



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

Wednesday, November 30, 2022 at 7:00 PM

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

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF AGENDA

- [1.](#) Minutes of the August 10, 2022, Regular Meeting
- [2.](#) Minutes of the September 14, 2022, Regular Meeting
- [3.](#) Minutes of the October 12, 2022, Regular Meeting

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

NEW BUSINESS

- [4.](#) Public Hearing - Rieder Annexation and Establishment of Zoning (H-A) for approx. 41 acres
- [5.](#) Public Hearing - North Ridge Subdivision Plat of approx. 60 acres
- [6.](#) Public Hearing - North Ridge at TRR Preliminary/Final Subdivision Plat and Development Plan for 196 homes on approx. 24 acres

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 within 48 hours prior to the meeting in order to request such assistance.

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PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, August 10, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Flores, Grentz, Salo, Singh, and Weber. Campbell and Hayward were not in attendance, and excused from the meeting.

Agenda was approved unanimously. 5/0. Motion made by Grentz, 2nd by Weber

June 8, 2022 Minutes approved by Flores, Singh, Salo, and Weber (Grentz was not in attendance).

July 13, 2022 Minutes approved by Grentz, Salo, and Weber (Flores and Singh were not in attendance).

No public comments on items not on the agenda.

The Public Hearing for **East Ledge Rock Center Subdivision Filing No. 2 (SUB21-0025)** was opened. Kim Meyer, Planning & Development Director, presented an overview and staff's analysis for this proposed subdivision.

C. Weber asks about the traffic study, impact from the proposed Buc-ee's, and Hwy 60 signalization and development timing. Meyer indicates a study has been reviewed by the Town, and explains the typical timeline between breaking ground, constructing infrastructure, and foundations. A Certificate of Occupancy won't be issued before full infrastructure improvements are accepted. Meyer states that not a lot of traffic is expected to carry over to the Ledge Rock development from the proposed Buc-ee's, as that is largely highway-generated traffic. C. Grentz asked if CDOT will operate independently on the signalization. Meyer explains that the Town is working closely with CDOT to signalize multiple intersections and explains that traffic has to meet signal warrants. Grentz expresses concern for the count shown for 2025 in the traffic study due to current developments already increasing traffic significantly.

Jim Shipton, engineer, Point Consulting, LLC, represents the Applicant. Shipton discussed High Plains Blvd. and explains that once occupancy occurs, they will begin preparation for signaling to be installed. Ultimate improvements are planned with this development. C. Grentz asked about the impacted ditch company and the proposed piping of the ditch. Shipton states that they are providing construction details to the ditch company and feels as though they are on track.

Public comment:

- Lorraine Brown, 3458 Sandalwood Ln - noted that that there is significant frustration with so much growth and the area being a food desert and inquired about prospects for a grocery store.

Public hearing closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by Grentz / 2nd Flores.

Vote: 5/0 in favor of approval.

Motion carries and the recommendation for approval will go to Council.

The Public Hearing for **North Ridge Outline Development Plan (ODP) Amendment No. 1 (ZON22-0007)** Plan was opened. Kim Meyer, Planning & Development Director, presented an overview and staff’s analysis for this proposed development. Staff recommends denial, per findings noted in the staff report.

C. Singh inquired if this proposal is denied for increased residential, does demand still exist for the higher ratio of commercial. Meyer stated that the Town would anticipate demand for commercial areas to increase over time, and typically the demand for residential and multi-family precedes commercial. Meyer mentions that the Comprehensive Plan is focused on long-term horizons and future build out of the overall community, and not on short-term development trends, and attempts to establish an overall balance of uses throughout the Growth Management Area.

Mark Hunter, attorney with Hunter & Goodhue, represents CaliberCos, the applicant. Hunter explained that North Ridge is just a portion of the master-planned Ridge community and explains the importance of “rooftops” in bringing in future commercial and retail development. He explained that this Outline Development Plan (ODP) amendment is request would result in a more comparable mix to other portions of The Ridge. Hunter emphasized that rooftops are necessary for viable commercial development. Further, he argued that the Town’s comprehensive plan is a guiding policy document, and is advisory only. He argues that no specific density exists in the code in the PUD-MU zone, and that PUD-MU is supported by the comprehensive plan. He noted that multifamily units are more affordable than single family home rentals. Hunter also noted that COVID has had an impact on commercial demand.

Mr. Hunter argued that the Applicant is not requesting a change in zone and that PUD-MU allows multifamily as a “permitted use by right;” and again stated that the requested modification is comparable to The Ridge. Hunter noted that the Code does not have a process for amending an ODP, so he referenced the site development plan code language, concluding that if the comprehensive plan and code conflict, the code should be followed.

C. Weber requested that Meyer provide feedback on the Applicant’s presentation. Meyer acknowledged that the land use code is currently being rewritten to implement the comprehensive plan objectives, and it does not currently provide specific review criteria for an ODP amendment. Meyer noted that the PUD-MU code indicates the types of residential structures permitted by right, but not necessarily the use itself. Meyer explained that the purpose of an ODP is to identify the intent of a development, and define specific information related to uses; and that PUD-MU, although flexible, is not intended to or historically used to permit any use, anywhere, in a PUD. Meyer acknowledged that there is a need for rental housing and identified several approved multifamily developments as well as current projects under review that will introduce more than 1500 additional units to Johnstown.

Public Comment:

- Marcia Buckley, 6163 E County Rd 18 - Expressed concern about residential uses and her ag property. Stated that commercial helps their property values. Concerns with developer and some issues on her property so far – fence and ditch. She is worried about increased traffic, and frustrated with letters requesting to buy her land. Explains that residences are going in on the west side of the development and prefers commercial development near her property.
- Lorraine Brown, 3458 Sandalwood Ln - Concerned for 4-story development backing up to residences. Concern for the frontage road being only 2 lanes. Suggests 2-story multifamily instead of 3 or 4 level. Concern that the apartments are not aesthetically pleasing. States that the apartments in 2534 are large but not blocking anyone’s view. Requests that the developer “tone it down” on large [tall] multifamily development.

C. Weber closed public comment.

C. Grentz stated that new multifamily developments in Loveland have struggled with filling units. He expresses that I-25 will likely develop from Pueblo to Wellington and that he has concern for losing valuable commercial area.

C. Salo stated that the Town developed the Comprehensive Plan to help guide the vision and decision-making of the Town. C. Salo looks to the public comments noted their concerns with too much residential, and that should be considered when we don’t otherwise have clear guidelines. C. Flores agreed with that point, and that the Planning & Zoning exists to help fill in that gray area.

C. Singh brought up the mortgage costs and explained that his personal experience has shown limited availability in Johnstown, and that options are better in Loveland. Singh points out that we don’t want to lose future residents to Loveland. C. Weber inquired about the rooftop difference between what is on the original ODP and the proposed amendment. Applicant stated it will be an increase of about 600 residents.

C. Weber addressed the applicant and suggested a compromise could be made. He disagreed that the “permitted use by right” argument is fully accurate, and acknowledged that work needs to be done on the code. Weber stated that he has a problem with making the change that the Applicant is requesting, stating that the rooftops will come, but we need to look at these issues more long-term as well as consider the residents nearby. He stated he felt the amendment is incompatible with the guidance in the comprehensive plan.

Motion was made to Recommend Denial to the Town Council per findings and language provided in the staff memo by C. Weber / 2nd by Flores.

Vote: 5/0 in favor of denial.

Motion carries and the recommendation for denial will go to Council.

The Public Hearing for **North Ridge PUD Design Guidelines (ZON22-0007)** was opened. Kim Meyer, Planning & Development Director, presented an overview of the guidelines and staff’s analysis for this proposed development, based on the staff report. No comments or questions from commissioners.

Mark Hunter, attorney with Hunter & Goodhue, represents CaliberCos, the Applicant. Hunter requested that the issue be tabled until a decision is made on the North Ridge ODP Amendment.

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Meyer suggested discussing these items as conditions. Applicant declined and requested to table the item.

Motion was made C. Weber to table this until further information is put forth / 2nd Salo.
Vote: 5/0

Meyer briefly discussed progress on the land use code and stated that drafts have been received but not fully evaluated yet.

Meeting was adjourned at 9:03 P.M.

Town Staff present: Kim Meyer, Planning & Development Director and Kara Washam, Planner I

Respectfully Submitted:

Accepted:

Kim Meyer, Director

Bruce Weber, Chair





PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, September 14, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Grentz, Flores, Salo, and Weber. Hayward, and Singh were not in attendance, and excused from the meeting.

Agenda was approved unanimously. 5/0

No public comments on items not on the agenda.

The Public Hearing for **ZON22-0008 2534 Planned Unit Development Design Guidelines** was opened. Kara Washam, Planner I, presented an overview and staff's analysis for this proposed 2.1-acre land use change proposed, indicating this property would be integrated into the overall 2534 development and Design Guidelines.

Rob Van Uffelen, Galloway, represented the Applicant. No presentation or statement was made. No questions for Staff or Applicant from the Commission. No public comment was received.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Flores.

Vote: 5/0

The Public Hearing for **SUB22-0010 Johnstown Farms Filing No. 2, Final Subdivision Plat**, was opened. Justin Currie, Planner II, presented an overview and staff's analysis for this proposed 62-acre parcel. Cathy Mathis, TB Group, represented the Applicant with no separate presentation.

Commission posed some high-level questions about traffic impact, study, and improvements with development, related to overall Town development, and timing of such analysis for this project. Currie responded that traffic analysis would accompany future development plans. Meyer noted that an overall discussion could be handled later in the agenda. Commissioners wanted to verify that floodplain noted on the plat is current regulatory vs CLOMR (FEMA conditional letter of map revision) line are clarified – prior to Council hearings. Water dedication clarification was requested, as to how that affects the density and intensity of that future development. Town Staff responded.

No public comment was received.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Flores.

Vote: 4/1

Kim Meyer provided a brief department update. Commissioners discussed several items of general interest including asking for clarification on water dedications with development, traffic studies and activities of the Town, and discussion of elements of the comprehensive plan.

Meeting was adjourned at 8:10 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Kara Washam, Planner I; Justin Currie, Planner II

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair





PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, October 12, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Flores, Grentz, Hayward, and Weber. Campbell, Salo, and Singh were not in attendance, and excused from the meeting.

No public comments were made on items not on the agenda.

Agenda was approved unanimously.

The Public Hearing for **SUB22-0009 Thompson Ridge Estates PUD Preliminary/Final Development Plan and Subdivision** was opened. Justin Currie, Planner II, presented an overview and staff's analysis for the proposed 4-lot, 20-acre proposed subdivision, located south of Thompson Crossing II subdivision.

Shelley LaMastra, Russell + Mills Studios, represented the Applicant and provided a brief presentation and clarification of the park dedication, to be accommodated via a cash-in-lieu payment to the Town.

Public Comment received:

- Daniel Martin, Watercress Dr. – Questioned if the access was a small private drive or a full public street. Voiced concern with storm runoff along that drive, and drainage onto his lot. Snow removal and lighting are also concerns.
- Kevin Stow, Lemongrass Dr. – Indicated concern with additional traffic in this neighborhood, and inquired if the Town consider speed bumps. What is the neighborhood benefit of this development? They will have no access to a park or open space. Separate HOA?

Shelley LaMastra and the Applicant's engineer, Sam Eliason, with United Civil, addressed the public comments and tangential comments from the Commission. The development will provide a private drive, with a curb to guide water to the drainage inlet. This was intended to be a developed area so have utilities and the access easement. An HOA will maintain the road. Traffic impact study was waived by Town Staff due to minor impact.

Commission asked what a resident could do if concerned about traffic. Kim Meyer, Director of Planning & Development, indicated residents are welcome to contact Town Staff with Planning or Public Works to review traffic concerns and possible solutions, we can also have Police set up the speed flashers.

Public hearing was closed.

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Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Flores / 2nd C. Greutz.

Vote: 4/0

Kim Meyer provided a brief department update. She received an email from Commissioner Singh today indicating he will be moving out of Johnstown at the end of the month and will need to resign from the commission at this time. New applicants will be sought.

Meeting was adjourned at 7:45 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Justin Currie, Planner II

Respectfully Submitted
Kim Meyer, Director:



Accepted:
Bruce Weber, Chair



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION:	Rieder Annexation & Establishment of Zoning (HA-Holding Ag)
PROJECT NO:	ANX22-0002
LOCATION:	South of WCR 48.5, north of 2 nd St. and west of Parish Ave, approx. 40.899 acres
APPLICANT:	Platte Land & Water, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	November 16, 2022

ATTACHMENTS

- 1- Vicinity Map
- 2- Annexation Map
- 3- Zoning Map

BACKGROUND & SUMMARY

The applicant, Platte Land & Water, LLC, requests Annexation and Establishment of HA- Holding Ag Zoning for approximately 40.899 acres of land in Weld County. The property is located south of Weld County Rd (WCR) 48.5 (alignment), north of 2nd Street, and west of Parish Ave./WCR 17.

The subject property is presently zoned A - Agricultural in unincorporated Weld County and is being used as farm land. It is bordered to the South by incorporated areas of Johnstown, with the rest being adjacent to unincorporated Weld County.

SURROUNDING ZONING & LAND USE

- North: AG – Agricultural Weld County – existing ag lands
- South: SF-1 – Single Family “Old Town” neighborhood
- East: H-A – Holding Ag (Held Farm Annexation)
- West: O – Roosevelt High School

LAND USE HISTORY

Historically, this property has been used for farming and continues as that use today.

OIL & GAS

COGCC (Oil & Gas) online maps show one existing plugged and abandoned (2009) well on-site, previously operated by PDC Energy, Inc.

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IRRIGATION DITCHES

The Hillsborough ditch runs along the western boundary of the property and in a 50' easement.

FLOODPLAIN

The subject property is not located in a floodplain.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, October 27, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning. Full state-required annexation packets will be mailed to the county and all taxing districts in advance of the scheduled Council hearing on January 4, 2023.

NEIGHBORHOOD MEETING

No neighborhood meeting was held for this annexation and zoning.

PROJECT DESCRIPTION & ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town is capable of providing water, sewer, and police service to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements will be presented to Town Council on December 5, 2022.

Zoning & Development Standards

The current zoning for the property is Agricultural in Unincorporated Weld County. There are no known existing conditional uses or uses by special review that apply to the property.

The applicant requests HA- Holding Ag Zoning upon annexation, which permits the applicant to continue using the property for farming. Future development will be required to create subdivision plats and development plans, to be reviewed and approved by the Town through public hearing processes. Detailed engineering and construction plans are part of that future technical review.

Staff has no outstanding concerns related to this Annexation and Establishment of Zoning.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Staff recommends that the Planning and Zoning Commission send a recommendation for Approval to Town Council for the Annexation and Establishment of HA- Holding Ag Zoning based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.

3. The Town can adequately and efficiently provide utility and police services.
4. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).

Recommended Motion: Motion to Approve, as presented

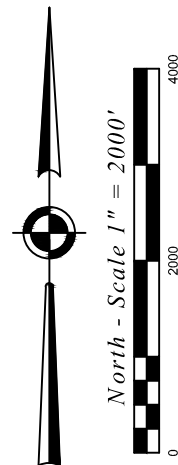
Based on the application materials received, analysis and presentations at this hearing, and findings noted in this staff memorandum, I move that the Planning & Zoning Commission recommend Approval to the Town Council for the Rieder Annexation and Establishment of HA (Holding Ag) Zoning.

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Rieder Annexation and Establishment of Zoning.

Vicinity Map

Being a part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5, Township 4 North,
Range 67 West of the 6th P.M., County of Weld, State of Colorado



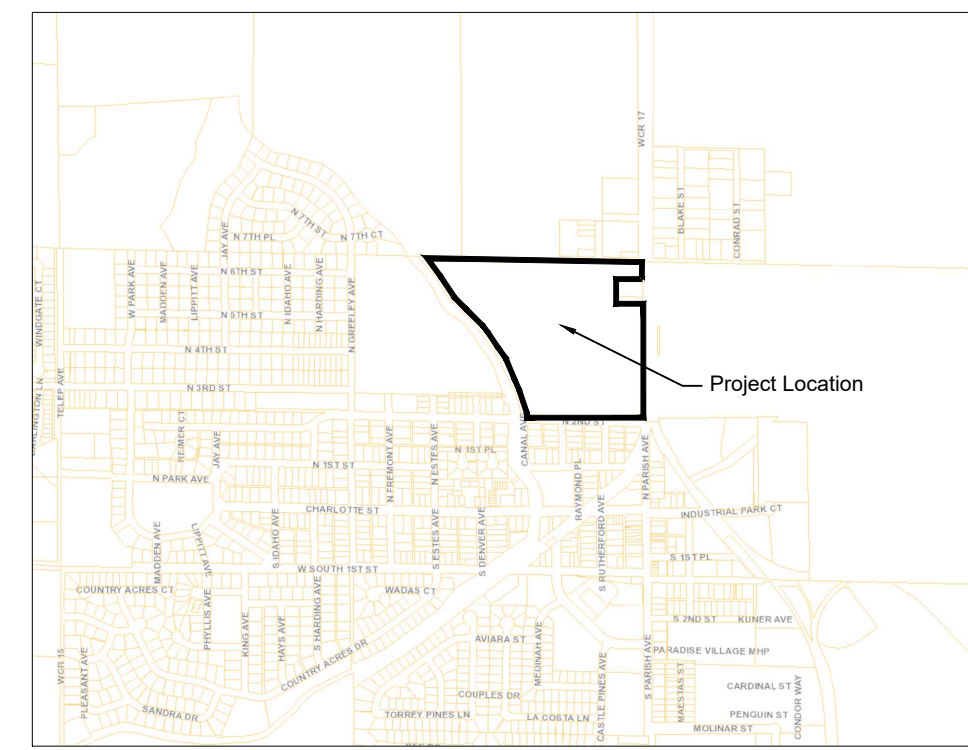
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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#	Date	Revisions	Field Date n/a	Prepared for:	Project#: 21133.002
			Party Chief ZSW	Platte Land & Water PLS Corporation 532 West 66th Street Loveland, Colorado 80538 Office 970.669.2100 - Info@plscorporation.com	
			Survey Tech n/a		
			Proj. Manager BAB		

Rieder Farm Annexation

Being a part of the N 1/2 of the SE 1/4 of Section 5, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado



LEGAL DESCRIPTION (per title commitment):

A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
NOW DEFINED AND DESCRIBED AS:
LOT B, RECORDED EXEMPTION NO 1059-5-4-RE 1592, RECORDED SEPTEMBER 29, 1997 AT RECEPTION NO. 2571299, COUNTY OF WELD, STATE OF COLORADO

Town Council Approval:

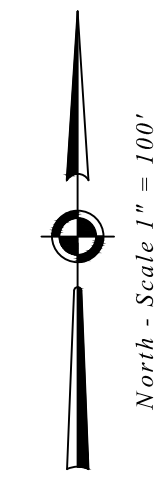
This map to be known as Rieder Farm Annexation is approved and accepted to the Town of Johnstown, Colorado by ordinance number _____ passed and adopted on the final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado, held on the _____ day of _____, 20____.
Mayor: _____
Town Clerk: _____

General Notes:

- This map or plat was prepared for the exclusive use of the person, persons or entity named in the surveyors statement herein. Said statement does not extend to any unnamed person without an express re-statement by the surveyor.
- All lineal measurements shown are ground distances and U.S. survey feet.
- caution: The surveyor preparing this map will not be responsible for, or liable for uses of this map. All changes to this exhibit must be approved in writing by the surveyor.

Contiguity Statement:

Total perimeter of area considered for annexation: 6,280.66'
One sixth of the total perimeter area: 446.35'
Perimeter of the area contiguous with existing town limits: 2335.70'
The total contiguous perimeter is 37%



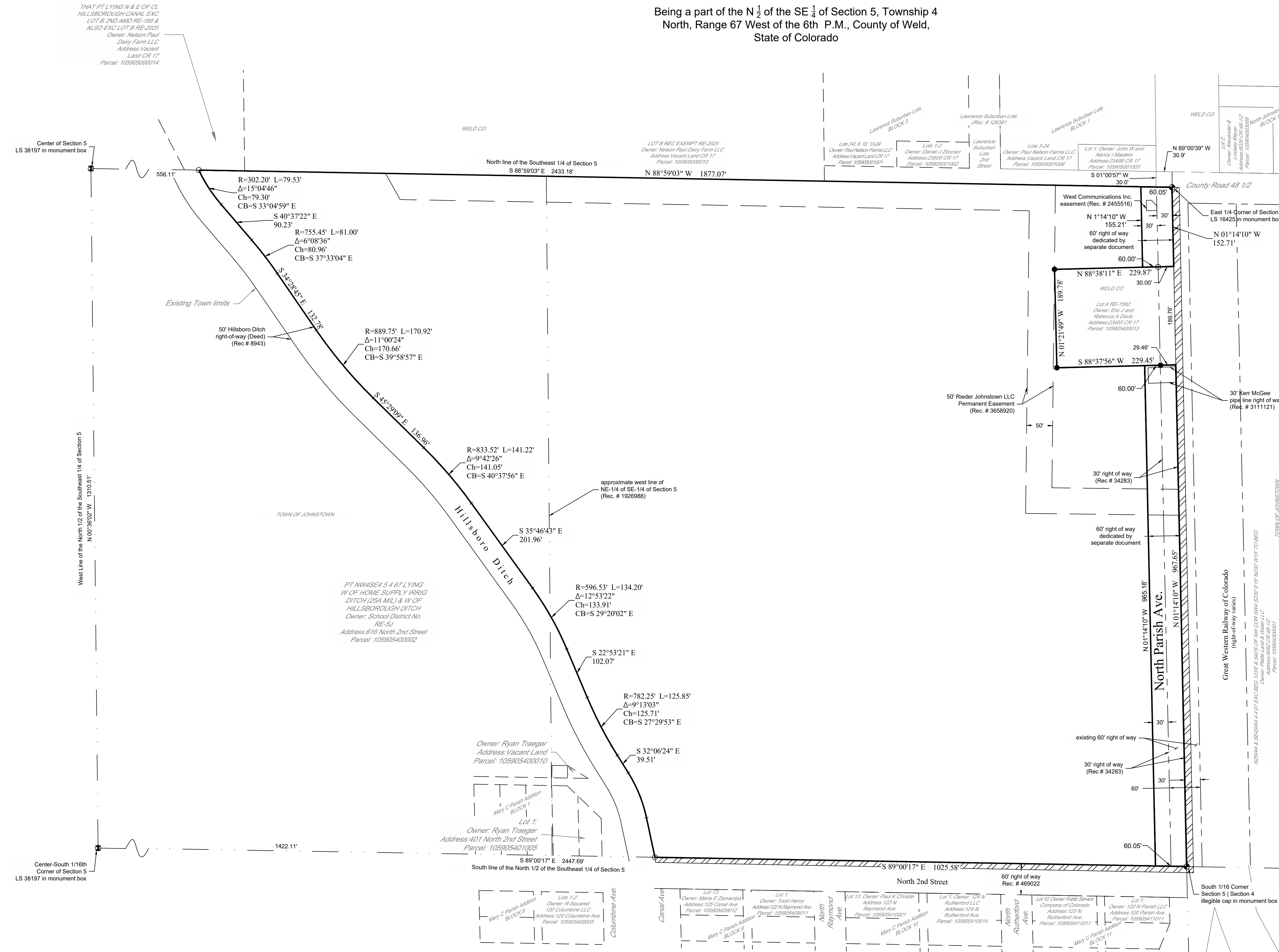
Legend:

- found 0.7" iron rod with 3.25" aluminum cap marked as shown
- found 0.7" iron rod with 2.5" aluminum cap marked as shown
- found 0.5" iron rod with 1.0" plastic cap LS 7242
- property boundary
- contiguity

Surveyors Statement:

I, M. Bryan Short, a Colorado Professional Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certification does not extend to any unnamed parties or or assigns.

M. Bryan Short
Colorado Professional Surveyor #32444



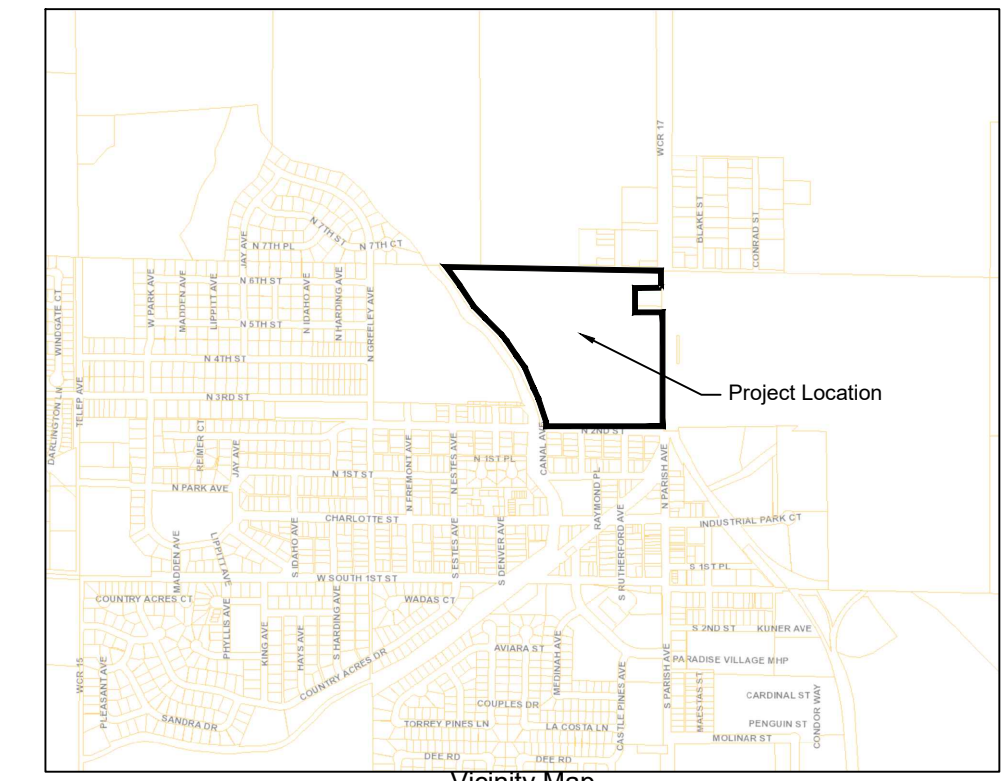
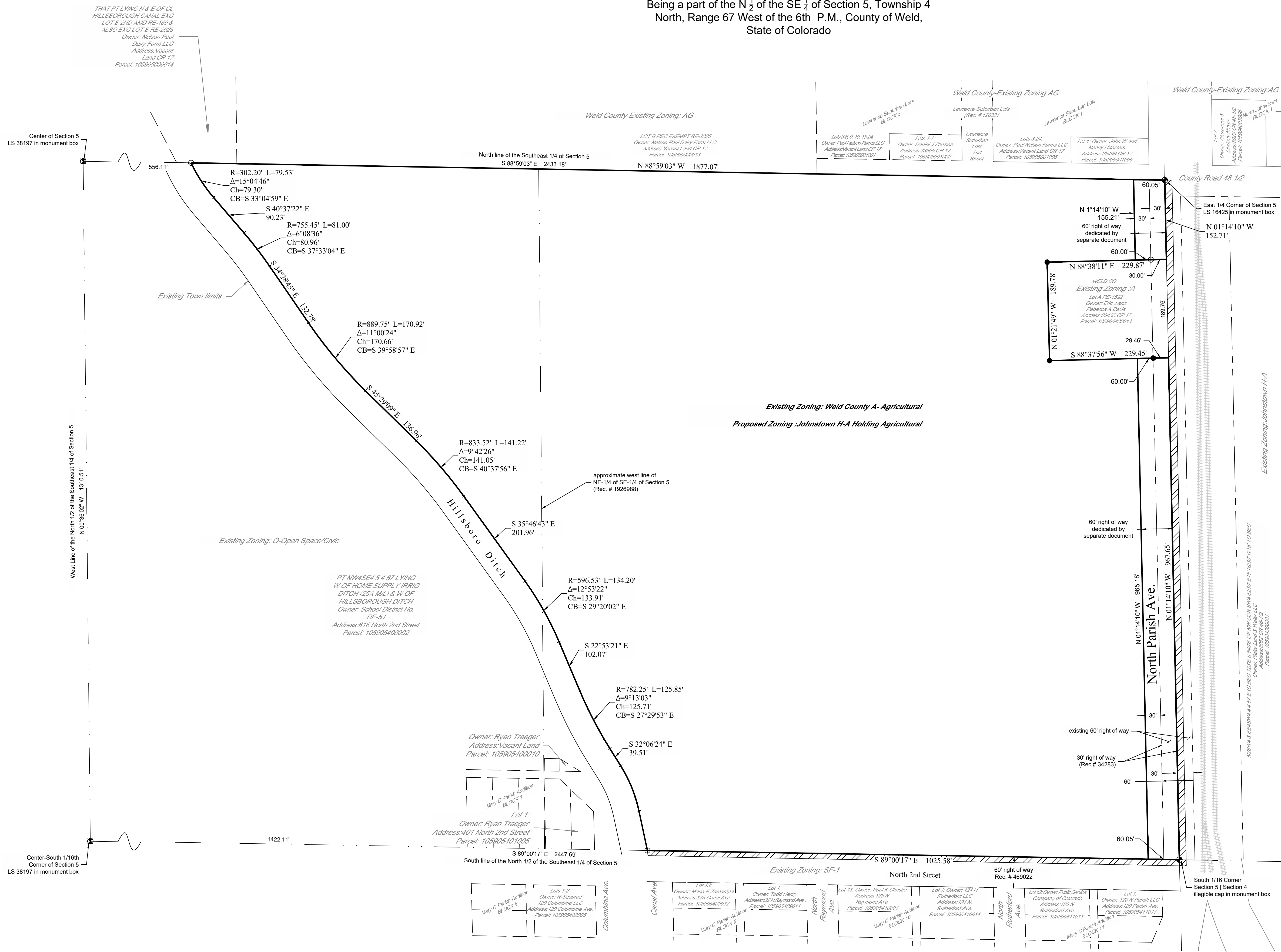
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

PROJECT NO.		21133.002	
SHEET NO.		1	
NO. OF SHEETS		1	
Field Date	December 07, 2024	ST	BAB
Party Chief	ZSW	PM	BAB
Print Date	October 11, 2022	PLS	BBS
TITLE			
Annexation Plat Rieder Farm- Weld County Road 17, Johnstown Section 5, Township 4 North, Range 67 West, 6th P. M., Weld County, Colorado			
CLIENT			
Platte Land and Water			
PLS Corporation 1205 Des Moines Avenue, Loveland, Colorado 80537 Phone: 970.669.2100 · info@plscorporation.com			
REVISIONS	Description	By	Date

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Rieder Farm Zoning Map

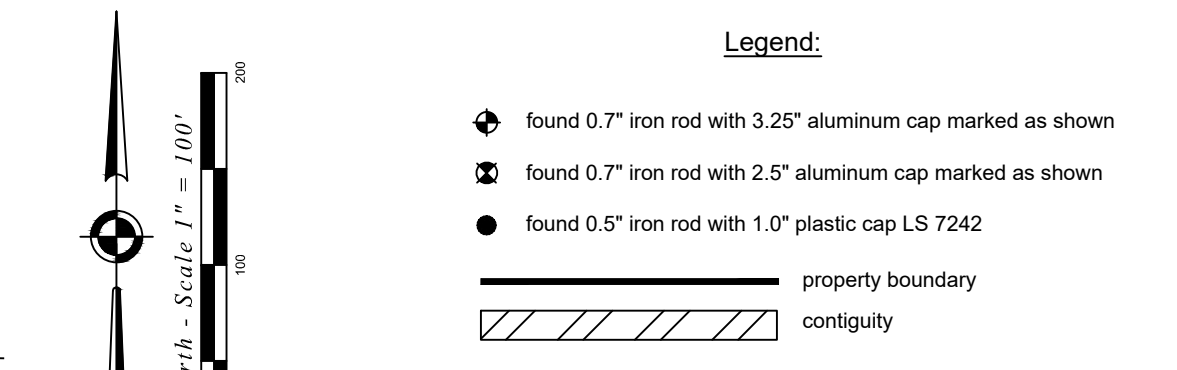
Being a part of the N 1/2 of the SE 1/4 of Section 5, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado



LEGAL DESCRIPTION (per title commitment):
 A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
 NOW DEFINED AND DESCRIBED AS:
 LOT 8, RECORDED EXEMPTION NO 1059-5-4-RE 1592, RECORDED SEPTEMBER 29, 1997 AT RECEPTION NO. 2571299, COUNTY OF WELD, STATE OF COLORADO

Town Council Approval:
 This map to be known as Rieder Farm Zoning Map is approved and accepted to the Town of Johnstown, Colorado by ordinance number _____ passed and adopted on the final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado, held on the _____ day of _____, 20____.
 Mayor: _____
 Town Clerk: _____

- General Notes:**
- This map or plat was prepared for the exclusive use of the person, persons or entity named in the surveyors statement herein. Said statement does not extend to any unnamed person without an express re-statement by the surveyor.
 - All lineal measurements shown are ground distances and U.S. survey feet.
 - caution: The surveyor preparing this map will not be responsible for, or liable for uses of this map. All changes to this exhibit must be approved in writing by the surveyor.



