



RIVER VALLEY RANCH

River Valley Ranch Final Design Review Requirements Appendix D

- A digital set of drawings that meets the Final Design Review requirements below and addresses all required revisions identified by the DRC during preliminary reviews must be submitted to the DRC Administrator one-week prior to the scheduled review. Two sets of 24 x 36 drawings must be brought to the Final Review. One set will be retained by the RVRMA DRC and one set will be returned to the applicant. All Final Design Review drawing sheets must be stamped by an Architect licensed in the State of Colorado.
 - **Survey** –Survey 1’=20’ scale, stamped and signed by a licensed Surveyor, State of Colorado. Include adjacent street, bike path, and existing contour lines at 1’ intervals. Extend contour lines 1.5’ beyond property lines and into adjacent streets.
 - **Final Site/Grading/Landscape Plans** – final plans at 1’ = 20’ min. showing:
 - Property lines, street curbs, bike-walk paths, building envelope, buildings, development setbacks, easements, and other restrictions on property.
 - Existing grading contour lines at one (1) foot intervals. Blend and link proposed contours with existing contours. Beyond property line, show existing contour lines extending 15 feet to show impacts on existing off-site grade.
 - Grading contour lines, drainage improvements, drainage swales, area drains, dry wells and other grading features.
 - Building footprint with finished floor grades related to spot elevations at street, patios, decks, driveway, parking, turn-around, fences, retaining walls, and any other site improvements.
 - Material of all hardscape surfaces, including color, if appropriate.
 - Natural and topographical features identified that affect the use of the Lot area, together with any other pertinent information; existing vegetation with trees to be removed and vegetation to be protected. Include area in ROW and public spaces within 20 feet of the property line.
 - Improvements: Trees, shrubs (at mature sizes), irrigated areas, ornamental planting, xeriscape planting, mulch areas, gravel areas, lawns and native grass areas, terraces, driveway, water features, pools, spas, patios, decks, fences, walls, firepits, and any other significant design elements.
 - Landscape vegetation clearly depicted and labeled on plan
 - Tabulation of lot area vs. required trees and shrubs
 - Plant list of trees and shrubs, sizes, quantities and calculations, and botanical names. Note the minimum size requirements for trees/shrubs.
 - Air handlers, utilities, and other mechanical equipment; utility connections including fire hydrants, sewer, water, telephone, cable, television, electrical

service and landscape irrigation. Identify utility meters, shut-off valves and pedestals within the Lot and in street ROW.

- Landscape lighting plan

- **Irrigation Plan** – 1"=20' scale showing location of tap, control clock, mainline, lateral line, and irrigation heads. Label material and sizes of each element. Zone outputs, not to exceed 8 gal/minute. Show temporary irrigation techniques to establish native and xeriscape areas.

- **Final Roof Plan** – ¼" = 1' scale, include pitches and slope arrows

- **Final Floor Plans** – ¼" =1' including all exterior door and window locations and sizes, and the location of all exterior mechanical systems, finish floor levels versus finish grades. Show calculation of second floor vs. main floor to show compliance with 60% second floor rule.

- **Final Elevations** – ¼" =1' including roof heights, existing and finish grades, exterior door and window locations and sizes. For windows, show divided lights and swings. Label elevations North, South, East, West. Show a description of all exterior materials, colors, and finishes. Show air handlers, utilities and other mechanical equipment that would be visible on the exterior of the house.

- **Exterior Light Fixtures** – Identify location and type. Provide cut sheets of fixtures with bulb wattage indicated. See Town of Carbondale lighting ordinance.

- **Sample Board** -- on a minimum of 1'x 2' board, no greater than a 2' x 4', including:
 - Roof material and color
 - Exterior wall and trim materials and colors
 - Window frame color
 - Exterior door material and color
 - Stone/rock materials
 - Fence/wall materials
 - Light fixture cut sheets
 - Chimney finish details

Questions should be directed to Pam Britton, DRC Administrator at (970) 710.9040.