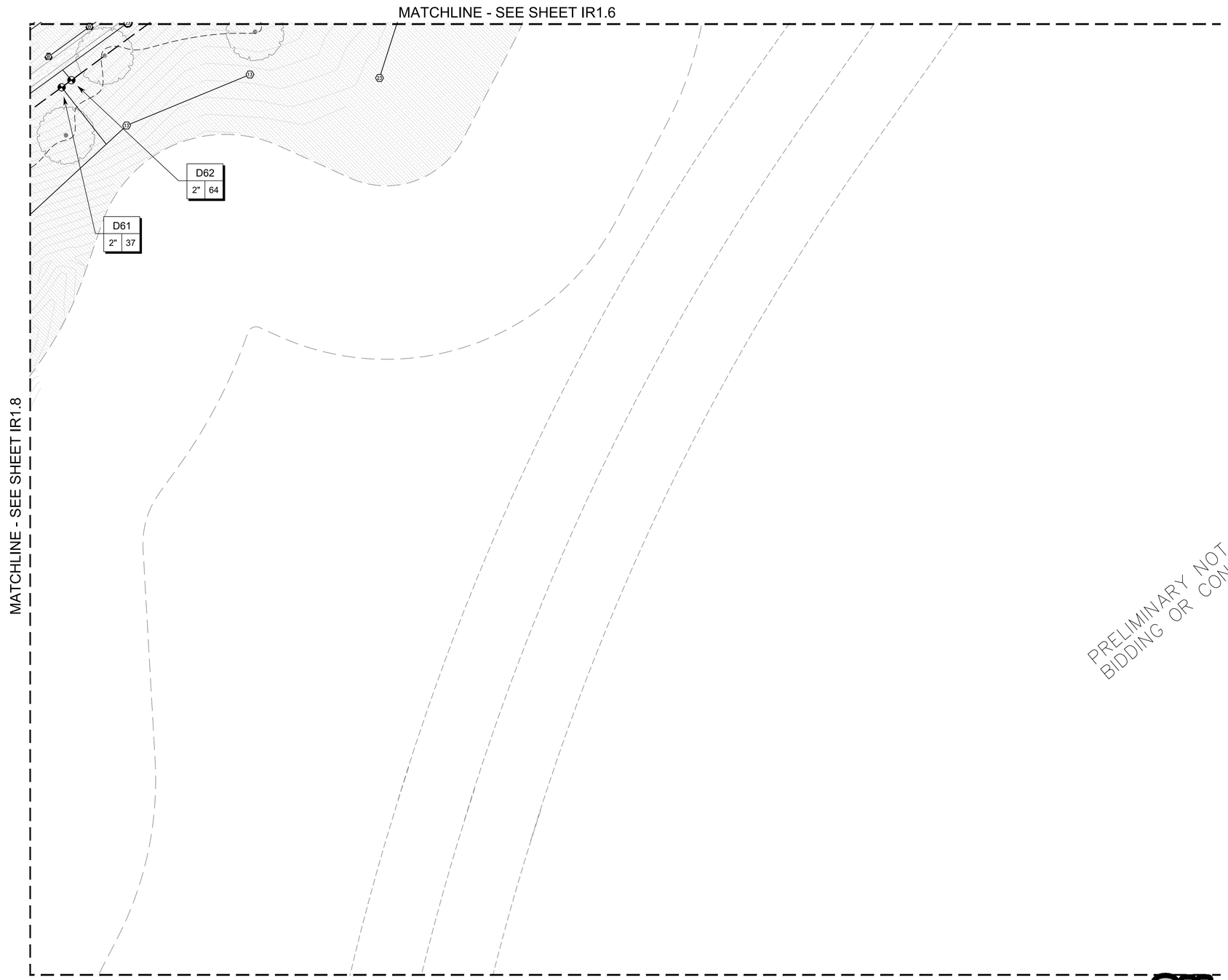
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 67 OF 83



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IRRIGATION PLAN

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JOHNSTOWN, COLORADO 80534

WELD COUNTY

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REVISIONS:
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SHEET TITLE:
IRRIGATION PLAN

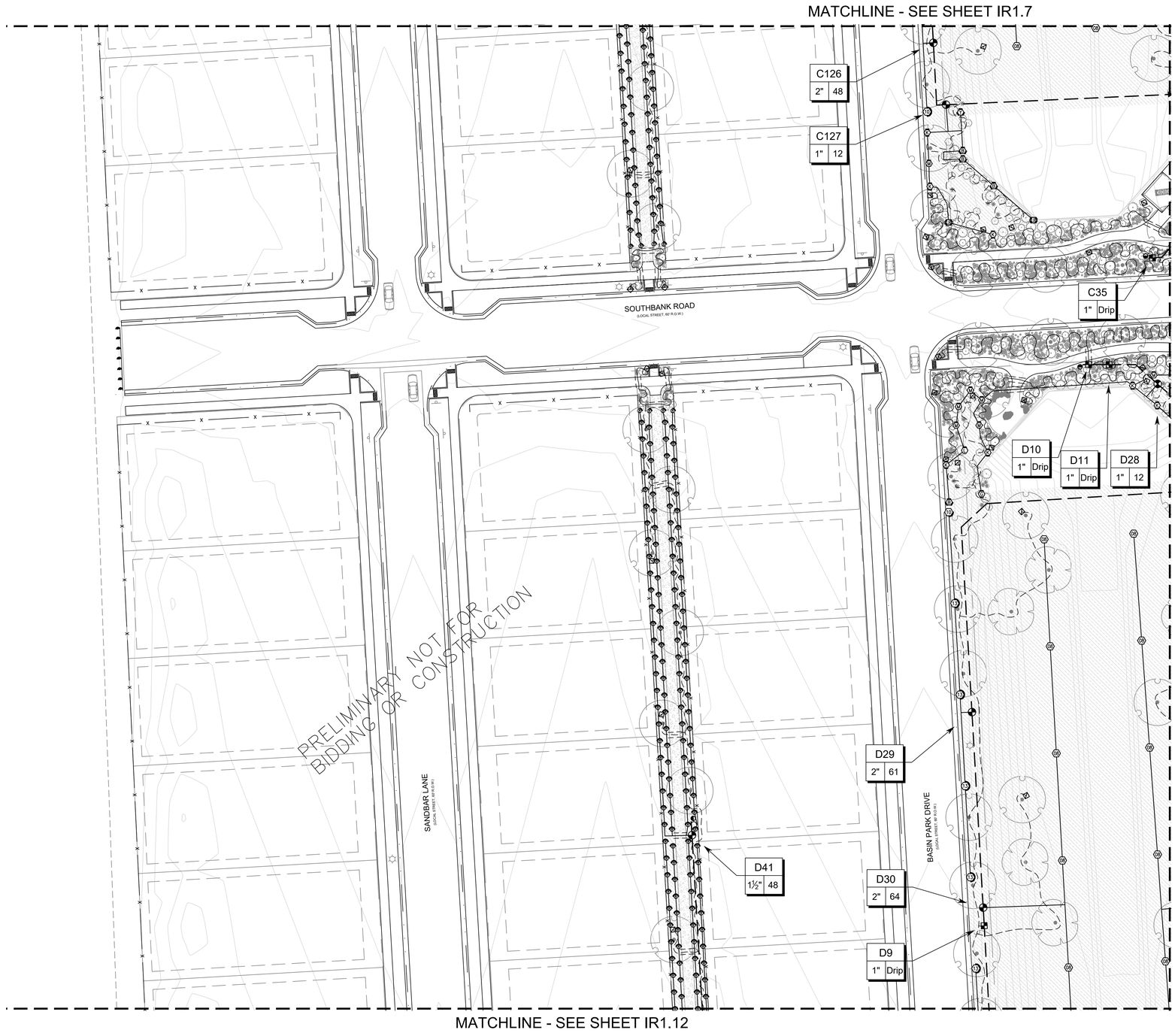
SHEET NUMBER:
IR1.10

SHEET **68** OF **83**

DRAWN BY: Mcfw
PLOT DATE: 4/18/2025 5:53 PM
FILE LOCATION: C:\Users\Mcfw\Documents\MPi DESIGNS\Client Files\Riverbend Co\Riverbend Estates Ag 2\Design Revisions\IR-IRIGATION\RIVERBEND FILE 2.dwg

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

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 68 OF 83



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

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21941 COUNTY ROAD 17
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WELD COUNTY

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REVISIONS:
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.11

SHEET 69 OF 83

DRAWN BY: Niche
PLOT DATE: 4/18/2025 5:03 PM
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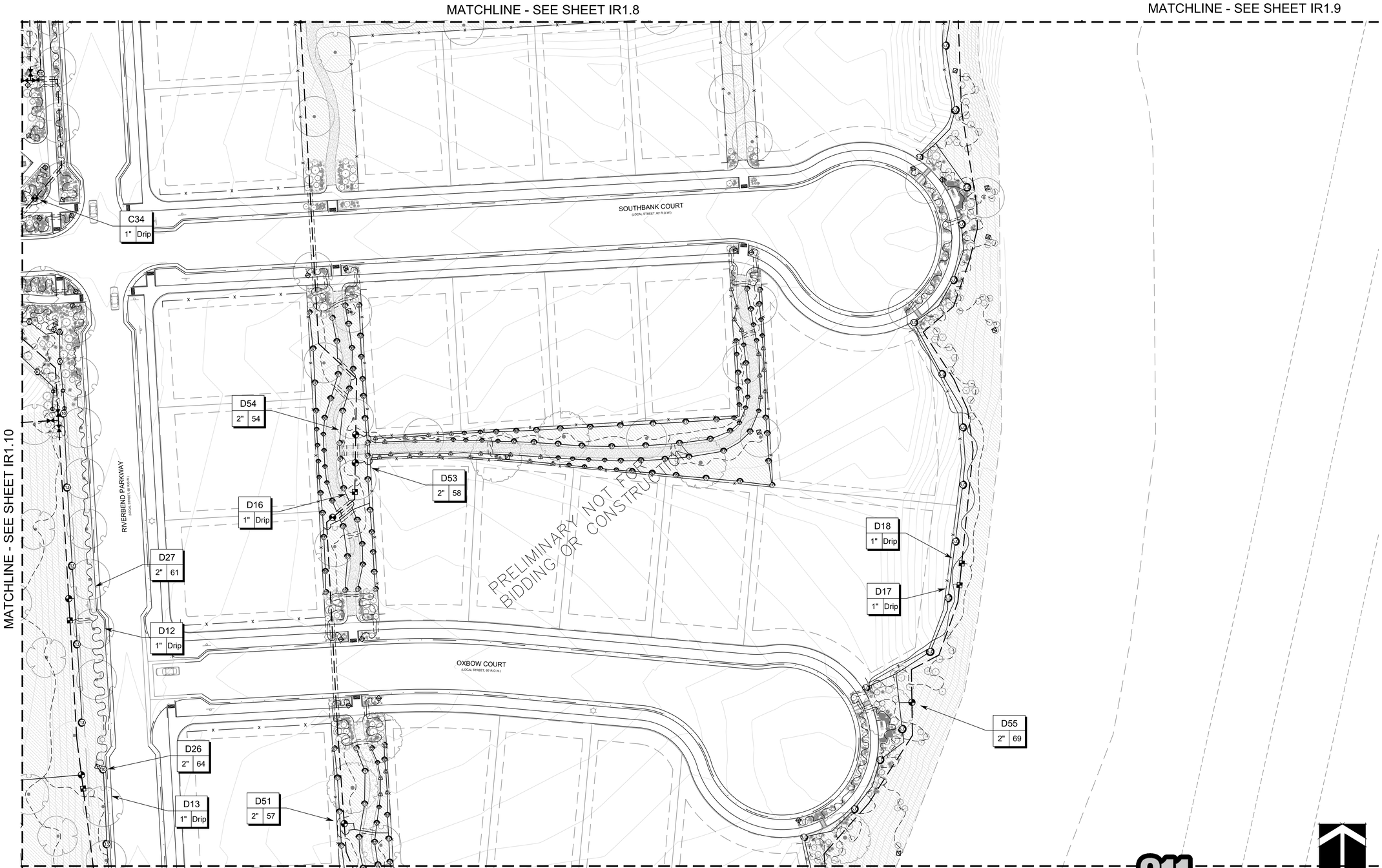
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 69 OF 83



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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

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SHEET TITLE:
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SHEET NUMBER:
IR1.12

SHEET 70 OF 83

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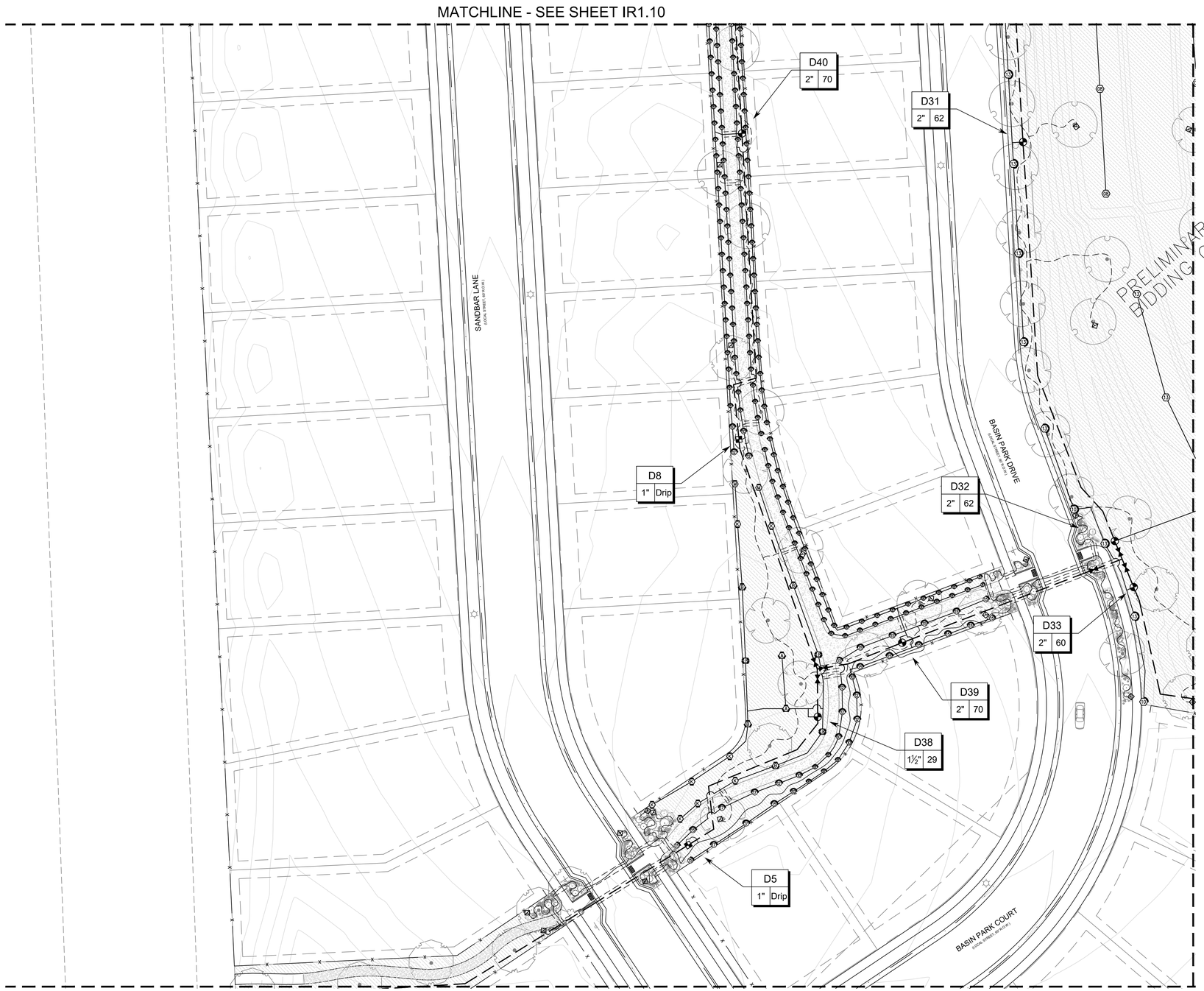
SHEET 70 OF 83



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SHEET NUMBER:
IR1.13

SHEET 71 OF 83

DRAWN BY: Mcw
PLOT DATE: 4/18/2025 5:54 PM
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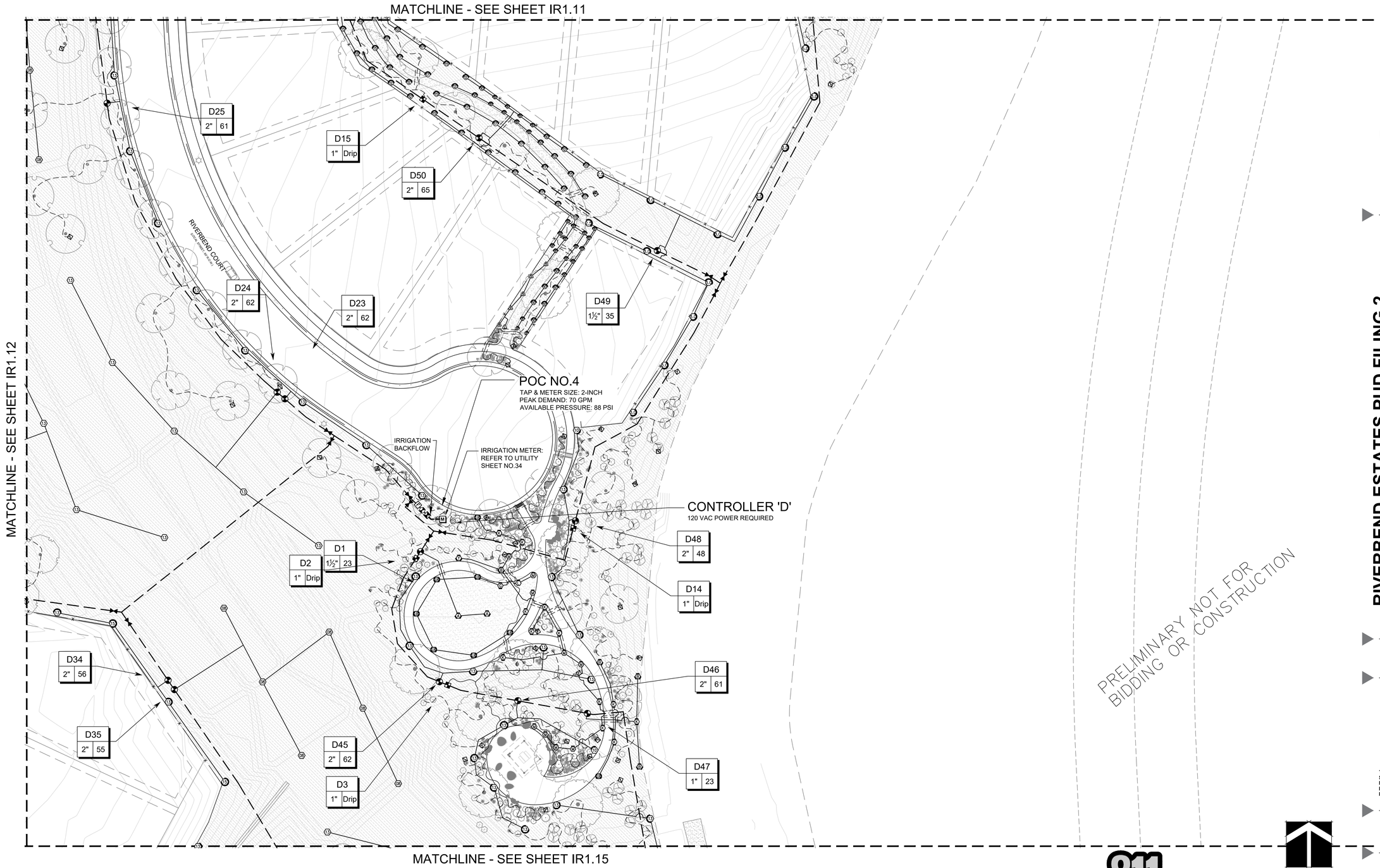
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 71 OF 83



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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.14