Surveyors Statement:
 I, M. Bryan Short, a Colorado Professional Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certification does not extend to any unnamed parties or or assigns.

M. Bryan Short
 Colorado Professional Surveyor #32444

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

PROJECT NO.		21133.002	
FIELD DATE		December 07, 2024	
Field Date	Field Date	ST	BAB
Party Chief	Party Chief	PM	BAB
Print Date	Print Date	PLS	BBS
NO. OF SHEETS		1	
SHEET NO.		1	
Zoning Map			
Rieder Farm - Weld County Road 17, Johnstown			
Section 5, Township 4 North, Range 67 West, 6th P. M., Weld County, Colorado			
TITLE			
PLS Corporation			
1205 Des Moines Avenue, Loveland, Colorado 80537			
Phone: 970.669.2100 · info@plscorporation.com			
CLIENT			
Platte Land and Water			
REVISIONS	Description	Description	Description
By			
Date			
By			
Date			



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration for the North Ridge Preliminary/Final Plat (SUB21-0011)
DESCRIPTION:	Proposed four lot and two tract subdivision on approximately 60 acres.
LOCATION:	Northeast corner of the I-25 and Freedom Parkway (County Road 18) intersection
APPLICANT:	Roy Bade, CaliberCos.
STAFF:	Justin Currie, Planner II
HEARING DATE:	November 16, 2022

ATTACHMENTS

- 1. Vicinity Map
- 2. Final Plat

PROJECT SUMMARY

The Applicant, CaliberCos, is requesting consideration of a Preliminary/Final Subdivision Plat encompassing approximately 60 acres. The proposed plat includes four (4) development-ready lots and two (2) large tracts that will need further subdividing and be subject to site planning and other related development processes.

The primary access will be from the existing Frontage Road that runs diagonally through the property and connects at Freedom Parkway (County Road 18) to the south, and Ronald Reagan Blvd. to the north. Additional street right-of-way will be dedicated with this plat to ensure the Frontage Road can be built to an appropriate minor arterial cross-section. Colleen Street (new) will transect Lots 3 and 4 to provide access to Lot 1 on the eastern portion of the property. *Note that Lot 1 is the subject of the North Ridge at TRR neighborhood being reviewed and considered concurrently.*

Utilities include water and sanitary sewer lines to be installed with the public improvements required for the Frontage Road, along with a proposed connection to the existing systems north of Lot 1, in the Thompson River Ranch subdivision.

Streetscape and trees will be installed along the Frontage Road and Colleen Street with construction of the improvements associated with this plat. The remaining landscaping will be provided as lots and tracts develop and get reviewed in future development review processes.

Additional features on the subdivision plat illustrate existing and proposed easements for future utility locations, along with the removal and piping of the existing Gard Lateral Irrigation Ditch that is located along the southern boundary of the property.

Zoning: PUD-MU (Mixed Use)
PUD: North Ridge PUD / Outline Development Plan (2022)

ADJACENT ZONING & LAND USE

North PUD-MU –Thompson River Ranch Single Family neighborhood
East PUD-MU –Thompson River Ranch Single Family neighborhood and RR2 – Larimer County Rural Residential
South PUD-MU – The Ridge Mixed-Use area (undeveloped)
West I-25 and PUD-MU–Mountain View Farms (undeveloped)

PROPERTY LAND USE HISTORY

This property has historically been undeveloped ag land, in Larimer County. The property was annexed as two separate annexations, the 402 Exchange Business Park Annexation, Ordinance 2005-747, and the North Ridge Annexation, Ordinance 2021-204. Zoning was established as PUD-MU (Mixed Use).

PUBLIC NOTICE & COMMENT

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 27, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. Neighborhood meetings were held in conjunction with the recent Outline Development Plan related to land uses, however no new meetings were held for this subdivision project.

STAFF ANALYSIS

Staff has no outstanding concerns with this simple “super-pad” subdivision, which will create lots and tracts for future development and provide adequate infrastructure to support that development. Staff believes the proposed Preliminary/Final Subdivision Plat substantially comply with Town Code and regulations; and meet the development standards of the North Ridge PUD Outline Development Plan; and meet the Town goal of efficient development patterns and extension of infrastructure.

Full administrative and technical review of engineering reports (utility, drainage, traffic) and engineering plans and drawings accompanied this subdivision. Development of the public improvements is anticipated to be imminent upon approval of the subdivision, development agreement, and final engineering plans.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings:

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested North Ridge Preliminary/Final Subdivision Plat and be approved based upon the following findings:

1. The proposed subdivision is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed subdivision appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in development and construction plans.

Recommended Motion to Approve:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the North Ridge Preliminary/Final Subdivision Plat furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval based upon the findings as stated in this report.

Alternate Motion

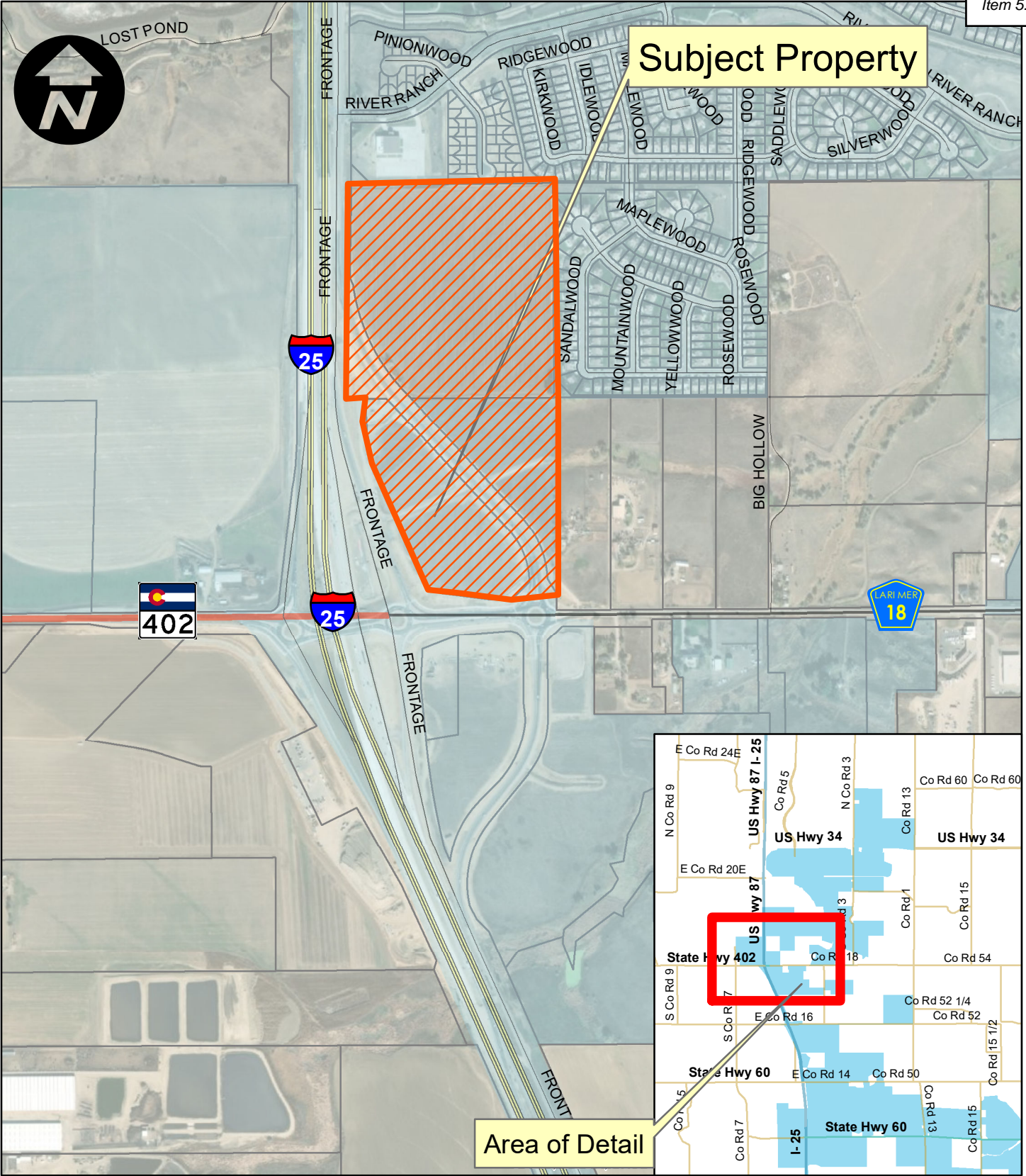
- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the North Ridge Preliminary/Final Subdivision Plat based upon the following findings..."

Planner:



Justin Currie, Planner II

Subject Property



Area of Detail



ANX20-0004
 North Ridge Annexation & ODP
 Portion of Sec 22, T5N R68W



NORTH RIDGE SUBDIVISION

BEING A SUBDIVISION OF MULTIPLE PARCELS

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF LARIMER, 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:

Parcel 1:
A portion of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, more particularly described by metes and bounds as follows:

Considering the West line of said South Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along the West Line of the Southeast Quarter Section 22, a distance of 2,627.22 feet to the North line of the Northwest Quarter of the Southeast Quarter of Section 22 Township 5 North, Range 68 West of the Sixth Principal Meridian; thence North 89°47'34" East, along said North line, a distance of 75.00 feet to a point on the West line of said parcel as described in Book 742 at Page 168, said point being the POINT OF BEGINNING; thence continuing North 89°47'34" East, along said North line, a distance of 1,245.21 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 00°18'28" East, along the East line of said Northwest Quarter of the Southeast Quarter, a distance of 1,310.93 feet; thence South 89°45'05" West, along said South line of the Northwest Quarter of the Southeast Quarter of said Section 22, a distance of 884.81 feet to the Easterly right-of-way of Interstate Highway 25 Frontage Road, as contained in Reception No. 2018083995; thence along right-of-way North 42°26'48" West, 88.01 feet to a point on a tangent curve concave to the Northeast, having a central angle of 35°19'59" and a radius of 1,145.00 feet and the chord of which bears North 24°47'53" West a distance of 694.96 feet; thence along the arc of said curve 706.10 feet; thence North 22°48'11" West 51.45 feet to the East line of that parcel of land described in Book 742 at Page 168 of said Larimer County records; thence North 00°20'30" East, along said East line, and along the East line of said Parcel as described in Book 742 at Page 168, a distance of 567.00 feet to the POINT OF BEGINNING.

Parcel 2:
A parcel located in the Southwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, more particularly described by metes and bounds as follows:

Considering the West line of said Southeast Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along the West Line of the Southeast Quarter Section 22, a distance of 1,313.61 feet to the North line of the Southwest Quarter of the Southeast Quarter; thence continuing along said North line North 89°45'05" East, 449.05 feet to the POINT OF BEGINNING; thence continuing along said North line North 89°45'05" East, 884.81 feet to the East line of the Southwest Quarter of the Southeast Quarter; thence along said East line South 00°14'42" East, 1,205.63 feet to the Easterly Colorado State Highway 402; thence along said Right-of-Way North 28°09'47" West, 104.15 feet to a point on a curve concave to the Southwest having a central angle of 40°47'24", a radius of 589.00 feet and chord of which bears North 23°51'05" West, 410.52 feet; thence along the arc of said curve 419.32 feet; thence North 42°25'32" West, 995.05 feet to the Point of Beginning.

Parcel 3:
A parcel located in the Southwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, more particularly described by metes and bounds as follows:

Considering the West line of said Southeast Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along said West Line of the Southeast Quarter of Section 22, a distance of 1,313.61 feet to the North line of the Southwest Quarter of the Southeast Quarter; thence continuing along said North line North 89°45'05" East, 166.97 feet to a point on the State Highway Right-of-Way point also being the POINT OF BEGINNING of Parcel B; thence continuing along the Right-of-Way the following ten courses, South 02°40'46" East, 221.97 feet; thence South 10°51'06" East, 200.00 feet; thence South 23°03'56" East, 792.37 feet; thence South 64°19'33" East, 119.42 feet; thence South 82°15'14" East, 305.42 feet; thence North 89°45'35" East, 123.74 feet; thence North 43°46'23" East, 152.40 feet; thence North 34°29'15" East 20.41 feet to a point on a curve concave to the Southwest having a central angle of 40°28'02", a radius of 479.00 feet and the chord of which bears North 24°00'46" West, 331.32 feet; thence along the arc of said curve 338.31 feet; thence tangent from said curve North 42°25'48" West, 1084.77 feet to a point on a curve concave to the Northeast having a central angle of 00°36'52" a radius of 1,251.38 feet and the chord of which bears North 42°14'10" West, 13.42 feet; thence along the arc of said curve 13.42 feet; thence departing said Right-of-Way and along said line South 89°45'05" West 133.69 feet to the Point of Beginning.

Said parcel contains 2,605,773 Square Feet or 59,820 Acres more or less by this survey.

do hereby cause said land to be laid out and platted under the name of NORTH RIDGE SUBDIVISION, and do hereby dedicate to the public forever all public rights of way, easements and other places designated or described for public uses. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

Owners:

NAME

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 ss
COUNTY OF LARIMER)
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 LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20__.
Witness my Hand and Official Seal.
My commission expires: _____.

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.

TOWN COUNCIL

This plat, to be known as NORTH RIDGE SUBDIVISION, is approved and accepted by the Town of Johnstown, by Resolution Number _____ passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20__.

Mayor _____ Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°31'03" East, a distance of 1320.19 feet and with all other bearings contained herein relative thereto.

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

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-b0634620-081-KT6, Amendment No. 1, dated May 26, 2021, as prepared by Heritage Title 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.

FLOOD PLAIN NOTE

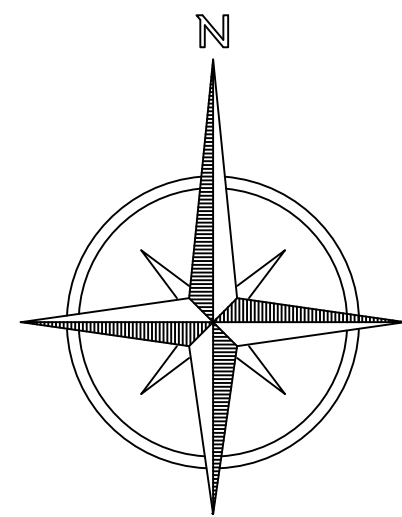
The subject property is in flood zone "X", areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08069C1213F effective December 19, 2006.

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.

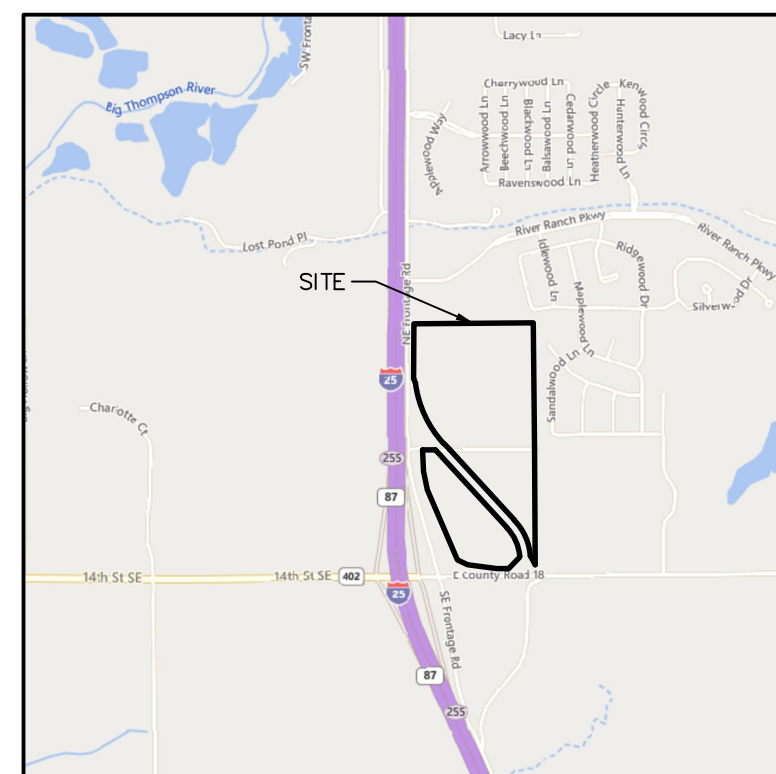
GENERAL OVERLOT DRAINAGE NOTE: Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be 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.

LEGEND

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



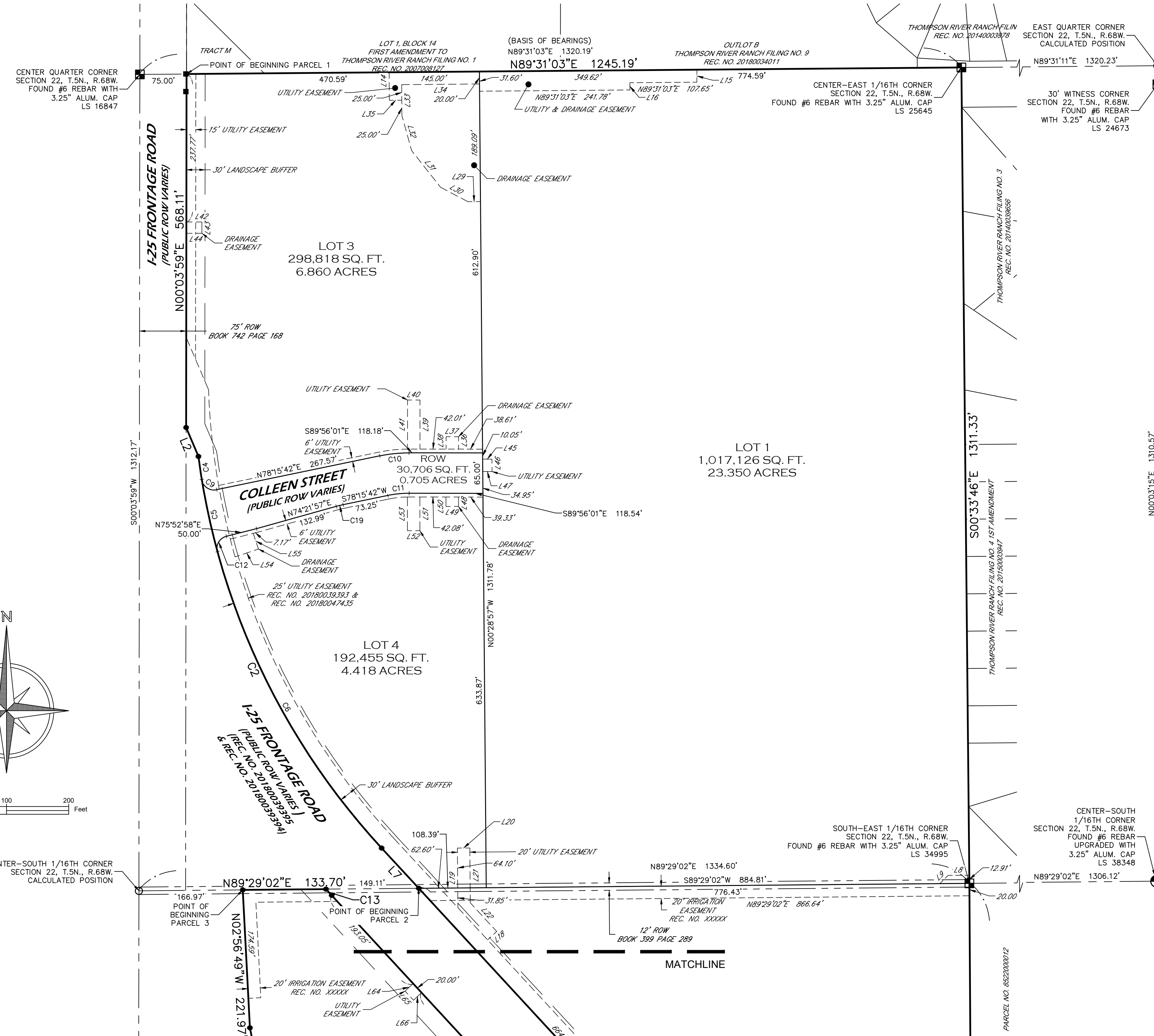
0 100 200 Feet



VICINITY MAP
SCALE: 1" = 200'

LAND USE TABLE

LOTS	37.070 ACRES	62%
TRACTS	21.951 ACRES	37%
ROW	0.799 ACRES	1%
TOTAL	59.820 ACRES	100%



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)

DRAFT

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

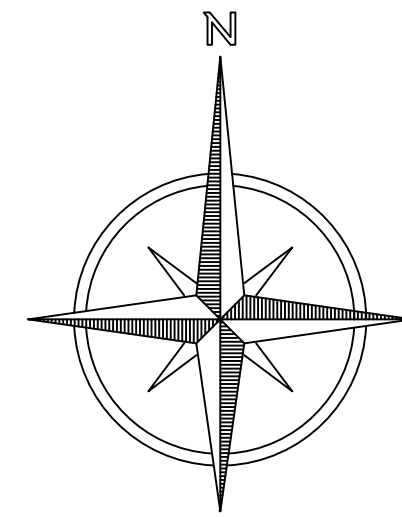


PROJECT NO: 2020124	PROJECT NAME: NORTH RIDGE	REVISIONS:	DATE:
DATE: 6-11-2021	CLIENT: J.U.B.	REDLINES	11-9-21
DRAWN BY: SIP	FILE NAME: 2020124SUB	REDLINES	11-16-21
CHECKED BY: SIP	SCALE: 1" = 100'	REDLINES	3-9-22
		REDLINES	5-24-22
		REDLINES	9-1-22

NORTH RIDGE SUBDIVISION

BEING A SUBDIVISION OF MULTIPLE PARCELS

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

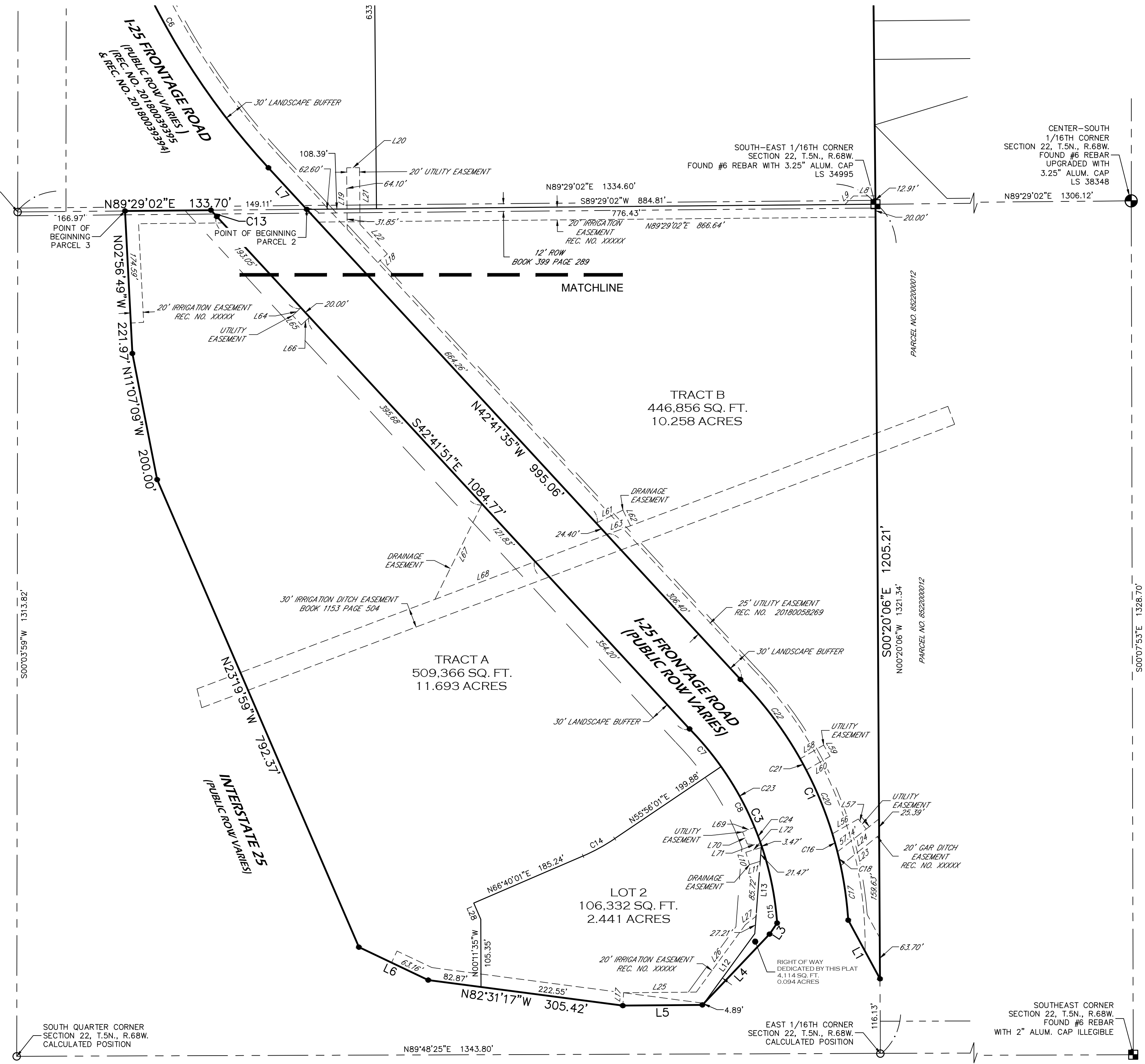
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
- - - CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP-LS 38348

LINE	BEARING	LENGTH
L1	N28°25'50"W	103.67'
L2	N23°04'14"W	50.49'
L3	N34°07'12"E	20.41'
L4	N43°30'20"E	152.40'
L5	N89°29'32"E	123.74'
L6	S64°35'36"E	119.42'
L7	N42°42'51"W	88.01'
L8	N89°51'08"E	34.07'
L9	N44°51'08"E	18.69'
L10	N16°59'01"W	20.00'
L11	S73°00'59"W	17.39'
L12	S36°09'14"W	134.12'
L13	S04°19'20"W	137.87'
L14	N00°28'55"W	45.00'
L15	N00°03'59"E	20.00'
L16	N00°28'55"W	11.60'
L17	N03°29'08"E	20.00'
L18	N47°06'46"E	20.00'
L19	N00°30'58"W	95.94'
L20	N89°29'02"E	20.00'
L21	S00°30'58"E	88.23'
L22	S42°41'08"E	62.52'
L23	N51°38'03"E	76.28'
L24	N51°38'03"E	82.50'
L25	N89°29'32"E	113.07'

LINE	BEARING	LENGTH
L26	N36°04'32"E	129.76'
L27	N51°38'03"E	21.18'
L28	N23°19'59"W	27.50'
L29	N90°00'00"W	20.35'
L30	N62°05'46"W	49.60'
L31	N38°16'24"W	75.00'
L32	N15°30'37"W	58.06'
L33	N00°28'55"W	50.00'
L34	N89°31'05"E	125.00'
L35	S89°31'05"W	20.00'
L36	S00°03'07"W	19.81'
L37	S89°56'53"E	20.02'
L38	N00°00'00"E	19.81'
L39	S00°03'59"W	78.82'
L40	S89°56'01"E	20.00'
L41	N00°03'59"E	78.83'
L42	N89°56'01"W	25.00'
L43	N00°03'59"E	18.22'
L44	S89°56'01"E	25.00'
L45	N89°47'31"E	14.95'
L46	S00°28'57"E	20.00'
L47	S89°47'31"W	15.00'
L48	S00°03'07"W	15.19'
L49	N89°56'53"W	20.00'
L50	N00°00'00"E	15.19'

LINE	BEARING	LENGTH
L51	N00°00'00"E	54.18'
L52	S89°56'01"E	20.00'
L53	S00°03'59"W	54.16'
L54	N71°31'53"E	39.64'
L55	N18°28'07"W	26.62'
L56	N60°06'24"E	46.40'
L57	S38°21'57"E	20.00'
L58	S59°52'52"W	42.15'
L59	N30°07'08"W	20.00'
L60	N59°52'52"E	42.72'
L61	N63°55'45"E	46.08'
L62	S26°04'15"E	27.11'
L63	N69°22'33"E	39.28'
L64	N47°06'45"E	17.72'
L65	N42°53'15"W	20.00'
L66	S47°06'45"W	17.65'
L67	S26°18'21"W	165.33'
L68	N69°22'33"E	166.56'
L69	S68°46'04"W	20.00'
L70	S21°13'56"E	20.00'
L71	S84°16'01"E	22.09'
L72	N73°00'59"E	25.19'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	419.32'	589.00'	40°47'23"	410.52'	N24°07'08"W
C2	706.10'	1145.00'	35°19'59"	694.96'	S25°03'56"E
C3	338.31'	479.00'	40°28'01"	331.32'	N24°16'49"W
C4	37.53'	1145.00'	1°52'41"	37.53'	S08°20'17"E
C5	118.61'	1145.00'	5°56'07"	118.56'	S12°14'40"E
C6	549.96'	1145.00'	27°31'11"	544.69'	S28°58'19"E
C7	76.62'	479.00'	9°09'55"	76.54'	N39°55'51"W
C8	138.04'	479.00'	16°30'41"	137.56'	N27°05'34"W
C9	32.43'	20.00'	92°54'01"	28.99'	S55°43'48"E
C10	47.39'	230.00'	11°48'17"	47.30'	S84°09'50"W
C11	34.51'	167.50'	11°48'17"	34.45'	S84°09'50"W
C12	31.80'	20.00'	91°05'42"	28.55'	S30°20'07"W
C13	13.42'	1251.38'	0°36'52"	13.42'	S42°30'13"E
C14	56.20'	300.00'	10°44'01"	56.12'	N61°18'01"E
C15	123.65'	479.00'	14°47'25"	123.31'	N11°26'31"W
C16	29.10'	589.00'	2°49'51"	29.10'	N15°37'36"W
C17	85.70'	589.00'	8°20'11"	85.62'	N07°53'32"W
C18	22.11'	589.00'	2°09'03"	22.11'	N13°08'09"W
C19	11.39'	167.50'	3°53'45"	11.39'	S76°18'49"W
C20	107.39'	589.00'	10°26'48"	107.24'	N22°15'55"W
C21	20.01'	589.00'	1°56'47"	20.01'	N28°27'43"W
C22	155.01'	589.00'	15°04'43"	154.56'	N36°58'28"W
C23	108.01'	479.00'	12°55'12"	107.78'	N28°53'18"W
C24	30.02'	479.00'	3°35'29"	30.02'	N20°37'58"W



DRAFT

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

NOTICE

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PROJECT NO: 2020124	PROJECT NAME: NORTH RIDGE	REVISIONS:	DATE:
DATE: 6-11-2021	CLIENT: J.U.B.	REDLINES	11-9-21
DRAWN BY: SIP	FILE NAME: 2020124SUB	REDLINES	11-16-21
CHECKED BY: SIP	SCALE: 1" = 100'	REDLINES	3-9-22
		REDLINES	5-24-22
		REDLINES	9-1-22

2



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration for the “North Ridge at TRR” Preliminary/Final Plat and Development Plan (SUB21-0023)
DESCRIPTION:	Proposed 196 unit residential subdivision on approximately 24 acres
LOCATION:	Northeast corner of the I-25 and Freedom Parkway (County Road 18) intersection
APPLICANT:	Greg Saia, Clayton Properties Group II, Inc.
STAFF:	Justin Currie, Planner II
HEARING DATE:	November 16, 2022

ATTACHMENTS

- 1. Vicinity Map
- 2. Final Plat
- 3. Final Development Plan
- 4. Public Comment

PROJECT SUMMARY

The Applicant, Clayton Properties Group II, Inc., is requesting consideration of a Preliminary/Final Subdivision Plat and Development Plan consisting of 196 lots for single family detached homes. This subdivision encompasses approximately 24 acres located north of the I-25 and Freedom Parkway (County Road 18) intersection, adjacent to the existing Thompson River Ranch residential neighborhood, and will be a resubdivision of Lot 1 of the North Ridge Subdivision Filing No. 1. The lots will be arranged in “clusters” with up to six individual lots clustered around a shared private driveway. This submittal includes a 1.8-acre park, and just over 7 acres of open space and a trail along the east side connecting to the internal sidewalk network.

