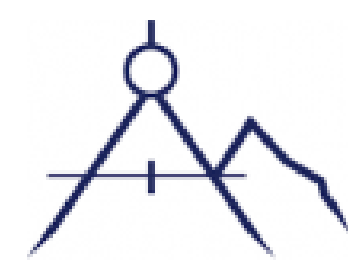


# Thompson Ridge Estates

## Final Plat and Development Plan

R&M Holdings LLC

**russe||+  
mills**



**UNITED CIVIL**  
Design Group



# Vicinity Map



# Site Photos



Entrance from Thompson Crossing Watercress Drive



View from East side of property looking west



View looking from south end of property north



View looking west across property

# Site Photos



**Wetland**



**Access road to west side of property**

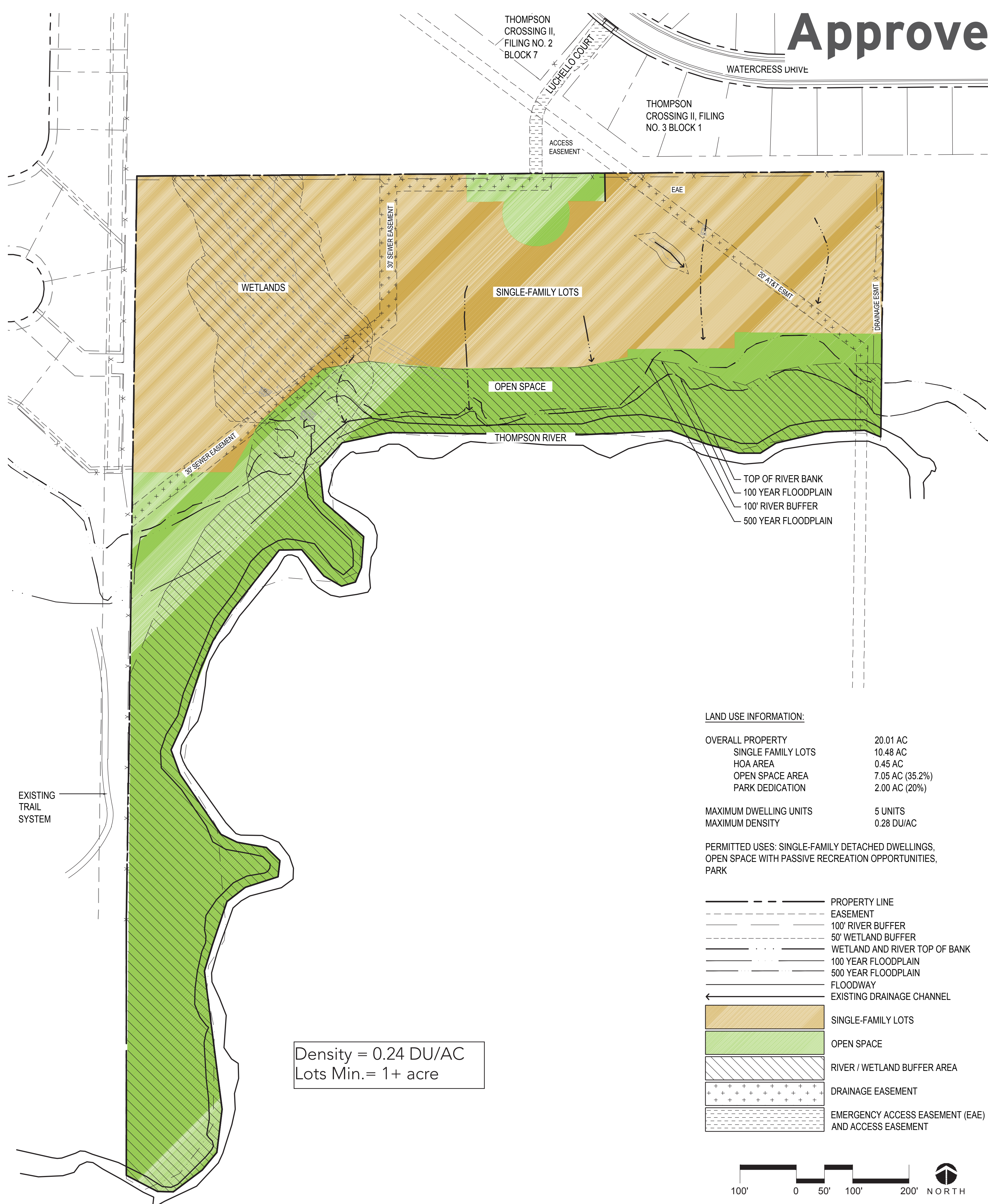


**River edge vegetation**



**View looking south to Thompson River**

# Approved Outline Development Plan (ODP)



Density = 0.24 DU/AC  
Lots Min. = 1+ acre

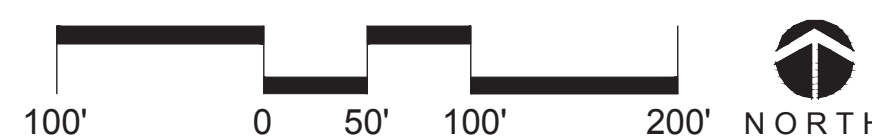
**LAND USE INFORMATION:**

OVERALL PROPERTY	20.01 AC
SINGLE FAMILY LOTS	10.48 AC
HOA AREA	0.45 AC
OPEN SPACE AREA	7.05 AC (35.2%)
PARK DEDICATION	2.00 AC (20%)