SHEET 72 OF 83

DRAWN BY: Niche
PLOT DATE: 4/18/2025 5:44 PM
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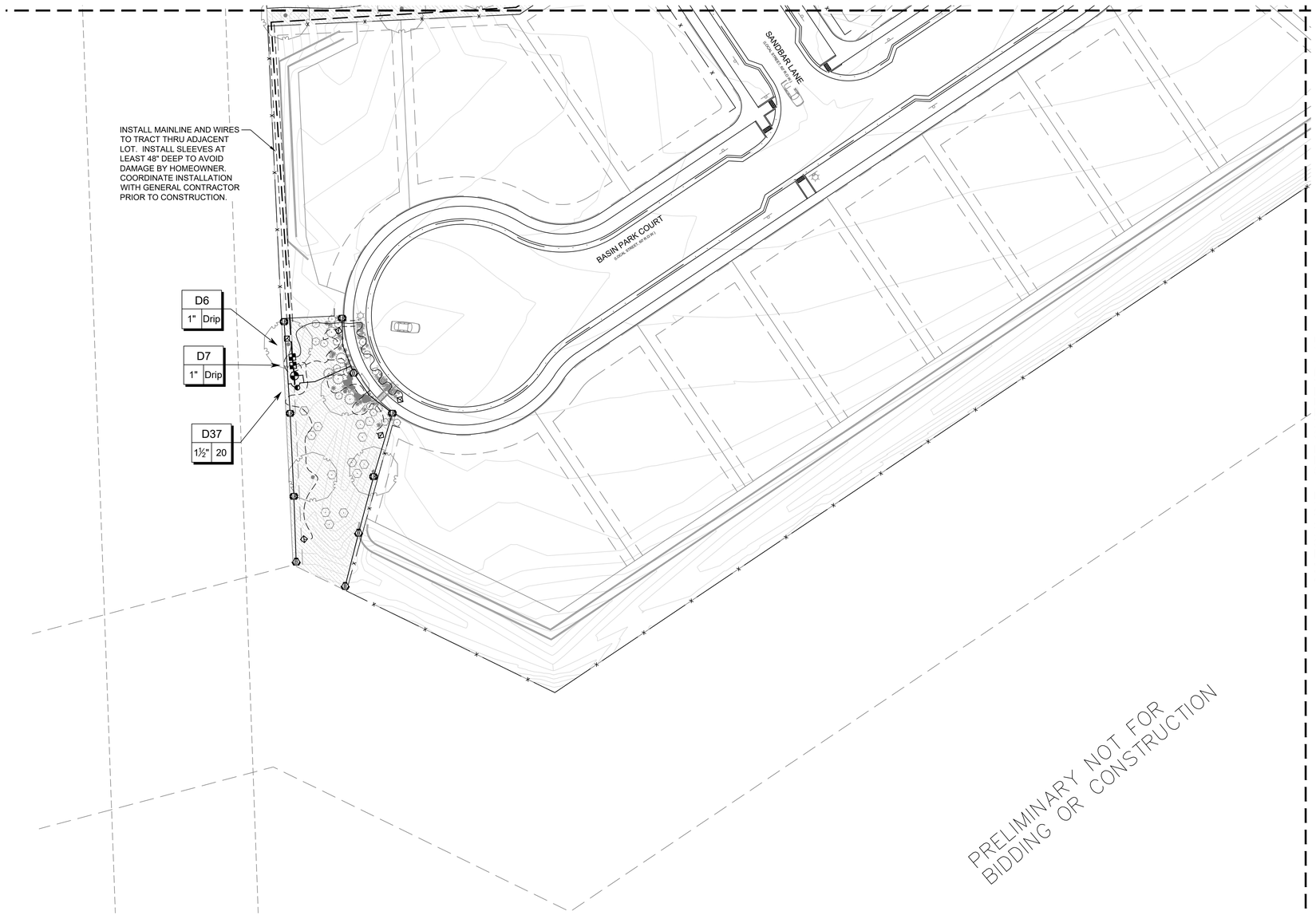
SHEET 72 OF 83

MATCHLINE - SEE SHEET IR1.12



MATCHLINE - SEE SHEET IR1.15

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SHEET NUMBER:
IR1.15

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FILE LOCATION: C:\Users\MJHw\Documents\MPI DESIGNS\Client Files\Arrowhead Cost\Riverbend Estates Rp (Design Revisions-RF-RIVERBEND FILG 2.dwg

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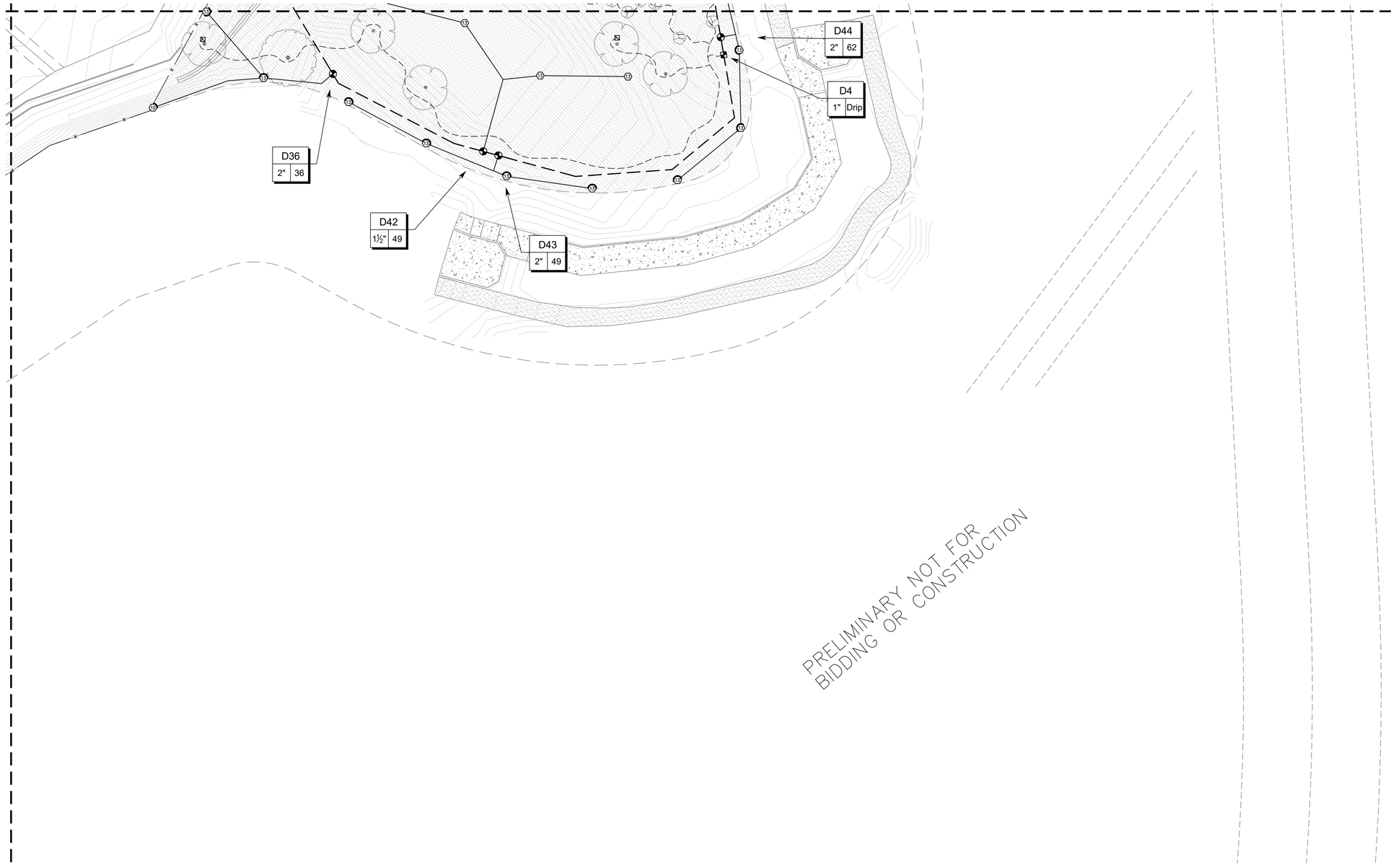
SHEET 73 OF 83

MATCHLINE - SEE SHEET IR1.13

MATCHLINE - SEE SHEET IR1.14



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SHEET 74 OF 83

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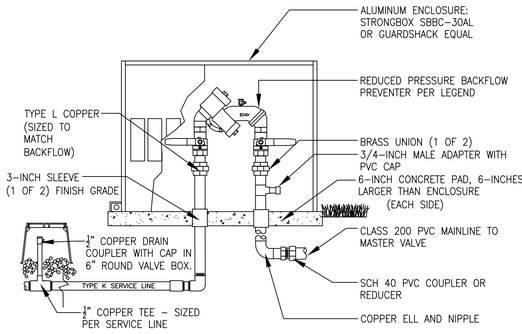
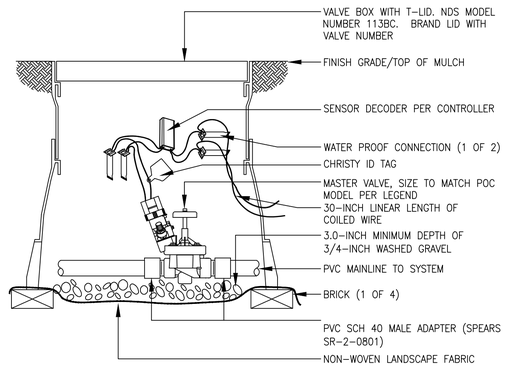
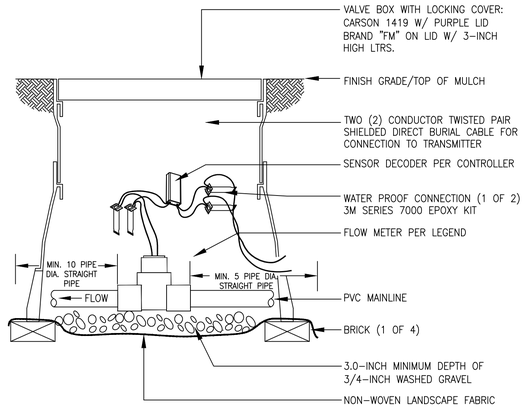


NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4.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

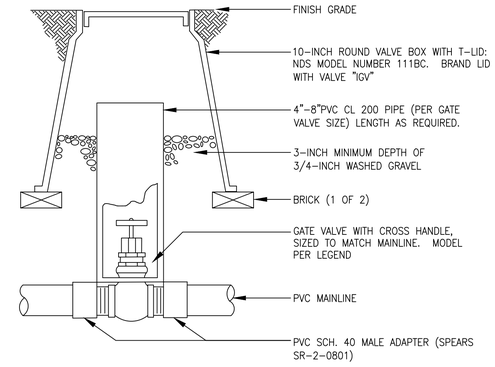
1 BACKFLOW PREVENTION UNIT



2 MASTER VALVE ASSEMBLY

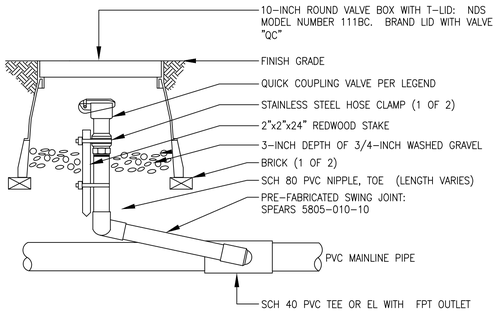


3 FLOW SENSOR ASSEMBLY

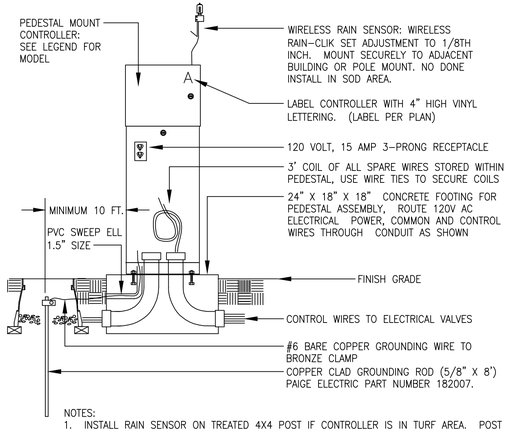


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY

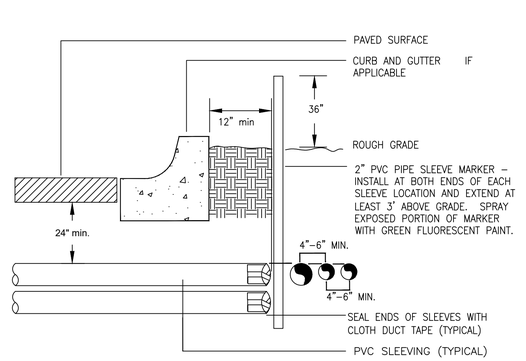


5 QUICK COUPLING VALVE ASSEMBLY



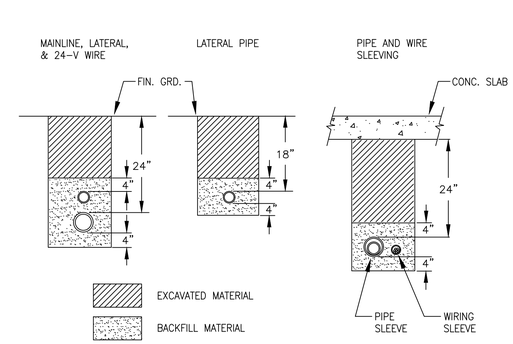
NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

6 PEDESTAL MOUNT CONTROLLER ASSEMBLY



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

7 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.

8 TYPICAL TRENCHING DETAIL

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IRRIGATION PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

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PLOT DATE: 4/18/2025 5:47 PM
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PRELIMINARY DEVELOPMENT PLAN
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PRELIMINARY DEVELOPMENT PLAN
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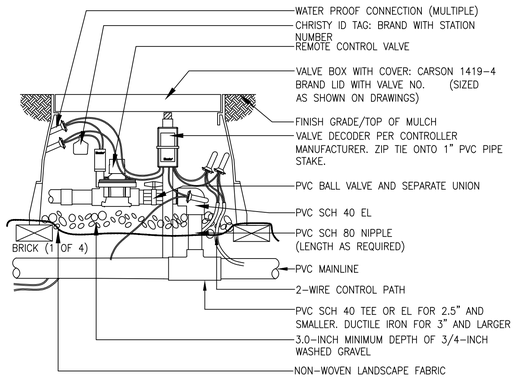
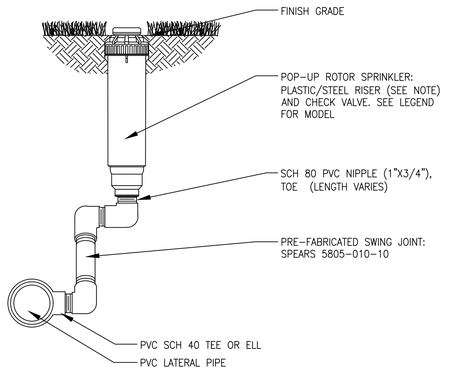
IRRIGATION PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 76 OF 83

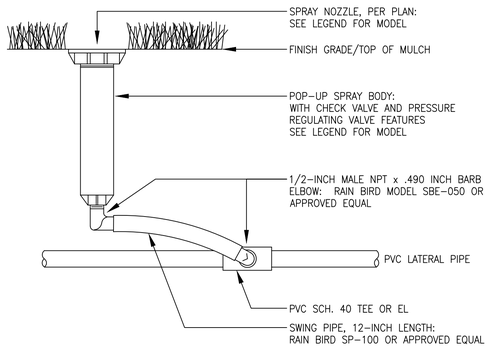


9 REMOTE CONTROL TURF VALVE ASSEMBLY



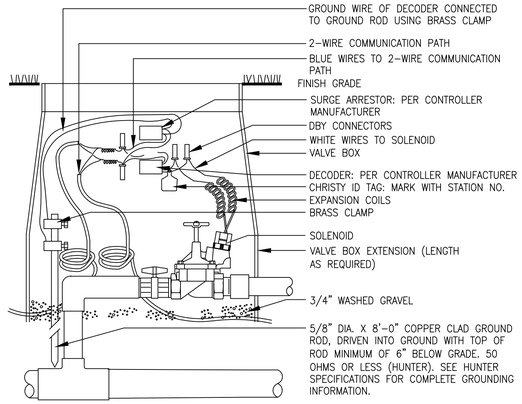
NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

10 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.

11 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY



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

12 TYPICAL GROUNDING (AT VALVE) ASSEMBLY

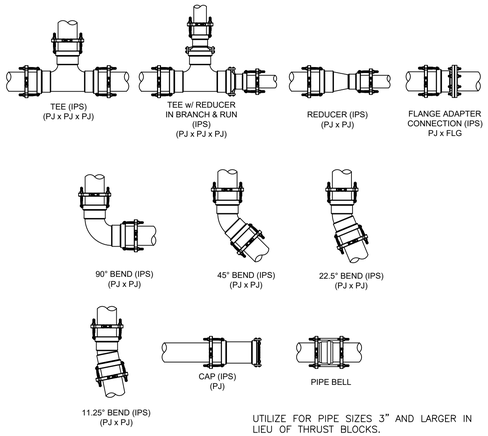
THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED SOIL (SF)

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

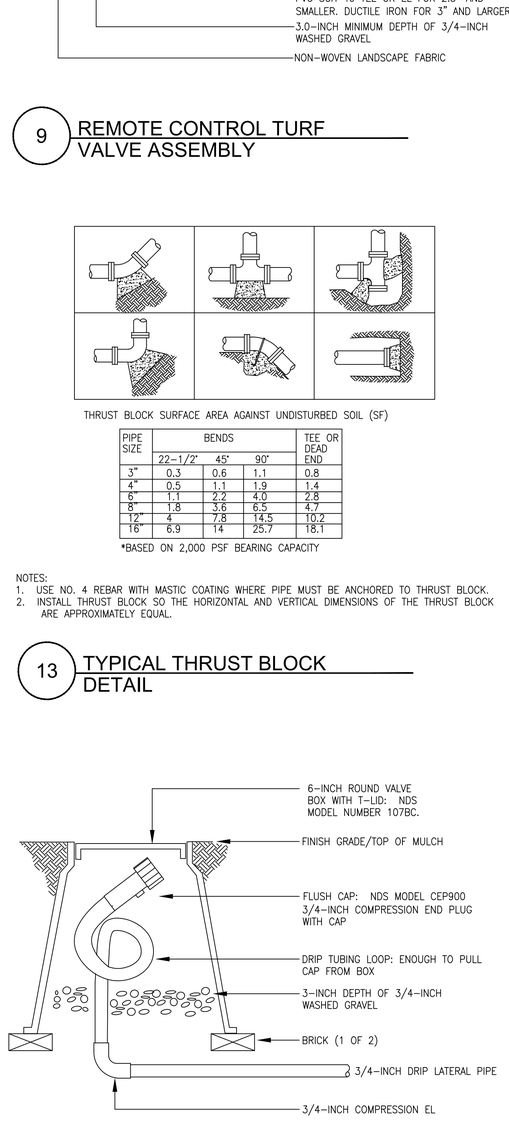
NOTES:
1. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.
2. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.

13 TYPICAL THRUST BLOCK DETAIL



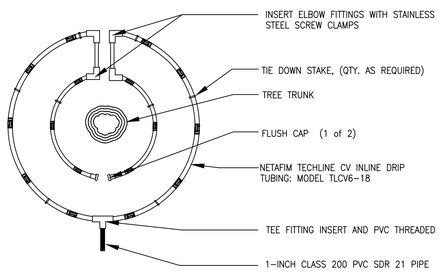
UTILIZE FOR PIPE SIZES 3" AND LARGER IN LIEU OF THRUST BLOCKS.

14 PIPE FITTING WITH JOINT RESTRAINT



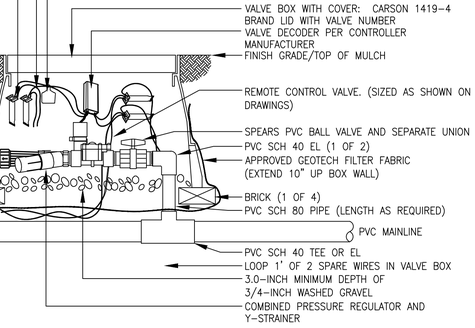
NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

17 DRIP FLUSH CAP ASSEMBLY



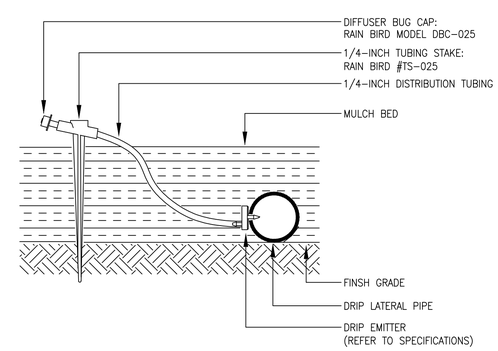
NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RUNS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT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

18 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



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.

15 REMOTE CONTROL DRIP VALVE ASSEMBLY



16 SINGLE OUTLET EMITTER ASSEMBLY

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IR2.2

SHEET 76 OF 83

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IRRIGATION SPECIFICATION SECTION 84 32 00
PART 1: GENERAL

1.1 SCOPE

Furnish all labor, materials, supplies, equipment, tools and transportation, and perform all operations in connection with and reasonably incidental to the complete installation of the irrigation system, and guarantee/warranty as shown on the drawings, the installation details, and as specified herein. Items of work specifically included are:

A. Procurement of all applicable licenses, permits, and fees.
B. Coordination of Utility Locates ("Call Before You Dig").

C. Verification of existing static pressure.

D. Connection of electrical power supply to the irrigation control system.

E. Connection to existing Mainline [or] copper tubing downstream of domestic meter or irrigation meter (refer to civil drawings for connection location).

F. Maintenance period.

G. Sleeving for irrigation pipe and wire.

1.2 WORK NOT INCLUDED

Items of work specifically excluded or covered under other sections are:

A. Payment of all development, plant investment, or any other fees and permits associated with the purchase and installation of the tap.

B. Excavation, installation, and backfill of tap into municipal water line.

C. Excavation, installation, and backfill of water meter and vault.

D. Provision of electrical power supply to the irrigation control system.

1.3 SUBMITTALS

A. Deliver four (4) copies of all required submittals to the Owners' Representative within 15 days from the date of Notice to Proceed.

B. Materials List: Include pipe, fittings, mainline components, water emission components, control system components. Quantities of materials need not be included.

C. Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on the materials list.

D. Shop Drawings: Submit shop drawings for all details which will differ in the field from the typical detail provided. Show products required for proper installation, their relative locations, and critical dimensions. Note modifications to the installation detail. Shop drawings shall be submitted prior to construction.

E. Project Record Drawings: Submit project record (as-built) drawings to Owner prior to commencement of maintenance period (refer to specification section 3.10 for specific requirements).

1.4 RULES AND REGULATIONS

A. Work and materials shall be in accordance with the latest edition of the *National Electric Code*, the *Uniform Plumbing Code* as published by the *Western Plumbing Officials Association*, and applicable laws and regulations of the governing authorities; including local Municipality and Water District details, standards, and specifications.

B. Backflow Prevention Device and water meter shall be installed per local code, tested, and approved by local Water Department or District.

1. Local Municipality water details and specifications shall be utilized where applicable.

C. When the contract documents call for materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.

D. If quantities are provided either in these specifications or on the drawings, these quantities are provided for information only. It is the Contractor's responsibility to determine the actual quantities of all material, equipment, and supplies required by the project and to complete an independent estimate of quantities and wastage.

1.5 TESTING

A. Notify the Owners' Representative three days in advance of testing.

B. Pipelines jointed with rubber gaskets or threaded connections may be subjected to a pressure test at any time after partial completion of backfill. Pipelines jointed with solvent-welded PVC joints shall be allowed to cure at least 24 hours before testing.