This proposed subdivision would create 196 lots and range in lot size from 2,100 SF to 3,436 SF, all the lots will be designed as “cluster homes” and would be developed with shared accesses and a standard “six pack” (six units to one main drive) configuration. The shared access drives are privately owned and will be maintained by the Thompson Crossing Metro District #5. The development plan notes that each home has a 2-car garage, and the plan provides for an additional 212 on-street parking spaces on internal streets for a total of 604 spaces. The plan also presents a typical lot layout with front doors facing a common green space and walk between these “6-packs.”

There would be two points of access to the site, via new public streets. The primary access will be from the west along the to-be-dedicated right-of-way for the expanded frontage road and a secondary access from the north through the existing Thompson River Ranch, Filing 9 subdivision. Currently, that northern street ends in a cul-de-sac but with this submittal right-of-way is being dedicated to allow the existing Valleywood Court to connect into the proposed subdivision.

Utilities will connect to the existing water and sanitary sewer located in the Thompson River Ranch, create a looped system on-site that connects to the Frontage Road at Colleen Street, and provide additional connections to the surrounding lots and tracts of the North Ridge subdivision.

- Zoning:** PUD-MU (Mixed Use)
- PUD:** North Ridge PUD Outline Development Plan
- Oil & Gas:** None
- Floodplain:** Area X – no regulatory floodplain
- Ditches:** None

ADJACENT ZONING & LAND USE

- North** PUD-MU –Thompson River Ranch Single Family neighborhood
- East** PUD-MU –Thompson River Ranch Single Family neighborhood
- South** PUD-MU– North Ridge Commercial tract (in review), undeveloped
- West** North Ridge commercial/office tract, undeveloped and I-25 frontage road

PROPERTY LAND USE HISTORY

This property has historically been undeveloped ag land, in Larimer County. The property was annexed as two separate annexations, the 402 Exchange Business Park Annexation, Ordinance 2005-747 and the North Ridge Annexation, Ordinance 2021-204. Both annexations had a zoning of PUD-Mixed Use, which is how the property is currently zoned. The subdivision plat (North Ridge Subdivision Plat) creating this lot is currently under review and must be approved before this project and plat can be finalized.

PUBLIC NOTICE & COMMENT

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 27, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. Public comments received by Staff as of the date of publication of this report are included in Attachment 4.

STAFF ANALYSIS

The proposed development plan includes a walking trail along the east and northeast portion of the site that will connect to the internal sidewalk network. A 1.8-acre centrally located park provides a neighborhood gathering area, including a large turf lawn, playground and seating areas.

A minimum 15’ landscaped buffer yard along the eastern and northern property lines is required adjacent to existing homes. A retaining wall is planned along the eastern edge of the property, to offset some of the changes in grade as the subject site will sit several feet (5-8’) lower than the existing neighborhood

to the east. The grading and edge treatments should help buffer this proposed development from the existing homes, and the use of residential homes for this site was also intended to buffer from more intense development envisioned along the frontage road. A 15-foot berm on the south side will provide a meaningful setback & buffer from the adjacent commercial property (no use known yet).

The proposed Preliminary/Final Subdivision Plat and Development Plans substantially comply with Town Code and regulations; and meet the development standards of the North Ridge PUD Outline Development Plan. Staff has no outstanding concerns and believes this development will promote the Town's goals of diversity of housing types, walkable neighborhoods, and efficient development patterns and extension of infrastructure.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings:

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested North Ridge at TRR Preliminary/Final Plat and Development Plan and be approved based upon the following findings:

1. The proposed development is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed development is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed development appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in development and construction plans.

Recommended Motion to Approve:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the North Ridge at TRR Preliminary/Final Plat and Development Plan furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval based upon the findings as stated in this report.

Alternate Motion

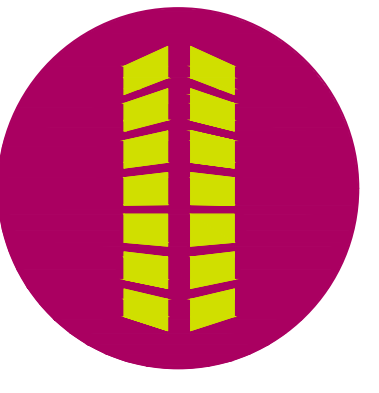
- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the North Ridge at TRR Preliminary/Final Plat and Development Plan based upon the following findings..."

Planner:



Justin Currie, Planner II

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NORTH RIDGE AT TRR

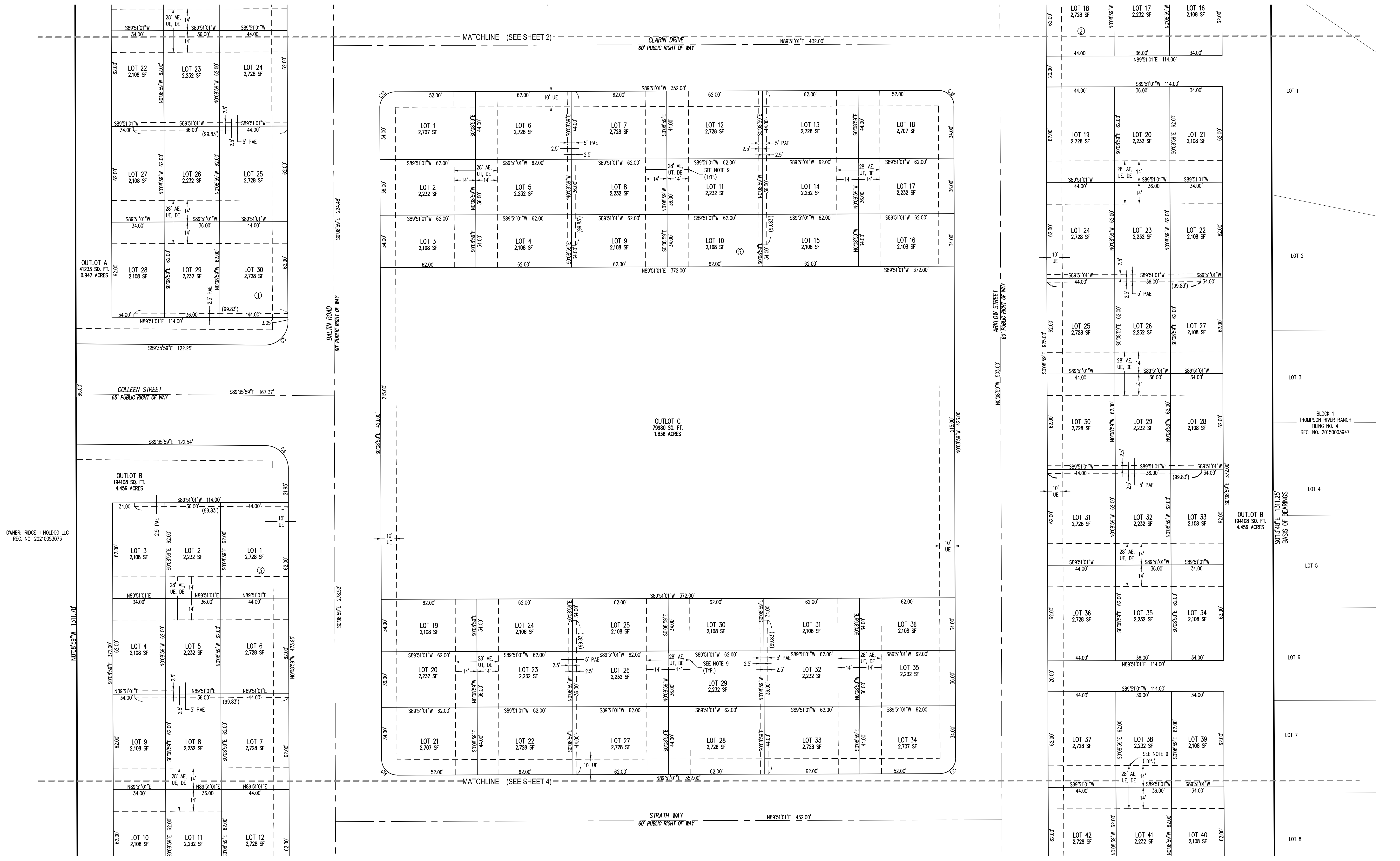
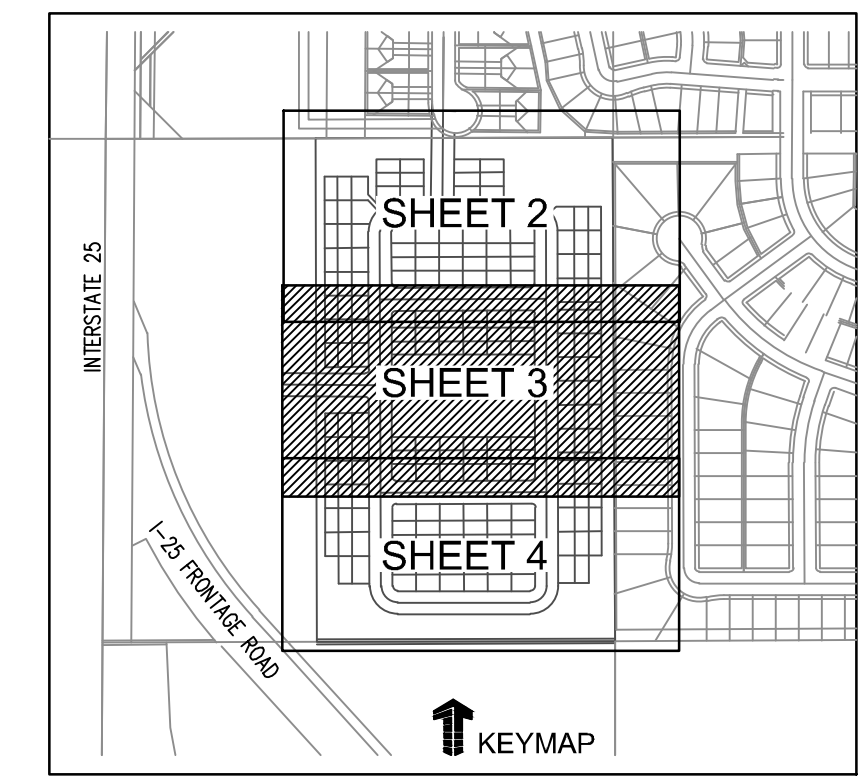
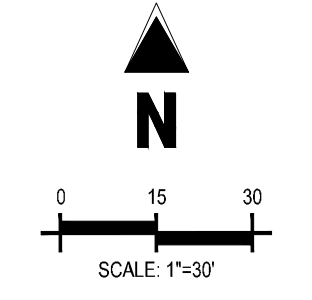
LOCATED IN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, T. 5 N., R. 68 W.
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF
COLORADO

#	Date	Issue / Description	Init.
1	2/11/2022	TOWN COMMENTS	AN
2	4/20/2022	TOWN COMMENTS	AN
3	6/16/2022	TOWN COMMENTS	AN
4	7/14/2022	EASEMENT REVISION	AN

Project No: CPG000013.01
Drawn By: AN
Checked By: FAK
Date: 10/29/2021

LEGEND

	PROPERTY LINE	SF	SQUARE FEET
	ADJACENT PROPERTY LINE	AC	ACRES
	PLSS ALIQUOT LINE	AE	ACCESS EASEMENT
	EASEMENT LINE	UE	UTILITIES EASEMENT
		DE	DRAINAGE EASEMENT
		PAE	PEDESTRIAN ACCESS EASEMENT
	ALIQUOT CORNER (AS DESCRIBED)	(DIM)	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
	FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED		
REC. NO.	RECEPTION NUMBER		
⑤	BLOCK NUMBER		



OWNER: RIDGE II HOLDCO LLC
REC. NO. 20210053073

C:\Users\jgalloway\Desktop\2021\20210053073\20210053073.dwg - 10/29/2021 10:29:21 AM



North Ridge at TRR Vicinity Map



Legend

- Tax Parcels
- PLSS Township and Range
- PLSS Sections
- PLSS Quarter Sections
- Railroads
- Major Road System
- Road System
- Lakes and Ponds
- Major Rivers and Streams
- Rivers and Streams
- County Boundary
- Rocky Mountain National Park
- Incorporated Areas
- City or Town
- County
- State
- Federal
- Other

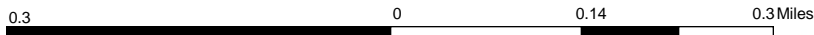
COLARI21-SID-LTD-2INCH.sid

- Red: Band_1
- Green: Band_2
- Blue: Band_3

COLARI21-SID-AW-6INCH.sid

- Red: Band_1

Notes



Date Prepared: 11/10/2022 4:21:39 PM

1: 12,000

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of this content.

NORTH RIDGE

FINAL DEVELOPMENT PLAN - NORTH RIDGE JOHNSTOWN, COLORADO

ARCHITECT / PLANNER



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OWNER/CLIENT

CLAYTON PROPERTIES
GROUP II, INC.
4908 TOWER ROAD
DENVER, COLORADO
303-460-8800

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH/ PM, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 22, MONUMENTED WITH NO. 6 REBAR WITH 3.25" ALUMINUM CAP, STAMPED PLS 25645;

THENCE S00°13'48"E, A DISTANCE OF 1311.25 FEET ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE SOUTHEAST 1/16TH/ CORNER, MONUMENTED 3.5" ALUMINUM CAP, STAMPED LS 34995;

THENCE S89°48'41"W, A DISTANCE OF 776.43 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO A 24", NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;

THENCE N00°08'59"W, A DISTANCE OF 1311.78 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO A 24", NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067;

THENCE N89°51'04"E, A DISTANCE OF 774.59 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,017,094 SQUARE FEET OR 23.349 ACRES.

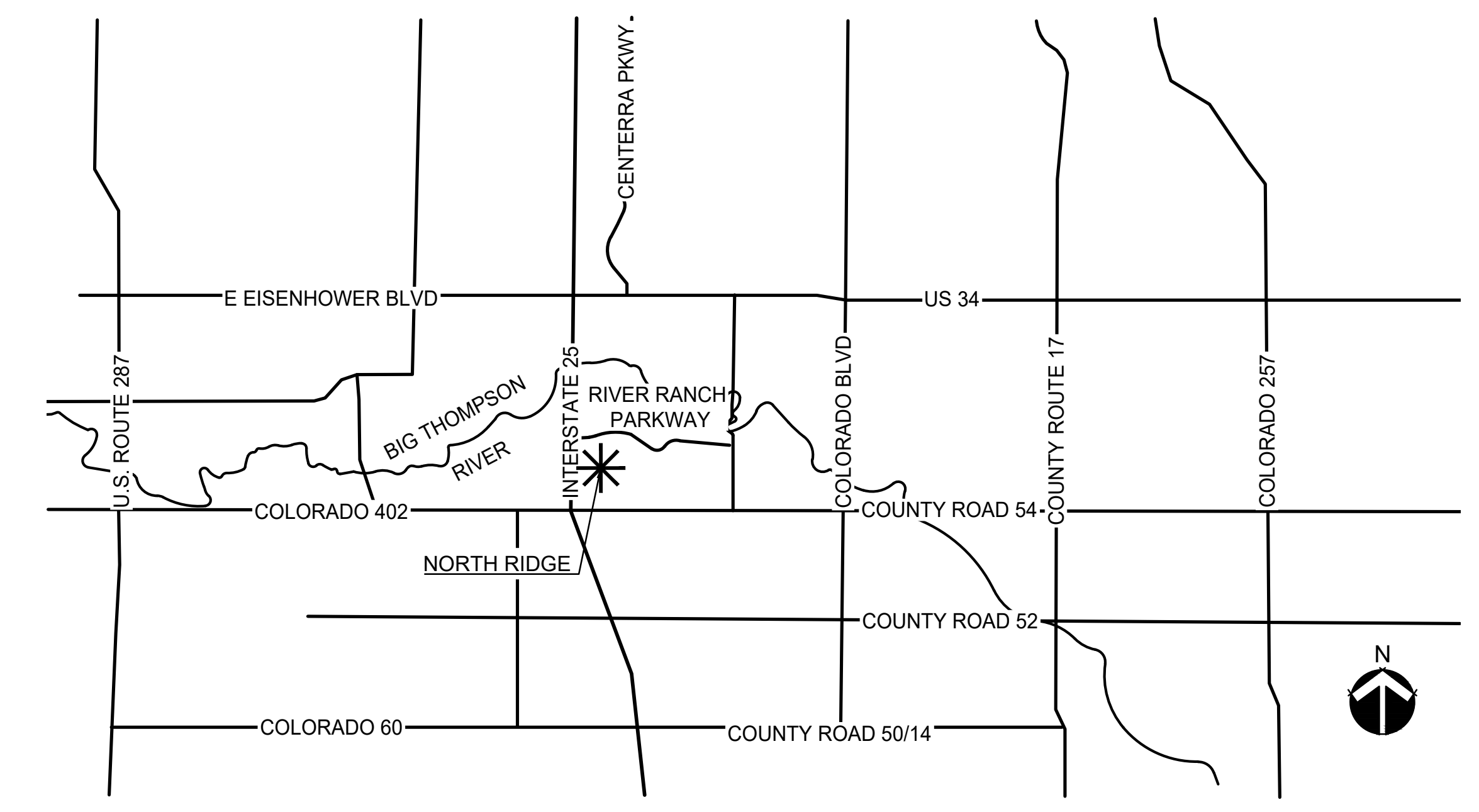
SHEET INDEX

SHEET	DESCRIPTION
L0.1	COVER SHEET
L0.2	SITE LOCATION MAP
L0.3	SITE PLAN
L0.4	TYPICAL LOTS
L0.5	FENCING PLAN
L1.1-1.7	LANDSCAPE PLANS
L2.1	LANDSCAPE DETAILS
C3.1-3.6	GRADING PLANS
C4.0	OVERALL UTILITY PLAN
L3.1-L3.3	SITE DETAILS
A1.1	ARCHITECTURE ELEVATIONS

GENERAL NOTES

1. THE NORTH RIDGE PUD PERFORMANCE STANDARDS AND GUIDELINES AS LISTED ON SHEET L0.4 DEFINE THE ZONING AND DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY, AND SUPERSEDE STANDARD JOHNSTOWN DEVELOPMENT REQUIREMENTS. ITEMS NOT SPECIFICALLY ADDRESSED ON THESE PLANS OR IN THE PERFORMANCE STANDARDS & DESIGN GUIDELINES SHALL DEFER TO STANDARD TOWN CODE PROVISIONS FOR INTERPRETATION.
2. SEE SUBDIVISION PLAT AND CIVIL ENGINEER'S UTILITY PLANS FOR ALL EASEMENTS, TRACTS, OUT LOTS, LOT AREAS & DIMENSIONS, AND THE DESIGN OF STREETS & WALKS. THOSE SHOWN ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSE ONLY.
3. EXISTING ZONING OF THE SUBJECT PROPERTY IS PUD-MU.
4. COMMON OPEN SPACE AREAS INCLUDED WITH THIS FDP AND LANDSCAPING IN ADJACENT LOCAL STREET RIGHTS-OF-WAY ARE TO BE MAINTAINED BY THE THOMPSON CROSSING METRO DISTRICT #5.
5. PRIVATE OPEN SPACE (PRIVATE YARDS, PATIOS, DECKS, PRIVATE DRIVEWAYS AND THE LIKE IS TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
6. COMMON AREA LANDSCAPING (INCLUDING LANDSCAPING IN COLLECTOR STREET RIGHTS-OF-WAY) MAY BE PHASED ALONG WITH COMPLETION OF OTHER ADJACENT INFRASTRUCTURE IN THE DEVELOPMENT. SUCH COMMON AREA LANDSCAPING IS TO BE COMPLETED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR MORE THAN 75% OF THE HOMES IN THE AFFECTED CONSTRUCTION PHASE OR SUB-PHASE, OR IN ACCORDANCE WITH DEVELOPMENT AGREEMENT PROVISIONS ADDRESSING SEASONAL /WEATHER OR OTHER CONFLICTS AFFECTING THE ABILITY OF THE DEVELOPER/BUILDER TO COMPLETE SAID LANDSCAPING.
7. FINAL SITE PLANS AND LANDSCAPE CONSTRUCTION DOCUMENTS FOR "FUTURE DEVELOPMENT AREAS" NOTED ON THIS FDP WILL BE PROVIDED FOR REVIEW PRIOR TO BEGINNING WORK ON EACH CONSTRUCTION PHASE OR SUB-PHASE IN THOSE AREAS, EXCEPT AS NOTED ON THIS FDP.
8. THE DEVELOPER IS OBLIGATED TO INSTALL LANDSCAPING AND IRRIGATION CONSISTENT WITH THE PERFORMANCE STANDARDS & DESIGN GUIDELINES AS INDICATED ON LANDSCAPE CONSTRUCTION DOCUMENTS PROVIDED WITH EACH CONSTRUCTION PHASE.
9. BUILDING FOOTPRINTS, BUILDING TYPES, AND EXACT GARAGE PLACEMENT MAY VARY WITHIN BUILDING ENVELOPES SO LONG AS MINIMUM SETBACKS AND PARKING REQUIREMENTS ARE MET.
10. DRC AND JRC REVIEW AND APPROVAL OF REQUIRED ARCHITECTURAL PLANS (INCLUDING "TYPICALS" FOR ALL SINGLE FAMILY AND PATIO HOME MODELS, AND ANY BUILDINGS OTHER THAN SINGLE FAMILY DWELLINGS) SHALL BE COMPLETED AS REQUIRED BY THE PERFORMANCE STANDARDS & DESIGN GUIDELINES PRIOR TO THE ISSUANCE OF APPLICABLE BUILDING PERMITS.
11. ALL RESIDENTIAL STREET LIGHTING SHALL BE DOWN DIRECTED, SHARP CUT-OFF TYPE OR OTHERWISE DESIGNED TO PREVENT SPILLAGE OFF THE THOMPSON RIVER RANCH PROPERTY, AND SHALL BE DESIGNED FOR A MAXIMUM LEVEL OF ± 1 FOOT CANDLE, UNLESS OTHERWISE REQUIRED BY THE ELECTRIC UTILITY PROVIDER.
12. SIGHT DISTANCE INFORMATION WILL BE REQUIRED TO BE SHOWN ON THE DETAILED ENGINEERING SUBMITTALS, AND DETAILED LANDSCAPING PLANS TO CONFIRM THAT PROPOSED PLANT MATERIAL AND CORNER FENCING DO NOT ADVERSELY IMPACT REQUIRED SIGHT DISTANCE.
13. ALL NOTES AND CALLOUTS ON GRADING AND UTILITY PLANS THAT REFERENCE OTHER SHEETS REFER TO CIVIL ENGINEERING CONSTRUCTION DOCUMENTS.

VICINITY MAP



NORTH RIDGE
JOHNSTOWN, COLORADO
FINAL DEVELOPMENT PLAN
COVER SHEET

PROFESSIONAL STAMP

LOVELAND FIRE RESCUE AUTHORITY

REVIEWED AND ACCEPTED: _____ Date _____

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ Date _____
Town Engineer, Town of Johnstown

REVIEWED AND ACCEPTED: _____ Date _____
Director of Planning and Development, Town of Johnstown

REVIEWED AND ACCEPTED: _____ Date _____
Public Works Department, Town of Johnstown

PROJECT INFORMATION

PROJECT #: 201033
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

ISSUE	DATE
1ST SUBMITTAL	11/08/2021
2ND SUBMITTAL	02/16/2022
3RD SUBMITTAL	04/20/2022
4TH SUBMITTAL	06/17/2022
5TH SUBMITTAL	07/18/2022

SHEET NUMBER

L0.1



NORTH RIDGE DEVELOPMENT SUMMARY

SITE AREA	23.35 ACRES (1,017,094 SF)
PROPOSED UNITS	196 D.U.
DENSITY	8.39 D.U./AC.
OPEN SPACE REQUIREMENTS	
OPEN SPACE REQUIRED	30% (305,118 SF)
OPEN SPACE PROVIDED	31% (316,062 SF)
PUBLIC PARKS REQUIREMENTS	
SITE AREA	1,017,094 SF
STREET R.O.W.	-232,109 SF
GROSS SITE AREA	784,985 SF
REQUIRED PARK SPACE*	10.0% (78,499 SF)
PROVIDED PARK SPACE	10.4% (79,980 SF)

*REQUIRED PARK SPACE IS 10 PERCENT OF GROSS SITE AREA PER TOWN CODE CHAPTER 17 SECTION 17-51

NORTH RIDGE PARKING DATA

TOTAL REQUIRED PARKING (2 PER UNIT)	392
GARAGE PARKING SPOTS (2 PER UNIT)	392
ON STREET PARKING	212
TOTAL PROVIDED PARKING	604 SPACES

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NORTH RIDGE
 JOHNSTOWN, COLORADO
 FINAL DEVELOPMENT PLAN
 SITE LOCATION MAP

PROFESSIONAL STAMP

PROJECT INFORMATION

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 DRAWN BY: TH
 CHECKED BY: RH

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 5TH SUBMITTAL 07/18/2022

SHEET NUMBER

L0.2

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NORTH RIDGE
JOHNSTOWN, COLORADO
FINAL DEVELOPMENT PLAN
SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

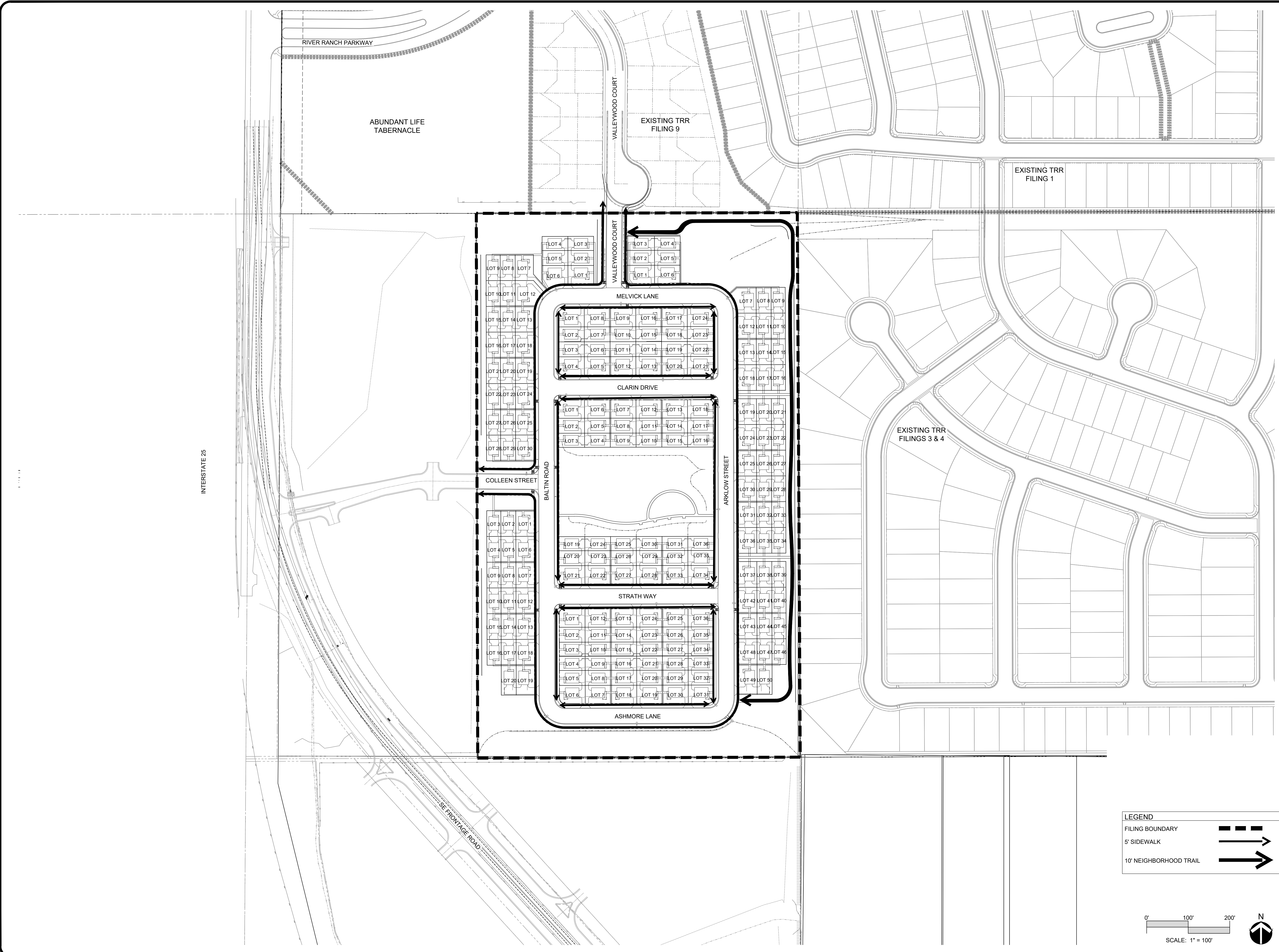
PROJECT #: 201033
DRAWN BY: TH
CHECKED BY: RH

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3RD SUBMITTAL	04/20/2022
4TH SUBMITTAL	06/17/2022
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SHEET NUMBER

