



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

Wednesday, December 14, 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

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

NEW BUSINESS

- [1.](#) Public Hearing - South Ridge PUD Design Guidelines
- [2.](#) Public Hearing - East Ledge Rock Center Filing No. 3 Preliminary/Final Development Plan and Subdivision
- [3.](#) Planning and Zoning Commission By-laws

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.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

| | |
|----------------------|--|
| ITEM: | Public Hearing for the South Ridge PUD Design Guidelines |
| DESCRIPTION: | Proposed South Ridge PUD Design Guidelines for approximately 80 acres of Residential Development |
| LOCATION: | South of Freedom Parkway (LCR 18) and West of LCR 3E |
| APPLICANT: | Southridge HoldCo, LLC |
| STAFF: | Justin Currie, Planner II |
| HEARING DATE: | December 14, 2022 |

EXECUTIVE SUMMARY

The project includes the submitted South Ridge Design Guidelines (Attachment 2), that would apply to the properties previously encompassed in the South Ridge PUD Outline Development Plan (ODP) (See Attachment 4) for additional residential development as an extension of The Ridge PUD. These Design Guidelines (DGs) would apply to current and future development projects.

ATTACHMENTS

- 1- Vicinity Map
- 2- Proposed South Ridge Design Guidelines
- 3- Staff changes/edits to South Ridge Design Guidelines
- 4- Approved South Ridge Outline Development Plan (ODP)

PROPERTY DATA

Zoning / Land Use: PUD-R / undeveloped
Surrounding Zoning / Land Use:
North: PUD-MU – The Ridge Filing No 2 / SF neighborhood
East: Larimer County 'RR2' residential / agricultural
South: Larimer County 'RR2' residential / agricultural
West: Larimer County 'RR2' residential / agricultural

PROPERTY BACKGROUND

Property was annexed and zoned PUD-R, as the South Ridge Annexation and PUD in 2022. The Applicant submitted a plat and development plan, which are in development review, that would provide public streets, open and park space, and lots for residential uses.

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PROJECT OVERVIEW

The Applicant is proposing Design Guidelines that generally include:

1. Provide a manual to ensure the character of South Ridge is maintained throughout the development
2. Provide instruction on acceptable site planning

STAFF ANALYSIS

The proposed design guidelines largely comply with Town Code and regulations and the South Ridge ODP, however, after on-going reviews Town Staff proposes that additional items be removed and/or better clarified.

Land Use: The Applicant included multi-family as an allowed use, but per the South Ridge ODP, multi-family/apartments are not an approved use. Per the ODP only “Large lot homes, traditional single-family detached and/or single-family attached” are the allowed land uses, so to ensure compliance and clarity, Staff would strongly recommend that all references to multi-family development be removed from these design guidelines prior to being presented to Council.

Required Fencing: Town Code and Design Standards require fencing along adjacent arterial and major collector rights-of-way, with masonry columns, and open/split-rail fencing adjacent to open spaces. Recently, the Town has encountered issues with other development related to questions of responsibility for construction of fencing (developer or homeowner), what type of fence can be used, and where each type of fencing is required or may be installed. Staff is recommending that the Applicant add language or a graphic to the design guidelines clarifying the Town-required fencing along arterial and major collector streets along with any additional internal fencing requirements or design standards that may be permitted within the subject property area.

Residential Architectural Standards: Town Design Standards require that a minimum of 30% of the front façade (less windows and doors) be masonry with at least 24” of wrap around the corners. The proposed standards call for a minimum of 20% with no 24” wrap, Staff is asking that the Applicant either remove that standard and default to the minimum Town standard or demonstrate and provide a rationale as to how this results in “as good or better” development than the current standard. This standard has been in place throughout the Town for some time, and feels it should remain for this development.

In most other respects, these proposed guidelines provide for a high-quality development that meets or exceeds the Town’s current standards, and Staff believes they will serve the development and the community well. Where these guidelines do not address an issue or standard, the PUD defaults to current Town Code and Design Guidelines. Staff has no further concerns, if those recommended revisions can be made to the document prior to presentation to Council.

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 24, 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. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Findings:

1. The proposed South Ridge Design Guidelines are in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan, as well as the South Ridge PUD Outline Development Plan.
2. The proposed guidelines provide “as good or better” development to the Town, than strict implementation of current Town Code for residential development would provide.

Recommended Motion – Approval with Conditions

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the proposed South Ridge Design Guidelines further the *Johnstown Area Comprehensive Plan* goals, and are generally compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the South Ridge Design Guidelines based upon the findings as stated in this staff report, on the condition that the following revisions are made prior to the Council hearing:

1. Removal of all references to “Multi-Family” development.
2. Clarify responsibility for installation of fencing, where fencing is required or permitted, and what types and designs are required or permitted within the project site.
3. Remove the conflicting façade masonry requirement of 20%, or provide written justification and graphic representation of how reducing the front façade masonry requirement is “as good or better” than current Town design requirements.

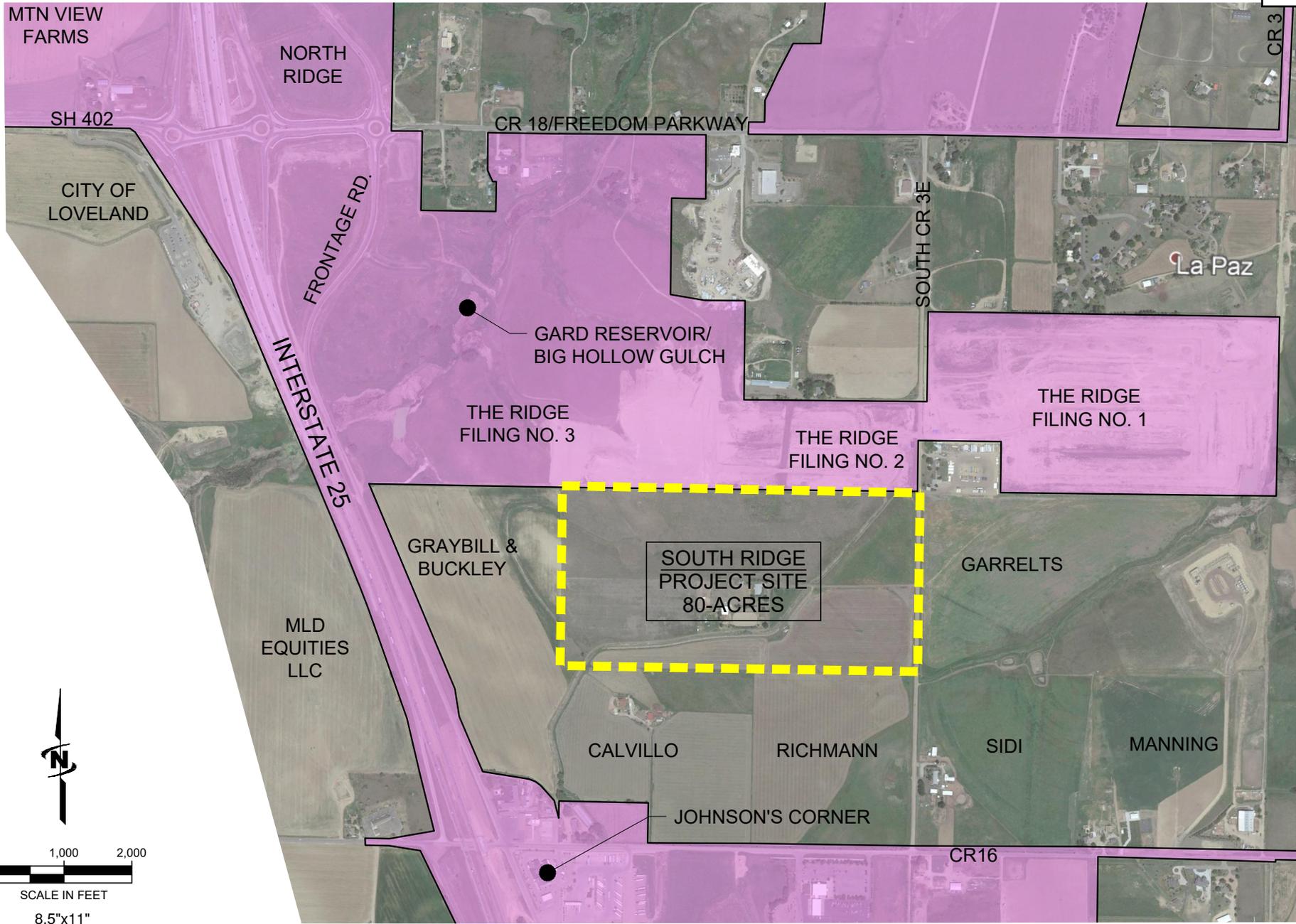
Alternate Motions

- A. Motion to Deny: “I move that the Commission recommend to the Town Council denial of the South Ridge Design Guidelines.”

Respectfully Submitted:



Justin Currie
Planner II



South Ridge Development
Johnstown, Colorado

Vicinity Map
October 10, 2021



J-U-B ENGINEERS, INC.

| |
|-----------------------------|
| LAST UPDATE: 2/11/2022 |
| PLOT DATE: 2/11/2022 |
| FILE: 87-21-026_VICINITYMAP |

Plot Date: 2/11/2022 10:28 AM Plotted By: Donovan Wood
 Date Created: 2/11/2022 \JUB\COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\97-21-026_SOUTH RIDGE\DESIGN\CAD\EXHIBITS\SITE\97-21-026_VICINITYMAP.DWG



DESIGN GUIDELINES

September 22, 2022

Developer:
Journey Homes, Inc.
7521 W. 20th Street
Greeley, CO 80634
970-352-7072

CIVIL ENGINEER:
Northern Engineering
301 N. Howes St.
Fort Collins, CO 80521
970-221-4158

GUIDELINE PREPARATION:
Ripley Design, Inc.
419 Canyon Suite 200
Fort Collins, CO 80521
970-224-5828

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1.0 Introduction

1.1 PURPOSE AND INTENT OF THE GUIDELINES

South Ridge is a master-planned community located along Larimer County Road 3E about three tenths of a mile east of Interstate 25 and about one half mile south of CR18/ Freedom Parkway. In the growing Northern Colorado area, it is important to provide design guidelines that maintain the unique character and principles of the development and reflect the importance of the larger regional context. The purpose of the overall development guidelines is to provide a manual to ensure that the character of South Ridge is maintained throughout the development and provide instruction on acceptable site planning, circulation, streetscapes, parking, open space, landscaping, signage, site furnishings and lighting.

The design guidelines should be utilized by residents, Developers, designers, architects, engineers, and planners to find design, construction, and maintenance information for the community. Section 1 contains the vision, site opportunities and constraints, proposed land use plan and information regarding submittal information for design review by the South Ridge Design Review Committee (DRC) and the Town of Johnstown (JRC). Community-wide design elements that convey the character of South Ridge are located in Section 2. The General Design Guidelines (Section 3) apply to all development and specific types of development requirements are located in Section 3. Civic uses should follow the guidelines for the areas in which they are located and will be reviewed on a case by case basis. Definitions can be found in the last section.

The Design Guideline sections are as follows:

- Introduction
- Community-Wide Design Elements
- General Design Guidelines for Development
- Guidelines Specific to Land Use Type
- Definitions

The Preliminary and Final Development Plans, preliminary and final plats and other development entitlement documents for South Ridge have been approved or require approval by the Town of Johnstown. These documents should be reviewed specifically for each development.

In addition, all developments within South Ridge are subject to the performance standards and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the Town of Johnstown standards and regulations, in place at the time of project submittal, shall apply. Interpretation of conflicts within the zoning documents and the land use code shall be resolved by the Johnstown Board of Appeals. The Land Use map included in this document is a summary of the types of land uses that are envisioned and corresponds to the specific design guideline sections in this document. All guidelines and standards are subject to the reasonable discretion of the DRC and JRC, which shall make a final determination in good faith.

The provisions of these Guidelines shall supersede any conflicting provision of the Johnstown Municipal Code and may only be modified to protect the health, safety, and welfare of the general public by the Town Council following at least thirty (30) days written notice to the record owner of any real property effected by the modification.

1.2 THE VISION

The vision for South Ridge is that of a high quality residential community that responds to the needs of the area and market forces, integrates with the natural environment, and provides vibrant places for people to live close to shopping, employment and other amenities envisioned for the area. The character of the development is conveyed in the streetscape and signage, allowing uses to express their individual themes without taking away from the overall development character. Key intersections will allow for landmarks that add to the development's character and provide interest on both the vehicular and pedestrian level. In order to create a vibrant environment.

1.3 SITE DESCRIPTION

The South Ridge site is ideally located near the intersection of I-25 and Freedom Parkway on land that has historically been used for farming. The site is relatively flat, as typically is the case for farmland, and features prominent views from the site out to the mountains. Major vehicular access points are located along Larimer County Road 3E. Proposed access points are illustrated in the ODP plan.

1.4 LAND USES

The land uses recorded on the following pages show the general intent within each land use category. The lists contain specific examples for guidance purposes, but not by way of limitation.

1.4.1 RESIDENTIAL PRINCIPAL USES

- A. Single-family detached dwellings
- B. Single-family attached dwellings

1.4.2 RESIDENTIAL SECONDARY USES

- A. Fee simple townhomes
- B. Condominiums

1.4.3 PUBLIC PARKS AND RECREATION AREAS

- A. Public recreation

1.4.4 RESIDENTIAL PERMITTED ACCESSORY USES

- A. Private garages and paved parking areas
- B. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools and tennis courts
- C. Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
- D. Service buildings and facilities normally incidental to the use of a park or recreation area
- E. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.4.5 MULTI-FAMILY RESIDENTIAL USES

- A. Multi-family dwellings including by way of example apartments, condominiums, lofts, flats, rowhomes, and townhomes.
- B. Private recreation
- C. Private clubhouse, club, and lodge
- D. Mixed-Use buildings containing both commercial and residential uses.

1.4.6 MULTI-FAMILY RESIDENTIAL PERMITTED ACCESSORY USES

- A. Leasing or sales offices and facilities.
- B. Maintenance shop and facilities.
- C. Private garages, parking structures, and paved parking areas.
- D. Storage facilities for on-site residents.
- E. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools, basketball courts, playgrounds, and tennis courts
- F. Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
- G. Service buildings and facilities normally incidental to the use of a public park or recreation area
- H. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.4.7 OPEN SPACE PRINCIPAL USES

- A. Public or private parks and recreation areas
- B. Public, private, commercial and private group outdoor recreational facilities
- C. Buffers
- D. Trails
- E. Native areas
- F. Wildlife habitat

1.4.8 OPEN SPACE ACCESSORY USES

- A. Service buildings and facilities normally incidental to the use of a public park and recreation area
- B. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

2.0 Procedures

2.1 Design Review Committee & Procedures for Submittals & Approvals for Development Projects

Johnstown and the property owners agree to develop and agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within South Ridge. South Ridge Design Guidelines are the performance standards and serve as design standards for South Ridge.

The following outlines the successive processes for submittals and approvals for development projects. Projects must first be submitted to the South Ridge Design Review Committee (DRC) before submitting to the Johnstown Review Committee (JRC). After approval is gained by both the DRC and the JRC, the project may be submitted for building permit application.

2.2 SOUTH RIDGE DESIGN REVIEW COMMITTEE (DRC)

The purpose of the DRC is to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The South Ridge Design Guidelines legally apply to all land that is part of South Ridge, regardless of ownership, and are in addition to the zoning and land use regulations of local government. The Design Guidelines and supporting documents are administered and enforced by the DRC, which shall consist of the following five members: one Civil Engineer with a minimum of ten years of experience in land planning or development, one Landscape Architect/Architect/Planner with a minimum of ten years of experience in land planning or development, two South Ridge development property owners and one representative from a commercial real estate brokerage or development company with a minimum of ten years of experience.

2.2.1 DRC APPROVAL PROCESS

Any proposal to construct, modify or demolish improvements within South Ridge must have plan approval from the DRC prior to commencement, and following DRC approval must also receive administrative approval, in accordance with these Design Guidelines, from the Town of Johnstown Planning & Development Director. The DRC's review and approval process also applies to signage, changes in property use, and maintenance activities that take place on, or with respect, to property that is part of South Ridge. After the DRC approves a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The DRC may perform periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.

The DRC meets as needed with submittals, and projects are placed on a formal meeting agenda only after applications have been submitted at least two weeks prior to a meeting. Formal presentations to the DRC are mandatory for most development projects, however, most details are reviewed through informal meetings with the DRC representatives. This process is designed to expedite the preparation and approval of the plans for any specific site where development is contemplated. There are three phases in the development approval process.

DRC process includes:

- Pre-design Conference
- Design Development (includes plans and elevations)
- Final submittal

Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A "Notice of Committee Action" letter from the DRC will be sent to each applicant within a maximum of thirty (30) days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

Review fees may be required for all DRC submittals and shall be paid for the phase scheduled for review on or before said review. If the DRC requires that the applicant attend additional meetings with a DRC member or consultants due to incomplete, inadequate or improper submittals, then the applicant shall be responsible for paying the full costs of such services. No written confirmation of a DRC action will be issued until all appropriate fees have been paid. A current schedule of fees is contained in the submittal procedures packet.

2.3 JOHNSTOWN REVIEW COMMITTEE (JRC)

The Town's Review Committee will be composed of members prescribed by Johnstown Municipal Code, or currently established process. The Design Review Committee may seek the assistance of any other Town employee or consultant whose expertise is necessary to review the application. All Town subdivision and re-subdivision requirements, building codes, permits and fees, as adopted by the Town, do apply.

2.3.1 JRC APPROVAL PROCESS

All individual development projects in South Ridge shall be reviewed and approved by the Town pursuant to this approval process. This approval process shall supersede and replace all other Town approval processes for land use developments set forth in the Town of Johnstown's Zoning Code, Comprehensive Plan and any other applicable Municipal Ordinance provisions.

2.3.2 PRE-APPLICATION

The applicant shall schedule a pre-application conference with the Town Planner prior to submittal of any project proposal. The intent of this initial meeting shall be as follows:

- A. To informally discuss the overall context and development objectives for the proposed project.
- B. To review how the project has interpreted the guidelines and criteria for development of the project as set forth in the Design Guidelines.
- C. To review a sketch plan and architectural design concepts prepared by the applicant which illustrates overall site development and major site development components. The sketch plan is intended to be a very preliminary sketch of the development concept and not a formal site plan.

2.3.3 FINAL DEVELOPMENT PLAN SUBMITTAL AND PROCESS

All development projects shall be submitted in compliance with current Town standards and codes. Accompanying the application shall be all required fees as well as a certification from the South Ridge DRC stating that the development as proposed in the application meets all the applicable standards and guidelines of the South Ridge Design Guidelines. The application shall be reviewed for completeness within seven (7) working days of filing. If the Town determines that the application is complete, the application shall then be reviewed by the JRC. If the Town determines that the application is incomplete, the Town shall specify in writing the specific ways in which the application is insufficient or incomplete. The JRC shall review the application for conformance with all of the applicable terms and conditions of the South Ridge Design Guidelines. Said review shall be completed within 90 days for site plans (subdivisions will be subject to public hearing and not part of the 90 day time frame). Review periods for site plans shall be 21 days. Said 90-day period may be extended in writing by the applicant. Review of the application by the JRC is administrative in nature for the purpose of determining that the proposed development as set forth in the application complies with the terms and conditions of the South Ridge Design Guidelines. The JRC has the right to grant variances to the South Ridge Design Guidelines based upon the applicant's ability to demonstrate innovative approaches to design solutions, or future market conditions which the Committee feels is advantageous to, and in conformity with, the intent of the South Ridge Guidelines. In no event shall the JRC grant a variance to the permitted uses in a development parcel.

2.4 JRC APPROVAL

The JRC shall approve the application if it complies with the applicable terms and conditions of the South Ridge Design Guidelines. The JRC may approve the application with conditions. Said conditions shall be specifically related to compliance with standards and guidelines in the South Ridge Design Guidelines and any and all applicable codes, standards, and regulations. If not addressed within the South Ridge Design Guidelines the latest Town of Johnstown standards, codes and regulations shall apply. In the event the JRC determines that the proposed development in the application does not comply with the Design Guidelines, the JRC shall specify in writing the specific reasons in which the application does not meet the applicable criteria.

2.5 JRC APPEALS

The decision of the JRC may be appealed by the applicant to the Johnstown Town Council. The appeal shall be in writing and shall be made within forty-five (45) days of the date of the transmittal of the JRC's decision. The Johnstown Town Council shall hear the appeal within forty five (45) days of the filing of the appeal by the applicant. The decision of the Johnstown Town Council on the appeal shall be final.

2.6 ADDITIONAL CRITERIA & UPDATES

In addition to the criteria herein, the DRC and JRC may promulgate additional criteria that are not inconsistent with the criteria set forth herein. From time to time, any of these additional criteria may be amended by action of the DRC and JRC. Changes in land use or changes greater than the 20 percent dimensional criteria, which shall become a permanent part of the design guideline document, shall constitute a major change and shall be brought back to the Planning Commission and Town Council for review and approval.

2.7 VARIANCES

The DRC may authorize variance from these criteria when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental objectives or considerations may warrant, insofar as they are not superseded by applicable Town of Johnstown zoning regulations. Such variances must be approved by the DRC and JRC. A variation of up to 20 percent in dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated.

2.8 FINAL PLAN AMENDMENTS

Amendments to final plans must be approved by the DRC and JRC.

2.9 RELATIONSHIP TO OTHER DOCUMENTS

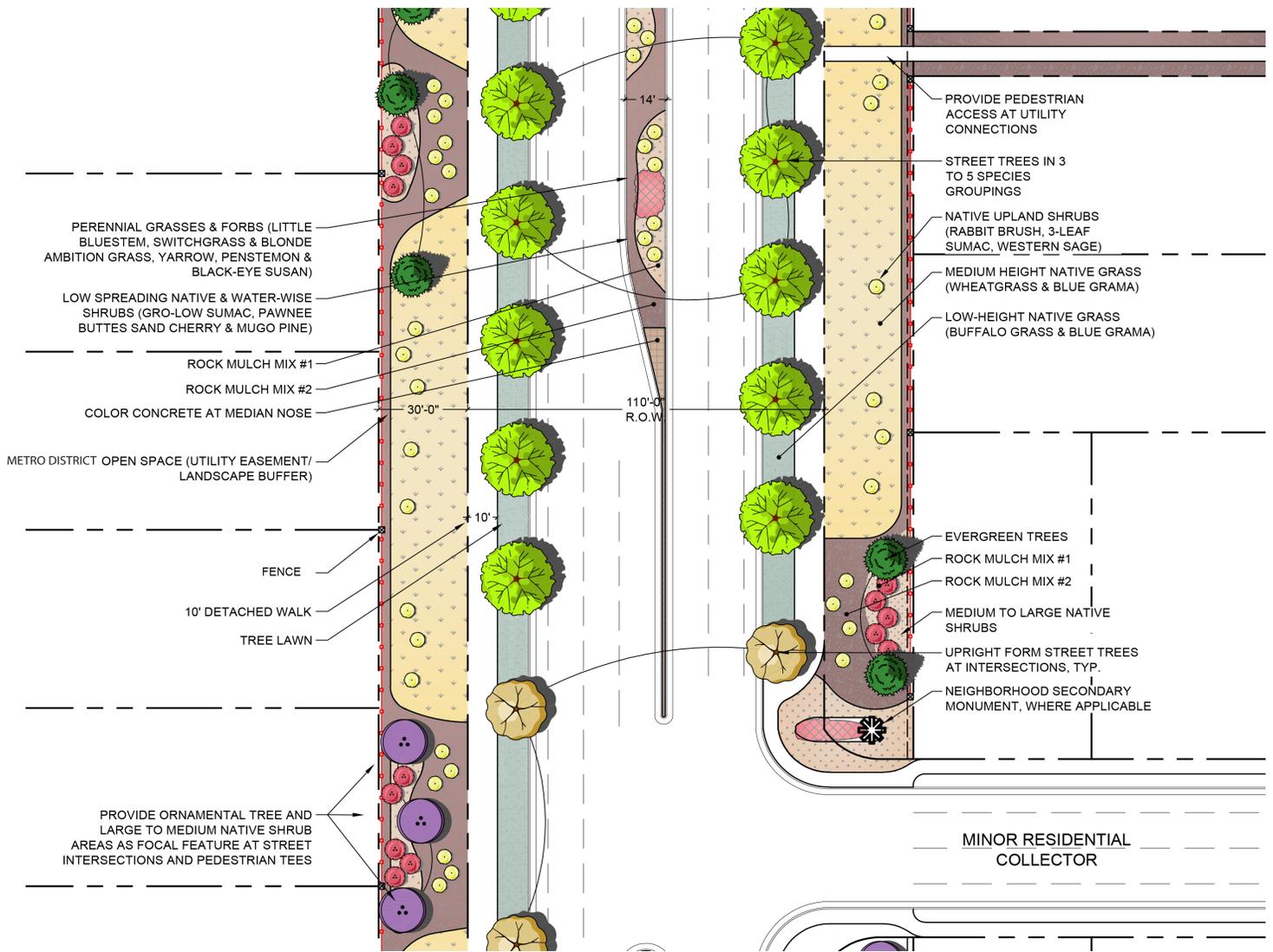
The Design Guidelines establish the guiding principles for review and processing of each development. There are other documents that were used as reference for the Design Guidelines or may be referred to for information not found within the Design Guidelines. The version currently in place at the time the project is submitted.

- A. Town of Johnstown Municipal Code
- B. Town of Johnstown Comprehensive Plan- November 2021
- C. Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan-May 2003
- D. Town of Johnstown Landscape Standards and Specifications
- E. Johnstown Criteria and Construction Regulations-April 2004
- F. Johnstown Transportation Plan`

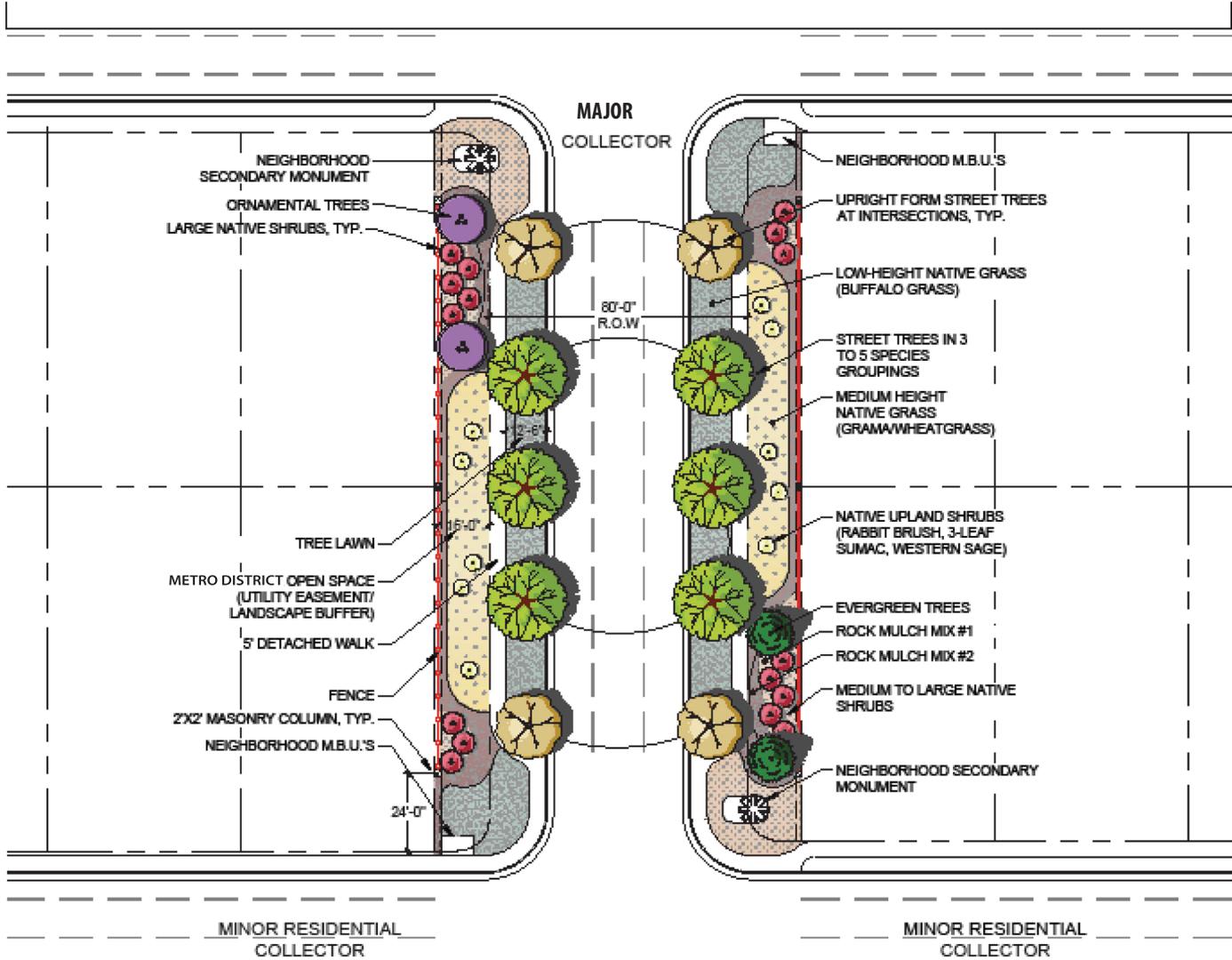
2.10 STREETScape DESIGN

2.10.1 ARTERIALS AND COLLECTORS

Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles and a unique look that sets South Ridge apart. A varying mix of deciduous trees will be planted in alternating rows in order to create a pleasant pedestrian experience. Both drought-tolerant turf and stone will be used for the ground-cover in order to minimize water usage, reduce maintenance, and provide contrasting textures and colors. Shrubs will be planted in masses within areas to emphasize the streetscape forms, screen cars and provide landscape interest. Occasional boulders located along the streetscape will add visual interest as well as tie sign materials into the streetscape. Medians will be planted in a similar fashion or will be constructed of colored & stamped concrete.



MINOR ARTERIAL STREET PLAN



MAJOR COLLECTOR STREET PLAN

Can this be better organized to clearly understand which requirements are for which type of street

Item 1.

2.11 LANDSCAPE GUIDELINES FOR PUBLIC PROPERTY

2.11.1 ARTERIAL RIGHTS-OF-WAY

The Developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Arterial landscaping is intended to provide an overstory street canopy along arterial streets and a landscaped area between the street and pedestrian areas. The right-of-way will be landscaped with at least one (1) tree for every fifty (50) linear feet of right-of-way and 50% of the landscape areas shall be covered with plant material within five (5) years of installation.

- A. Trees will be placed to create a street tree canopy that provides an aesthetic gateway along arterial streets and also functions to cool street pavement.
- B. No single tree species may constitute more than 25% of all trees, either on a specific site or ROW landscaping associated with a project.
- C. Xeric landscape design and principals are encouraged
- D. Arterial or Expressway Rights-Of-Way that is also a State or Federal Highway. This section is intended to provide as close to the full arterial landscaping requirement as allowed or recommended by the Colorado Department of Transportation (CDOT).
- E. Collector Street Rights-Of-Way. The Developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Collector street landscaping is intended to provide an overstory street canopy along collector streets and a landscaped area between the street and pedestrian paths.
- F. Overstory/shade trees will be provided between the curb and the sidewalk with at least one (1) overstory/shade tree for every fifty (50) linear feet of right-of-way.
- G. 50% of the landscape areas shall be covered with plant material within five (5) years of installation.
- H. Xeric landscape design and principals are encouraged
- I. Arterial ROW landscaping shall be completed at time of road construction.

Does this apply to collector streets?

Add note stating that street trees are not required for local residential streets

2.11.2 GUIDELINES FOR PRIVATE DRIVES

- A. All Private Drives to be a part of new development shall be constructed to full section width including full depth asphalt, curb and gutter along both sides.
- B. Where Private Drives are existing, and adjustments or damage occurs due to new development, such new developments are responsible for patching and repairing the drives per Town Standards.
- C. Alternate materials such as grass pavers may be approved for emergency access lanes not used for primary traffic at the discretion of the DRC /JRC, the Town and Loveland Fire and Rescue Authority.

2.11.3 PARKS, OPEN SPACE, REGIONAL DETENTION AND NATURAL AREAS

- A. Parks, trail, and open space shall be in conformance with the needs of the Town, as well as all applicable standards, specifications, and codes, at the time of project submittal.

3.0 General Design Guidelines for Development

3.1 SITE ENGINEERING

This section applies to all development within South Ridge and contains specific information on performance standards and guidelines for the design of public areas and private property, construction practices, landscape maintenance and the acceptable plant palette. In utilizing these regulations, one should remain flexible in approach to site design given the characteristics of the site, the nature of the use and the intent of these standards.

3.1.1 SITE PLANNING & DESIGN

Site Design, Building Placement and Orientation

- A. Minimize environmental impact through sensitive design and mitigation.
- B. If possible, orient the long axis of the buildings north-south to avoid winter ice conditions created by long north-facing facades.
- C. Utilize trees to maximize shade in summer and reduce heat gain of paved surfaces.

3.1.2 STORM DRAINAGE

The goal of the design of sites is to minimize runoff and design needed storm drainage systems to meet basic engineering requirements while using the most current technology to improve the quality of the storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases groundwater recharge and improves the environment.

- A. Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for South Ridge. Storm drainage shall not run on a neighbor's lot at rates higher than historic rates prior to construction of the subdivision.
- B. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.
- C. Water from parking lots, roof drains and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby reducing the need for irrigation water and improving water quality by filtration through landscape materials. Roof drains on north side shall be piped to an open space.
- D. Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in open space corridors. Drainage will be sheet flow and surface drained where possible; however, below-grade drainage using storm sewer piping and culverts may be required.
- E. Surface drain systems and detention ponds shall be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary.
- F. Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than 3/8 inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.
- G. No concentrated drainage over walks, drives or trails shall occur.
- H. Detention areas or other landscape areas that are not used to meet the open space standards of these Landscape Guidelines shall be landscaped as follows:
 - a. Dryland grass or other approved vegetation will be the primary ground cover. All areas within the floodplain, including, but not limited to, the detention area bottom, shall be planted with buffalo grass or other dryland grass if it is maintained free of weeds and irrigation is provided until the grass is fully established. Live plant material other than dryland grass may be planted if it is suitable to the area and is maintained free of weeds and irrigation is provided.
 - b. Detention areas will be landscaped around the perimeter with plant groupings sensitive to the detention area design and will include at least one (1) tree and five (5) shrubs for every 100 linear feet of perimeter. Trees and shrubs are encouraged in other landscape areas where appropriate.
 - c. Clusters shall be separated by a minimum of twenty (20) feet as measured at maturity.

3.1.3 UTILITIES, EASEMENTS & RIGHTS-OF-WAY

- A. Proposed infrastructure within South Ridge will be designed to meet the Town of Johnstown Design Criteria and Construction Regulations at the time in which the Project is submitted are adopted.

3.1.4 GRADING

- A. Provide positive drainage away from foundations.
- B. Site buildings to minimize cut and fill earthwork operations.
- C. There shall be no grading beyond the limits of each property except as agreed upon by adjacent owners.
- D. Maximum slope 3:1. Maximum 4:1 slope for areas that require mowing.
- E. With grading design:
 - a. Avoid un-natural rectilinear forms, abrupt grade transitions, slopes greater than 3:1 max. side slopes
 - b. Provide Irregular forms imitate nature, smooth transition to adjacent grades, varied side and bottom slopes, gentle side slopes and constant side and bottom slopes where possible

3.2 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

3.2.1 WALKWAY DESIGN CRITERIA

- A. All streets shall have sidewalks. The minimum width of sidewalks shall be five (5) feet for residential and collector streets and ten (10) feet for arterial streets.
- B. Arterial streets shall have detached sidewalks and sidewalks shall adjoin the curb and gutter at all intersections.
- C. Internal pedestrian walkways shall be distinguished from driving surfaces through a change in paving materials to enhance the crosswalk.
- D. Provide logical pedestrian connectivity from the street and parking areas to the buildings main entrance.
- E. Provide minimum five (5) feet clear walking area after car overhang (seven (7) foot minimum walk width adjacent to head-in parking and five (5) foot minimum walks apply in all other cases).

3.2.2 RECREATIONAL PATHS & TRAILS

Shall meet the criteria as established in the Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan at the time in place at the time the project is submitted.

3.3 VEHICULAR ACCESS & CIRCULATION

3.3.1 PARKING OVERHANG

Design of vehicular drives/roadways and parking areas shall meet the criteria as established in the Town of Johnstown Design Criteria and Construction Regulations and all other Town standards, specifications and regulations in place at the time of project submittal.

3.3.2 EMERGENCY ACCESS

Provide access for fire, police, ambulance, and other emergency vehicles to buildings in accordance with Loveland Fire and Rescue Authority Development and Construction Requirements. Such access should be fully capable of supporting such vehicles. Where possible, connect emergency access routes between adjacent properties.

3.3.3 SIGHT TRIANGLES

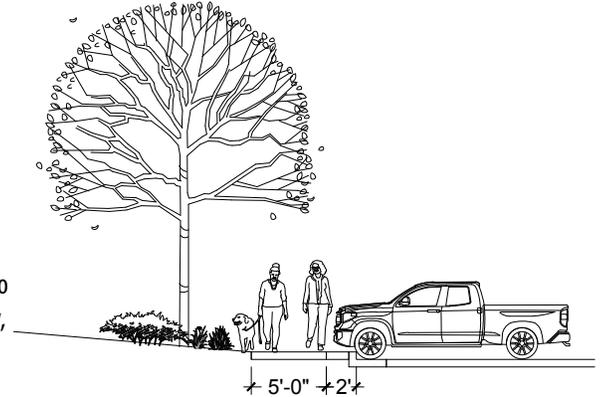
Shall meet the AASHTO requirements and the Town of Johnstown standards, specifications, and regulations in place at the time of project submittal.

3.4 PARKING

3.4.1 PARKING LOT DESIGN

Sufficient parking should be provided for each development so as to avoid conditions that lead to parking on public streets and private drives.

The dimensions of parking spaces will be per the Town of Johnstown Off-Street Parking Regulations, at the time in which the Design Guidelines are adopted, or the approved development plan for the property. Where a use falls under multiple categories listed below the more specific use requirement will apply. Minimum parking requirements are listed in the following table. The DRC & JRC, at their discretion, reserve the right to require a parking study for any new development. If a permitted use is not identified below, the DRC may exercise reasonable discretion based on similar uses listed below or, if similar uses are not noted below, based on research of other adequately parked similar uses.

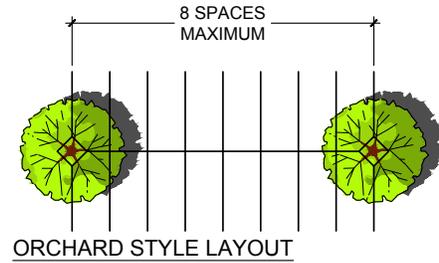


| <i>USE</i> | <i>PARKING REQUIREMENTS</i> |
|-------------------------|---|
| Single-family residence | 2 spaces per dwelling unit |
| Multifamily residence | 1 bed: 1.5 spaces per dwelling unit 2 bed: 2 spaces per dwelling unit 3 bed: 2.5 spaces per dwelling unit |

3.4.2 DESIGN OF PARKING LOTS

Design parking lots to current Americans with Disabilities Act (ADA) standards. Provide equal access in a manner that integrates handicapped-accessibility with ordinary accessibility, rather than separately.

- A. Except where orchard style planting is used, large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of 250 parking spaces. Landscape areas used to break up large parking areas shall be a minimum of fifteen (15) feet in width.
- B. Landscape areas separating parking blocks will have at least one (1) overstory/shade tree or two (2) ornamental trees and five (5) shrubs for every 50 linear feet along the length of the median
- C. Overstory shade trees will comprise at least 75% of the trees within the landscape area.
- D. In a development, parking lots for each use shall be integrated within the development to the extent possible.
- E. All striping in parking areas shall be white.

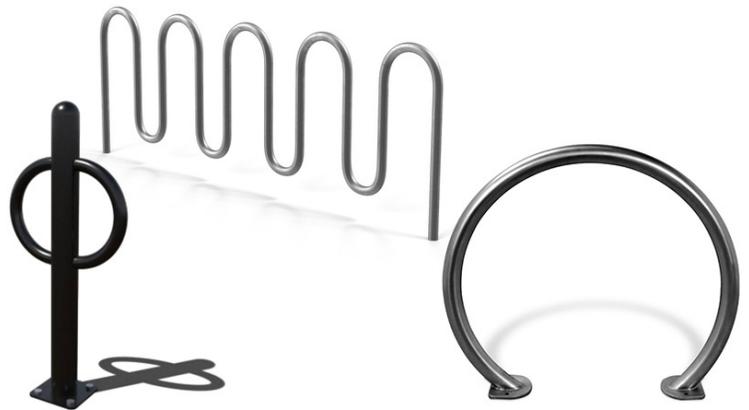


3.4.3 INTERIM PARKING LOTS

With DRC and JRC approval, on-grade interim parking may be allowed if weather delays asphalt or concrete paving. It must be landscaped and paved with an all-weather material. Internal parking lot landscaping is not required for interim parking areas, but perimeter landscape treatments shall be consistent with the landscape requirements for permanent parking lots. Interim parking lots shall be limited to 1 year (12 months with 2-6 month extensions) of use.