C. Subsections of mainline pipe may be tested independently, subject to the review of the Owners' Representative.

D. Furnish clean, clear water, pumps, labor, fittings, and equipment necessary to conduct tests or retests.

E. Hydrostatic Pressure Test:

1. Subject mainline pipe to a hydrostatic pressure equal to the anticipated operating pressure of 150 PSI for two hours. Test with mainline components installed. A 2 PSI pressure variation is allowed.

2. Subject lateral pipe to a hydrostatic pressure equal to the anticipated operating pressure of 50 PSI. Test with risers for sprinklers capped.

3. Backfill to prevent pipe from moving under pressure. Expose couplings and fittings.

4. Leakage will be detected by visual inspection. Replace defective pipe, fitting, joint, valve, or appurtenance. Repeat the test until the pipe passes test.

a. Cement or caulking to seal leaks is prohibited.

F. Operational Test:

1. Activate each remote control valve in sequence from controller. The Owners' Representative will visually observe operation, water application patterns, and leakage.

2. Replace defective remote control valve, solenoid, wiring, or appurtenance to correct operational deficiencies.

3. Replace, adjust, or move water emission devices to correct operational or coverage deficiencies.

4. Replace defective pipe, fitting, joint, valve, sprinkler, or appurtenance to correct leakage problems. Cement or caulking to seal leaks is prohibited.

5. Repeat test(s) until each lateral passes all tests.

6. Final payment will be made after successful completion of the final System Acceptance Test.

1.6 CONSTRUCTION REVIEW

The purpose of on-site reviews by the Owners' Representative is to periodically observe the work in progress and the Contractor's interpretation of the construction documents and to address questions with regards to the installation.

A. Scheduled reviews such as those for irrigation system layout or testing should be scheduled with the Owners' Representative as required by these specifications.

B. Impromptu reviews may occur at any time during the project.

C. Final review will occur at the completion of the irrigation system installation and Record (As-Built) Drawing submittal.

1.7 GUARANTEE/ WARRANTY AND REPLACEMENT

The purpose of this guarantee/warranty is to insure that the Owner receives irrigation materials of prime quality, installed and maintained in a thorough and careful manner.

A. For a period of one year from commencement of the formal maintenance period, guarantee/warranty irrigation materials, equipment, and workmanship against defects. Fill and repair depressions. Restore landscape or structural features damaged by the settlement of irrigation trenches or excavations. Repair damage to the premises caused by a defective item. Make repairs within five (5) days of notification from the Owners' Representative.

B. Contract documents govern replacements identically as with new work. Make replacements at no additional cost to the contract price.

C. Guarantee/warranty applies to originally installed materials and equipment and replacements made during the guarantee/warranty period.

PART 2: MATERIALS

2.1 QUALITY

Use materials which are new and without flaws or defects of any type, and which are the best of their class and kind.

2.2 SUBSTITUTIONS

Pipe sizes referenced in the construction documents are minimum sizes, and may be increased at the option of the Contractor.

2.3 SLEEVING

A. Install separate sleeve beneath paved areas to route each run of irrigation pipe or wiring bundle.

B. Sleeving material beneath pedestrian pavements shall be PVC Class 200 pipe with solvent welded joints.

C. Sleeving beneath drives and streets shall be PVC Class 200 pipe with solvent welded joints.

D. Sleeving diameter: as indicated on the drawings and installation details or equal to twice that of the pipe or wiring bundle.

2.4 PIPE AND FITTINGS

A. Mainline Pipe and Fittings:

1. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 National Sanitation Foundation (NSF) approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end.

2. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters which are not manufactured in Class 200.

b. Use solvent weld pipe for mainline pipe with a nominal diameter less than 3-inches or where a pipe connection occurs in a sleeve. Use Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standards D2466 and D1784. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2855 & D2564. Follow pimer/cement manufacturer instructions for proper installation.

B. Lateral Pipe and Fittings:

1. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 *National Sanitation Foundation (NSF)* approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end suitable for solvent welding.

2. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters which are not manufactured in Class 200.

Use UV radiation resistant Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standards D2466 and D1784 for PVC pipe.

3. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2855 & D2564, of a type approved by the pipe manufacturer.

4. For drip irrigation laterals around trees in native, use UV radiation resistant polyethylene pipe manufactured from Prime Union Carbide G-resin 7510 Natural 7 manufactured by Union Carbide or a Union Carbide Licensee with a minimum of 2% carbon black, and minimum nominal pipe ID dimension of 0.810" for 3/4 inch pipe. or 0.613" for ½-inch pipe.

Use PVC /compression line fittings compatible with the drip lateral pipe. Use tubing stakes to hold above-ground pipe in place.

C. Specialized Pipe and Fittings:

1. Copper pipe: Use Type "K" rigid conforming to ASTM Standard B88.

Use wrought copper or cast bronze fittings, soldered or threaded per the installation details. Use a 95% tin and 5% antimony solder.

2. Use a dielectric union wherever a copper-based metal (copper, brass, bronze) is joined to an iron-based metal (iron, galvanized steel, stainless steel).

3. Assemblies calling for pre-fabricated double swing joints shall utilize LASCO Unitized swing joints or approved equal. Swing joints shall be rated at 315 psi, and use O-ring and street elbow construction.

4. Inline Drip Emitter Tubing:

a. Provide a low volume dripper line with integral and evenly spaced pressure compensating drippers at specified intervals in a discharge rate of 0.6 in gallons per hour (GPH). Inline Emitter Drip Tubing shall consist of nominal sized one-half inch low-density linear polyethylene tubing. The Inline Emitter Drip Tubing shall have internal pressure compensating, continuous self-cleaning, integral drippers at a specified spacing of 18" on center, or blank tubing without drippers where specified in details.

b. Use spiral barb fittings supplied by the same manufacturer as the hose.

c. All tubing shown outside of the bed area shall be UV Radiation Resistant Polyethylene pipe.

7. Low Density Polyethylene Hose:

a. Use pipe specifically intended for use as a flexible swing joint.

Inside diameter: 0.490+0.010 inch.
Wall thickness: 0.100+0.010 inch.
Color: Black.

b. Use spiral barb fittings supplied by the same manufacturer as the hose.

8. Assemblies calling for threaded pipe connections shall utilize PVC Schedule 80 nipples and PVC Schedule 40 or 80 threaded fittings.

9. Joint sealant:

Use only Teflon-type tape pipe joint sealant on plastic threads. Use nonhardening, nontoxic pipe joint sealant formulated for use on water-carrying pipes on metal threaded connections.

2.5 MAINLINE COMPONENTS

A. Main System Shutoff Valve: As per local practice and in compliance with local code.

B. Winterization Assembly: As per local practice and in compliance with local code.

C. Backflow Prevention Assembly: As per local practice and in compliance with local code, refer to details for typical installation assembly. Utilize local Water Department Details and specifications where applicable.

D. Master Valve Assembly: As presented in the installation details.

E. Isolation Gate Valve Assembly: As presented in the installation details. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly.

F. Quick Coupling Valve Assembly: Double swing joint arrangement as presented in the installation details.

2.7 SPRINKLER IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Sprinkler Laterals:
As presented in the installation details. Use wire connectors and waterproofing sealant to join control wires to solenoid valves. Use standard Christy I.D. tags with hot-stamped black letters on a yellow background. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly. Adjust flow control per manufacturer's recommendations prior to use. Install Hunter ICD100 decoder on each valve for communication on 2-wire control system. Install one valve per decoder.

B. Sprinkler Assembly: As presented in the drawings and installation details. Use the sprinkler manufacturer's pressure compensating screens (Rain Bird PCS) to achieve 30 PSI operating conditions on each sprinkler and to control excessive operating pressures.

2.7 DRIP IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Drip Laterals: As presented in the installation details. Use wire connectors and waterproofing sealant to join control wires to solenoid valves. Use standard Christy I.D. tags with hot-stamped black letters on a yellow background. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly. Adjust flow control per manufacturer's recommendations prior to use. Install Hunter ICD100 decoder on each valve for communication on 2-wire control system. Install one valve per decoder.

B. Drip Emitter Assembly:

1. Utilize Netafim inline drip tubing around trees in native, per details and manufacture's recommendations.

2. Barb-mounted, vortex and/or pressure compensating emitter device as presented in the installation details. The device shall be Rain Bird Xeri-bug XB-10pc series.

3. Install emitter types and quantities on the following schedule:

a. Ground cover plant or perennial/annual beds: 1 single outlet emitter each or 1 single outlet emitter per square foot of planting area, whichever is less.
b. Shrub: 2 single outlet emitters each.
c. Tree: 4 single outlet emitters each or 1 multi-outlet emitter each (with 4 outlets open).

4. Use 1/4-inch diameter flexible plastic tubing to direct water from emitter outlet to emission point. Length of emitter outlet tubing shall not exceed five feet. Secure emitter outlet tubing with tubing stakes.

5. Install an access sleeve for each multiple-outlet emitter located in a native area.

D. Flush Cap Assembly: as presented in the installation details. Locate at the end of each drip irrigation lateral pipe. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly.

2.8 CONTROL SYSTEM COMPONENTS

A. Irrigation Controller Unit:

1. As presented in the drawings and installation details.

2. Primary surge protection arrestors: per manufacturer's recommendations.

3. Valve output surge protection arrestors: per manufacturer's recommendations.

4. Lightning protection: 8-foot copper-clad grounding rod or 4" x 96" x 0.0625" copper-clad grounding plate.

5. Wire markers: Pre-numbered or labeled with indelible non-fading ink, made of permanent, non-fading material.

6. Valve output surge protection arrestors: As recommended by controller manufacturer. Ground every 12 decoders or 1,000 feet per Hunter specifications.

7. Ground the end of every wire run per Hunter specifications

B. Instrumentation:

1. As presented in the drawings and installation details.

2. Rain Sensor: Mini-Clik II as manufactured by Hunter, Inc.

3. Flow Sensor: manufactured by Creative Sensor Technology (CST).

C. Control Wire:

4. Use Hunter IDEWIRE1 (#14 AWG wires) for power to decoders. Install per Hunter specifications.

5. Color: Use white for common ground wire. Use easily distinguished colors for other control wires. Spare control wires shall be of a color different from that of the active control wire. Wire color shall be continuous over its entire length.

6. Splices: Use wire connector with waterproof sealant. Wire connector to be of plastic construction consisting of two (2) pieces, one piece which snap locks into the other. A copper crimp sleeve to be provided with connector. Utilize DBR6-300 splices.

7. Encase wiring not located near PVC irrigation pipe in PVC Schedule 40 electrical conduit. Or utilize warning tape: Inert plastic film highly resistant to alkalis, acids, or other destructive chemical components likely to be encountered in soils. Three inches wide, colored yellow, and imprinted with "CAUTION: BURIED ELECTRIC LINE BELOW."

2.9 OTHER COMPONENTS

A. Tools and Spare Parts: Provide operating keys, controller manual, servicing tools, sprinkler zone map and schedule, test equipment, other items, and spare parts indicated in the General Notes of the drawings.

PART 3: EXECUTION

3.1 INSPECTIONS AND REVIEWS

A. Site Inspections:

1. Verify site conditions and note irregularities affecting work of this section. Report irregularities to the Owners' Representative prior to beginning work.

2. Beginning work of this section implies acceptance of existing conditions.

3. Contractor will be held responsible for coordination between landscape and irrigation system installation.

4. Landscape material locations shown on the Landscape Plan shall take precedence over the irrigation system equipment locations. If irrigation equipment is installed in conflict with the landscape material locations shown on the Landscape Plan, the Contractor will be required to relocate the irrigation equipment, as necessary, at Contractor's expense.

B. Utility Locates ("Call Before You Dig"):

1. Arrange for and coordinate with local authorities the location of all underground utilities.

2. Repair any underground utilities damaged during construction. Make repairs at no additional cost to the contract price.

C. Irrigation System Layout Review: Irrigation system layout review will occur after the staking has been completed. Notify the Owners' Representative two days in advance of review. Modifications will be identified by the Owners' Representative at this review.

3.2 LAYOUT OF WORK

A. Stake out the irrigation system. Items staked include: sprinklers, pipe, control valves, controller, and isolation valves.

B. Install all mainline pipe and mainline components inside of project property lines.

3.3 EXCAVATION, TRENCHING, AND BACKFILLING

A. Excavate to permit the pipes to be laid at the intended elevations and to permit work space for installing connections and fittings.

B. Minimum cover (distance from top of pipe or control wire to finish grade):

1. 24-inch over mainline pipe and over electrical conduit.

2. 26-inch over control wire.

3. 18-inch over lateral pipe to sprinklers.

4. 8-inch over PVC drip lateral pipe to drip pipe transitions from drip system remote control valves in shrub beds.

5. 8-inch over UV radiation resistant lateral pipe in turf or native areas.

6. 18-inch over PVC drip lateral pipe in turf or paved areas from drip system remote control valves to PVC drip lateral pipe transitions.

7. 3-inch minimum mulch cover over polyethylene drip lateral pipe in planting beds downstream of drip system remote control valves. UV radiation resistant lateral pipe shall be installed on top of landscape fabric under mulch cover, unless otherwise directed by owner.

8. Inline Drip tubing rings around trees in native shall be installed under mulch cover, unless otherwise directed by owner.

C. Backfill only after lines have been reviewed and tested.

D. Excavated material is generally satisfactory for backfill. Backfill shall be free from rubbish, vegetable matter, frozen materials, and stones larger than 2-inches in maximum dimension. Remove material not suitable for backfill. Backfill placed next to pipe shall be free of sharp objects which may damage the pipe. Stones larger than 1-inch maximum dimension are not permitted in first (deepest) 6-inches of backfill.

E. Backfill unsleeved pipe and sleeves in either of the following manners:

1. Backfill and puddle the lower half of the trench. Allow to dry 24 hours. Backfill the remainder of the trench in 6-inch layers. Compact to density of surrounding soil.

2. Backfill the trench by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting to the density of surrounding soil.

F. Backfill unsleeved pipe by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting each layer to 90% Standard Proctor Density, ASTM D698-78. Conduct one compaction test for every 300 feet of trench. Costs for such testing and any necessary retesting shall be borne by the Contractor. Use of water for compaction, "puddling", will not be permitted.

G. Enclose pipe and wiring beneath roadways, walks, curbs, etc. in sleeves. Minimum compaction of backfill for sleeves shall be 95% Standard Proctor Density, ASTM D698-78. Conduct one compaction test for each sleeved crossing less than 50 feet long. Conduct two compaction tests for each sleeved crossing greater than 50 feet long. Costs for such testing and any necessary retesting shall be borne by the Contractor. Use of water for compaction around sleeves, "puddling", will not be permitted.

H. Dress backfilled areas to original grade. Incorporate excess backfill into existing site grades.

I. Where utilities conflict with irrigation trenching and pipe work, contact the Owners' Representative for trench depth adjustments.

3.4 SLEEVING AND BORING

A. Install sleeving at a depth which permits the encased pipe or wiring to remain at the specified burial depth.

B. Extend sleeve ends six inches beyond the edge of the paved surface. Cover pipe ends and mark with stakes. Mark concrete with a chiseled "x" at sleeve end locations.

C. Bore for sleeves under obstructions which cannot be removed. Employ equipment and methods designed for horizontal boring.

3.5 ASSEMBLING PIPE AND FITTINGS

A. General:

1. Keep pipe free from dirt and pipe scale. Cut pipe ends square and debur. Clean pipe ends.

2. Keep ends of assembled pipe capped. Remove caps only when necessary to continue assembly.

B. Mainline Pipe and Fittings:

1. Use only strap-type friction wrenches for threaded plastic pipe.

2. PVC Solvent Weld Pipe:

a. Use primer and solvent cement. Join pipe in a manner recommended by the manufacturer and in accordance with accepted industry practices.

b. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.

c. Snake pipe from side to side within the trench.

3. Fittings: The use of cross type fittings is not permitted.

C. Lateral Pipe and Fittings:

1. Use only strap-type friction wrenches for threaded plastic pipe.

2. PVC Solvent Weld Pipe:

a. Use primer and solvent cement. Join pipe in the manner recommended by the manufacturer and in accordance with accepted industry practices.

b. Cure for 30 minutes before handling and 24 hours before allowing water in the pipe.

c. Snake pipe from side to side within the trench.

3. UV Radiation Resistant Polyethylene Pipe:

a. Join pipe in the manner recommended by manufacturer and in accordance with accepted industry practices.

b. Snake pipe from side to side, on the soil surface, and hold in place with tubing stakes spaced every five feet.

4. Fittings: The use of cross type fittings is not permitted.

D. Specialized Pipe and Fittings:

1. Copper Pipe:

a. Buff surfaces to be joined to a bright finish. Coat with solder flux.

b. Solder so that a continuous bead shows around the joint circumference.

2. Pre-fabricated double swing joints: Install per manufacturer's recommendations.

3. Low Density Polyethylene Hose: Install per manufacturer's recommendations.

4. PVC Threaded Connections:

a. Use only factory-formed threads. Field-cut threads are not permitted.

b. Use only Teflon-type tape.

c. When connection is plastic-to-metal, the plastic component shall have male threads and the metal component shall have female threads.

8. Make metal-to-metal, threaded connections with Teflon-type tape or pipe joint compound applied to the male threads only.

3.6 INSTALLATION OF MAINLINE COMPONENTS

A. Main System Shut Off Valve: As per local practice and in compliance with local code.

B. Winterization Assembly: As per local practice and in compliance with local code.

C. Backflow Prevention Assembly: Install where indicated on the drawings. Install assembly so that its elevation, orientation, access, and drainage conform to the manufacturer's recommendations and applicable health codes.

1. Pipe supports shall be utilized per industry standards and local codes where applicable.

D. Master Valve Assembly: Install where indicated on the drawings.

E. Isolation Gate Valve Assembly:

1. Install where indicated on the drawings.

2. Locate at least 12-inches from and align with adjacent walls or edges of paved areas.

F. Quick Coupling Valve Assembly: Install where indicated on the drawings.

3.8 INSTALLATION OF SPRINKLER IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Sprinkler Laterals:

1. Flush mainline before installation of RCV assembly.

2. Install where indicated on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Install connectors and sealant per the manufacturer's recommendations.

3. Install only one RCV to a valve box. Locate valve box at least 12-inches from and align with nearby walls or edges of paved areas. Group RCV assemblies together where practical. Arrange grouped valve boxes in rectangular patterns. Allow at least 12-inches between valve boxes.

4. Adjust RCV to regulate the downstream operating pressure.

5. Attach ID tag with controller station number to control wiring.

B. Sprinkler Assembly:

1. Flush lateral pipe before installing sprinkler assembly.

2. Install per the installation details at locations shown on the drawings.

3. Locate rotary sprinklers 6-inches from adjacent walls, fences, or edges of paved areas.

4. Locate spray & rotary sprinklers 3-inches from adjacent walls, fences, or edges of paved areas.

5. Set sprinklers perpendicular to the finish grade.

6. Supply appropriate nozzle or adjust arc of coverage of each sprinkler for best performance.

7. Adjust the radius of throw of each sprinkler for best performance.

3.8 INSTALLATION OF DRIP IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Drip Laterals:

1. Flush mainline pipe before installing RCV assembly.

2. Locate as shown on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Connectors and sealant shall be installed as per the manufacturer's recommendations.

3. Install only one RCV to valve box. Locate at least 12-inches from and align with nearby walls or edges of paved areas. Group RCV assemblies together where practical.

4. Arrange grouped valve boxes in rectangular patterns.

B. Drip Emitter Assembly:

1. Locate as shown on the drawings and installation details.

2. Flush lateral pipe before installing emitter assembly.

3. Cut emitter outlet distribution tubing square.

4. Install an access sleeve as part of each multiple-outlet emitter assembly for emitters located in native areas.

5. Use tools and techniques recommended by the manufacturer.

Make openings for barb-mounted emitters with the emitter manufacturer's hole-punching tool.

D. Flush Cap Assembly: Install at the end of each drip irrigation lateral pipe as shown on the installation details.

3.9 INSTALLATION OF CONTROL SYSTEM COMPONENTS

A. Irrigation Controller Unit:

1. The location of the controller unit as depicted on the drawings is approximate; the Owners' Representative will determine the exact site location.

2. Lightning protection: Ground rods are to have a minimum diameter of 5/8" and a minimum length of 10 feet. These are to be driven into the ground in a vertical position or an oblique angle not to exceed 45 degrees at a location 10 feet from the electronic equipment, the ground plate, or the wires and cables connected to said equipment, as shown in the irrigation details. The rod is to be stamped with the UL logo. A 6 AWG solid bare copper wire (about 12 feet long) shall be connected to the ground rod by the installer using a Cadweld GR1161G "One-Shot" welding kit [Paige Electric part number 1820037.] This wire shall be connected to the electronic equipment ground lug as shown in the detail above.

OR

3. Lightning Protection: A 25-foot continuous length (no splices allowed unless using exothermic welding process) of 6 AWG solid bare copper wire is to be attached to the plate by the manufacturer using an approved welding process. Install grounding plate to meet minimum requirements of Article 250-52 (d) of the 199 National Electric Code. Plate must be made of a copper alloy. Wire is to be connected to the electric equipment ground lug as shown in the detail of page 1. The ground plate is to be installed to a minimum depth of 30", or below the frost line if it is lower than 30", at a location 8 feet from the electronic equipment and underground wires and cables.

Two (2) 50-pound bags of PowerSet [Paige Electric part number 1820058] earth contact material must be spread so that it surrounds the copper plate evenly along its length within a 6" wide trench. Salts, fertilizers, bentonite clay, cement, coke, carbon, and other chemicals are not to be used to improve soil conductivity because these materials are corrosive and will cause the copper electrodes to erode and become less effective with time.

4. Install primary surge protection arrestors on incoming power lines.

5. Install one valve output surge protection arrestor on each control wire and one for the common wire.

6. Attach wire markers to the ends of control wires inside the controller unit housing. Label wires with the identification number (see drawings) of the remote control valve to which the control wire is connected.

