



## **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. All Final Design Review drawing sheets must be stamped by an Architect licensed in the State of Colorado.
- Two sets of 24 x 36 drawings will be required after final approval is granted. One set will be retained by the RVRMA DRC, and one set will be returned to the applicant.
- Survey-Survey 1'=20' scale, stamped and signed by a licensed Surveyor, State of Colorado. Include adjacent streets, bike path, and existing contour lines at 1' intervals. Extend contour lines 15' beyond property lines and into adjacent streets.

#### **Final Site/Grading/landscape Plans -final plans at 1' = 20' min. showing:**

- All Final Design Review drawing sheets must be stamped by a Professional Landscape Architect licensed in the State of Colorado.
- 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.
- A civil engineer shall provide a Site Grading Plan on a separate sheet from the landscape drawings. Existing grades shall be indicated with dashed lines matching those on the Survey. New grades shall be shown as solid lines that are thicker than

the dashed lines. The Site Grading Plan shall make it clear where the new proposed grades tie into the existing grades.

- A civil engineer shall indicate any retaining walls on the Site Grading Plan and shall provide sections of all retaining walls indicating construction materials proposed. Top of wall elevations shall be provided on the Site Grading Plan for any proposed retaining walls.
- If any drywells are proposed, the civil engineer shall review the soils report, and if necessary, consult with the geotechnical engineer, prior to locating and sizing any drywells shown on the drainage plan.
- If any underground site drainage piping is proposed, the diameter and slope of such piping shall be indicated on the Site Grading Plan.
- 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** - no greater than a 20"x 30." 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

For owners seeking clarification regarding licensing requirements for Civil Engineers, Architects or Landscape Architects, and all other inquiries, please feel free to reach out to Jessica Hennessy at [jessica.hennessy@vrma.org](mailto:jessica.hennessy@vrma.org).