L0.3



LEGEND

FILING BOUNDARY

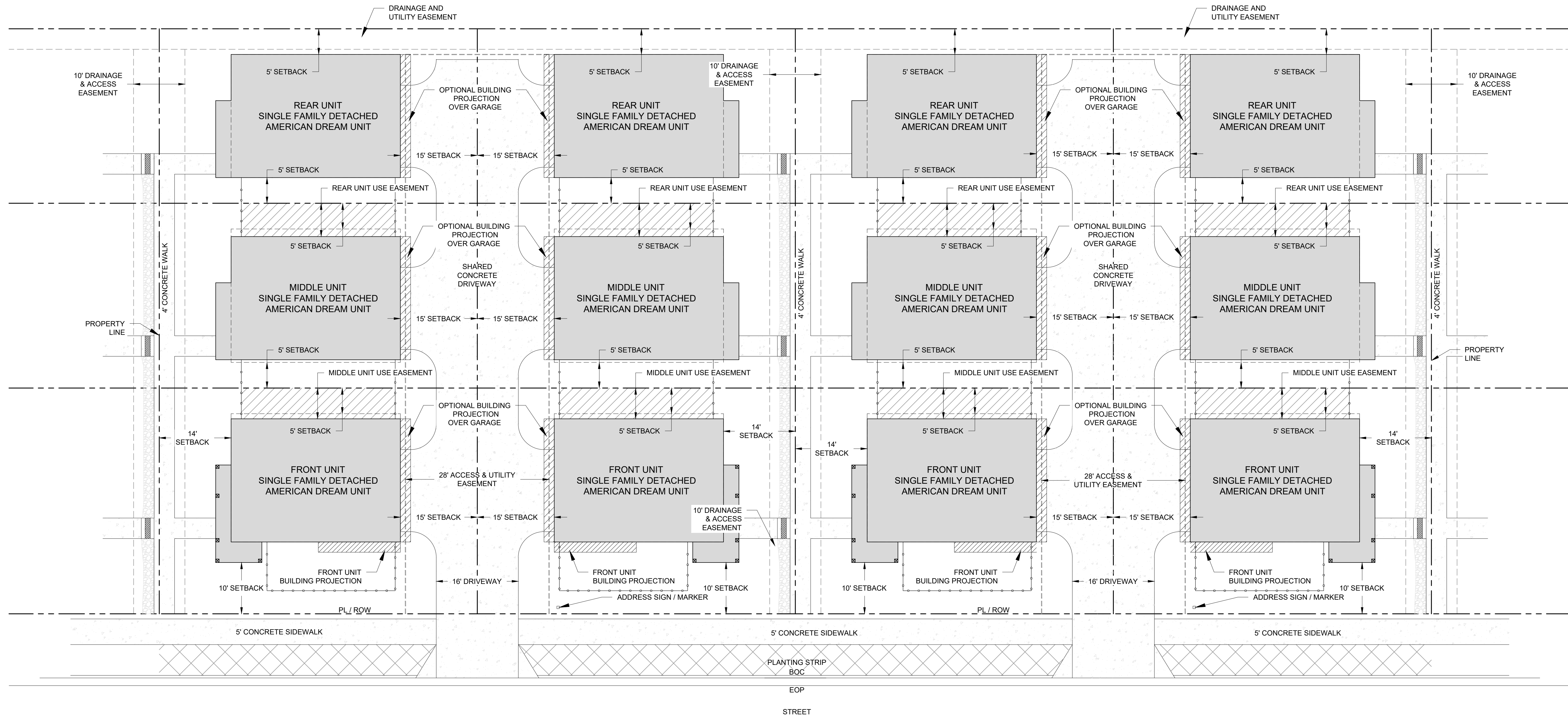
5' SIDEWALK

10' NEIGHBORHOOD TRAIL

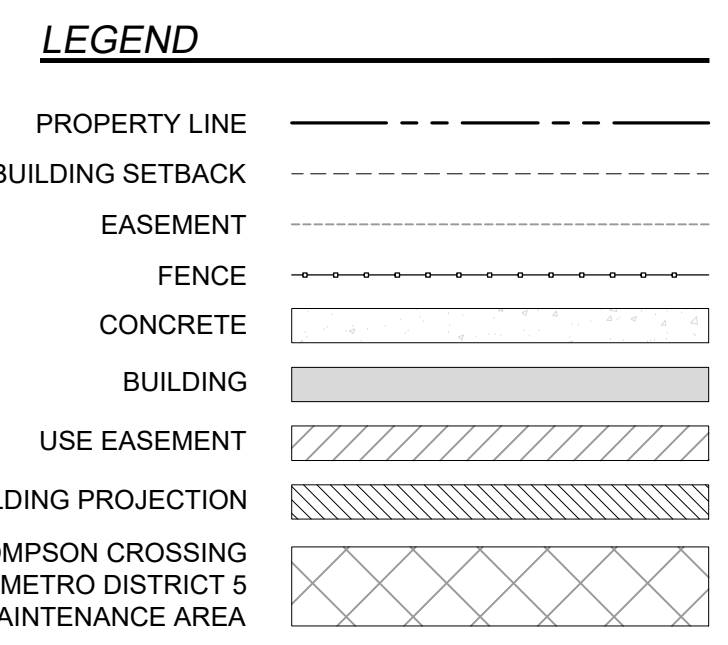
0' 100' 200'

SCALE: 1" = 100'

TYPICAL SINGLE FAMILY AMERICAN DREAM - 6 PACK



- NOTES:**
- PARKING IS NOT PERMITTED ON DRIVEWAYS OR FIRE LANES. CARS MUST BE PARKED INSIDE UNIT GARAGES, OR ON THE STREET AND WILL BE HOA ENFORCED.
 - MAIN STRUCTURE TO BE BUILT WITH THE SETBACKS SHOWN.
 - USE EASEMENT FOR BENEFIT/USE OF ADJACENT LOT.
 - COVERED FRONT PORCHES AT MAIN HOME ENTRANCE, STEPS, WALKS, WINDOW WELLS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCRoACH INTO SIDEYARDS AND REARYARDS. ENCRoACHMENTS CANNOT BE MORE THAN 5 FEET.
 - FRONT UNITS (NEAREST TO STREET) WILL BE ALLOWED AN ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOORS TOWARDS THE STREET FACING SIDE TO ENCRoACH INTO THE FRONT SETBACK. ENCRoACHMENT CAN UP TO 2 FEET FOR A LENGTH UP TO 16 FEET.
 - COVERED OR UNCOVERED DECKS (EXCEPT FOR DESIGNATED FRONT PORCH ENTRANCE FROM NOTE 4) AND SHADE ELEMENTS ARE NOT ALLOWED.
 - PATIOS SHALL BE MADE OF CONCRETE, CONCRETE PAVERS, BRICK OR SIMILAR MATERIAL. THEY SHALL BE BUILT AT GRADE, AND BE LIMITED TO 150 SQ. FT. IN SIZE.
 - ACCESSORY STRUCTURES SHALL NOT BE ALLOWED.
 - VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS EASEMENT DIMENSIONS. TYPICALLY, THERE IS A UTILITY EASEMENT AT THE REAR OF EACH 6-PACK OF UNITS, AND AN ACCESS AND DRAINAGE EASEMENT BETWEEN UNITS FACING EACH OTHER.
 - TREE LAWNS IN RIGHT OF WAY ADJACENT TO SINGLE FAMILY DETACHED 6-PACK (AMERICAN DREAM) HOMES TO BE MAINTAINED BY THOMPSON CROSSING METRO DISTRICT 5.
 - ALL AMERICAN DREAM UNITS ARE SINGLE FAMILY DETACHED HOMES. SEE SHEETS A1.01 FOR TYPICAL AMERICAN DREAM ARCHITECTURAL ELEVATIONS.
 - ADDRESS NUMERALS SHALL BE A MINIMUM 6 INCHES IN HEIGHT AND ONE-INCH STROKE WIDTH, AND VISIBLE FROM THE PUBLIC STREET



NORTH RIDGE PUD PERFORMANCE STANDARDS AND GUIDELINES

- ALLOWED USES**
AS PROPOSED, THE NORTH RIDGE PUD INCLUDES ONLY RESIDENTIAL USES FOR THIS PARCEL.
- THE OVERALL RESIDENTIAL DENSITY AT NORTH RIDGE SHALL NOT EXCEED 8.5 D.U./AC WITHOUT APPROVAL OF A PUD AMENDMENT.
 - SINGLE-FAMILY DETACHED HOMES
 - TRADITIONAL SINGLE-FAMILY DETACHED HOMES SHALL BE SETBACK A MINIMUM OF 90' FROM THE CURRENT CENTERLINE OF THE 1-25 RIGHT-OF-WAY (PER THE JOHNSTOWN COMPREHENSIVE PLAN - LAND USE MAP).
 - CONVENTIONAL SINGLE-FAMILY HOMES LOTS SHALL BE A MINIMUM OF 4,000 SQ. FT.
 - CLUSTER HOMES: SINGLE-FAMILY DETACHED HOMES ON INDIVIDUAL LOTS CLUSTERED AROUND A SHARED DRIVEWAY.
 - INDIVIDUAL CLUSTER HOME LOTS SHALL BE A MINIMUM OF 2,000 SQ. FT.
 - HOME CLUSTERS MUST INCLUDE AT LEAST 2, BUT NOT MORE THAN 6 HOMES THAT SHARE A SINGLE DRIVEWAY.
 - CLUSTER HOMES MAY EMPLOY "USE-EASEMENTS" TO ALLOW FOR MORE SIDE YARD AREA.
 - THE ADDITION OF TWO-FAMILY DWELLINGS, SINGLE-FAMILY ATTACHED (TOWNHOMES), RESULTING IN A DENSITY ABOVE 8.5 D.U./ACRE, OR THE ADDITION OF MULTI-FAMILY RESIDENTIAL, OR OTHER HOUSING TYPES WILL REQUIRE AN AMENDMENT TO THIS PUD.
- COVERAGE & SETBACKS.**
- TOTAL BUILDING COVERAGE AT NORTH RIDGE SHALL NOT EXCEED 20% OF THE TOTAL SITE AREA.
 - SETBACK REQUIREMENTS ARE ILLUSTRATED ON THE LOT TYPICAL DIAGRAM ON THIS SHEET.
 - SETBACKS APPLY TO THE PRIMARY BUILDING MASS AT THE FOUNDATION. EAVES, BAY WINDOWS, CHIMNEYS FLUES, VENTILATING DUCTS, CANTILEVERS, OFFSETS, OUTDOOR STEPS, AND OTHER ARCHITECTURAL ARTICULATION ELEMENTS MAY ENCRoACH INTO THE REQUIRED BUILDING SEPARATION AREA BY UP TO 2'. OTHER FEATURES ALLOWED WITHIN SETBACKS - SUBJECT TO BUILDING CODE REQUIREMENTS - INCLUDE:
 - TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES
 - FENCES OR WALLS
 - DRIVEWAYS AND SIDEWALKS
 - SIGNS
 - UTILITY LINES AND RELATED STRUCTURES
- PARKING**
- A MINIMUM OF TWO PARKING SPACES PER SINGLE-FAMILY DWELLING SHALL BE PROVIDED WITHIN COVERED GARAGES. TANDEM GARAGE SPACES MAY BE USED TO MEET THIS PARKING REQUIREMENT. ADDITIONAL PARKING MAY BE PROVIDED ON PAVED DRIVEWAY AREAS.
 - PARKING SHALL NOT BE ALLOWED IN SHARED DRIVEWAY AREAS UNLESS DESIGNATED PARKING STALLS ARE PROVIDED. DESIGNATED SPACES SHALL NOT IMPEDE FIRE ACCESS TO MIDDLE OR REAR UNITS.

- FENCING**
- THE FOLLOWING TYPES OF FENCING ARE ALLOWED AT NORTH RIDGE:
 - THREE-RAIL, CROSSBUCK OR OTHER OPEN STYLE FENCE
 - SOLID PRIVACY FENCES
 - LANDSCAPE HEDGES COMPATIBLE WITH THE LANDSCAPE CHARACTER OF THE OPEN SPACE OR "NO FENCING" ARE ALLOWED ALTERNATIVES ADJACENT TO OPEN SPACES.
 - PRIVACY FENCES ARE ALLOWED ALONG REAR LOT LINES AND SIDE LOT LINES THAT ARE COMMON TO TWO OR MORE INDIVIDUAL LOTS OR ON LOT LINES AT OR NEAR ARTERIAL OR COLLECTOR STREET RIGHTS-OF-WAY.
 - PRIVACY FENCES SHALL HAVE FINISHED TOP AND BOTTOM RAILS AND MINIMUM 32" SQUARE MASONRY COLUMNS WITH PITCHED CAPS SPACED AT 90' TO 140' ON CENTER - IN CONJUNCTION WITH ADJACENT LOT WIDTHS, SO THAT COLUMNS TEND TO OCCUR AT COMMON LOT CORNERS - WITH AN AVERAGE SPACING OF ONE COLUMN/±100 LINEAL FEET OF FENCE.
 - SIDE YARD PRIVACY FENCES MAY NOT EXTEND INTO THE FRONT YARD SETBACK BUT SHOULD BE STOPPED BEHIND A LOGICAL ARCHITECTURAL FEATURE (BAY, WINDOW, CHANGE IN MATERIALS, OFF-SET IN THE WALL PLANE, ETC.) OR AS NEEDED FOR ACCESS TO UTILITY METERS.
 - FENCE MATERIALS SHALL BE VINYL, STAINED CEDAR, OR OTHER QUALITY FENCE MATERIAL AS APPROVED BY TOWN STAFF. CHAIN LINK FENCING IS SPECIFICALLY PROHIBITED.
- OPEN SPACE / PARKS**
- THE PROVISION OF OPEN SPACE AREAS AND THE APPROPRIATE ENHANCEMENT OF DESIGNATED EXISTING OPEN SPACES AT NORTH RIDGE ARE FUNDAMENTAL TO THE COMMUNITY. THE PLAN STRIVES TO PLACE MORE LAND IN COMMON AREAS BY UTILIZING SMALLER PRIVATE YARDS, RESULTING IN REDUCED POTABLE WATER CONSUMPTION AND GREATER AMENITY FOR THE COMMUNITY AS A WHOLE.
- APPLICABLE STANDARDS AND GUIDELINES INCLUDE:
- A MINIMUM OF 30% (THIRTY PERCENT) OF THE TOTAL SITE IN THE PRELIMINARY PUD SHALL BE RETAINED AS COMMON OPEN SPACE.
 - COMMON OPEN SPACE SHALL INCLUDE ALL AREAS - OUTSIDE OF SINGLE-FAMILY LOTS AND MINIMUM STREET RIGHTS-OF-WAY - DEVOTED TO LANDSCAPING, WALKS, TRAIL CORRIDORS, PUBLIC OR PRIVATE PARKS, NATURAL AREAS (INCLUDING FLOODPLAINS, RIPARIAN AREAS AND THE LIKE), BUFFER AREAS.
 - DETENTION PONDS SHALL COUNT TOWARDS THE COMMON OPEN SPACE REQUIREMENT IF LANDSCAPING IS PROVIDED AROUND THE PERIMETER OF THE POND (AT TOP OF BANK) AT A RATE OF 1 TREE AND 5 SHRUBS FOR EVERY 35 LINEAR FEET. TREES AND SHRUBS MAY BE GROUPED TO IMPROVE AESTHETICS.
 - OPEN SPACE REQUIREMENTS SHALL BE CALCULATED FOR THE PRELIMINARY PUD AS A WHOLE. INDIVIDUAL FILINGS AND/OR CONSTRUCTION PHASES MAY INCLUDE MORE OR LESS THAN THE REQUIRED PERCENTAGE OF OPEN SPACE, AS LONG AS THE PUD AS A WHOLE MEETS THE REQUIREMENTS INDICATED ABOVE.
 - A MINIMUM OF TEN PERCENT (10%) OF THE GROSS LAND AREA, EXCLUSIVE OF STREETS, ALLEYS AND UTILITY EASEMENTS, OF THE PROPOSED SUBDIVISION SHALL BE RETAINED FOR PUBLIC PARKS.
 - PARKS MAY BE EITHER ACTIVE OR PASSIVE IN NATURE. FOR AN AREA TO BE CONSIDERED A PARK, IT MUST INCLUDE AMENITIES FOR THE RESIDENTS OF THE COMMUNITY. AMENITIES MAY INCLUDE (BUT ARE NOT LIMITED TO) SEATING, TRAILS, SHADE STRUCTURES, PLAYGROUNDS ETC.

ARCHITECT / PLANNER

LAI
Design Group

world wide

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NORTH RIDGE
JOHNSTOWN, COLORADO
FINAL DEVELOPMENT PLAN
TYPICAL AMERICAN DREAM LAYOUT

PROFESSIONAL STAMP

PROJECT INFORMATION

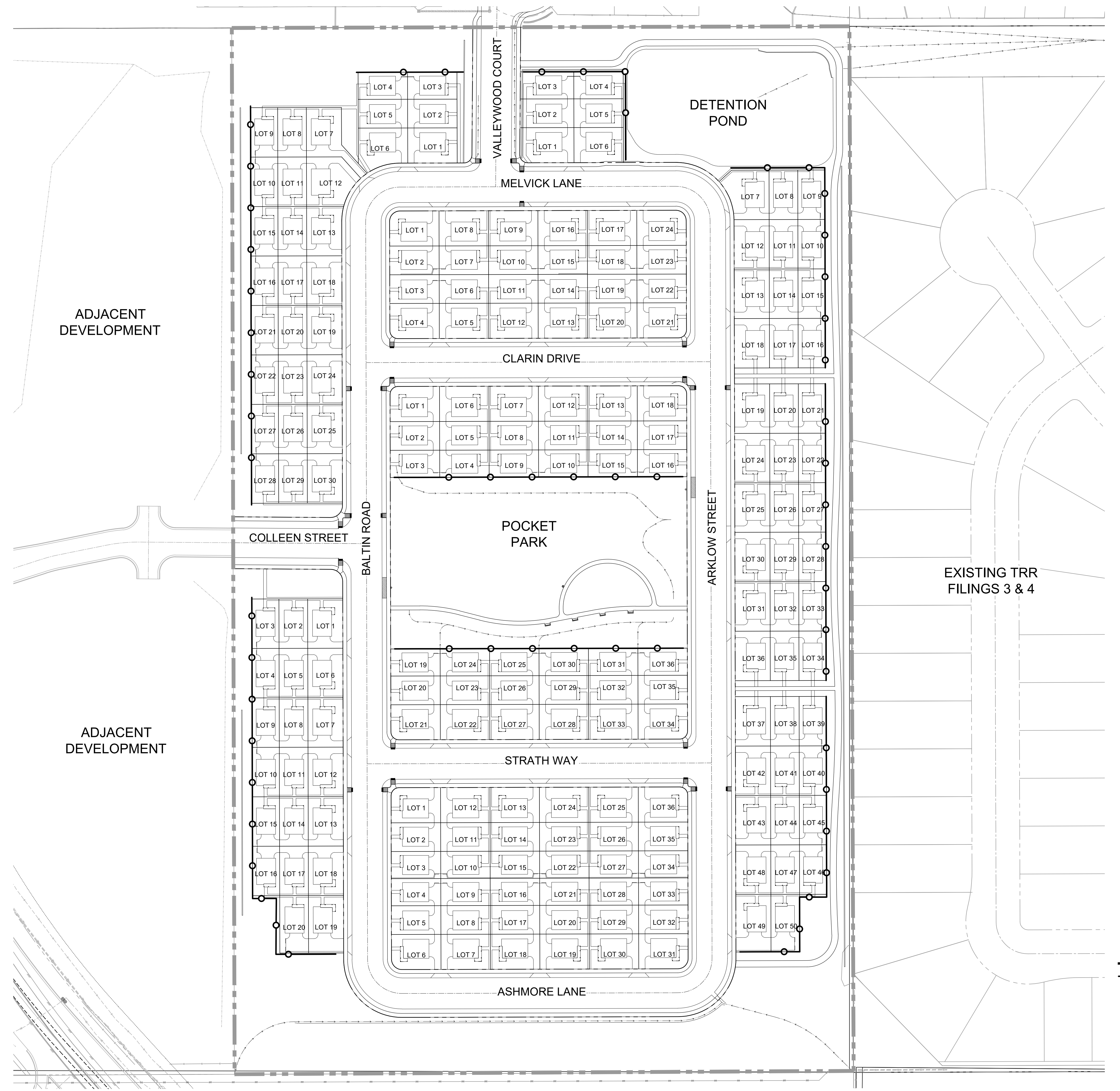
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SHEET NUMBER

L0.4



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 JOHNSTOWN, COLORADO
FINAL DEVELOPMENT PLAN
OVERALL FENCING PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

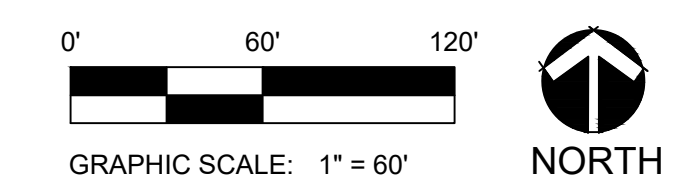
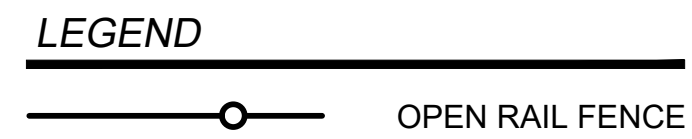
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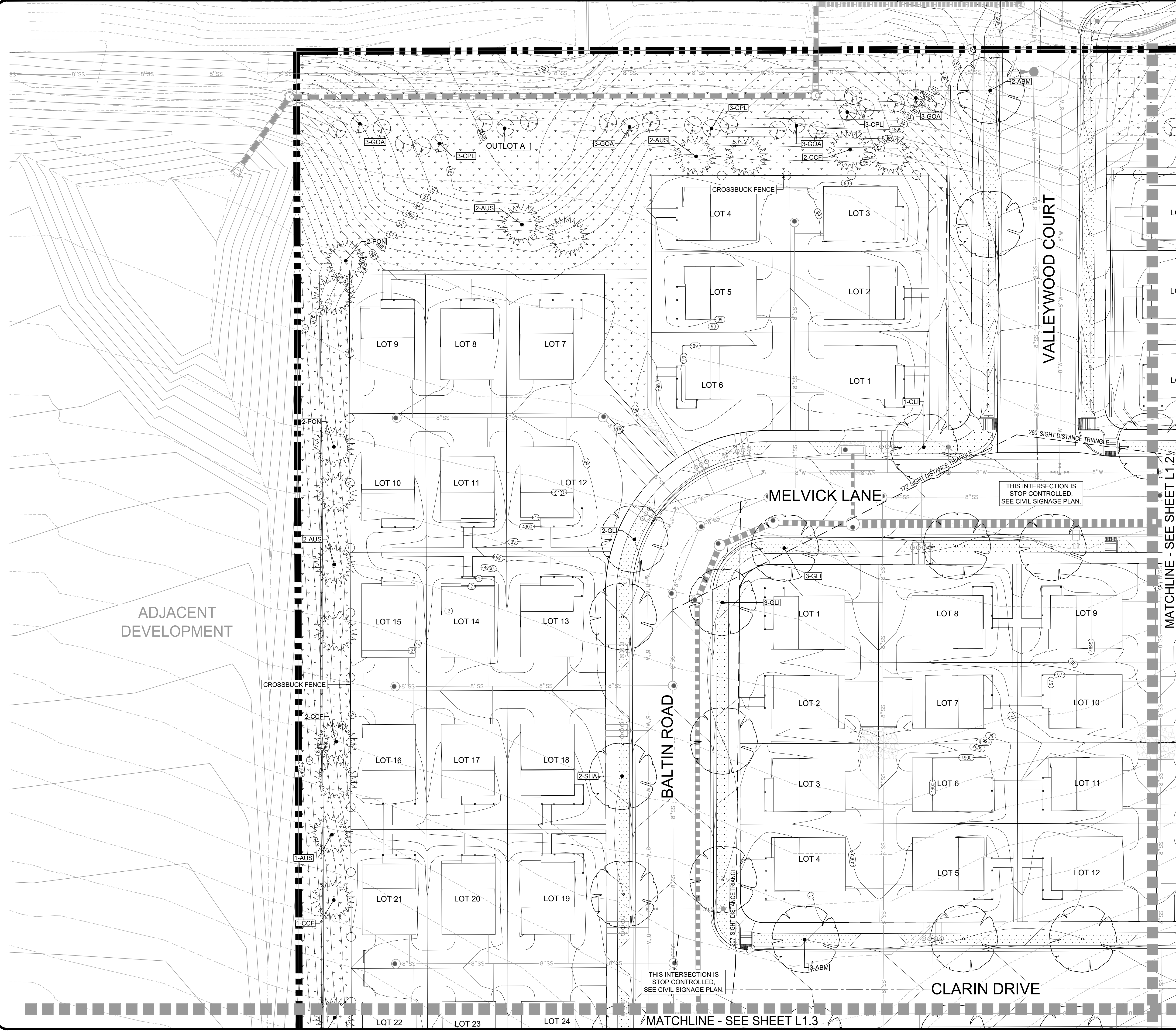
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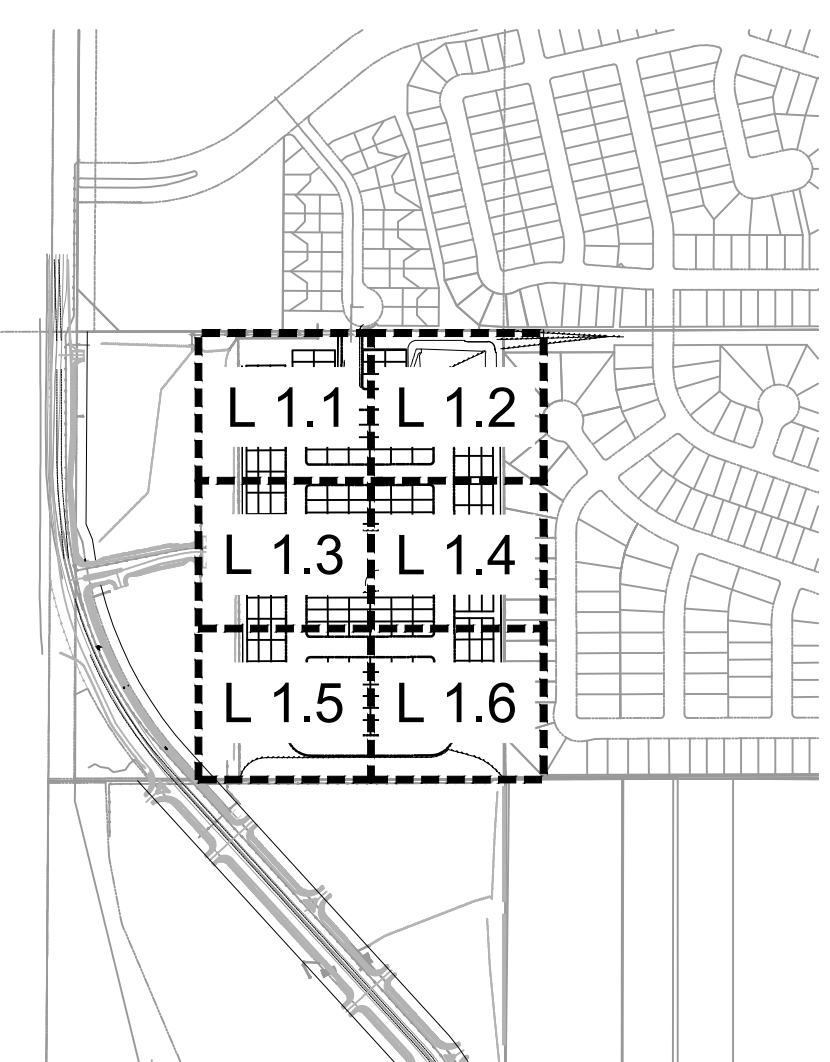
SHEET NUMBER

L0.5





KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES
- PLAYGROUND MULCH
- COBBLE
- BLUEGRASS SOD
- FESCUE SOD
- NATIVE GRASS
- CRUSHER FINES
- PLANT LABEL (QTY-TYPE)
- EDGER
- OPEN RAIL FENCE
- EXISTING CONTOUR
- 5' PROPOSED CONTOUR
- 1' PROPOSED CONTOUR

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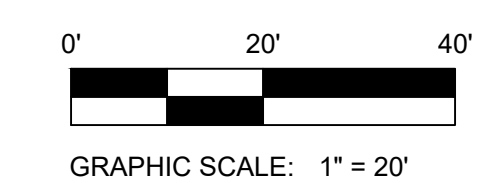
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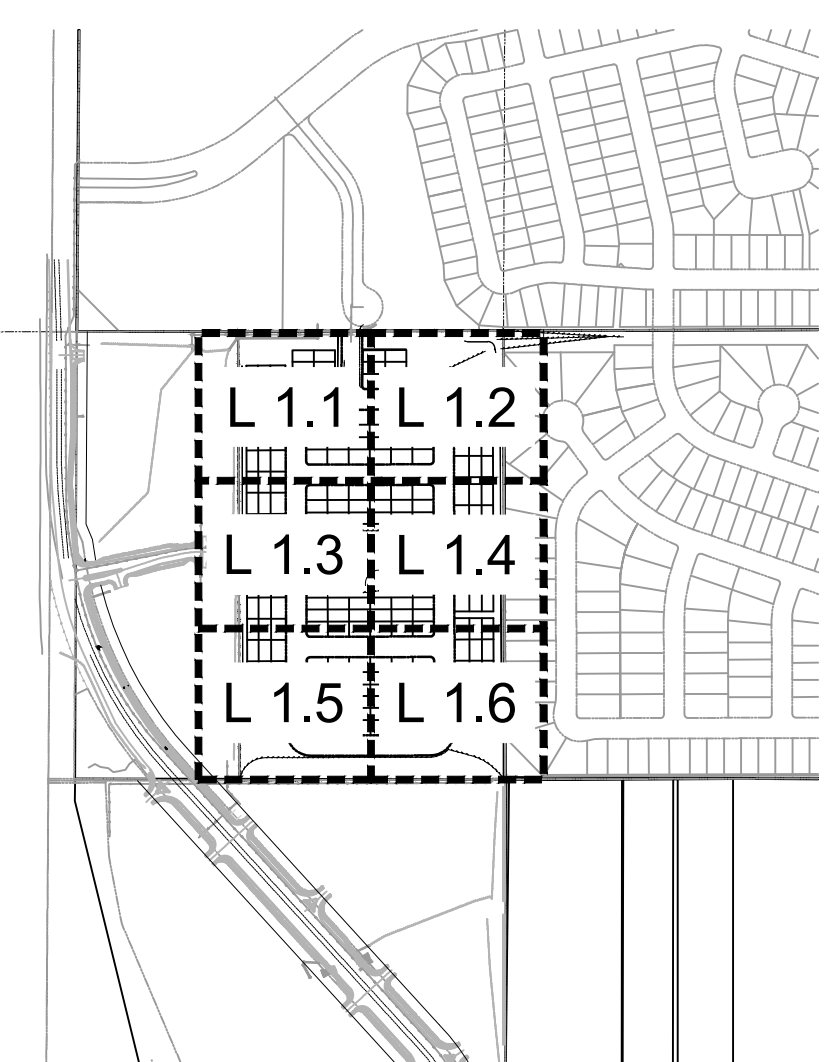
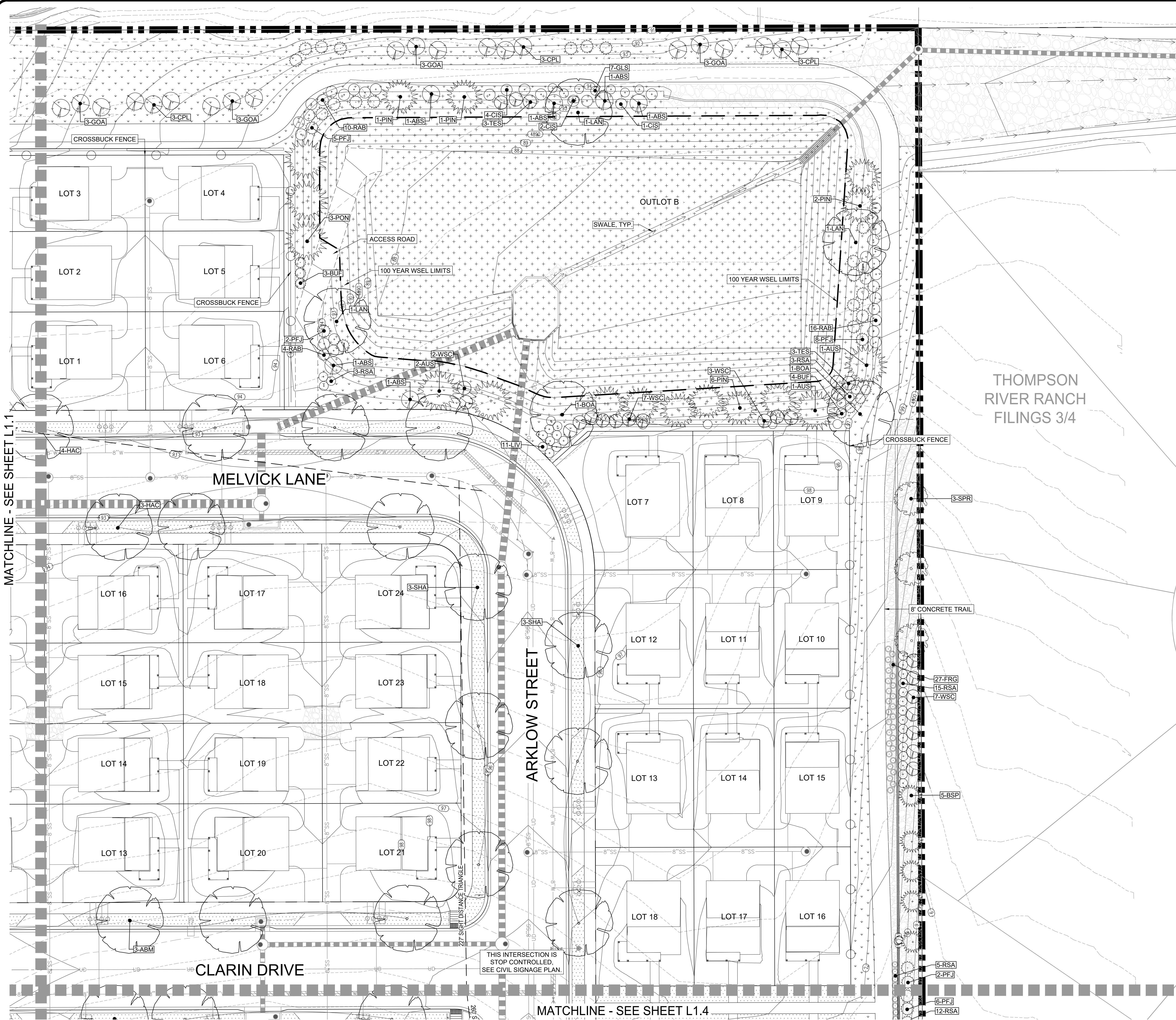
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SHEET NUMBER