7. Install a 120-volt, 15 amp switched and grounded 3-prong receptacle with GFIC inside the controller unit housing.

8. Connect control wires to the corresponding controller terminal.

B. Instrumentation:

1. Install sensors per the installation details and manufacturer's recommendations. Install at locations shown on the drawings.

2. Install electrical connections between irrigation controller and sensors per manufacturer's recommendations.

C. Control Wire:

1. Bundle control wires where two or more are in the same trench. Bundle with pipe wrapping tape spaced at 10-foot intervals.

2. Provide a 24-inch excess length of wire in an 8-inch diameter loop at each 90 degree change of direction, at both ends of sleeves, and at 100-foot intervals along continuous runs of wiring. Make wiring loop by turning control wire 5 turns around 1-inch pipe. Coil 24-inch length of wire within each remote control valve box.

3. Install common ground wire and one control wire for each remote control valve. Multiple valves on a single control wire are not permitted.

4. If a control wire must be spliced, make splice with wire connectors and waterproof sealant, installed per the manufacturer's instructions. Locate splice in a valve box which contains an irrigation valve assembly, or in a separate 6-inch round valve box.

Use same procedure for connection to valves as for in-line splices.

5. Unless noted on plans, install wire parallel with and under PVC mainline pipe. If wire is installed adjacent to section of metal pipe, separate wire from pipe minimum of 6-inches and install wire in PVC conduit.

6. Encase wire not installed with PVC mainline pipe in electrical conduit. Or protect wire not installed with PVC mainline pipe with a continuous run of warning tape placed in the backfill six inches above the wiring.

3.11 INSTALLATION OF OTHER COMPONENTS

A. Tools and Spare Parts:

1. Prior to the Pre-Maintenance Review, supply to the Owner operating keys, servicing tools, test equipment, and any other items indicated on the drawings.

2. Prior to Final Review, supply to the Owner the spare parts indicated in the General Notes on the drawings.

B. Other Materials: Install other materials or equipment shown on the drawings or installation details to be part of the irrigation system, even though such items may not have been referenced in these specifications.

3.12 PROJECT RECORD (AS-BUILT) DRAWINGS

A. Maintain on-site and separate from documents used for construction, one complete set of contract documents as Project Documents. Keep documents current. Do not permanently cover work until as-built information is recorded.

B. Record pipe and wiring network alterations. Record work which is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or control unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box.

C. Prior to Final Review, purchase from the Owners' Representative a reproducible mylar copy of the drawings. Using technical drafting pen, duplicate information contained on the project drawings maintained on site. Label each sheet "Record Drawing". Completion of the Record Drawings will be a prerequisite for the Final Review.

3.13 MAINTENANCE

A. Upon completion of Final Review, maintain irrigation system for a duration of 30 calendar days. Make periodic examinations and adjustments to irrigation system components so as to achieve the most desirable application of water.

B. Following completion of the Contractor's maintenance period, the Owner will be responsible for maintaining the system in working order during the remainder of the guarantee/warranty period, for performing necessary minor maintenance, for trimming around sprinklers, for protecting against vandalism, and for preventing damage during the landscape maintenance operation.

3.14 CLEAN-UP

A. Upon completion of work, remove from the site all machinery, tools, excess materials, and rubbish.

End of Section

PRELIMINARY, NOT FOR BIDDING OR CONSTRUCTION

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

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD FILING 2
PRELIMINARY DEVELOPMENT PLAN
IRRIGATION PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: ---
DATE: 09/13/2024
PHASE: PDP

REVISIONS:
12/18/2024 REVISIONS
04/18 /2025 COMMENTS

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SHEET TITLE:
IRRIGATION SPECIFICATIONS

SHEET NUMBER:
IR2.3

SHEET 77 OF 83

PLOT DATE: 4/18/2025 5:44 PM
DRAWN BY: WcHw
File LOCATION: C:\Users\Mchw\Documents\MPi DESIGNS\Client Files\Riverbend Civil\Preliminary Development Plan\Drawings\Irrigation Plan\RIVERBEND FILING 2.dwg

SITE PHOTOMETRIC PLAN – NORTH

SCALE: 1" = 40'

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RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 22051
DATE: 09.13.2024
PHASE: PDP

REVISIONS:
Update 12.16.24

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SHEET TITLE:
Site Photometric Plan - North

SHEET NUMBER:
SP-1

SHEET 78 OF 83

DRAWN BY: MH
PLT DATE: 9/18/2024 8:36 PM
FILE LOCATION: C:\Electricon\2205 Riverbend\Plots\Phase 2\SP-X Phase 2 Site Photometric Plans-2205.dwg

N

SITE PHOTOMETRIC PLAN – NORTH–CENTER

SCALE: 1" = 40'

DRAWN BY: WH
PLOT DATE: 12/16/2024 5:36 PM
FILE LOCATION: C:\Electricon\2290 Riverbend\Photo\Phase 2\SP-X Phase 2 Site Photometric Plans v2051.dwg

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RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 22051
DATE: 09.13.2024
PHASE: PDP

REVISIONS:
Update 12.16.24

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SHEET TITLE:
Site Photometric Plan - North - Center

SHEET NUMBER:

SP-2

SHEET 79 OF 83

N

SITE PHOTOMETRIC PLAN – CENTER

SCALE: 1" = 40'

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RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 22051
DATE: 09.13.2024
PHASE: PDP

REVISIONS:
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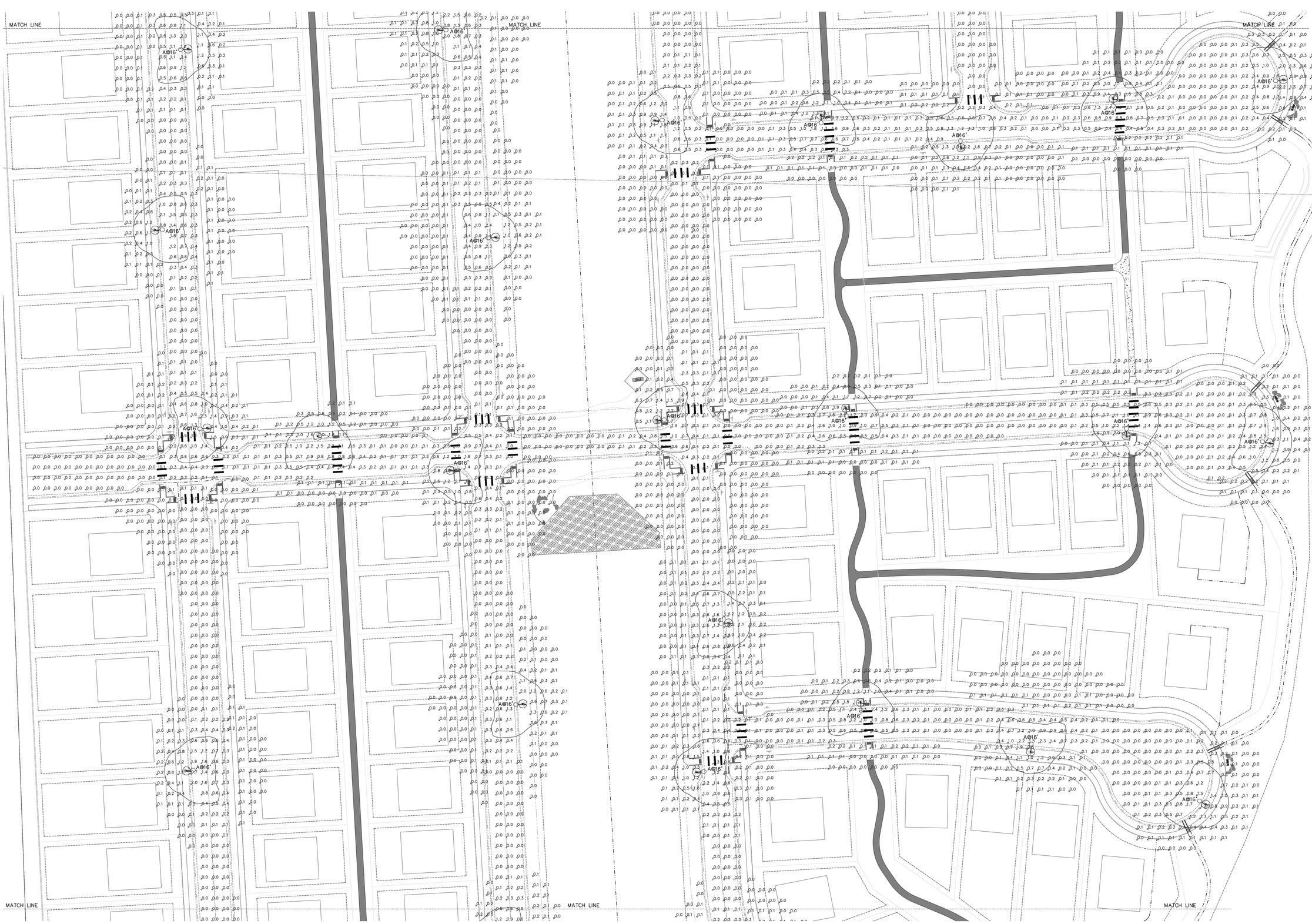
SHEET TITLE:
Site Photometric Plan - Center

SHEET NUMBER:
SP-3

SHEET 80 OF 83

DRAWN BY: WH
PLOT DATE: 12/4/2024 3:37 PM
FILE LOCATION: C:\Electricon\22051\Revised\Plans\Photo\Phase 2\SP-3 Phase 2 Site Photometric Plan-2205.1.dwg



N

SITE PHOTOMETRIC PLAN – SOUTH CENTER
SCALE: 1" = 40'

DRAWN BY: WY
FILE LOCATION: C:\Electricon\2051 Riverbend\Photo\Phase 2\SP4_Phase 2 Site Photometric Plans-2051.dwg
PLOT DATE: 12/16/2024 4:37 PM

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RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 22051
DATE: 09.13.2024
PHASE: PDP

REVISIONS:
Update 12.16.24

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SHEET TITLE:
Site Photometric Plan - South - Center

SHEET NUMBER:
SP-4

SHEET **81** OF **83**

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

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RIVERBEND ESTATES PUD FILING 2

PRELIMINARY DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 22051
DATE: 09.13.2024
PHASE: PDP

REVISIONS:
Update 12.16.24

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SHEET TITLE:
Site Photometric Plan - South

SHEET NUMBER:
SP-5

SHEET 82 OF 83

DRAWN BY: WH
PLOT DATE: 12/4/2024 5:57 PM
FILE LOCATION: C:\Electricon\22051 Riverbend\Plans\Phase 2\SP-5 Phase 2 Site Photometric Plans 2295 1.dwg

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
□ a	A	61	Holophane	PUCL2 P20 30K XX FC3	Utility Taft FCO LED 2, P20, 3000K, Type 3 Optic	1	PUCL2_P20_30K_XX_FC3.ies	4190	1	1	45	100%	TYPE IV, MEDIUM, BUG RATING: B1 – U0 – G1
□ a	B	2	COOPER LIGHTING SOLUTIONS – STREETWORKS (FORMERLY EATON)	VERD–CA2–90–730–U-T1	VERDEON ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 3000K, 1250mA LEDS AND TYPE I OPTICS	2	VERD–CA2–90–730–U–T1.ies	6768	1	1	94.2	100%	

TOWN OF JOHNSTOWN ROADWAY STANDARD

Statistics

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
Calc Zone #27	×	2.0 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #34	×	2.1 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #61	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #62	×	1.3 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #63	×	1.3 fc	0.1 fc	13.0:1	5.0:1	0.5 fc
Calc Zone #64	×	0.1 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #65	×	1.4 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #66	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #67	×	1.1 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #67(Copy)	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #67(Copy)	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #68	×	0.2 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #68(Copy)	×	1.2 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #68(Copy)(Copy)	×	2.0 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #73	×	1.9 fc	0.0 fc	N/A	N/A	0.4 fc
Calc Zone #74	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #76	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #77	×	1.4 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #78	×	0.3 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #80	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #81	×	1.8 fc	0.0 fc	N/A	N/A	0.4 fc
Calc Zone #82	×	2.1 fc	0.0 fc	N/A	N/A	0.4 fc
Calc Zone #83	×	0.3 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #84	×	1.1 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #85	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #86	×	1.6 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #87	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #88	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #89	×	1.5 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #90	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #91	×	1.2 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #92	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #93	×	1.7 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #94	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #95	×	0.3 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #96	×	1.3 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #97	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #98	×	0.5 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #99	×	0.4 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #103	×	1.5 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #104	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #105	×	1.7 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #106	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #107	×	1.3 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #107(Copy)	×	1.9 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #107(Copy)(Copy)	×	1.5 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #108	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
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Calc Zone #108(Copy)(Copy)	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #109	×	1.7 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #110	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #112	×	1.9 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #113	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Calc Zone #113	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #114	×	1.5 fc	0.0 fc	N/A	N/A	0.2 fc
Calc Zone #114	×	2.0 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #115	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #115	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Calc Zone #116	×	1.9 fc	0.0 fc	N/A	N/A	0.3 fc
Calc Zone #116	×	1.5 fc	0.0 fc	N/A	N/A	0.4 fc
Calc Zone #117	×	0.2 fc	0.0 fc	N/A	N/A	0.0 fc
Entry	□	3.0 fc	1.9 fc	1.6:1	1.3:1	2.4 fc
Roadways – North	+	2.4 fc	0.0 fc	N/A	N/A	0.3 fc
Roadways – Southeast	□	2.4 fc	0.0 fc	N/A	N/A	0.3 fc
Roadways – West	◇	2.4 fc	0.0 fc	N/A	N/A	0.3 fc
Z5	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z6	×	1.4 fc	0.0 fc	N/A	N/A	0.4 fc
Z7	×	1.9 fc	0.0 fc	N/A	N/A	0.4 fc
Z8	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z9	×	2.3 fc	0.0 fc	N/A	N/A	0.1 fc
Z11	×	1.2 fc	0.0 fc	N/A	N/A	0.2 fc
Z11(Copy)	×	0.2 fc	0.0 fc	N/A	N/A	0.0 fc
Z11(Copy)	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z11(Copy)	×	1.2 fc	0.0 fc	N/A	N/A	0.3 fc
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Z12	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
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Z12(Copy)	×	1.2 fc	0.0 fc	N/A	N/A	0.2 fc
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Z12(Copy)	×	1.2 fc	0.0 fc	N/A	N/A	0.2 fc
Z12(Copy)(Copy)	×	1.3 fc	0.0 fc	N/A	N/A	0.3 fc
Z13	×	1.5 fc	0.0 fc	N/A	N/A	0.2 fc
Z14	×	1.6 fc	0.0 fc	N/A	N/A	0.3 fc
Z17	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z18	×	1.5 fc	0.0 fc	N/A	N/A	0.5 fc
Z21	×	2.1 fc	0.0 fc	N/A	N/A	0.1 fc
Z23	×	1.5 fc	0.0 fc	N/A	N/A	0.1 fc
Z24	×	1.4 fc	0.0 fc	N/A	N/A	0.3 fc
Z25	×	2.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z26	×	1.8 fc	0.0 fc	N/A	N/A	0.3 fc
Z28	×	1.7 fc	0.0 fc	N/A	N/A	0.2 fc
Z29	×	2.2 fc	0.0 fc	N/A	N/A	0.4 fc
Z30	×	1.2 fc	0.0 fc	N/A	N/A	0.2 fc
Z31	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Z32	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z32(Copy)	×	1.2 fc	0.0 fc	N/A	N/A	0.3 fc
Z32(Copy)	×	1.5 fc	0.0 fc	N/A	N/A	0.4 fc
Z32(Copy)(Copy)	×	1.8 fc	0.0 fc	N/A	N/A	0.4 fc
Z33	×	1.7 fc	0.0 fc	N/A	N/A	0.4 fc
Z33(Copy)	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z33(Copy)	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Z33(Copy)(Copy)	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Z35	×	2.0 fc	0.0 fc	N/A	N/A	0.3 fc
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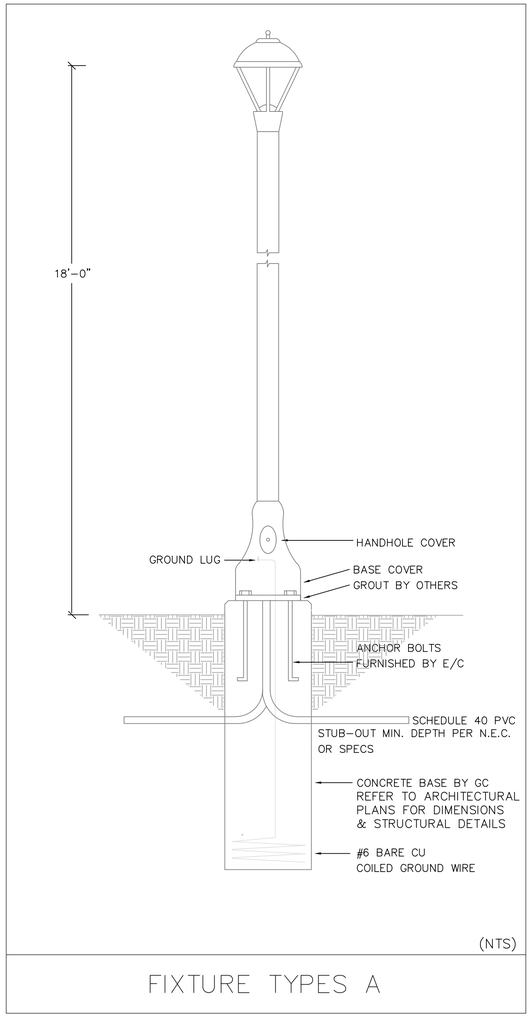
Z36	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z36(Copy)	×	1.3 fc	0.0 fc	N/A	N/A	0.3 fc
Z36(Copy)	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z37	×	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
Z38	×	1.9 fc	0.0 fc	N/A	N/A	0.5 fc
Z39	×	2.3 fc	0.0 fc	N/A	N/A	0.5 fc
Z40	×	0.1 fc	0.0 fc	N/A	N/A	0.0 fc
Z41	×	2.1 fc	0.0 fc	N/A	N/A	0.5 fc
Z42	×	0.0 fc	0.0 fc	N/A	N/A	0.0 fc
Z43	×	2.6 fc	0.3 fc	8.7:1	4.3:1	1.3 fc
Z44	×	2.6 fc	0.3 fc	8.7:1	4.3:1	1.3 fc
Calc Zone #22	×	1.7 fc	0.0 fc	N/A	N/A	0.3 fc

Luminaire Locations

No.	Label	X	Y	Z	MH	Orientation	Tilt
2	A	3165757.00	1358938.00	16.00	16.00	325.63	0.00
3	A	3165881.00	1359083.00	16.00	16.00	144.15	0.00
4	A	3166112.00	1359329.00	16.00	16.00	122.84	0.00
7	A	3166041.00	1358869.00	16.00	16.00	96.55	0.00
8	A	3165750.00	1358636.00	16.00	16.00	145.94	0.00
9	A	3165620.00	1358491.00	16.00	16.00	325.58	0.00
10	A	3165149.00	1357792.00	16.00	16.00	357.89	0.00
11	A	3165456.00	1357858.00	16.00	16.00	266.37	0.00
12	A	3164886.00	1358516.00	16.00	16.00	5.86	0.00
13	A	3164706.00	1358572.00	16.00	16.00	185.22	0.00
15	A	3164363.00	1358074.00	16.00	16.00	87.08	0.00
16	A	3164684.00	1358107.00	16.00	16.00	268.10	0.00
17	A	3164893.00	1358261.00	16.00	16.00	114.87	0.00
18	A	3164433.00	1357526.00	16.00	16.00	266.37	0.00
19	A	3164707.00	1357708.00	16.00	16.00	268.16	0.00
20	A	3164662.00	1357486.00	16.00	16.00	89.83	0.00
21	A	3164411.00	1357200.00	16.00	16.00	87.99	0.00
22	A	3164733.00	1357264.00	16.00	16.00	268.47	0.00
23	A	3164859.00	1357534.00	16.00	16.00	87.10	0.00
25	A	3165443.00	1357512.00	16.00	16.00	285.36	0.00
26	A	3165382.00	1357168.00	16.00	16.00	306.04	0.00
27	A	3165199.00	1356846.00	16.00	16.00	264.75	0.00
28	A	3164896.00	1357199.00	16.00	16.00	88.18	0.00
29	A	3164467.00	1356963.00	16.00	16.00	266.60	0.00
30	A	3164587.00	1356482.00	16.00	16.00	323.09	0.00
31	A	3164348.00	1356409.00	16.00	16.00	91.50	0.00
32	A	3164788.00	1356810.00	16.00	16.00	253.14	0.00
33	A	3164726.00	1356628.00	16.00	16.00	131.79	0.00
34	A	3164700.00	1357038.00	16.00	16.00	86.76	0.00
35	A	3164651.00	1357905.00	16.00	16.00	84.27	0.00
36	A	3164538.00	1358547.00	16.00	16.00	358.57	0.00
37	A	3164346.00	1358424.00	16.00	16.00	101.34	0.00