3.4.4 BICYCLE PARKING

- A. Bicycle parking facilities are required for all land uses, except for single-family attached or detached housing.
- B. Bicycle parking facilities shall be located to provide safety, security and convenience for bicycle riders. Such facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic.
- C. Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a three (3) foot separation distance or a curb or other physical barrier.
- D. For security reasons, bicycle-parking areas should be located so they are highly visible from building entrances and convenient for employees, yet not generally visible from roadways.
- E. It is recommended that bicycle parking facilities be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel and permanently attached to the pavement foundation.
- F. If the bicycle facility is to be used at night, it should be sufficiently illuminated.
- G. Select bicycle racks that provide for a wide range of bicycle types and individual security devices. Designs should facilitate bicycle lockup.
- H. Provide protection from the elements. Specific considerations include the following:
 - I. Shelters and bike lockers are encouraged but not required.
 - J. Protected overhangs incorporated into a buildings design are a desirable solution.
 - K. Shelter design and materials should compliment the architectural design of the primary building.

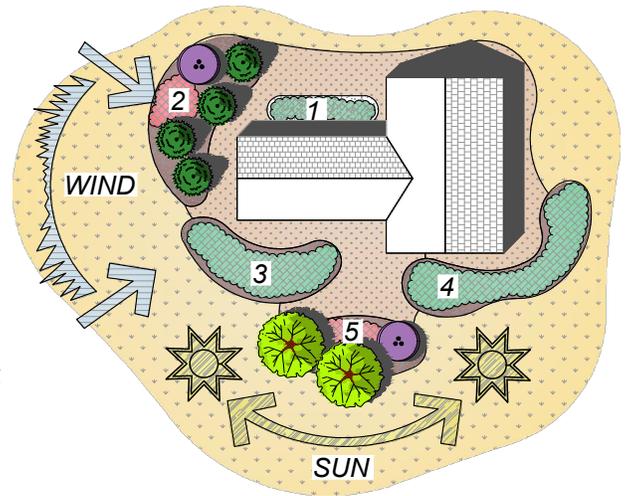


3.5 LANDSCAPING

3.5.1 LANDSCAPE DESIGN PRINCIPLES

All development shall demonstrate adherence to the following landscape design principles:

- A. Provide biodiversity that relates to the area's natural systems.
- B. Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements and the use of herbicides and pesticides.
- C. Use environmentally friendly, "green" materials where possible.
- D. Design landscapes to create a naturalized appearance. Use plant materials that are indigenous to Northern Colorado where possible. (See the plant list in the Appendix). Only use introduced species in order to achieve design objectives that cannot be achieved with the use of native species.
- E. Locate plants in microclimatic conditions that are appropriate for that species. Only use high water-requiring plants in areas where they will naturally benefit from runoff or available ground water. Do not rely solely upon an irrigation system to provide water to high water-requiring plants.
- F. Group plant materials of similar water needs and arrange in concentric circles or layer of progressively less water use in order to maximize the efficiency of applied irrigation.
 - a. Plant species more susceptible to sun, wind & cold temperatures in sheltered areas.
 - b. Evergreen trees to provide shelter from winter winds.
 - c. SW facing plants should tolerate summer heat & drying winds.
 - d. Eastern facing areas allow some shelter from sun & wind.
 - e. Deciduous trees shade in summer and let light through in winter.



3.5.2 MICROCLIMATIC CONSIDERATIONS

- A. Use plant materials to provide buffering of structures and outdoor use areas from extreme climate conditions.
- B. Coordinate the design of the landscape with site erosion protection, storm drainage and water quality improvement systems.
- C. Utilize a minimum of three (3) inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
- D. Where natural soils are not of high quality, improve soil structure by the addition of composted organic material.
- E. Design and manage irrigation systems to achieve peak efficiency.
- F. No turf grass shall be allowed in landscape areas less than eight (8) feet in width.
- G. Rock mulch shall be used in all planting beds. Wood mulch may be used in perennial beds but will not be accepted along property boundaries.
- H. Native seed shall be limited to areas adjacent to regional detention or the existing natural area & is required to be irrigated until establishment.

3.5.3 EXISTING VEGETATION PRESERVATION

Existing vegetation shall be preserved to the extent reasonably practicable. Special attention shall be paid to preserving significant vegetation within larger open space areas.

- A. Locate site and building improvements to preserve significant natural vegetation to the extent reasonably practicable.
- B. Within open space areas, preserve and incorporate into the landscape plan any existing healthy tree (meeting species restrictions) of 6-inch caliper or larger and located more than twenty (20) feet from any proposed building location. Preserve all trees over 24-inch caliper, unless deemed unhealthy or unsuitable for preservation.
- C. Incorporate tree wells or retaining walls as necessary in the landscape plan to protect existing trees and to maintain historic drip lines.
- D. All existing plants that are incorporated into the design will be adequately protected from damage during construction by an orange construction fence (4 feet high) secured with steel t-posts at the drip line of each tree. Sufficient posts shall be used to maintain the fence in erect condition at all times. Hand grading only shall be allowed within the limits of the construction fencing. No more than 6 inches of cut or fill shall be allowed within the drip line of any tree designated to remain.
- E. If on-site replacement is not possible, the Developer shall provide an equal replacement of caliper lost or a ratio of three new trees to one existing tree

Where? Only on 1st
to develop site? Item 1.

on-site as mitigation for any desirable trees lost due to or prior to construction.

- F. Existing landscaping may be used to satisfy the quantity requirements of landscape guidelines. One existing tree or shrub may be considered as satisfying one tree or shrub requirement.
- G. All existing trees over 6 inches in diameter will be surveyed as part of the landscape requirements and have location, species, size, and condition or health noted. Trees that are of good or better quality, and are a desirable species, should be incorporated into the design in their existing location whenever possible. If design solutions create undue hardship, as determined by the DRC and JRC, replacement shall be made per requirements above.

3.5.4 PARKING PERIMETER LANDSCAPING REQUIREMENTS

- A. Perimeter landscaping requirements for parking areas include a minimum seven and one-half (7.5) foot wide landscape area with one (1) tree and five (5) shrubs per 600 square feet or portion thereof. When combined with adjacent properties requirements, this perimeter landscape will become fifteen (15) feet wide.
- B. Where two (2) parking perimeter landscape areas abut each other, the first to develop shall provide the tree requirement. The tree requirement for the abutting development need not be met, however, the second Developer is responsible for installing the shrub requirement.
- C. Where parking areas are located directly adjacent to residential development, both the parking lot buffer requirement and the nonresidential buffer requirements shall apply.

3.5.5 PARKING INTERIOR LANDSCAPING REQUIREMENTS

- A. Interior rows of parking spaces will provide a landscape island at the end of each row of parking spaces. Landscape islands will also be provided within the row of parking spaces so that there are no more than twenty (20) consecutive parking spaces without a landscape island.
- B. Landscape islands will have minimum dimensions of nine (9) feet by the length of the parking row.
- C. Islands will be landscaped at a rate of at least one (1) overstory/shade tree and three (3) medium or five (5) small shrubs for each 9 foot by 20 foot parking island. Overstory/shade trees will comprise at least 75% of the trees within the landscape islands. Evergreen trees shall be prohibited in parking lots unless island widths are sized to accommodate mature growth.
- D. Landscape islands will contain rock mulch or irrigated grass. Turf shall only be used in medians when highlighting a special design element. Turf areas must be at least 10' wide and occupy no more than 15% of the median's landscape area.
- E. Where orchard style planting is proposed in parking lots, internal landscaping shall be provided at a rate of one (1) tree and two (2) shrubs for every ten (10) parking spaces. At a minimum, one (1) diamond-shaped tree planting pit shall be provided for every eight (8) parking spaces. No shrubs shall be planted in the diamond tree planting pits and will be located in end islands and other landscape islands instead.
- F. A concrete pedestrian walk, at least six (6) feet wide, will be provided along the length of the landscape median closest to the building entrance. The walk will connect to perimeter pedestrian walks, whenever possible, and include raised and striped crosswalks.
- G. Planting trees and non-low-growing shrubs in the vehicle overhang area is not allowed.

3.5.6 SINGLE FAMILY LANDSCAPE GUIDELINES

- A. At least 75% of the yards adjacent to the street will be treated with landscape materials. At least four (4) shrubs will be planted on every lot containing a one-family dwelling. At least one (1) tree of one and one-half (1-1/2) inch caliper shall be provided for each lot of 70 foot frontage or less and at least two (2) trees for every lot in excess of 70 foot frontage. For corner lots, the same quantities shall be required for each street. The trees shall be located so as not to interfere with sight distances at driveways. Trees required in the adjacent right-of-way may not be used to meet this lot standard.
- B. The trees and shrubs will be installed prior to certificate of occupancy unless it is not practical to install the landscaping prior to occupancy because of weather or other necessary delay, as approved by the Planning Development Director.

3.5.7 COMMON OPEN SPACE

Common Open Space is land commonly owned and maintained by a Metro District. Common open space required in all subdivisions and PUDs shall be landscaped as follows:

- A. Common open space areas will have live ground cover over at least 75% of the area, unless otherwise approved by the Town. Bluegrass is not the only option for these areas and the Town encourages the Developer to pursue water saving goals as listed in Section H.12 of these Standards.
- B. All ground cover, ornamental turf and turf shall have an irrigation system that is designed to meet the needs of the plants and that is designed to meet Town Standards. Common open space in one-family subdivisions or PUDs or portions of subdivisions or PUDs containing one-family dwellings shall be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 4,500 square feet of landscaped area.
- C. Up to 30% of the required shrubs may be substituted by trees at the rate of one (1) tree for ten (10) shrubs.
- D. At least 50% of the trees will be overstory/shade deciduous species and 25% of the trees will be coniferous species, where appropriate.
- E. The Developer shall have all landscaping improvements completed and in acceptable condition prior to the Town's construction acceptance of public

- improvements and prior to turning the common open space areas over to a Metro District for maintenance.
- F. No single tree type shall make up more than 25% of all trees

Remove

3.6 LANDSCAPE FOR NON-SINGLE FAMILY RESIDENTIAL USES INCLUDING PUDS & MULTI-FAMILY RESIDENTIAL

- A. Fifteen percent or more of the lot/parcel will be landscaped, common open space.
- B. Common open space that is not a detention pond will be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 1,000 square feet, except as required for parking lot screening and buffers, which may require additional plant materials.
- C. Buffer landscaping will be provided as follows:
- At least ten (10) feet wide adjacent to minor collector and local street rights-of-way.
 - At least twenty-five (25) feet wide adjacent to arterial streets and major collector rights-of-way.
 - Buffers will be designed to provide one tree and five shrubs for every 750 square feet.
 - 25' buffer between light industrial and residential
- D. Where nonresidential, multifamily or group living uses are adjacent to existing or projected single-family residential or duplex uses, one of the following shall be provided:
- A fifteen (15) foot wide on-site landscape area with berming and one (1) tree and five (5) shrubs per 600 square feet or portion thereof; or
 - A ten (10) foot wide on-site landscape area with one (1) tree and five (5) shrubs per 400 square feet or portion thereof with intermittent six (6) foot privacy fencing; or
 - A five (5) foot wide on-site landscape area one (1) tree and five (5) shrubs per 250 square feet or portion thereof with a continuous six (6) foot privacy fence.

3.6.1 LANDSCAPE PERFORMANCE STANDARDS

- A. Landscaping shall be completed prior to Certificate of Occupancy (C.O.). If landscaping cannot be completed due to cold weather the Town may grant a C.O. upon receipt of a sufficient letter of credit or cash surety and a written schedule for completion. No letter of credit or surety is required if the landscaping is to be performed by the Metro District.
- B. All landscape plans for a non-residential use shall be prepared by a professional landscape architect.

3.6.2 IRRIGATION SYSTEMS

All landscape areas shall have an automatic clock-activated irrigation system - Landscape areas without an irrigation system and bearing live plant material will require temporary irrigation until the plants are established and a reliable water source sufficient to sustain plant life is provided.

- A. Irrigation systems shall meet the following criteria:
- All irrigation systems shall be non-potable where possible and coordinated with the home owners association.
 - All irrigation systems shall be designed and installed to the specifications of the home owners association Irrigation Guidelines.
 - All potable water systems shall be equipped with a backflow prevention device.
- B. Portions of irrigation systems may be comprised of temporary irrigation components to irrigate native areas if the Town determines that all of the following standards are met. A clear description of proposed temporary irrigation must be provided on the landscape plan and approved by the Town:
- Plant selection, design, installation specifications and site conditions combine to create a microclimate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
 - All portions of the landscaped area served by temporary irrigation will be within 150 feet of an exterior water source to enable hand watering during extended dry periods.
 - Above ground temporary irrigation systems shall be approved on a case-by-case basis only if the native area is large enough to warrant the use. Above ground systems will be the responsibility of the Developer until grasses are established and the system is removed. No such system shall be permitted to be turned over to the Metro District for maintenance.
 - The temporary irrigation will provide reliable automated irrigation for the plants during the establishment period.
 - The Developer has demonstrated the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.

3.6.3 SOIL AMENDMENT

Soil amendment is only necessary in planting beds and blue grass/ fescue turf areas. Where soil amendment is necessary, minimum requirements for soil

preparation shall include three (3) cubic yards of organic material for 1,000 square feet of existing soil tilled to a minimum depth of six (6) inches. Regardless of existing soil conditions tree and shrub pits shall be backfilled using a mixture of one-third existing site soil, one-third topsoil and one-third organic matter.

3.6.4 PLANT SELECTION AND DIVERSITY

Plant selection and diversity will be per Town Standards. Tree species prohibited within the Town per Town Standards will be removed by the Developer in existing landscape areas, when appropriate, and will not be planted in new landscape areas.

- A. All landscaping materials shall consist of healthy specimens compatible with local climate and meet the requirements included in these standards.
- B. The plants listed in the Town of Johnstown Landscape Standards and Specifications Appendix A should be used as a guideline for recommended use. Due to the variety of available plants, non-prohibited species that are not on the list may be planted provided they are replaced by an approved species if they fail to survive. Plants selected should be appropriate for the specific location and purpose.
- C. Up to one-third of the proposed trees for a project may be of fast-growing varieties, such as cottonless Cottonwood (*Populus sargentii*), Aspen (*Populus tremuloides*) and Silver Maple (*Acer saccharinum*). Two-thirds of the proposed trees shall be slower growing, long-lived trees, such as Norway Maple (*Acer platanoides*), Oak (*Quercus* sp.), Linden (*Tillia* sp.), Honeylocust (*Gleditsia triacanthos inermis*) and other hard Maples (*Acer saccharum* or *rubrum*). The variety shall be sufficient to minimize the effect of plant disease.
- D. Recognizing that it is undesirable to plant a large percentage of one tree species which may result in uniform disease susceptibility and eventual extinction of that species, the following diversity standards shall be required:
- E. For any one proposed development project (including common open space areas), no more than 15% of any one species of tree (for trees considered hardy in this area), or 10% of any one (1) species of tree considered marginally hardy for this area, shall be proposed. This shall be measured per total trees in the development, including existing trees.
- F. For small development projects, exceptions to the above diversity requirement may be allowable where the size of the development makes minimum diversity percentages unreasonable. A variance request is to be made by a note on the landscape plans and shall be subject to approval by the Town Planner.
- G. Coniferous trees shall comprise 25% of any landscaped area, where suitable. Unsuitable areas include areas where icy conditions may be created with the use of conifers at road intersections, road curves, bike path intersections, bike path curves site distance restricted areas or narrow areas. Locate conifers so mature spread will not overgrow streets or walks.
- H. Ornamental trees can only replace large canopy trees at a rate of three (3) ornamental trees to one (1) large canopy tree (not to exceed 25% of the total tree requirements). Fruit bearing or thorny trees shall not be permitted within five (5) feet of sidewalks or streets, as calculated from mature canopy width of tree.
- I. Shrubs shall be a mixture of evergreen and deciduous varieties. Small shrubs shall be used between the bike path and the curb along street rights-of-way to avoid safety obstructions.

3.6.5 STREET TREE MINIMUM STANDARDS

- A. Species that generally have branches less than fifteen (15) feet above the roadway at maturity shall not be used as street trees unless they are located such that no interference with the roadway will occur at maturity. Minor trimming and branch removal should be performed to maintain the fifteen (15) foot requirement and eight (8) foot minimum clearance over sidewalks and bike paths.
- B. Trees prohibited from planting within the Town of Johnstown include the following: cotton-bearing Cottonwood, Lombardy Poplar, Box-elder, Siberian or Chinese Elm, Russian Olive and Ash trees (*Fraxinus* spp.).
- C. Trees prohibited from planting within street right of ways include the above plus the following: Fruit and/or thorn bearing trees (prohibited from within five (5) feet of bike path as measured from edge of mature canopy), willow (all varieties), Tree of Heaven, Cottonwood (all varieties), and Silver Maple.
- D. Trees recommended for use within the Town of Johnstown include those listed in Plant Materials List found in appendix of the Town of Johnstown Landscape Guidelines.
- E. Planting sizes for required landscapes:
 - a. Deciduous shade trees: 2-inch caliper
 - b. Ornamental trees: 1-1/2-inch caliper
 - c. Evergreen trees: 6 foot – 8 foot height (with a minimum of 25% at 8 foot height)
 - d. Multi-stem ornamental trees: 8 foot – 10 foot height
 - e. Shrubs: 5-gallon container
 - f. Vines: 1-gallon container
 - g. Ground cover/perennials: 2-1/4 inch pots

3.6.6 LANDSCAPE MAINTENANCE

Maintenance includes all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning as well as removal of tree wrap and staking, and bike path snow and ice removal per standard horticultural practices and Town code. Plant materials that show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material will be replaced according to an approved landscape plan. An initial inspection of landscaping installation will be done at the time of development or change in use.

- A. The Developer and subsequent owner(s) shall be responsible for maintaining all on-site and common landscaping as shown on an approved landscape plan or as existing if an approved landscape plan does not exist.
- B. The Developer and subsequent owner(s) shall be responsible for maintaining the landscaping public improvements on all adjacent rights-of-way as shown on an approved landscape plan or as existing if an approved landscape plan does not exist, unless a maintenance agreement is reached with another entity. The Town, at its discretion, may add, remove, replace, or maintain landscaping within the right-of-way per Town standards.
- C. The Developer may request Town maintenance of arterial rights-of-way where there will not be a property owners association in the development or subdivision. The following standards shall apply:
- D. Acceptance of maintenance will be based on the determination that the public interest is served by Town maintenance.
- E. The Developer will maintain the improvements for two (2) years following construction acceptance by the Metro District of such improvements, and thereafter until the Town has granted final acceptance for maintenance for those improvements.
- F. The Developer may request Town maintenance of other facilities not included above. The following standards shall apply:
- G. Acceptance of maintenance is based on the determination that the public interest is served by Metro District maintenance.
- H. Installation of all improvements shall meet or exceed Town Standards.
- I. The Developer will maintain the improvements for two (2) years following construction acceptance by the Town of such improvements, and thereafter until the Town has granted final acceptance for maintenance for those improvements.
- J. The Developer and subsequent owner(s) shall be responsible for maintaining all irrigation systems in sound condition and so all plant material receives the necessary amount of water. Leaks and other broken and/or non-performing equipment shall be repaired in a timely manner. Systems shall be periodically adjusted to eliminate water spraying onto paved surfaces. Watering times shall be regularly adjusted to meet the seasonal needs of the plants while minimizing over-watering.

Include language that all proposed signs must get DRC approval before submitting to the Town for sign permit

3.7 SITE DEVELOPMENT SIGNAGE

3.7.1 PURPOSE

The following sign guidelines provide a language for all signage which helps to create a unified image for South Ridge. All freestanding signage within the development will bear the style and logo of South Ridge. Freestanding signs located throughout the development are unified through the use of similar geometry and a repetition of a common materials palette. Building mounted signs are regulated by limiting size. The following signage requirements are congruent with Town of Johnstown Sign Code, any variations are noted.

3.7.2 PROHIBITED SIGNS

The following signs are prohibited:

- A. Any sign which would violate sight distance triangle requirements.
- B. Any nonpublic sign on the right-of-way or on a property other than that which it advertises.
- C. Any sign which, even though in general conformance with the standards and requirements of this sign code, is a dangerous sign due to interference with a traffic control device by being in direct line between the control device and oncoming traffic or otherwise in visual competition with a traffic control device or resembling a traffic control device.
- D. Any sign that is erected in such a location as to interfere with motor vehicle traffic.
- E. Any sign employing a lighting or control mechanism which causes radio, radar, television, or telecommunication interference.
- F. Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as a means of egress or ingress or for firefighting purposes, or any sign so placed as to interfere with any opening required for light or ventilation.
- G. Flashing, blinking or other moving signs and searchlights/klieg lights.
- H. Animated signs, including revolving, whirling, twirling or any other sign which uses motion, either implied or actual, except that barber poles (not exceeding five (5) feet in length which are not roof-mounted), windmills and time and temperature signs are permitted.
- I. Structurally unsafe signs as determined by the chief building official, based upon criteria established in the adopted Town codes.
- J. Roof signs.
- K. Box signs.*
- L. Wheeled advertising devices, except for currently licensed, operative vehicles which are primarily used by their owners for service, delivery or general

transportation on a regular basis.

- M. Any merchandise displayed outside of a building in such a way as to attract attention when viewed by the general public by placement upon a pole, a fence, a platform, roof or other similar device or structure shall be considered as a sign and shall be prohibited unless otherwise approved by the Planning and Zoning Commission. This shall not, however, be construed to prohibit merchandise customarily stored outside of buildings and placed upon shelves or tables, such as automobiles, campers, boats, plant materials, produce or lumber.
- N. Any sign regulated by the State of Colorado Department of Transportation rules and regulations pertaining to outdoor advertising not approved by the CDOT. (Ord. 682, § 1, 2001)
- O. Monopole signs

*Varies from Town of Johnstown Sign Code

3.7.3 SIGN AREA MEASUREMENT AND ALLOWANCES

(Allowable sign areas and sizes shall be per the standards listed below)

- A. Animated:
 - a. Size of sign is based upon the sign type (i.e., freestanding, wall or projecting)
- B. Bulletin Boards:
 - b. Nonresidential, nonagricultural and multiple-family uses only.
 - c. Maximum area, thirty-two (32) square feet.
 - d. Maximum height, eight (8) feet.
 - e. Maximum one (1) per street frontage.
 - f. Must be set back a minimum of ten (10) feet from any private property line and from a public right-of-way; one (1) foot setback for signs up to six (6) feet in vertical height; one (1) foot for every foot of height greater than six (6) feet.
- C. Freestanding residential districts:
 - a. Permitted in residential zones only.
 - b. Maximum sign area is one hundred (100) square feet.
 - c. Maximum of one (1) per street frontage, said street being on the boundary of the development.
 - d. Maximum height all residential districts, six (6) feet.
 - e. Maximum height in all multiple family use districts, twelve (12) feet.
 - f. Must be set back from any private property line and from a public right-of-way one (1) foot setback for signs up to six (6) feet in vertical height; one
 - g. (1) foot for every foot of height greater than six (6) feet.
 - h. May be illuminated.
- D. Residential development entryway signs:
 - a. One (1) for each major entryway;
 - b. Not to exceed twenty (20) square feet in area or six (6) feet in height; Freestanding-type signs must be set back onto the property a minimum of ten (10) feet, unless incorporated into a traffic island entrance, then twenty-five (25) feet back from the face of the street curb and three (3) feet from the edge of the traffic island;
 - c. Fence or wall-incorporated-type signs may be placed parallel with and at the property line following the same height and sight distance requirements as for a wall or fence.
 - d. Subject to a revocable permit in favor of the Town if situated in the right-of-way.
- E. Maximum sign area is based on the Town of Johnstown current standards at the time of sign permit application.
- F. Illuminated signs:
 - a. Within one hundred (100) feet of residential use or district, internal lighting only.
 - b. Over one hundred (100) feet from a residential district, any type of lighting source is allowed, except search or flashing lights, or directed so that the light shall not adversely affect surrounding premises or safe vision on public or private roadways, including highways.

- G. Portable signs:
- A-frame or pedestal style only;
 - Maximum area: Six (6) square feet;
 - One (1) per street frontage;
 - Must be set back a minimum of ten (10) feet from the street right-of-way line if over forty-two (42) inches or two (2) feet if forty-two (42) inches high or less;
 - Must be anchored to the ground or weighted sufficiently to prevent movement by force of wind.
 - May not interfere or block pedestrian or vehicular traffic.
- H. Projecting signs:
- Maximum height: top of wall or parapet; not to be roof-mounted;
 - Maximum projection: Shall be in accordance with building codes, requirements for "Construction in Public Right-of-Way."
 - Maximum size: Two (2) square foot for each one (1) foot of height of the building wall to which the sign is to be attached;
 - Projecting and wall sign not permissible on same wall;
 - Maximum number: One (1) per street frontage.
- I. Public information signs:
- As defined with the approval of the Town Administrator or designee.

Whats temporary, how long?

3.7.4 TEMPORARY SUBDIVISION SIGNS

- A. Temporary model home signs:
- One (1) per model home;
 - Not to exceed twelve (12) square feet each and not over six (6) feet in height if a freestanding type; and
 - Must be set back from property lines a minimum of ten (10) feet or a distance equal to height, whichever is greater.
 - Temporary residential subdivision signs.
 - Temporary signs are prohibited upon public rights-of-way. Temporary signs found by an enforcement officer to be located within Town rights-of-way shall be removed by such enforcement officer with no requirement of notice.
 - Construction signs shall not exceed thirty-two (32) square feet and twelve (12) feet in height. One (1) per street frontage is allowed between the time a building permit is issued and the time a certificate of occupancy is obtained.
 - Political and real estate signs may be located on property only by permission of the landowner.
- B. Wall or painted:
- Maximum area to be no larger than two (2) square feet for every linear foot of the side of the building having a public entrance and facing a public street, alley or parking lot to which it is affixed. Signs affixed to attached or detached canopies and marquees or awnings shall be considered wall signs and shall be calculated based upon the length of the wall to which they are attached or adjacent.
 - Each ground floor tenant or use shall have the right of wall signage upon any wall which fronts upon a public street, or if not fronting upon a public street, upon any wall which fronts upon a major interior drive having direct access to a public street. For uses that have a rear entry or delivery door, one (1) non-illuminated wall sign per use, not to exceed ten (10) square feet, is permitted.
 - For buildings with flat roofs, wall signs shall not extend above the top of parapet or mansard, shall not extend more than three (3) feet above the deck line.
 - May not extend more than fifteen (15) inches beyond the surface of the wall and may not extend beyond the side of the wall.
 - Commercial, industrial, multiple-family, public and semipublic uses only.
 - Cannot be used on the same wall as a projecting sign.
 - Must be placed on an approved wall area.

3.7.5 FREESTANDING SIGNS

- A. Residential Identity Signs:
- Residential free standign monument signs shall meet Johnstown standards.

B. Regulatory Signs

- a. Regulatory signs shall follow the guidelines established in the Town of Johnstown Design Criteria and Construction Regulations.

3.7.6 OTHER DISPLAY AND INFORMATIONAL ELEMENTS

A. Banners:

- a. Retail uses are allowed one (1) banner per building, not-to-exceed seven (7) days in a six-month period. Office, Light Industrial and other Commercial uses are allowed a one (1) day special event directional sign announcing open house/grand opening events.

B. Window Signs:

- a. Window painting is not allowed. Each business will be allowed one (1) "OPEN" neon sign. No other neon signs are allowed, except as specifically approved by the DRC and JRC. No decals or signs may be installed in doorways, windows or other areas visible to the public view from the exterior of the premises. The real estate window sign is intended for use where leasable office space is available.

C. Building Entry Information:

- a. If applicable, each business shall be allowed to post building or occupant names, hours of operation, emergency information, delivery hours and other required notices near its main exterior entrance on a wall or adjacent glass side-light adjacent to main entry doors. Maximum letter height shall be one (1) inch for basic information. Name of the building or occupant may be three (3) inches tall. Logos shall be a maximum of six (6) inches tall. All type must fit within a maximum 2 feet by 2 feet area. Type style shall be consistent with other building signs.
- b. Wall mounted information shall be applied to a panel that is compatible with the surrounding wall treatments. The panel area shall not exceed four (4) square feet.
- c. Buildings that provide service entrances shall be allowed an additional sign on or adjacent to each delivery door. Information shall be limited to a four (4) square feet area and design shall be consistent for all exterior doors of the building.

Out of sequence

change to "all fences and walls subject to DRC approval prior to submitting to Town for fence permit."

3.7.1 SITE FURNITURE

Shall be complementary to the architecture, and if part of a larger complex of buildings, complementary with the other site furnishings in that complex.

3.7.2 FENCING & WALLS

No wood retaining walls are allowed (nonresidential only). Fencing and walls shall match building architecture. All fences and walls subject to DRC and JRC approval.

3.7.3 LIGHTING

Lighting shall comply with the Town of Johnstown lighting standards.

Please state clearly who is responsible (developer or homeowner) for fencing, where is it required, and what types are required to use. recommend including a graphic to show where/who installs fence. We've had a lot of confusion lately with this on other projects as to who is responsible, what is required and what are the options, if any.

3.8 SINGLE FAMILY RESIDENTIAL

3.8.1 Single Family Residential Site Design

- A. Strategic views of the mountains and other natural features shall be encouraged in the development.
- B. Refer to the SouthRidge ODP for minium lot sizes. ← and required setbacks
- C. Pedestrian circulation should be continuous throughout the development and connect to adjacent attractions.
- D. Outdoor recreation opportunities for children and their parents should be provided.
- E. Entryways to the neighborhood should be emphasized with signage, fencing, walls and/or landscaped medians.
- F. Homes should be varied in location along lots to create variety along the street.
- G. Landscape plans shall be designed by a landscape design professional and shall include at least two (2) trees and four (4) shrubs planted on every lot containing a one-family dwelling. At least one (1) tree and four (4) shrubs will be planted in the front yard of non-corner lots. At least two (2) trees (one in the front yard and one in the side yard adjacent to the street) and four (4) shrubs (in the front or side yard adjacent to the street) will be planted on corner lots. Trees required in the adjacent right-of-way may not be used to meet this lot standard.
- H. Landscaping to be installed as soon as weather permits, but in any event no later than six (6) months after a home is closed.
- I. Perimeter fencing shall be two-rail, post and dowel wood. "Mesh" type material will be allowed on the inside of the perimeter fencing. Other types of fencing may be allowed with DRC and JRC approval. Similar to comment above, who is responsible for this?
- J. Neighborhoods should have, at a minimum, 3 rail fencing along arterial and collector streets. Arterial fencing should noticeably deviate away from

the straight fence line to create small landscaped “pockets”. Opportunities include entryways, street corners or fencing that runs over 600 feet. These pockets may be located within easements to allow consistent irrigation and maintenance along with the arterial landscaping.

- K. Free-standing flag poles are not allowed. One wall-mounted bracket per home shall be allowed.
- L. All elevations are also subject to Town staff approval prior to permit.

3.8.2 RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

A. General Conditions for Single Family Residents

- a. Housing model variety is strongly encouraged and each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from other housing models. The characteristics shall include different floor plans, exterior elevations, exterior materials, roof lines, garage placement, and the placement of the footprint on the lot and/or building face.
- b. To the extent feasible every front facade shall face the street and all units shall provide for a walk (hard surface) connection to the public walk system.

B. Front Elevation

- a. The front facade elevation shall consist of a mix of materials to provide an interesting and pleasing residential unit and streetscape.
- b. The front facade shall include a minimum of 20% stone or brick. The garage door, front door and windows shall not be included in the calculation for percentage.
- c. The color of all exterior materials will be subdued to blend with the colors of the natural landscape. Muted earth tones, primarily in hues of tan, brown, charcoal, or gray, or variations of blues, yellows, and greens are recommended. Accent colors used judiciously and with restraint may be permitted including white clad windows and entry doors or an accent color for the entry / front door and “peak” area may be used. A maximum of three colors each for the base trim and accent is encouraged. Light tones which unduly contrast with the surrounding landscape may be prohibited by the DRC.

C. Front Porches

- a. It is encouraged to provide a front porch or a well-defined entry for all residential homes.
- b. A front porch shall have a minimum depth of 4'-0" (as measured from the front facade to the posts, railings and spindles) and a minimum length of 4'-0".
- c. A front porch can intrude 4' into setback but must remain outside the utility easement.
- d. Posts and railings or a short "sitting wall" shall enclose all porches with a floor elevation more than 30 inches above finish grade.
- e. A well-defined front entry shall be a minimum of 4 feet wide and 4 feet deep. The width of the entry at its outer opening shall be a minimum of 2 feet wider than the width of the entry door, unless a Variance is approved under Section 1.9.

D. Garages

- a. If a three car garage is to be built, then one garage bay will be offset from the primary façade of the dwelling or a covered porch by at least two feet.
- b. With car garage doors that are visible as part of front building elevations, shall not comprise more than sixty five (65) percent of the ground floor street-facing linear building frontage. Corner lots are exempt from this condition. Three car garages may comprise a higher percentage.
- c. Each detached single family dwelling shall include an attached or detached two car garage and may include a larger garage up to three (3) garage doors only.
- d. Garage doors will be detailed with grids or panel patterns, and/or windows with decorative trim features. Garage colors will be complementary in color and design to the house exterior. Other DRC solutions to mitigate the impact of garage doors may be considered if approved by the DRC.
- e. Garage doors may be located on another side of the dwelling (side loaded) provided that the side of the garage facing the street has windows or other DRC features that mimic the features of the living portion of the dwelling.
- f. Tapering driveways at the street curb unless the driveway is of sufficient length to allow vehicles to park in the driveway without blocking access to other garage doors shall be discouraged.

E. Roofs

- a. Residences shall have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment
- b. Multiple axis roof lines to reduce building scale and increase individuality and diversity shall be encouraged.
- c. Roof pitches of 5/12 shall be encouraged for the dominant roof surface, except where styles incorporate flat or lower pitched roof design as an expression of deliberate architectural appearance.

- d. Eave lines that vary vertically to improve visual quality and break up building mass shall be encouraged.
- e. High-profile/random asphalt shingles with a minimum of a 30 year life shall be used. Three (3) tab asphalt shingles are not allowed. Weather wood, or similar tone colors shall be used.
- f. Other roofing materials shall be approved on an individual case basis and may include, but is not limited to metal, concrete, tile or simulated fiberglass cedar shake shingle roofs in earth tones, shall be encouraged.

F. Patios by Builders

- a. The builder shall provide each residence with a rear patio from the back door of the building.

3.9 Multi-Family Residential

A. Landscaping

- a. Exposed sections of building walls that are visible from public areas or high use areas on private property shall have planting beds at least six (6) feet wide along a minimum of 50% of the length of the wall. Provide one (1) tree within 50 feet of the structure for every 50 lineal feet of building face. Exact locations and spacing may be adjusted at the option of the owner to support patterns of use, views, and circulation as long as the overall tree planting minimum requirement is met. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 3 – Overall Development Guidelines.

B. Building Design

- a. Compatibility with Existing Development and Site Design - The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the established architectural character of such areas. Compatibility may be achieved through techniques such as:
 - b. Repetition of roof lines.
 - c. Use of similar proportions in building mass and outdoor spaces.
 - d. Similar relationships to the street.
 - e. Similar windows and door patterns.
 - f. Building materials with similar colors and textures.
 - g. Site design for flex uses should incorporate, where possible, central, common service/ loading areas.
 - h. Treat all sides with similar materials.
 - i. Multi-family building facades shall be articulated with porches, balconies, bays or other offsets.
 - j. Accessory buildings should be similar in character and materials as primary buildings.
 - k. All facades of a building shall have similar materials.

C. Materials and Colors

- a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
- b. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors shall be used sparingly (3% or less of a façade). Vivid colors are defined as bright colors, such as primary colors.
- c. Preferred predominant facade materials include: glazing, brick, cementitious siding, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete, stucco, high quality insulated metal panel or AMC panels that have colors and textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/ or color. 40% of the front facade or the entire first floor (whichever is greater) shall be masonry (stone (manufactured or real) or brick).
- d. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
- e. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent but shall occupy no more than 30% of a facade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.

- D. Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 50 feet without including at least two (2) of the following:

- a. Change in plane.
 - b. Change in color.
 - c. Change in texture or pattern.
 - d. Windows.
 - e. Columns, piers or equivalent element that subdivides the wall.
 - f. Facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 20% of the length of the facade.
- E. Building Entrances - Primary building entrances shall be clearly defined and provide shelter from the sun, wind, rain and snow, and include two (2) of the following:
- a. Canopy, arcade or portico.
 - b. Overhang or recess.
 - c. Raised corniced parapet.
 - d. Peaked roof or arch.
 - e. Architectural detail such as columns, tile work, stone or moldings integrated into the building structure.
 - f. Integral planters or wing walls and incorporate landscaped areas and/or places for sitting.
 - g. Special landscape or site feature.
- F. Roof and Top Treatments
- a. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
 - b. The average parapet height may not exceed 15% of the supporting wall height.
 - c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
 - d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
 - e. Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 100 linear feet of one plane.
 - f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.
- G. Accessory Buildings
- a. Shall be of the same character and materials as primary buildings.

4.0 Definitions

Berm - An undulation in terrain creating a new landform within a landscape to be utilized for wind protection, screening or a point of focal interest.

Buffer - The use of open space, architecture, or landscape materials to minimize the visual and/ or noise impacts of development.

Building - Any structure used, designed or intended for the roofed shelter, enclosure or protection of persons, animals or property.

Canopy - A roof-like structure serving the purpose of protecting vehicles and/or pedestrians and which may be freestanding or attached to a building, is

provided with supports, and is open on three (3) sides if attached and on all sides if freestanding.

Developer - The Developer is Journey Homes, Inc.

Development - A single lot, parcel or tract of land or portions or combinations of lots, parcels or tracts of land which are held in single or common ownership and which exist as a distinct functional entity. Multi-use buildings and multiple building complexes which are held in singular or common ownership, either by individual, corporation, partnership or other legally recognized entity, shall be considered a development for the purpose of signage.

DRC - South Ridge Design Review Committee

Flashing sign - A sign that is illuminated with intermittent lighting, animated lighting or with varying intensities of light at intervals of fifteen (15) seconds or less, including a moving light or lights.

Freestanding sign - A sign that is permanent and self-supporting, being non-dependent upon support from a building or other structure, including signs placed upon fences or non-supporting walls.

Gross leasable area (G.L.A.) - The total floor area of commercial buildings, which floor area is designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any; expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Home occupations - In any district where home occupations are permitted as an accessory use, the establishment and continuance of a home occupation shall be subject to the following general requirements: use shall be conducted entirely within a dwelling and carried on principally by the inhabitants thereof; use shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the residential character thereof; total area used for such purposes shall not exceed the equivalent of one-half (½) the floor area, in square feet, of the first floor of the user's dwelling unit; no advertising, display or other indications of home occupation on the premises; there shall not be conducted on the premises the business of selling stocks, supplies or products, provided that incidental retail sales may be made in connection with the permitted home occupations; no exterior storage on the premises of material used in the home occupation; no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line, as a result of the home occupation;

Home occupations examples: refer to Town Code at the time of application for allowable home occupation uses.

JRC - Johnstown Review Committee

Lot - A single parcel of contiguous land occupied or intended to be occupied by such structures and uses as permitted, together with the open spaces required, and abutting on a public street or officially approved way.

Lot area - The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.

Lot lines - The lines bounding a lot as defined herein.

Metro District or Metropolitan District - Villages at Johnstown Metropolitan Districts Nos. 1-8 formed pursuant to the Colorado Special Districts Act (C.R.S. 32-1-101, et seq.)

Multi-family - Multifamily residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with multiple buildings of the same classification are located on a single lot. Units can be next to each other, or stacked on top of each other and are for rent rather than owned by the residents.

Off-street parking space - The area on a lot designed to accommodate a parked motor vehicle as an accessory service to the use of lot and with adequate access thereto from the public street.

Offset/Setback - The horizontal distance between any structure and a lot line, other than a street right-of-way line.

Open space - The gross area of a lot or tract of land minus all streets, driveways, parking lots, and building areas, which is to be or has been landscaped or developed for use by the public or by the residents of the lot or tract of land for private, common or public enjoyment or recreational use.

Outdoor recreational facilities - Land and structure, along with accessory equipment, designed and utilized for leisure time activities of a predominantly "outdoor" nature and of more specific purpose than passive park-like open areas, and further classified as follows:

Public: Facilities owned and operated by a government agency for limited or general public use.

Private commercial: Facilities owned and operated by a group for profit as a business, whether or not open to general public use.

Private group: Facilities owned and operated by a group for the exclusive use of the members of such group and their guests and not for profit as a business.

Private residential: Facilities owned by an individual, located on the same lot or adjoining lot to his or her family and guests.

Overstory Street Canopy - Large, deciduous shade trees with high branch systems at maturity that are located within the public right-of-way between the edge of the street and the edge of private or common property or in street medians. Typically, these trees are located between the bike path or sidewalk and the street edge.

Roof sign - A sign erected, constructed and maintained above the eaves and attached to the roof of a building. Roof signs are specifically prohibited.

Screen - To use landscape materials, walls, fencing, etc. to shield an area from view and to mitigate noise impacts.

Setback - The horizontal distance between any structure and the established street right-of-way line.

Sign - Any structure or part thereof or any device attached to a structure, or any other form of visual communication applied by paint, illumination, embossing or other technique to a structure for the purpose of directing, advertising, informing, warning or otherwise conveying information visually to the viewer.

Single-family Detached - Is an independent residential structure that sits on its own land and is designed to be used as a single dwelling unit.

Single-family Attached - A dwelling unit on an individual lot attached to another dwelling unit on an adjoining lot (ie. duplex or townhome)

Stormwater Detention - Containment of controlled runoff temporarily for storage. Typically, the water is stored in a pond for a limited period of time.

Stormwater Retention - Containment of controlled runoff temporarily for storage. Typically, the water is stored in a pond for an extended period of time.

Structure - A combination of materials other than natural terrain or plant growth erected or constructed to form a shelter, enclosure, retainer, container, support, base, pavement or decoration. The word structure includes buildings. Exception: Not including fences six (6) feet or less in height.

Use, Accessory - A use subordinate to and customarily incident to the permitted principal use of the property or buildings and located upon the same lot as the principal use.