L1.1





- LEGEND**
- DECIDUOUS TREES
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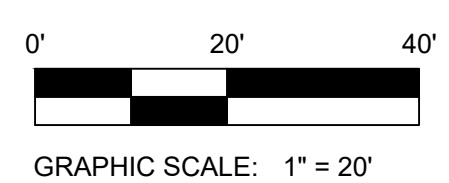
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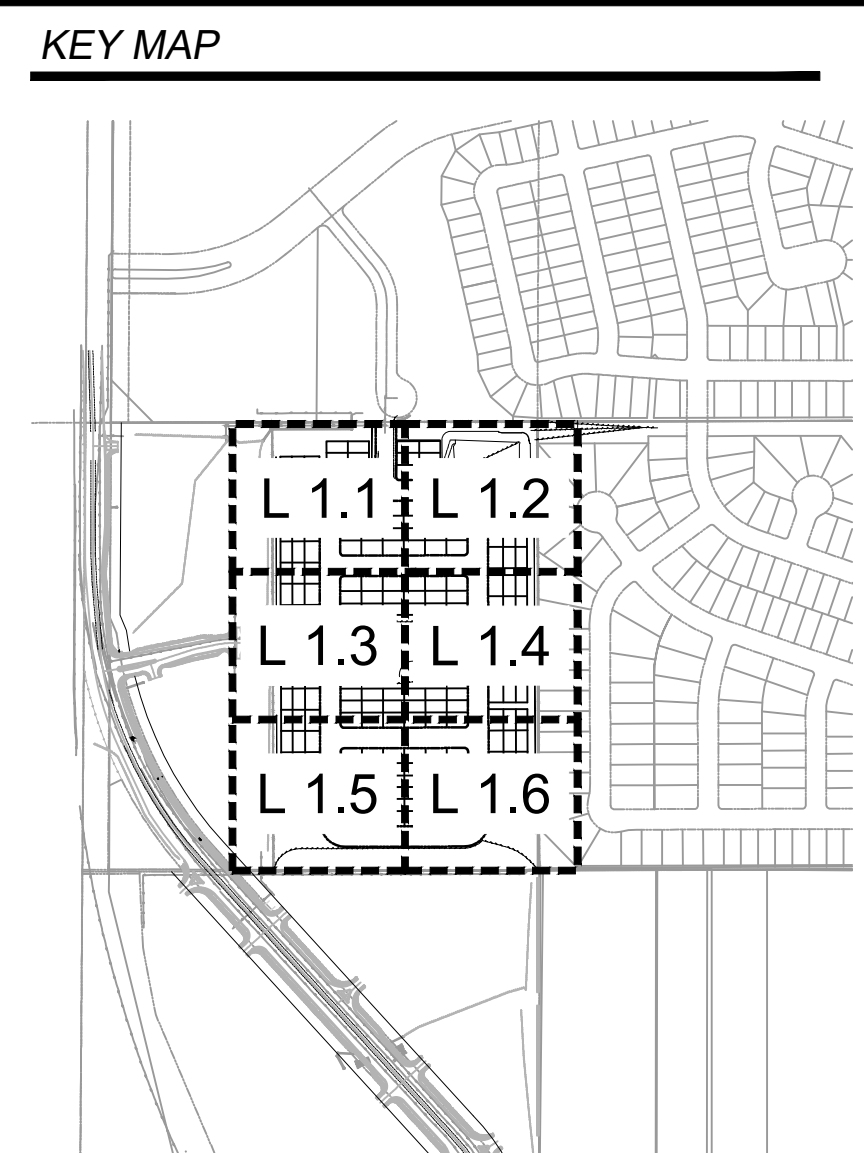
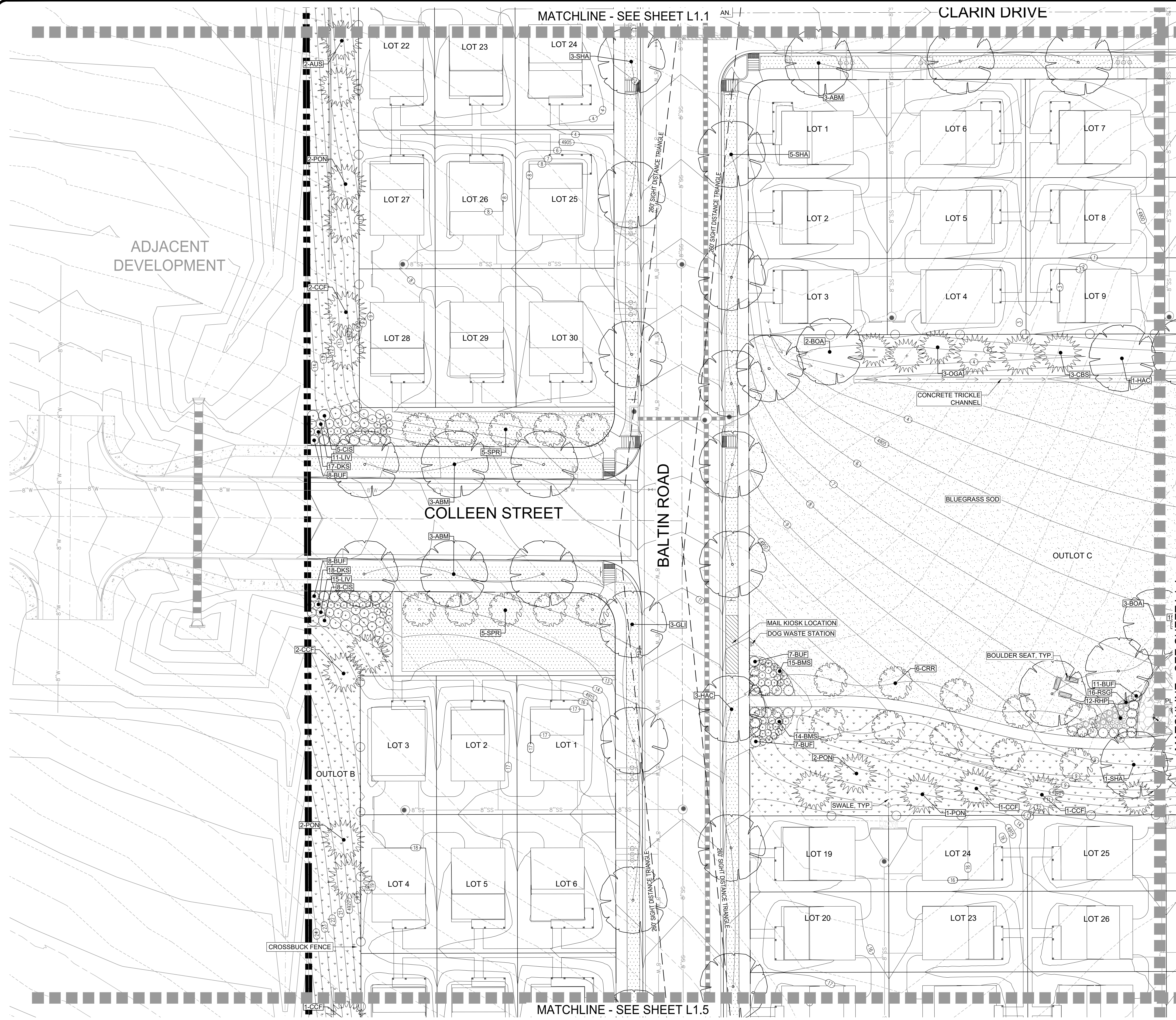
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SHEET NUMBER

L1.2





- LEGEND**
- DECIDUOUS TREES
 - EVERGREEN TREES
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 - EVERGREEN SHRUBS
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FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

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PROJECT INFORMATION

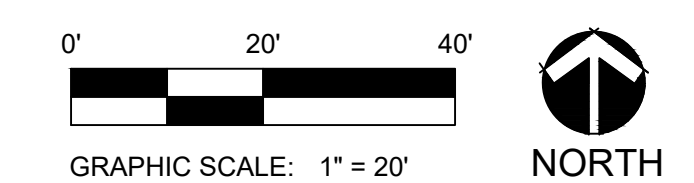
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5TH SUBMITTAL	07/18/2022

SHEET NUMBER

L1.3



MATCHLINE - SEE SHEET L1.3

KEY MAP

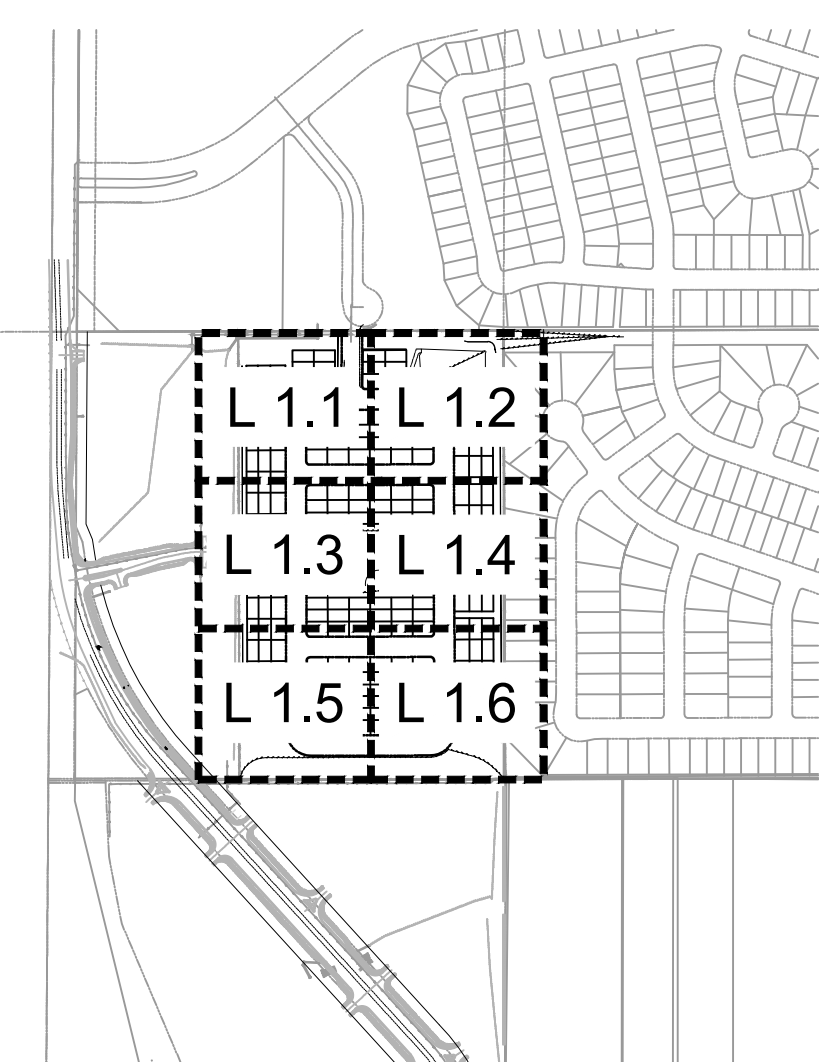
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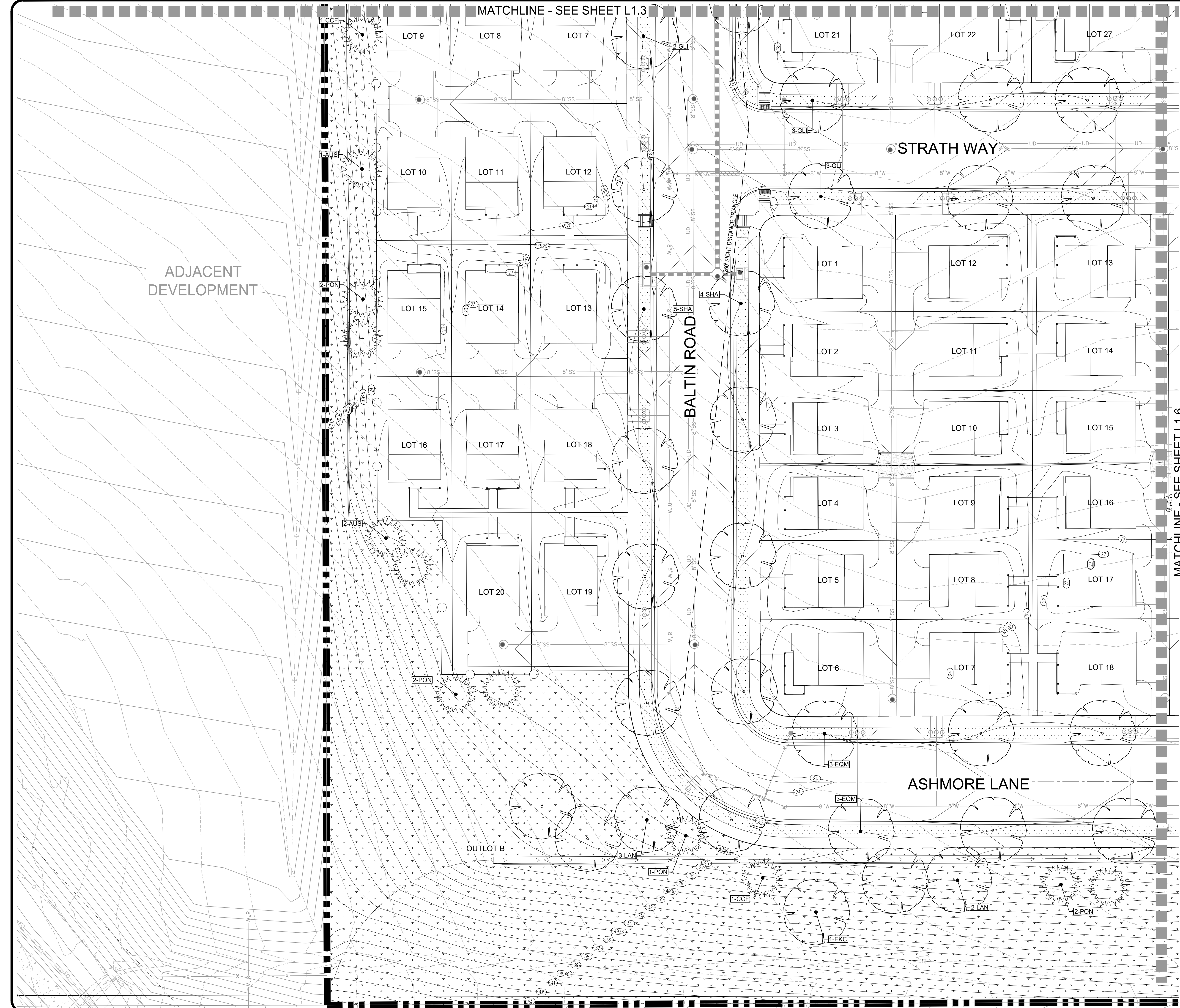


ADJACENT DEVELOPMENT

LEGEND

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- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- ORNAMENTAL GRASSES
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MATCHLINE - SEE SHEET L1.6



NORTH RIDGE, JOHNSTOWN, COLORADO, FINAL DEVELOPMENT PLAN, LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

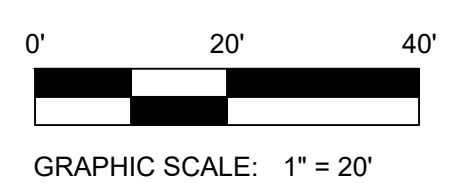
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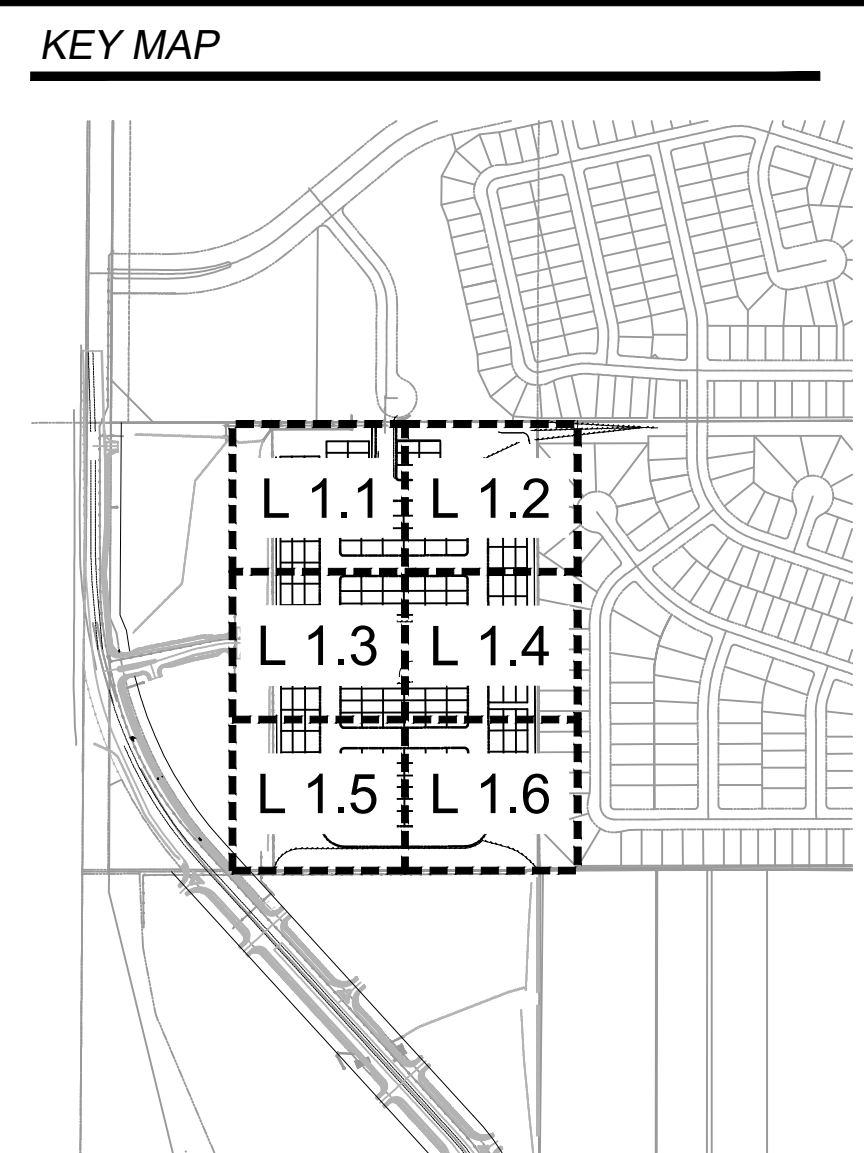
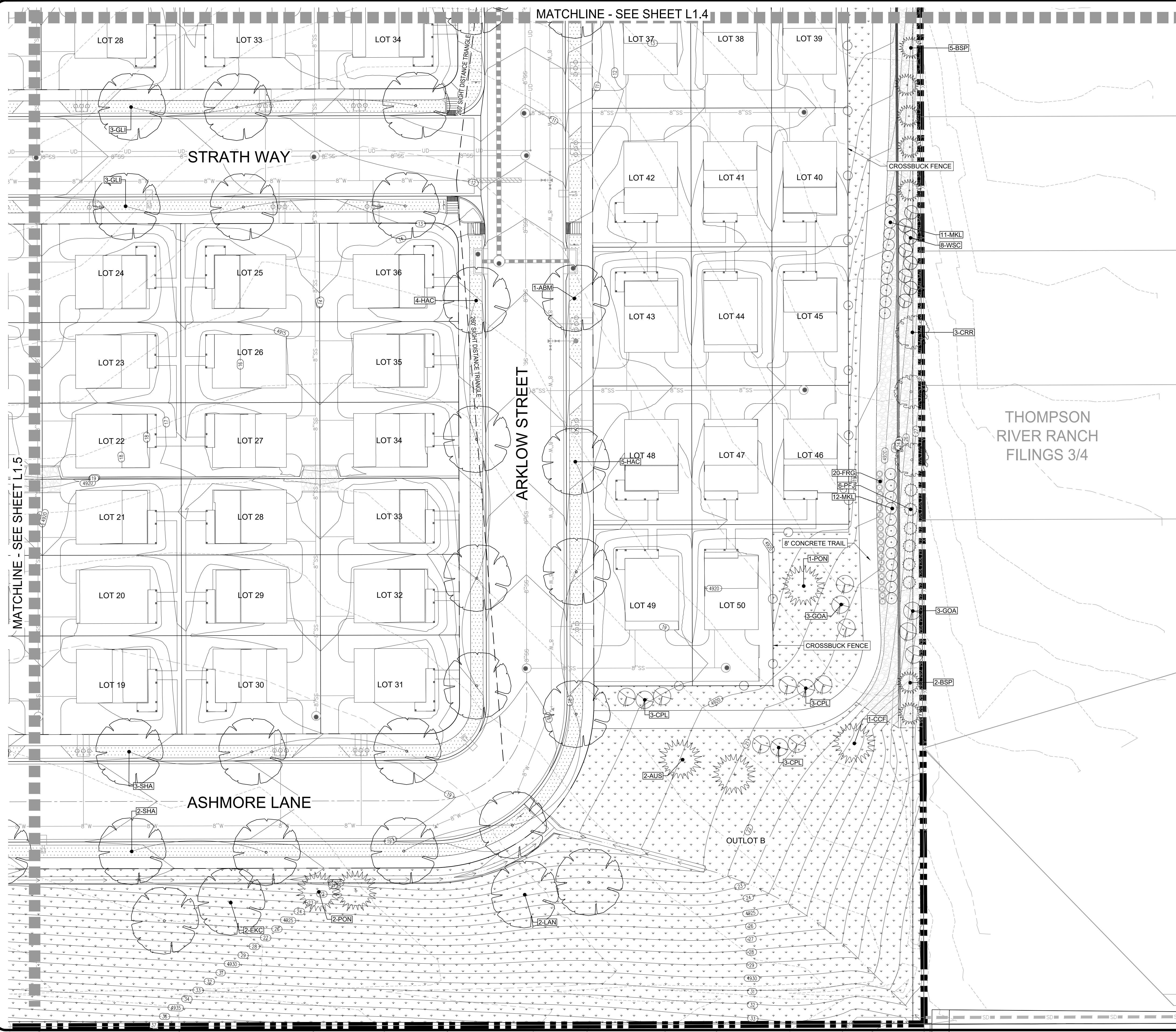
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SHEET NUMBER

L1.5





- LEGEND**
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LANDSCAPE PLAN

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PROJECT INFORMATION

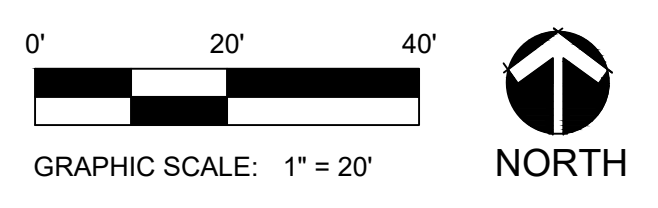
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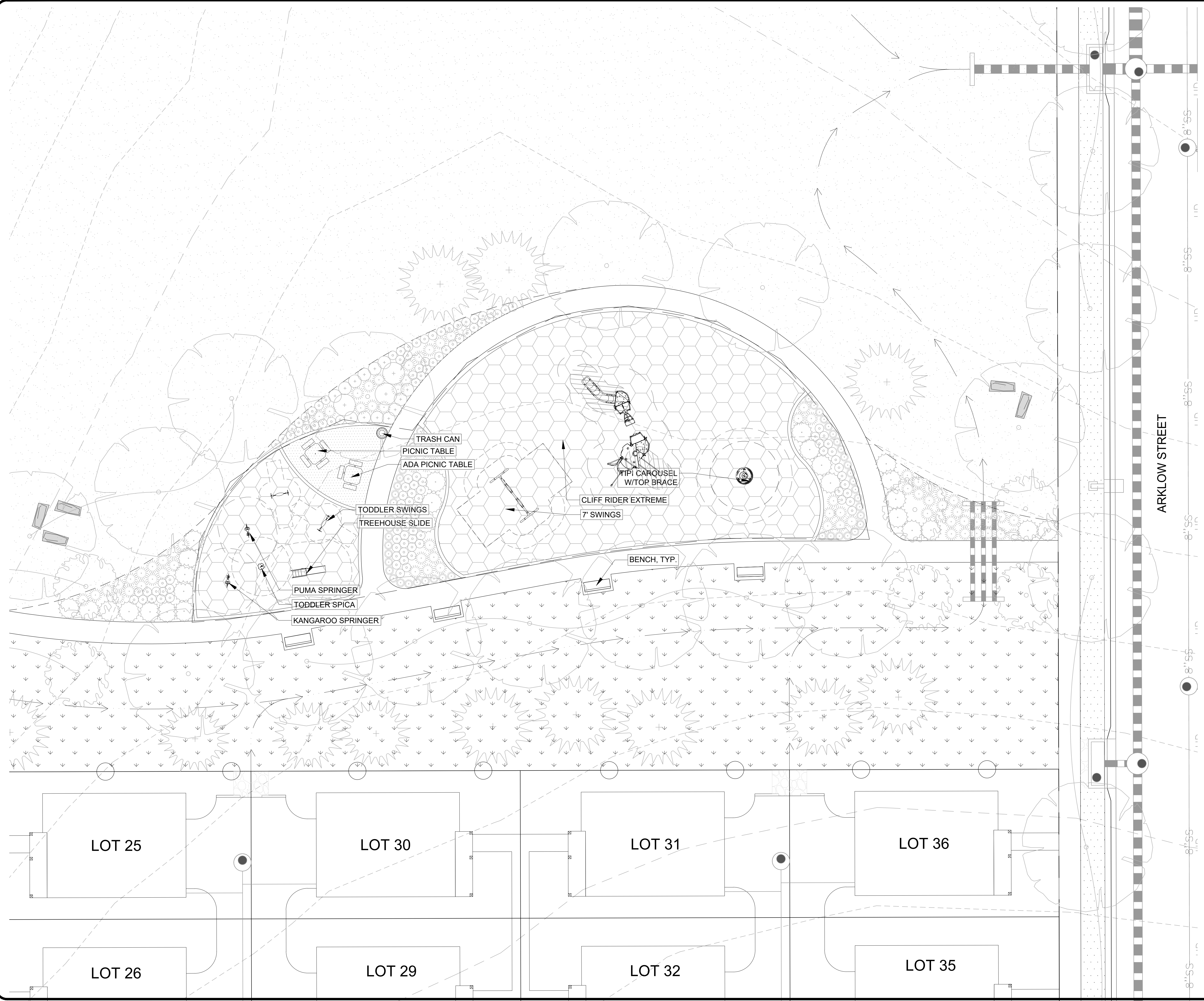
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SHEET NUMBER

L1.6





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PLAYGROUND LAYOUT PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

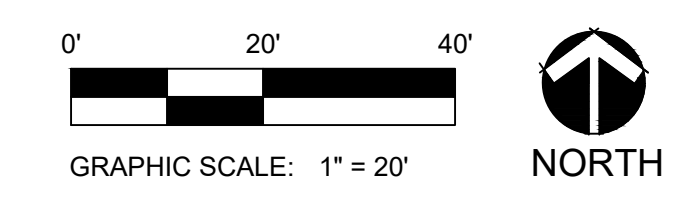
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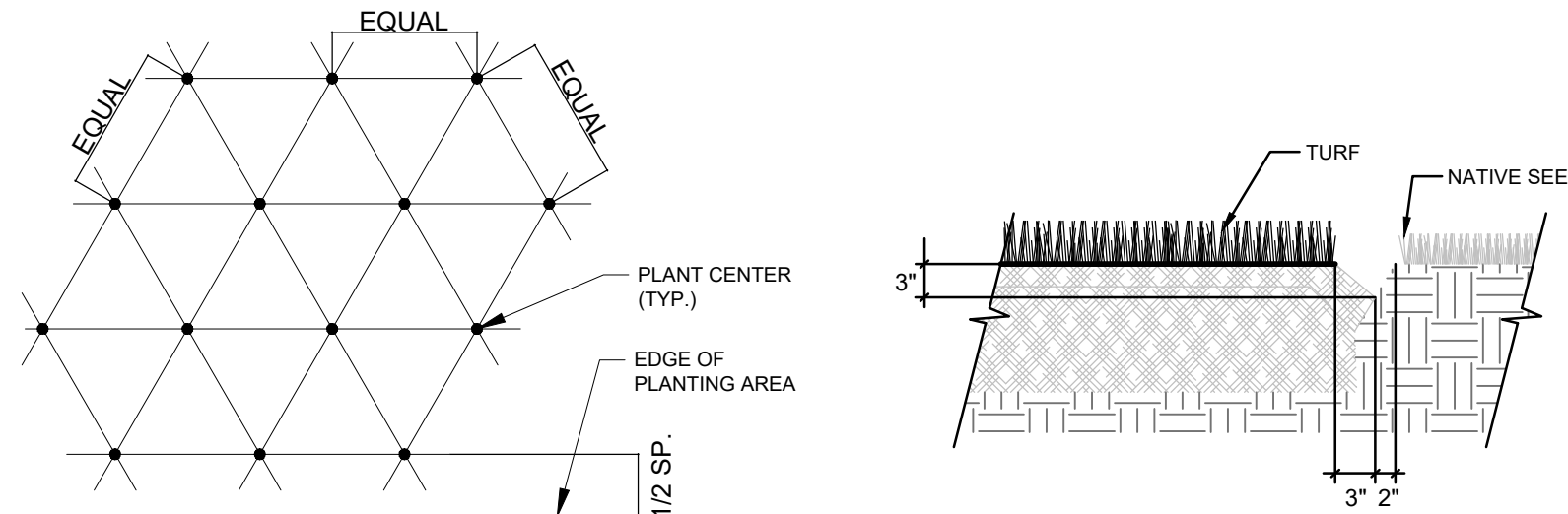
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SHEET NUMBER