Luminaire Locations

No.	Label	X	Y	Z	MH	Orientation	Tilt
38	A	3164395.00	1358216.00	16.00	16.00	267.08	0.00
39	A	3164414.00	1357887.00	16.00	16.00	267.08	0.00
40	A	3164381.00	1357715.00	16.00	16.00	87.08	0.00
41	A	3164434.00	1356781.00	16.00	16.00	87.99	0.00
42	A	3164525.00	1356645.00	16.00	16.00	235.65	0.00
43	A	3164646.00	1358344.00	16.00	16.00	95.56	0.00
44	A	3165057.00	1358400.00	16.00	16.00	314.38	0.00
45	A	3164893.00	1358026.00	16.00	16.00	270.50	0.00
46	A	3164928.00	1357341.00	16.00	16.00	268.16	0.00
47	A	3164958.00	1357024.00	16.00	16.00	250.38	0.00
48	A	3165041.00	1356850.00	16.00	16.00	38.66	0.00
49	A	3165053.00	1357266.00	16.00	16.00	177.47	0.00
50	A	3165215.00	1357218.00	16.00	16.00	5.77	0.00
51	A	3165015.00	1357825.00	16.00	16.00	176.19	0.00
52	A	3165136.00	1358087.00	16.00	16.00	102.01	0.00
53	A	3165293.00	1357841.00	16.00	16.00	176.19	0.00
54	A	3165301.00	1358242.00	16.00	16.00	316.73	0.00
55	A	3165444.00	1358416.00	16.00	16.00	143.31	0.00
56	A	3165951.00	1358733.00	16.00	16.00	325.58	0.00
57	A	3165583.00	1358866.00	16.00	16.00	145.63	0.00
58	A	3166076.00	1359183.00	16.00	16.00	314.00	0.00
59	A	3166277.00	1359425.00	16.00	16.00	239.69	0.00
60	A	3165498.00	1358749.00	16.00	16.00	325.63	0.00
61	A	3165342.00	1358641.00	16.00	16.00	325.63	0.00
62	A	3165173.00	1358569.00	16.00	16.00	139.04	0.00
63	A	3165039.00	1357546.00	16.00	16.00	177.47	0.00
64	A	3165306.00	1357518.00	16.00	16.00	356.82	0.00
65	A	3164537.00	1357520.00	16.00	16.00	176.62	0.00
1	B	3166470.00	1359383.00	30.00	30.00	92.22	0.00
2	B	3166465.00	1359490.00	30.00	30.00	87.64	0.00
1	A	3164857.00	1357819.00	16.00	16.00	88.80	0.00



(NTS)

FIXTURE TYPES A

DRAWN BY: WH
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HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number

Notes

Type A

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxx5DCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optics
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8.
- nLight Air rSBDR6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSBDR6

- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

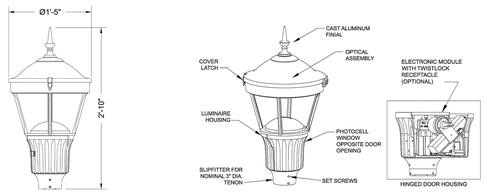
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4 5 no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

ORDERING INFORMATION (refer to page 3 for configurable options)

Example: PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series		Led performance package		LED Color temperature		Voltage		Optics		Housing color		Finial	
PUCL3	Utility Taft LED FCO	P05	3,480 nominal lumens	27K	2700K CCT	MVOLT	Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2	Type 2 distribution full cutoff	BK	Black	NF	None
		P10	4,500 nominal lumens	30K	3000K CCT					GR	Gray	BL	Ball
		P20	5,500 nominal lumens	40K	4000K CCT	HVOLT	Auto-sensing voltage (347 thru 480) 50/60 HZ	FC3	Type 3 distribution full cutoff	GH	Graphite	SK	Spike
		P30	7,000 nominal lumens							GN	Green		
		P40	8,000 nominal lumens			XVOLT	Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC4	Type 4 distribution full cutoff	PP	Prime paint		
		P50	9,500 nominal lumens							WH	White		
		P60	10,000 nominal lumens					FC5	Type 5 distribution full cutoff	BZ	Bronze		
		P70	10,700 nominal lumens							RALxxxx5DCR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.		
		P80	11,600 nominal lumens							CMC	Custom color match		
		P90	12,400 nominal lumens										
		P100	13,300 nominal lumens										

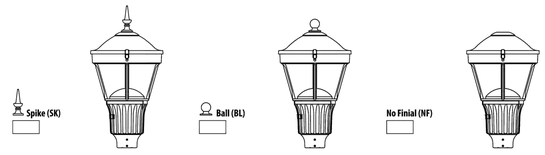
Options: *Option Compatibility Matrix on page 3 of 4*

CONTROLS OPTIONS		PREWIRED LEAD OPTIONS		OPTIC OPTIONS	
AO	Field Adjustable Output	L1R	1.5 ft prewired leads	CLGL	Clear tempered glass lens
DINBRA	DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L03	3 ft prewired leads	FRGL	10% frosted tempered glass lens
PR7	NEMA twistlock dimming photocontrol receptacle - 7 pin	L10	10 ft prewired leads	HSS	Louvered house side shield
PR7E	NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20	20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**	
PCLL	Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25	25 ft prewired leads	MHC	LEM Reveal Plate Painted to match Housing Color
P34	Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30	30 ft prewired leads	**NEMA LABEL OPTIONS**	
P48	Long Life DTL Twistlock Photocontrol for Solid State, 480V			NLTX1	1" X 1" ANSI Wattage Label
SH	Shorting Cap			NLTX2	2" X 2" ANSI Wattage Label
RSBDR6	nLight Motion Sensing Photocontrols				

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD		SURGE PROTECTION KITS	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield	SPDPLUGIN	MVOLT-20KV Replacement for 120-277V 20KV/ 10KA
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield	SPDPLUGIN	HVOLT-20KV Replacement for 347-480V 20KV/ 10KA
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield		
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield		

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

PERFORMANCE DATA
STANDARD OPTIONS: NO GLASS

LED Package	Glass/Optic	System Watts	27K (2700K, 70CRI)					30K (3000K, 70CRI)					40K (4000K, 70CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P05	FC2	30	3,556	119	1	0	1	3,615	121	1	0	1	3,862	129	1	0	1
	FC3		3,699	123	1	0	1	3,760	125	1	0	1	4,017	134	1	0	1
	FC4		3,699	123	1	0	2	3,760	125	1	0	2	4,017	134	1	0	2
	FC5		4,050	135	3	0	1	4,117	137	3	0	1	4,398	147	3	0	1
P10	FC2	39	4,614	118	1	0	2	4,690	120	1	0	2	5,010	128	2	0	2
	FC3		4,799	123	1	0	2	4,878	125	1	0	2	5,211	134	1	0	2
	FC4		4,799	123	1	0	2	4,878	125	1	0	2	5,211	134	1	0	2
	FC5		5,255	135	3	0	1	5,342	137	3	0	1	5,706	146	3	0	1
P20	FC2	48	5,657	118	2	0	2	5,751	120	2	0	2	6,144	128	2	0	2
	FC3		5,884	123	1	0	2	5,982	125	1	0	2	6,390	133	1	0	2
	FC4		5,884	123	1	0	2	5,982	125	2	0	2	6,390	133	2	0	2
	FC5		6,443	134	3	0	2	6,550	136	3	0	2	6,997	146	3	0	2
P30	FC2	59	7,285	123	2	0	2	7,406	126	2	0	2	7,911	134	2	0	3
	FC3		7,449	126	2	0	2	7,572	128	2	0	2	8,089	137	2	0	2
	FC4		6,910	117	2	0	3	7,024	119	2	0	3	7,504	127	2	0	3
	FC5		8,069	137	3	0	2	8,203	139	3	0	2	8,763	149	4	0	2
P40	FC2	69	8,468	123	2	0	3	8,608	125	2	0	3	9,196	133	2	0	3
	FC3		8,658	125	2	0	2	8,802	128	2	0	2	9,402	136	2	0	2
	FC4		7,705	112	2	0	3	7,833	114	2	0	3	8,368	121	2	0	3
	FC5		9,379	136	4	0	2	9,535	138	4	0	2	10,185	148	4	0	2
P50	FC2	81	9,524	118	2	0	3	9,682	120	2	0	3	10,343	128	3	0	3
	FC3		9,738	120	2	0	2	9,899	122	2	0	2	10,575	131	2	0	2
	FC4		8,981	111	2	0	3	9,130	113	2	0	3	9,753	120	2	0	3
	FC5		10,549	130	4	0	2	10,724	132	4	0	2	11,456	141	4	0	2
P60	FC2	91	10,432	115	3	0	3	10,605	117	3	0	3	11,329	124	3	0	3
	FC3		10,666	117	2	0	2	10,843	119	2	0	2	11,583	127	2	0	2
	FC4		9,800	108	2	0	3	9,963	109	2	0	3	10,643	117	2	0	3
	FC5		11,555	127	4	0	2	11,746	129	4	0	2	12,548	138	4	0	2

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.

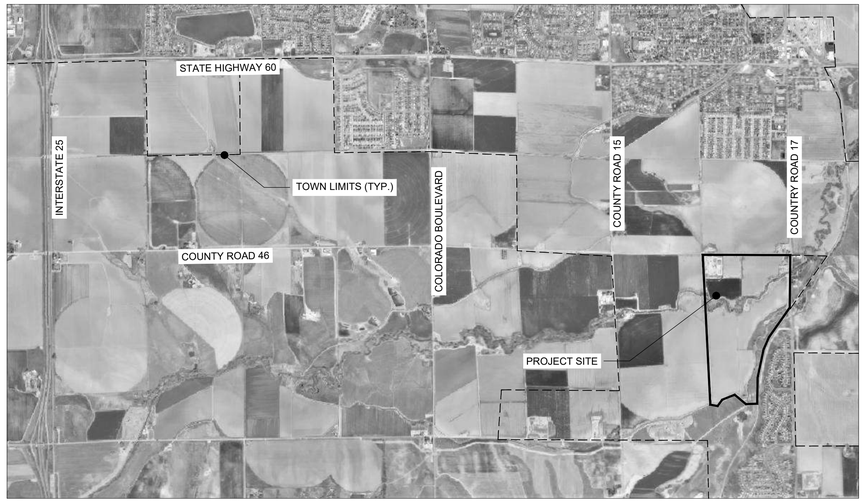
AS A PEDESTRIAN FRIENDLY COMMUNITY, RIVERBEND BOASTS NUMEROUS TRAILS, AS WELL AS, AN ABUNDANCE OF OPEN SPACE. THE LARGEST TRACT OF OPEN SPACE FOLLOWS THE LITTLE THOMPSON RIVER AS IT FLOWS THROUGH THE SITE, BETWEEN FILINGS 1 & 2.

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

1. 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.
2. 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.
3. 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.
4. GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
5. AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL PUD SUBMITTAL.
6. FINAL CONFIGURATION OF PARCELS, OPEN SPACE AND STREETS MAY VARY FROM THAT SHOWN.
7. 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.
8. 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.
9. 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.
10. THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES, INTENDED ONLY TO SHOW THE FEASIBILITY OF DEVELOPMENT ON THIS PROPERTY.
11. 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

OWNER / APPLICANT
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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

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

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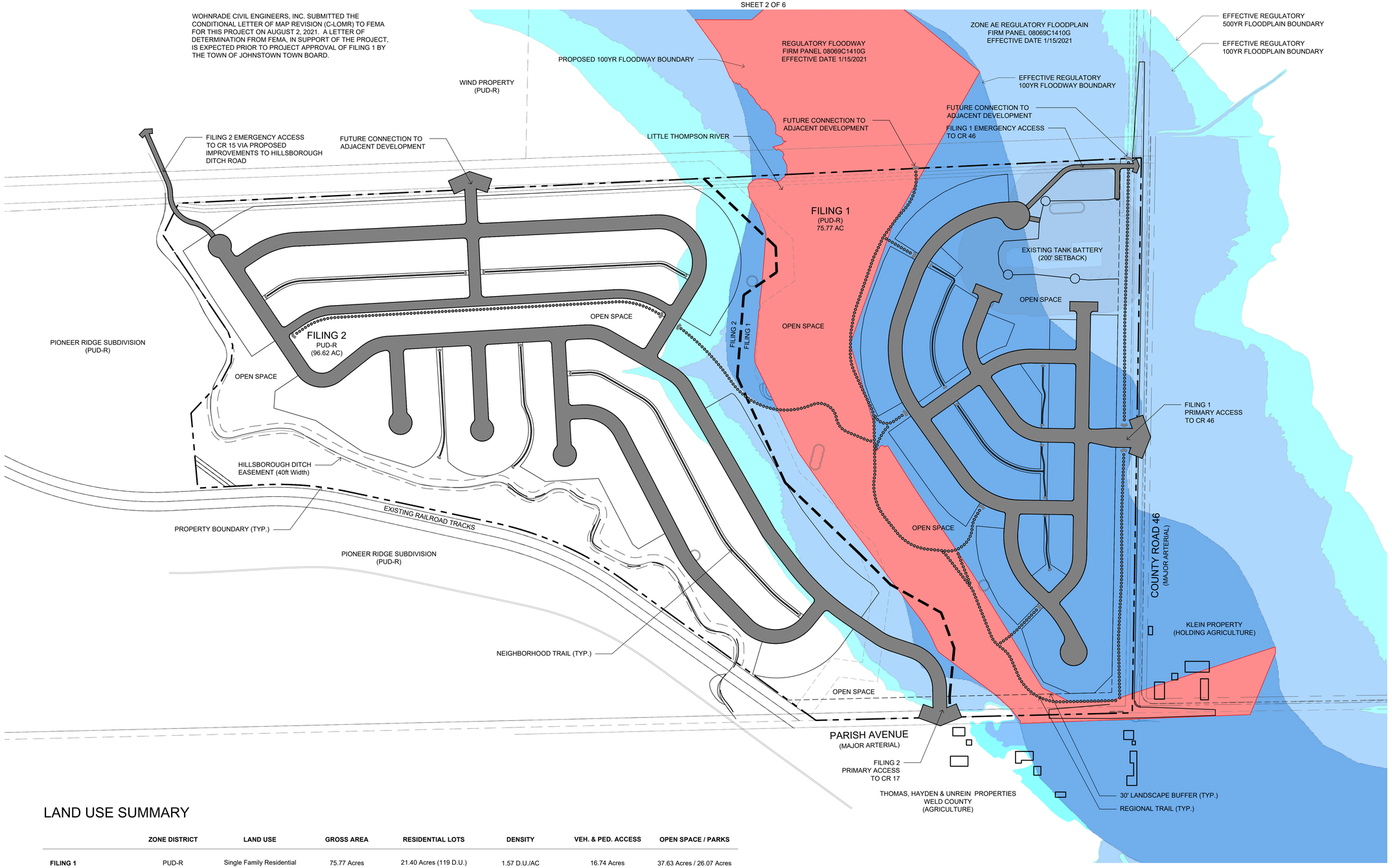
JOSH@FRONTERRA.DESIGN

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-LOMR) 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'
0 100 200 400 600
NORTH

811

DRAWN BY: josh
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OWNER:
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Newport Beach, California 92660

lmlowrey@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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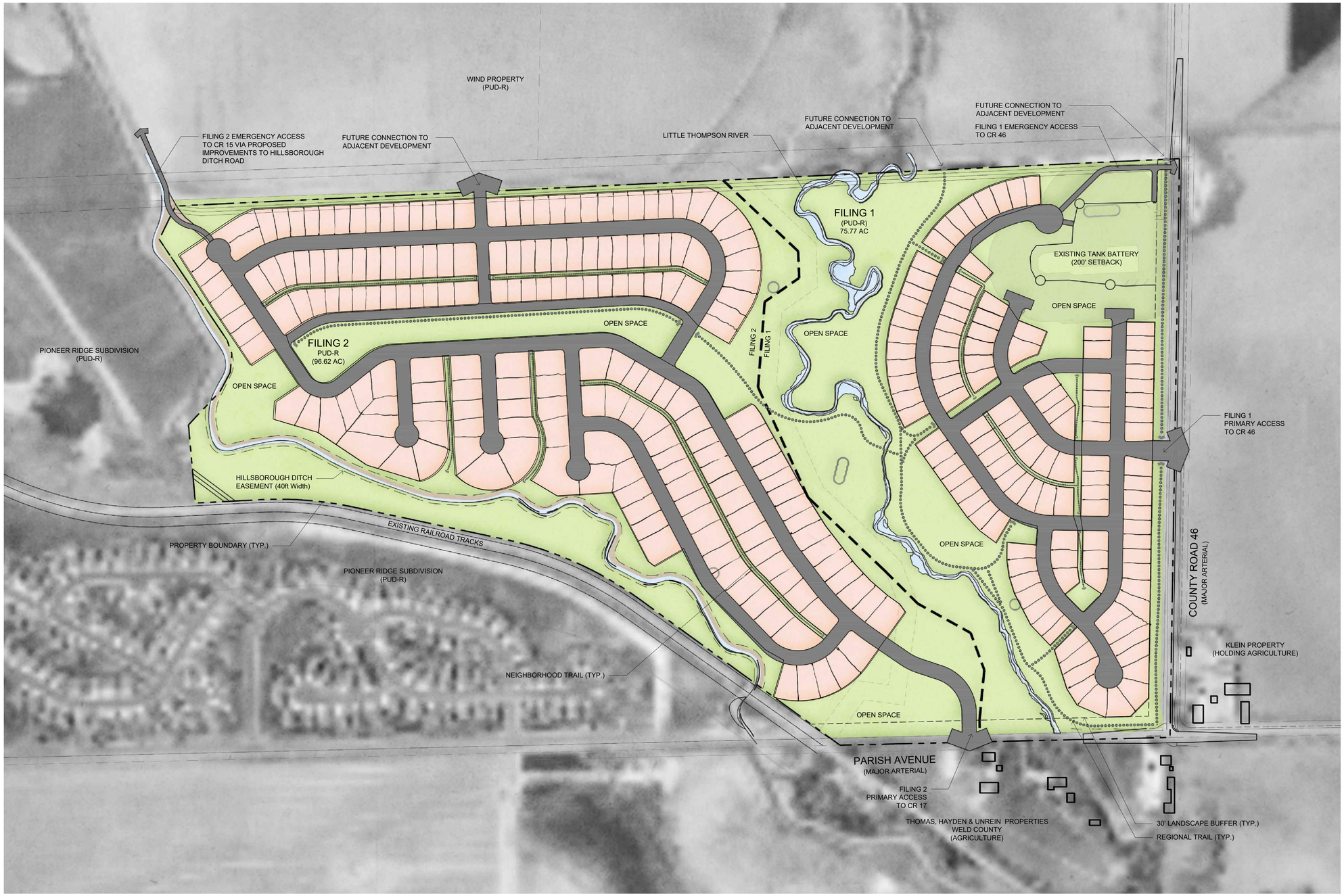
SHEET TITLE:
OUTLINE DEVELOPMENT PLAN

SHEET NUMBER:
ODP-2

SHEET 2 OF 6

OUTLINE DEVELOPMENT PLAN
RIVERBEND ESTATES PUD

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



811

SCALE: 1" = 200'

0 100 200 400 600

NORTH

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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
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2021.08.09 ODP RESUBMITTAL 2

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SHEET TITLE:
ILLUSTRATIVE CONCEPT PLAN

SHEET NUMBER:
ODP-3

SHEET 3 OF 6

DRAWN BY: Josh
PLOT DATE: 8/9/2021 3:55 PM
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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 OF 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 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. 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 AND 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 UNOBTRUSIVELY 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.

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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

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SHEET TITLE:
ODP DEVELOPMENT STANDARDS

SHEET NUMBER:
ODP-4

SHEET 4 OF 6

811

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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)	Average Flow Rate (GPD)	Maximum Flow Rate (GPD)	Peak Flow Rate (GPD)	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	1.5x Maximum Day Demand	53,550	107,100	160,650	0.241
Filing 2	Single-Family Residential	96.62	244	80	2.76	53,875	0.081	3.888	208,491	0.314	3.0	150	2x Average Day Demand	1.5x Maximum Day Demand	109,800	164,700	247,050	0.371
	Total	172.39	363															

GENERAL NOTES:

1. 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.
2. 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.
3. The proposed 21" diameter offsite sanitary sewer will be designed by the Town of Johnstown with design support from Wohnrade Civil Engineers, Inc..
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 — (W) PROPOSED WATER SERVICE
- 8in PVC SAN — PROPOSED SEWER MAIN
- 6in PVC SAN — (S) 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 FL — PROPOSED SPOT ELEVATION
- 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

1" = 200'

RIVERBEND ESTATES PARTNERS, LLC

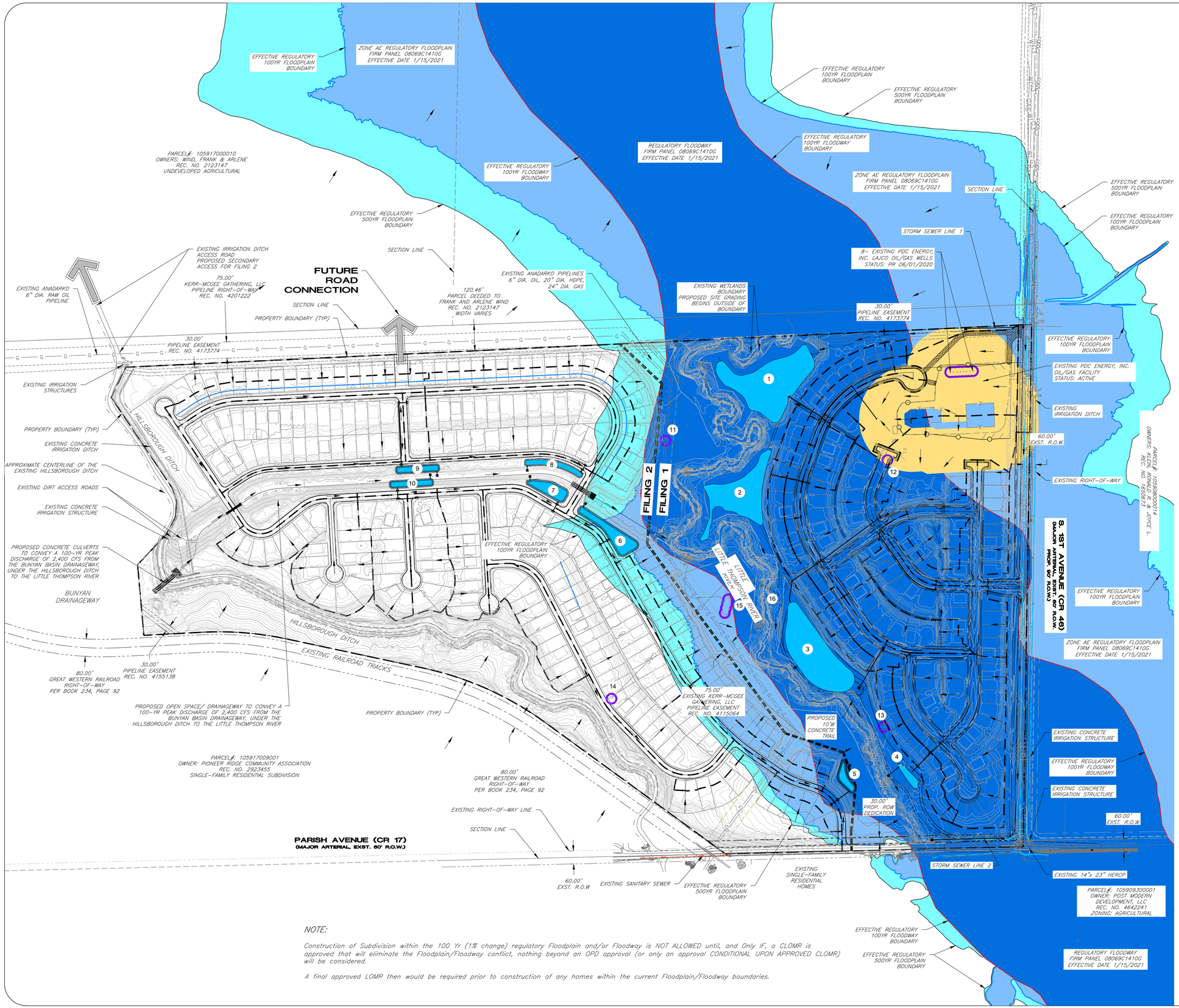
RIVERBEND ESTATES P.U.D.
OUTLINE DEVELOPMENT PLAN
JOHNSTOWN, COLORADO
MASTER UTILITY PLAN

WOHNRADE CIVIL ENGINEERS, INC.
11582 Colony Row
Broomfield, Colorado 80021
Phone (720)539-1919
Fax (720)539-1919

COLORADO REGISTERED MARY B. WOHNRADE 30325 PROFESSIONAL ENGINEER

Project: RIV. 2027.00
Date: 8/5/2021
Scale: 1:200
Designed By: JR
Reviewed By: MBW

ODP-5
of 6 Sheets



GENERAL NOTES:

1. *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.*
2. *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.*
3. *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.*
4. *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.*
5. *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.*
6. *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.*
7. *This proposal is based on current conceptual drawings and details that may change as per the development process.*
8. *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

- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST RESTRAINT
- PROPOSED WATER SERVICE
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED STORM SEWER OR CULVERT
- PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED NON-POTABLE WATER
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING FIBER OPTICS LINE
- EXISTING POWER LINES
- EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER
- EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- EXISTING FENCE
- 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 an 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.

