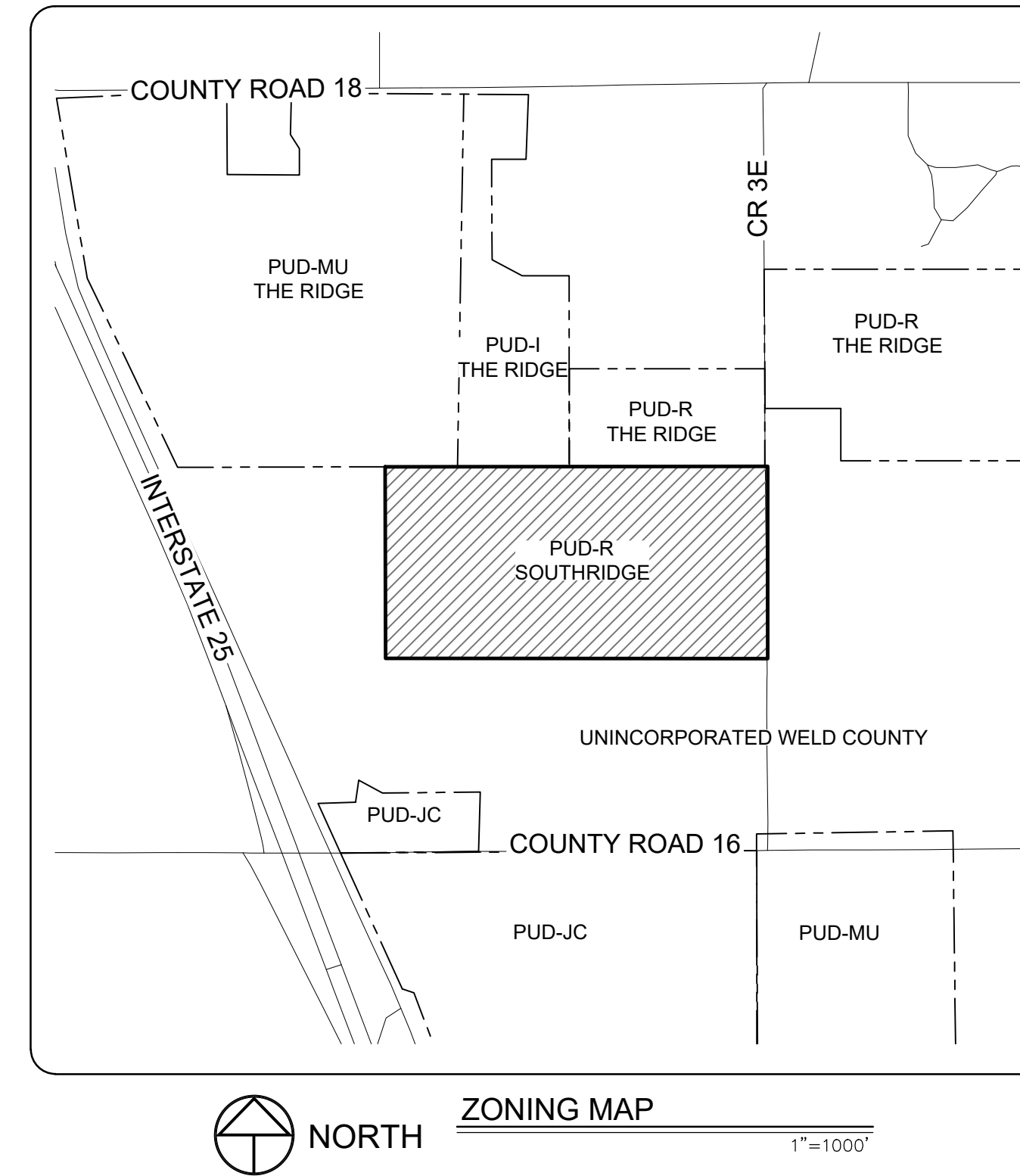