MAXIMUM DWELLING UNITS	5 UNITS
MAXIMUM DENSITY	0.28 DU/AC

PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS, OPEN SPACE WITH PASSIVE RECREATION OPPORTUNITIES, PARK

---	PROPERTY LINE
---	EASEMENT
---	100' RIVER BUFFER
---	50' WETLAND BUFFER
---	WETLAND AND RIVER TOP OF BANK
---	100 YEAR FLOODPLAIN
---	500 YEAR FLOODPLAIN
---	FLOODWAY
---	EXISTING DRAINAGE CHANNEL
Orange	SINGLE-FAMILY LOTS
Green	OPEN SPACE
Hatched	RIVER / WETLAND BUFFER AREA
Dotted	DRAINAGE EASEMENT
Dashed	EMERGENCY ACCESS EASEMENT (EAE) AND ACCESS EASEMENT



**GENERAL**

Site Planning Guidelines for Thompson Ridge Estates are designed to promote and preserve the unique character of this community through the sensitive siting and location of homes. Maximizing view opportunities to the Big Thompson River, mountains, and open spaces is encouraged and expected. Homeowners and builders shall design and arrange their sites to protect natural features on the site and within the vicinity of the site. No lot within the Thompson Ridge Estates shall be less than 1.0 acres in size. A maximum of 5 lots shall be permitted.

All development shall conform to restrictions as indicated in current Town of Johnstown Municipal Code.

**SITE DESIGN STANDARDS**

Dwellings shall be custom and have a variety of front elevations. To maintain the vision of a unique neighborhood, the same house shall not be duplicated within Thompson Ridge Estates. Each house shall have at least 5 characteristics which clearly and obviously distinguish it from the other houses, including: different floor plans, exterior materials, roof lines, garage placement, and placement of the footprint on the lot and/or building face.

**BUILDING FORM AND ARTICULATION**

Additional design standards and requirements regarding the following: Scale, Massing, Exterior material and finishes, prohibited materials, color palette, roofs, windows, columns, and porches that will be specified in Design Guidelines.

**DETACHED SINGLE-FAMILY HOME**

All homes shall be limited to 2-stories. Walk out basements shall be permitted to accommodate grade changes on lots. Ranch minimum main floor: 2200 square feet (excluding garage).

Two-story above grade minimum: 2800 square feet (excluding garage).

Maximum building height: The maximum building height is 30 feet.

All residential development shall conform to height restrictions as indicated in current Town of Johnstown Municipal Code.

**ATTACHED GARAGES**

Attached garage to match the architecture of home.

**DETACHED ACCESSORY GARAGE**

Detached accessory garage max: 3750 square feet, 16 foot walls and 30 feet to roof peak or ridge.

**SETBACKS**

Front Yard: Varies, 30' minimum

Side Yard: Varies, 20'-25'

Rear Yard: Varies, 20' minimum

**OPEN SPACE**

A large portion (minimum 30% or 6.0 AC) of the PUD will be open space with a natural character for more passive recreation. These areas also will provide a natural/native plant palette that will enhance views and areas of use. A minimum of 10% of the PUD will be dedicated to the Town of Johnson for park area.

**LANDSCAPE STANDARDS**

The design intent for the PUD is to create a community that celebrates the surrounding ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project as well as enhanced natural areas and protected ecosystems. Landscape shall adhere to Town of Johnstown Landscape Standards.

**ENTRY POINT TREATMENT**

Entry points into the PUD will be from Watercress Drive in the Thompson Crossing II subdivision. The 20' access drive will terminate a turn around cul de sac with a large central landscaped island.

**OPEN SPACE / BUFFER YARD TREATMENT**

Landscape palettes will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem. Areas along the Thompson River will be maintained in their natural state.

**SINGLE-FAMILY RESIDENTIAL LOT TREATMENT**

1. Individual lot landscaping will be provided by each homeowner.
2. Design shall be in accordance with the covenants of the community. A maximum of 4,000 SF of high water use irrigated area and 5,700 SF of low water use irrigated area is permitted on each single-family lot. Refer to ODP 4 for Typical Lot Irrigated Landscape Area Diagram.
3. Must be completed within 12 months of certificate of occupancy.

**IRRIGATION**

Landscaping in the HOA turnaround island will be provided with drip irrigation. Single-family lots will provide permanent irrigation for areas that are landscaped directly adjacent to the homes. The greater portion of the Thompson Ridge Estates will maintain the existing natural state and shall not be irrigated.