L1.7

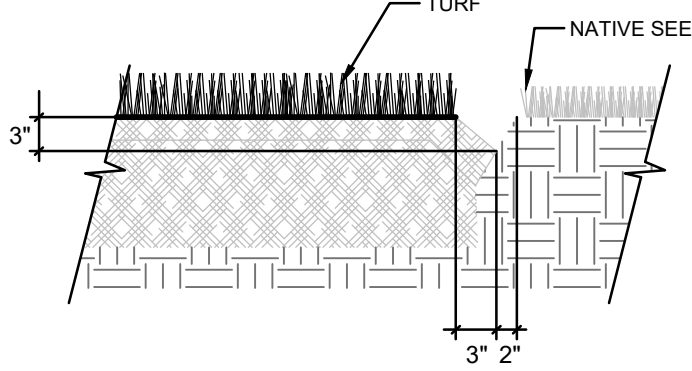


PLANTING DETAILS

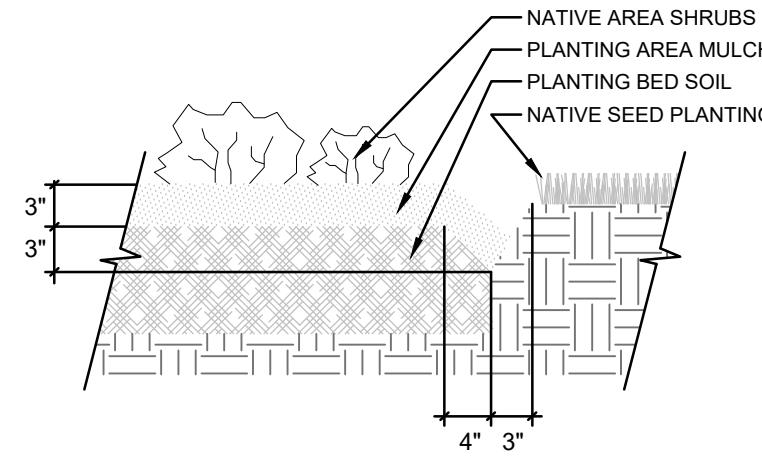


A PLANT SPACING DETAIL
SCALE: NTS

B NATIVE AREA EDGE ADJ. TO SOD
SCALE: NTS

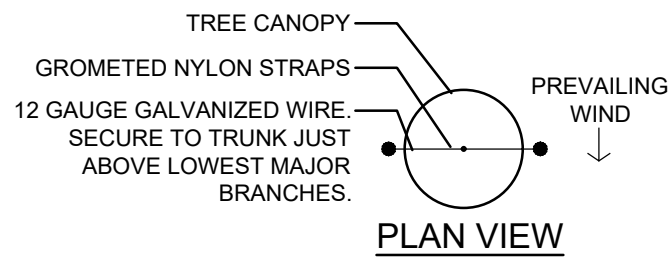
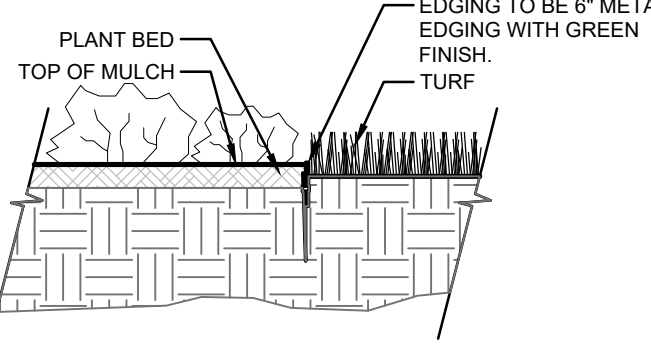


- NOTES:**
- CONTRACTOR TO STAKE OUT EDGING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL EDGING TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT.
 - ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
 - INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



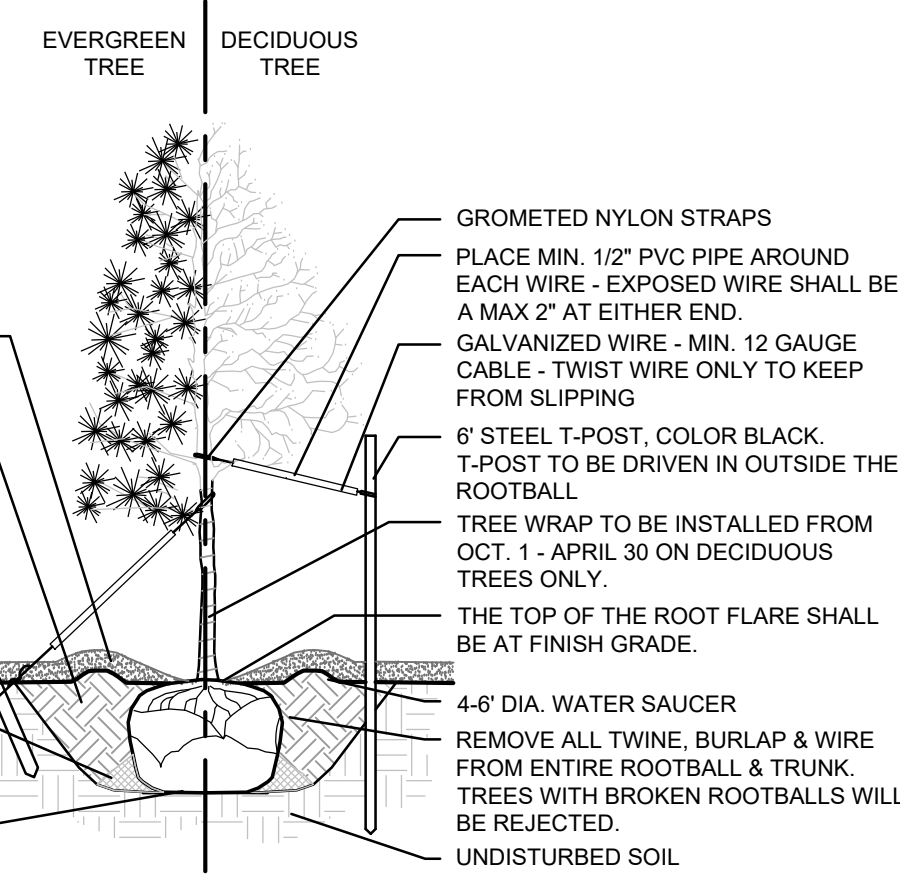
C NATIVE AREA PLANT BEDS
SCALE: NTS

D STEEL EDGER
SCALE: NTS

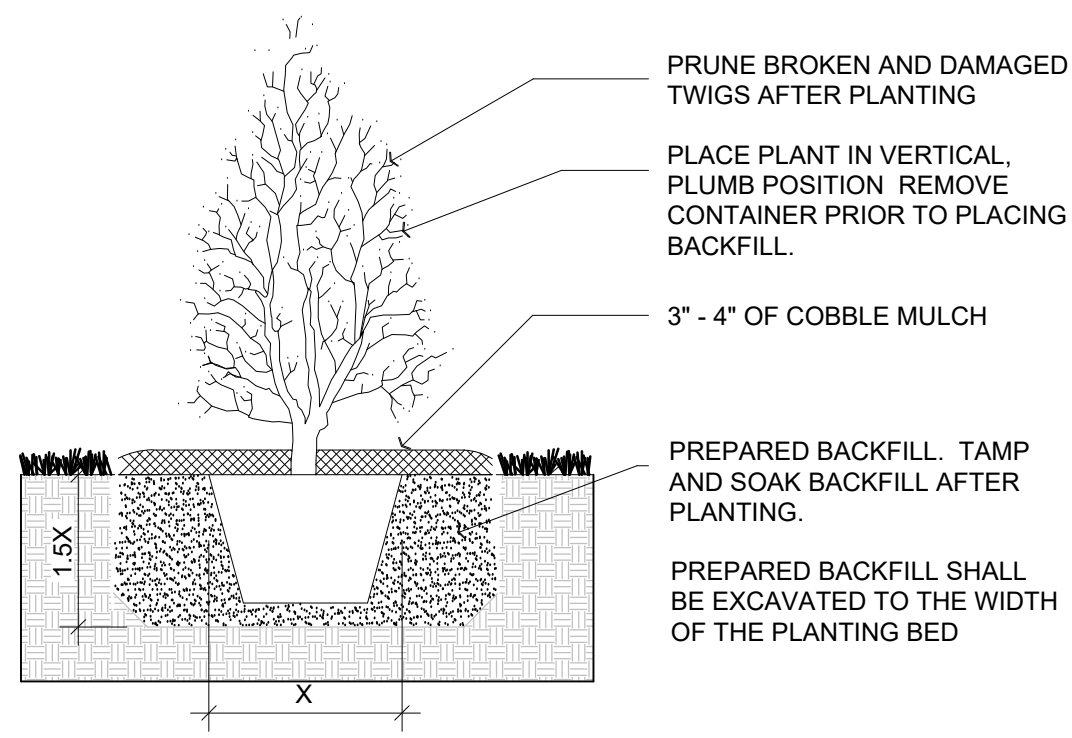


- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE ALL NURSERY STAKES.
 - WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
 - FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

- MIN. 3" DEPTH MULCH RING (MULCH PER PLANTS) A MIN. OF 4" DIA. MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK
- BACKFILL WITH BLEND AT EXISTING SOIL AND A MAX. OF 20% (BY VOLUME) ORGANIC MATERIAL WITH 1:1 SLOPE ON THE SIDES OF THE PLANTING HOLE
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.
- CONTRACTOR TO FIRMLY PLACE SOIL AROUND ROOTBALL WITHOUT PACKING OR TAMPING. SET SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



E TREE PLANTING DETAIL
SCALE: NTS



F SHRUB PLANTING DETAIL
SCALE: NTS

NATIVE GRASS SEED MIX

COMMON NAME	BOTANIC NAME	lb/ac
Western Wheatgrass	Pascopyrum smithii 'Arriba, Barton'	3.00
Green Needlegrass	Stipa viridula 'Lodorm'	2.25
Little Bluestem	Schizachyrium scoparium	2.25
Indian Ricegrass	Achnatherum hymenoides 'Nezpar/Paloma'	1.50
Sidecoats Grama	Bouteloua curtipendula 'Vaughn/Butt'e'	1.50
Big Bluestem	Andropogon gerardii 'Kaw'	1.50
Sand Bluestem	Andropogon hallii	1.50
Purple Prairieclover	Dalea purpurea	0.75
Blue Grama	Bouteloua gracilis 'Lovington/Hachita'	0.75
TOTAL lb/ac		15.0

PLANTING SCHEDULE

SYMBOL / ABBR.	QTY.	BOTANIC NAME	COMMON NAME	MATURE WIDTH	SIZE	SPACING
DECIDUOUS TREES						
ABM	29	ACER X FREMANII	AUTUMN BLAZE MAPLE	40'	2.5" CALIPER	Per plan
EKC	8	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	35'	2.5" CALIPER	Per plan
GLI	31	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	20'	2.5" CALIPER	Per plan
HAC	22	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	40'	2.5" CALIPER	Per plan
BOA	7	QUERCUS MACROCARPA	BUR OAK	40'	2.5" CALIPER	Per plan
SHA	42	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	30'	2.5" CALIPER	Per plan
LAN	10	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	30'	2.5" CALIPER	Per plan
CRR	22	MALUS X 'JFS-KWS'	ROYAL RAINDROPS CRABAPPLE	15'	1.5" CALIPER	Per plan
SPR	16	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	15'	1.5" CALIPER	Per plan
EOM	9	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	30'	2.5" CALIPER	Per plan

EVERGREEN TREES						
AUS	18	PINUS NIGRA	AUSTRIAN PINE	20'	6' ht. min.	Per plan
CCF	17	ABIES CONCOLOR	WHITE FIR	25'	6' ht. min.	Per plan
PON	26	PINUS PONDEROSA	PONDEROSA PINE	20-30'	6' ht. min.	Per plan
CBS	9	PICEA PUNGENS	COLORADO BLUE SPRUCE	25'	6' ht. min.	Per plan
OGA	8	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	15'	6' ht. min.	Per plan
BSP	17	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	10'	6' ht. min.	Per plan
PIN	10	PINUS EDULIS	PINON PINE	15'	6' ht. min.	Per plan

DECIDUOUS SHRUBS						
CIS	45	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5'	5 GALLON	Per plan
RTD	5	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	8'	5 GALLON	Per plan
WSC	27	PRUNUS BESSEYI	WESTERN SAND CHERRY	6'	5 GALLON	Per plan
GLS	7	RHUS AROMATICA 'GROW-LOW'	GROW LOW SUMAC	5'	5 GALLON	Per plan
BMS	53	CARYOPTERIS X CLANDENOSIS	BLUE MIST SPIREA	3'	5 GALLON	Per plan
DKS	64	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	3'	5 GALLON	Per plan
RSA	31	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	4'	5 GALLON	Per plan
PDS	18	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	3'	5 GALLON	Per plan
LIV	36	ROSA 'HARWELCOME'	LIVIN' EASY ROSE	4'	5 GALLON	Per plan
RAB	30	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	3'	5 GALLON	Per plan
MKL	34	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5'	5 GALLON	Per plan
TES	6	RHUS TYPHINA 'BALITIGER' PP16185	TIGER EYES SUMAC	6'	5 GALLON	Per plan
GOA	33	QUERCUS GAMBELII	GAMBEL OAK	12'	5 GALLON	Per plan
CPL	27	SYRINGA VULGARIS	COMMON PURPLE LILAC	8'	5 GALLON	Per plan
ABS	6	AMELANCHIER X GRANDIFLORA	SERVICEBERRY AUTUMN BRILLIANCE	8'	5 GALLON	Per plan

EVERGREEN SHRUBS						
PFJ	41	PFITZER JUNIPER	JUNIPER 'PFITZERIANA'	6'	5 GALLON	Per plan
BUF	68	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5'	5 GALLON	Per plan

ORNAMENTAL GRASSES & PERENNIALS						
FRG	86	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	36"	1 GALLON	Per plan
RSR	57	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	30"	1 GALLON	Per plan
LBG	48	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	24"	1 GALLON	Per plan
BLO	27	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA 'BLONDE AMBITION'	36"	1 GALLON	Per plan
DSB	48	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY	24"	1 GALLON	Per plan
RHP	12	KNIPHOFIA UVARIA	RED HOT POKER / TORCH LILY	24"	1 GALLON	Per plan

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
- PLANTING SCHEDULE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
- ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN A LABORATORY TOPSOIL ANALYSIS REPORT TO PROVIDE ANALYSIS OF SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR TURF AREAS, TREES, SHRUBS AND PERENNIALS.
- ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS.
- ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 8" OF SOIL USING TILLER OR RIPPER. TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER FABRIC AND MULCH HAVE BEEN INSTALLED.
- ALL TREES IN TURF AND NATIVE AREAS SHALL BE MULCHED WITH A 36" DIA. MULCH RING OF DOUBLE-SHREDDED SPRUCE MULCH TO A MINIMUM DEPTH OF 4-INCHES UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL TREE RINGS IN TURF (36" DIA.) AND ORNAMENTAL GRASS OR PERENNIAL PLANTINGS IN SHRUB BEDS SHALL BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH (FRONT-RANGE MATERIALS, LANDSCAPE MULCH #16-643 OR APPROVED EQUAL) TO A MINIMUM DEPTH OF 4-INCHES UNLESS OTHERWISE INDICATED ON THE PLANS. COBBLE MULCH SHALL BE PROVIDED ELSEWHERE AND BE MULTI-COLORED WASHED RIVER COCKLE/COBBLE, WITH A BLEND OF 50% AREA COVERED WITH 1" - 2" DIAMETER AND 50% AREA COVERED WITH 2"-6" DIAMETER WHERE SHOWN ON PLANS. ALL MULCH AREAS SHALL BE INSTALLED WITH COMMERCIAL GRADE WEED BARRIER FABRIC PINNED IN PLACE.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- PLANT MATERIAL CONDITIONS AND QUANTITIES WILL CONFORM TO THE REQUIREMENTS OF THE THOMPSON RIVER RANCH PUD, PERFORMANCE STANDARDS & DESIGN GUIDELINES, AND WILL BE REVIEWED IN CONJUNCTION WITH FUTURE LANDSCAPE CONSTRUCTION PLANS.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
- NO TREES/STRUCTURES SHALL BE LOCATED WITHIN UTILITY EASEMENTS OR WITHIN 5' OF ANY UTILITY LINES.
- PERMANENT IRRIGATION TO BE PROVIDED TO ESTABLISH NATIVE AREA PLANT MATERIAL AND WATER DURING PERIODS.
- SHRUBS LOCATED WITHIN NATIVE SEED AND DETENTION POND AREAS TO HAVE INDIVIDUAL WOOD MULCH RINGS PER EACH SHRUB.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SIGHT DISTANCE CRITERIA. NO PLANT MATERIALS, BOULDERS, BERMS, FENCES OR VISUAL OBSTRUCTIONS SHALL EXCEED A HEIGHT OF 36" WITHIN THE TRIANGULAR AREA. CANOPIES OF TREES WITHIN SIGHT TRIANGLES MUST BE MAINTAINED 7' MIN. ABOVE ADJACENT WALK.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED, CONTAINERIZED, OR IN ROOT CONTROL BAGS UNLESS OTHERWISE NOTED ON FINAL DEVELOPMENT PLANS. SEE PLANT LIST CONDITION FOR FINAL PLANT SIZE/CONDITION SPECIFICATION.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES SHOWN ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- ON LOT LANDSCAPING IS REQUIRED PER PERFORMANCE STANDARDS AND DESIGN GUIDELINES.
- ALL STREET TREES ALONG LOCAL ROADS ARE TO BE A MINIMUM 2 1/2" CALIPER. ALL REMAINING LARGE DECIDUOUS TREES AT RIVER RANCH PARKWAY, RIVER RANCH PARK AND OPEN SPACE AREAS ARE TO BE A MINIMUM 2" CALIPER.
- STREET TREE LOCATIONS (BUT NOT QUANTITIES) MAY BE ADJUSTED IF REQUIRED TO RESOLVE UTILITY SERVICE OR STREET LIGHTING CONFLICTS.
- EVALUATION OF NATIVE GRASS ESTABLISHMENT SHALL BE BASED ON 70% ESTABLISHMENT WITH NO BARE AREAS LARGER THAN TWO SQUARE FEET (WEED FREE) AFTER THE SECOND GROWING SEASON. OVER-SEED AND ADD SUPPLEMENTAL WATER AS NECESSARY TO MEET CRITERIA. **THE EDGES OF SOME "NON-IRRIGATED" AREAS MAY BE PROVIDED WITH LIMITED IRRIGATION (POSSIBLY A SINGLE ROW OF HEADS) AS A TRANSITION TO ADJACENT IRRIGATED AREAS OR DEVELOPED LOTS. **SOME DISTURBED AREAS MAY BE RE-ESTABLISHED WITH TEMPORARY IRRIGATION.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SIGHT DISTANCE CRITERIA. NO PLANT MATERIALS, BOULDERS, BERMS, FENCES OR VISUAL OBSTRUCTIONS SHALL EXCEED A HEIGHT OF 36" WITHIN THE TRIANGULAR AREA, CANOPIES OF TREES WITHIN SIGHT TRIANGLES MUST BE MAINTAINED 7' MIN. ABOVE ADJACENT WALK.

MAINTENANCE OBLIGATION STATEMENT

- COMMON OPEN SPACE AREAS INCLUDED WITH THIS DP - EXCEPT ANY COMMON AREAS TO BE OWNED BY JOHNSTOWN OR OTHER PUBLIC ENTITY - ARE TO BE MAINTAINED BY THE THOMPSON CROSSING METRO DISTRICT #5.
- PRIVATE OPEN SPACE: PRIVATE YARDS, PATIOS, DECKS, PRIVATE DRIVEWAYS, LANDSCAPING IN ADJACENT LOCAL STREET RIGHTS-OF-WAY, AND THE LIKE, ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
- FRONT YARDS, COMMON AREA LANDSCAPE AND TREE LAWNS TO BE MAINTAINED BY METRO DISTRICT #5.

DEVELOPMENT OBLIGATION STATEMENT

- UPON RECEIPT OF DRC AND JRC APPROVALS, CONSTRUCTION MAY PROCEED IN STRICT COMPLIANCE WITH THE TERMS AND CONDITIONS OF SUCH APPROVALS.
- GRADING AND EARTHWORK MAY PROCEED PRIOR TO RECEIPT OF DRC/JRC APPROVAL SOLELY AT THE APPLICANT'S RISK, UPON ISSUANCE OF A GRADING PERMIT BY THE TOWN OF JOHNSTOWN.
- THE DEVELOPER IS OBLIGATED TO INSTALL LANDSCAPING AND IRRIGATION CONSISTENT WITH THE PERFORMANCE STANDARDS & DESIGN GUIDELINES AS INDICATED ON LANDSCAPE CONSTRUCTION DOCUMENTS PROVIDED WITH EACH CONSTRUCTION PHASE OR SUB-PHASE OF THIS THOMPSON RIVER RANCH DP.

LANDSCAPE PLANTING REQUIREMENTS

TYPE	TOTAL LANDSCAPE AREA /DISTANCE	TREE/SF OR LF REQUIRED	# of TREES REQUIRED/ PROVIDED	SHRUBS/SF OR LF REQUIRED	# of SHRUBS PROVIDED
OPEN SPACE	201,285 SF	1 / 4500' SF	45 / 64	5 / 4500' SF	224 / 157*
PARK	79,980 SF	1 / 2000' SF	40 / 63	1 / 500' SF	160 / 131*
LANDSCAPE BUFFER	9,935 SF	1 / 400' SF	25 / 29	5 / 400' SF	125 / 86*
DETENTION POND	750 LF	1 / 35' LF	22 / 22	5 / 35' LF	108 / 108

* UP TO 70 PERCENT OF SHRUBS CAN BE SUBSTITUTED FOR TREES AT A RATE OF 1 TREE=10 SHRUBS.

LANDSCAPE DATA TABLE

TYPE	PROVIDED AREA (SF)	PROVIDED % OF TOTAL LANDSCAPE AREA
TURF	98,237	31%
NATIVE SEED	203,868	63%
PLANTING BED	19,347	6%
TOTAL LANDSCAPE AREA	321,452	100%

TURF GRASS (SOD)

SUPPLIER	TURF TYPE	SPECIFICATION
GRAFF'S TURF	FESCUE	BLACK BEAUTY FESCUE
GRAFF'S TURF	BLUEGRASS	COLORADO'S CHOICE

NOTES:

- SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SOD IN PARK TO BE COLORADO'S CHOICE BLUEGRASS. SOD IN ALL OTHER AREAS TO BE BLACK BEAUTY FESCUE.

ARCHITECT / PLANNER

OWNER/CLIENT

CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, COLORADO
303-460-8800

NORTH RIDGE
JOHNSTOWN, COLORADO
FINAL DEVELOPMENT PLAN
DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

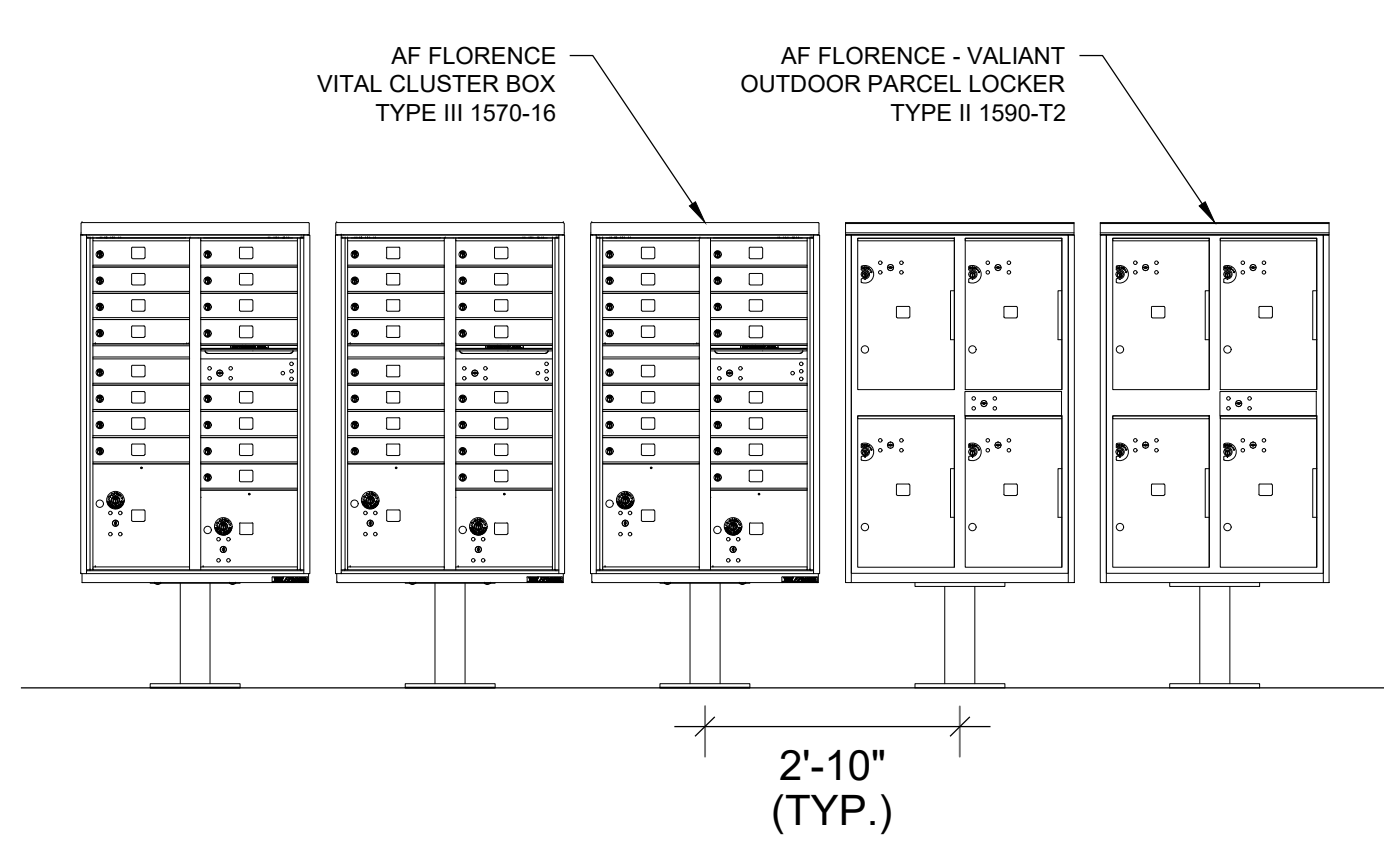
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DRAWN BY: TH
CHECKED BY: RH

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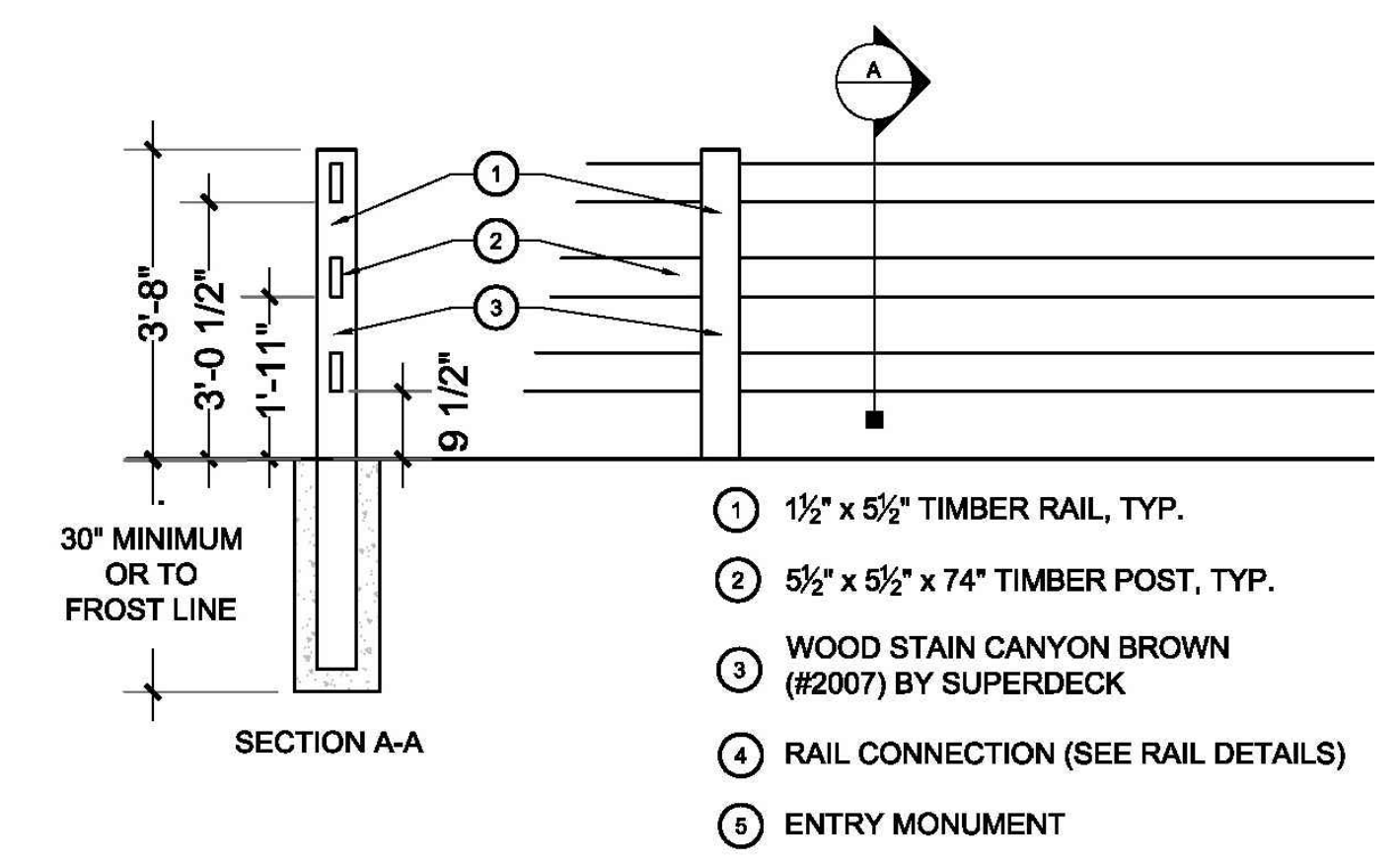
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5TH SUBMITTAL	07/18/2022