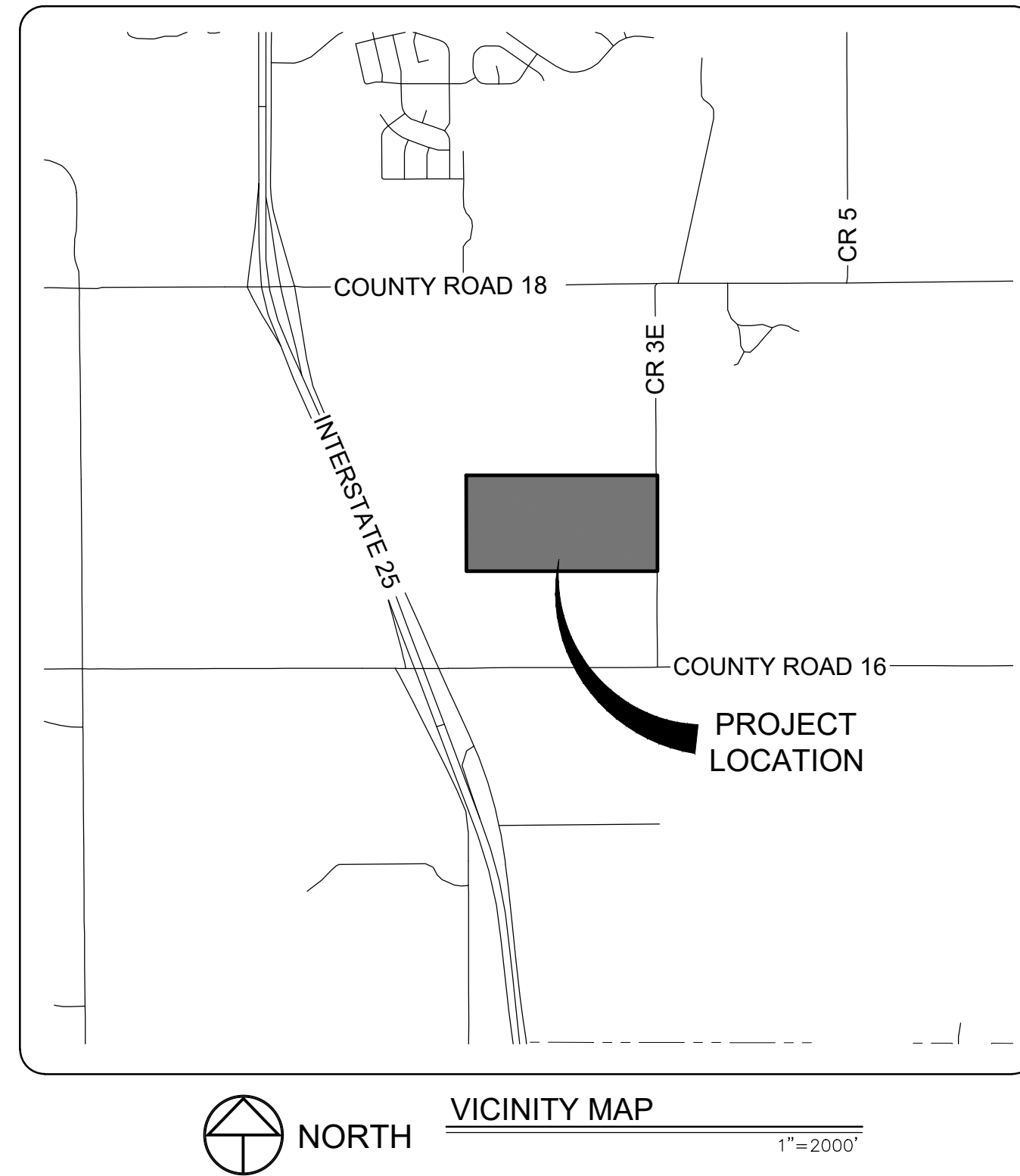