**SIGNAGE**

A monument sign identifying the final development name shall be located at the turn around island entrance. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

**STORAGE**

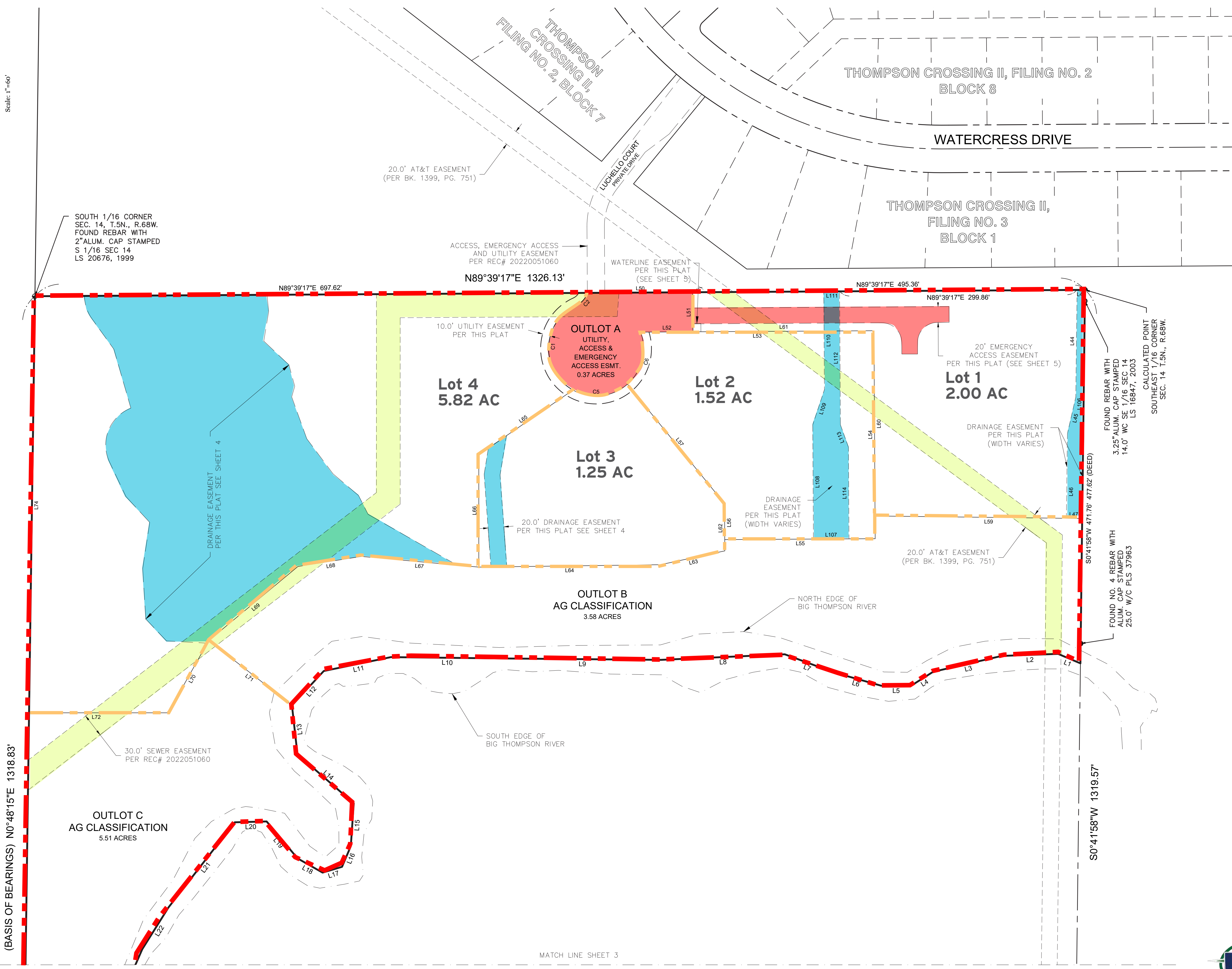
Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures.

**LIGHTING**

All lighting shall be full cut-off with a kelvin temperature of 3,000 kelvin maximum. No light spillage shall be permitted outside of the specified lot.

# THOMPSON RIDGE ESTATES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



**Legend**

- - - Property line
- - - Lot line
- Drainage Easement
- Emergency Access Easement
- Utility Easement

**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND REBAR WITH ALUM. CAP AS NOTED

LINE-TYPES AND HATCHING

- LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- BUILDING ENVELOPE
- - - EDGE OF RIVER
- ▨ MARSH AREA

(BASIS OF BEARINGS) N0°48'15"E 1318.83'

S0°41'58"W 1319.57'

MATCH LINE SHEET 3

# Illustrative Plan



## LAND USE CHART:

AREA	ACRES
LOT 1	2.00
LOT 2	1.52
LOT 3	1.25
LOT 4	5.72
OUTLOT A (HOA)	0.37
OUTLOT B (AG)	3.58
OUTLOT C (AG)	5.51
<b>TOTAL</b>	<b>20.05</b>

### NOTE:

- Single-family homes, shop buildings and driveway locations/footprint on lots are conceptual in nature. Final locations for each shall be determined at the time of building permitting.
- Single-family home and detached accessory garages shall meet the setbacks of:
  - Front yard: 30' minimum
  - Side yard: 20-25'
  - Rear yard: Varies, 20' minimum