Use, Permitted - That utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located.

Use, Principal - The main or primary use of property or structures as permitted on such lot by the regulations of the district in which it is located.

Xeriscape - An environmentally friendly landscape design approach where some or all of the following techniques are utilized: selecting low water demanding plants, grouping plants by their cultural needs, reducing turf areas, using turf types with low water requirements, using plants native to the region being designed, using mulches to cover soil and save moisture, irrigating by zoning plants together with similar water needs and by using efficient head layout and water distribution patterns, and performing regular maintenance to preserve the landscape and conserve water.



DESIGN GUIDELINES

September 22, 2022

Developer:
Journey Homes, Inc.
7521 W. 20th Street
Greeley, CO 80634
970-352-7072

CIVIL ENGINEER:
Northern Engineering
301 N. Howes St.
Fort Collins, CO 80521
970-221-4158

GUIDELINE PREPARATION:
Ripley Design, Inc.
419 Canyon Suite 200
Fort Collins, CO 80521
970-224-5828

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1.0 Introduction

1.1 PURPOSE AND INTENT OF THE GUIDELINES

South Ridge is a master-planned community located along Larimer County Road 3E about three tenths of a mile east of Interstate 25 and about one half mile south of CR18/ Freedom Parkway. In the growing Northern Colorado area, it is important to provide design guidelines that maintain the unique character and principles of the development and reflect the importance of the larger regional context. The purpose of the overall development guidelines is to provide a manual to ensure that the character of South Ridge is maintained throughout the development and provide instruction on acceptable site planning, circulation, streetscapes, parking, open space, landscaping, signage, site furnishings and lighting.

The design guidelines should be utilized by residents, Developers, designers, architects, engineers, and planners to find design, construction, and maintenance information for the community. Section 1 contains the vision, site opportunities and constraints, proposed land use plan and information regarding submittal information for design review by the South Ridge Design Review Committee (DRC) and the Town of Johnstown (JRC). Community-wide design elements that convey the character of South Ridge are located in Section 2. The General Design Guidelines (Section 3) apply to all development and specific types of development requirements are located in Section 3. Civic uses should follow the guidelines for the areas in which they are located and will be reviewed on a case by case basis. Definitions can be found in the last section.

The Design Guideline sections are as follows:

- Introduction
- Community-Wide Design Elements
- General Design Guidelines for Development
- Guidelines Specific to Land Use Type
- Definitions

The Preliminary and Final Development Plans, preliminary and final plats and other development entitlement documents for South Ridge have been approved or require approval by the Town of Johnstown. These documents should be reviewed specifically for each development.

In addition, all developments within South Ridge are subject to the performance standards and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the Town of Johnstown standards and regulations, in place at the time of project submittal, shall apply. Interpretation of conflicts within the zoning documents and the land use code shall be resolved by the Johnstown Board of Appeals. The Land Use map included in this document is a summary of the types of land uses that are envisioned and corresponds to the specific design guideline sections in this document. All guidelines and standards are subject to the reasonable discretion of the DRC and JRC, which shall make a final determination in good faith.

The provisions of these Guidelines shall supersede any conflicting provision of the Johnstown Municipal Code and may only be modified to protect the health, safety, and welfare of the general public by the Town Council following at least thirty (30) days written notice to the record owner of any real property effected by the modification.

1.2 THE VISION

The vision for South Ridge is that of a high quality residential community that responds to the needs of the area and market forces, integrates with the natural environment, and provides vibrant places for people to live close to shopping, employment and other amenities envisioned for the area. The character of the development is conveyed in the streetscape and signage, allowing uses to express their individual themes without taking away from the overall development character. Key intersections will allow for landmarks that add to the development's character and provide interest on both the vehicular and pedestrian level. In order to create a vibrant environment.

1.3 SITE DESCRIPTION

The South Ridge site is ideally located near the intersection of I-25 and Freedom Parkway on land that has historically been used for farming. The site is relatively flat, as typically is the case for farmland, and features prominent views from the site out to the mountains. Major vehicular access points are located along Larimer County Road 3E. Proposed access points are illustrated in the ODP plan.

1.4 LAND USES

The land uses recorded on the following pages show the general intent within each land use category. The lists contain specific examples for guidance purposes, but not by way of limitation.

1.4.1 RESIDENTIAL PRINCIPAL USES

- A. Single-family detached dwellings
- B. Single-family attached dwellings

1.4.2 RESIDENTIAL SECONDARY USES

- A. Fee simple townhomes
- B. Condominiums

1.4.3 PUBLIC PARKS AND RECREATION AREAS

- A. Public recreation

1.4.4 RESIDENTIAL PERMITTED ACCESSORY USES

- A. Private garages and paved parking areas
- B. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools and tennis courts
- C. Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
- D. Service buildings and facilities normally incidental to the use of a park or recreation area
- E. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

maybe move these here and reference the ODP for the type of attached housing that is approved.

1.4.5 MULTI-FAMILY RESIDENTIAL USES

- A. Multi-family dwellings including by way of example apartments, condominiums, lofts, flats, rowhomes, and townhomes.
- B. Private recreation
- C. Private clubhouse, club, and lodge
- D. Mixed-Use buildings containing both commercial and residential uses.

not an approved use per the approved ODP, approved uses are single family attached/detached

1.4.6 MULTI-FAMILY RESIDENTIAL PERMITTED ACCESSORY USES

- A. Leasing or sales offices and facilities.
- B. Maintenance shop and facilities.
- C. Private garages, parking structures, and paved parking areas.
- D. Storage facilities for on-site residents.
- E. Private residential and private group outdoor recreational facilities, including by way of example, but not of limitation, swimming pools, basketball courts, playgrounds, and tennis courts
- F. Home occupations, subject to the limitations listed in the Town of Johnstown Zoning Code, and limited in that uses shall be conducted entirely within the dwelling, no advertising is displayed on the premises and no exterior storage is created
- G. Service buildings and facilities normally incidental to the use of a public park or recreation area
- H. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

1.4.7 OPEN SPACE PRINCIPAL USES

- A. Public or private parks and recreation areas
- B. Public, private, commercial and private group outdoor recreational facilities
- C. Buffers
- D. Trails
- E. Native areas
- F. Wildlife habitat

1.4.8 OPEN SPACE ACCESSORY USES

- A. Service buildings and facilities normally incidental to the use of a public park and recreation area
- B. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right

2.0 Procedures

2.1 Design Review Committee & Procedures for Submittals & Approvals for Development Projects

Johnstown and the property owners agree to develop and agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within South Ridge. South Ridge Design Guidelines are the performance standards and serve as design standards for South Ridge.

The following outlines the successive processes for submittals and approvals for development projects. Projects must first be submitted to the South Ridge Design Review Committee (DRC) before submitting to the Johnstown Review Committee (JRC). After approval is gained by both the DRC and the JRC, the project may be submitted for building permit application.

2.2 SOUTH RIDGE DESIGN REVIEW COMMITTEE (DRC)

The purpose of the DRC is to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The South Ridge Design Guidelines legally apply to all land that is part of South Ridge, regardless of ownership, and are in addition to the zoning and land use regulations of local government. The Design Guidelines and supporting documents are administered and enforced by the DRC, which shall consist of the following five members: one Civil Engineer with a minimum of ten years of experience in land planning or development, one Landscape Architect/Architect/Planner with a minimum of ten years of experience in land planning or development, two South Ridge development property owners and one representative from a commercial real estate brokerage or development company with a minimum of ten years of experience.

2.2.1 DRC APPROVAL PROCESS

Any proposal to construct, modify or demolish improvements within South Ridge must have plan approval from the DRC prior to commencement, and following DRC approval must also receive administrative approval, in accordance with these Design Guidelines, from the Town of Johnstown Planning & Development Director. The DRC's review and approval process also applies to signage, changes in property use, and maintenance activities that take place on, or with respect, to property that is part of South Ridge. After the DRC approves a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The DRC may perform periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.

The DRC meets as needed with submittals, and projects are placed on a formal meeting agenda only after applications have been submitted at least two weeks prior to a meeting. Formal presentations to the DRC are mandatory for most development projects, however, most details are reviewed through informal meetings with the DRC representatives. This process is designed to expedite the preparation and approval of the plans for any specific site where development is contemplated. There are three phases in the development approval process.

DRC process includes:

- Pre-design Conference
- Design Development (includes plans and elevations)
- Final submittal

Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A "Notice of Committee Action" letter from the DRC will be sent to each applicant within a maximum of thirty (30) days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

Review fees may be required for all DRC submittals and shall be paid for the phase scheduled for review on or before said review. If the DRC requires that the applicant attend additional meetings with a DRC member or consultants due to incomplete, inadequate or improper submittals, then the applicant shall be responsible for paying the full costs of such services. No written confirmation of a DRC action will be issued until all appropriate fees have been paid. A current schedule of fees is contained in the submittal procedures packet.

2.3 JOHNSTOWN REVIEW COMMITTEE (JRC)

The Town's Review Committee will be composed of members prescribed by Johnstown Municipal Code, or currently established process. The Design Review Committee may seek the assistance of any other Town employee or consultant whose expertise is necessary to review the application. All Town subdivision and re-subdivision requirements, building codes, permits and fees, as adopted by the Town, do apply.

2.3.1 JRC APPROVAL PROCESS

All individual development projects in South Ridge shall be reviewed and approved by the Town pursuant to this approval process. This approval process shall supersede and replace all other Town approval processes for land use developments set forth in the Town of Johnstown's Zoning Code, Comprehensive Plan and any other applicable Municipal Ordinance provisions.

2.3.2 PRE-APPLICATION

The applicant shall schedule a pre-application conference with the Town Planner prior to submittal of any project proposal. The intent of this initial meeting shall be as follows:

- A. To informally discuss the overall context and development objectives for the proposed project.
- B. To review how the project has interpreted the guidelines and criteria for development of the project as set forth in the Design Guidelines.
- C. To review a sketch plan and architectural design concepts prepared by the applicant which illustrates overall site development and major site development components. The sketch plan is intended to be a very preliminary sketch of the development concept and not a formal site plan.

2.3.3 FINAL DEVELOPMENT PLAN SUBMITTAL AND PROCESS

All development projects shall be submitted in compliance with current Town standards and codes. Accompanying the application shall be all required fees as well as a certification from the South Ridge DRC stating that the development as proposed in the application meets all the applicable standards and guidelines of the South Ridge Design Guidelines. The application shall be reviewed for completeness within seven (7) working days of filing. If the Town determines that the application is complete, the application shall then be reviewed by the JRC. If the Town determines that the application is incomplete, the Town shall specify in writing the specific ways in which the application is insufficient or incomplete. The JRC shall review the application for conformance with all of the applicable terms and conditions of the South Ridge Design Guidelines. Said review shall be completed within 90 days for site plans (subdivisions will be subject to public hearing and not part of the 90 day time frame). Review periods for site plans shall be 21 days. Said 90-day period may be extended in writing by the applicant. Review of the application by the JRC is administrative in nature for the purpose of determining that the proposed development as set forth in the application complies with the terms and conditions of the South Ridge Design Guidelines. The JRC has the right to grant variances to the South Ridge Design Guidelines based upon the applicant's ability to demonstrate innovative approaches to design solutions, or future market conditions which the Committee feels is advantageous to, and in conformity with, the intent of the South Ridge Guidelines. In no event shall the JRC grant a variance to the permitted uses in a development parcel.

2.4 JRC APPROVAL

The JRC shall approve the application if it complies with the applicable terms and conditions of the South Ridge Design Guidelines. The JRC may approve the application with conditions. Said conditions shall be specifically related to compliance with standards and guidelines in the South Ridge Design Guidelines and any and all applicable codes, standards, and regulations. If not addressed within the South Ridge Design Guidelines the latest Town of Johnstown standards, codes and regulations shall apply. In the event the JRC determines that the proposed development in the application does not comply with the Design Guidelines, the JRC shall specify in writing the specific reasons in which the application does not meet the applicable criteria.

2.5 JRC APPEALS

The decision of the JRC may be appealed by the applicant to the Johnstown Town Council. The appeal shall be in writing and shall be made within forty-five (45) days of the date of the transmittal of the JRC's decision. The Johnstown Town Council shall hear the appeal within forty five (45) days of the filing of the appeal by the applicant. The decision of the Johnstown Town Council on the appeal shall be final.

2.6 ADDITIONAL CRITERIA & UPDATES

In addition to the criteria herein, the DRC and JRC may promulgate additional criteria that are not inconsistent with the criteria set forth herein. From time to time, any of these additional criteria may be amended by action of the DRC and JRC. Changes in land use or changes greater than the 20 percent dimensional criteria, which shall become a permanent part of the design guideline document, shall constitute a major change and shall be brought back to the Planning Commission and Town Council for review and approval.

2.7 VARIANCES

The DRC may authorize variance from these criteria when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental objectives or considerations may warrant, insofar as they are not superseded by applicable Town of Johnstown zoning regulations. Such variances must be approved by the DRC and JRC. A variation of up to 20 percent in dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated.

2.8 FINAL PLAN AMENDMENTS

Amendments to final plans must be approved by the DRC and JRC.

2.9 RELATIONSHIP TO OTHER DOCUMENTS

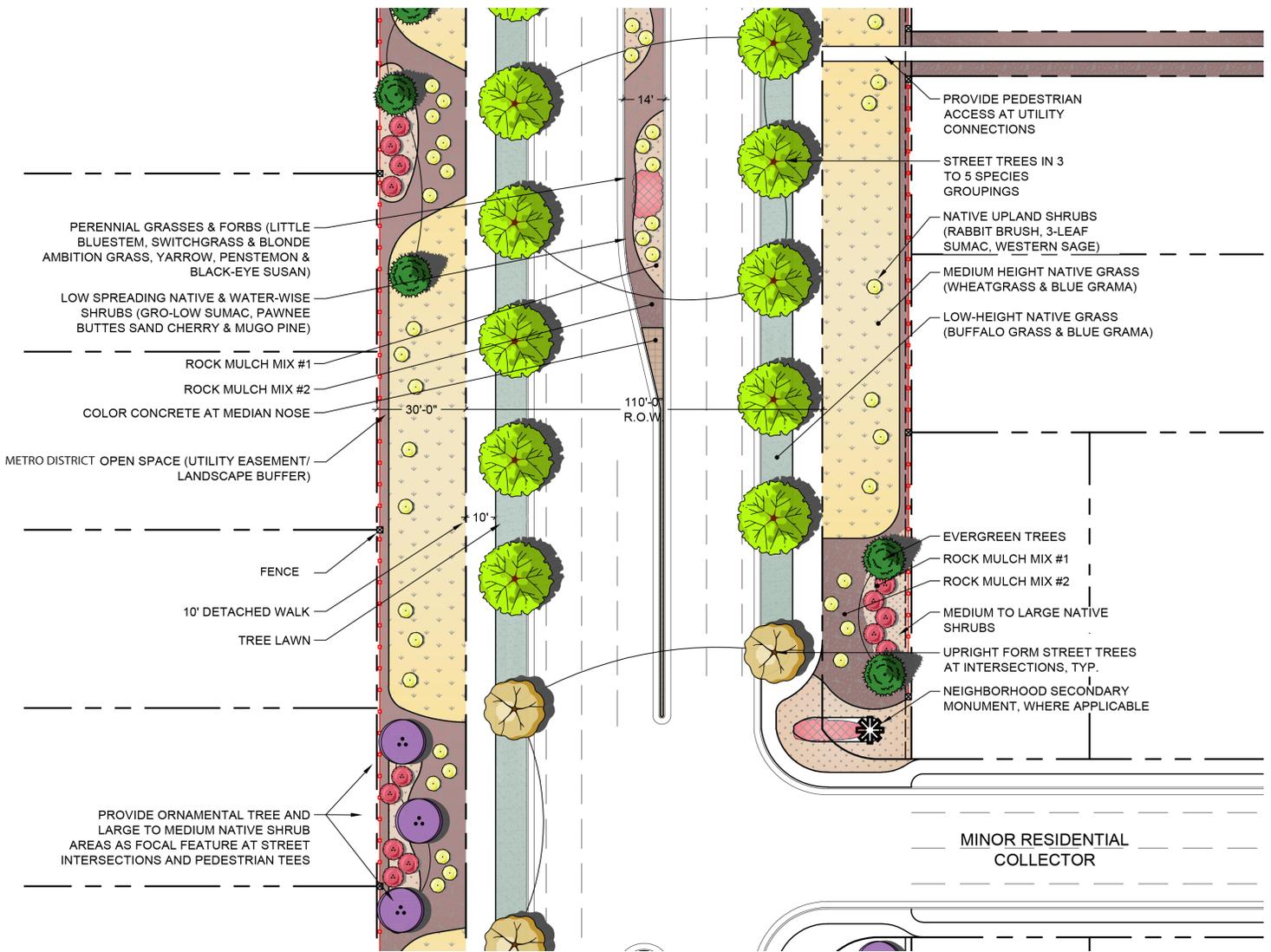
The Design Guidelines establish the guiding principles for review and processing of each development. There are other documents that were used as reference for the Design Guidelines or may be referred to for information not found within the Design Guidelines. The version currently in place at the time the project is submitted.

- A. Town of Johnstown Municipal Code
- B. Town of Johnstown Comprehensive Plan- November 2021
- C. Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan-May 2003
- D. Town of Johnstown Landscape Standards and Specifications
- E. Johnstown Criteria and Construction Regulations-April 2004
- F. Johnstown Transportation Plan`

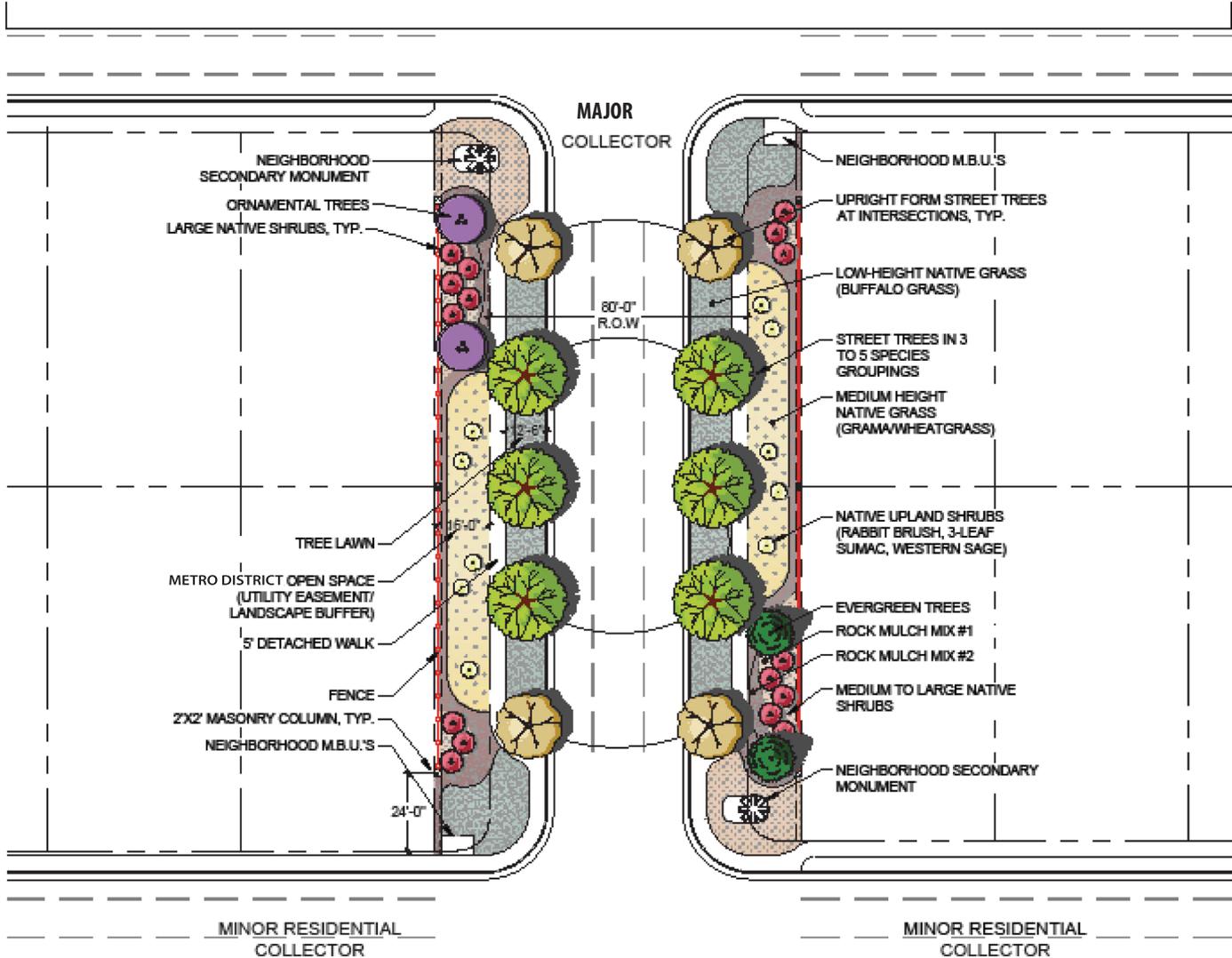
2.10 STREETScape DESIGN

2.10.1 ARTERIALS AND COLLECTORS

Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles and a unique look that sets South Ridge apart. A varying mix of deciduous trees will be planted in alternating rows in order to create a pleasant pedestrian experience. Both drought-tolerant turf and stone will be used for the ground-cover in order to minimize water usage, reduce maintenance, and provide contrasting textures and colors. Shrubs will be planted in masses within areas to emphasize the streetscape forms, screen cars and provide landscape interest. Occasional boulders located along the streetscape will add visual interest as well as tie sign materials into the streetscape. Medians will be planted in a similar fashion or will be constructed of colored & stamped concrete.



MINOR ARTERIAL STREET PLAN



MAJOR COLLECTOR STREET PLAN

Can this be better organized to clearly understand which requirements are for which type of street

Item 1.

2.11 LANDSCAPE GUIDELINES FOR PUBLIC PROPERTY

2.11.1 ARTERIAL RIGHTS-OF-WAY

The Developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Arterial landscaping is intended to provide an overstory street canopy along arterial streets and a landscaped area between the street and pedestrian areas. The right-of-way will be landscaped with at least one (1) tree for every fifty (50) linear feet of right-of-way and 50% of the landscape areas shall be covered with plant material within five (5) years of installation.

- A. Trees will be placed to create a street tree canopy that provides an aesthetic gateway along arterial streets and also functions to cool street pavement.
- B. No single tree species may constitute more than 25% of all trees, either on a specific site or ROW landscaping associated with a project.
- C. Xeric landscape design and principals are encouraged
- D. Arterial or Expressway Rights-Of-Way that is also a State or Federal Highway. This section is intended to provide as close to the full arterial landscaping requirement as allowed or recommended by the Colorado Department of Transportation (CDOT).
- E. Collector Street Rights-Of-Way. The Developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Collector street landscaping is intended to provide an overstory street canopy along collector streets and a landscaped area between the street and pedestrian paths.
- F. Overstory/shade trees will be provided between the curb and the sidewalk with at least one (1) overstory/shade tree for every fifty (50) linear feet of right-of-way.
- G. 50% of the landscape areas shall be covered with plant material within five (5) years of installation.
- H. Xeric landscape design and principals are encouraged
- I. Arterial ROW landscaping shall be completed at time of road construction.

Remove one

Does this apply to collector streets?

Add note stating that street trees are not required for local residential streets

2.11.2 GUIDELINES FOR PRIVATE DRIVES

- A. All Private Drives to be a part of new development shall be constructed to full section width including full depth asphalt, curb and gutter along both sides.
- B. Where Private Drives are existing, and adjustments or damage occurs due to new development, such new developments are responsible for patching and repairing the drives per Town Standards.
- C. Alternate materials such as grass pavers may be approved for emergency access lanes not used for primary traffic at the discretion of the DRC /JRC, the Town and Loveland Fire and Rescue Authority.

2.11.3 PARKS, OPEN SPACE, REGIONAL DETENTION AND NATURAL AREAS

- A. Parks, trail, and open space shall be in conformance with the needs of the Town, as well as all applicable standards, specifications, and codes, at the time of project submittal.

3.0 General Design Guidelines for Development

3.1 SITE ENGINEERING

This section applies to all development within South Ridge and contains specific information on performance standards and guidelines for the design of public areas and private property, construction practices, landscape maintenance and the acceptable plant palette. In utilizing these regulations, one should remain flexible in approach to site design given the characteristics of the site, the nature of the use and the intent of these standards.

3.1.1 SITE PLANNING & DESIGN

Site Design, Building Placement and Orientation

- A. Minimize environmental impact through sensitive design and mitigation.
- B. If possible, orient the long axis of the buildings north-south to avoid winter ice conditions created by long north-facing facades.
- C. Utilize trees to maximize shade in summer and reduce heat gain of paved surfaces.

3.1.2 STORM DRAINAGE

The goal of the design of sites is to minimize runoff and design needed storm drainage systems to meet basic engineering requirements while using the most current technology to improve the quality of the storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases groundwater recharge and improves the environment.

- A. Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for South Ridge. Storm drainage shall not run on a neighbor's lot at rates higher than historic rates prior to construction of the subdivision.
- B. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.
- C. Water from parking lots, roof drains and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby reducing the need for irrigation water and improving water quality by filtration through landscape materials. Roof drains on north side shall be piped to an open space.
- D. Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in open space corridors. Drainage will be sheet flow and surface drained where possible; however, below-grade drainage using storm sewer piping and culverts may be required.
- E. Surface drain systems and detention ponds shall be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary.
- F. Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than 3/8 inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-im-peding surges into the street.
- G. No concentrated drainage over walks, drives or trails shall occur.
- H. Detention areas or other landscape areas that are not used to meet the open space standards of these Landscape Guidelines shall be landscaped as follows:
 - a. Dryland grass or other approved vegetation will be the primary ground cover. All areas within the floodplain, including, but not limited to, the detention area bottom, shall be planted with buffalo grass or other dryland grass if it is maintained free of weeds and irrigation is provided until the grass is fully established. Live plant material other than dryland grass may be planted if it is suitable to the area and is maintained free of weeds and irrigation is provided.
 - b. Detention areas will be landscaped around the perimeter with plant groupings sensitive to the detention area design and will include at least one (1) tree and five (5) shrubs for every 100 linear feet of perimeter. Trees and shrubs are encouraged in other landscape areas where appropriate.
 - c. Clusters shall be separated by a minimum of twenty (20) feet as measured at maturity.

3.1.3 UTILITIES, EASEMENTS & RIGHTS-OF-WAY

- A. Proposed infrastructure within South Ridge will be designed to meet the Town of Johnstown Design Criteria and Construction Regulations at the time in which the Project is submitted are adopted.

3.1.4 GRADING

- A. Provide positive drainage away from foundations.
- B. Site buildings to minimize cut and fill earthwork operations.
- C. There shall be no grading beyond the limits of each property except as agreed upon by adjacent owners.
- D. Maximum slope 3:1. Maximum 4:1 slope for areas that require mowing.
- E. With grading design:
 - a. Avoid un-natural rectilinear forms, abrupt grade transitions, slopes greater than 3:1 max. side slopes
 - b. Provide Irregular forms imitate nature, smooth transition to adjacent grades, varied side and bottom slopes, gentle side slopes and constant side and bottom slopes where possible

3.2 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

3.2.1 WALKWAY DESIGN CRITERIA

- A. All streets shall have sidewalks. The minimum width of sidewalks shall be five (5) feet for residential and collector streets and ten (10) feet for arterial streets.
- B. Arterial streets shall have detached sidewalks and sidewalks shall adjoin the curb and gutter at all intersections.
- C. Internal pedestrian walkways shall be distinguished from driving surfaces through a change in paving materials to enhance the crosswalk.
- D. Provide logical pedestrian connectivity from the street and parking areas to the buildings main entrance.
- E. Provide minimum five (5) feet clear walking area after car overhang (seven (7) foot minimum walk width adjacent to head-in parking and five (5) foot minimum walks apply in all other cases).

This necessary for a residential only site?

3.2.2 RECREATIONAL PATHS & TRAILS

Shall meet the criteria as established in the Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan at the time in place at the time the project is submitted.

3.3 VEHICULAR ACCESS & CIRCULATION

3.3.1 PARKING OVERHANG

Design of vehicular drives/roadways and parking areas shall meet the criteria as established in the Town of Johnstown Design Criteria and Construction Regulations and all other Town standards, specifications and regulations in place at the time of project submittal.

3.3.2 EMERGENCY ACCESS

Provide access for fire, police, ambulance, and other emergency vehicles to buildings in accordance with Loveland Fire and Rescue Authority Development and Construction Requirements. Such access should be fully capable of supporting such vehicles. Where possible, connect emergency access routes between adjacent properties.

3.3.3 SIGHT TRIANGLES

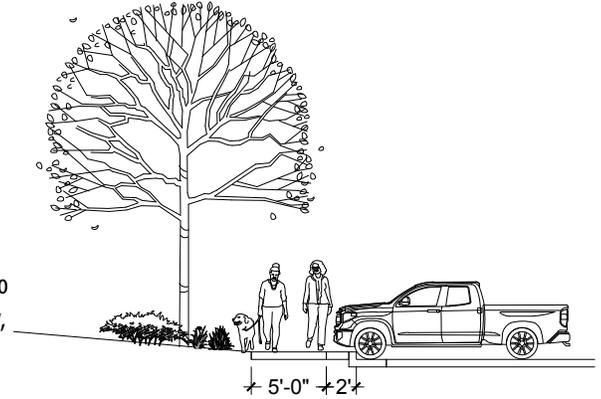
Shall meet the AASHTO requirements and the Town of Johnstown standards, specifications, and regulations in place at the time of project submittal.

3.4 PARKING

3.4.1 PARKING LOT DESIGN

Sufficient parking should be provided for each development so as to avoid conditions that lead to parking on public streets and private drives.

The dimensions of parking spaces will be per the Town of Johnstown Off-Street Parking Regulations, at the time in which the Design Guidelines are adopted, or the approved development plan for the property. Where a use falls under multiple categories listed below the more specific use requirement will apply. Minimum parking requirements are listed in the following table. The DRC & JRC, at their discretion, reserve the right to require a parking study for any new development. If a permitted use is not identified below, the DRC may exercise reasonable discretion based on similar uses listed below or, if similar uses are not noted below, based on research of other adequately parked similar uses.

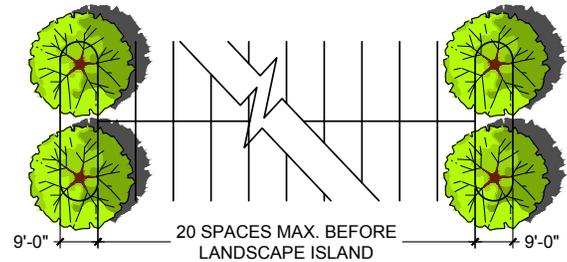
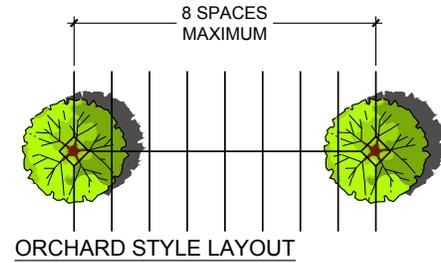


| <i>USE</i> | <i>PARKING REQUIREMENTS</i> |
|-------------------------|---|
| Single-family residence | 2 spaces per dwelling unit |
| Multifamily residence | 1 bed: 1.5 spaces per dwelling unit 2 bed: 2 spaces per dwelling unit 3 bed: 2.5 spaces per dwelling unit |

3.4.2 DESIGN OF PARKING LOTS

Design parking lots to current Americans with Disabilities Act (ADA) standards. Provide equal access in a manner that integrates handicapped-accessibility with ordinary accessibility, rather than separately.

- A. Except where orchard style planting is used, large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of 250 parking spaces. Landscape areas used to break up large parking areas shall be a minimum of fifteen (15) feet in width.
- B. Landscape areas separating parking blocks will have at least one (1) overstory/shade tree or two (2) ornamental trees and five (5) shrubs for every 50 linear feet along the length of the median.
- C. Overstory shade trees will comprise at least 75% of the trees within the landscape area.
- D. In a development, parking lots for each use shall be integrated within the development to the extent possible.
- E. All striping in parking areas shall be white.



3.4.3 INTERIM PARKING LOTS

With DRC and JRC approval, on-grade interim parking may be allowed if weather delays asphalt or concrete paving. It must be landscaped and paved with an all-weather material. Internal parking lot landscaping is not required for interim parking areas, but perimeter landscape treatments shall be consistent with the landscape requirements for permanent parking lots. Interim parking lots shall be limited to 1 year (12 months with 2-6 month extensions) of use.

3.4.4 BICYCLE PARKING

- A. Bicycle parking facilities are required for all land uses, except for single-family attached or detached housing.
- B. Bicycle parking facilities shall be located to provide safety, security and convenience for bicycle riders. Such facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic.
- C. Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a three (3) foot separation distance or a curb or other physical barrier.
- D. For security reasons, bicycle-parking areas should be located so they are highly visible from building entrances and convenient for employees, yet not generally visible from roadways.
- E. It is recommended that bicycle parking facilities be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel and permanently attached to the pavement foundation.
- F. If the bicycle facility is to be used at night, it should be sufficiently illuminated.
- G. Select bicycle racks that provide for a wide range of bicycle types and individual security devices. Designs should facilitate bicycle lockup.
- H. Provide protection from the elements. Specific considerations include the following:
 - I. Shelters and bike lockers are encouraged but not required.
 - J. Protected overhangs incorporated into a buildings design are a desirable solution.
 - K. Shelter design and materials should compliment the architectural design of the primary building.

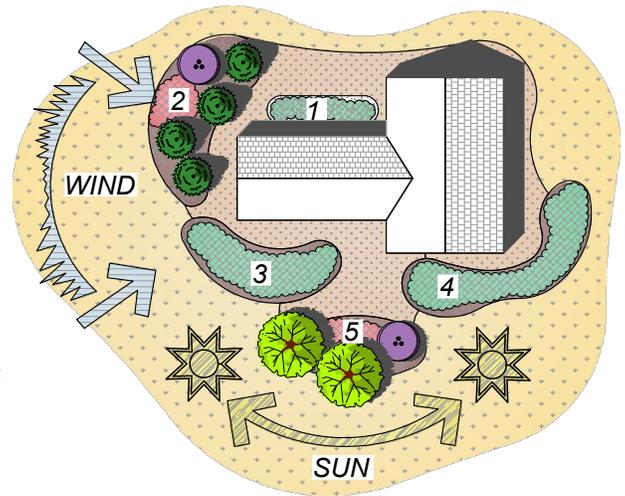


3.5 LANDSCAPING

3.5.1 LANDSCAPE DESIGN PRINCIPLES

All development shall demonstrate adherence to the following landscape design principles:

- A. Provide biodiversity that relates to the area's natural systems.
- B. Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements and the use of herbicides and pesticides.
- C. Use environmentally friendly, "green" materials where possible.
- D. Design landscapes to create a naturalized appearance. Use plant materials that are indigenous to Northern Colorado where possible. (See the plant list in the Appendix). Only use introduced species in order to achieve design objectives that cannot be achieved with the use of native species.
- E. Locate plants in microclimatic conditions that are appropriate for that species. Only use high water-requiring plants in areas where they will naturally benefit from runoff or available ground water. Do not rely solely upon an irrigation system to provide water to high water-requiring plants.
- F. Group plant materials of similar water needs and arrange in concentric circles or layer of progressively less water use in order to maximize the efficiency of applied irrigation.
 - a. Plant species more susceptible to sun, wind & cold temperatures in sheltered areas.
 - b. Evergreen trees to provide shelter from winter winds.
 - c. SW facing plants should tolerate summer heat & drying winds.
 - d. Eastern facing areas allow some shelter from sun & wind.
 - e. Deciduous trees shade in summer and let light through in winter.



3.5.2 MICROCLIMATIC CONSIDERATIONS

- A. Use plant materials to provide buffering of structures and outdoor use areas from extreme climate conditions.
- B. Coordinate the design of the landscape with site erosion protection, storm drainage and water quality improvement systems.
- C. Utilize a minimum of three (3) inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
- D. Where natural soils are not of high quality, improve soil structure by the addition of composted organic material.
- E. Design and manage irrigation systems to achieve peak efficiency.
- F. No turf grass shall be allowed in landscape areas less than eight (8) feet in width.
- G. Rock mulch shall be used in all planting beds. Wood mulch may be used in perennial beds but will not be accepted along property boundaries.
- H. Native seed shall be limited to areas adjacent to regional detention or the existing natural area & is required to be irrigated until establishment.

3.5.3 EXISTING VEGETATION PRESERVATION

Existing vegetation shall be preserved to the extent reasonably practicable. Special attention shall be paid to preserving significant vegetation within larger open space areas.

- A. Locate site and building improvements to preserve significant natural vegetation to the extent reasonably practicable.
- B. Within open space areas, preserve and incorporate into the landscape plan any existing healthy tree (meeting species restrictions) of 6-inch caliper or larger and located more than twenty (20) feet from any proposed building location. Preserve all trees over 24-inch caliper, unless deemed unhealthy or unsuitable for preservation.
- C. Incorporate tree wells or retaining walls as necessary in the landscape plan to protect existing trees and to maintain historic drip lines.
- D. All existing plants that are incorporated into the design will be adequately protected from damage during construction by an orange construction fence (4 feet high) secured with steel t-posts at the drip line of each tree. Sufficient posts shall be used to maintain the fence in erect condition at all times. Hand grading only shall be allowed within the limits of the construction fencing. No more than 6 inches of cut or fill shall be allowed within the drip line of any tree designated to remain.
- E. If on-site replacement is not possible, the Developer shall provide an equal replacement of caliper lost or a ratio of three new trees to one existing tree

on-site as mitigation for any desirable trees lost due to or prior to construction.

- F. Existing landscaping may be used to satisfy the quantity requirements of landscape guidelines. One existing tree or shrub may be considered as satisfying one tree or shrub requirement.
- G. All existing trees over 6 inches in diameter will be surveyed as part of the landscape requirements and have location, species, size, and condition or health noted. Trees that are of good or better quality, and are a desirable species, should be incorporated into the design in their existing location whenever possible. If design solutions create undue hardship, as determined by the DRC and JRC, replacement shall be made per requirements above.

3.5.4 PARKING PERIMETER LANDSCAPING REQUIREMENTS

- A. Perimeter landscaping requirements for parking areas include a minimum seven and one-half (7.5) foot wide landscape area with one (1) tree and five (5) shrubs per 600 square feet or portion thereof. When combined with adjacent properties requirements, this perimeter landscape will become fifteen (15) feet wide.
- B. Where two (2) parking perimeter landscape areas abut each other, the first to develop shall provide the tree requirement. The tree requirement for the abutting development need not be met, however, the second Developer is responsible for installing the shrub requirement.
- C. Where parking areas are located directly adjacent to residential development, both the parking lot buffer requirement and the nonresidential buffer requirements shall apply.

3.5.5 PARKING INTERIOR LANDSCAPING REQUIREMENTS

- A. Interior rows of parking spaces will provide a landscape island at the end of each row of parking spaces. Landscape islands will also be provided within the row of parking spaces so that there are no more than twenty (20) consecutive parking spaces without a landscape island.
- B. Landscape islands will have minimum dimensions of nine (9) feet by the length of the parking row.
- C. Islands will be landscaped at a rate of at least one (1) overstory/shade tree and three (3) medium or five (5) small shrubs for each 9 foot by 20 foot parking island. Overstory/shade trees will comprise at least 75% of the trees within the landscape islands. Evergreen trees shall be prohibited in parking lots unless island widths are sized to accommodate mature growth.
- D. Landscape islands will contain rock mulch or irrigated grass. Turf shall only be used in medians when highlighting a special design element. Turf areas must be at least 10' wide and occupy no more than 15% of the median's landscape area.
- E. Where orchard style planting is proposed in parking lots, internal landscaping shall be provided at a rate of one (1) tree and two (2) shrubs for every ten (10) parking spaces. At a minimum, one (1) diamond-shaped tree planting pit shall be provided for every eight (8) parking spaces. No shrubs shall be planted in the diamond tree planting pits and will be located in end islands and other landscape islands instead.
- F. A concrete pedestrian walk, at least six (6) feet wide, will be provided along the length of the landscape median closest to the building entrance. The walk will connect to perimeter pedestrian walks, whenever possible, and include raised and striped crosswalks.
- G. Planting trees and non-low-growing shrubs in the vehicle overhang area is not allowed.

3.5.6 SINGLE FAMILY LANDSCAPE GUIDELINES

- A. At least 75% of the yards adjacent to the street will be treated with landscape materials. At least four (4) shrubs will be planted on every lot containing a one-family dwelling. At least one (1) tree of one and one-half (1-1/2) inch caliper shall be provided for each lot of 70 foot frontage or less and at least two (2) trees for every lot in excess of 70 foot frontage. For corner lots, the same quantities shall be required for each street. The trees shall be located so as not to interfere with sight distances at driveways. Trees required in the adjacent right-of-way may not be used to meet this lot standard.
- B. The trees and shrubs will be installed prior to certificate of occupancy unless it is not practical to install the landscaping prior to occupancy because of weather or other necessary delay, as approved by the Planning Development Director.

3.5.7 COMMON OPEN SPACE

Common Open Space is land commonly owned and maintained by a Metro District. Common open space required in all subdivisions and PUDs shall be landscaped as follows:

- A. Common open space areas will have live ground cover over at least 75% of the area, unless otherwise approved by the Town. Bluegrass is not the only option for these areas and the Town encourages the Developer to pursue water saving goals as listed in Section H.12 of these Standards.
- B. All ground cover, ornamental turf and turf shall have an irrigation system that is designed to meet the needs of the plants and that is designed to meet Town Standards. Common open space in one-family subdivisions or PUDs or portions of subdivisions or PUDs containing one-family dwellings shall be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 4,500 square feet of landscaped area.
- C. Up to 30% of the required shrubs may be substituted by trees at the rate of one (1) tree for ten (10) shrubs.
- D. At least 50% of the trees will be overstory/shade deciduous species and 25% of the trees will be coniferous species, where appropriate.
- E. The Developer shall have all landscaping improvements completed and in acceptable condition prior to the Town's construction acceptance of public

Remove, multi-family apartments are not allowed per the approved ^{Item 1.} ODP.

improvements and prior to turning the common open space areas over to a Metro District for maintenance.