FINAL DEVELOPMENT PLAN

SOUTHRIDGE SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



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Category	Area (AC)	Percentage
TOTAL SITE ACREAGE	79.74 AC	100%
TOTAL RIGHT-OF-WAY	19.88 AC	24.9%
53 X 100	205 LOTS	
63 X 100	103 LOTS	
TOTAL LOT AREA	42.0 AC	52.7%
PARK AREA	8.3 AC	10.4%
OPEN SPACE AREA ¹	17.9 AC	30.0%

¹THIS CALCULATION INCLUDES THE PARK AREA (8.3 AC) AND THE PERCENTAGE TOTAL IS TAKEN EXCLUSIVE OF THE ROW ACREAGE ON-SITE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 26 AND ASSUMING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89° 57' 34" EAST A DISTANCE OF 2631.73 FEET AND BEING MONUMENTED BY A 2" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "PLS 12374," ON THE WEST AND BEING MONUMENTED BY A NO. 6 REBAR WITH A 2.5" DIAMETER ALUMINUM CAP STAMPED "PLS 38304" ON THE EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89° 57' 34" EAST A DISTANCE OF 2631.73 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26

THENCE SOUTH 00° 00' 46" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 1322.90 FEET;

THENCE NORTH 89° 56' 12" WEST A DISTANCE OF 2629.13 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 00° 06' 06" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1318.13 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26 AND TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,473,516 SQUARE FEET, OR 79.74 ACRES, MORE OR LESS (±).

NARRATIVE

THE INTENT OF THIS FINAL DEVELOPMENT PLAN (FDP) IS TO PROVIDE AN OVERVIEW OF THE PROPOSED RESIDENTIAL DEVELOPMENT. THE CURRENT PROPERTY IS ZONED AS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT (PUD-R). THE PROPERTIES TO THE NORTH ARE ALSO ZONED PUD-R & MU AND UNINCORPORATED LARIMER COUNTY SURROUNDING THE REMAINING PROJECT SITE.

THE PROJECT IS PROPOSED FOR 308 +/- SINGLE FAMILY HOME LOTS (53' X 100' AND 63' X 100') AND APPROXIMATELY 17.9 ACRES OF OPEN SPACE. THE OPEN SPACE WILL INCLUDE A CENTRALLY LOCATED PARK, LANDSCAPING, GREEN SPACE WITH TRAIL CONNECTIVITY AND DETENTION.

THIS DEVELOPMENT WILL PROVIDE SEVERAL CONNECTIONS TO ADJACENT ROADS AND PROPERTIES. ACCESS TO THE SITE WILL BE TO S COUNTY ROAD 3E FROM THE EAST AND TWO ROAD CONNECTIONS TO THE NORTH FROM BEARBERRY LANE AND ELSIE AVENUE. THESE ACCESS POINTS ARE PLANNED WITH THE RIDGE AT JOHNSTOWN 2ND SUBDIVISION AND THE RIDGE APARTMENTS TO THE NORTH OF THE PROJECT SITE.

THIS PROPOSED DEVELOPMENT WILL BE BENEFICIAL TO JOHNSTOWN AS THE TOWN CONTINUES TO GROW AND DEVELOP TO THE NORTH. THIS PROJECT WILL FULFILL A NEED FOR SINGLE-FAMILY AFFORDABLE HOUSING AND EXTENSION OF HOMES FROM THE MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS TO THE NORTH.

ADMINISTRATIVE / TECHNICAL ACCEPTANCE

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ DATE _____

TOWN REVIEWING ENGINEER / IMEG

REVIEWED AND ACCEPTED: _____ DATE _____

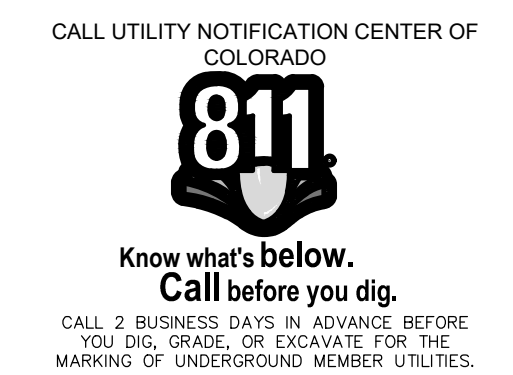
DIRECTOR OF PLANNING AND DEVELOPMENT

REVIEWED AND ACCEPTED: _____ DATE _____

TOWN ENGINEER

LOVELAND FIRE RESCUE AUTHORITY

REVIEWED AND ACCEPTED: _____ DATE _____



SOUTHRIDGE SUBDIVISION

COVER SHEET

SUBMITTAL DATE: 6/9/2023

PROJECT MANAGER: R. LAUER

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
1 OF 12

COUNCIL APPROVAL

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, BY RESOLUTION 2023-_____, AT A REGULAR MEETING OF THE COUNCIL ON _____, 2023.