No.	Revisions:	By:	Date:

RIVERBEND ESTATES PARTNERS, LLC

RIVERBEND ESTATES P.U.D. OUTLINE DEVELOPMENT PLAN JOHNSTOWN, COLORADO MASTER GRADING AND DRAINAGE PLAN

WOHNRADE CIVIL ENGINEERS, INC.
11552 Colony Row
Broomfield, Colorado 80021
(720)319-1519
Fax: (720)319-1519

COLORADO REGISTERED MARY B. WOHNRADE 30325 PROFESSIONAL ENGINEER

Project: RIV1 2027.00
Date: 8/5/2021
Scale: 1:200
Designed By: JR
Reviewed By: MBW

ODP-6

of 6 Sheets

Riverbend Estates Filing No. 2
CASE SUB24-0007

Planning & Zoning Commission

June 25, 2025

The Community that Cares

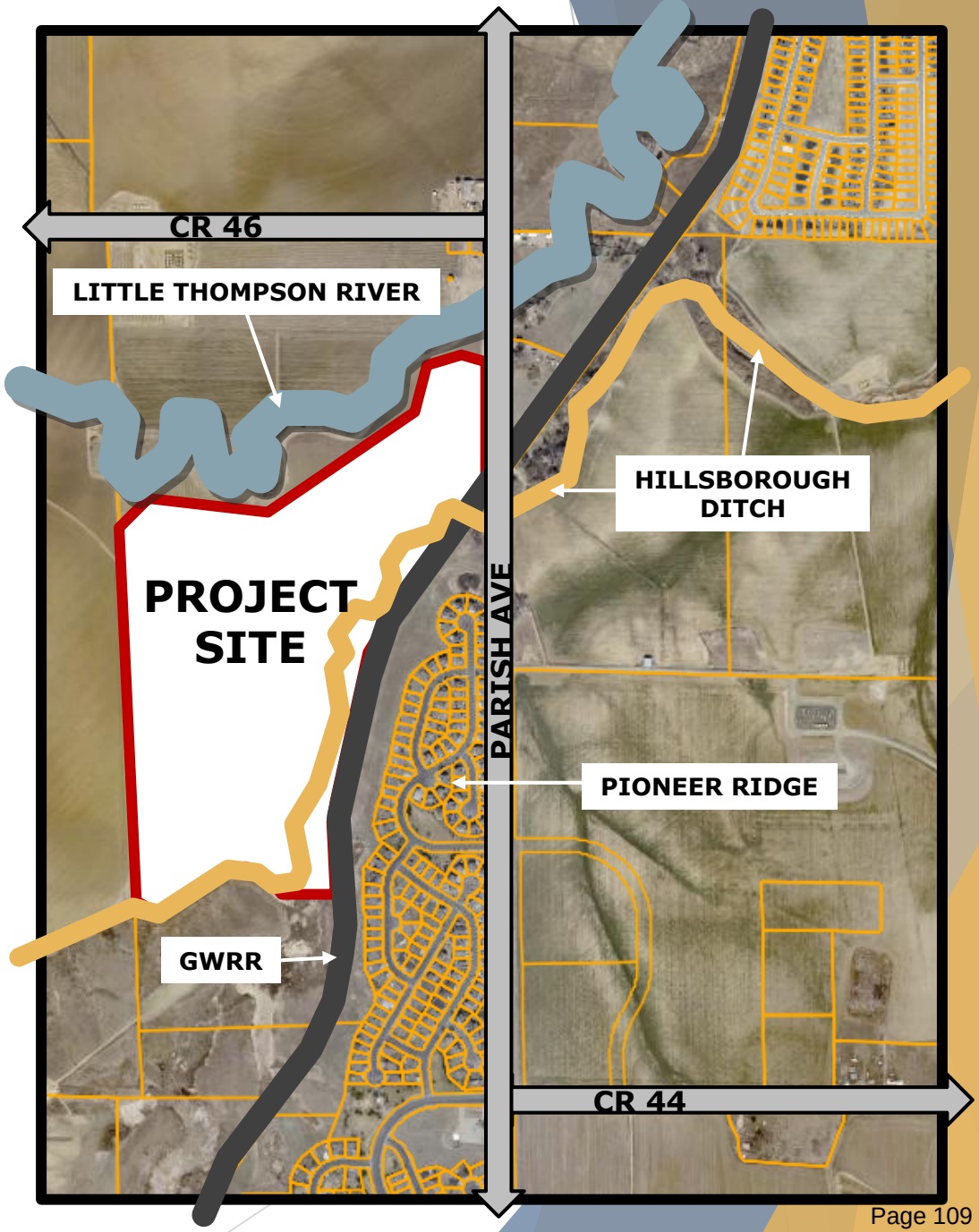
VICINITY MAP

- GENERAL:
  North of Pioneer Ridge Subdivision

- ACREAGE:
  95 Acres
  233 Residential Lots

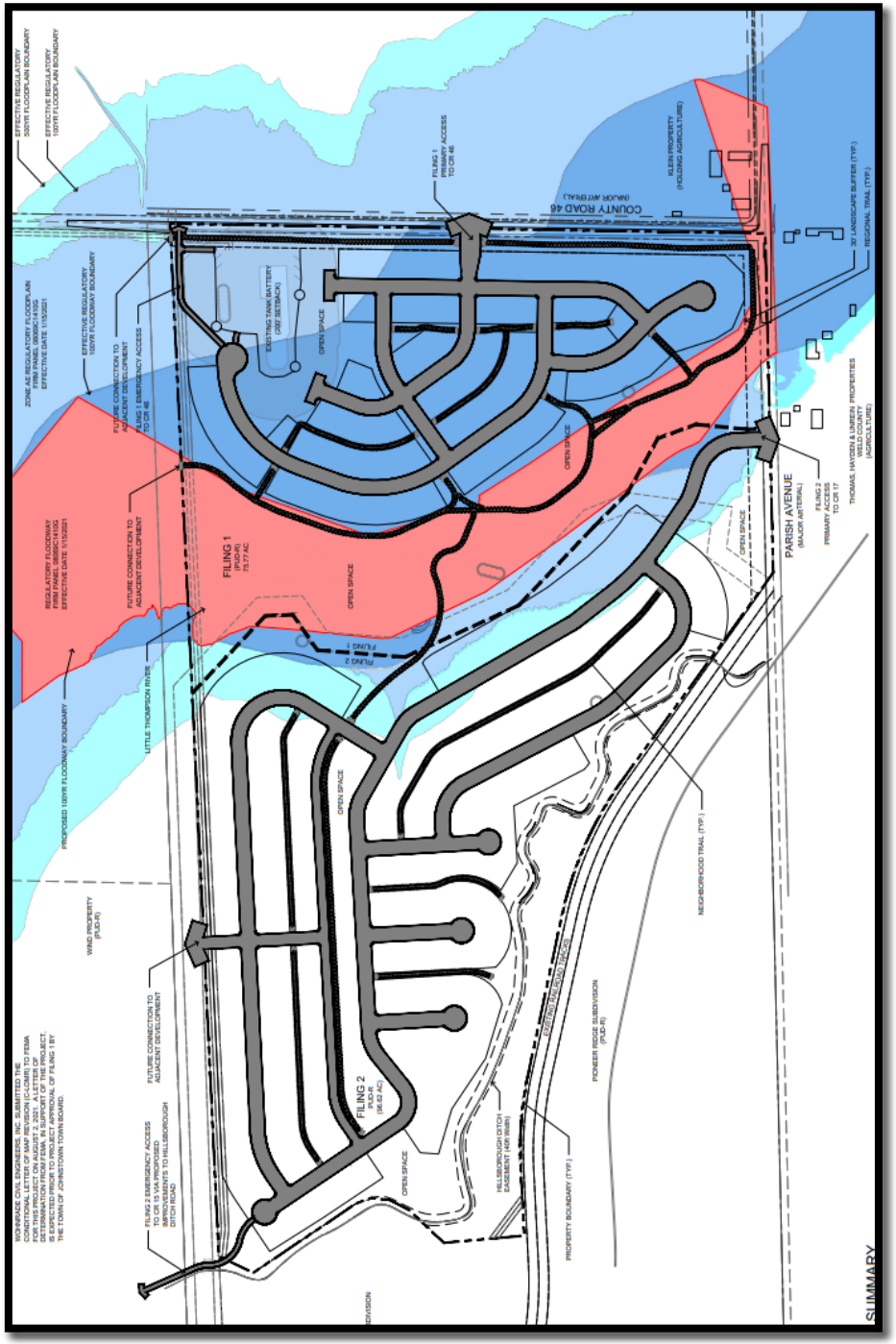
- ZONING:
  Riverbend Planned Development (2021)

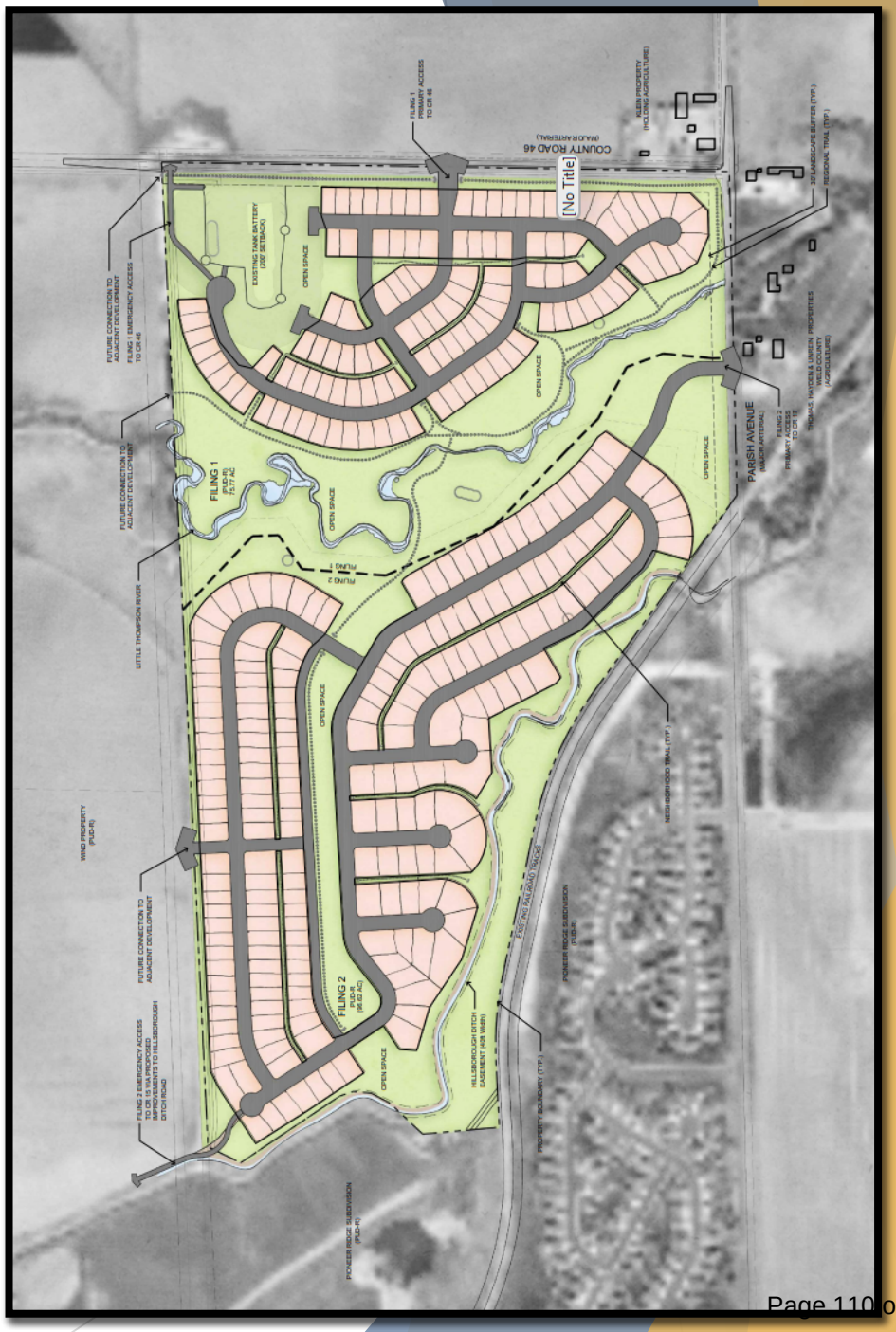
- ADJACENT FEATURES:
  Little Thompson River
  Hillsborough Ditch
  Great Western Railroad