F. No single tree type shall make up more than 25% of all trees

3.6 LANDSCAPE FOR NON-SINGLE FAMILY RESIDENTIAL USES INCLUDING PUDS & MULTI-FAMILY RESIDENTIAL

- A. Fifteen percent or more of the lot/parcel will be landscaped, common open space.
- B. Common open space that is not a detention pond will be landscaped at a ratio of at least one (1) tree and five (5) shrubs for every 1,000 square feet, except as required for parking lot screening and buffers, which may require additional plant materials.
- C. Buffer landscaping will be provided as follows:
 - a. At least ten (10) feet wide adjacent to minor collector and local street rights-of-way.
 - b. At least twenty-five (25) feet wide adjacent to arterial streets and major collector rights-of-way.
 - c. Buffers will be designed to provide one tree and five shrubs for every 750 square feet.
 - d. 25' buffer between light industrial and residential
- D. Where nonresidential, multifamily or group living uses are adjacent to existing or projected single-family residential or duplex uses, one of the following shall be provided:
 - a. A fifteen (15) foot wide on-site landscape area with berming and one (1) tree and five (5) shrubs per 600 square feet or portion thereof; or
 - b. A ten (10) foot wide on-site landscape area with one (1) tree and five (5) shrubs per 400 square feet or portion thereof with intermittent six (6) foot privacy fencing; or
 - c. A five (5) foot wide on-site landscape area one (1) tree and five (5) shrubs per 250 square feet or portion thereof with a continuous six (6) foot privacy fence.

3.6.1 LANDSCAPE PERFORMANCE STANDARDS

- A. Landscaping shall be completed prior to Certificate of Occupancy (C.O.). If landscaping cannot be completed due to cold weather the Town may grant a C.O. upon receipt of a sufficient letter of credit or cash surety and a written schedule for completion. No letter of credit or surety is required if the landscaping is to be performed by the Metro District.
- B. All landscape plans for a non-residential use shall be prepared by a professional landscape architect.

3.6.2 IRRIGATION SYSTEMS

All landscape areas shall have an automatic clock-activated irrigation system - Landscape areas without an irrigation system and bearing live plant material will require temporary irrigation until the plants are established and a reliable water source sufficient to sustain plant life is provided.

- A. Irrigation systems shall meet the following criteria:
 - a. All irrigation systems shall be non-potable where possible and coordinated with the home owners association.
 - b. All irrigation systems shall be designed and installed to the specifications of the home owners association Irrigation Guidelines.
 - c. All potable water systems shall be equipped with a backflow prevention device.
- B. Portions of irrigation systems may be comprised of temporary irrigation components to irrigate native areas if the Town determines that all of the following standards are met. A clear description of proposed temporary irrigation must be provided on the landscape plan and approved by the Town:
 - a. Plant selection, design, installation specifications and site conditions combine to create a microclimate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
 - b. All portions of the landscaped area served by temporary irrigation will be within 150 feet of an exterior water source to enable hand watering during extended dry periods.
 - c. Above ground temporary irrigation systems shall be approved on a case-by-case basis only if the native area is large enough to warrant the use. Above ground systems will be the responsibility of the Developer until grasses are established and the system is removed. No such system shall be permitted to be turned over to the Metro District for maintenance.
 - d. The temporary irrigation will provide reliable automated irrigation for the plants during the establishment period.
 - e. The Developer has demonstrated the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.

3.6.3 SOIL AMENDMENT

Soil amendment is only necessary in planting beds and blue grass/ fescue turf areas. Where soil amendment is necessary, minimum requirements for soil

preparation shall include three (3) cubic yards of organic material for 1,000 square feet of existing soil tilled to a minimum depth of six (6) inches. Regardless of existing soil conditions tree and shrub pits shall be backfilled using a mixture of one-third existing site soil, one-third topsoil and one-third organic matter.

3.6.4 PLANT SELECTION AND DIVERSITY

Plant selection and diversity will be per Town Standards. Tree species prohibited within the Town per Town Standards will be removed by the Developer in existing landscape areas, when appropriate, and will not be planted in new landscape areas.

- A. All landscaping materials shall consist of healthy specimens compatible with local climate and meet the requirements included in these standards.
- B. The plants listed in the Town of Johnstown Landscape Standards and Specifications Appendix A should be used as a guideline for recommended use. Due to the variety of available plants, non-prohibited species that are not on the list may be planted provided they are replaced by an approved species if they fail to survive. Plants selected should be appropriate for the specific location and purpose.
- C. Up to one-third of the proposed trees for a project may be of fast-growing varieties, such as cottonless Cottonwood (*Populus sargentii*), Aspen (*Populus tremuloides*) and Silver Maple (*Acer saccharinum*). Two-thirds of the proposed trees shall be slower growing, long-lived trees, such as Norway Maple (*Acer platanoides*), Oak (*Quercus* sp.), Linden (*Tillia* sp.), Honeylocust (*Gleditsia triacanthos inermis*) and other hard Maples (*Acer saccharum* or *rubrum*). The variety shall be sufficient to minimize the effect of plant disease.
- D. Recognizing that it is undesirable to plant a large percentage of one tree species which may result in uniform disease susceptibility and eventual extinction of that species, the following diversity standards shall be required:
- E. For any one proposed development project (including common open space areas), no more than 15% of any one species of tree (for trees considered hardy in this area), or 10% of any one (1) species of tree considered marginally hardy for this area, shall be proposed. This shall be measured per total trees in the development, including existing trees.
- F. For small development projects, exceptions to the above diversity requirement may be allowable where the size of the development makes minimum diversity percentages unreasonable. A variance request is to be made by a note on the landscape plans and shall be subject to approval by the Town Planner.
- G. Coniferous trees shall comprise 25% of any landscaped area, where suitable. Unsuitable areas include areas where icy conditions may be created with the use of conifers at road intersections, road curves, bike path intersections, bike path curves site distance restricted areas or narrow areas. Locate conifers so mature spread will not overgrow streets or walks.
- H. Ornamental trees can only replace large canopy trees at a rate of three (3) ornamental trees to one (1) large canopy tree (not to exceed 25% of the total tree requirements). Fruit bearing or thorny trees shall not be permitted within five (5) feet of sidewalks or streets, as calculated from mature canopy width of tree.
- I. Shrubs shall be a mixture of evergreen and deciduous varieties. Small shrubs shall be used between the bike path and the curb along street rights-of-way to avoid safety obstructions.

3.6.5 STREET TREE MINIMUM STANDARDS

- A. Species that generally have branches less than fifteen (15) feet above the roadway at maturity shall not be used as street trees unless they are located such that no interference with the roadway will occur at maturity. Minor trimming and branch removal should be performed to maintain the fifteen (15) foot requirement and eight (8) foot minimum clearance over sidewalks and bike paths.
- B. Trees prohibited from planting within the Town of Johnstown include the following: cotton-bearing Cottonwood, Lombardy Poplar, Box-elder, Siberian or Chinese Elm, Russian Olive and Ash trees (*Fraxinus* spp.).
- C. Trees prohibited from planting within street right of ways include the above plus the following: Fruit and/or thorn bearing trees (prohibited from within five (5) feet of bike path as measured from edge of mature canopy), willow (all varieties), Tree of Heaven, Cottonwood (all varieties), and Silver Maple.
- D. Trees recommended for use within the Town of Johnstown include those listed in Plant Materials List found in appendix of the Town of Johnstown Landscape Guidelines.
- E. Planting sizes for required landscapes:
 - a. Deciduous shade trees: 2-inch caliper
 - b. Ornamental trees: 1-1/2-inch caliper
 - c. Evergreen trees: 6 foot – 8 foot height (with a minimum of 25% at 8 foot height)
 - d. Multi-stem ornamental trees: 8 foot – 10 foot height
 - e. Shrubs: 5-gallon container
 - f. Vines: 1-gallon container
 - g. Ground cover/perennials: 2-1/4 inch pots

3.6.6 LANDSCAPE MAINTENANCE

Maintenance includes all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning as well as removal of tree wrap and staking, and bike path snow and ice removal per standard horticultural practices and Town code. Plant materials that show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material will be replaced according to an approved landscape plan. An initial inspection of landscaping installation will be done at the time of development or change in use.

- A. The Developer and subsequent owner(s) shall be responsible for maintaining all on-site and common landscaping as shown on an approved landscape plan or as existing if an approved landscape plan does not exist.
- B. The Developer and subsequent owner(s) shall be responsible for maintaining the landscaping public improvements on all adjacent rights-of-way as shown on an approved landscape plan or as existing if an approved landscape plan does not exist, unless a maintenance agreement is reached with another entity. The Town, at its discretion, may add, remove, replace, or maintain landscaping within the right-of-way per Town standards.
- C. The Developer may request Town maintenance of arterial rights-of-way where there will not be a property owners association in the development or subdivision. The following standards shall apply:
- D. Acceptance of maintenance will be based on the determination that the public interest is served by Town maintenance.
- E. The Developer will maintain the improvements for two (2) years following construction acceptance by the Metro District of such improvements, and thereafter until the Town has granted final acceptance for maintenance for those improvements.
- F. The Developer may request Town maintenance of other facilities not included above. The following standards shall apply:
- G. Acceptance of maintenance is based on the determination that the public interest is served by Metro District maintenance.
- H. Installation of all improvements shall meet or exceed Town Standards.
- I. The Developer will maintain the improvements for two (2) years following construction acceptance by the Town of such improvements, and thereafter until the Town has granted final acceptance for maintenance for those improvements.
- J. The Developer and subsequent owner(s) shall be responsible for maintaining all irrigation systems in sound condition and so all plant material receives the necessary amount of water. Leaks and other broken and/or non-performing equipment shall be repaired in a timely manner. Systems shall be periodically adjusted to eliminate water spraying onto paved surfaces. Watering times shall be regularly adjusted to meet the seasonal needs of the plants while minimizing over-watering.

Include language that all proposed signs must get DRC approval before submitting to the Town for sign permit

3.7 SITE DEVELOPMENT SIGNAGE

3.7.1 PURPOSE

The following sign guidelines provide a language for all signage which helps to create a unified image for South Ridge. All freestanding signage within the development will bear the style and logo of South Ridge. Freestanding signs located throughout the development are unified through the use of similar geometry and a repetition of a common materials palette. Building mounted signs are regulated by limiting size. The following signage requirements are congruent with Town of Johnstown Sign Code, any variations are noted.

3.7.2 PROHIBITED SIGNS

The following signs are prohibited:

- A. Any sign which would violate sight distance triangle requirements.
- B. Any nonpublic sign on the right-of-way or on a property other than that which it advertises.
- C. Any sign which, even though in general conformance with the standards and requirements of this sign code, is a dangerous sign due to interference with a traffic control device by being in direct line between the control device and oncoming traffic or otherwise in visual competition with a traffic control device or resembling a traffic control device.
- D. Any sign that is erected in such a location as to interfere with motor vehicle traffic.
- E. Any sign employing a lighting or control mechanism which causes radio, radar, television, or telecommunication interference.
- F. Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as a means of egress or ingress or for firefighting purposes, or any sign so placed as to interfere with any opening required for light or ventilation.
- G. Flashing, blinking or other moving signs and searchlights/klieg lights.
- H. Animated signs, including revolving, whirling, twirling or any other sign which uses motion, either implied or actual, except that barber poles (not exceeding five (5) feet in length which are not roof-mounted), windmills and time and temperature signs are permitted.
- I. Structurally unsafe signs as determined by the chief building official, based upon criteria established in the adopted Town codes.
- J. Roof signs.
- K. Box signs.*
- L. Wheeled advertising devices, except for currently licensed, operative vehicles which are primarily used by their owners for service, delivery or general

transportation on a regular basis.

- M. Any merchandise displayed outside of a building in such a way as to attract attention when viewed by the general public by placement upon a pole, a fence, a platform, roof or other similar device or structure shall be considered as a sign and shall be prohibited unless otherwise approved by the Planning and Zoning Commission. This shall not, however, be construed to prohibit merchandise customarily stored outside of buildings and placed upon shelves or tables, such as automobiles, campers, boats, plant materials, produce or lumber.
- N. Any sign regulated by the State of Colorado Department of Transportation rules and regulations pertaining to outdoor advertising not approved by the CDOT. (Ord. 682, § 1, 2001)
- O. Monopole signs

*Varies from Town of Johnstown Sign Code

3.7.3 SIGN AREA MEASUREMENT AND ALLOWANCES

(Allowable sign areas and sizes shall be per the standards listed below)

- A. Animated:
 - a. Size of sign is based upon the sign type (i.e., freestanding, wall or projecting)
- B. Bulletin Boards:
 - b. Nonresidential, nonagricultural and multiple-family uses only.
 - c. Maximum area, thirty-two (32) square feet.
 - d. Maximum height, eight (8) feet.
 - e. Maximum one (1) per street frontage.
 - f. Must be set back a minimum of ten (10) feet from any private property line and from a public right-of-way; one (1) foot setback for signs up to six (6) feet in vertical height; one (1) foot for every foot of height greater than six (6) feet.
- C. Freestanding residential districts:
 - a. Permitted in residential zones only.
 - b. Maximum sign area is one hundred (100) square feet.
 - c. Maximum of one (1) per street frontage, said street being on the boundary of the development.
 - d. Maximum height all residential districts, six (6) feet.
 - e. Maximum height in all multiple family use districts, twelve (12) feet.
 - f. Must be set back from any private property line and from a public right-of-way one (1) foot setback for signs up to six (6) feet in vertical height; one
 - g. (1) foot for every foot of height greater than six (6) feet.
 - h. May be illuminated.
- D. Residential development entryway signs:
 - a. One (1) for each major entryway;
 - b. Not to exceed twenty (20) square feet in area or six (6) feet in height; Freestanding-type signs must be set back onto the property a minimum of ten (10) feet, unless incorporated into a traffic island entrance, then twenty-five (25) feet back from the face of the street curb and three (3) feet from the edge of the traffic island;
 - c. Fence or wall-incorporated-type signs may be placed parallel with and at the property line following the same height and sight distance requirements as for a wall or fence.
 - d. Subject to a revocable permit in favor of the Town if situated in the right-of-way.
- E. Maximum sign area is based on the Town of Johnstown current standards at the time of sign permit application.
- F. Illuminated signs:
 - a. Within one hundred (100) feet of residential use or district, internal lighting only.
 - b. Over one hundred (100) feet from a residential district, any type of lighting source is allowed, except search or flashing lights, or directed so that the light shall not adversely affect surrounding premises or safe vision on public or private roadways, including highways.

- G. Portable signs:
- A-frame or pedestal style only;
 - Maximum area: Six (6) square feet;
 - One (1) per street frontage;
 - Must be set back a minimum of ten (10) feet from the street right-of-way line if over forty-two (42) inches or two (2) feet if forty-two (42) inches high or less;
 - Must be anchored to the ground or weighted sufficiently to prevent movement by force of wind.
 - May not interfere or block pedestrian or vehicular traffic.
- H. Projecting signs:
- Maximum height: top of wall or parapet; not to be roof-mounted;
 - Maximum projection: Shall be in accordance with building codes, requirements for "Construction in Public Right-of-Way."
 - Maximum size: Two (2) square foot for each one (1) foot of height of the building wall to which the sign is to be attached;
 - Projecting and wall sign not permissible on same wall;
 - Maximum number: One (1) per street frontage.
- I. Public information signs:
- As defined with the approval of the Town Administrator or designee.

Whats temporary, how long?

3.7.4 TEMPORARY SUBDIVISION SIGNS

- A. Temporary model home signs:
- One (1) per model home;
 - Not to exceed twelve (12) square feet each and not over six (6) feet in height if a freestanding type; and
 - Must be set back from property lines a minimum of ten (10) feet or a distance equal to height, whichever is greater.
 - Temporary residential subdivision signs.
 - Temporary signs are prohibited upon public rights-of-way. Temporary signs found by an enforcement officer to be located within Town rights-of-way shall be removed by such enforcement officer with no requirement of notice.
 - Construction signs shall not exceed thirty-two (32) square feet and twelve (12) feet in height. One (1) per street frontage is allowed between the time a building permit is issued and the time a certificate of occupancy is obtained.
 - Political and real estate signs may be located on property only by permission of the landowner.
- B. Wall or painted:
- Maximum area to be no larger than two (2) square feet for every linear foot of the side of the building having a public entrance and facing a public street, alley or parking lot to which it is affixed. Signs affixed to attached or detached canopies and marquees or awnings shall be considered wall signs and shall be calculated based upon the length of the wall to which they are attached or adjacent.
 - Each ground floor tenant or use shall have the right of wall signage upon any wall which fronts upon a public street, or if not fronting upon a public street, upon any wall which fronts upon a major interior drive having direct access to a public street. For uses that have a rear entry or delivery door, one (1) non-illuminated wall sign per use, not to exceed ten (10) square feet, is permitted.
 - For buildings with flat roofs, wall signs shall not extend above the top of parapet or mansard, shall not extend more than three (3) feet above the deck line.
 - May not extend more than fifteen (15) inches beyond the surface of the wall and may not extend beyond the side of the wall.
 - Commercial, industrial, multiple-family, public and semipublic uses only.
 - Cannot be used on the same wall as a projecting sign.
 - Must be placed on an approved wall area.

3.7.5 FREESTANDING SIGNS

- A. Residential Identity Signs:
- Residential free standign monument signs shall meet Johnstown standards.

B. Regulatory Signs

- a. Regulatory signs shall follow the guidelines established in the Town of Johnstown Design Criteria and Construction Regulations.

3.7.6 OTHER DISPLAY AND INFORMATIONAL ELEMENTS

A. Banners:

- a. Retail uses are allowed one (1) banner per building, not-to-exceed seven (7) days in a six-month period. Office, Light Industrial and other Commercial uses are allowed a one (1) day special event directional sign announcing open house/grand opening events.

B. Window Signs:

- a. Window painting is not allowed. Each business will be allowed one (1) "OPEN" neon sign. No other neon signs are allowed, except as specifically approved by the DRC and JRC. No decals or signs may be installed in doorways, windows or other areas visible to the public view from the exterior of the premises. The real estate window sign is intended for use where leasable office space is available.

C. Building Entry Information:

- a. If applicable, each business shall be allowed to post building or occupant names, hours of operation, emergency information, delivery hours and other required notices near its main exterior entrance on a wall or adjacent glass side-light adjacent to main entry doors. Maximum letter height shall be one (1) inch for basic information. Name of the building or occupant may be three (3) inches tall. Logos shall be a maximum of six (6) inches tall. All type must fit within a maximum 2 feet by 2 feet area. Type style shall be consistent with other building signs.
- b. Wall mounted information shall be applied to a panel that is compatible with the surrounding wall treatments. The panel area shall not exceed four (4) square feet.
- c. Buildings that provide service entrances shall be allowed an additional sign on or adjacent to each delivery door. Information shall be limited to a four (4) square feet area and design shall be consistent for all exterior doors of the building.

Out of sequence

change to "all fences and walls subject to DRC approval prior to submitting to Town for fence permit."

3.7.1 SITE FURNITURE

Shall be complementary to the architecture, and if part of a larger complex of buildings, complementary with the other site furnishings in that complex.

3.7.2 FENCING & WALLS

No wood retaining walls are allowed (nonresidential only). Fencing and walls shall match building architecture. All fences and walls subject to DRC and JRC approval.

3.7.3 LIGHTING

Lighting shall comply with the Town of Johnstown lighting standards.

Please state clearly who is responsible (developer or homeowner) for fencing, where is it required, and what types are required to use. recommend including a graphic to show where/who installs fence. We've had a lot of confusion lately with this on other projects as to who is responsible, what is required and what are the options, if any.

3.8 SINGLE FAMILY RESIDENTIAL

3.8.1 Single Family Residential Site Design

- A. Strategic views of the mountains and other natural features shall be encouraged in the development.
- B. Refer to the SouthRidge ODP for minium lot sizes.
- C. Pedestrian circulation should be continuous throughout the development and connect to adjacent attractions.
- D. Outdoor recreation opportunities for children and their parents should be provided.
- E. Entryways to the neighborhood should be emphasized with signage, fencing, walls and/or landscaped medians.
- F. Homes should be varied in location along lots to create variety along the street.
- G. Landscape plans shall be designed by a landscape design professional and shall include at least two (2) trees and four (4) shrubs planted on every lot containing a one-family dwelling. At least one (1) tree and four (4) shrubs will be planted in the front yard of non-corner lots. At least two (2) trees (one in the front yard and one in the side yard adjacent to the street) and four (4) shrubs (in the front or side yard adjacent to the street) will be planted on corner lots. Trees required in the adjacent right-of-way may not be used to meet this lot standard.
- H. Landscaping to be installed as soon as weather permits, but in any event no later than six (6) months after a home is closed.
- I. Perimeter fencing shall be two-rail, post and dowel wood. "Mesh" type material will be allowed on the inside of the perimeter fencing. Other types of fencing may be allowed with DRC and JRC approval. Similar to fence comment above, who is responsible for this?
- J. Neighborhoods should have, at a minimum, 3 rail fencing along arterial and collector streets. Arterial fencing should noticeably deviate away from

Two different requirements for corner lots, code requires 1 tree and 4 shrubs for each street, so 2 trees and 8 shrubs.

and required setbacks

the straight fence line to create small landscaped "pockets". Opportunities include entryways, street corners or fencing that runs over 600 feet. These pockets may be located within easements to allow consistent irrigation and maintenance along with the arterial landscaping.

- K. Free-standing flag poles are not allowed. One wall-mounted bracket per home shall be allowed.
- L. All elevations are also subject to Town staff approval prior to permit.

3.8.2 RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

A. General Conditions for Single Family Residents

- a. Housing model variety is strongly encouraged and each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from other housing models. The characteristics shall include different floor plans, exterior elevations, exterior materials, roof lines, garage placement, and the placement of the footprint on the lot and/or building face.
- b. To the extent feasible every front facade shall face the street and all units shall provide for a walk (hard surface) connection to the public walk system.

Code minimum is 30%, need to justify reducing the minimum. Also masonry needs to wrap around corners at least 24"

B. Front Elevation

- a. The front facade elevation shall consist of a mix of materials to provide an interesting and pleasing residential unit and streetscape.
- b. The front facade shall include a minimum of 20% stone or brick. The garage door, front door and windows shall not be included in the calculation for percentage.
- c. The color of all exterior materials will be subdued to blend with the colors of the natural landscape. Muted earth tones, primarily in hues of tan, brown, charcoal, or gray, or variations of blues, yellows, and greens are recommended. Accent colors used judiciously and with restraint may be permitted including white clad windows and entry doors or an accent color for the entry / front door and "peak" area may be used. A maximum of three colors each for the base trim and accent is encouraged. Light tones which unduly contrast with the surrounding landscape may be prohibited by the DRC.

C. Front Porches

- a. It is encouraged to provide a front porch or a well-defined entry for all residential homes.
- b. A front porch shall have a minimum depth of 4'-0" (as measured from the front facade to the posts, railings and spindles) and a minimum length of 4'-0".
- c. A front porch can intrude 4' into setback but must remain outside the utility easement.
- d. Posts and railings or a short "sitting wall" shall enclose all porches with a floor elevation more than 30 inches above finish grade.
- e. A well-defined front entry shall be a minimum of 4 feet wide and 4 feet deep. The width of the entry at its outer opening shall be a minimum of 2 feet wider than the width of the entry door, unless a Variance is approved under Section 1.9.

D. Garages

- a. If a three car garage is to be built, then one garage bay will be offset from the primary façade of the dwelling or a covered porch by at least two feet.
- b. With car garage doors that are visible as part of front building elevations, shall not comprise more than sixty five (65) percent of the ground floor street-facing linear building frontage. Corner lots are exempt from this condition. Three car garages may comprise a higher percentage.
- c. Each detached single family dwelling shall include an attached or detached two car garage and may include a larger garage up to three (3) garage doors only.
- d. Garage doors will be detailed with grids or panel patterns, and/or windows with decorative trim features. Garage colors will be complementary in color and design to the house exterior. Other DRC solutions to mitigate the impact of garage doors may be considered if approved by the DRC.
- e. Garage doors may be located on another side of the dwelling (side loaded) provided that the side of the garage facing the street has windows or other DRC features that mimic the features of the living portion of the dwelling.
- f. Tapering driveways at the street curb unless the driveway is of sufficient length to allow vehicles to park in the driveway without blocking access to other garage doors shall be discouraged.

E. Roofs

- a. Residences shall have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment
- b. Multiple axis roof lines to reduce building scale and increase individuality and diversity shall be encouraged.
- c. Roof pitches of 5/12 shall be encouraged for the dominant roof surface, except where styles incorporate flat or lower pitched roof design as an expression of deliberate architectural appearance.

- d. Eave lines that vary vertically to improve visual quality and break up building mass shall be encouraged.
- e. High-profile/random asphalt shingles with a minimum of a 30 year life shall be used. Three (3) tab asphalt shingles are not allowed. Weather wood, or similar tone colors shall be used.
- f. Other roofing materials shall be approved on an individual case basis and may include, but is not limited to metal, concrete, file or simulated fiberglass cedar shake shingle roofs in earth tones, shall be encouraged.

F. Patios by Builders

- a. The builder shall provide each residence with a rear patio from the back door of the building.

Remove section, multi-family apartments not an approved use per the south ridge ODP

3.9 Multi-Family Residential

A. Landscaping

- a. Exposed sections of building walls that are visible from public areas or high use areas on private property shall have planting beds at least six (6) feet wide along a minimum of 50% of the length of the wall. Provide one (1) tree within 50 feet of the structure for every 50 lineal feet of building face. Exact locations and spacing may be adjusted at the option of the owner to support patterns of use, views, and circulation as long as the overall tree planting minimum requirement is met. The planting beds and trees may be counted towards meeting the requirements for landscaping and buffers described in Section 3 – Overall Development Guidelines.

B. Building Design

- a. Compatibility with Existing Development and Site Design - The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the established architectural character of such areas. Compatibility may be achieved through techniques such as:
 - b. Repetition of roof lines.
 - c. Use of similar proportions in building mass and outdoor spaces.
 - d. Similar relationships to the street.
 - e. Similar windows and door patterns.
 - f. Building materials with similar colors and textures.
 - g. Site design for flex uses should incorporate, where possible, central, common service/ loading areas.
 - h. Treat all sides with similar materials.
 - i. Multi-family building facades shall be articulated with porches, balconies, bays or other offsets.
 - j. Accessory buildings should be similar in character and materials as primary buildings.
 - k. All facades of a building shall have similar materials.

C. Materials and Colors

- a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, grays or charcoal color values.
- b. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors shall be used sparingly (3% or less of a façade). Vivid colors are defined as bright colors, such as primary colors.
- c. Preferred predominant facade materials include: glazing, brick, cementitious siding, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete, stucco, high quality insulated metal panel or AMC panels that have colors and textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/ or color. 40% of the front facade or the entire first floor (whichever is greater) shall be masonry (stone (manufactured or real) or brick).
- d. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall design aesthetic.
- e. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent but shall occupy no more than 30% of a facade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.

- D. Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 50 feet without including at least two (2) of the following:

- a. Change in plane.
 - b. Change in color.
 - c. Change in texture or pattern.
 - d. Windows.
 - e. Columns, piers or equivalent element that subdivides the wall.
 - f. Facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 20% of the length of the facade.
- E. Building Entrances - Primary building entrances shall be clearly defined and provide shelter from the sun, wind, rain and snow, and include two (2) of the following:
- a. Canopy, arcade or portico.
 - b. Overhang or recess.
 - c. Raised corniced parapet.
 - d. Peaked roof or arch.
 - e. Architectural detail such as columns, tile work, stone or moldings integrated into the building structure.
 - f. Integral planters or wing walls and incorporate landscaped areas and/or places for sitting.
 - g. Special landscape or site feature.
- F. Roof and Top Treatments
- a. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to DRC and JRC approval.
 - b. The average parapet height may not exceed 15% of the supporting wall height.
 - c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
 - d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
 - e. Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 100 linear feet of one plane.
 - f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.
- G. Accessory Buildings
- a. Shall be of the same character and materials as primary buildings.

4.0 Definitions

Berm - An undulation in terrain creating a new landform within a landscape to be utilized for wind protection, screening or a point of focal interest.

Buffer - The use of open space, architecture, or landscape materials to minimize the visual and/ or noise impacts of development.

Building - Any structure used, designed or intended for the roofed shelter, enclosure or protection of persons, animals or property.

Canopy - A roof-like structure serving the purpose of protecting vehicles and/or pedestrians and which may be freestanding or attached to a building, is

provided with supports, and is open on three (3) sides if attached and on all sides if freestanding.

Developer - The Developer is Journey Homes, Inc.

Development - A single lot, parcel or tract of land or portions or combinations of lots, parcels or tracts of land which are held in single or common ownership and which exist as a distinct functional entity. Multi-use buildings and multiple building complexes which are held in singular or common ownership, either by individual, corporation, partnership or other legally recognized entity, shall be considered a development for the purpose of signage.

DRC - South Ridge Design Review Committee

Flashing sign - A sign that is illuminated with intermittent lighting, animated lighting or with varying intensities of light at intervals of fifteen (15) seconds or less, including a moving light or lights.

Freestanding sign - A sign that is permanent and self-supporting, being non-dependent upon support from a building or other structure, including signs placed upon fences or non-supporting walls.

Gross leasable area (G.L.A.) - The total floor area of commercial buildings, which floor area is designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any; expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Home occupations - In any district where home occupations are permitted as an accessory use, the establishment and continuance of a home occupation shall be subject to the following general requirements: use shall be conducted entirely within a dwelling and carried on principally by the inhabitants thereof; use shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the residential character thereof; total area used for such purposes shall not exceed the equivalent of one-half (½) the floor area, in square feet, of the first floor of the user's dwelling unit; no advertising, display or other indications of home occupation on the premises; there shall not be conducted on the premises the business of selling stocks, supplies or products, provided that incidental retail sales may be made in connection with the permitted home occupations; no exterior storage on the premises of material used in the home occupation; no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line, as a result of the home occupation;

Home occupations examples: refer to Town Code at the time of application for allowable home occupation uses.

JRC - Johnstown Review Committee

Lot - A single parcel of contiguous land occupied or intended to be occupied by such structures and uses as permitted, together with the open spaces required, and abutting on a public street or officially approved way.

Lot area - The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.

Lot lines - The lines bounding a lot as defined herein.

Metro District or Metropolitan District - Villages at Johnstown Metropolitan Districts Nos. 1-8 formed pursuant to the Colorado Special Districts Act (C.R.S. 32-1-101, et seq.)

Remove

Multi-family - Multifamily residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with multiple buildings of the same classification are located on a single lot. Units can be next to each other, or stacked on top of each other and are for rent rather than owned by the residents.

Off-street parking space - The area on a lot designed to accommodate a parked motor vehicle as an accessory service to the use of lot and with adequate access thereto from the public street.

Offset/Setback - The horizontal distance between any structure and a lot line, other than a street right-of-way line.

Open space - The gross area of a lot or tract of land minus all streets, driveways, parking lots, and building areas, which is to be or has been landscaped or developed for use by the public or by the residents of the lot or tract of land for private, common or public enjoyment or recreational use.

Outdoor recreational facilities - Land and structure, along with accessory equipment, designed and utilized for leisure time activities of a predominantly "outdoor" nature and of more specific purpose than passive park-like open areas, and further classified as follows:

Public: Facilities owned and operated by a government agency for limited or general public use.

Private commercial: Facilities owned and operated by a group for profit as a business, whether or not open to general public use.

Private group: Facilities owned and operated by a group for the exclusive use of the members of such group and their guests and not for profit as a business.

Private residential: Facilities owned by an individual, located on the same lot or adjoining lot to his or her family and guests.

Overstory Street Canopy - Large, deciduous shade trees with high branch systems at maturity that are located within the public right-of-way between the edge of the street and the edge of private or common property or in street medians. Typically, these trees are located between the bike path or sidewalk and the street edge.

Roof sign - A sign erected, constructed and maintained above the eaves and attached to the roof of a building. Roof signs are specifically prohibited.

Screen - To use landscape materials, walls, fencing, etc. to shield an area from view and to mitigate noise impacts.

Setback - The horizontal distance between any structure and the established street right-of-way line.

Sign - Any structure or part thereof or any device attached to a structure, or any other form of visual communication applied by paint, illumination, embossing or other technique to a structure for the purpose of directing, advertising, informing, warning or otherwise conveying information visually to the viewer.

Single-family Detached - Is an independent residential structure that sits on its own land and is designed to be used as a single dwelling unit.

Single-family Attached - A dwelling unit on an individual lot attached to another dwelling unit on an adjoining lot (ie. duplex or townhome)

Stormwater Detention - Containment of controlled runoff temporarily for storage. Typically, the water is stored in a pond for a limited period of time.

Stormwater Retention - Containment of controlled runoff temporarily for storage. Typically, the water is stored in a pond for an extended period of time.

Structure - A combination of materials other than natural terrain or plant growth erected or constructed to form a shelter, enclosure, retainer, container, support, base, pavement or decoration. The word structure includes buildings. Exception: Not including fences six (6) feet or less in height.

Use, Accessory - A use subordinate to and customarily incident to the permitted principal use of the property or buildings and located upon the same lot as the principal use.

Use, Permitted - That utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located.

Use, Principal - The main or primary use of property or structures as permitted on such lot by the regulations of the district in which it is located.

Xeriscape - An environmentally friendly landscape design approach where some or all of the following techniques are utilized: selecting low water demanding plants, grouping plants by their cultural needs, reducing turf areas, using turf types with low water requirements, using plants native to the region being designed, using mulches to cover soil and save moisture, irrigating by zoning plants together with similar water needs and by using efficient head layout and water distribution patterns, and performing regular maintenance to preserve the landscape and conserve water.

OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

PARCEL DESIGN INTENT:

PARCEL A:
THE DESIGN INTENT FOR PLANNING AREA A IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.5 TO 5.0 DWELLING UNITS PER ACRE. RESIDENTIAL DEVELOPMENT IS ANTICIPATED TO INCLUDE NO MORE THAN 400 DWELLING UNITS CONSISTING OF AT LEAST TWO HOUSING TYPES WHICH MAY INCLUDE LARGE LOT HOMES, TRADITIONAL SINGLE FAMILY DETACHED AND/OR SINGLE FAMILY ATTACHED. LAYOUT SHOWN IS CONCEPTUAL. FINAL LOCATIONS OF ROADWAYS, PARK, OPEN SPACE, AND DETENTION PONDS TO BE DETERMINED WITH PRELIMINARY AND FINAL DEVELOPMENT PLAN PROCESS.

PLANNING AREA INDEX:

| PLANNING AREA (PA) | APPROX. ACREAGE | ANTICIPATED USES | LOT COVERAGE |
|--------------------|-----------------|------------------|--------------|
| PA-A | ±80.7 | RESIDENTIAL | — |

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

LAND USE SUMMARY:

| LAND USE | ACRES | PERCENTAGE (NEAREST 1%) |
|-------------|-------|-------------------------|
| RESIDENTIAL | 56.5 | 70 |
| OPEN SPACE | 24.2 | 30 |
| TOTAL | 80.7 | 100 |

DEVELOPMENT STANDARDS: RESIDENTIAL

| | SINGLE FAMILY DETACHED | SINGLE FAMILY ATTACHED |
|-------------------------------------|------------------------|------------------------|
| MINIMUM LOT SIZE | 5,300 SF | 2,000 SF |
| MAXIMUM HEIGHT | 35' | 35' |
| FRONT SETBACK TO BUILDING | 15' MIN. | 15' MIN. |
| FRONT SETBACK TO GARAGE | 20' MIN. | 20' MIN. |
| FRONT SETBACK TO SIDE LOADED GARAGE | 10' MIN. | 10' MIN. |
| SIDE YARD SETBACK | 5' MIN. | 0' MIN. |
| REAR YARD SETBACK (FRONT LOADED) | 10' MIN. | 10' MIN. |
| REAR YARD SETBACK (ALLEY LOADED) | 5' MIN. | 5' MIN. |
| SIDE (CORNER) SETBACK | 15' MIN. | 15' MIN. |
| BUILDING SEPARATION | PER FIRE CODE | PER FIRE CODE |

NOTES:

- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE SOUTH RIDGE DESIGN GUIDELINES; THE MORE RESTRICTIVE SHALL APPLY.
- THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD-OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

OPEN SPACE, PARKS, & WALKS/TRAILS:

- OPEN SPACE:**
- 30% OF ACREAGE IS REQUIRED TO BE OPEN SPACE.
 - PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 - OPEN SPACE REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
 - LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN SPACE REQUIREMENTS. NO MORE THAN 5% OF OPEN SPACE AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.
 - OPEN SPACE SHALL FOLLOW THE APPLICABLE STANDARDS IN THE SOUTH RIDGE DESIGN GUIDELINES.

PARKS AND RECREATION:

- DEVELOPMENT SHALL INCORPORATE CONNECTIVITY FROM PARKS, TRAILS, RECREATION AND OPEN SPACE MASTER PLAN FOR JOHNSTOWN/MILLIKEN.
- 10% OF GROSS ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.



FINAL EXHIBIT
FOR REVIEW

| NO. | DESCRIPTION | BY | DATE |
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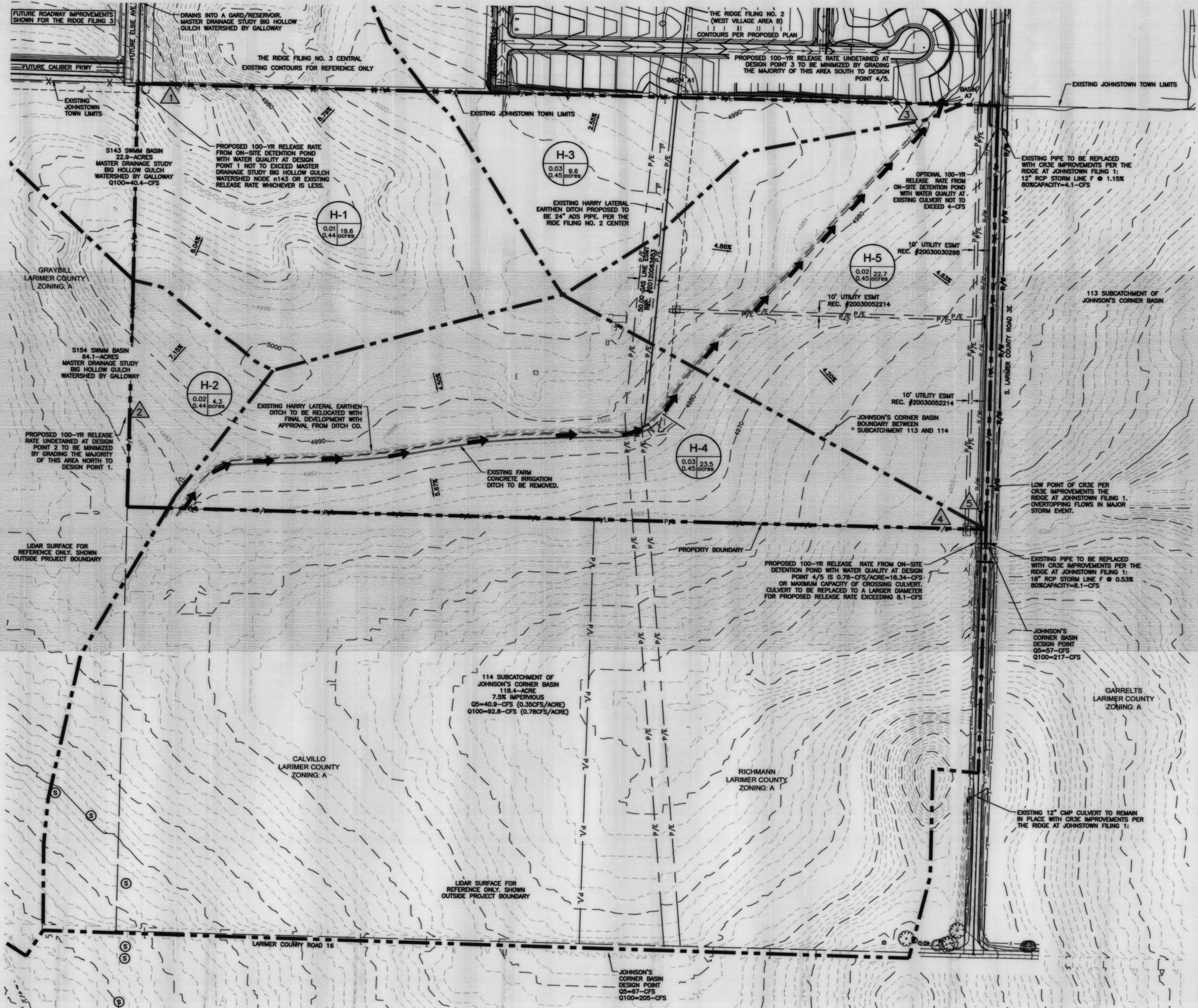
SOUTH RIDGE DEVELOPMENT
JOHNSTOWN
OUTLINE DEVELOPMENT PLAN
LAND USE

FILE: 87-21-028 CDP
JUB PROJ #: 87-21-028
DRAWN BY: DJW
DESIGN BY: ALM
CHECKED BY:
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 2/17/2022
SHEET NUMBER:
ODP-02

Plot Date: 3/19/2022 8:26 AM Printed By: Andrew Moore
Date Created: 2/17/2022 JUB CONCENTRAL CLIENTS\DESIGN\PROJECTS\87-21-028 SOUTH RIDGE DEVELOPMENT\ODP\87-21-028_ODP.DWG

OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



LEGEND:

- 4900 --- EXISTING MAJOR CONTOUR
- 4902 --- EXISTING MINOR CONTOUR
- SD --- EXISTING STORM PIPE
- --- BASIN BOUNDARY: ONSITE
- --- BASIN BOUNDARY: OFFSITE
- --- BASIN BOUNDARY: PROPERTY LINE
- H-1 ○ BASIN ID
- C-MINOR AREA
- C-MAJOR
- △ 3 DESIGN POINT
- DIRECT FLOW ARROW
- OVERLAND FLOW ARROW
- CDOT ACCESS CONTROL LINE

SCALE IN FEET
SCALE: 1" = 150'

EXISTING BASIN DESIGN DATA:

| BASIN ID | AREA (acres) | IMPERVIOUS (%) | Q5 (cfs) | Q100 (cfs) |
|--------------------------------------|--------------|----------------|----------|------------|
| H-1 | 19.58 | 2% | 0.47 | 39.01 |
| H-2 | 4.25 | 3% | 0.19 | 9.04 |
| H-3 | 9.64 | 4% | 0.62 | 19.03 |
| H-4 | 23.52 | 5% | 1.46 | 40.10 |
| H-5 | 22.67 | 3% | 1.16 | 45.91 |
| Combined Basins to Design Point (DP) | | | | |
| H-4/H-5 | 46.19 | 4% | 2.68 | 86.25 |

ULTIMATE CONCEPTUAL BASIN DESIGN DATA:

| DESIGN POINT | AREA (acres) | IMPERVIOUS (%) | Q5 (cfs) | Q100 (cfs) |
|--------------|--------------|----------------|----------|------------|
| 1 | 21.6 | 60% | 32.6 | 83.4 |
| 2 | 0.9 | 20% | 0.8 | 4.3 |
| 3 | 1.6 | 20% | 1.3 | 7.5 |
| 4/5 | 55.6 | 60% | 75.9 | 194.3 |

NOTES:
FOR 100-YEAR STORM ANALYSIS; ASSUME IRRIGATION DITCHES ARE FULL. ASSUME STORM WATER WILL OVERTOP EXISTING IRRIGATION EARTHEN DITCHES.

THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE) FOR RESIDENTIAL SUBDIVISION DIRECTLY NORTH OF THIS PROJECT DID NOT ACCOUNT FOR EXISTING OFFSITE DRAINAGE INTO THE SITE. OPTION TO REVIEW AS-BUILT DRAINAGE OF FILING NO. 2 FOR ADDITIONAL CAPACITY AND PROPOSE DETAINED RELEASE AT THE AVAILABLE CAPACITY NOT TO EXCEED HISTORIC RELEASE RATE. IF AS-BUILT CONDITION OF FILING NO. 2 DOES NOT HAVE CAPACITY FOR OFFSITE FLOWS TO BE PASSED THROUGH, PROPOSED AREA OF BASIN H-3 MAY ROUTE SOUTH TO DESIGN POINT 4/5.

ULTIMATE CONCEPTUAL BASINS LISTED ABOVE ASSUME IMPERVIOUS AND AREA OF ULTIMATE SITE LAYOUT. ULTIMATE BASINS TO BE DEFINED WITH PRELIMINARY AND FINAL FLAT.

TYPE B SOIL TYPE.

JUB
J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

FINAL EXHIBIT
FOR REVIEW

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
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SOUTH RIDGE DEVELOPMENT
JOHNSTOWN
OUTLINE DEVELOPMENT PLAN
GRADING

FILE: 87-21-028 MASTERGRADING.PLAN
JUB PROJ # 87-21-028
DRAWN BY: DJW
DESIGN BY: ALM
CHECKED BY: ALM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 2/17/2022
SHEET NUMBER:
ODP-03

Plot Date: 3/12/2022 6:00 PM Plotted By: Arthur Moore
 User: chris@jub.com CENTRAL CLIENTS: C:\CALIBER\REVIEWS\PROJECTS\87-21-028 SOUTH RIDGE DEVELOPMENT\EXHIBIT\ODP-03-21-028 MASTERGRADING.PLAN.DWG

OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



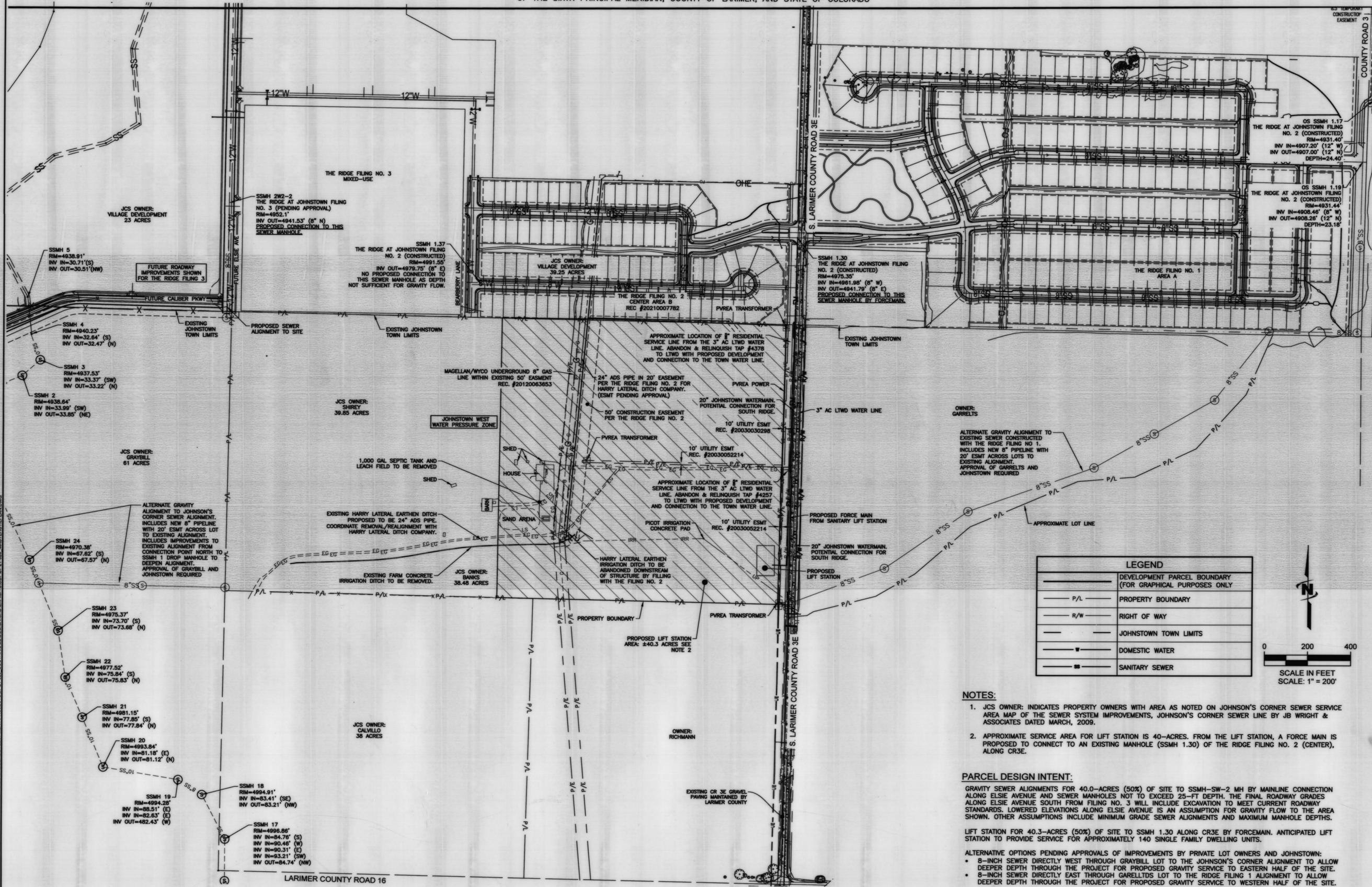
J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

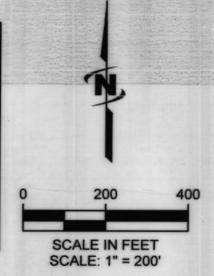
FINAL EXHIBIT
FOR REVIEW

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

SOUTH RIDGE DEVELOPMENT
JOHNSTOWN
OUTLINE DEVELOPMENT PLAN
UTILITY



| LEGEND | |
|--------|---|
| | DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY) |
| | PROPERTY BOUNDARY |
| | RIGHT OF WAY |
| | JOHNSTOWN TOWN LIMITS |
| | DOMESTIC WATER |
| | SANITARY SEWER |



- NOTES:**
- JCS OWNER: INDICATES PROPERTY OWNERS WITH AREA AS NOTED ON JOHNSON'S CORNER SEWER SERVICE AREA MAP OF THE SEWER SYSTEM IMPROVEMENTS, JOHNSON'S CORNER SEWER LINE BY JB WRIGHT & ASSOCIATES DATED MARCH, 2009.
 - APPROXIMATE SERVICE AREA FOR LIFT STATION IS 40-ACRES. FROM THE LIFT STATION, A FORCE MAIN IS PROPOSED TO CONNECT TO AN EXISTING MANHOLE (SSMH 1.30) OF THE RIDGE FILING NO. 2 (CENTER), ALONG CR3E.

- PARCEL DESIGN INTENT:**
- GRAVITY SEWER ALIGNMENTS FOR 40.0-ACRES (50%) OF SITE TO SSMH-SW-2 MH BY MAINLINE CONNECTION ALONG ELSIE AVENUE AND SEWER MANHOLES NOT TO EXCEED 25-FT DEPTH. THE FINAL ROADWAY GRADES ALONG ELSIE AVENUE SOUTH FROM FILING NO. 3 WILL INCLUDE EXCAVATION TO MEET CURRENT ROADWAY STANDARDS. LOWERED ELEVATIONS ALONG ELSIE AVENUE IS AN ASSUMPTION FOR GRAVITY FLOW TO THE AREA SHOWN. OTHER ASSUMPTIONS INCLUDE MINIMUM GRADE SEWER ALIGNMENTS AND MAXIMUM MANHOLE DEPTHS.
- LIFT STATION FOR 40.3-ACRES (50%) OF SITE TO SSMH 1.30 ALONG CR3E BY FORCEMAIN. ANTICIPATED LIFT STATION TO PROVIDE SERVICE FOR APPROXIMATELY 140 SINGLE FAMILY DWELLING UNITS.
- ALTERNATIVE OPTIONS PENDING APPROVALS OF IMPROVEMENTS BY PRIVATE LOT OWNERS AND JOHNSTOWN:
- 8-INCH SEWER DIRECTLY WEST THROUGH GRAYBILL LOT TO THE JOHNSON'S CORNER ALIGNMENT TO ALLOW DEEPER DEPTH THROUGH THE PROJECT FOR PROPOSED GRAVITY SERVICE TO EASTERN HALF OF THE SITE.
 - 8-INCH SEWER DIRECTLY EAST THROUGH GARELTS LOT TO THE RIDGE FILING 1 ALIGNMENT TO ALLOW DEEPER DEPTH THROUGH THE PROJECT FOR PROPOSED GRAVITY SERVICE TO WESTERN HALF OF THE SITE.

Plot Date: 3/13/2022 12:56 PM Plotted By: Amber Moore
Date Created: 1/12/2022 JUB.COM/CENTRAL/ENGINEERING/PROJECTS/87-21-026 SOUTH RIDGE DEVELOPMENT PROJECT/87-21-026 MASTER UTILITY PLAN.DWG

| |
|---|
| FILE: 87-21-026 MASTER UTILITY PLAN |
| JUB PROJ. #: 87-21-026 |
| DRAWN BY: DJW |
| DESIGN BY: ALM |
| CHECKED BY: |
| ONE INCH |
| AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY |
| LAST UPDATED: 3/12/2022 |
| SHEET NUMBER: |
| ODP-04 |



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

| | |
|----------------------|---|
| ITEM: | Public Hearing and Consideration for the East Ledge Rock Center Preliminary/Final Plat and Development Plan (SUB22-0002) |
| DESCRIPTION: | Proposed subdivision for 196 single family homes, on approximately 49.8 acres. |
| LOCATION: | South of CO Hwy 60 and East of High Plains Blvd extension (south) |
| APPLICANT: | Ledge Rock Center, LLC |
| STAFF: | Kim Meyer, Planning & Development Director |
| HEARING DATE: | December 14, 2022 |

ATTACHMENTS

- 1. Vicinity Map
- 2. Final Plat
- 3. Final Development Plan

PROJECT SUMMARY

The Applicant, Ledge Rock Center, LLC, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan encompassing 49.787 acres. The proposed plat and development plan include 196 single-family detached lots, ranging in size from 6,548 - 15,624 Square Feet (SF), providing two small pocket parks and open space equaling 4 acres. Additional open space, totalling the required 30%, is being accommodated within the overall Ledge Rock Center PUD, including a large area that also incorporates the stormwater detention for the development.

Development plans provide for landscaping of common areas that is largely xeric, with native grasses and drip irrigated shrubs and trees. 6' privacy fencing is proposed around the perimeter where adjacent to commercial or multifamily developments and the adjacent collector streets. The proposed roads of Carson Lane and Payton Drive are being constructed with the master development, including the adjacent right-of-way landscaping. Both single family areas provide a 30' landscaped buffer from those street rights-of-way, as well.

Zoning: PUD-MU (Mixed Use) – Ledge Rock Center PUD and Outline Development Plan

ADJACENT ZONING & LAND USE

| | |
|--------------|---|
| North | PUD-MU –Ledge Rock Center proposed commercial |
| East | A – Weld County Ag |
| South | A – Weld County Ag |
| West | PUD-MU –Ledge Rock Center Multifamily (approved on North / proposed to South) |

PROPERTY LAND USE HISTORY

This property has historically been undeveloped agricultural land.

Property was annexed as the Ridgeview Ranch Annexation in the mid-2000s, and recently rezoned to PUD-MU for the full quarter-section of land. The Ledge Rock Center PUD was approved in 2022, with subsequent subdivisions and development plans adjacent for multifamily and commercial development. The main subdivision and public improvements is in final review for Town approvals – full construction of this development will be contingent upon those improvements being constructed.

PUBLIC NOTICE & COMMENT

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, November 24, 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. No public comment has been received by Staff as of the date of publication of this report.

STAFF ANALYSIS

The proposed Preliminary/Final Development Plan and Subdivision Plat substantially comply with town code and regulations; aligns with the Johnstown Area Comprehensive Plan as an area of Medium Density/Intensity; and meets the development standards of the Town as well as Ledge Rock Center PUD design guidelines.

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 to Town Council that the requested East Ledge Rock Center Filing No. 3 Preliminary/Final Subdivision Plat and Development Plan 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 and the Ledge Rock Center ODP.
2. The proposed Development is serviceable by Town systems, services, and utilities, with required improvements that will be reflected in development and construction plans.

The Community That Cares

www.johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

3. This development will promote the Town’s goals of diversity of housing types, walkable mixed-use, mixed-density neighborhoods, and promotes an efficient development pattern and extension of infrastructure.

Recommended Motion to Approve:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission moves to recommend Approval to the Town Council based upon the findings as stated in this report.

Alternate Motion

- Motion to Deny: “I move that the Commission recommend Denial of the East Ledge Rock Center Filing No. 3 Preliminary/Final Subdivision Plat and Development Plan.”

VICINITY MAP



EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

A SUBDIVISION OF

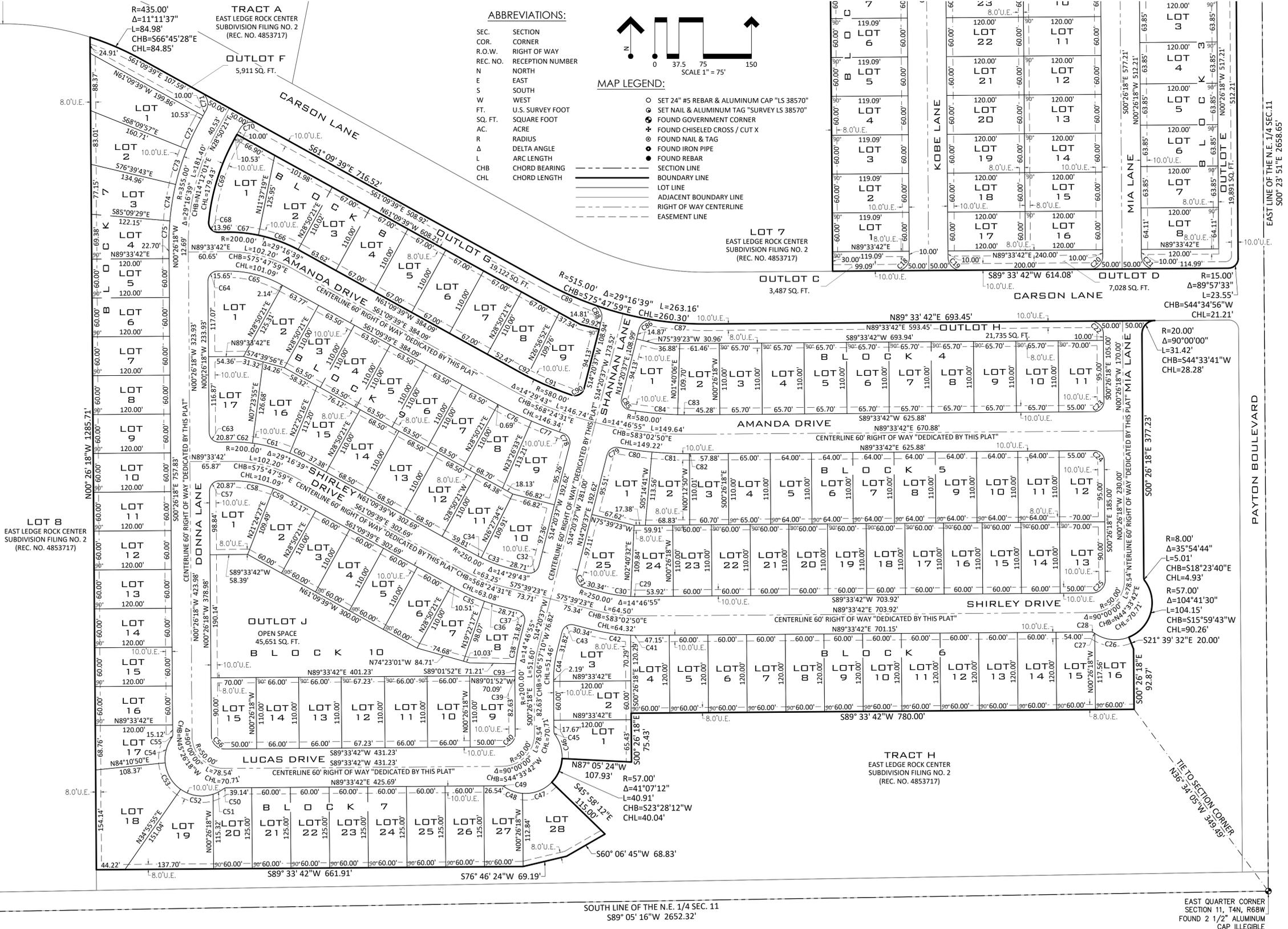
TRACTS D, E, AND G OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SHEET INDEX:

- SHEET 1: COVER AND OVERALL PLAT
- SHEET 2: TRACT D & E SUBDIVISION DETAIL AND ADDITIONAL NOTES
- SHEET 3: TRACT G SUBDIVISION DETAIL

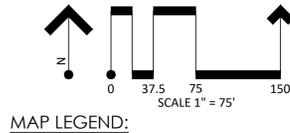


| CURVE TABLE - THIS SHEET | | | | | |
|--------------------------|------------|---------|-----------|---------------|--------------|
| TAG # | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C18 | 31.42' | 20.0' | 90°00'00" | S44°33'42"W | 28.28' |
| C19 | 31.42' | 20.0' | 90°00'00" | N45°26'18"W | 28.28' |
| C20 | 31.42' | 20.0' | 90°00'00" | S44°33'42"W | 28.28' |
| C21 | 31.42' | 20.0' | 90°00'00" | N45°26'18"W | 28.28' |
| C22 | 31.42' | 20.0' | 90°00'00" | S45°26'17"E | 28.28' |
| C23 | 23.56' | 15.00' | 90°00'00" | N44°33'42"E | 21.21' |
| C24 | 23.56' | 15.00' | 90°00'00" | N45°26'18"W | 21.21' |
| C25 | 31.42' | 20.0' | 90°00'00" | N44°33'42"E | 28.28' |
| C26 | 55.24' | 57.00' | 55°31'50" | N83°53'37"W | 53.11' |
| C27 | 1.59' | 57.00' | 1°36'08" | N55°19'38"W | 1.59' |
| C28 | 5.01' | 8.00' | 35°54'44" | N72°28'56"W | 4.93' |
| C29 | 11.96' | 220.00' | 3°06'50" | S88°52'53"E | 11.95' |
| C30 | 44.80' | 220.00' | 11°40'05" | S81°29'25"E | 44.73' |
| C31 | 23.56' | 15.00' | 90°00'00" | S30°39'23"E | 21.21' |
| C32 | 23.56' | 15.00' | 90°00'00" | S59°20'37"W | 21.21' |
| C33 | 46.52' | 220.00' | 12°06'56" | S69°35'54"E | 46.43' |
| C34 | 9.14' | 220.00' | 2°22'47" | S62°21'03"E | 9.14' |
| C35 | 46.27' | 280.00' | 9°28'04" | N65°53'41"W | 46.22' |
| C36 | 24.57' | 280.00' | 5°01'40" | N73°08'33"W | 24.56' |
| C37 | 23.56' | 15.00' | 90°00'00" | N30°39'23"W | 21.21' |
| C38 | 33.66' | 230.00' | 8°23'11" | N10°09'02"E | 33.63' |
| C39 | 5.65' | 230.00' | 1°24'26" | N00°15'55"E | 5.65' |
| C40 | 31.42' | 20.0' | 90°00'00" | N44°33'42"E | 28.28' |
| C41 | 12.85' | 280.00' | 2°37'49" | N89°07'23"W | 12.85' |
| C42 | 59.38' | 280.00' | 12°09'06" | N81°43'56"W | 59.27' |
| C43 | 23.56' | 15.00' | 90°00'00" | S59°20'37"W | 21.21' |
| C44 | 43.86' | 170.00' | 14°46'55" | S06°57'10"W | 43.74' |
| C45 | 5.01' | 8.00' | 35°54'44" | S18°23'40"E | 4.93' |
| C46 | 39.06' | 57.00' | 39°15'37" | S16°43'13"E | 38.30' |
| C47 | 49.97' | 57.00' | 50°13'43" | S69°08'39"W | 48.38' |
| C48 | 31.05' | 57.00' | 31°12'55" | N70°08'02"W | 30.67' |
| C49 | 5.01' | 8.00' | 35°54'44" | N72°28'56"W | 4.93' |
| C50 | 5.01' | 8.00' | 35°54'44" | S71°36'20"W | 4.93' |
| C51 | 18.18' | 57.00' | 18°16'30" | S62°47'14"W | 18.10' |
| C52 | 50.27' | 57.00' | 59°00'26" | N81°34'18"W | 50.87' |
| C53 | 48.99' | 57.00' | 49°14'55" | N30°26'38"W | 47.50' |
| C54 | 41.08' | 57.00' | 41°17'36" | N14°49'38"E | 40.20' |
| C55 | 5.01' | 8.00' | 35°54'44" | N17°31'04"E | 4.93' |
| C56 | 31.42' | 20.0' | 90°00'00" | S45°26'18"E | 28.28' |
| C57 | 23.56' | 15.00' | 90°00'00" | S44°33'42"W | 21.21' |
| C58 | 64.82' | 170.00' | 21°50'45" | N79°30'55"W | 64.43' |
| C59 | 22.05' | 170.00' | 7°25'53" | N64°52'36"W | 22.03' |
| C60 | 26.10' | 230.00' | 6°30'05" | S64°24'42"E | 26.08' |
| C61 | 59.97' | 230.00' | 14°56'21" | S75°07'54"E | 59.80' |
| C62 | 31.46' | 230.00' | 7°50'13" | S86°31'11"E | 31.44' |
| C63 | 23.56' | 15.00' | 90°00'00" | S45°26'18"E | 21.21' |
| C64 | 23.56' | 15.00' | 90°00'00" | S44°33'42"W | 21.21' |
| C65 | 89.00' | 170.00' | 29°59'50" | N75°26'23"W | 87.99' |
| C66 | 65.73' | 230.00' | 16°22'29" | S70°11'27"E | 65.51' |
| C67 | 48.41' | 230.00' | 12°03'37" | S84°24'30"E | 48.32' |
| C68 | 25.13' | 15.00' | 95°58'59" | S42°26'48"E | 22.29' |
| C69 | 132.13' | 325.00' | 23°17'39" | S17°11'31"W | 131.22' |
| C70 | 31.42' | 20.0' | 90°00'00" | N73°50'21"E | 28.28' |
| C71 | 31.42' | 20.0' | 90°00'00" | S16°09'39"E | 28.28' |
| C72 | 47.07' | 385.00' | 7°00'18" | N25°20'12"E | 47.04' |
| C73 | 57.09' | 385.00' | 8°29'46" | N17°35'10"E | 57.04' |
| C74 | 57.09' | 385.00' | 8°29'46" | N09°05'24"E | 57.04' |
| C75 | 35.48' | 385.00' | 5°16'49" | N02°12'07"E | 35.47' |
| C76 | 57.45' | 610.00' | 5°23'47" | N63°51'33"W | 57.43' |
| C77 | 52.91' | 610.00' | 4°58'12" | N69°02'33"W | 52.90' |
| C78 | 22.48' | 15.00' | 85°52'16" | N28°35'31"W | 20.44' |
| C79 | 22.48' | 15.00' | 85°52'16" | S57°16'45"W | 20.44' |
| C80 | 52.91' | 610.00' | 4°58'12" | N82°16'13"W | 52.90' |
| C81 | 58.12' | 610.00' | 5°27'32" | N87°29'04"W | 58.10' |
| C82 | 2.39' | 610.00' | 0°13'28" | S89°40'26"W | 2.39' |
| C83 | 20.22' | 550.00' | 2°06'24" | S89°23'06"E | 20.22' |
| C84 | 75.36' | 550.00' | 7°51'01" | S84°24'23"E | 75.30' |
| C85 | 24.83' | 15.00' | 94°49'30" | S33°04'08"E | 22.09' |
| C86 | 29.53' | 20.00' | 84°36'30" | N56°38'53"E | 26.92' |
| C87 | 84.40' | 515.00' | 9°23'25" | S85°44'36"E | 84.31' |
| C88 | 29.55' | 20.00' | 84°40'00" | S27°59'23"E | 26.94' |
| C89 | 82.35' | 515.00' | 9°09'43" | S65°44'31"E | 82.26' |
| C90 | 24.83' | 15.00' | 94°49'30" | N61°45'22"E | 22.09' |
| C91 | 74.67' | 550.00' | 7°46'44" | S66°56'31"E | 74.62' |
| C92 | 18.16' | 550.00' | 1°53'29" | S62°06'24"E | 18.16' |
| C93 | 20.03' | 230.00' | 4°59'19" | N03°27'47"E | 20.02' |



ABBREVIATIONS:

- SEC. SECTION CORNER
- R.O.W. RIGHT OF WAY
- REC. NO. RECEPTION NUMBER
- N NORTH
- E EAST
- S SOUTH
- W WEST
- FT. U.S. SURVEY FOOT
- SQ. FT. SQUARE FOOT
- AC. ACRE
- R. RADIUS
- Δ DELTA ANGLE
- L. ARC LENGTH
- CHB. CHORD BEARING
- CHL. CHORD LENGTH



MAP LEGEND:

- SET 24" #5 REBAR & ALUMINUM CAP "LS 38570"
- SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- ⊙ FOUND GOVERNMENT CORNER
- ⊕ FOUND CHISEL CROSS / CUT X
- ⊙ FOUND NAIL & TAG
- FOUND IRON PIPE
- FOUND REBAR
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE

PREPARED UNDER THE DIRECT SUPERVISION OF CAMERON M. WATSON, LICENSE NO. 38311 FOR AND ON BEHALF OF POINT CONSULTING, LLC

JOHNSTOWN, COLORADO
SUBDIVISION PLAT
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

| DATE | DESCRIPTION |
|------------|----------------------|
| 10.11.2022 | ORIGINAL PREPARATION |
| 11.08.2022 | TOWN COMMENTS |

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

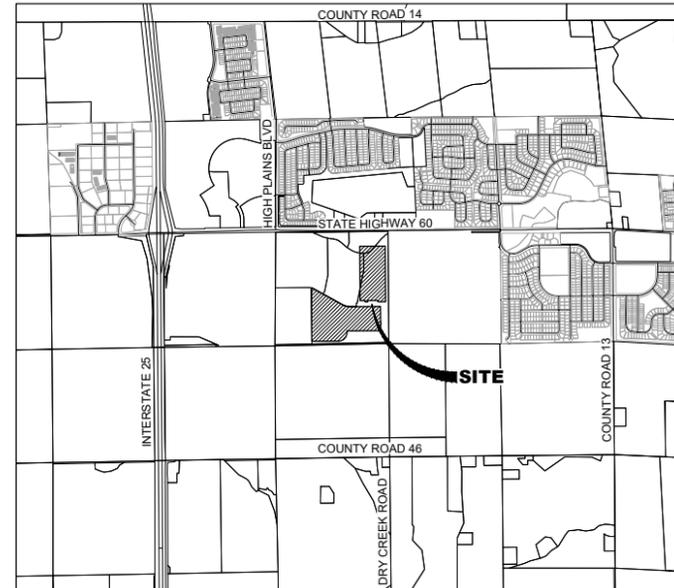
OWNER/DEVELOPER
TERRA FORMA SOLUTIONS
3485 S GAYLORD CT. SUITE A304
ENGLEWOOD, CO 80113
PHONE: (303) 257-7653
TODD JOHNSON

ENGINEER
TERRA FORMA SOLUTIONS
3485 S GAYLORD CT. SUITE A304
ENGLEWOOD, CO 80113
PHONE: (303) 257-7653
TODD JOHNSON

SURVEYOR
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
PHONE: (720) 258-6836
ADAM R. ZETTMAYER, PLS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS D, E, AND G OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 2,168,741 SQUARE FEET OR 49.787 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2,000'

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

APPROVALS

TOWN COUNCIL
THIS FINAL DEVELOPMENT PLAN, TO BE KNOWN AS THE EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3, 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 _____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

BENCHMARK

VERTICAL RELIEF WAS NOT DERIVED FROM A PUBLISHED DATUM AND ELEVATIONS ARE LOCAL SITE SPECIFIC WITH THE NORTH QUARTER CORNER OF SECTION 11, T4N, R68W, HAVING AN ELEVATION = 4981.99 FEET.

BASIS OF BEARING

BEING THE WEST SECTION LINE OF THE NORTHEAST ONE-QUARTER, SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N00°26'18"W.

PROJECT INTENT

THE INTENT OF THIS FINAL DEVELOPMENT PLAN (FDP) IS TO PROVIDE THE DESIGN FOR THE EAST LEDGE ROCK SUBDIVISION FILING NO. 3 WITHIN THE OVERALL LEDGE ROCK CENTER DEVELOPMENT. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 196 SINGLE FAMILY HOMES, 2 PARKS, AND ASSOCIATED INFRASTRUCTURE.

DESIGN OF THE EAST LEDGE ROCK SUBDIVISION FILING NO. 3 WILL COMPLY WITH THE LEDGE ROCK CENTER DESIGN GUIDELINES AND TOWN MUNICIPAL CODE AND WILL CONTRIBUTE TO THE OVERALL CHARACTER OF THE DEVELOPMENT.

| SHEET INDEX | | |
|--------------|------------------------------------|-------------------|
| SHEET NUMBER | SHEET TITLE | SHEET DESCRIPTION |
| 1 | COVER SHEET | CS1 |
| 2 | PHASING PLAN | PH1 |
| 3 | OVERALL SITE PLAN | SP1 |
| 4 | DETAILED SITE PLAN | SP2 |
| 5 | DETAILED SITE PLAN | SP3 |
| 6 | DETAILED SITE PLAN | SP4 |
| 7 | DETAILED SITE PLAN | SP5 |
| 8 | DETAILED SITE PLAN | SP6 |
| 9 | CARSON LANE BUFFER LANDSCAPE PLAN | L3.10-L3.11 |
| 10 | PAYTON DRIVE BUFFER LANDSCAPE PLAN | L3.12 |
| 11 | NORTH PARK LANDSCAPE PLAN | L3.20 |
| 12 | SOUTH PARK LANDSCAPE PLAN | L3.21 |
| 13-15 | LANDSCAPE DETAILS | L3.90-L3.92 |
| 16-22 | IRRIGATION PLANS | IR1.00 - IR2.01 |
| 23-28 | ARCHITECTURAL ELEVATIONS | A1-A6 |

| LAND USE SUMMARY | | | |
|---|--------------------|--------------|-----------------------|
| LAND USE | AREA (SQUARE FEET) | AREA (ACRES) | PERCENT OF TOTAL AREA |
| RESIDENTIAL LOT AREA (MINUS RESIDENTIAL LOT OPEN SPACE) | 899,049 | 20.639 | 41.5% |
| RESIDENTIAL LOT OPEN SPACE AREA (3,000 SF / LOT * 196 LOTS) | 588,000 | 13.499 | 27.1% |
| TOTAL RESIDENTIAL LOT AREA | 1,487,049 | 34.138 | 68.6% |
| RIGHT-OF-WAY AREA | 506,324 | 11.624 | 23.4% |
| OUTLOT OPEN SPACE AREA (OUTLOTS B, C, D, E, F, G, H) | 98,551 | 2.262 | 4.5% |
| PARK OPEN SPACE AREA (OUTLOTS A & J) | 76,816 | 1.763 | 3.5% |
| TOTAL FDP AREA | 2,168,740 | 49.787 | 100% |



TERRA FORMA SOLUTIONS

Item 2

| REV. NO. | DESCRIPTION | DATE | REVISED PER TOWN COMMENTS |
|----------|-------------|------------|---------------------------|
| 1 | | 05/20/2022 | |

TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL COVER SHEET

JOHNSTOWN, CO

PROJ NO: 210259

ENG: EAP/DDK

DATE: 10/18/2022



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

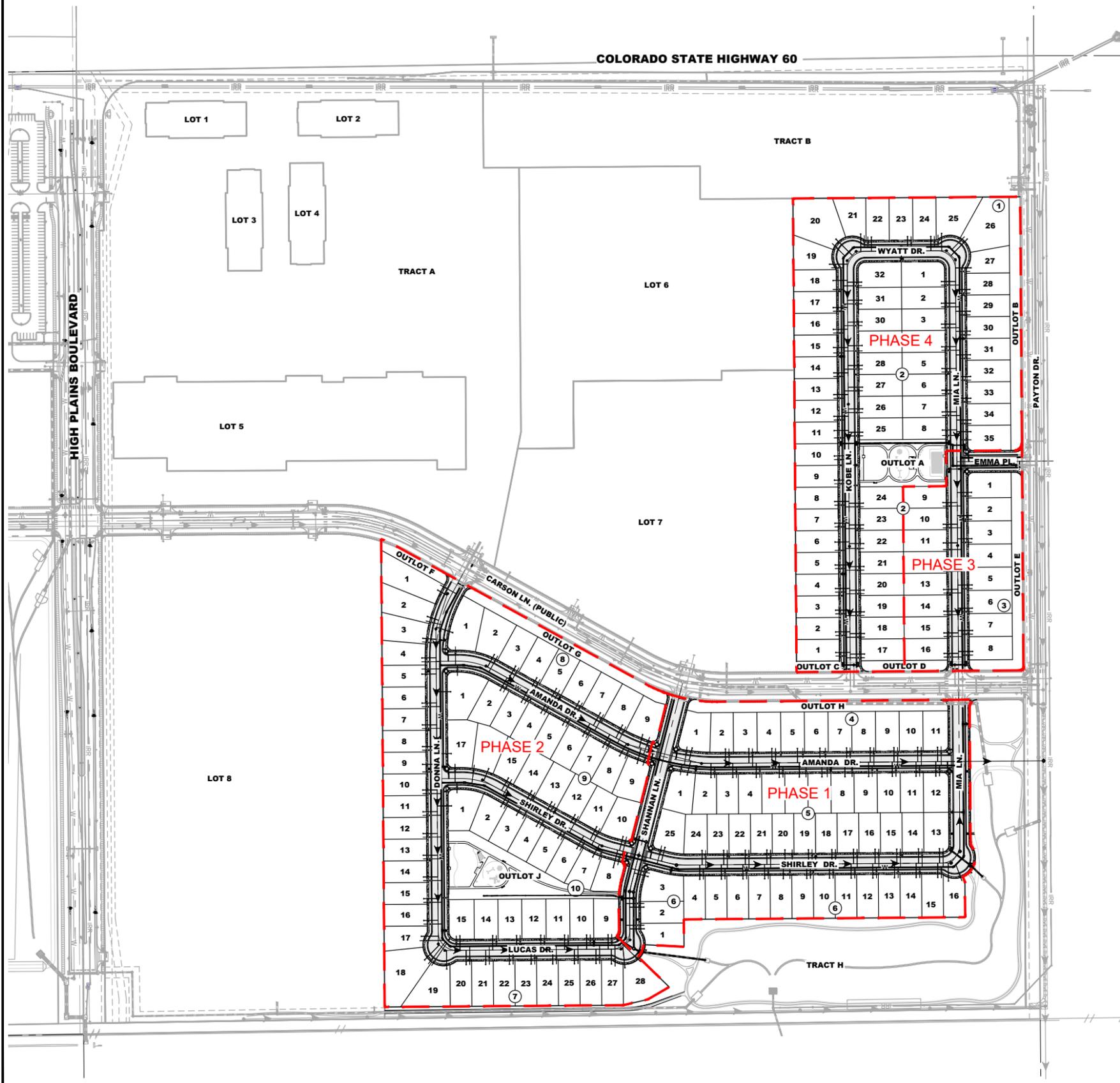
SHEET NUMBER

CS1

1 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



LEGEND & PHASING SCHEDULE

PHASE LINE ---

LOTS NUMBER **x**

BLOCK NUMBER **(x)**

PHASE 1 CONSISTS OF THE CONSTRUCTION OF AMANDA DRIVE, MIA LANE, SHIRLEY DRIVE, AND SHANNAN LANE WHICH WILL PROVIDE PHASE 1 WITH TWO POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 4 LOTS 1-11, BLOCK 5 LOTS 1-25, AND BLOCK 6 LOTS 4-16. THE WATER SYSTEM WILL MAKE TWO CONNECTIONS TO THE EXISTING WATER IN CARSON LN WHILE THE SANITARY WILL BE CONNECTED TO THE EXISTING MAIN IN PAYTON DR. STORM SEWER WILL TIE INTO AN EXISTING STUB COMING OFF OF CARSON LN AND WILL PROVIDE CONVEYANCE FOR RUNOFF TO THE POND. WITH THE PROPOSED IMPROVEMENTS PHASE 1 CAN SERVE THE PREVIOUSLY STATED LOTS WHILE ALSO BUILDING THE BACKBONE INFRASTRUCTURE FOR PHASES 2-4.

PHASE 2 CONSISTS OF THE CONSTRUCTION OF DONNA LANE, LUCAS DRIVE, AMANDA DRIVE, AND SHIRLEY DRIVE WHICH WILL PROVIDE PHASE 2 WITH FOUR POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 7 LOTS 1-28, BLOCK 8 LOTS 1-9, BLOCK 9 LOTS 1-17, AND BLOCK 10 LOTS 1-15. THE WATER SYSTEM WILL MAKE ONE CONNECTIONS TO THE EXISTING WATER IN CARSON LN AND WILL CONNECT TO THE STUBS PROVIDED BY PHASE 1. SIMILARLY, THE SANITARY SEWER WILL CONNECT TO STUBS PROVIDED IN PHASE 1. RUNOFF WILL BE CONVEYED VIA CURB AND GUTTER TO INLETS AND STORM SEWER ALREADY CONSTRUCTED IN PHASE 1.

PHASE 3 CONSISTS OF THE CONSTRUCTION OF EMMA PLACE AND A PORTION OF MIA LANE WHICH WILL PROVIDE PHASE 3 WITH TWO POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 3 LOTS 1-8 AND BLOCK 2 LOTS 9-16. THE WATER SYSTEM MAKES ONE CONNECTION TO PAYTON DR AND ONE CONNECTION TO CARSON LN TO ACHIEVE LOOPED SYSTEM. THE SANITARY SEWER WILL CONNECT TO THE EXISTING MAIN IN CARSON LN AND WILL PROVIDE STUBS FOR PHASE 2. THE STORM SEWER WILL TIE INTO A STUB FROM CARSON LN THAT WILL TRANSPORT DRAINAGE SOUTH TO THE POND.

PHASE 4 CONSISTS OF THE CONSTRUCTION OF KOBE LANE, WYATT DRIVE AND THE REMAINING PORTION OF MIA LANE TO PROVIDE PHASE 4 WITH TWO POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 1 LOTS 1-35, BLOCK 2 LOTS 1-18, AND BLOCK 2 LOTS 17-32. THE WATER SYSTEM WILL MAKE ONE CONNECTION TO THE EXISTING MAIN IN CARSON LN AND ONE CONNECTION TO A STUB PROVIDED IN PHASE 3 TO COMPLETE A LOOPED SYSTEM. THE SANITARY SEWER WILL CONNECT TO AN EXISTING STUB PROVIDED IN PHASE 3 AND THE MAIN IN CARSON LN. THE STORM SEWER WILL TIE INTO A STUB FROM CARSON LN THAT WILL TRANSPORT DRAINAGE SOUTH TO THE POND.