FDP DEVELOPMENT STANDARDS

1. RESIDENTIAL PRINCIPAL USES

- 1.1. SINGLE FAMILY DETACHED DWELLINGS

2. PUBLIC PARKS AND RECREATION AREAS

- 2.1. PUBLIC RECREATION

3. RESIDENTIAL PERMITTED ACCESSORY USES

- 3.1. PRIVATE GARAGES AND PAVED PARKING AREAS
- 3.2. PRIVATE RESIDENTIAL AND PRIVATE GROUP OUTDOOR RECREATIONAL FACILITIES
- 3.3. 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
- 3.4. SERVICE BUILDINGS AND FACILITIES NORMALLY INCIDENTAL TO THE USE OF A PARK OR RECREATION AREA
- 3.5. ANY OTHER STRUCTURE OR USE CLEARLY INCIDENTAL TO AND COMMONLY ASSOCIATED WITH THE OPERATION OF A PRINCIPAL USE PERMITTED BY RIGHT

4. OPEN SPACE PRINCIPAL USES

- 4.1. PUBLIC OR PRIVATE PARKS AND RECREATION AREAS
- 4.2. PUBLIC, PRIVATE, COMMERCIAL AND PRIVATE GROUP OUTDOOR RECREATIONAL FACILITIES
- 4.3. BUFFERS
- 4.4. TRAILS
- 4.5. NATIVE AREAS
- 4.6. WILDLIFE HABITAT

5. SOUTHRIDGE DESIGN REVIEW COMMITTEE

- 5.1. 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.

6. LANDSCAPE DESIGN PRINCIPLES

- 6.1. PROVIDE BIODIVERSITY THAT RELATES TO THE AREA'S NATURAL SYSTEMS.
- 6.2. DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- 6.3. USE ENVIRONMENTALLY FRIENDLY, "GREEN" MATERIALS WHERE POSSIBLE.
- 6.4. 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.
- 6.5. 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.
 - 6.5.1. PLANT SPECIES MORE SUSCEPTIBLE TO SUN, WIND & COLD TEMPERATURES IN SHELTERED AREAS.
 - 6.5.2. EVERGREEN TREES TO PROVIDE SHELTER FROM WINTER WINDS.
 - 6.5.3. SW FACING PLANTS SHOULD TOLERATE SUMMER HEAT & DRYING WINDS.
 - 6.5.4. EASTERN FACING AREAS ALLOW SOME SHELTER FROM SUN & WIND.
 - 6.5.5. DECIDUOUS TREES SHADE IN SUMMER AND LET LIGHT THROUGH IN WINTER.

7. LANDSCAPE GUIDELINES

- 7.1. 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 AND/OR STREET INTERSECTIONS. TREES REQUIRED IN THE ADJACENT RIGHT-OF-WAY MAY NOT BE USED TO MEET THIS LOT STANDARD.
- 7.2. 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.

8. COMMON OPEN SPACE

- 8.1. 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.
- 8.2. 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.
- 8.3. UP TO 30% OF THE REQUIRED SHRUBS MAY BE SUBSTITUTED BY TREES AT THE RATE OF ONE (1) TREE FOR TEN (10) SHRUBS.
- 8.4. AT LEAST 50% OF THE TREES WILL BE OVERSTORY/SHADE DECIDUOUS SPECIES AND 25% OF THE TREES WILL BE CONIFEROUS SPECIES, WHERE APPROPRIATE
- 8.5. 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.
- 8.6. NO SINGLE TREE TYPE SHALL MAKE UP MORE THAN 25% OF ALL TREES