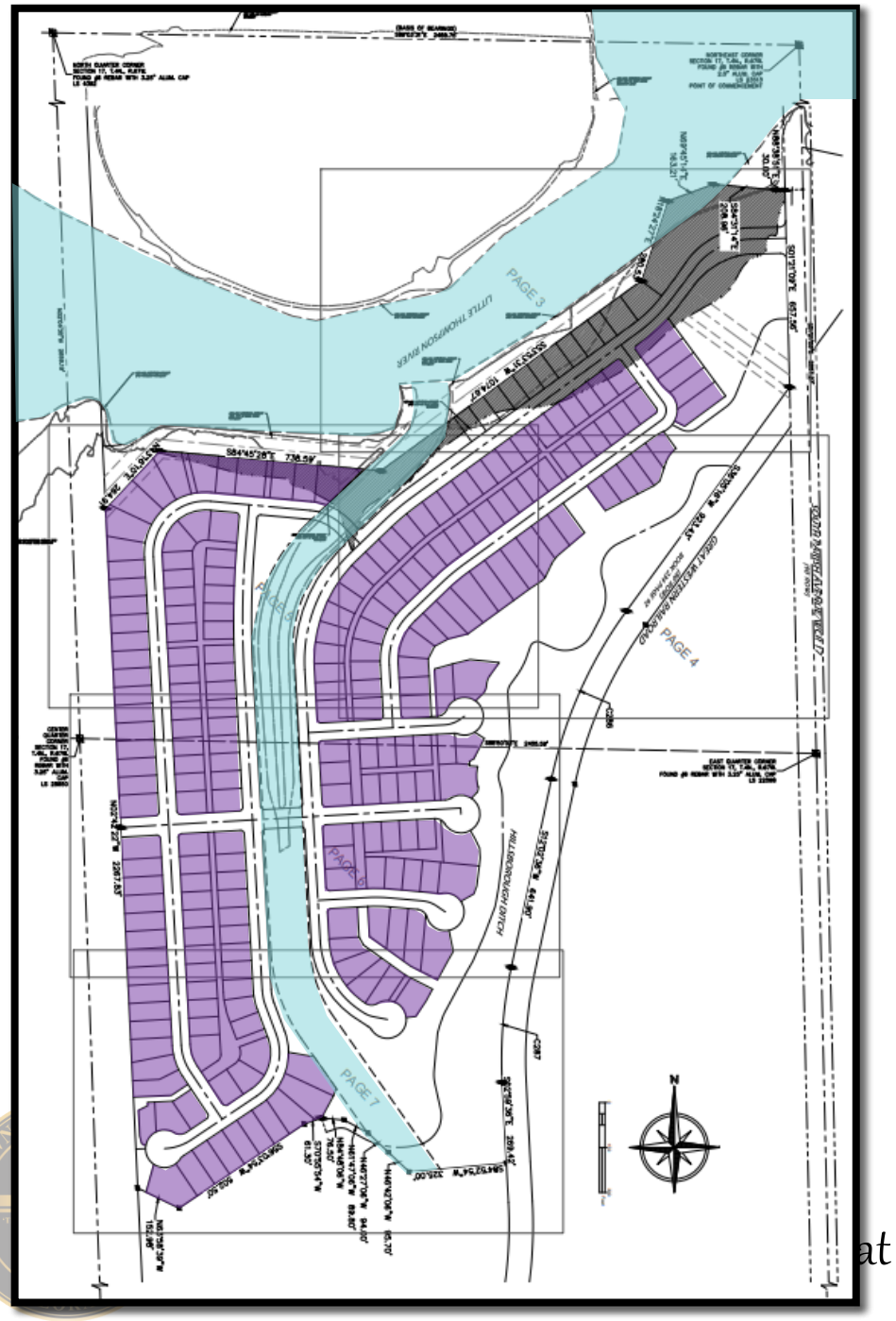


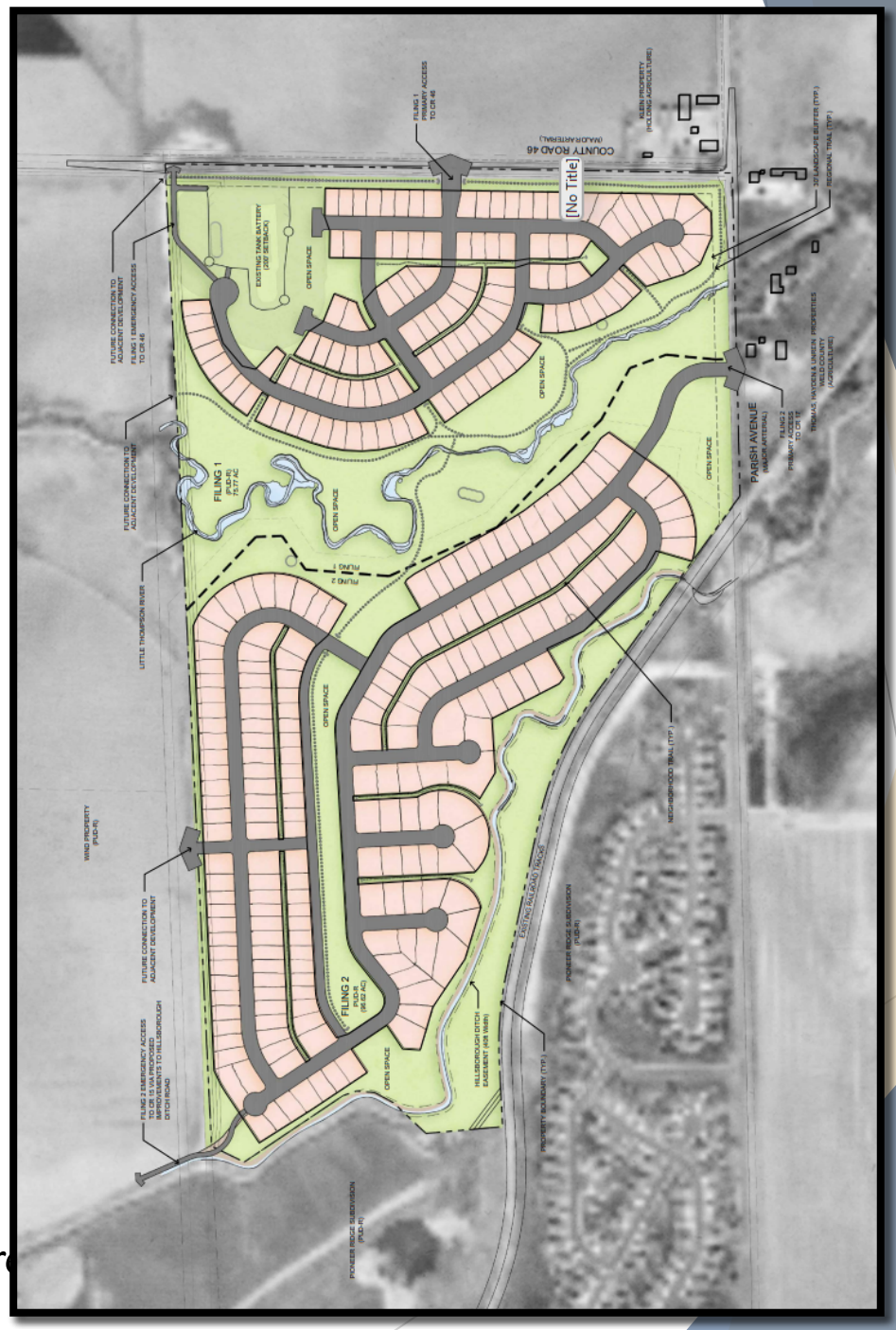
The Community that Cares

RIVERBEND ODP






PAGE 3
PAGE 4
PAGE 6
PAGE 7
LITTLE THOMPSON RIVER
HILLSBOROUGH DITCH
COUNTY ROAD 46
PARISH AVENUE
FILING 1
FILING 2
OPEN SPACE
FUTURE CONNECTION TO ADJACENT DEVELOPMENT
PIONEER RIDGE SUBDIVISION
N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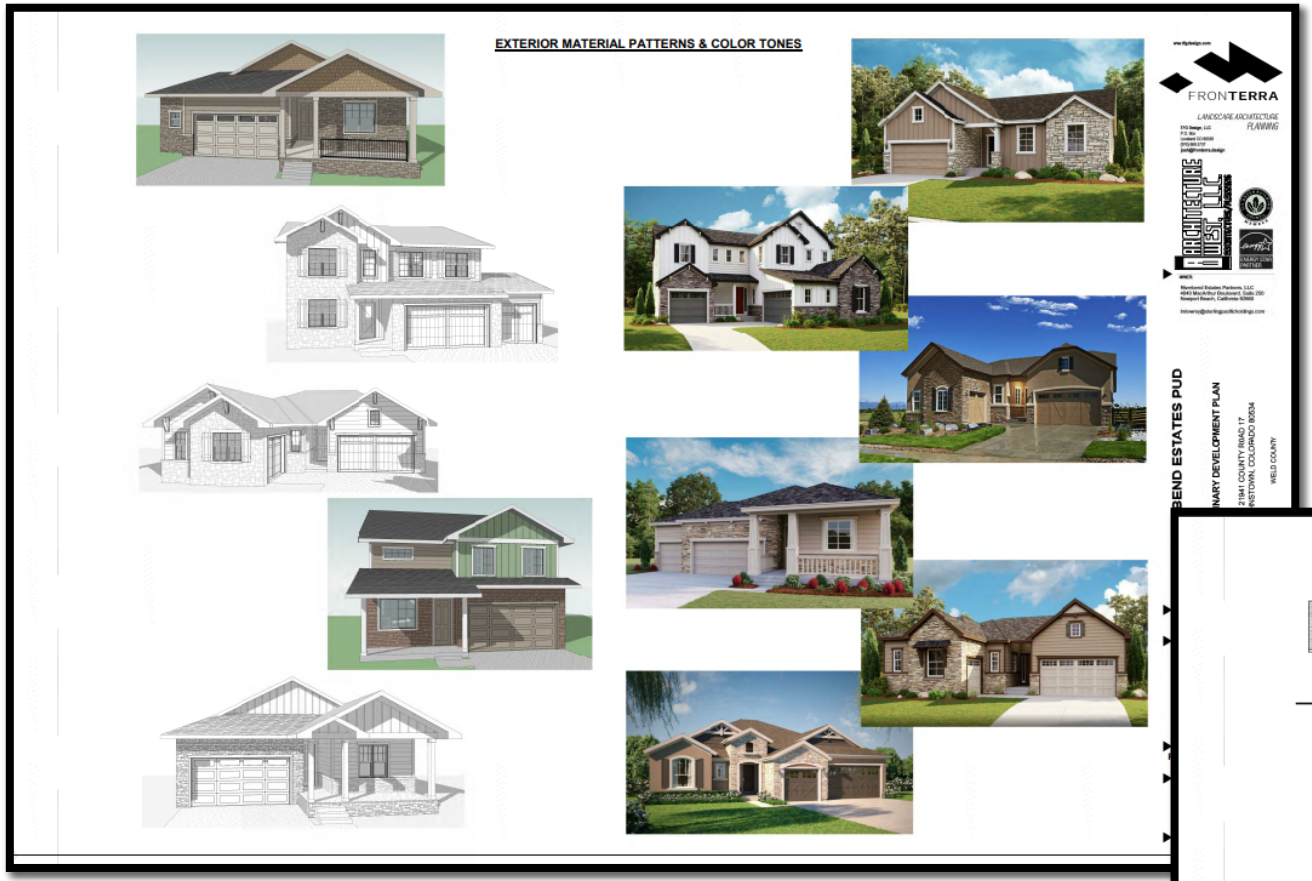
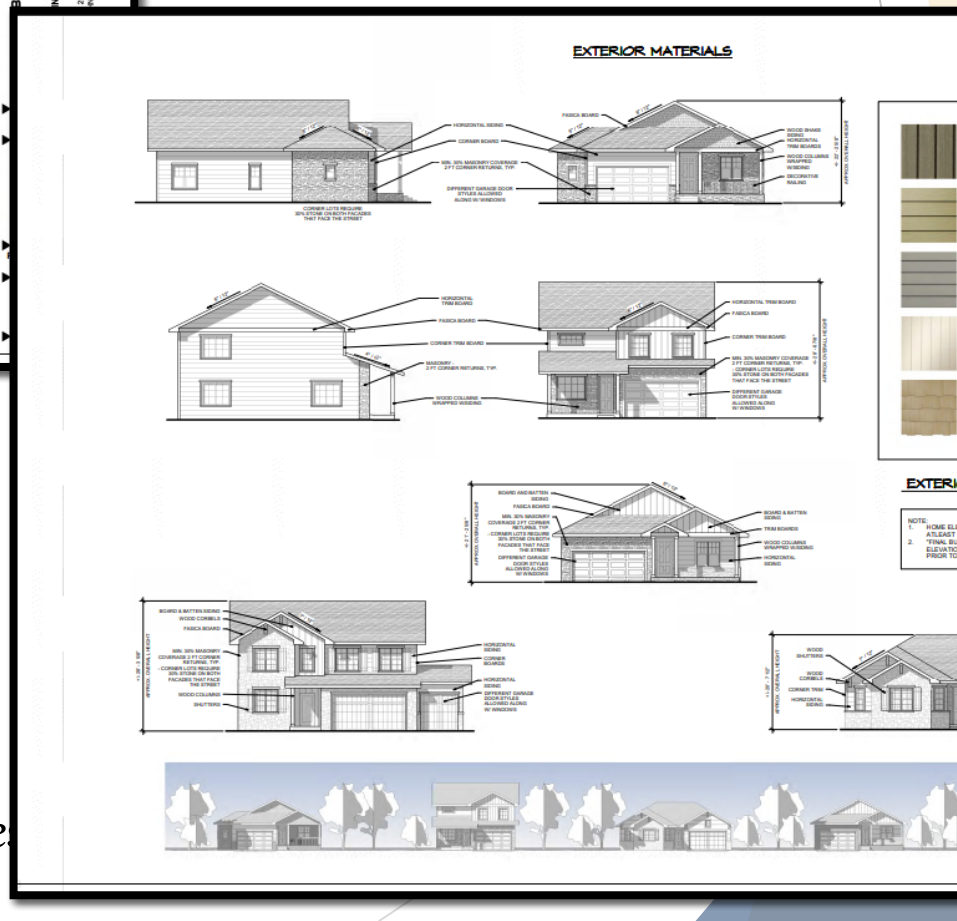
COUNTY ROAD 46
PARISH AVENUE
FILING 1
FILING 2
OPEN SPACE
FUTURE CONNECTION TO ADJACENT DEVELOPMENT
LITTLE THOMPSON RIVER
HILLSBOROUGH DITCH
PIONEER RIDGE SUBDIVISION


EXTERIOR MATERIAL PATTERNS & COLOR TONES
FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING
RIVERBEND ESTATES PUD
PRELIMINARY DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY


EXTERIOR MATERIALS
EXTERIOR MATERIAL OPTIONS
FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING
RIVERBEND ESTATES PUD
PRELIMINARY DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY
PRELIM ARCHITECTURAL ELEVATIONS
A 5.3

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 2

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
josh@asherarch.com

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

RIVERBEND ESTATES PUD FILING 2
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 12.16.2024
PHASE: FDP

REVISIONS:

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SHEET TITLE:
ILLUSTRATIVE PLOT PLAN

SHEET NUMBER:
L3.1

SHEET 46 OF 83

TOWN OF JOHNSTOWN
"THE COMMUNITY THAT CARES"
EST. 1902
COLORADO

RECOMMENDATIONS

Riverbend Filing No. 2

Based on the content and findings in the staff report and presentations, staff recommends that the Planning & Zoning Commission recommend that the Town Council APPROVE Riverbend Estates Subdivision Case No. SUB24-0007.

RIVERBEND
JOHNSTOWN, CO

PLANNING COMMISSION
RIVERBEND ESTATES PUD

June 25, 2025

A LOWREY GROUP DEVELOPMENT

DEVELOPMENT TEAM

- **Lee Lowrey** - Riverbend Estates Partners (Owner)
- **Marvin Davis** - Wild View Land Company (Development)
- **Leslie Hebron** - Colorado Craft Brokers (Development)
- **Josh McCarn** - Asher (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

BY THE NUMBERS

169.77 TOTAL ACRES

329 Single-Family Detached Residential Lots

1.93 Dwelling Units Per Acre

Lots Range in Size from **6,600** to **11,500** Sq Ft

20% Annual Water Savings over a traditional community

OVER **44%** OPEN SPACE

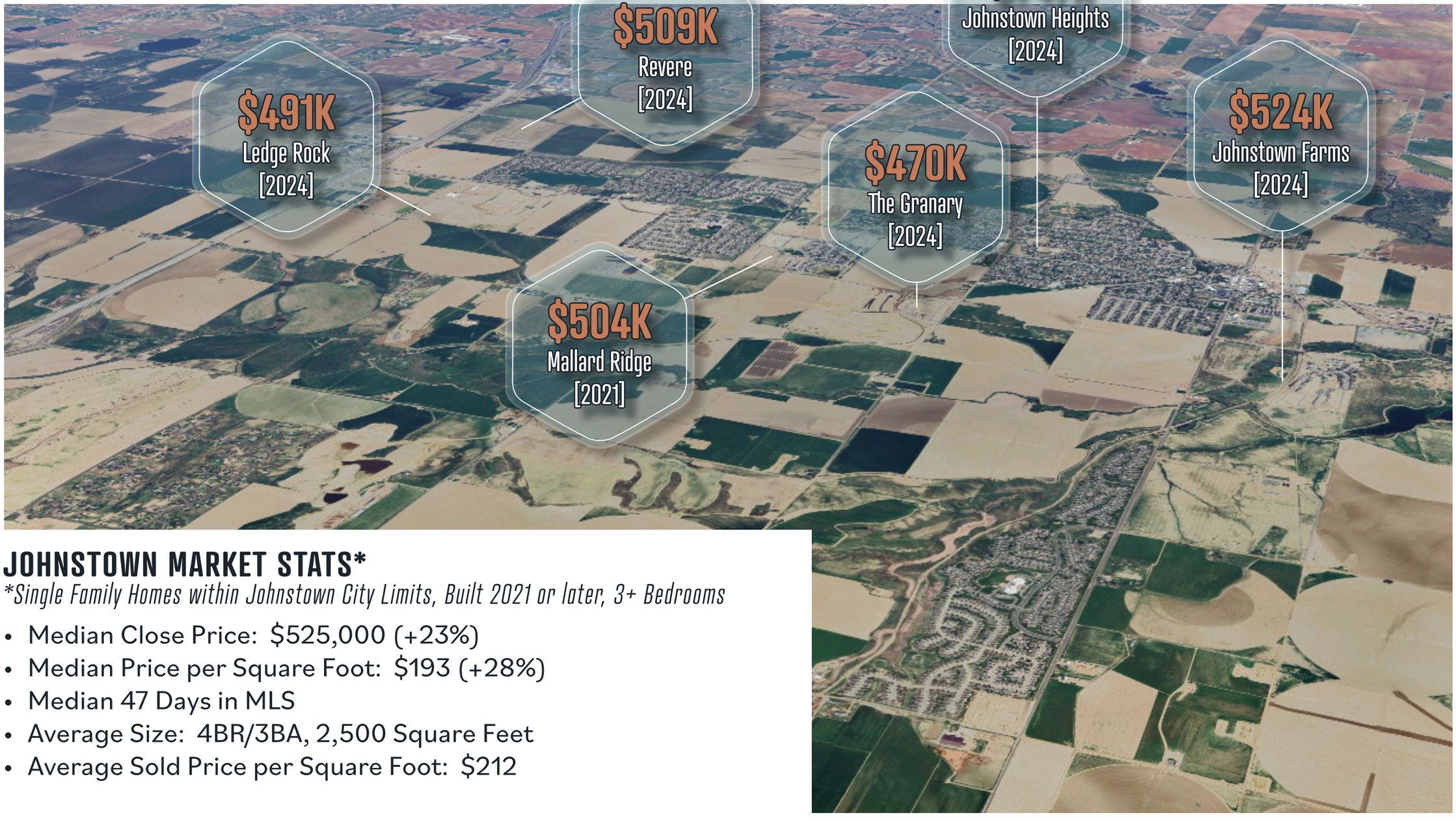
46 ACRES OF PARKS

21,610 Linear Feet of Trails
includes greenway trails & regional trail

Downtown & Rec Center within **1 MILE**

NEW COMMUNITIES IN JOHNSTOWN

SALES TRENDS & AVERAGE SALE PRICES



JOHNSTOWN MARKET STATS*

**Single Family Homes within Johnstown City Limits, Built 2021 or later, 3+ Bedrooms*

- Median Close Price: $525,000 (+23%)
- Median Price per Square Foot: $193 (+28%)
- Median 47 Days in MLS
- Average Size: 4BR/3BA, 2,500 Square Feet
- Average Sold Price per Square Foot: $212

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.

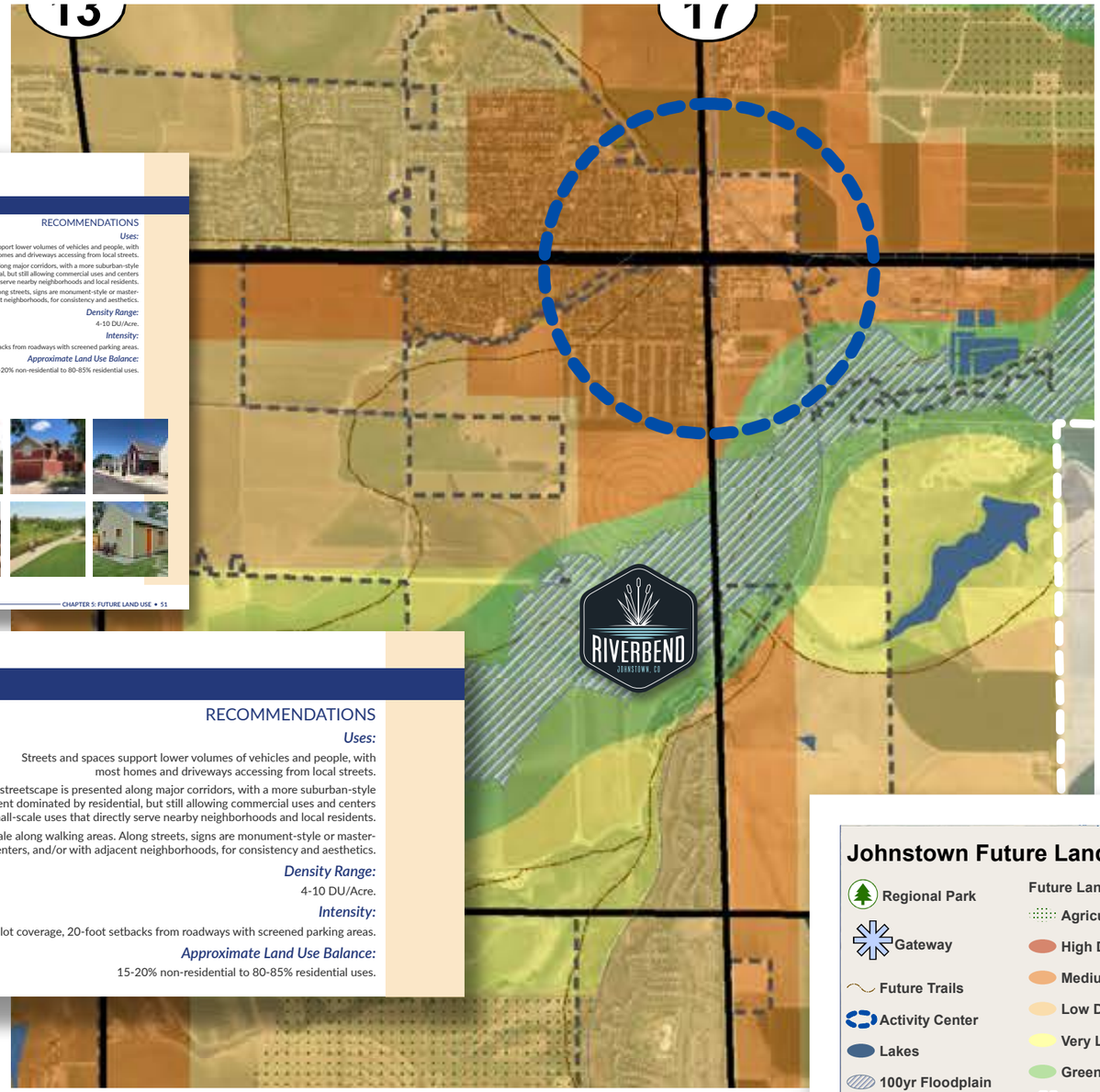
- LOTS . . . . . 60% Water savings!
- OVERALL SITE . . . . . 20% Water savings!

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.

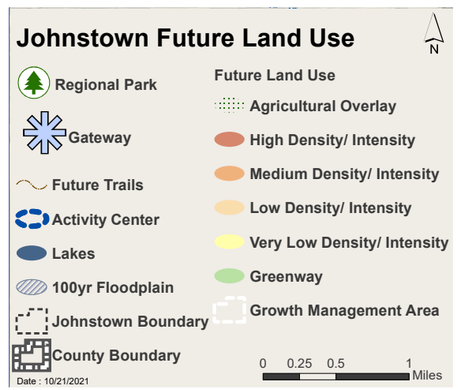
COMPREHENSIVE PLAN

RECOMMENDATIONS



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.

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



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.

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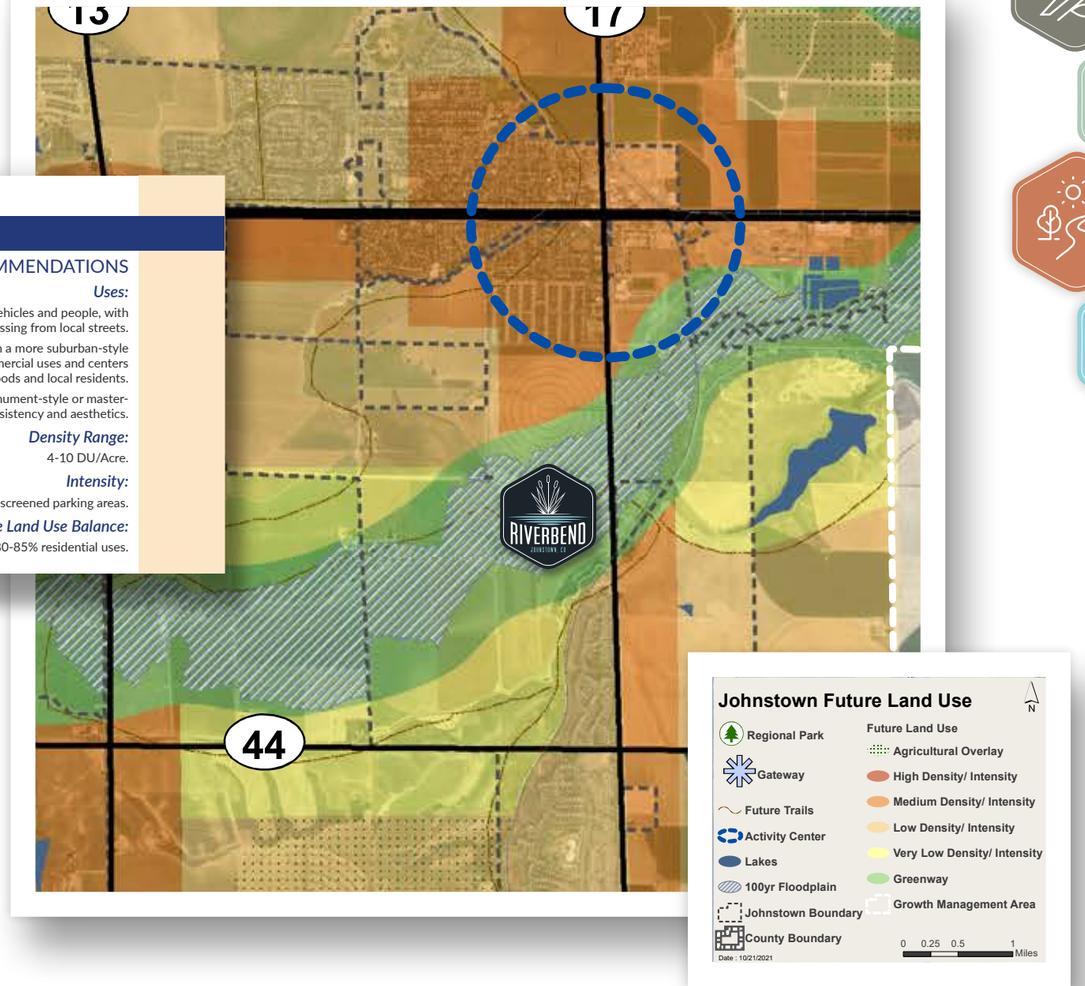


Riverbend's innovative development concept utilizes the flexibility of the PUD process to meld the recommendations for Low Density/Intensity & Very Low Density/Intensity. This combination allows for the creation of a unique neighborhood that seamlessly integrates into the Little Thompson riparian corridor.