CONSTRUCTION PHASING WILL BE DRIVEN BY CONSTRUCTION TIMING AND WILL DEPEND LARGELY ON ECONOMIC CONDITIONS DRIVING THE SALES OF HOMES. THE PHASING SCHEDULE DESCRIBED IN THE PARAGRAPHS ABOVE IS A GENERAL OVERVIEW.

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| 1 | REVISED PER TOWN COMMENTS | 05/20/2022 |

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 PHASING PLAN
 JOHNSTOWN, CO

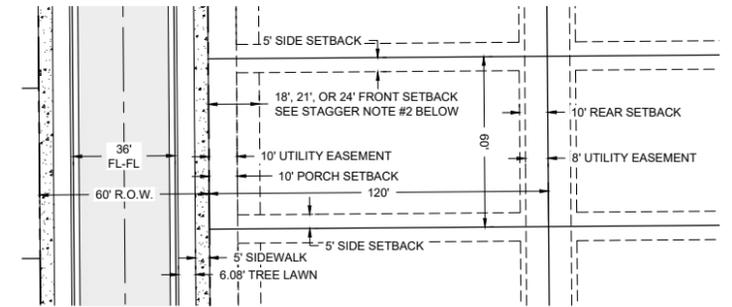
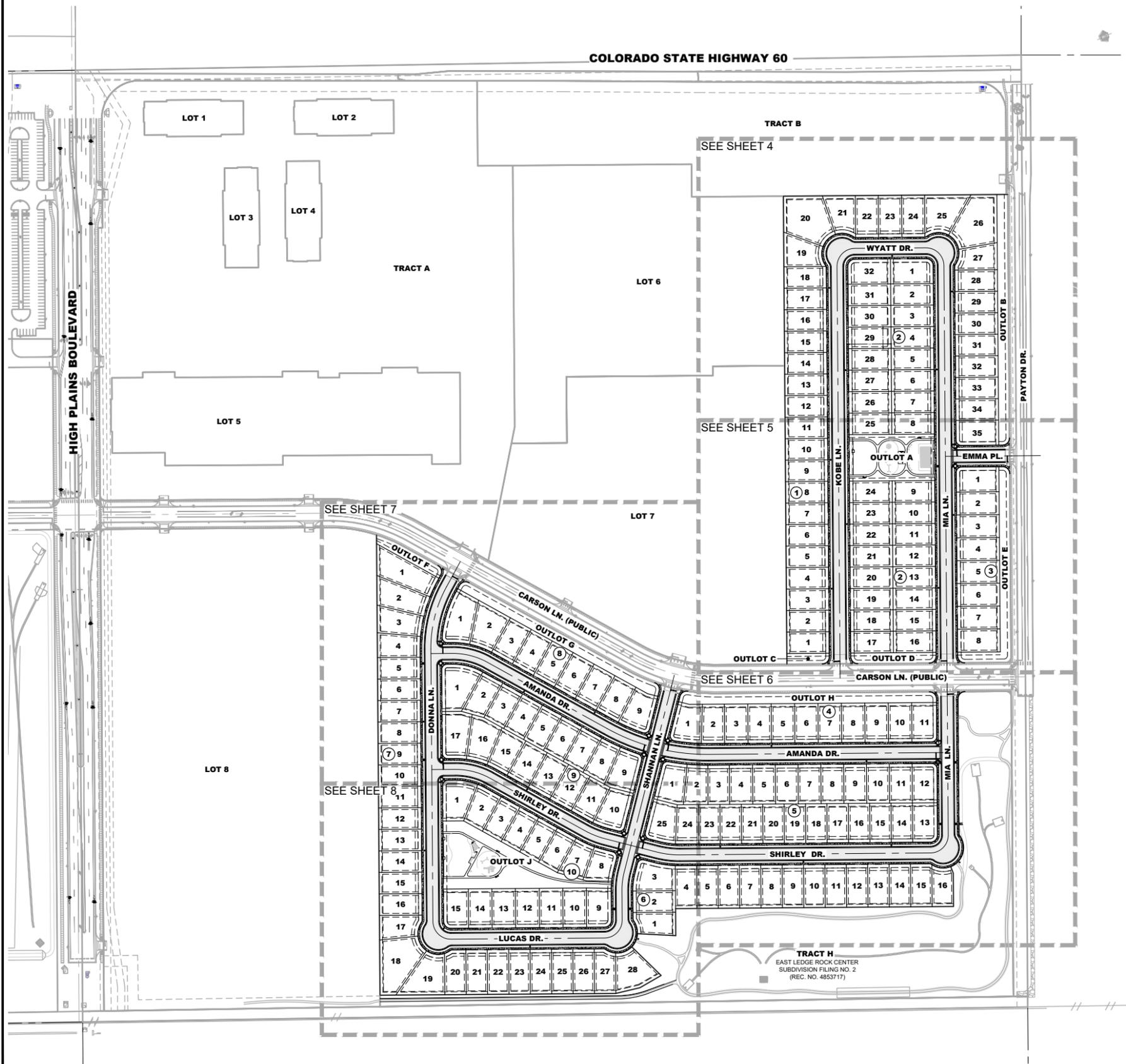
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SHEET NUMBER
PH1
2 OF 28



EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



- NOTES:**
1. THE ASSOCIATED INFRASTRUCTURE, INCLUDING LANDSCAPING AND IRRIGATION, WITHIN THE RIGHT-OF-WAY OF PAYTON DRIVE AND CARSON LANE, WILL BE BUILT AND INSTALLED AT THE TIME OF THE COLLECTOR STREETS CONSTRUCTION. THE LONG TERM INTENT IS TO EXTEND PAYTON DRIVE TO THE SOUTH.
 2. FRONT PLANE OF A STRUCTURE SHOULD VARY / STAGGER A MIN OF 3- FEET FROM THAT OF ADJACENT HOMES - TO RESULT IN 18', 21', OR 24' SETBACKS, DEPENDING ON ADJACENT STRUCTURE LOCATIONS.
 3. GARAGE DOOR SHALL BE A MINIMUM OF 20' SETBACK FROM THE BACK OF WALK / ROW.
 4. DRIVEWAYS MAX OF 18-FOOT WIDTH AT ROW, MAY EXPAND TO 24- FEET AT HOME FOR OVERSIZED GARAGE, WHERE APPROPRIATE.
 5. EACH LOT SHALL PROVIDE & MAINTAIN APPROPRIATE LANDSCAPING AND PLANTINGS, PER TOWN AND LEDGE ROCK CENTER DESIGN GUIDELINES.



| REV. NO. | DESCRIPTION | DATE |
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**LEDGE ROCK CENTER RESIDENTIAL
OVERALL SITE PLAN**

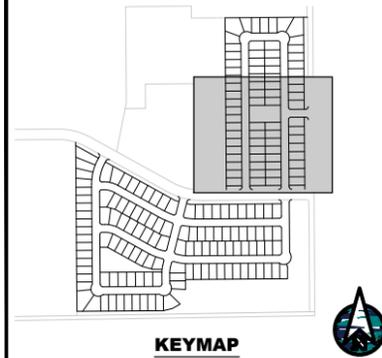
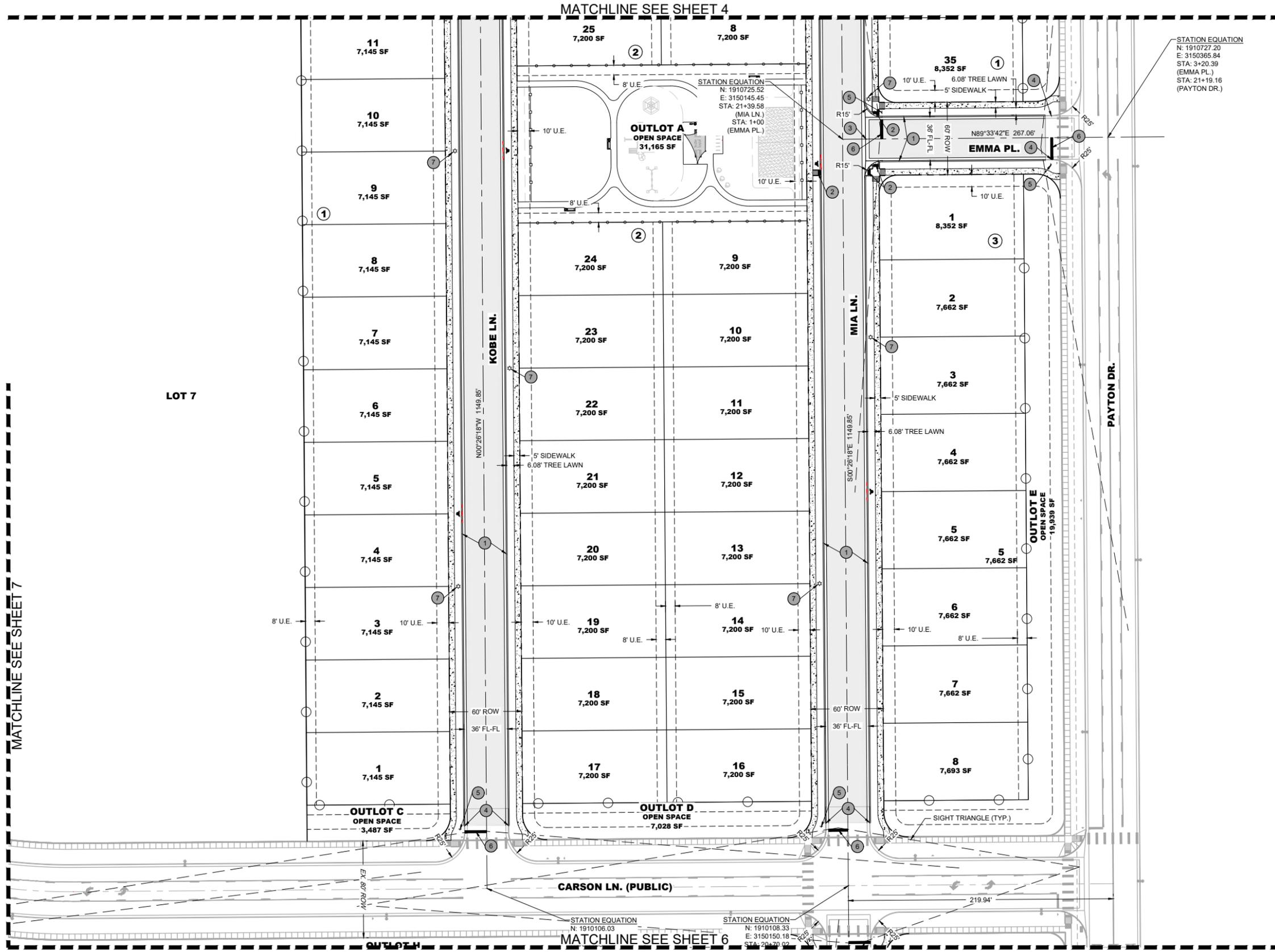
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JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 10/18/2022

SHEET NUMBER
SP1
3 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



Item 2

- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - STREET SIGNS FOR PUBLIC STREETS SHALL BE WHITE LETTERING ON GREEN BACKGROUND PER TOWN STANDARDS.
 - SEE SHEET 3 FOR TYPICAL STREET SECTION DETAIL.
 - SEE SHEET 3 FOR TYPICAL LOT DETAIL.
 - CURBS ADJACENT TO FIRE HYDRANTS SHALL BE PAINTED RED FOR 15 FT. WITH THE PAINTING CENTERED ON THE HYDRANT. SEE PLAN VIEW FOR LOCATIONS.

- SITE PLAN KEYNOTES:**
- DRIVE-OVER CURB W/ 1.5' GUTTER
 - ADA CURB RAMP
 - 6' CROSSSPAN
 - MATCH EXISTING CURB & GUTTER
 - STOP SIGN W/ STREET NAME SIGN
 - STOP BAR
 - STREETLIGHT

LEGEND

| | |
|----------------------------------|------|
| CENTERLINE | --- |
| RIGHT-OF-WAY | ---- |
| EASEMENT | ---- |
| SIGHT TRIANGLE | --- |
| SETBACK | ---- |
| FIRE HYDRANT | |
| NO PARKING STRIPING (SEE NOTE 5) | ---- |
| BLOCK NUMBER | # |
| LOT NUMBER | # |
| STREET LIGHT | |
| EX. STREET LIGHT | |
| UTILITY EASEMENT | U.E. |
| FENCE - PRIVACY | ○ |

0 40' 80'
1" = 40' (HORIZONTAL)

UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

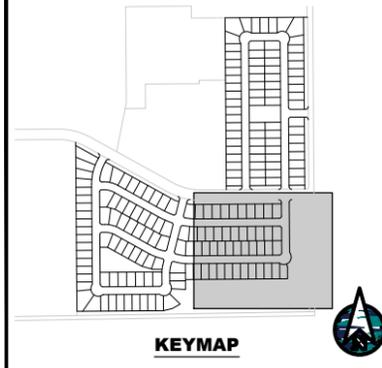
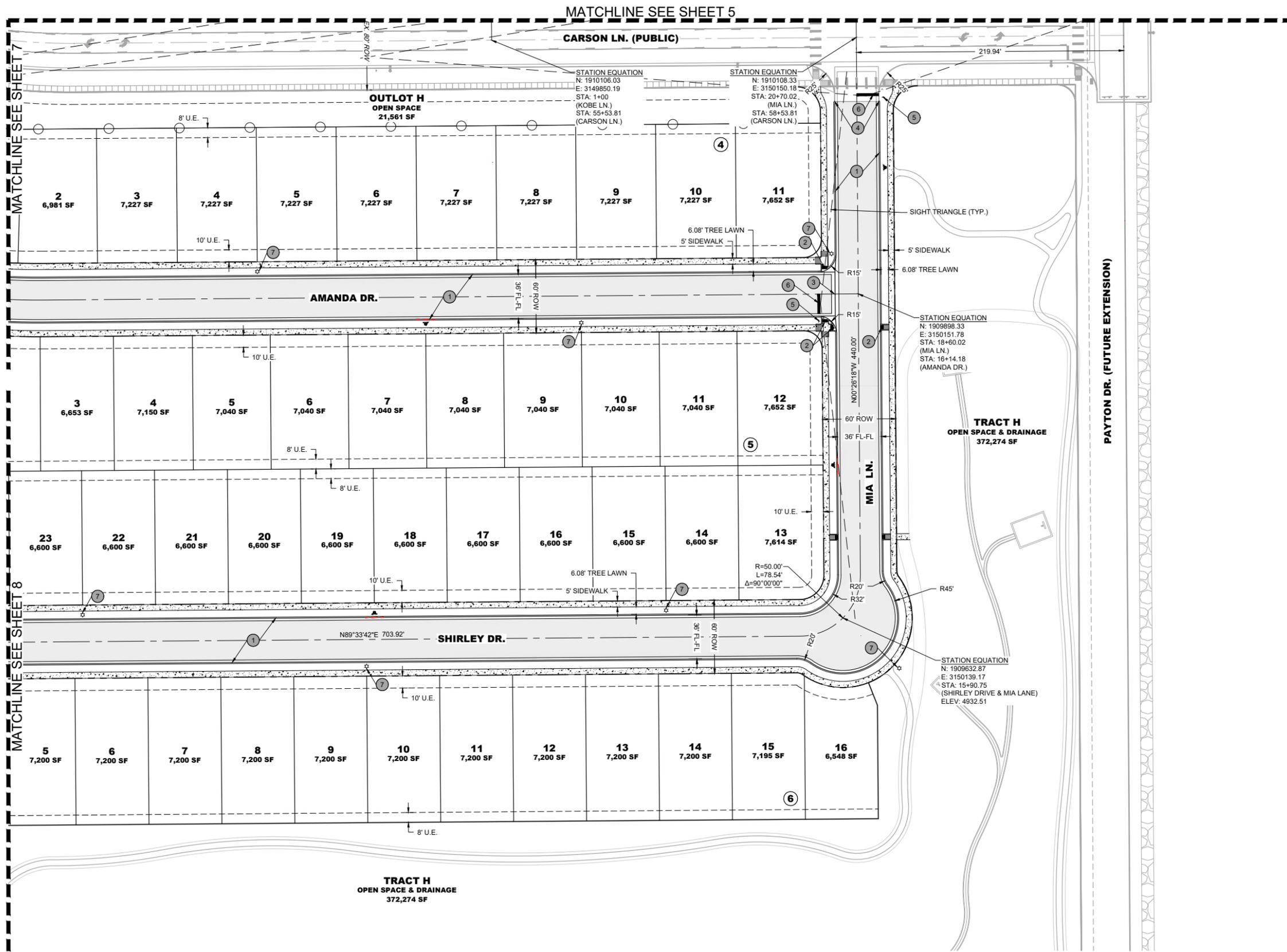
| DATE | REVISED PER TOWN COMMENTS |
|------------|---------------------------|
| 05/20/2022 | 1 |

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
DETAILED SITE PLAN
JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 10/18/2022
SHEET NUMBER
SP3
5 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



Item 2

TERRA FORMA SOLUTIONS

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 - 5 STOP SIGN W/ STREET NAME SIGN
 - 6 STOP BAR
 - 7 STREETLIGHT

LEGEND

| | |
|----------------------------------|------|
| CENTERLINE | --- |
| RIGHT-OF-WAY | ---- |
| EASEMENT | ---- |
| SIGHT TRIANGLE | --- |
| SETBACK | --- |
| FIRE HYDRANT | ⦿ |
| NO PARKING STRIPING (SEE NOTE 5) | --- |
| BLOCK NUMBER | # |
| LOT NUMBER | # |
| STREET LIGHT | ⊙ |
| EX. STREET LIGHT | ⊙ |
| UTILITY EASEMENT | U.E. |
| FENCE - PRIVACY | --- |

0 40' 80'

1" = 40' (HORIZONTAL)

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| 1 | | 05/20/2022 | |

TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL
DETAILED SITE PLAN

JOHNSTOWN, CO

PROJ NO: 210259

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DATE: 10/18/2022

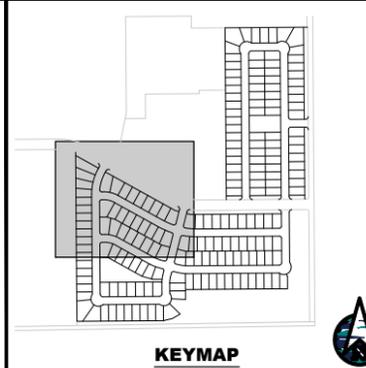
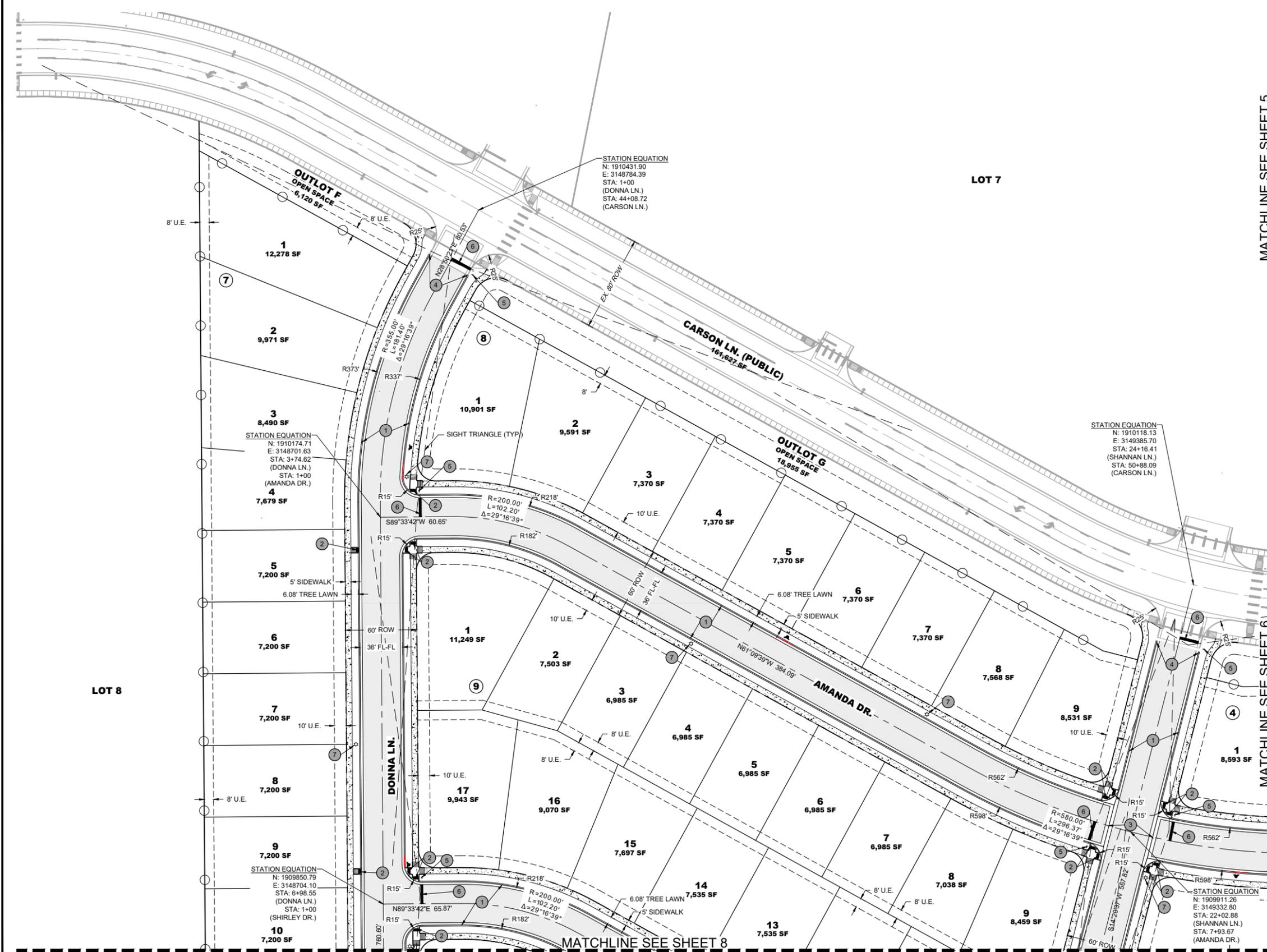
SHEET NUMBER

SP4

6 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



Item 2

TERRA FORMA SOLUTIONS

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
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 - 6 STOP BAR
 - 7 STREETLIGHT

- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - SIGHT TRIANGLE
 - SETBACK
 - FIRE HYDRANT
 - NO PARKING STRIPING (SEE NOTE 5)
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EX. STREET LIGHT
 - UTILITY EASEMENT
 - FENCE - PRIVACY

0 40' 80'

1" = 40' (HORIZONTAL)

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CENTER OF COLORADO

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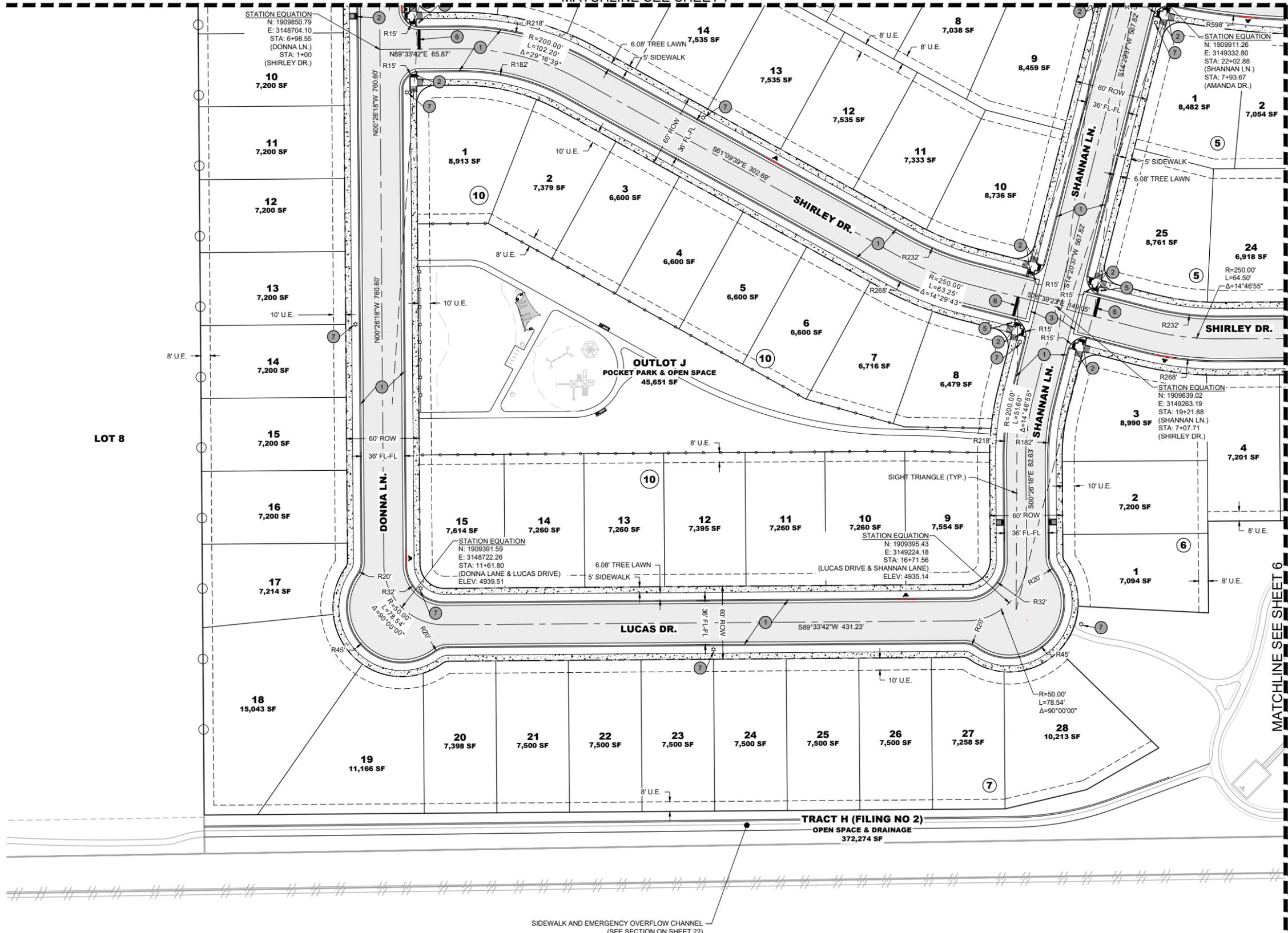
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LEDGE ROCK CENTER RESIDENTIAL
DETAILED SITE PLAN
JOHNSTOWN, CO

PROJ NO: 210259
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DATE: 10/18/2022
SHEET NUMBER
SP5
7 OF 28

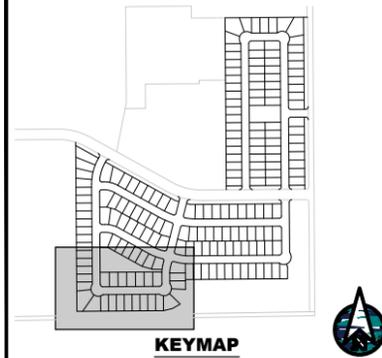
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

MATCHLINE SEE SHEET 7



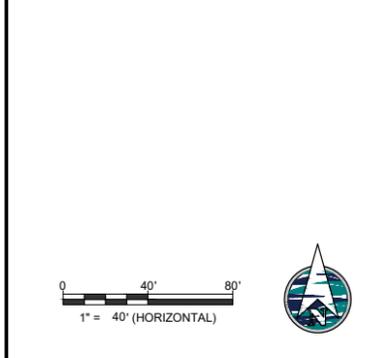
LOT 8



- SITE PLAN NOTES:**
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 - 6 STOP BAR
 - 7 STREETLIGHT

- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - SIGHT TRIANGLE
 - SETBACK
 - FIRE HYDRANT
 - NO PARKING STRIPING (SEE NOTE 5)
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EX. STREET LIGHT
 - UTILITY EASEMENT
 - FENCE - PRIVACY



Item 2

TERRA FORMA SOLUTIONS

| DATE | REV. NO. | DESCRIPTION | REVISED PER TOWN COMMENTS |
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TERRA FORMA SOLUTIONS

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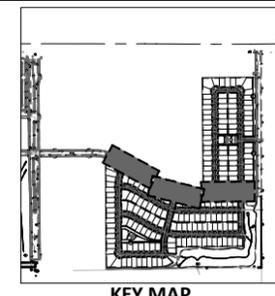
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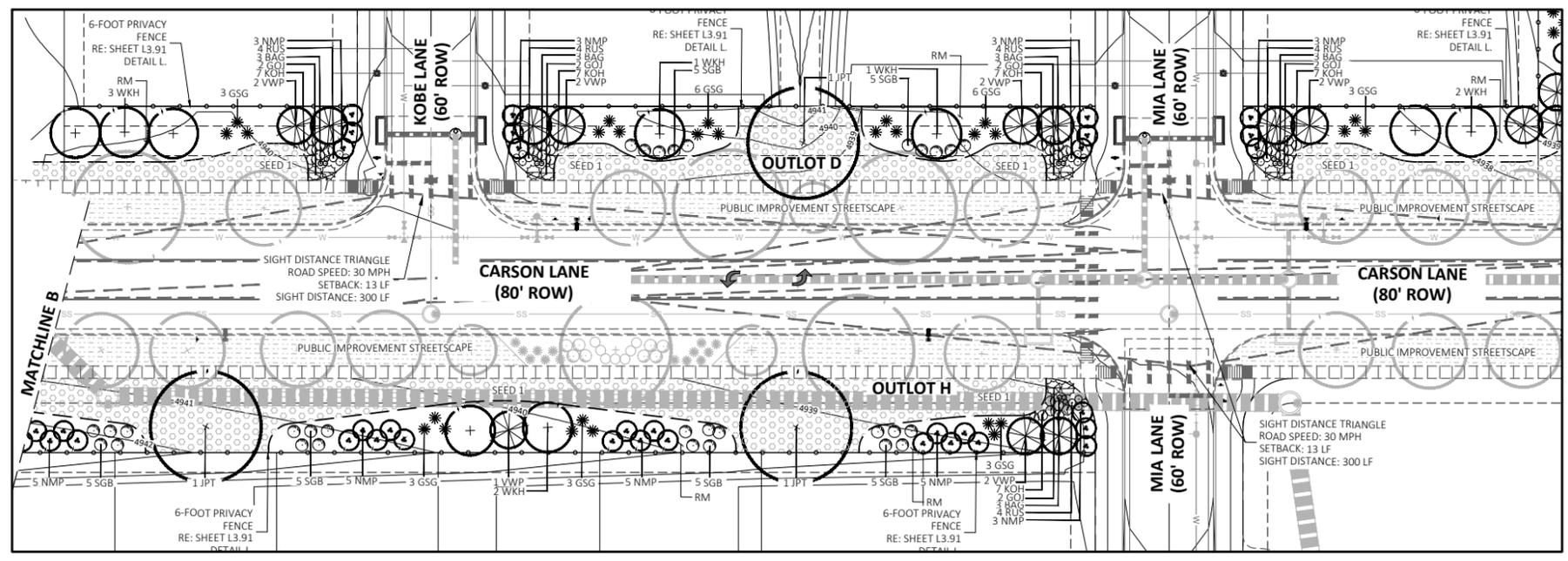
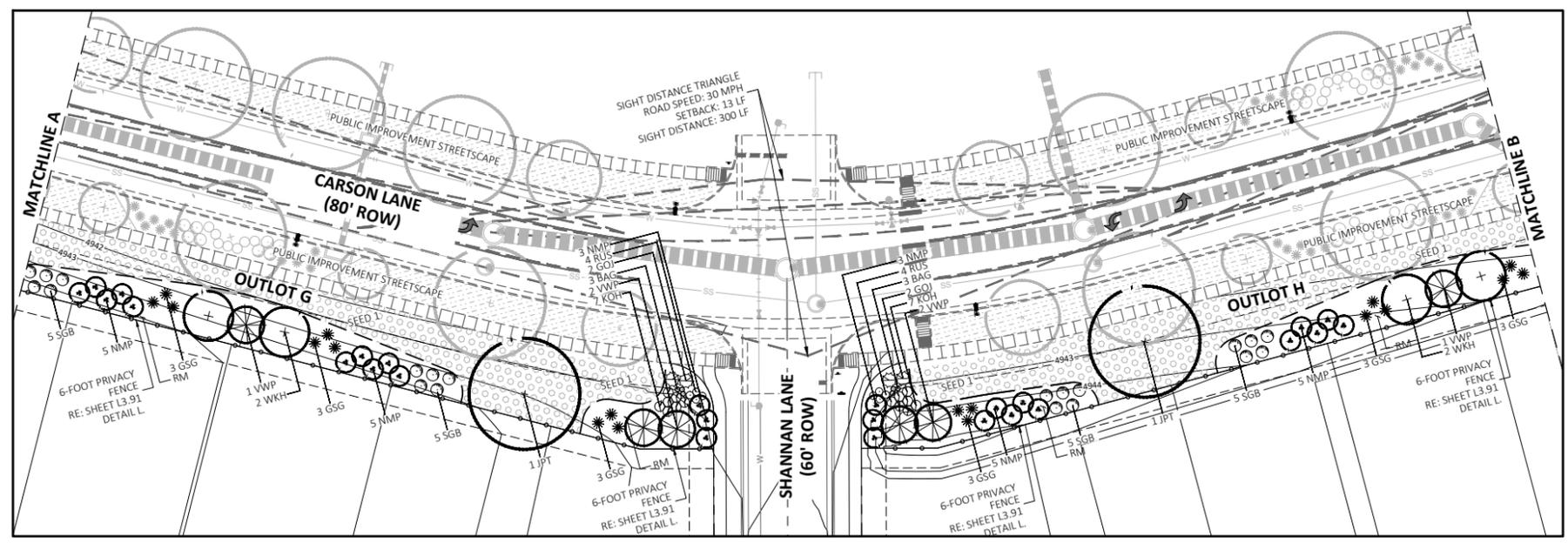
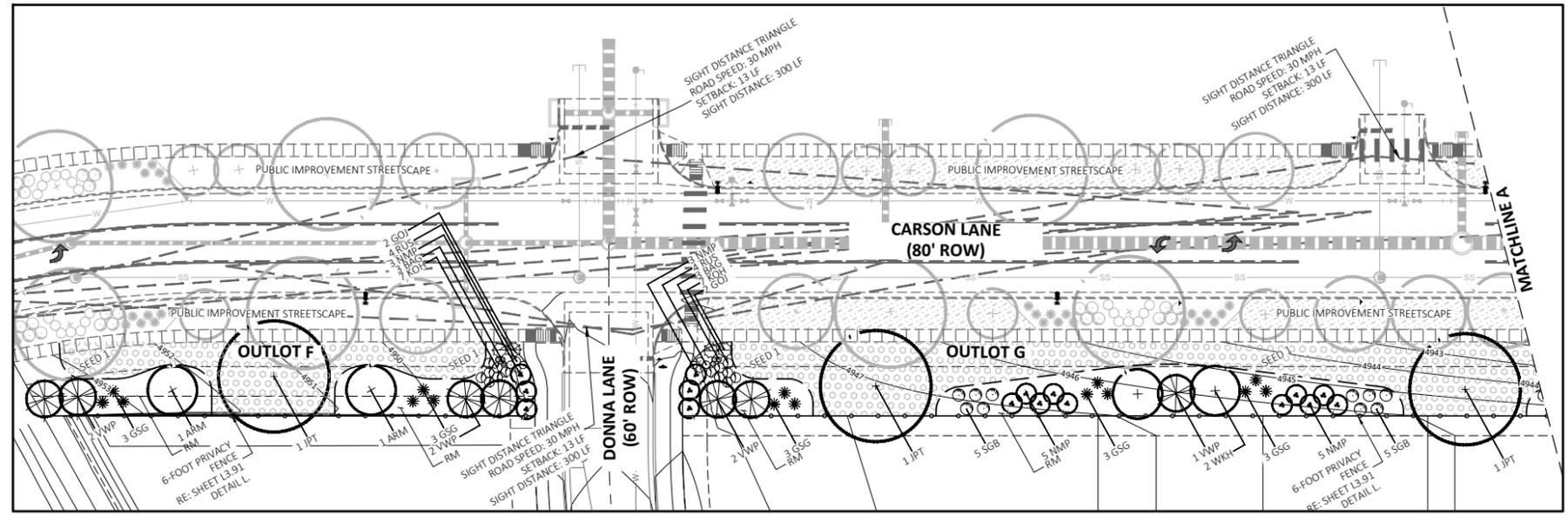
SHEET NUMBER

SP6

8 OF 28



KEY MAP



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- EASEMENT BOUNDARY
- LANDSCAPE EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GRASSES AND PERENNIALS
- BOULDERS
- SEED 1: LOW GROW AND HONEYBEE MIX
- SEED 2: BLAZE LITTLE BLUESTEM SEED MIX
- SOD: RTF WATER SAVER SOD
- RM: 3/4" CRUSHED MOUNTAIN GRANITE

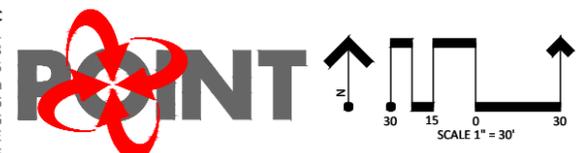
GENERAL NOTES

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. REFER TO SHEETS L3.90 FOR LANDSCAPE NOTES AND PLANTING DETAILS.
3. REFER TO SHEETS L3.91-L3.92 FOR SITE AND PARK DETAILS.
4. ALL PROPOSED FENCING SHALL BE INSTALLED BY THE HOMEOWNER.

SITE TRIANGLE LANDSCAPING NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR ROAD, PARALLEL TO THE ROADWAY, 15 FEET FROM THE EDGE OF THE MAJOR ROAD PAVEMENT, AND FROM AN EYE HEIGHT OF 3.50 FEET ON THE MINOR ROAD TO A HEIGHT OF OBJECT OF 4.25 FEET ON THE MAJOR ROAD.
2. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT THE LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.