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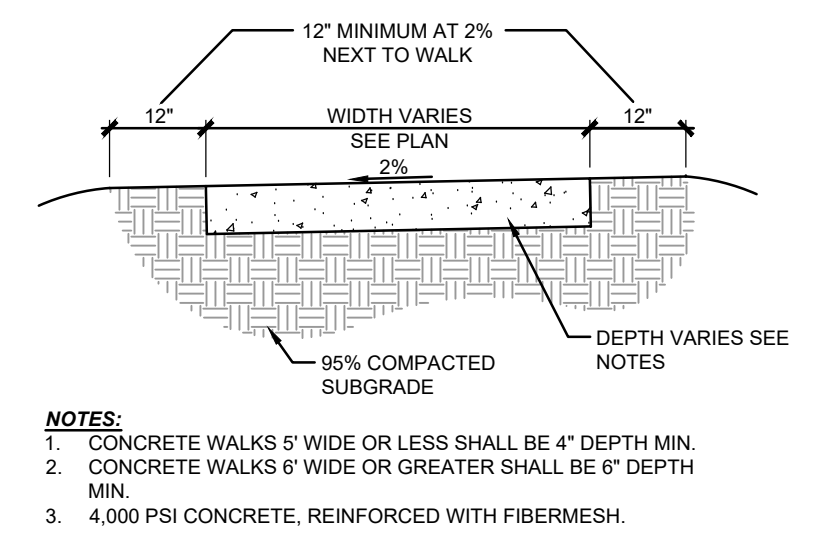
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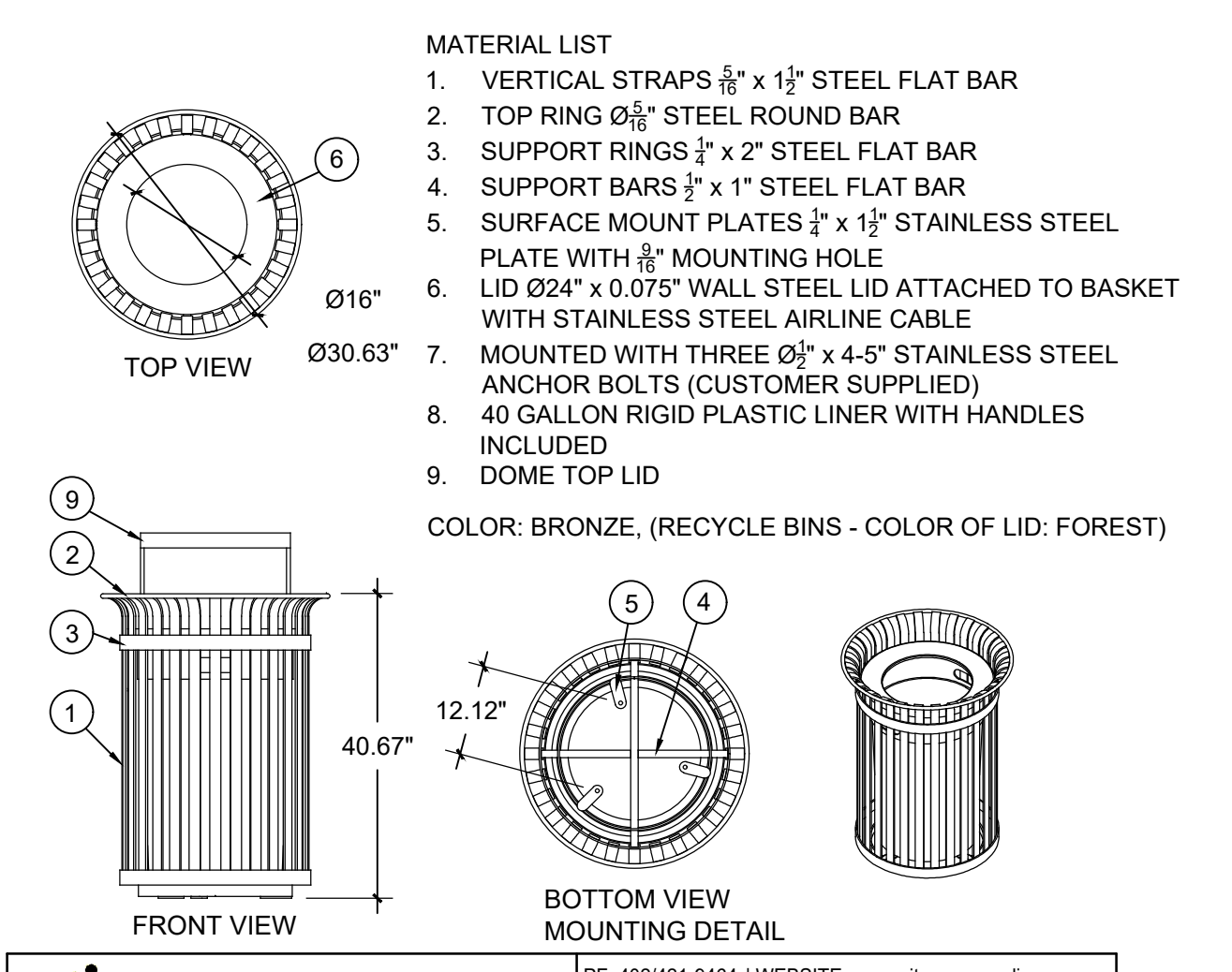
G MAIL KIOSK
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H OPEN RAIL FENCE
SCALE: NOT TO SCALE



K CONCRETE WALKWAY
SCALE: 1/2"=1'-0"

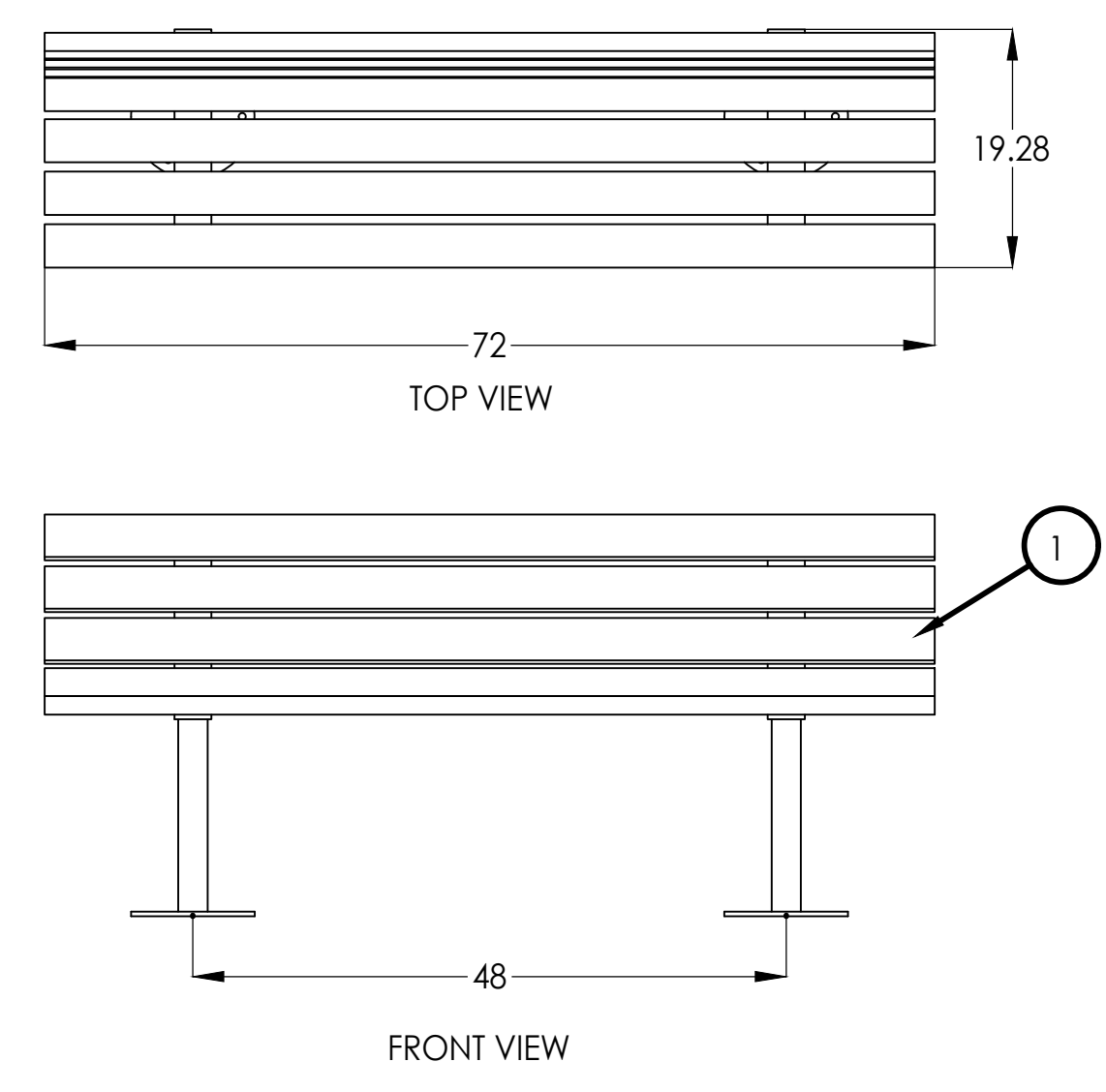


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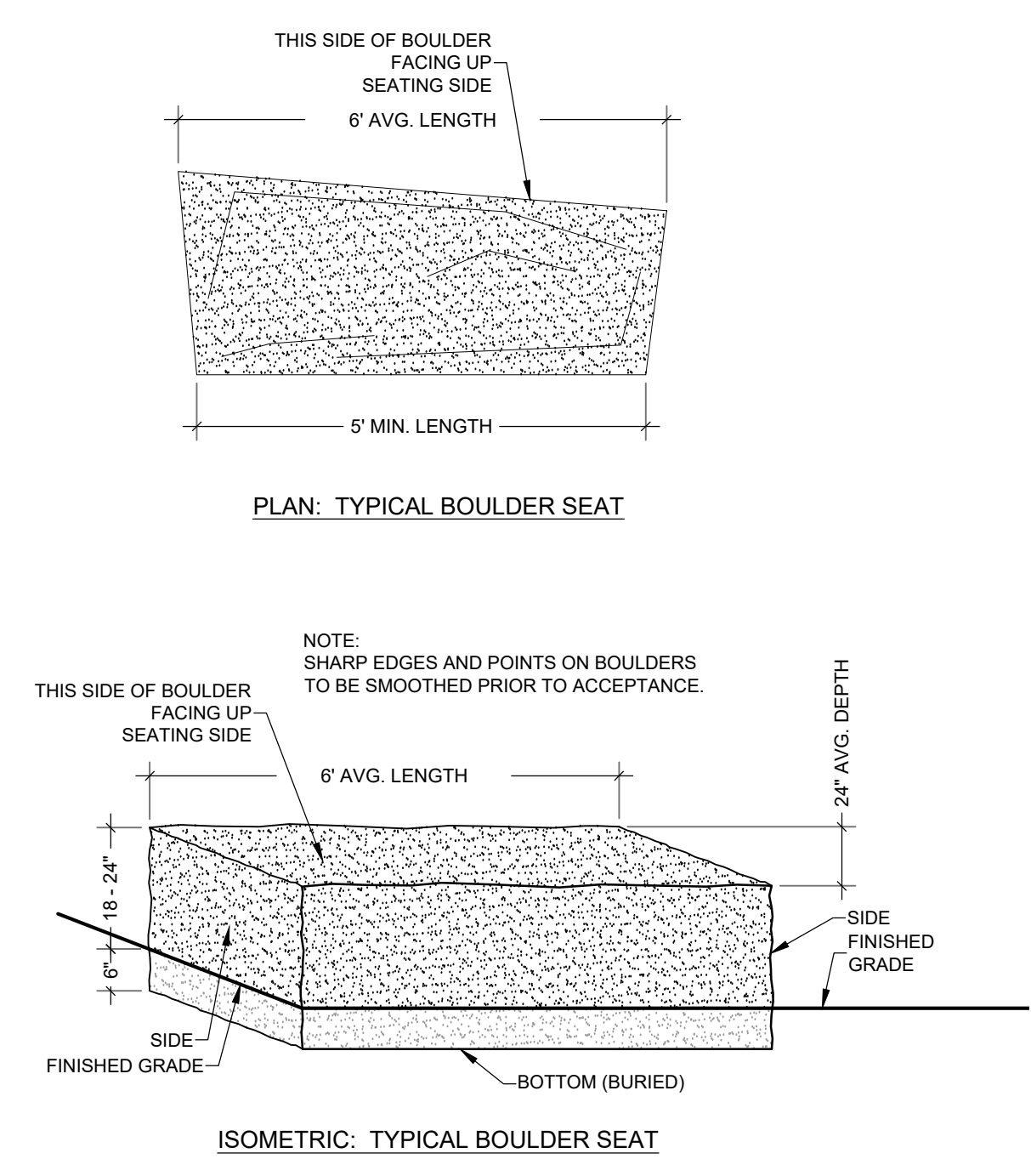
		P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
TITLE AVONDALE BACKED BENCH	PRODUCT NO. AV1-1020-RP	INCH TOLERANCES U.O.S. FRACTION—±1/16" ANG—±1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITE SCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITE SCAPES, INC. IS PROHIBITED.	

* Available in powder coat and DuraCoat finishes

- MATERIALS LIST**
- Seat - Nominal 2 x 4 Recycled Plastic Slats
 - Supports - Ø 2 3/8" Steel Tubing with 3/8" x 3" Steel Flat Bar and Ø 10" x 3/8" Thick Mounting Plate
 - Mounted with six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



N BENCH
SCALE: NOT TO SCALE



O BOULDER SEAT
SCALE: 1/2"=1'-0"



P DOG WASTE STATION
SCALE: NOT TO SCALE

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L3.1



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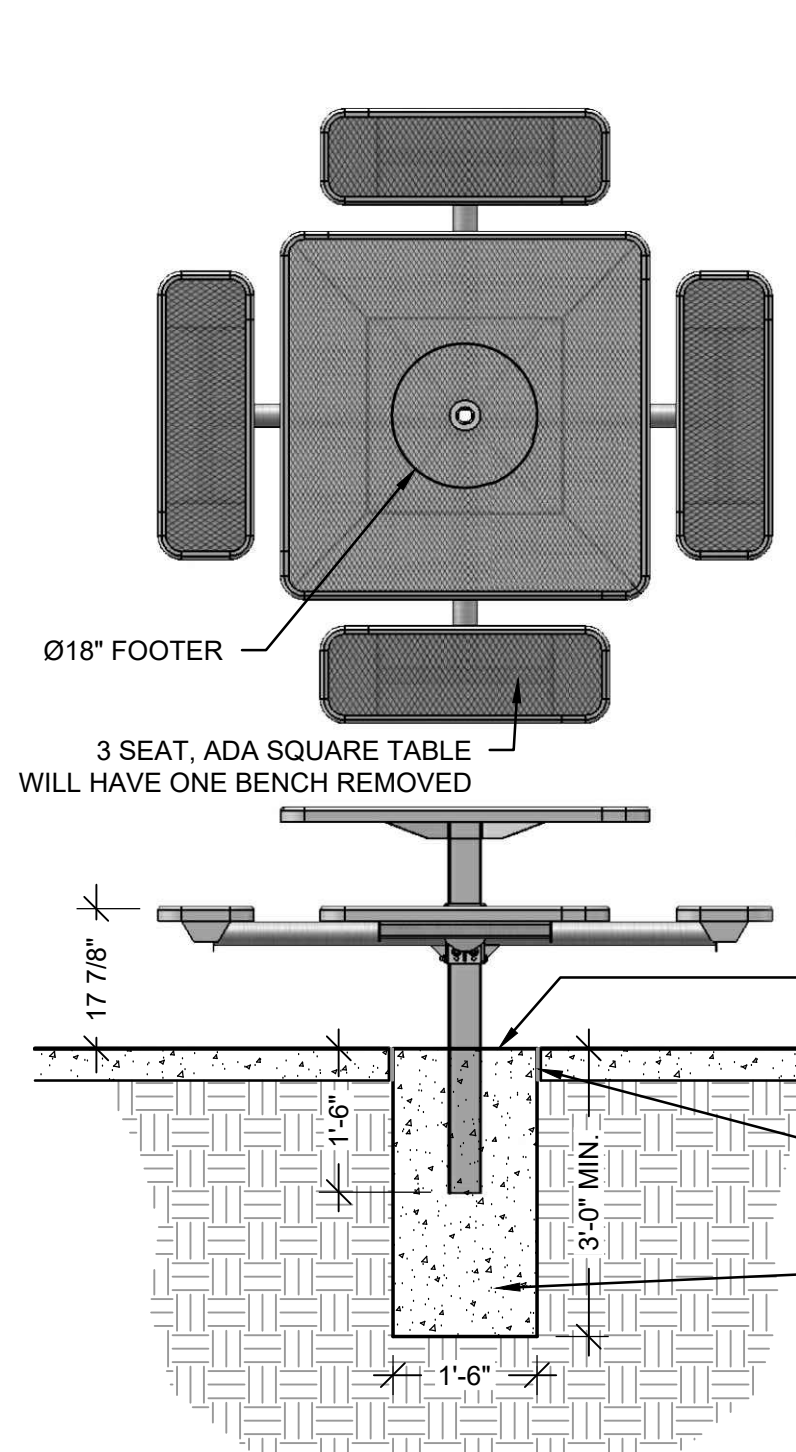
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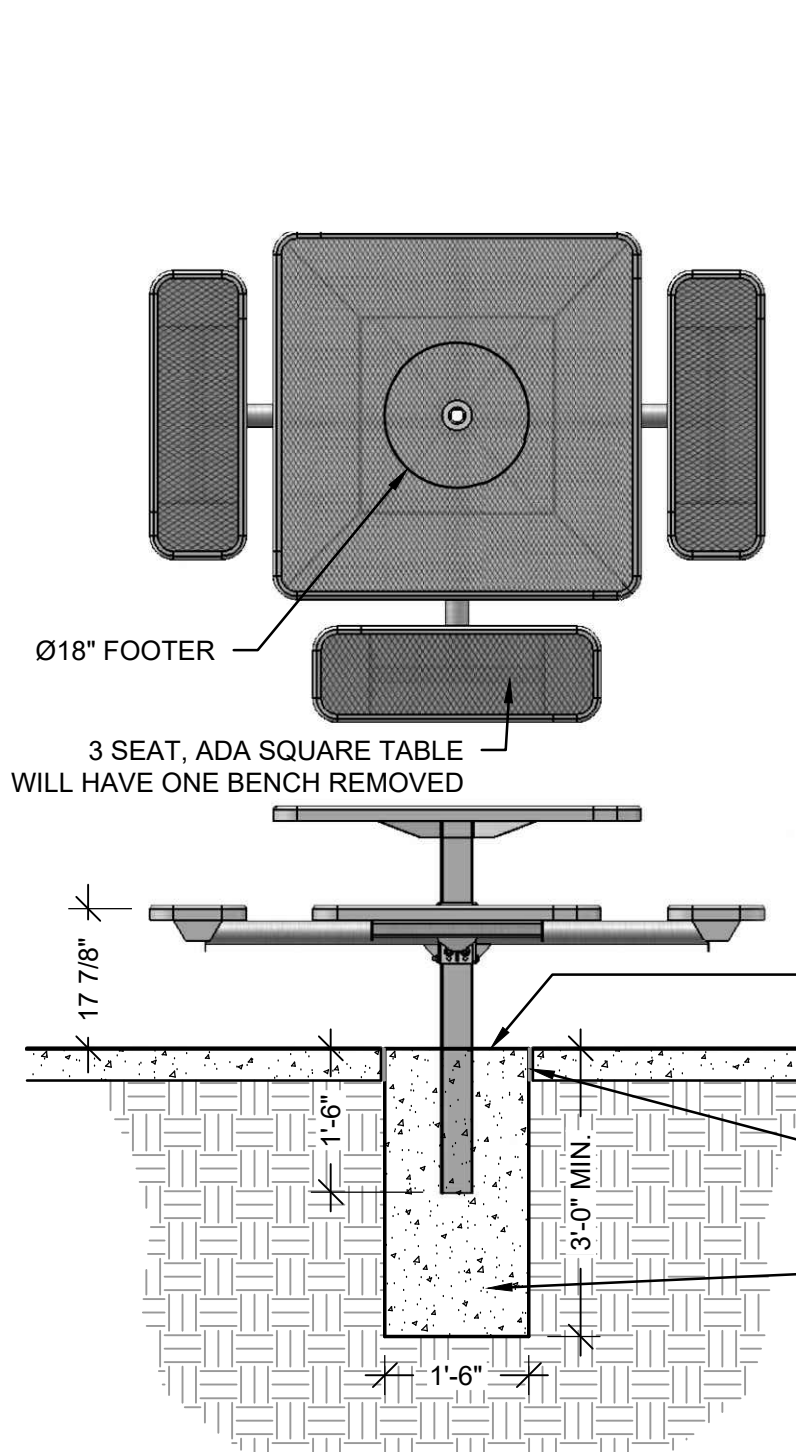
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5TH SUBMITTAL	07/18/2022

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L3.2



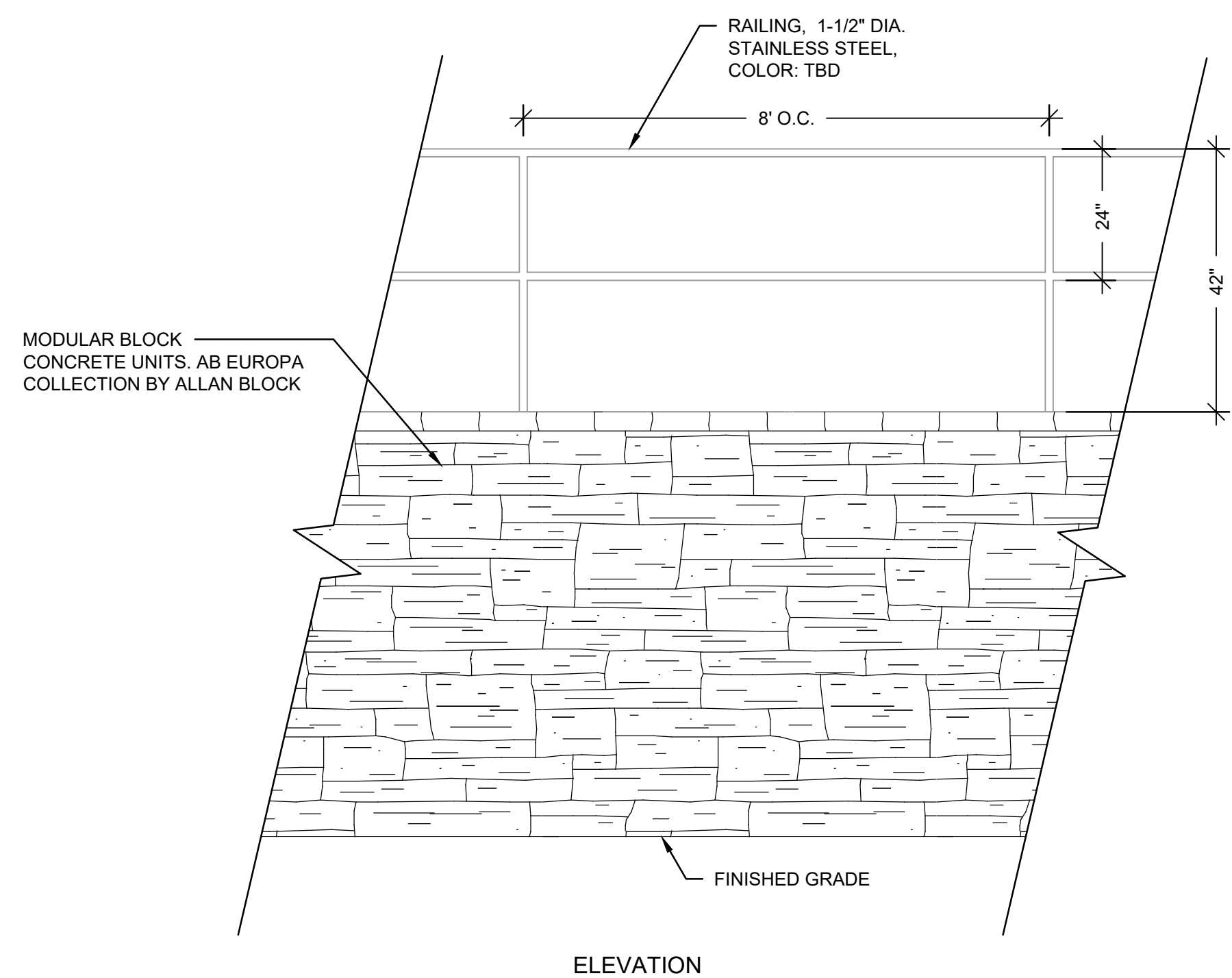
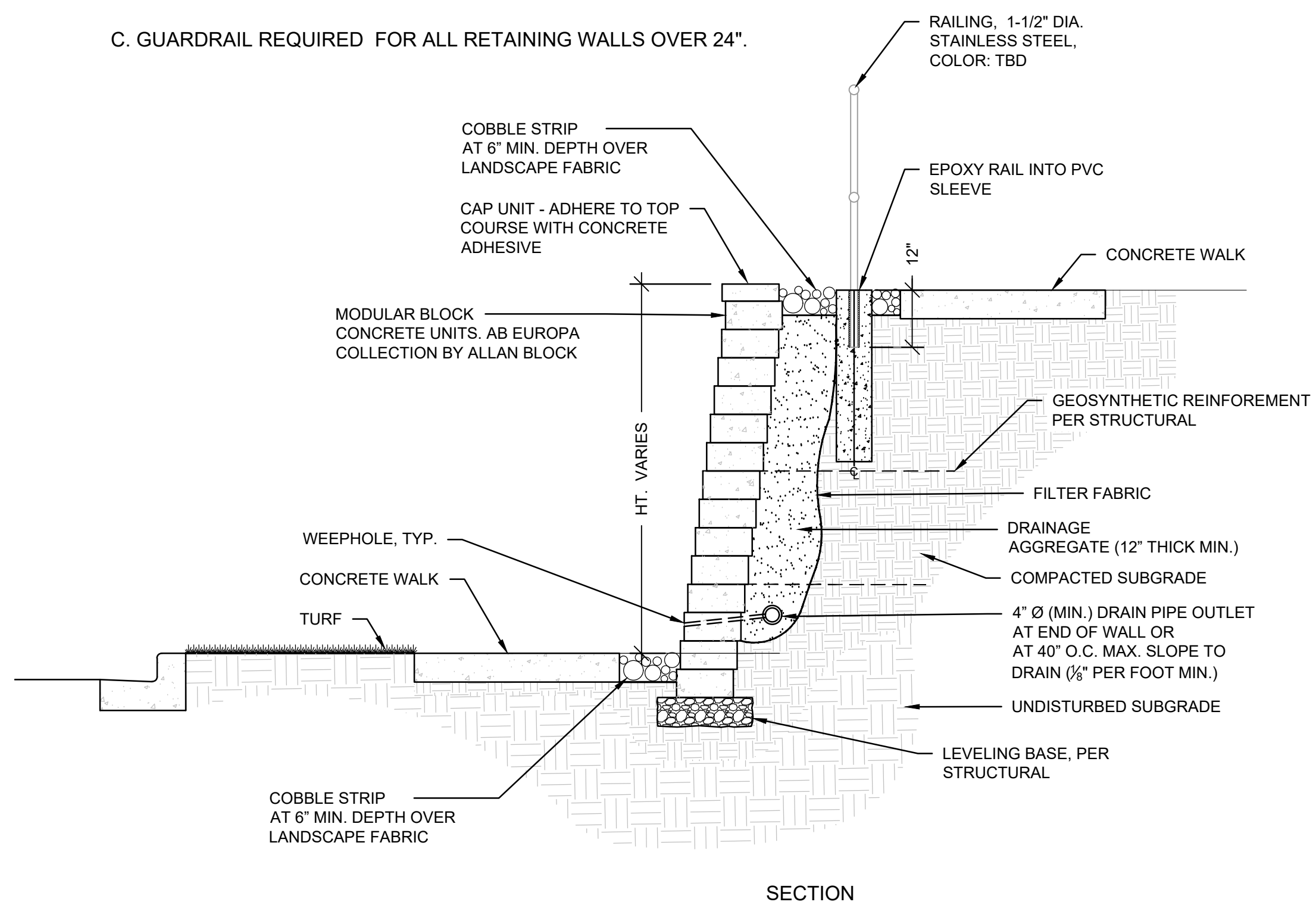
MANUFACTURER: ULTRA-SITE
 MODEL NAME: 46" SINGLE PEDESTAL SQUARE TABLE
 MODEL NUMBER: P338S-V
 COLOR: BLACK FRAME, GREEN SEATS/TABLE
 OPTIONS: IN GROUND MOUNT, DIAMOND PATTERN
 QUANTITY: 1
NOTES
 1. INSTALL TABLE PER MANUFACTURER'S RECOMMENDATIONS. FOOTING DEPTHS PER GEOTECHNICAL REPORT.
 2. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL LOCATIONS PRIOR TO INSTALLATION.
 3. CONTRACTOR TO FINISH TOP OF FOOTING COMPARABLE TO SURROUNDING FLATWORK W/BROOM FINISH CONCRETE SLAB
 1/2" EXPANSION JOINT ALL SIDES OF FOOTER
 CONCRETE FOOTER 18" DIA., 36" DEEP MIN.



MANUFACTURER: ULTRA-SITE
 MODEL NAME: 46" SINGLE PEDESTAL, 3 SEAT, ADA SQUARE TABLE
 MODEL NUMBER: P338SH3-V
 COLOR: BLACK FRAME, GREEN SEATS/TABLE
 OPTIONS: IN GROUND MOUNT, DIAMOND PATTERN
 QUANTITY: 1
NOTES
 1. INSTALL TABLE PER MANUFACTURER'S RECOMMENDATIONS. FOOTING DEPTHS PER GEOTECHNICAL REPORT.
 2. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL LOCATIONS PRIOR TO INSTALLATION.
 3. CONTRACTOR TO FINISH TOP OF FOOTING COMPARABLE TO SURROUNDING FLATWORK W/BROOM FINISH CONCRETE SLAB
 1/2" EXPANSION JOINT ALL SIDES OF FOOTER
 CONCRETE FOOTER 18" DIA., 36" DEEP MIN.

Q PEDESTAL TABLE
 SCALE: 1/2" = 1'-0"

NOTES:
 A. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES WALL. REFERENCE MANUFACTURE SPECS. FOR CONSTRUCTION. THIS DETAIL SHOWS ONLY GENERAL CONSTRUCTION TECHNIQUE. MANUFACTURE SPECS./STRUCTURAL ENGINEERING DRAWINGS TAKE PRECEDENT OVER THIS DETAIL.
 B. MODULAR BLOCK UNITS TO BE THE FOLLOWING (OR APPROVED EQUAL): MANUFACTURER: VERSA-LOK (1-800-770-4525) LOCAL SUPPLIER: VALLEY BLOCK (970-667-4480). UNIT TYPE & PATTERN: STANDARD BLOCK WITH WEATHERED OPTION, MOSAIC PATTERN COLOR: BROWN. CAP TO BE CONTINUOUS BROWN.
 C. GUARDRAIL REQUIRED FOR ALL RETAINING WALLS OVER 24".