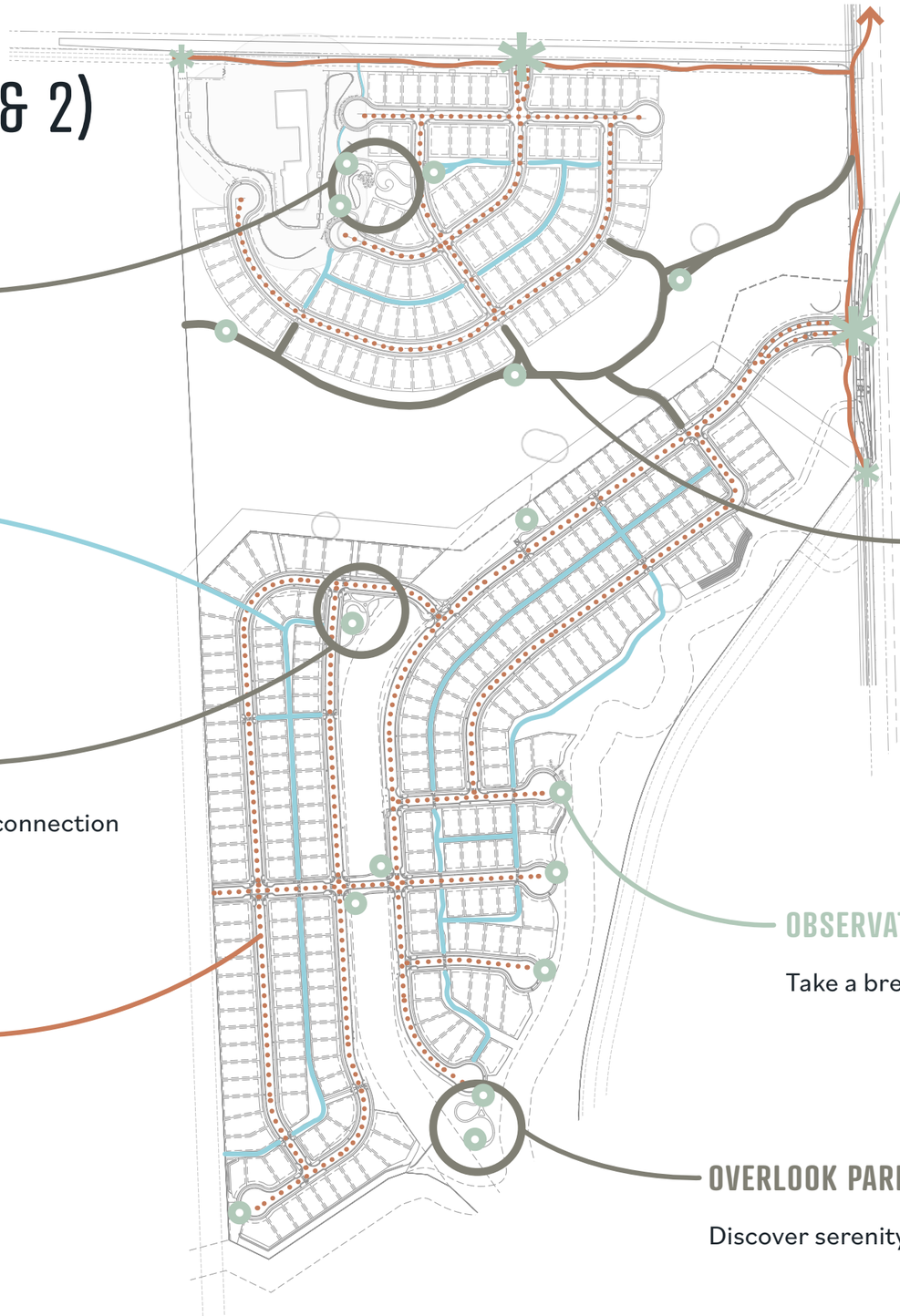
- 1.93 Dwelling Units per Acre.
- Diverse lot shapes & sizes.
- Native & natural plantings suitable to our 'Steppe Climate'.
- Perimeter privacy fencing with interior 'open fencing'.
- Low volume streets lined with trees and detached walks.
- Numerous trail connections to promote active living & interaction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

NEIGHBORHOOD CONTEXT MAP (FILINGS 1 & 2)

INTEGRATION & CONSERVATION

CIRCULATION MAP (FILINGS 1 & 2)

DESTINATIONS & CONNECTIONS



RIVERBEND PARK

Immerse yourself in a playful landscape.

GREENWAY TRAILS

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

BASIN PARK

A natural hub for connection and community.

TREE-LINED STREETS

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

COMMUNITY ENTRANCES

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 .

OVERLOOK PARK

Discover serenity where views abound.

ENTRY EXPERIENCE

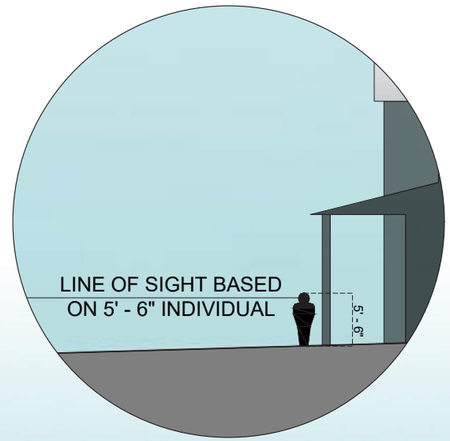
STREETSCAPE EXPERIENCE

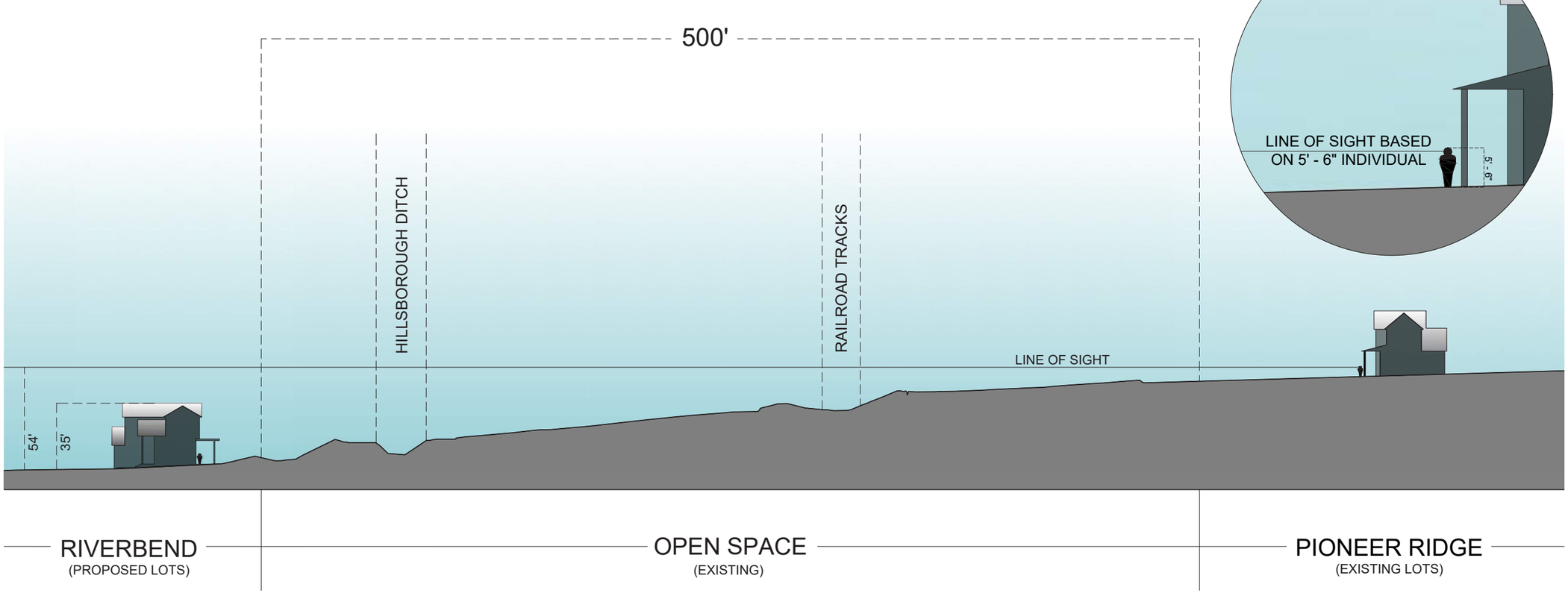
NEIGHBORHOOD EXPERIENCE

RIVER EXPERIENCE

SIGHT LINE STUDY

HEIGHT & DISTANCE





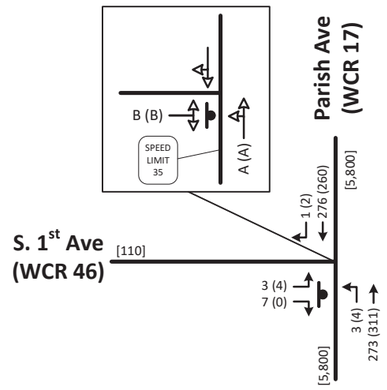
TRAFFIC STUDY

VOLUMES & OPERATIONS

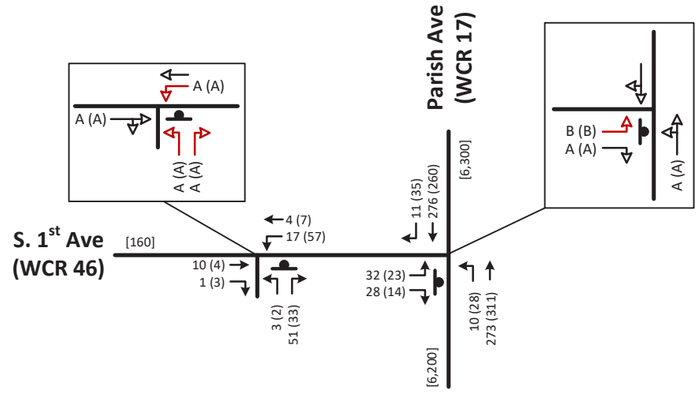
Legend	
XXX	- AM-Peak Traffic Volume
(XXX)	- PM-Peak Traffic Volume
[X,XXX]	- 2-Way Average Daily Traffic
A	- AM Level-of-Service
(A)	- PM Level-of-Service
→	- Traffic Movements
→	- Existing Laneage
→	- New Laneage
⊥	- Stop-Controlled

Roadway Classifications	
WCR 46	Major Arterial
WCR 17	Major Arterial

2024 Base Conditions



2024 Conditions with Filing 1



TRAFFIC VOLUMES

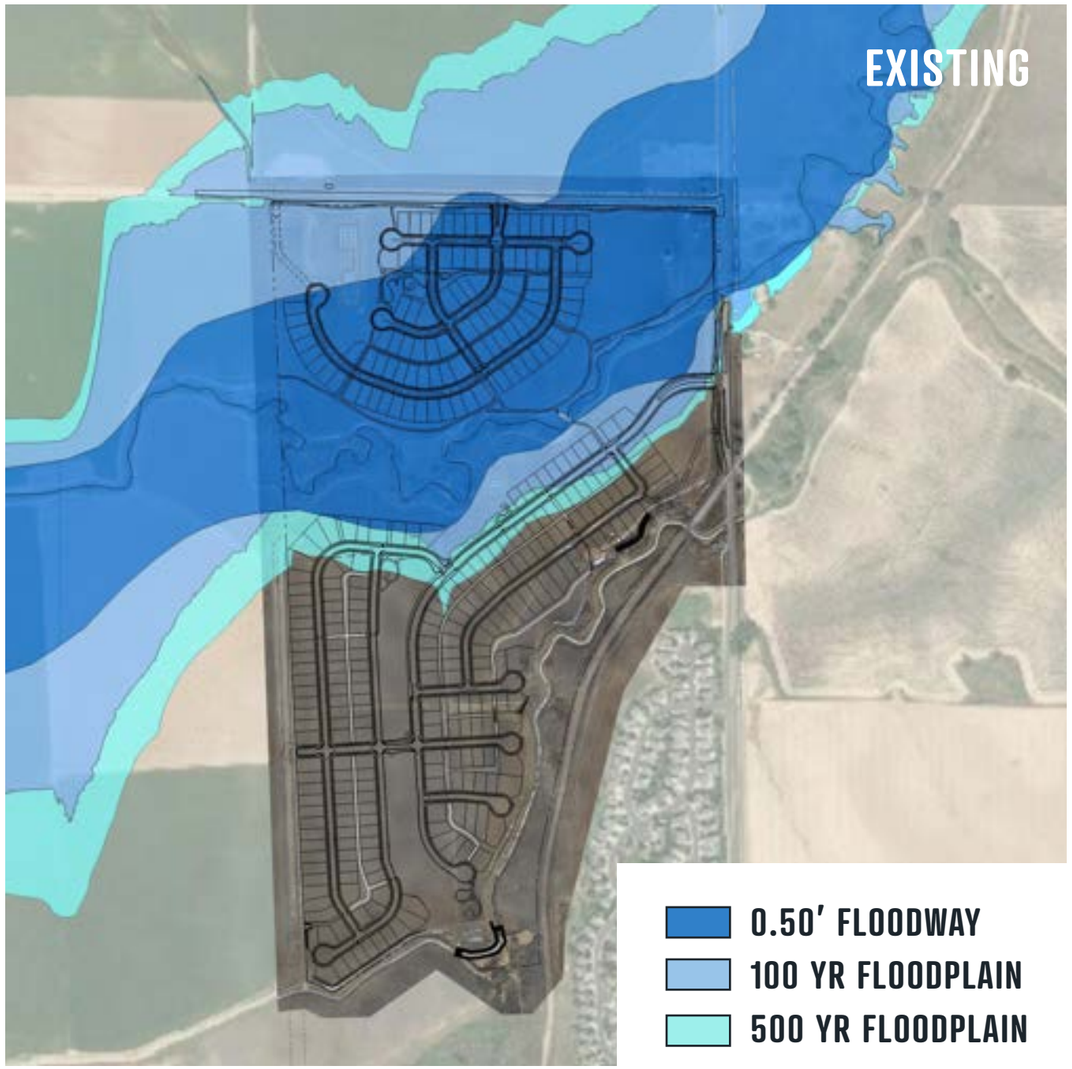
- Today, in 2024, Riverbend would account for 6%-8% of the traffic on Parish Avenue.
- By 2035, with improved roadway capacity, Riverbend will only account for 3.5% of traffic on Parish Avenue & 2.5% on WCR 46.

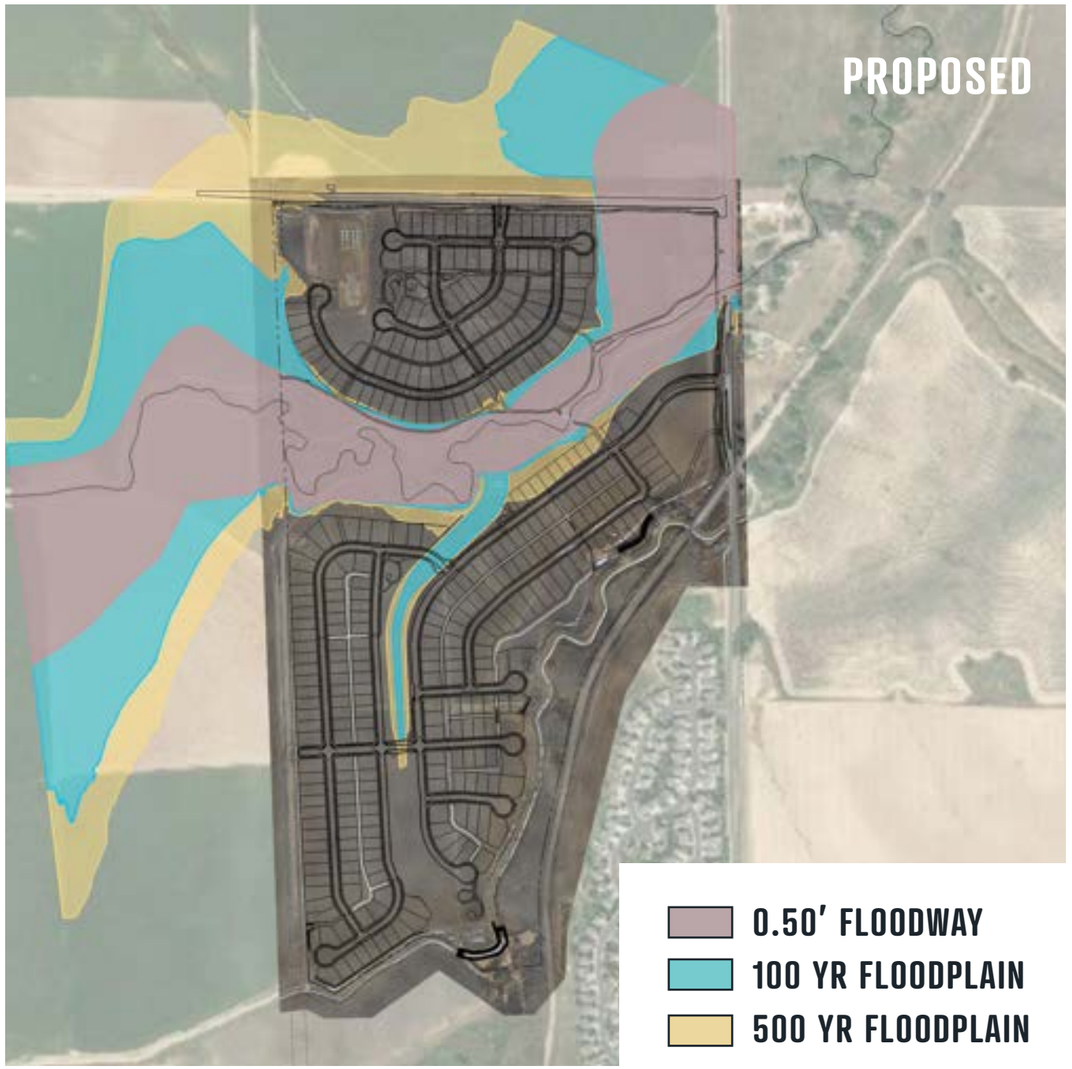
TRAFFIC OPERATIONS

- 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





Cindy Sauer
1202 Bennett Road
Fort Collins, CO 80521
June 14, 2025

To Whom It May Concern,

As a neighboring landowner (Sauer South, LLC—CR 15 and CR 46), I am writing to express my full support for the proposed Riverbend Estates development in Johnstown, Colorado.

We have farmed and lived in the Johnstown area for over 100 years (personally I have lived there for 57 years). We have watched significant changes to the town of 500 (with no stoplight). As farmers we share in the reality of Johnstown being at the heart of development in northern Colorado.

Along the way, we have encountered mostly responsible developers who have come to Johnstown to build homes. When the Riverbend Estates team started working on their project, they were very early to seek us out and learn as much as they could about the area and the history of Johnstown. Lee, Marvin and Leslie have all been very transparent about their plans and I believe they truly come to Johnstown to enhance the community and make a great place for future homeowners.

They have shown to be environmentally considerate, and I feel they have a great vision for the area.

I encourage the Town of Johnstown to approve this project. I believe their project will be a great addition to Johnstown.

Sincerely,
Cindy Sauer

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Planning and Zoning Commission Agenda Communication

Agenda Date: June 25, 2025

Subject: Election of Chair and Vice Chair for the Planning & Zoning Commission

Action Proposed:
1. Elect a Chair for the Planning & Zoning Commission
2. Elect a Vice Chair for the Planning & Zoning Commission

Attachments: None

Presented by: Jeremy Gleim, Planning and Development Director

Background and History:

Article IX of the Town of Johnstown Municipal Code details the rules, responsibilities, and certain procedural requirements for the Planning & Zoning Commission. Pursuant to Section 2-182, “The Planning and Zoning Commission shall consist of seven (7) members who shall be appointed at the discretion of the Town Council. The term of each appointed member shall be four (4) years or until his or her successor takes office. Members are not term limited.”

The table below shows the current members of the Commission, as well as their appointment and term limits:

MEMBER	APPOINTMENT	TERM LIMIT
Isaiah Flores	09/09/2020	09/09/2024
Michelle Campbell	04/04/2022	04/04/2026
Jason Grentz	12/03/2018	12/03/2022
Bruce Abel	07/15/2024	07/15/2028
Douglas Bailey	07/15/2024	07/15/2028

Commissioner Flores and Chair Grentz have both expressed interest in extending their terms, which they have the right to do pursuant to Section 2-182 listed above. With that, they will start new four-year terms as of the date of this meeting.

There are two vacant positions which will be filled in the coming weeks. Staff advertised the openings and have received substantial interest from members of the community. Upon review and vetting of the applications, staff will schedule a work session with the Commission to conduct formal interviews. At the conclusion of the interview process, two new members will be recommended for appointment to the commission.

Information:

Pursuant to Section 2-184, “The Planning and Zoning Commission shall elect its chairman from among the appointed members and create and fill such other of its offices as it may determine. The term of the chairman shall be two (2) years, with eligibility for re-election.”

Based on the foregoing, staff is recommending that the Commission elect both a Chair and Vice Chair. In the event that the Chair is unable to attend a meeting, the Vice Chair will conduct the meeting. The process for electing a Chair shall proceed as follows:

1. A member of the Commission shall make a motion to appoint one of the members to the role of Chair.
2. The Commission may discuss the recommendation.
3. Upon conclusion of any discussion, another member of the Commission may second the motion.
4. Upon the motion being seconded, the Commission shall vote.

The same process shall be used for the election of the Vice Chair.

Neighborhood Meeting:

N/A

Process:

N/A

Recommended Action:

That the Commission recommend one of its members to hold the position Chair, and another member to hold the position of Vice Chair, for a two-year term.