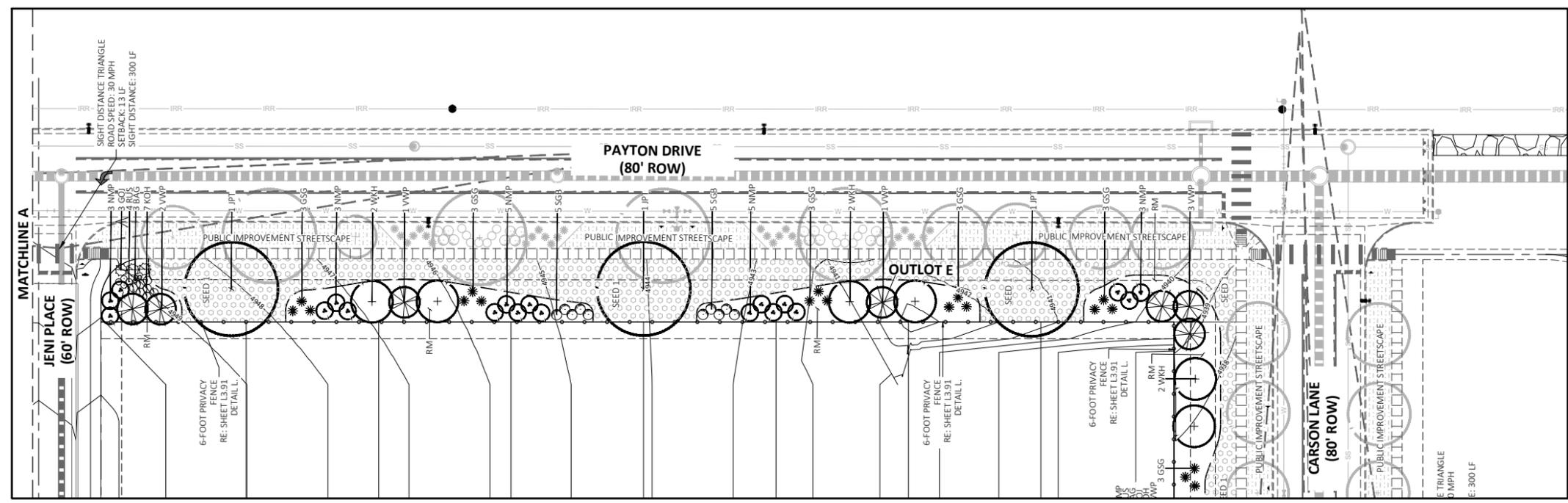
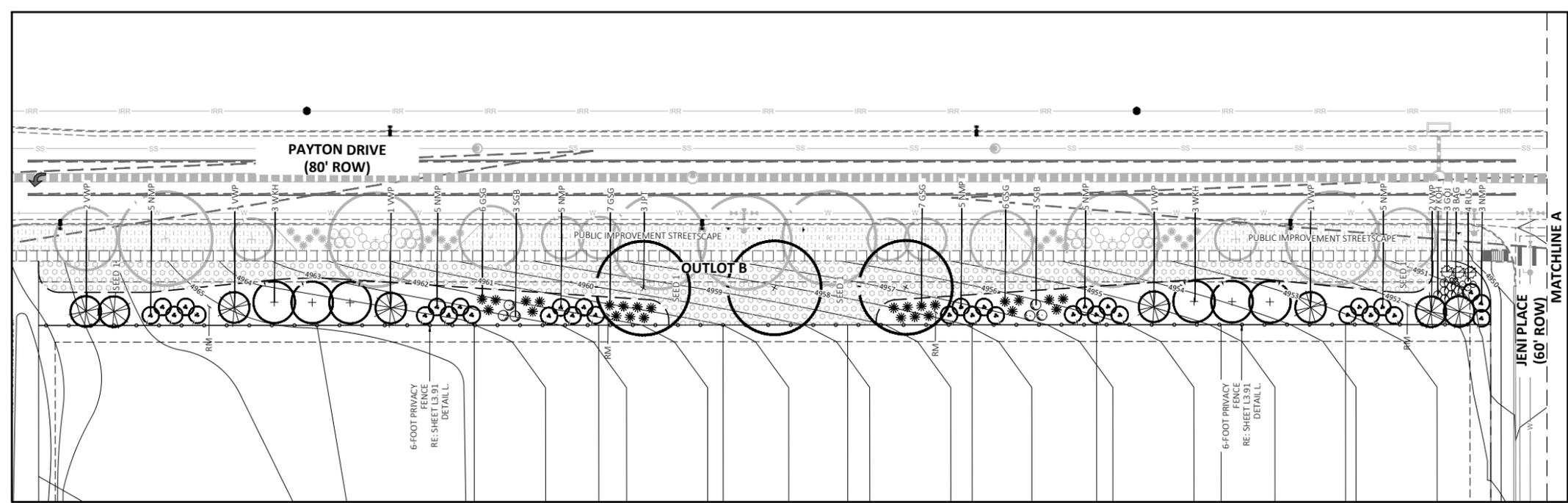
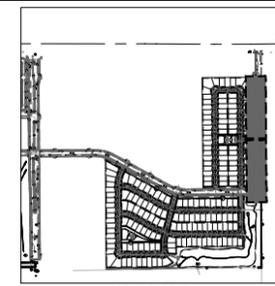
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TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 CARSON LANE BUFFER LANDSCAPE PLAN
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

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| SHEET NUMBER L3.10 |
| 9 OF 28 |



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- EASEMENT BOUNDARY
- LANDSCAPE EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GRASSES AND PERENNIALS
- BOULDERS
- SEED 1: LOW GROW AND HONEYBEE MIX
- SEED 2: BLAZE LITTLE BLUESTEM SEED MIX
- SOD: RTF WATER SAVER SOD
- 3/4" CRUSHED MOUNTAIN GRANITE

- GENERAL NOTES**
- REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
 - REFER TO SHEETS L3.90 FOR LANDSCAPE NOTES AND PLANTING DETAILS.
 - REFER TO SHEETS L3.91-L3.92 FOR SITE AND PARK DETAILS.
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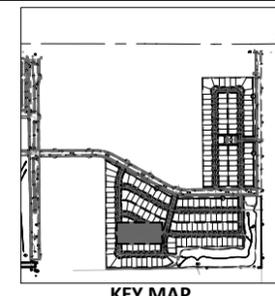
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TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 PAYTON DRIVE BUFFER LANDSCAPE PLAN
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

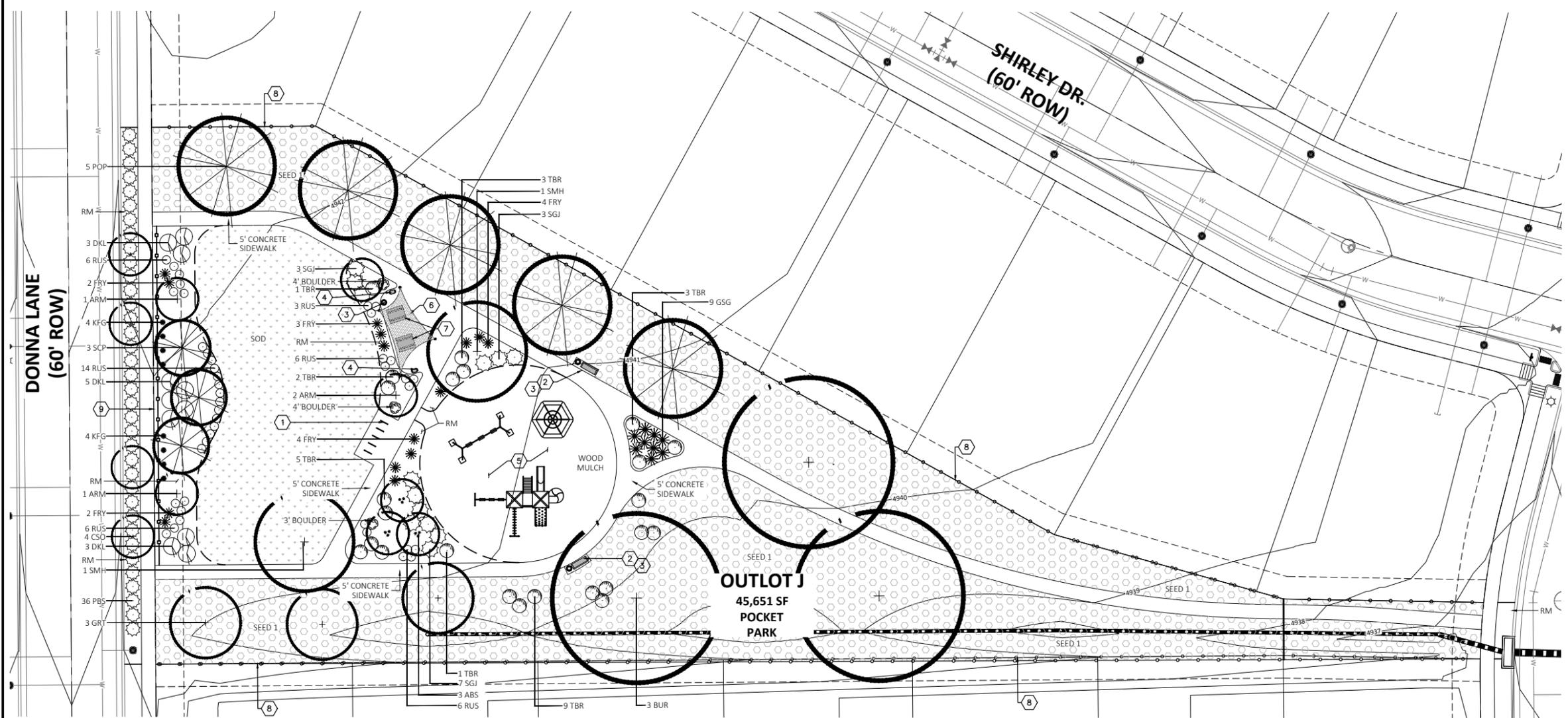
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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

SCALE 1" = 30'

| |
|-----------------------|
| PROJ NO: 210259 |
| ENG: |
| DATE: 06/28/2022 |
| SHEET NUMBER L3.11 |
| 10 OF 28 |



KEY MAP



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- EASEMENT BOUNDARY
- LANDSCAPE EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
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- SOD: RTF WATER SAVER SOD
- RM: 3/4" CRUSHED MOUNTAIN GRANITE

KEY NOTES

1. PROPOSED BIKE RACK, QUANTITY PER PLAN. RE: SHEET L3.91, DETAIL E.
2. PROPOSED STEEL BENCH. RE: SHEET L3.91, DETAIL F.
3. PROPOSED TRASH RECEPTACLE. RE: SHEET L3.91, DETAIL G.
4. PROPOSED PARK GRILL. RE: SHEET L3.91, DETAIL H.
5. PROPOSED PLAYGROUND. RE: SHEET L3.92, DETAILS M-O.
6. PROPOSED FABRIC SHADE SAIL WITH STEEL COLUMNS.
7. PROPOSED PICNIC TABLE. RE: SHEET L3.91, DETAIL I.
8. PROPOSED 6-FOOT CEDAR FENCE. RE: SHEET L3.92, DETAIL L.
9. PROPOSED CEDAR POST AND CHAIN FENCE. RE: SHEET L3.92, DETAIL K.

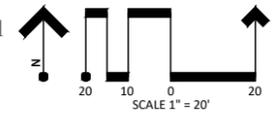
GENERAL NOTES

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. REFER TO SHEETS L3.90 FOR LANDSCAPE NOTES AND PLANTING DETAILS.
3. REFER TO SHEETS L3.91-L3.92 FOR SITE AND PARK DETAILS.
4. ALL PROPOSED FENCING SHALL BE INSTALLED BY THE HOMEOWNER.

SITE TRIANGLE LANDSCAPING NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR ROAD, PARALLEL TO THE ROADWAY, 15 FEET FROM THE EDGE OF THE MAJOR ROAD PAVEMENT, AND FROM AN EYE HEIGHT OF 3.50 FEET ON THE MINOR ROAD TO A HEIGHT OF OBJECT OF 4.25 FEET ON THE MAJOR ROAD.
2. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT THE LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.

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 LITTLETON, CO 80128
 720-258-6836
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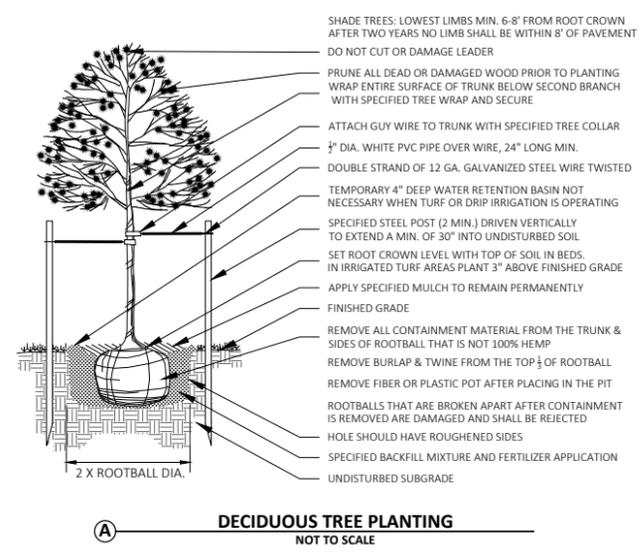


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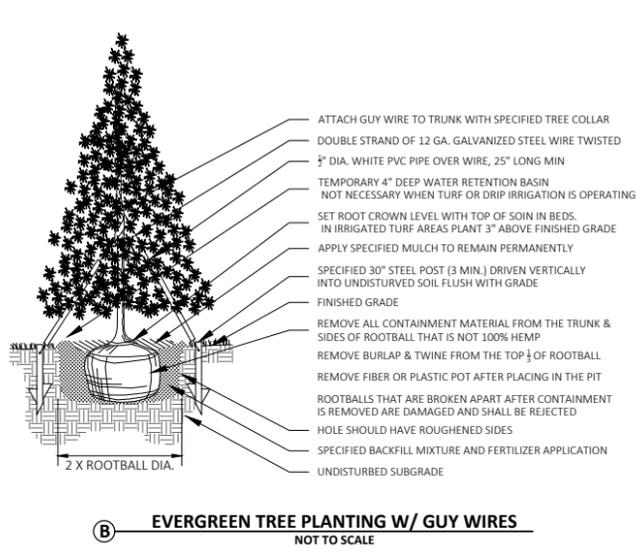
TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 SOUTH PARK LANDSCAPE PLAN
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

PROJ NO: 210259
 ENG:
 DATE: 06/28/2022

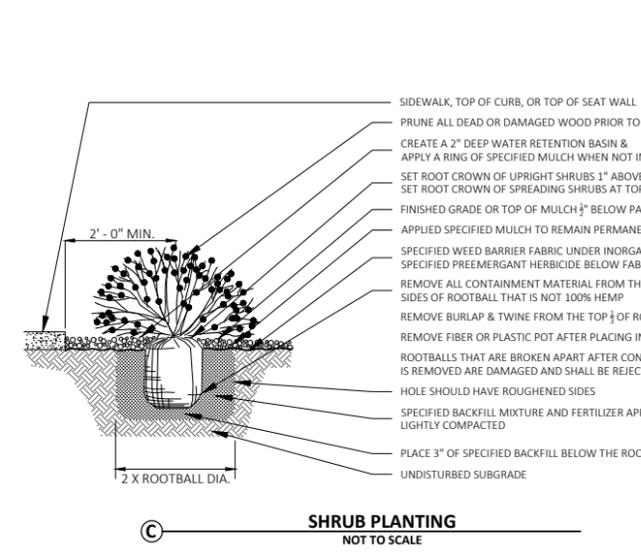
SHEET NUMBER
 L3.21
 12 OF 28



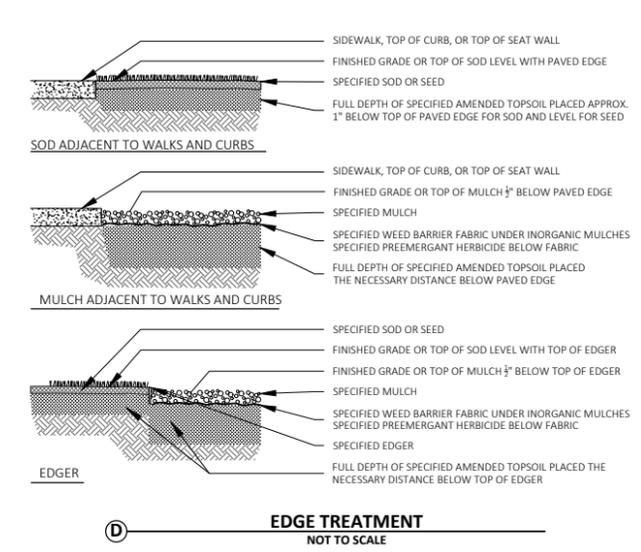
A DECIDUOUS TREE PLANTING
NOT TO SCALE



B EVERGREEN TREE PLANTING W/ GUY WIRES
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D EDGE TREATMENT
NOT TO SCALE

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE PRIME CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH PRIME CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ROCK MULCH: IN THE SPECIFIED AREAS, INSTALL 3-INCHES OF 1 1/2", LOCALLY AVAILABLE, CRUSHED MOUNTAIN GRANITE ROCK MULCH IN ALL SHRUB BEDS OVER TYPAR 3301 WEED MAT OR APPROVED EQUAL, AFTER APPLYING PRE-EMERGENT HERBICIDE.
- BOULDERS: IN THE SPECIFIED AREAS, INSTALL LOCALLY AVAILABLE 2-FOOT TO 5-FOOT BOULDERS.
- SEED 1: IN THE SPECIFIED AREAS, GROUND COVER SHALL BE A MIXTURE OF THE LOW GROW SEED MIX AND HONEY BEE WILDFLOWER SEED MIX BY ARKANSAS VALLEY SEED. THE SEED SHALL BE MIXED AT A RATIO OF 90% LOW GROW MIX TO 10% HONEY BEE WILDFLOWER MIX.
- SEED 2: IN THE SPECIFIED AREAS, GROUND COVER SHALL BE THE BLAZE LITTLE BLUESTEM MIX BY ARKANSAS VALLEY SEED.
- SOD: IN THE SPECIFIED AREAS, THE GROUND COVER SHALL BE THE RTF WATER SAVER SOD PER GREEN VALLEY TURF, LITTLETON CO, (303) 798-6764.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- DISTRIBUTE IMPORTED TOPSOIL OVER AREAS TO BE GRASSED TO A MINIMUM DEPTH OF FOUR (4") INCHES, AND TO A DEPTH OF TEN (10") INCHES IN SHRUB AND PERENNIAL BEDS. TOPSOIL TO BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL FREE FROM WEEDS, LITER, GRASS, STONES LARGER THAN 1", ROOTS OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS:
 - ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
 - COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
 - SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI- FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.
- ALL TREES THAT FALL WITHIN SIGHT TRIANGLE (OR NEAR SIGHT TRIANGLE ZONE) AT ANY DRIVE TO STREET CONNECTIONS MUST BE MAINTAINED WITH A CLEAR ZONE (NO TREE CANOPY ENCROACHMENT) OF 7 FEET ABOVE ADJACENT STREET/DRIVE GRADE.
- LANDSCAPING IN TRACT C AND ALONG CARSON LANE AND PAYTON DRIVE ARE DONE BY SEPARATE DOCUMENT. THE DESIGNS CAN BE FOUND IN THE PUBLIC IMPROVEMENT PLANS FOR FILING NO. 2.
- ALL LANDSCAPING, OTHER THAN SOD/GRASS, MUST PROVIDE MINIMUM CLEARANCE OF THREE (3) FEET AROUND ANY FIRE HYDRANT, WHEN PLANTING IS AT FULL MATURITY.

PLANT LIST

| Qty. | Sym. | Scientific/Botanic Name | Container/Size | Notes | Habit |
|------------------------|---------------------------|--|----------------|-------------------------|--------------|
| DECIDUOUS TREES | | | | | |
| 4 | BUR | BUR OAK | 2" CAL | FULL CROWN, B&B, STAKED | 75X75 FEET |
| | | Quercus macrocarpa | SINGLE TRUNK | | |
| 11 | CSO | CRIMSON SPIRE OAK | 2" CAL | FULL CROWN, B&B, STAKED | 45X15 FEET |
| | | Quercus x bimundorum 'Crimschmidt' | SINGLF. TRUNK | | |
| 5 | GRT | GOLDENRAIN TREE | 2" CAL | STRAIGHT TRUNK, B&B | 30X25 FEET |
| | | Koeleruteria paniculata | STRAIGHT TRUNK | | |
| 14 | JPT | JAPANESE PAGODA TREE | 2" CAL | FULL CROWN, B&B, STAKED | 50X50 FEET |
| | | Styphnolobium japonicum | SINGLE TRUNK | | |
| 6 | SMH | SHADEMASTER HONEYLOCUST | 2" CAL | FULL CROWN, B&B, STAKED | 45X40 FEET |
| | | Gleditsia tria. inermis 'Shademaster' | SINGLF. TRUNK | | |
| 40 | ORNAMENTAL TREES | | | | |
| 3 | ABS | AUTUMN BRILL. SERVICEBERRY | 1 1/2" CAL | STRAIGHT TRUNK, B&B | 20X15 FEET |
| | | Amelanchier grand. 'Autumn Brilliant' | SINGLE TRUNK | | |
| 8 | ARM | AMUR MAPLE | 6" HT. | 3 LEADER MIN, B&B | 15X15 FEET |
| | | Acer Ginnala 'Flame' | MULTI LEADER | | |
| 6 | ISL | IVORY SILK JAPANESE TREE LILAC | 1 1/2" CAL | STRAIGHT TRUNK, B&B | 25X20 FEET |
| | | Syringa reticulata 'Ivory Silk' | SINGLE TRUNK | | |
| 27 | WKH | WINTER KING HAWTHORN | 1 1/2" CAL | STRAIGHT TRUNK, B&B | 20X20 FEET |
| | | Crataegus phaenopyrium | SINGLF. TRUNK | | |
| 44 | EVERGREEN TREES | | | | |
| 9 | LPP | LODGEPOLE PINE | 6'-10" HT. | FULL FORM, B&B | 50x15FEET |
| | | Pinus contorta latifolia | SEE PLAN | | |
| 5 | POP | PONDEROSA PINE | 6'-10" HT. | FULL FORM, B&B | 70X35 FEET |
| | | Pinus ponderosa | SEE PLAN | | |
| 7 | SCP | SCOTCH PINE | 6'-10" HT. | FULL FORM, B&B | 40X25 FEET |
| | | Pinus sylvestris | SEE PLAN | | |
| 43 | VWP | VANDERWOLF'S PYRAMID PINE | 6'-10" HT. | FULL FORM, B&B | 40x25FEET |
| | | Pinus flexilis 'Vanderwolf's Pyramid' | SEE PLAN | | |
| 64 | DECIDUOUS SHRUBS | | | | |
| 11 | DKL | DWARF KOREAN ULAC | 5 GAL | SPACING 4' O.C. | 6X6 FEET |
| | | Syringa meyeri 'Palibin' | 18"-24" HT. | 5 CANES MIN. | |
| 77 | KDH | KODIACK ORANGE HONEYSUCKLE | 5 GAL | SPACING 4' O.C. | 4X4 FEET |
| | | Diervilla x | 18"-24" HT. | 5 CANES MIN. | |
| 129 | NMP | NEW MEXICO PRIVET | 5 GAL | STRAIGHT TRUNK, B&B | 12X8 FEET |
| | | Forestiera pubescens var. pubescens | SINGLE TRUNK | | |
| 32 | ORB | ORANGE ROCKET BARBERRY | 5 GAL | SPACING 3' O.C. | 5X3 FEET |
| | | Berberis thunbergii 'Orange Rocket' | 18"-24" HT. | 5 CANES MIN. | |
| 76 | PBS | PANWEE BUTTES SAND CHERRY | 5 GAL | SPACING 5' O.C. | 1.5X5 FEET |
| | | Prunus besseyi 'P0115' | 18" 24" HT. | 5 CANES MIN. | |
| 85 | RUS | DENIM N LACE RUSSIAN SAGE | 5 GAL | SPACING 3' O.C. | 3X3 FEET |
| | | Perovskia atriplicifolia 'Denim 'n Lace' | 18"-24" HT. | 5 CANES MIN. | |
| 24 | SPB | SUNJOY GOLD PILLAR BARBERRY | 5 GAL | SPACING 3' O.C. | 5X3 FEET |
| | | Berberis thunbergii 'Mania' | 18"-24" HT. | 5 CANES MIN. | |
| 38 | TBR | TALL BLUE RABBITBRUSH | 5 GAL | SPACING 5' O.C. | 6X5 FEET |
| | | Ericameria nauseosa var. speciosa | 18"-24" HT. | 5 CANES MIN. | |
| 472 | EVERGREEN SHRUBS | | | | |
| 24 | GOJ | GREY OWL JUNIPER | 5 GAL | SPACING 5' O.C. | 3X6 FEET |
| | | Juniperus virginiana 'Grey Owl' | 18"-24" SPREAD | 5 CANES MIN. | |
| 13 | SGJ | SEA GREEN JUNIPER | 5 GAL | SPACING 6' O.C. | 5X6 FEET |
| | | Juniperus chinensis 'Sea Green' | 18"-24" SPREAD | 5 CANES MIN. | |
| 76 | SGB | SPANISH GOLD BROOM | 5 GAL | SPACING 6' O.C. | 4X6 FEET |
| | | Cytisus purgans | 18"-24" HT. | 5 CANES MIN. | |
| 113 | ORNAMENTAL GRASSES | | | | |
| 33 | BAG | BLONDE AMBITION BLUE GRAMA | 1 GAL | SPACING 24" O.C. | 3X2 FEET |
| | | Bouteloua gracilis 'Blonde Ambition' | ESTABLISHED | | |
| 110 | GSG | GIANT SACATON GRASS | 1 GAL | SPAONG 60" O.C. | 5X5 FEET |
| | | Sporobolus wrightii | ESTABLISHED | | |
| 26 | KFG | KARL FOERSTER FEATHER REED GRASS | 1 GAL | SPAONG 24" O.C. | 4X2 FEET |
| | | Calamagrostis acuti. 'Karl Foerster' | ESTABLISHED | | |
| 36 | SSG | SHENANDOAH SWITCHGRASS | 1 GAL | SPACING 36" O.C. | 5X2 FEET |
| | | Panicum virgatum 'Shenandoah' | ESTABLISHED | | |
| 205 | PERENNIALS | | | | |
| 21 | FRY | FALSE RED YUCCA | 1 GAL | SPACING 36" O.C. | 48X60 INCHES |
| | | Hesperaloe parviflora | ESTABLISHED | | |
| 14 | MNS | MAY NIGHT SALVIA | 1 GAL | SPACING 24" O.C. | 24X24 INCHES |
| | | Salvia sylvestris 'May Night' | ESTABLISHED | | |
| 35 | | | | | |

LANDSCAPE DATA

| DESCRIPTION | REQUIRED | PROVIDED |
|--|----------|-----------|
| LANDSCAPE BUFFER (103,746 SF)(L T & 5 SH/4500 SF) | | |
| TREES | 23 | 80 TREE |
| SHRUBS | 115 | 350 SHRUB |
| GRASSES AND PERENNIALS (G&P) | | 140 G&P |
| OUTLOT A (25,209 SF) (1 T OR 1 SH/500 SF) + 1 T/2000 SF | | |
| TREES | 13 | 29 TREE |
| SHRUBS | 51 | 70 SHRUB |
| GRASSES AND PERENNIALS (G&P) | | 68 G&P |
| OUTLOT A STREETScape (260 LF) | | |
| TREES | 5 | 7 TREE |
| SHRUBS | N/A | 40 SHRUB |
| OUTLOT J (38,481 SF)(1 T OR 1 SH/500 SF) + 1 T/2000 SF | | |
| TREES | 19 | 23 TREE |
| SHRUBS | 77 | 89 SHRUB |
| GRASSES AND PERENNIALS (G&P) | | 32 G&P |
| OUTLOT J STREETScape (190 LF) | | |
| TREES | 4 | 4 TREE |
| SHRUBS | N/A | 36SHRUB |
| LANDSCAPE TOTALS | | |
| | 64 | 143 TREE |
| | 243 | 585 SHRUB |
| | | 240 G&P |

LANDSCAPE PERCENTAGES - LANDSCAPE BUFFERS

| TYPE | MIN. REQUIRED AREA (SF) | PROVIDED AREA (SF) | REQUIRED % OF TOTAL LANDSCAPE AREA | PROVIDED % OF TOTAL LANDSCAPE AREA |
|---|-------------------------|--------------------|------------------------------------|------------------------------------|
| INTERMITTENTLY IRRIGATED NATIVE WONDER SEED MIX | N/A | 51,270 | N/A | 49.4 |
| INTERMITTENTLY IRRIGATED SHRUB BED | N/A | 52,476 | N/A | 50.6 |
| TOTAL LANDSCAPE AREA | N/A | 103746 | N/A | 100 |

LANDSCAPE PERCENTAGES - NORTH PARK

| TYPE | MIN. REQUIRED AREA (SF) | PROVIDED AREA (SF) | REQUIRED % OF TOTAL LANDSCAPE AREA | PROVIDED % OF TOTAL LANDSCAPE AREA |
|---|-------------------------|--------------------|------------------------------------|------------------------------------|
| IRRIGATED RTF WATER SAVER SOD | N/A | 7,741 | N/A | 30.0 |
| INTERMITTENTLY IRRIGATED LOW GROW AND HONEY BEE MIX | N/A | 7,462 | N/A | 29.6 |
| INTERMITTENTLY IRRIGATED BLAZE LITTLE BLUESTEM SEED MIX | N/A | 3,226 | N/A | 12.8 |
| INTERMITTENTLY IRRIGATED SHRUB BED | N/A | 2,217 | N/A | 8.8 |
| NON-IRRIGATED WOOD MULCH PLAYGROUND SPACE | N/A | 4563 | N/A | 18.8 |
| TOTAL LANDSCAPE AREA | N/A | 25209 | N/A | 100 |
| TOTAL LIVING GROUND COVER | 18,907 | 19,538 | 75% | 77.5% |

LANDSCAPE PERCENTAGES - OUTLOT J - POCKET PARK

| TYPE | MIN. REQUIRED AREA (SF) | PROVIDED AREA (SF) | REQUIRED % OF TOTAL LANDSCAPE AREA | PROVIDED % OF TOTAL LANDSCAPE AREA |
|--|-------------------------|--------------------|------------------------------------|------------------------------------|
| IRRIGATED RTF WATER SAVER SOD | N/A | 6,488 | N/A | 15.8 |
| INTERMITTENTLY IRRIGATED LOW GROW AND HONEY BEE SEED MIX | N/A | 26,164 | N/A | 63.9 |
| INTERMITTENTLY IRRIGATED SHRUB BED | N/A | 4,417 | N/A | 10.8 |
| NON-IRRIGATED WOOD MULCH PLAYGROUND SPACE | N/A | 3876 | N/A | 9.5 |
| TOTAL LANDSCAPE AREA | N/A | 40945 | N/A | 100 |
| TOTAL LIVING GROUND COVER | 30,709 | 34,861 | 75% | 85.1% |

*AREAS THAT ARE DESCRIBED TO BE INTERMITTENTLY IRRIGATED ARE PLANTING AREAS WITH XERIC PLANT MATERIAL THAT WILL BE IRRIGATED UNTIL ESTABLISHED. ONCE ESTABLISHED ONLY OCCASIONAL SUPPLEMENTAL WATERING WILL BE NECESSARY DURING PERIODS OF EXCESSIVE DROUGHT.

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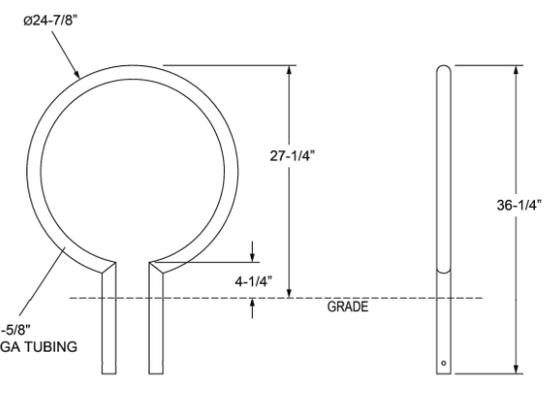
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 LANDSCAPE DETAILS
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

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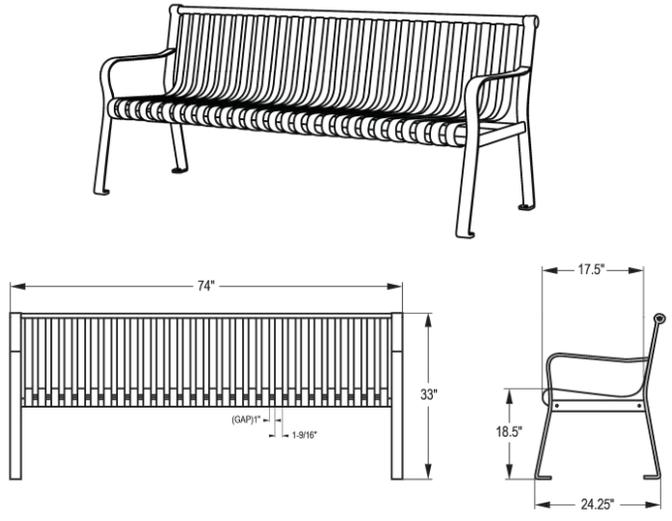
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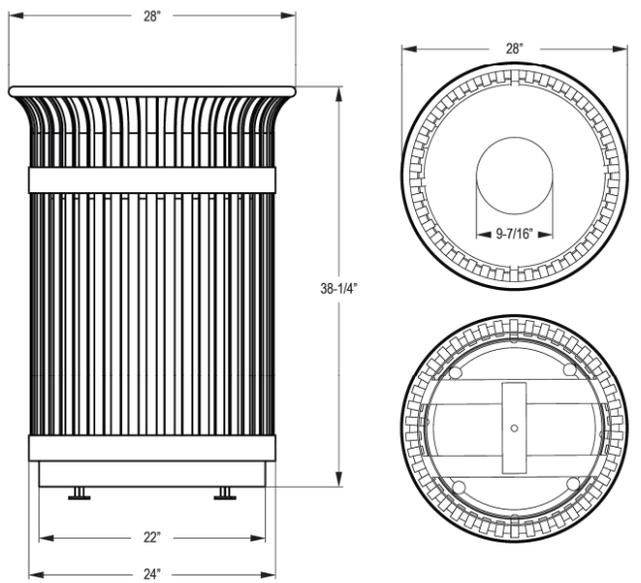
BELSON.COM, 2-BIKE OPAL CIRCULAR BIKE RACK,
 GALVANIZED STEEL, IN-GROUND MOUNT
 BLACK POWDER-COATED PAINT
 MODEL # OPR-21G-G

E **2 BIKE CIRCULAR BIKE RACK**
 NOT TO SCALE



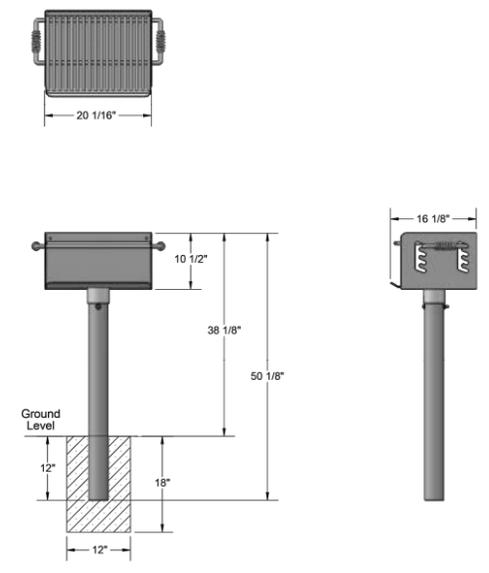
BELSON.COM, STEEL BENCH W/ STRAIGHT BACK,
 STEEL, SURFACE MOUNT
 BLACK RIVER PAINT FINISH
 MODEL # CBPB-65B-BK

F **STEEL BENCH**
 NOT TO SCALE



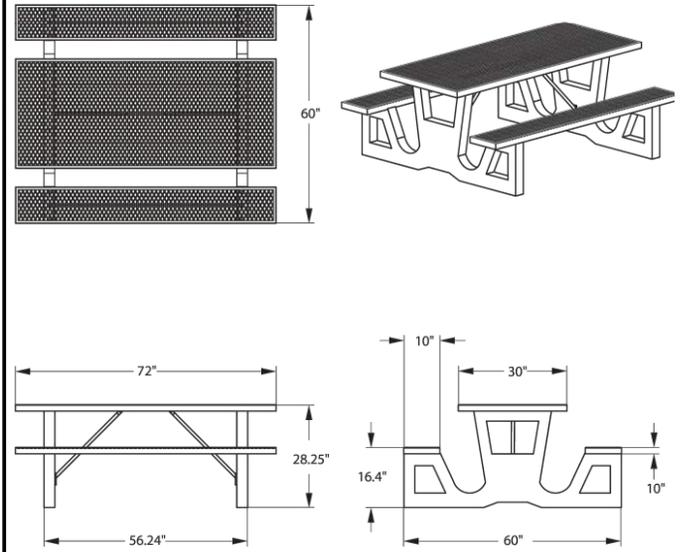
BELSON.COM, FLARE TOP TRASH RECEPTACLE,
 STEEL, SURFACE MOUNT
 BLACK RIVER PAINT FINISH
 MODEL # CBTR-FT-BK

G **TRASH RECEPTACLE**
 NOT TO SCALE



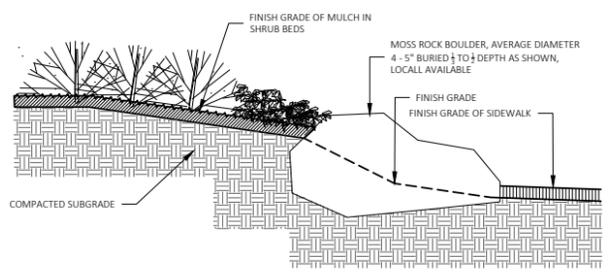
THEPARKCATALOG.COM, ROTATING PEDESTAL GRILL
 SURFACE MOUNT
 ITEM # 398-1488

H **PARK GRILL**
 NOT TO SCALE

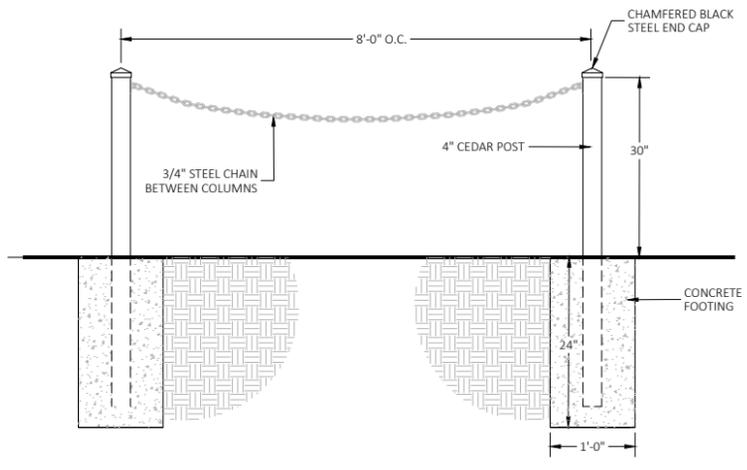


BELSON.COM, STEEL AND CONCRETE PICNIC TABLE,
 MODEL # CPT6

I **PICNIC TABLE**
 NOT TO SCALE



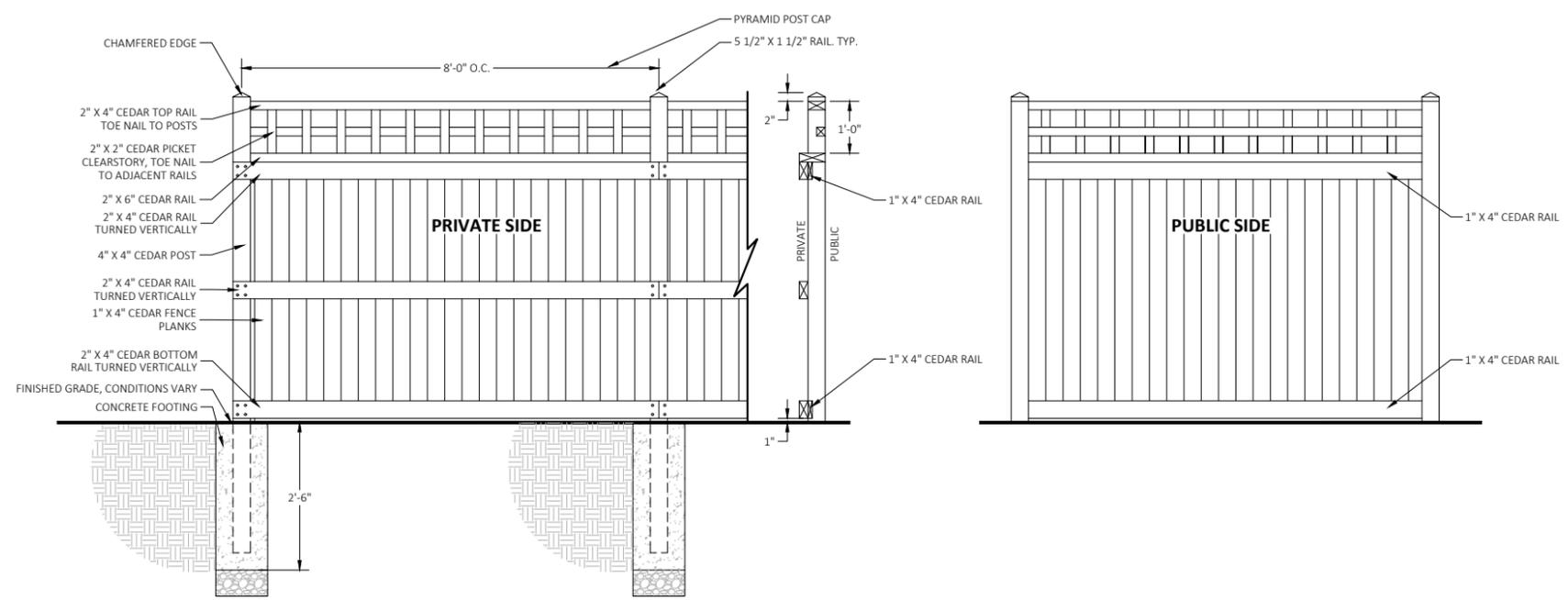
J **BOULDER PLACEMENT**
 NOT TO SCALE



K **BOLLARD AND CHAIN FENCE**
 NOT TO SCALE

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 LAND SURVEYING





L — HOMEBUILDER FENCE
NOT TO SCALE



MANUFACTURER: MILE HIGH PLAY STATIONS
INSTALL PER MANUFACTURERS SPECIFICATIONS

M — PLAYGROUND - MAIN STRUCTURE
NOT TO SCALE



MANUFACTURER: PLAYSII
INSTALL PER MANUFACTURERS SPECIFICATIONS

N — PLAYGROUND - SWING SET
NOT TO SCALE



O — PLAYGROUND - MISC EQUIPMENT
NOT TO SCALE

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LANDSCAPE DETAILS
3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO



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EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

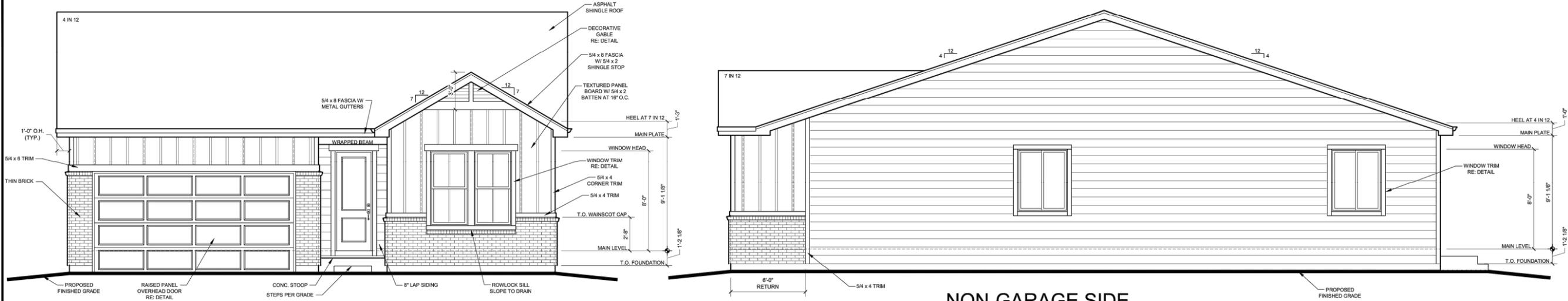
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