R RETAINING WALL
 SCALE: 1/2" = 1'-0"

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MANUFACTURER: KOMPAN
MODEL #M95172
COLOR: WHITE

R SUNFLOWER SWING
SCALE: NOT TO SCALE



MANUFACTURER: KOMPAN
MODEL #KSW92002-0910
COLOR: GRAY

S 7 FT. SWING
SCALE: NOT TO SCALE



T TREE HOUSE SLIDE
SCALE: NOT TO SCALE



U KANGAROO SPRINGER
SCALE: NOT TO SCALE



V ELEMENTS CLIFF RIDER EXTREME
SCALE: NOT TO SCALE



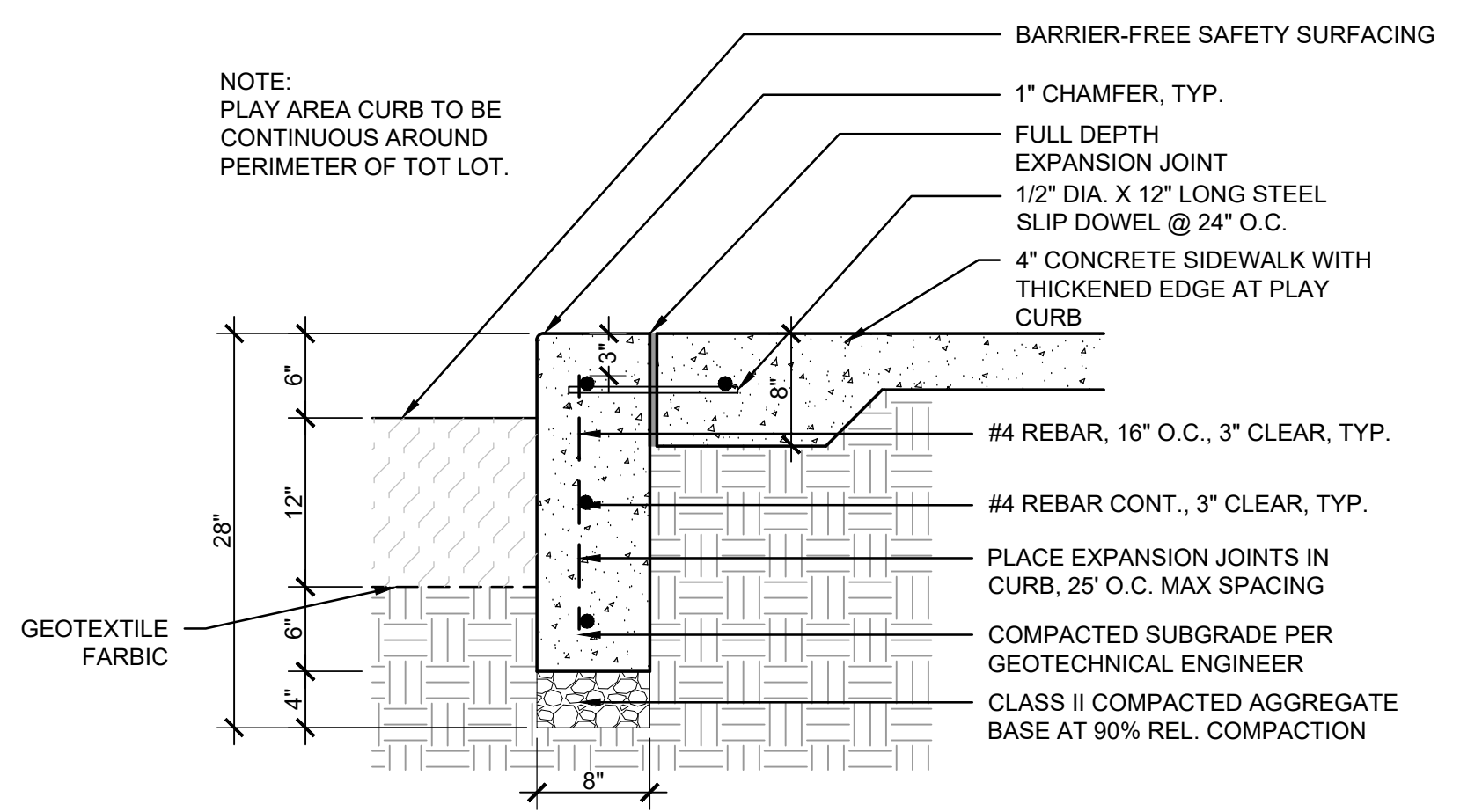
W TIPI CAROUSEL
SCALE: NOT TO SCALE



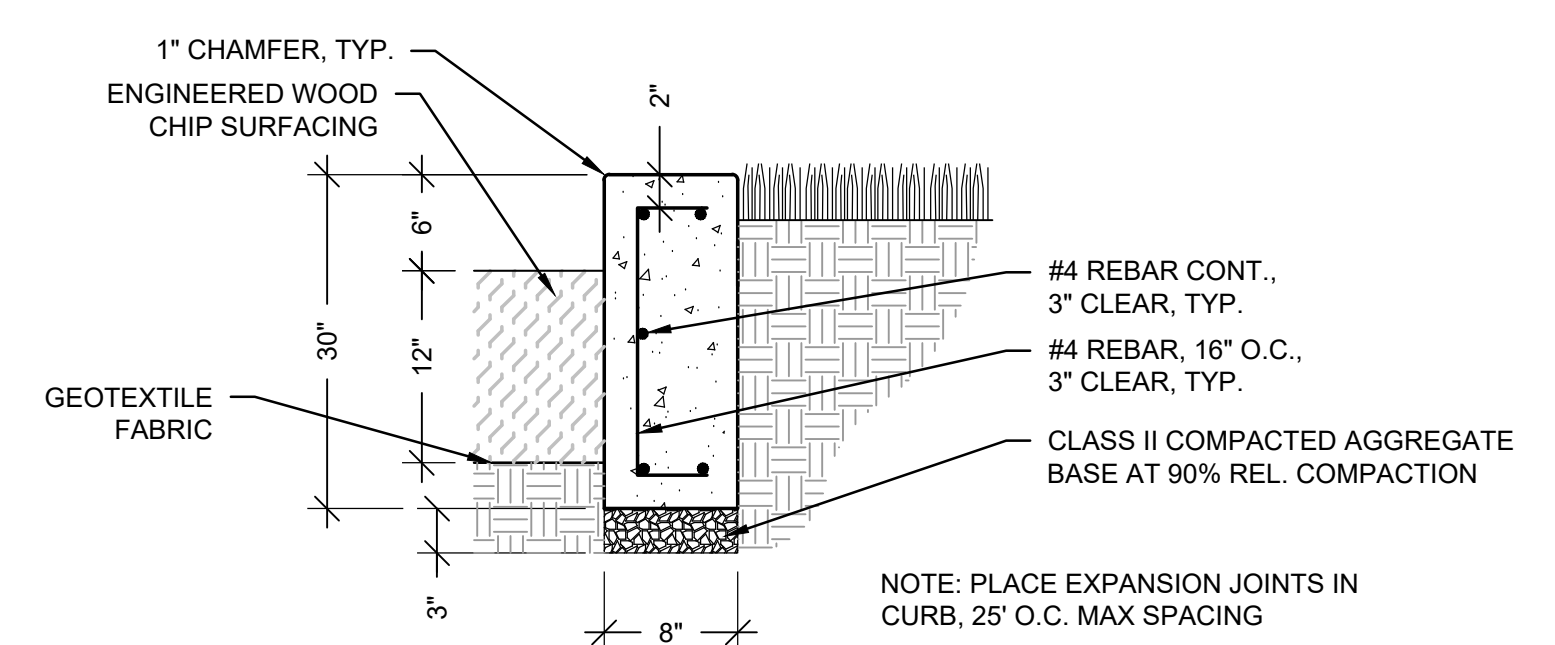
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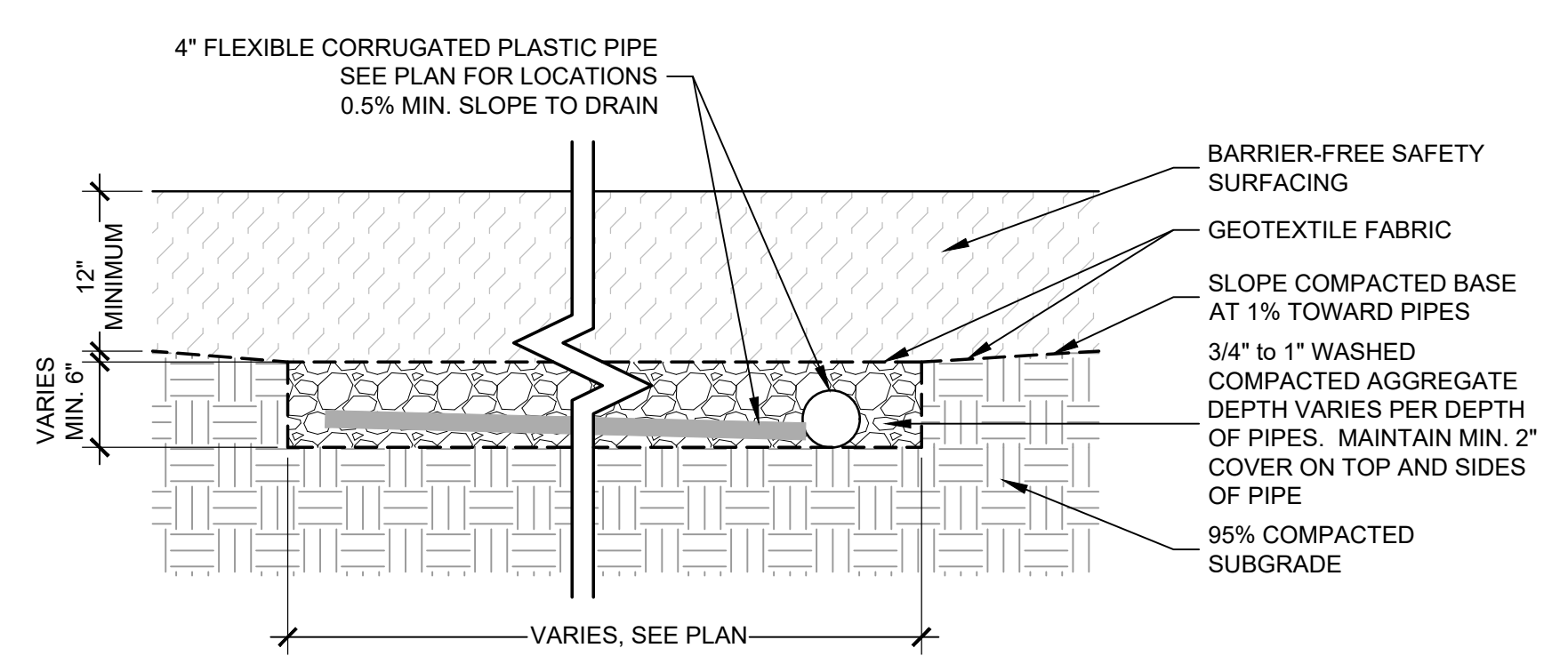
Y PUMA SPRINGER
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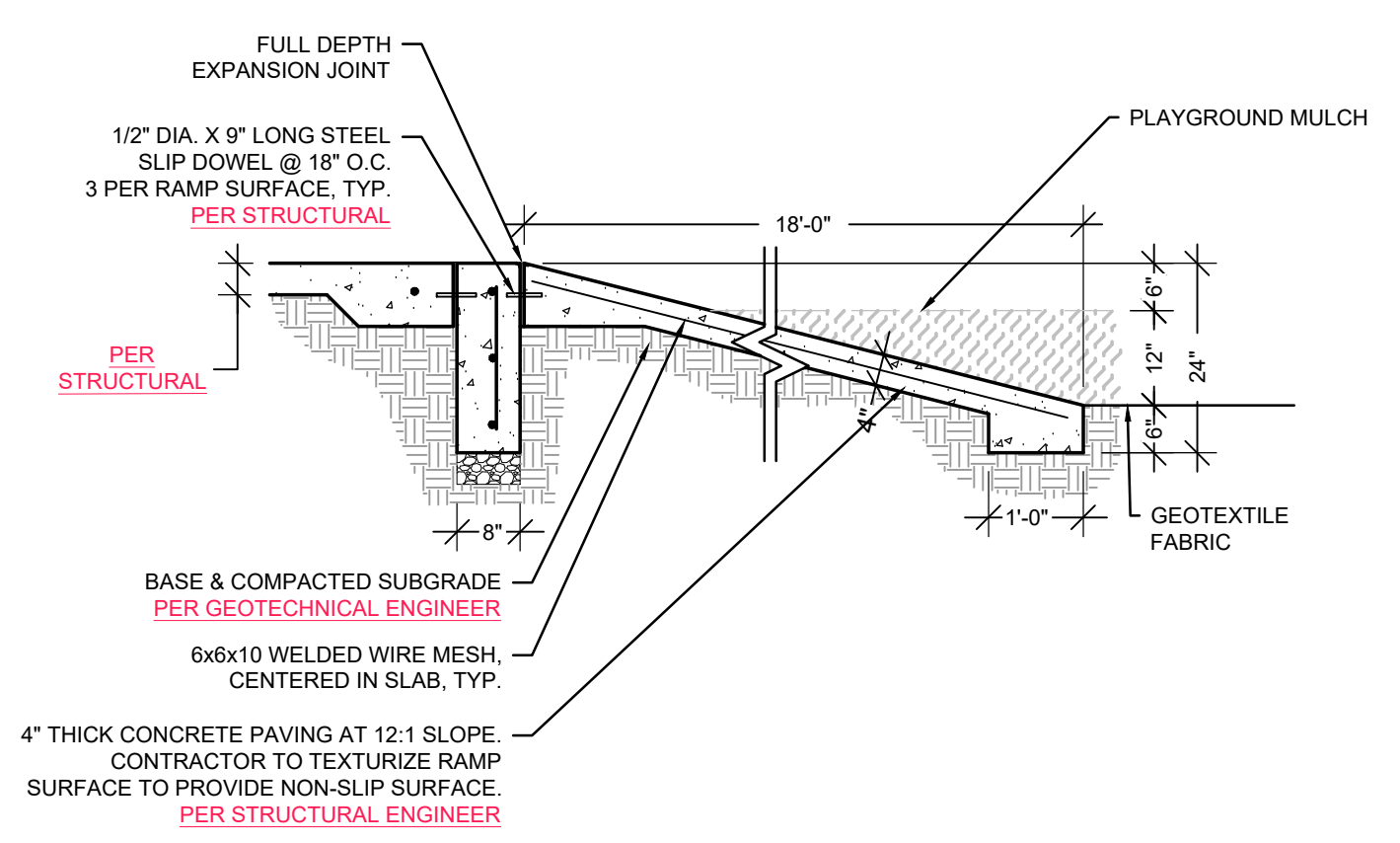
Z PLAY CURB AT SIDEWALK
SCALE: 1" = 1'-0"



AA PLAYCURB AT LANDSCAPE
SCALE: 1" = 1'-0"



BB PLAY SURFACE DRAIN/DRAIN
SCALE: 1/2" = 1'-0"



CC PLAYGROUND RAMP
SCALE: 1/2" = 1'-0"

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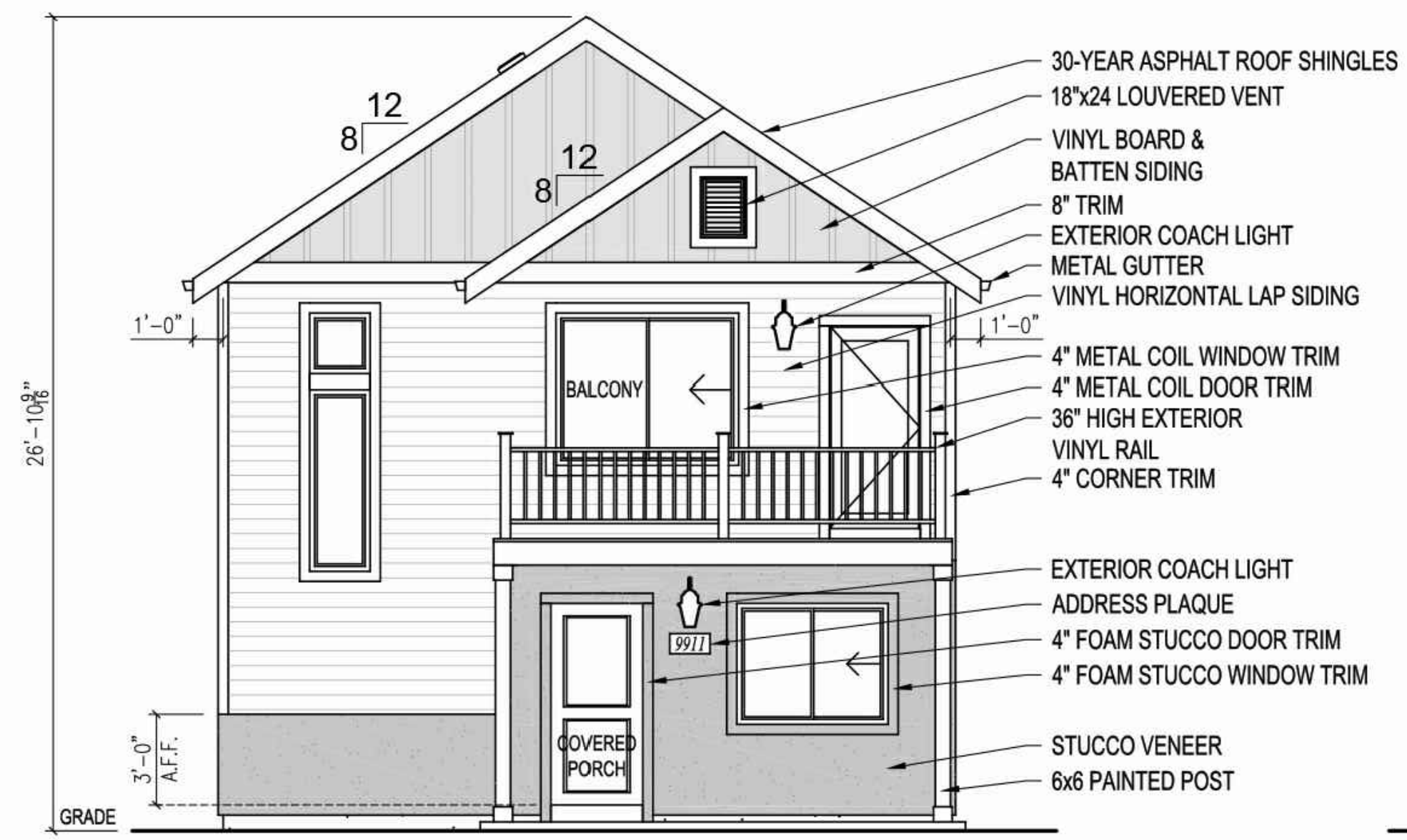
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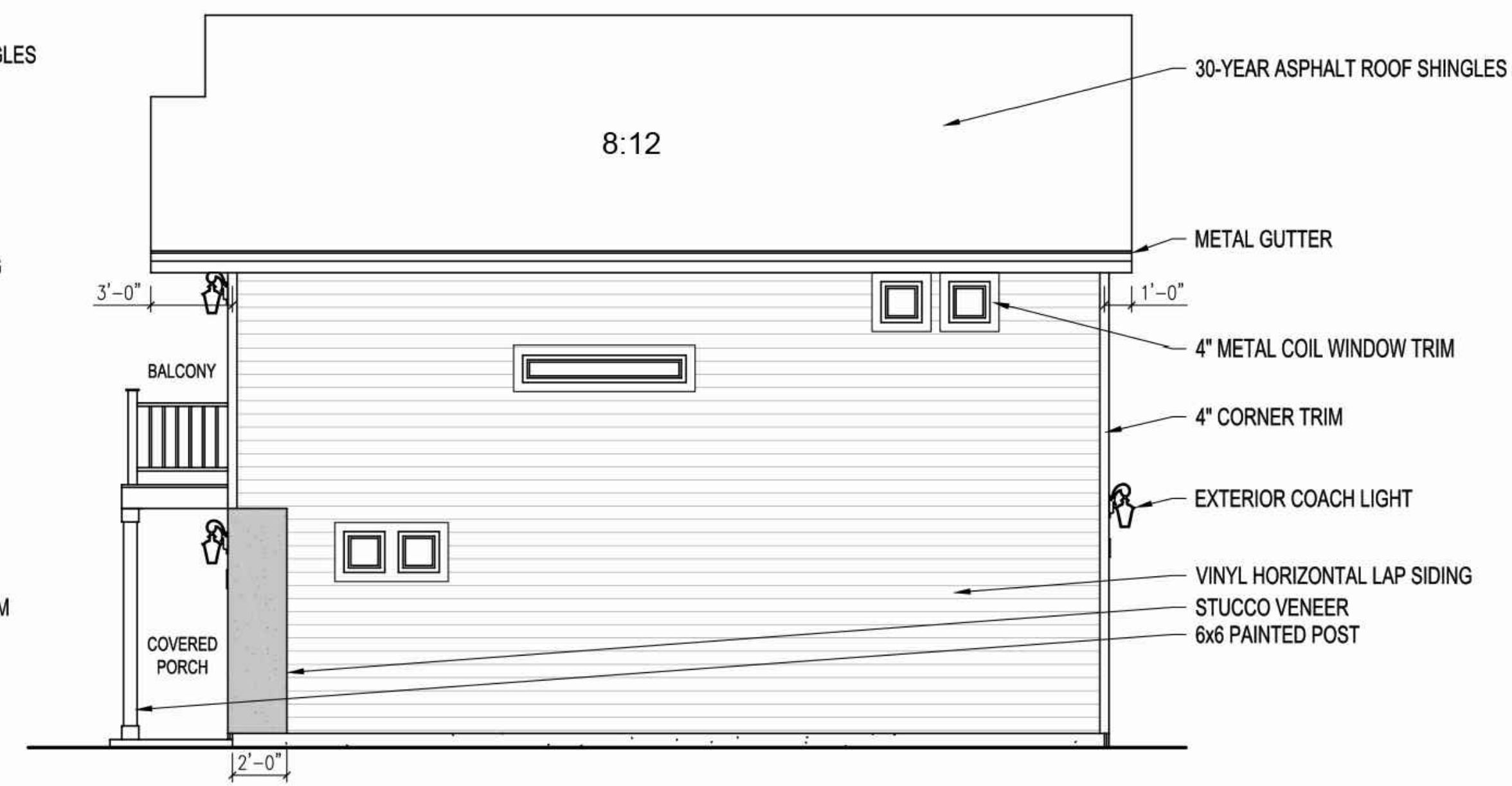
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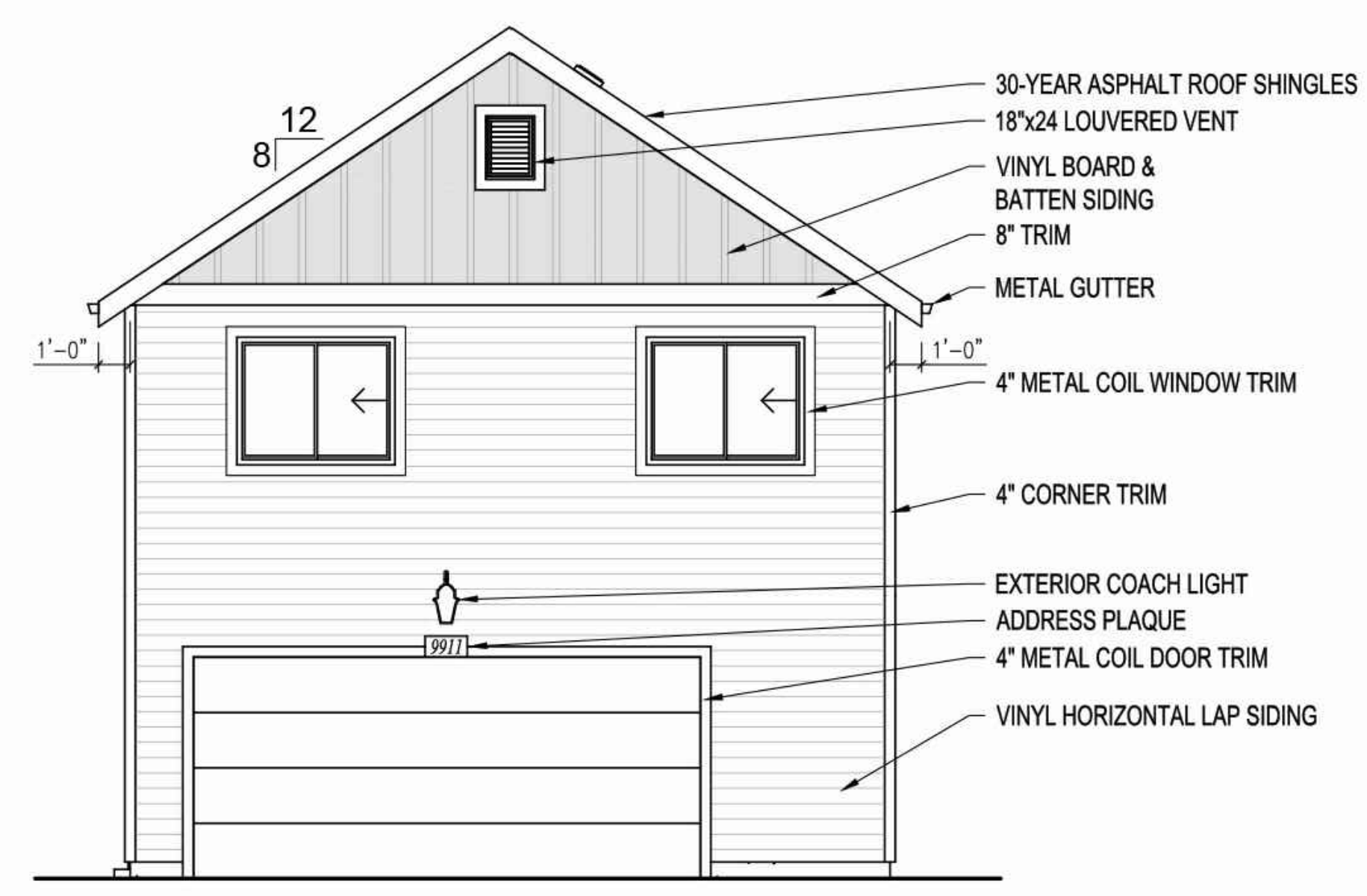
NOTE: REFER TO THE ATTACHED ARCHITECTURE ELEVATIONS DOCUMENT FOR ALL AMERICAN DREAM ELEVATIONS AS WELL AS FOR MATERIALS AND COLORS.



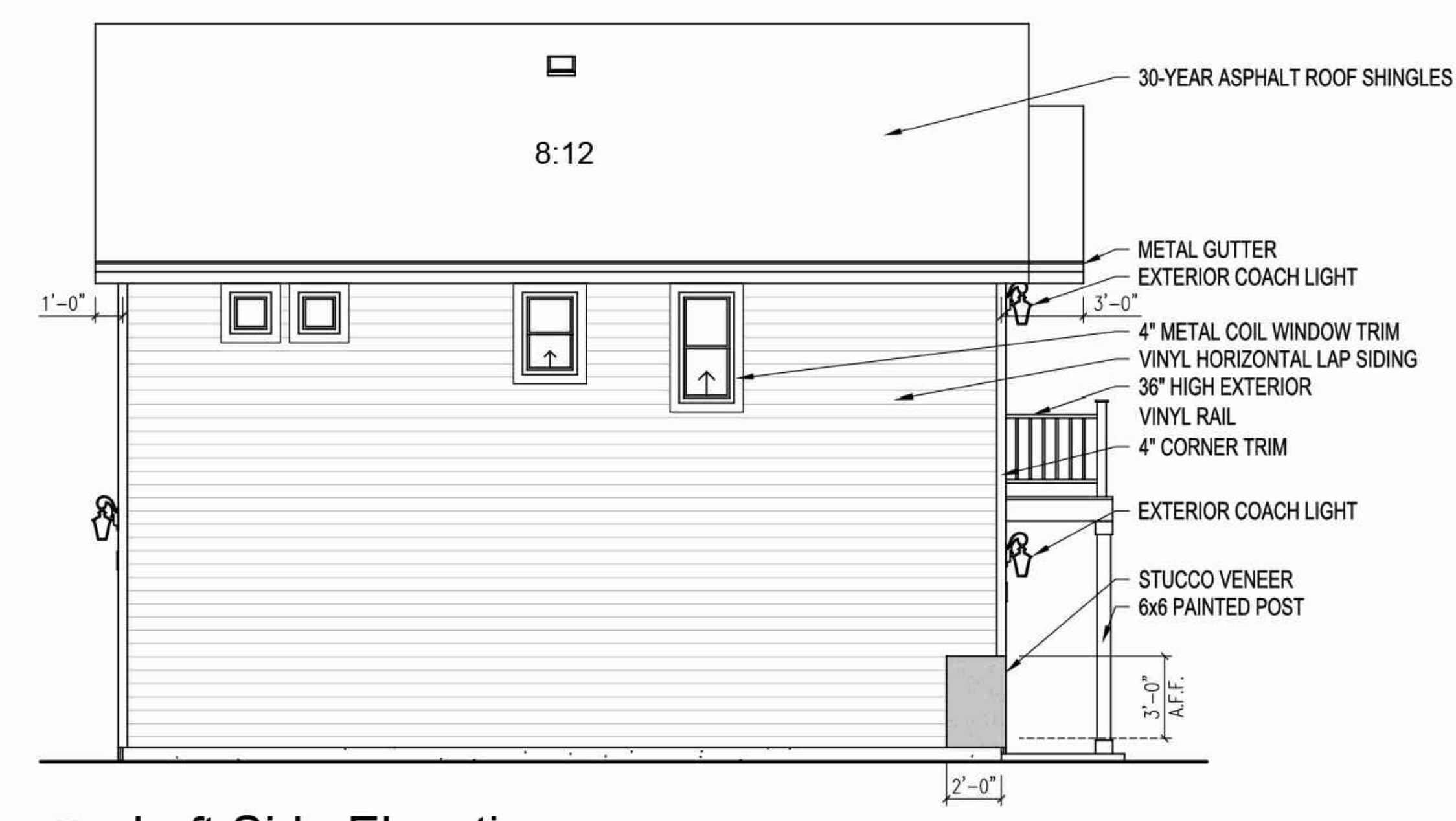
1 Front Elevation
Plan 9911CO - Elevation A



2 Right Side Elevation
Plan 9911CO - Elevation A



3 Rear Elevation
Plan 9911CO - Elevation A



4 Left Side Elevation
Plan 9911CO - Elevation A

DD TYPICAL AMERICAN DREAM ELEVATIONS
SCALE: NOT TO SCALE

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ARCHITECTURE ELEVATIONS

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Kim Meyer

From: Ryan Howard <ryan.k.howard@gmail.com>
Sent: Tuesday, November 8, 2022 6:05 AM
To: planning
Subject: Northridge Filing 1 Feedback

Mr. Currie,

Thank you for the opportunity to provide feedback on the North Ridge Filing 1 Plan. I am a resident in Thompson River Ranch near the development. If I may, I'd like to provide two points of feedback, one of which I believe impacts me most as a TRR resident.

Looking at the map, one concern I would have for these new neighbors is the lack of parking. It is very likely that there will be high volumes of street parking. People use their garages for storage, and many people will drive large trucks that won't fit in their garages. These properties do not have driveways that allow a parked car on a property, and making a 90 degree turn into the garage with a larger vehicle won't be easy. We have seen this in the TRR carriage houses. At the same time, there is not any additional parking included on the map. I think you will find this problematic, especially with vehicles like fire trucks or school buses. If you look at the entrance to the Riverview School in the mornings, with street parking, it's very difficult for cars and buses to navigate. I would encourage the developer to identify places for overflow parking.

Second, Colleen street is not particularly far from River Ranch Parkway. During rush hour, there are often long waits to exit TRR onto the frontage road. This will bring two streets not that far from each other with 45 mile per hour traffic and faster. Particularly with the density of cars that might be exiting Colleen street at key moments of the morning commute. With more development along the frontage road coming, it's going to become more difficult to get onto the frontage. Some sort of traffic flow solution might be needed, be that round-a-bouts, stop signs, or stop lights.

Thank you,

Ryan Howard