MODEL JTF-39102 ELEVATIONS

Item 2

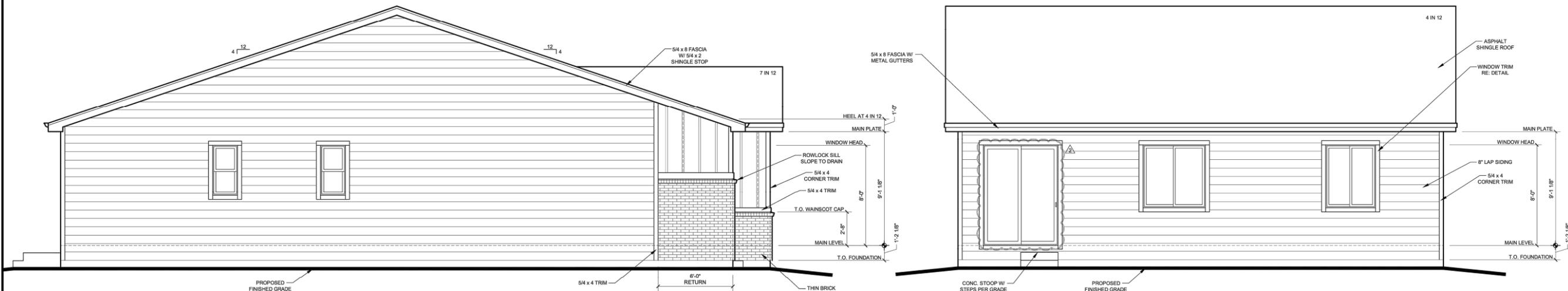


TERRA FORMA
SOLUTIONS



1 FRONT ELEVATION - 'A'
FARMHOUSE
32% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"

2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

1 REAR ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------------|------------|
| 1 | REVISED PER TOWN COMMENTS | 05/20/2022 |

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-39102
JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 10/18/2022

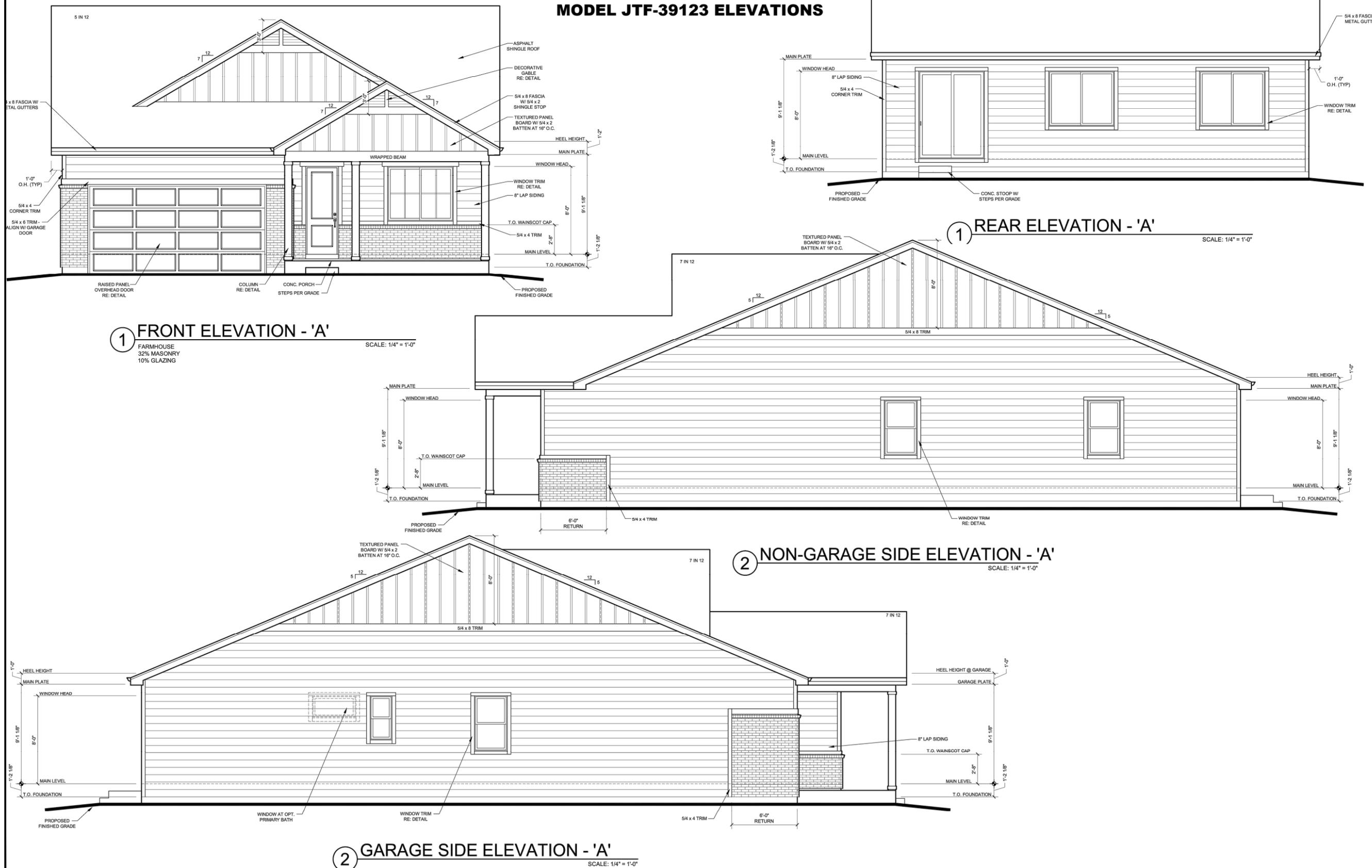
SHEET NUMBER
A1
23 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

MODEL JTF-39123 ELEVATIONS



1 FRONT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
FARMHOUSE
32% MASONRY
10% GLAZING

1 REAR ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

Item 2



TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------------|------------|
| 1 | REVISED PER TOWN COMMENTS | 05/20/2022 |

LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-39123

TERRA FORMA SOLUTIONS
JOHNSTOWN, CO

| |
|--|
| PROJ NO: 210259 |
| ENG: EAP/DDK |
| DATE: 10/18/2022 |
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| SHEET NUMBER A2 |
| 24 OF 28 |

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

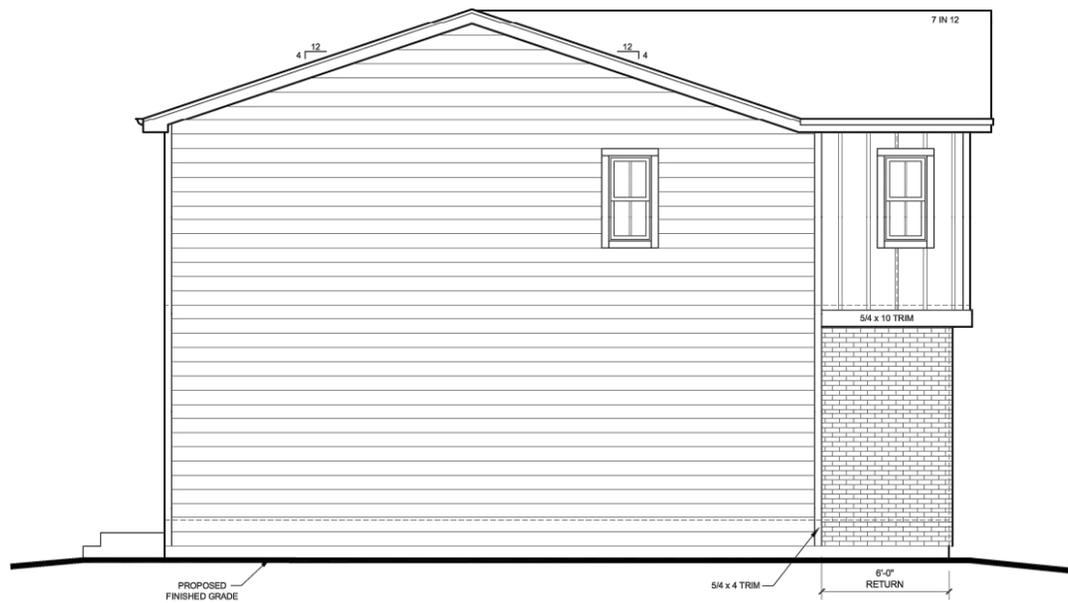
MODEL JTF-36204 ELEVATIONS



3 REAR ELEVATION - 'A' SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - 'A' SCALE: 1/4" = 1'-0"
FARMHOUSE
33% MASONRY
15% GLAZING



4 GARAGE SIDE ELEVATION - 'A' SCALE: 1/4" = 1'-0"



2 NON-GARAGE SIDE ELEVATION - 'A' SCALE: 1/4" = 1'-0"

Item 2

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------------|------------|
| 1 | REVISED PER TOWN COMMENTS | 05/20/2022 |

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-36204
JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 10/18/2022

SHEET NUMBER
A3
25 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

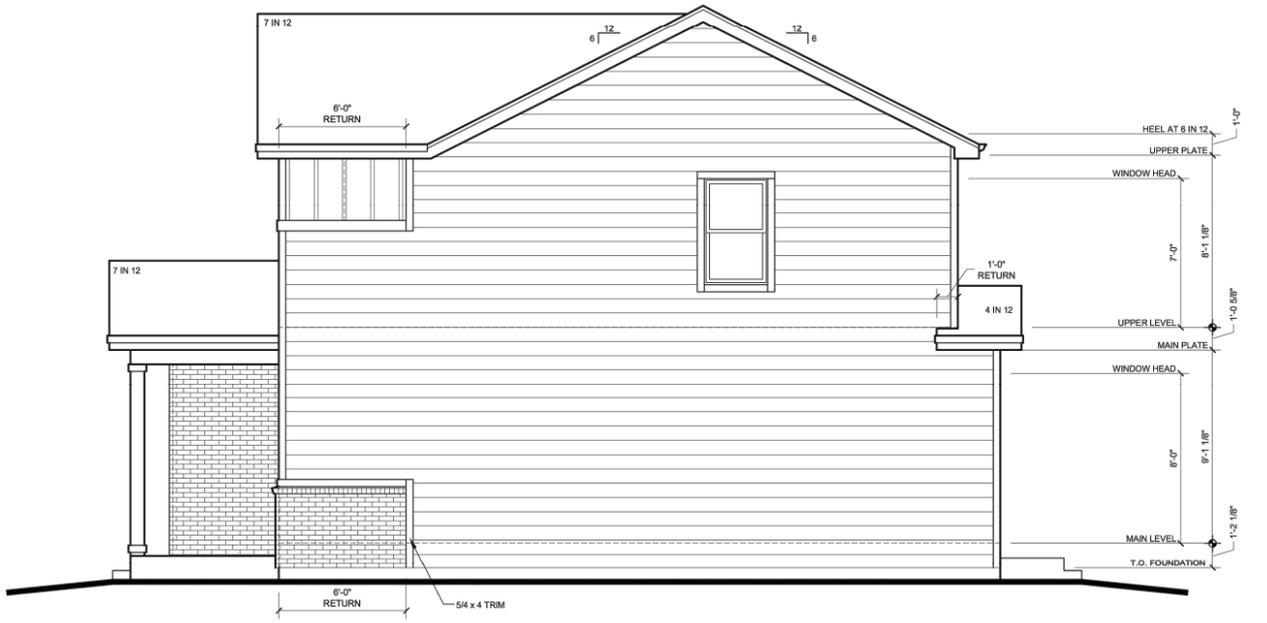
MODEL JTF-36205 ELEVATIONS



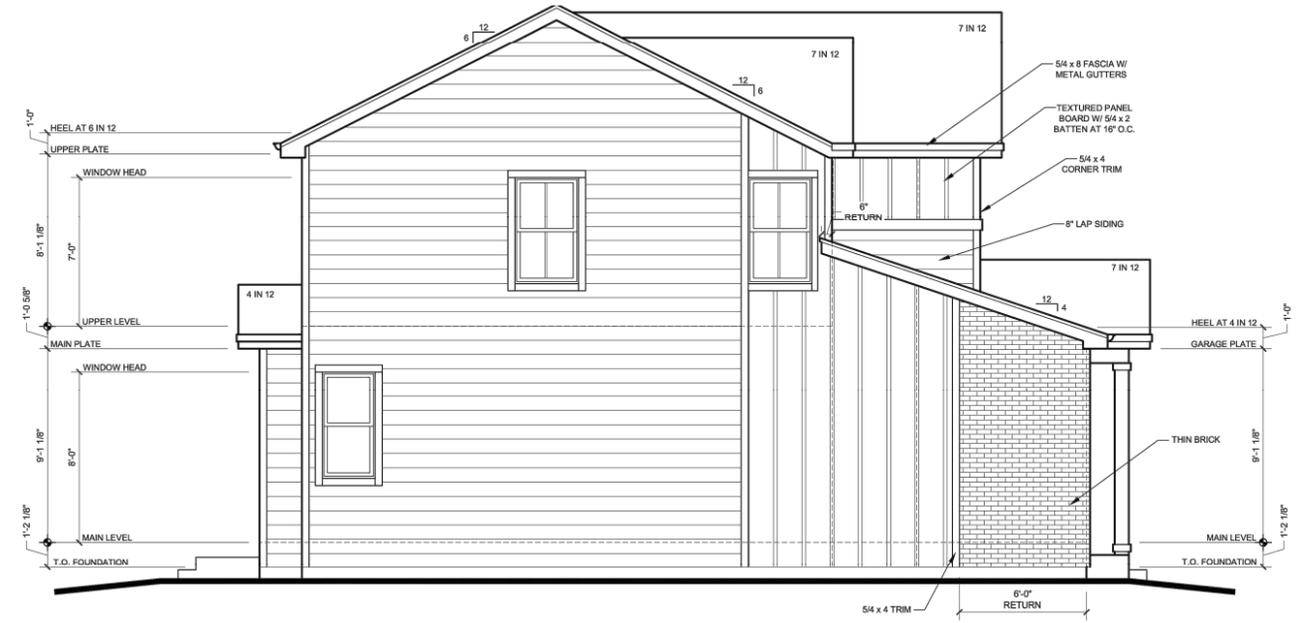
1 FRONT ELEVATION - 'A'
FARMHOUSE
30% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

Item 2

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------------|------------|
| 1 | REVISED PER TOWN COMMENTS | 05/20/2022 |

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-36205
JOHNSTOWN, CO

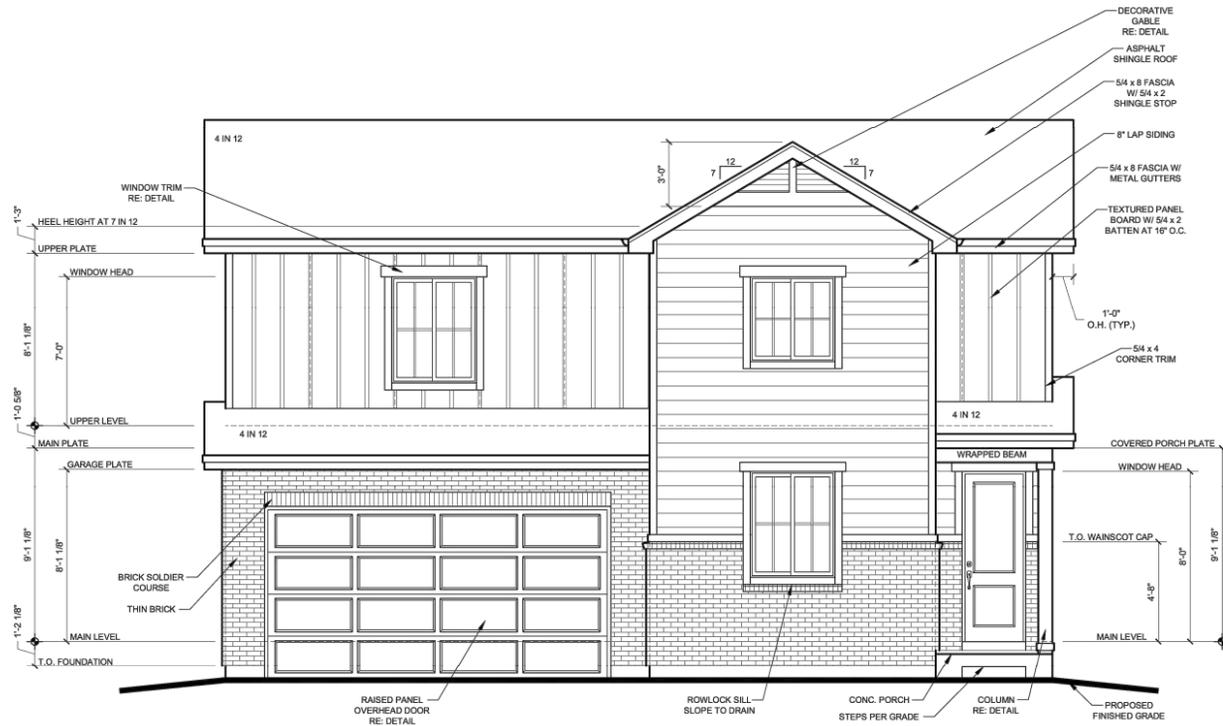
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ENG: EAP/DDK
DATE: 10/18/2022
SHEET NUMBER
A4
26 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

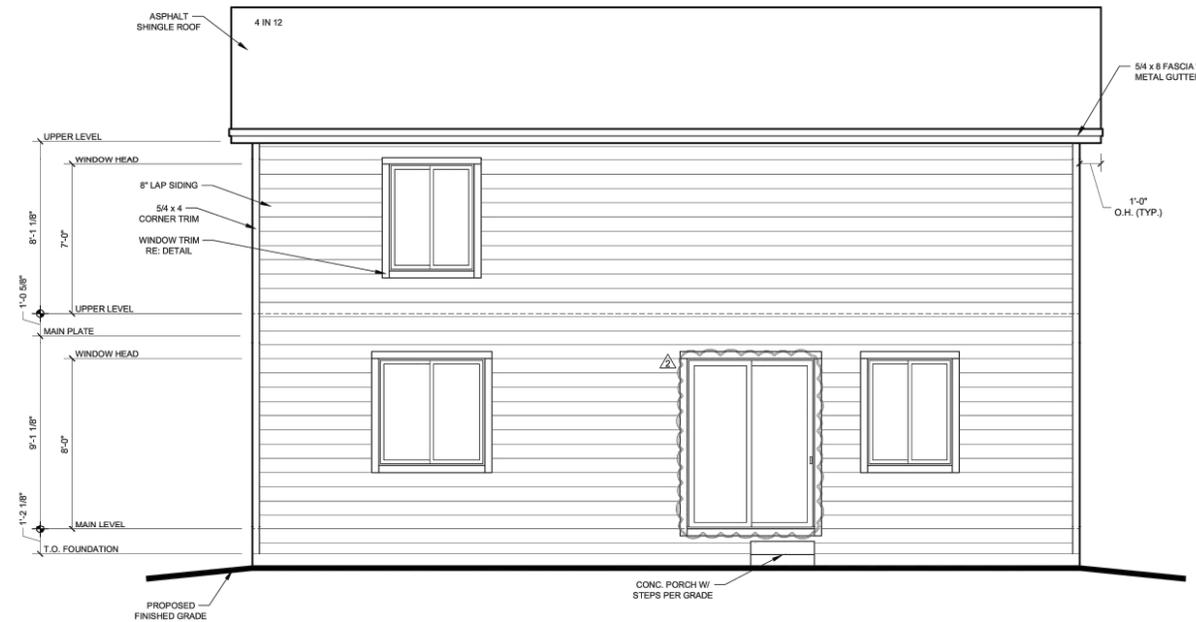
FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

MODEL JTF-36206 ELEVATIONS



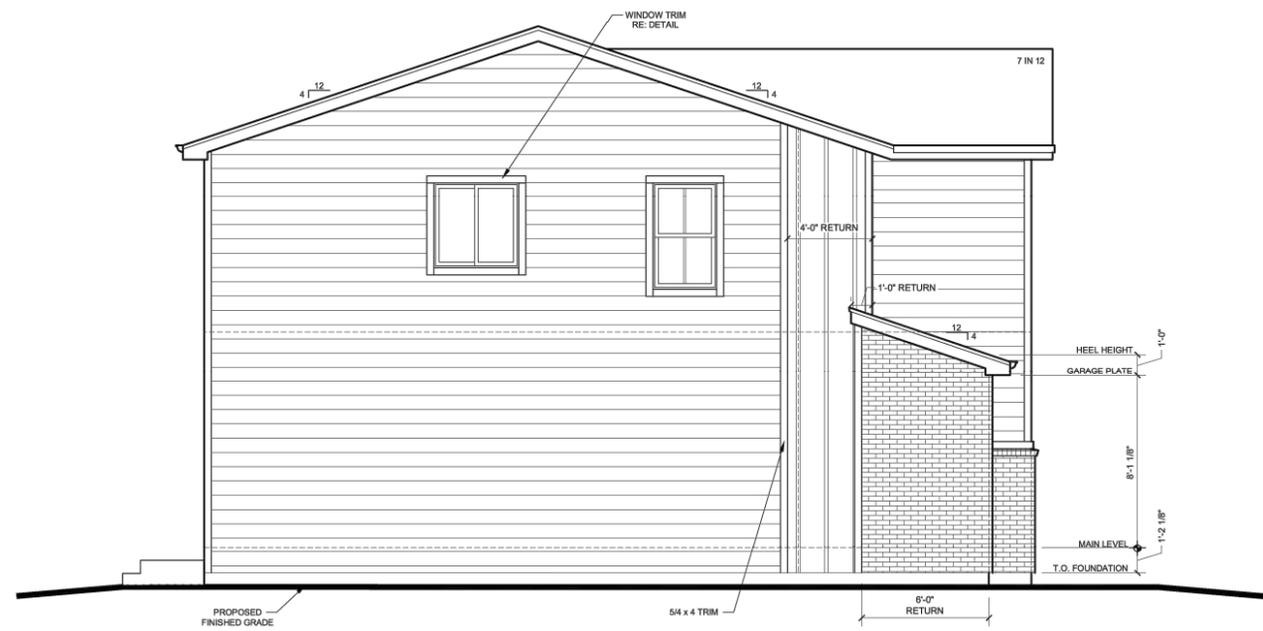
1 FRONT ELEVATION - 'A'
FARMHOUSE
30% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

Item 2

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------------|------------|
| 1 | REVISED PER TOWN COMMENTS | 05/20/2022 |

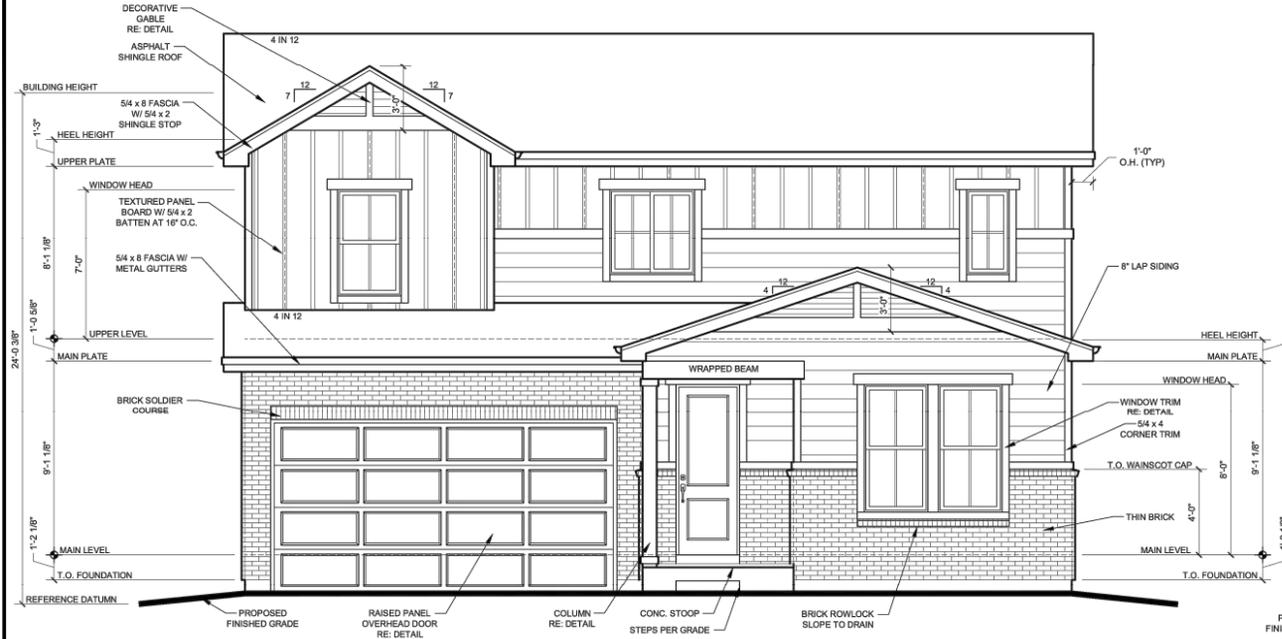
TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-36206
JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 10/18/2022
SHEET NUMBER
A5
27 OF 28

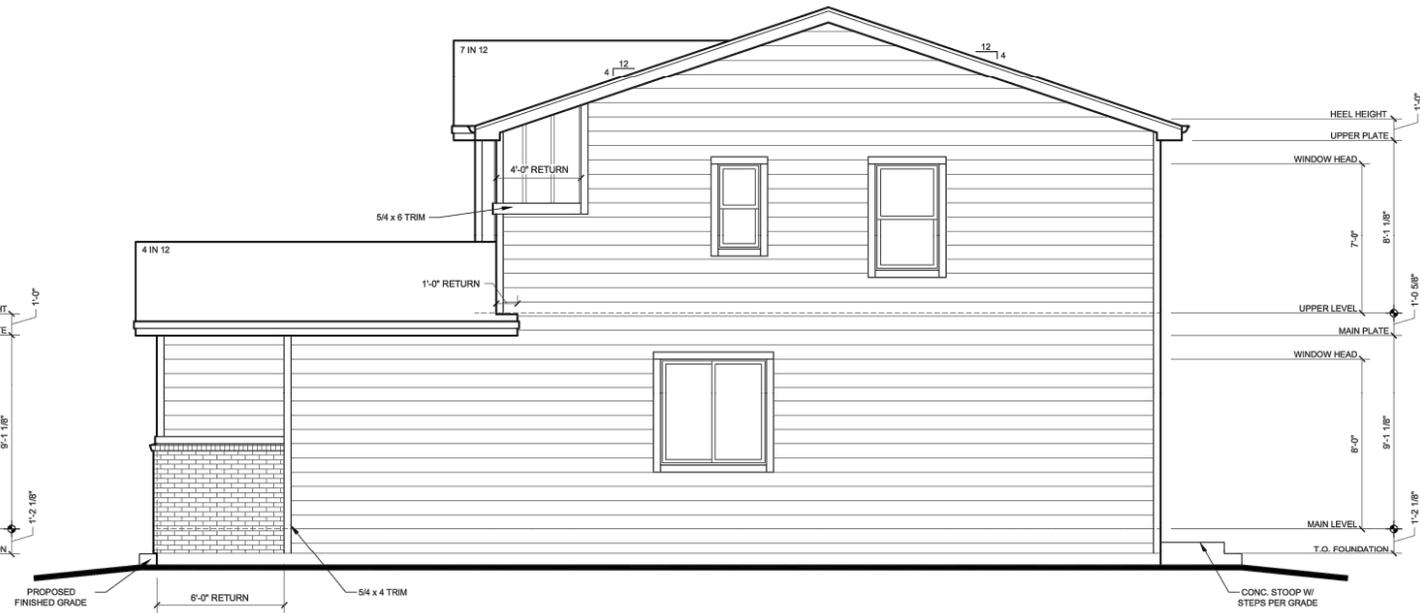
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

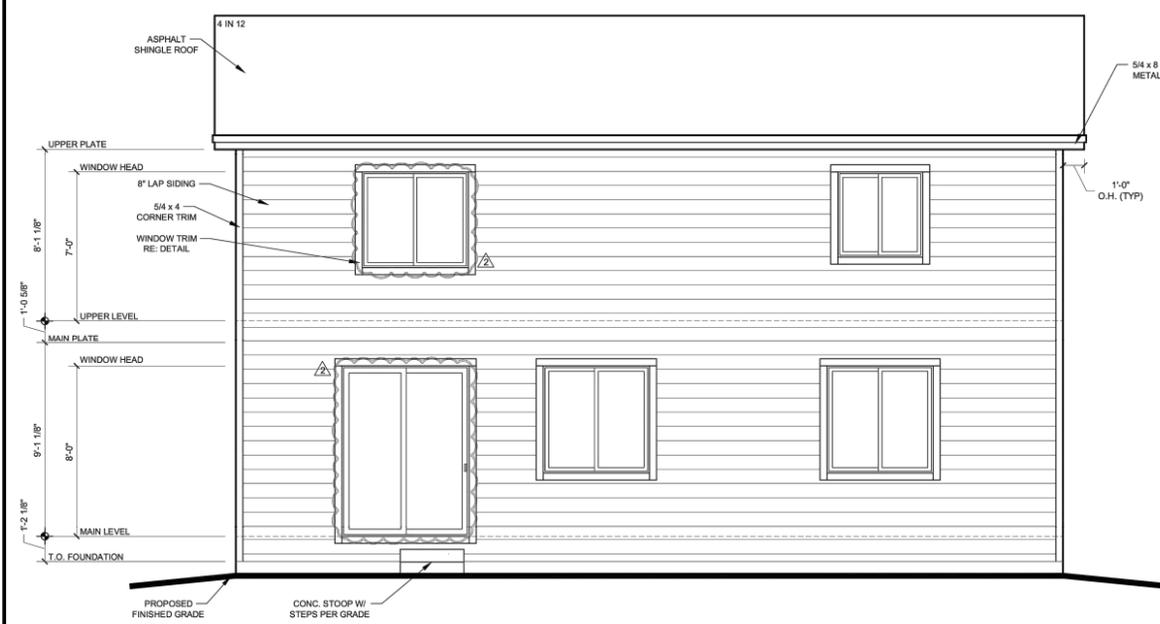
MODEL JTF-39208 ELEVATIONS



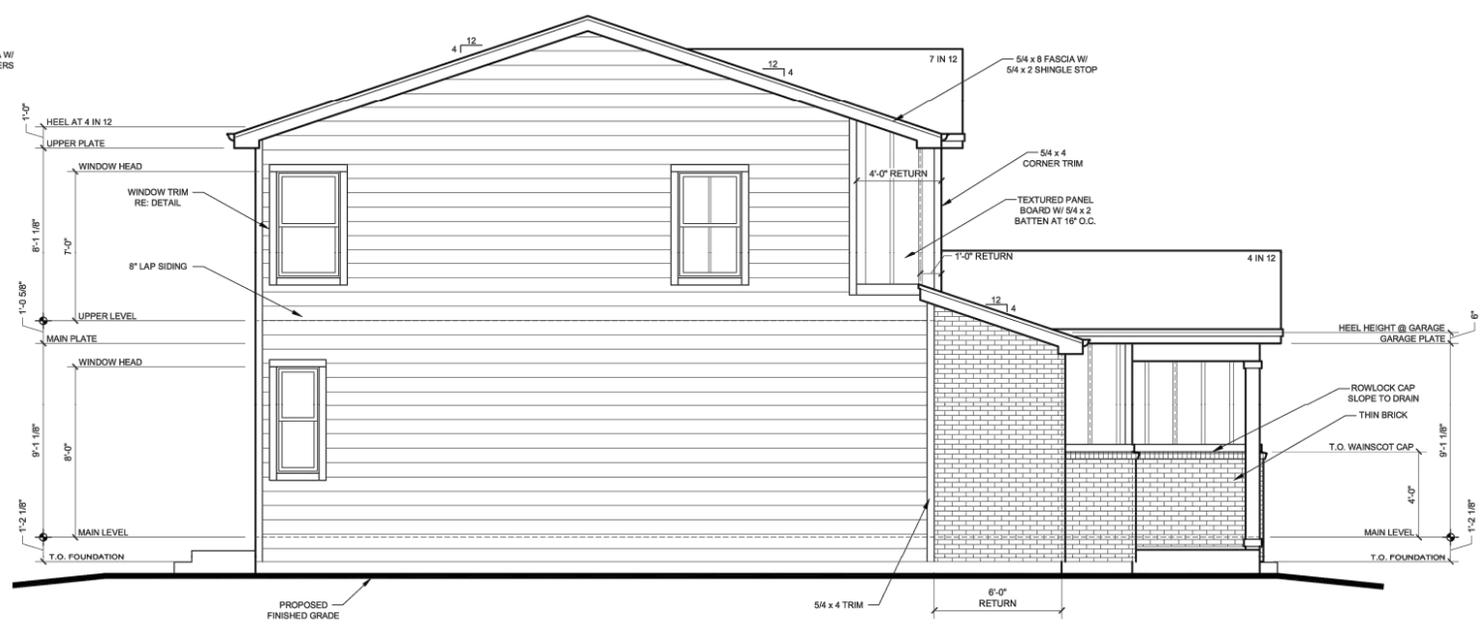
1 FRONT ELEVATION - 'A'
FARMHOUSE
30% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------------|
| 1 | | 05/20/2022 |

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-39208
JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 10/18/2022

SHEET NUMBER
A6
28 OF 28

BYLAWS
JOHNSTOWN PLANNING AND ZONING COMMISSION
(Amended & Adopted on _____)

The following bylaws are hereby adopted by the Planning and Zoning Commission (Commission) of the Town of Johnstown, Colorado in order to:

1. Operate efficiently and effectively;
2. Improve communications between the Commission and Johnstown stakeholders; and,
3. Prepare, maintain, and help implement the Town's Comprehensive Plan and development codes, to guide development and community growth.
4. Meet the responsibilities and duties as established in the Johnstown Municipal Code, and applicable state laws.

A. COMMISSION STRUCTURE

1. **Members.** The Planning and Zoning Commission shall consist of seven (7) members who shall be appointed at the discretion of the Town Council.
2. **Term.** The term of each appointed member shall be four (4) years or until his or her successor takes office. Members are not term limited. (JMC 2-182)
3. **Officers.** The Planning and Zoning Commission shall elect its Chair from among the appointed members and create and fill such other of its offices as it may determine. The term of the Chair shall be two (2) years, with eligibility for re-election. (JMC 2-184) This bi-annual election shall be held on the last meeting of the calendar year, or first meeting of the following year, or if there is an officer vacancy.
 - a. The voting procedure for annual election of the Chair and Vice Chair is as follows: the Planning & Development Director or staff designee, acting as Moderator, calls the meeting to order and asks for a secret vote for the election of the Chair by written ballot. The Director receives the ballots, tallies the votes and announces the totals. The Commissioner receiving the greatest number of votes shall be the Chair, but a motion must be made with the majority vote to appoint the Chair. The same procedure follows for Vice-Chair. Written ballots shall be retained by the Secretary until the next election of officers.
4. **Duties of Officers:**
 - a. The Chair shall:
 - i. Preside at all meetings at which they are present.
 - ii. Ensure all meetings are conducted with decorum and efficiency.
 - iii. Appoint committees, special and/or standing and liaisons.

- iv. Rule on all procedural questions (subject to a reversal by a two-thirds (2/3) majority vote of the members present).
 - v. Represent the Commission before the Board of Trustees and other public bodies except when this responsibility has been delegated to an appropriate official or Commission member.
 - vi. Sign the minutes, or other documents, approved by the Commission.
 - vii. Carry out other duties as assigned by the Commission.
- a. The Vice-Chair shall:
 - 1. Act in the absence or inability of the Chair to act
 - 2. Have the powers to function in the same capacity as the Chair in cases of the Chair's absence or inability to act.
 - b. The Secretary is a Town employee assigned by the Town Administrator and shall:
 - 1. Keep a file of all official records and reports of the Commission
 - 2. Record and certify all minutes of the Commission.
 - 3. Prepare and be responsible for the publishing and posting of all notices relating to public meetings and hearings of the Commission.
- 5. Chair Pro Tem. In the event the Chair and Vice Chair are both absent or unable to act in a regular or special meeting where a quorum is present, another member of the Commission shall be chosen by the Commission to perform the responsibilities of the Chair for the meeting.
 - 6. Committees. From time to time the Commission may need to establish short-term committees to accomplish specific tasks for the Commission. The Chair of the Commission shall appoint such committees with appropriate instructions and clarification of purpose as deemed necessary, including appointment of a Committee Chair. Committee Chairs shall have full responsibility for conducting the affairs of their committees and reporting to the full Commission.

B. COMMISSION APPOINTMENT AND MEMBERSHIP

- 1. Resident requirement. All members of the Planning and Zoning Commission shall be residents in the Town. If any member ceases to reside in the Town, his or her membership shall immediately terminate.
- 2. Compensation. All members of the Planning and Zoning Commission shall serve as such without compensation. (JMC 2-183)
- 3. Vacancy. Vacancies on the Commission shall be reported to Council and widely advertised on the Town's typical communication media.
 - a. Applications for vacancies shall be accepted for no less than one month, with such application form managed by the Town Clerk, and reviewed by the Director of Planning and Development.

- b. Eligible candidate applications shall be presented to the Commission for evaluation. The Commission may choose a candidate from the written applications, or request that one or more candidates appear before them at a regular meeting for a brief interview.
 - c. In the event of multiple candidates or vacancies, the Commission may determine the best course for voting on their recommendation to Council for appointment.
 - d. Once a candidate(s) is chosen, that Candidate will be presented by the Director at the next available Town Council regular meeting for appointment to the Commission.
4. Attendance. Commissioners are expected to attend all meetings. In the event that a Commissioner cannot attend a meeting, they shall notify the Secretary as soon as possible. Planned absences shall be reported as soon as that is known.
 5. Absences. If a Commissioner is absent from more than three regular meetings in a calendar year, the Commissioners may direct the Chair to recommend to the Town Council that the Council review the Commissioner's appointment and impact of their absences.
 6. Appointment & Oath. Upon Appointment to the Commission by the Town Council, the Town Clerk shall administer the oath of office on or before the first meeting attended by that Commissioner.

C. MEETINGS

1. Regular Meetings. The Planning and Zoning Commission shall hold at least one (1) regular meeting in each month, unless there is no Town business to come before the Commission during any such month. (JMC §2-184)
 - a. Regular meetings of the Johnstown Planning and Zoning Commission shall be typically be scheduled for 7:00 P.M. on the second and fourth Wednesday of each month; but may occur otherwise to accommodate holidays or conflicts in Town meetings schedules. In the event a regular meeting is cancelled due to weather or other circumstances, the business items shall be included on the agenda for the earliest available meeting.
 - b. All meetings are open to the public. Action of the Commission shall be in full compliance with Colorado statutes governing open meetings.
 - c. No new business will be considered after 10:00 P.M., unless agreed to by a majority of members present. The meetings will adjourn promptly at 10:30 P.M., or earlier, unless an extension is allowed by a majority of the members present. The typical order of business:
 - Call To Order
 - Roll Call
 - Public Comment on matters not on the Agenda
 - Old Business (Business items that are tabled or carried over from previous meetings, but are not hearings).
 - New Business
 - Public Hearings

- Consent Agenda
 - Staff Communication
 - Commissioner Comments and Questions
 - Adjournment
- d. If an agenda item is not ready for Commission consideration, the Chair may, after consulting the Commissioners, place the item at the end of the regular agenda. If the item is still not ready the Commission shall vote to postpone the item to a specific, future Commission meeting.
 - e. The Commission should not accept new information from the applicant. Applicant presentations shall be confined to discussion and display of materials included in the Commissioner meeting packets.
2. Worksessions. The second Wednesday of each month will be reserved, but not exclusively, and workload permitting, for discussion of any and all internal matters of the Commission, including reports and recommendations of any subcommittees.
 3. Special Meetings. Special Meetings may be called at any time by the Chair or three members provided standard open meeting notice, at minimum, is given once the meeting is called.
 4. Public Notice. In addition to current open meetings statutes and code requirements in the Johnstown Municipal Code, Chapter 16, all regular and special meetings of the commission shall have at least three days notice. Notice shall be posted at the Town Hall in the officially designated location. All meetings of the Commission or any of its committees shall be open to the public, except for executive sessions, which must be conducted in accordance with state and local laws.
 5. Public Hearings. Public Hearings shall allow, after presentation by applicant and staff, any individual to address the Commission regarding the business item. Individual speakers will be limited to 3 minutes unless prior approval is obtained from the Chair. Groups that are represented by a single spokesperson are allowed 10 minutes unless prior approval is obtained from the Chair.
 6. Public Comment. There shall be a time during such regular meetings for members of the public to address the Commission concerning any matter relevant to the Commission's jurisdiction and not on the agenda for specific public hearing at such meeting. The time period for such public participation, and any reasonable limitations thereon, shall be established from time to time by the Commission, typically 3 minutes unless a special presentation is arranged prior to the meeting.

D. RULES OF PROCEEDINGS

1. Rules. Meetings shall be conducted under Robert's Rules of Order, and the Commission may adopt such modified or amended procedural rules, as it deems appropriate, subject to local and state laws, including the Open Meetings Law.
2. Quorum. A majority of the membership of the Commission (4 members) shall constitute a quorum. When a quorum is present, a majority vote, that is a majority of the votes cast, ignoring abstentions, is sufficient for the adoption of any motion. Voting may be by roll call or any other method chosen by the Chair. In all cases a record shall be kept as part of the minutes. Any member shall have the right to demand a roll call vote.

3. **Motions.** The Commission shall take official action by approval of a motion. Motions shall clearly specify action. If conditions are imposed, the conditions should be as specific as possible, and include the result desired, deadlines or benchmarks and consequences if the condition is not met. Discussion and debate on any motion occurs after the motion has been made and seconded.
 4. **Consent Agenda.** A consent agenda may be utilized for typical and standard action that does not require a public hearing, such as approving minutes or reports. Any member of the Commission may request to have any item removed from the consent agenda; such request need not be seconded. The Commission shall then take up such item for discussion. A single motion and vote in favor thereof shall approve all items remaining on the consent agenda.
 5. **Continue and Issue/Item.** Motions to continue an issue or item may be made with a date certain for continuance of the item discussion or public hearing. No additional public notification is required.
 6. **Table an Issue/Item.** Motions for tabling an item should include reason(s) for tabling. A tabled issue does not have a future date set, and must be re-noticed if required initially.
- E. REVIEW & AMENDMENTS.** These by-laws shall be reviewed periodically, and may be amended by a two-thirds (2/3) vote of the entire current Commission membership.