9. IRRIGATION SYSTEMS

- 9.1. 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.
- 9.2. IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING CRITERIA:
 - 9.2.1. ALL IRRIGATION SYSTEMS SHALL BE NON-POTABLE WHERE POSSIBLE AND COORDINATED WITH THE HOME OWNERS ASSOCIATION.
 - 9.2.2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO THE SPECIFICATIONS OF THE HOME OWNERS ASSOCIATION IRRIGATION GUIDELINES.
 - 9.2.3. ALL CONNECTIONS TO POTABLE WATER SYSTEMS SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE.
 - 9.2.4. 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.
- 9.3. 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.
- 9.4. 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.
- 9.5. 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 THE LANDSCAPING IS ESTABLISHED AND THE SYSTEM IS REMOVED. NO SUCH SYSTEM SHALL BE PERMITTED TO BE TURNED OVER TO THE METRO DISTRICT FOR MAINTENANCE.

- 9.6. THE TEMPORARY IRRIGATION WILL PROVIDE RELIABLE AUTOMATED IRRIGATION FOR THE PLANTS DURING THE ESTABLISHMENT PERIOD.

- 9.7. THE DEVELOPER HAS DEMONSTRATED THE ABILITY TO PROVIDE ONGOING MAINTENANCE OF XEROSCAPE AREAS NECESSARY TO KEEP PLANT MATERIAL HEALTHY WITHOUT IRRIGATION

10. SOIL AMENDMENT

- 10.1. 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.

11. PLANT SELECTION AND DIVERSITY

- 11.1. 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.

12. STREET TREE MINIMUM STANDARDS

- 12.1. 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.
- 12.2. 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.).
- 12.3. 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.
- 12.4. 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.
- 12.5. PLANTING SIZES FOR REQUIRED LANDSCAPES:
 - 12.5.1. DECIDUOUS SHADE TREES: 2-INCH CALIPER
 - 12.5.2. ORNAMENTAL TREES: 1-1/2-INCH CALIPER
 - 12.5.3. EVERGREEN TREES: 6 FOOT - 8 FOOT HEIGHT (WITH A MINIMUM OF 25% AT 8 FOOT HEIGHT)
 - 12.5.4. MULTI-STEM ORNAMENTAL TREES: 8 FOOT - 10 FOOT HEIGHT
 - 12.5.5. SHRUBS: 5-GALLON CONTAINER
 - 12.5.6. VINES: 1-GALLON CONTAINER
 - 12.5.7. GROUND COVER/PERENNIALS: 2-1/4 INCH POTS

13. LANDSCAPE MAINTENANCE

- 13.1. 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.
- 13.2. 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.
- 13.3. 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.
- 13.4. 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:
- 13.5. ACCEPTANCE OF MAINTENANCE WILL BE BASED ON THE DETERMINATION THAT THE PUBLIC INTEREST IS SERVED BY TOWN MAINTENANCE.
- 13.6. THE DEVELOPER WILL MAINTAIN THE IMPROVEMENTS FOR TWO (2) YEARS FOLLOWING CONSTRUCTION ACCEPTANCE BY THE METRO DISTRICT OF SUCH IMPROVEMENTS, AND THERE AFTER UNTIL THE TOWN HAS GRANTED FINAL ACCEPTANCE FOR MAINTENANCE FOR THOSE IMPROVEMENTS.
- 13.7. THE DEVELOPER MAY REQUEST TOWN MAINTENANCE OF OTHER FACILITIES NOT INCLUDED ABOVE. THE FOLLOWING STANDARDS SHALL APPLY:
- 13.8. ACCEPTANCE OF MAINTENANCE IS BASED ON THE DETERMINATION THAT THE PUBLIC INTEREST IS SERVED BY TOWN MAINTENANCE.
- 13.9. INSTALLATION OF ALL IMPROVEMENTS SHALL MEET OR EXCEED TOWN STANDARDS.
- 13.10. 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.
- 13.11. 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.

14. RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

- 14.1. GENERAL CONDITIONS FOR SINGLE FAMILY RESIDENTS
 - 14.1.1. 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.
 - 14.1.2. 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.
- 14.2. FRONT ELEVATION
 - 14.2.1. THE FRONT FACADE ELEVATION SHALL CONSIST OF A MIX OF MATERIALS TO PROVIDE AN INTERESTING AND PLEASING RESIDENTIAL UNIT AND STREETScape.
 - 14.2.2. 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.
 - 14.2.3. 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.
- 14.3. FRONT PORCHES
 - 14.3.1. IT IS ENCOURAGED TO PROVIDE A FRONT PORCH OR A WELL-DEFINED ENTRY FOR ALL RESIDENTIAL HOMES.
 - 14.3.2. 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".
 - 14.3.3. A FRONT PORCH CAN INTRUDE 4' INTO SETBACK BUT MUST REMAIN OUTSIDE THE UTILITY EASEMENT.
 - 14.3.4. POSTS AND RAILINGS OR A SHORT "SITTING WALL" SHALL ENCLOSE ALL PORCHES WITH A FLOOR ELEVATION MORE THAN 30 INCHES ABOVE FINISH GRADE.
 - 14.3.5. 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.
- 14.4. GARAGES]
 - 14.4.1. IF A THREE CAR GARAGE IS TO BE BUILT, THEN ONE GARAGE BAY WILL BE OFFSET FROM THE PRIMARY FACADE OF THE DWELLING OR A COVERED PORCH BY AT LEAST TWO FEET.
 - 14.4.2. 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.
- 14.4.3. 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.
- 14.4.4. 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.
- 14.4.5. 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.
- 14.4.6. 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.
- 14.5. ROOFS
 - 14.5.1. RESIDENCES SHALL HAVE EXTERIOR ELEVATIONS, ROOFS, AND DETAILS THAT ARE COORDINATED AND CONSISTENT IN THEIR ARCHITECTURAL TREATMENT
 - 14.5.2. MULTIPLE AXIS ROOF LINES TO REDUCE BUILDING SCALE AND INCREASE INDIVIDUALITY AND DIVERSITY SHALL BE ENCOURAGED.
 - 14.5.3. 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.
 - 14.5.4. EAVE LINES THAT VARY VERTICALLY TO IMPROVE VISUAL QUALITY AND BREAK UP BUILDING MASS SHALL BE ENCOURAGED.
 - 14.5.5. 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.
 - 14.5.6. 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.
- 14.6. PATIOS BY BUILDERS
 - 14.6.1. THE BUILDER SHALL PROVIDE EACH RESIDENCE WITH A REAR PATIO FROM THE BACK DOOR OF THE BUILDING.

NO.	REVISIONS	BY:	DATE:



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 FORT COLLINS, CO 80524
 970.286.7895
 AVANTCIVILGROUP.COM
 SUBMITTAL DATE: 6/9/2023
 PROJECT MANAGER: R. LAUER

SOUTHRIDGE SUBDIVISION
 FINAL DEVELOPMENT PLAN
 DEVELOPMENT STANDARDS

CAUTION
 The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
 HORIZ: N/A
 VERT: N/A

SHEET:

2 OF 12

SOUTHRIDGE
SUBDIVISION

JOHNSTOWN, CO
PREPARED BY:



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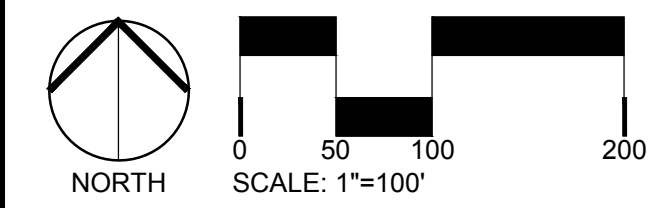
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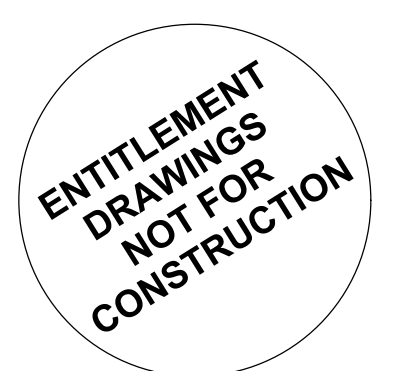
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02	FINAL PLAT	12/02/2022
03	FINAL PLAT RD 2	06/09/2022

REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE PLAN

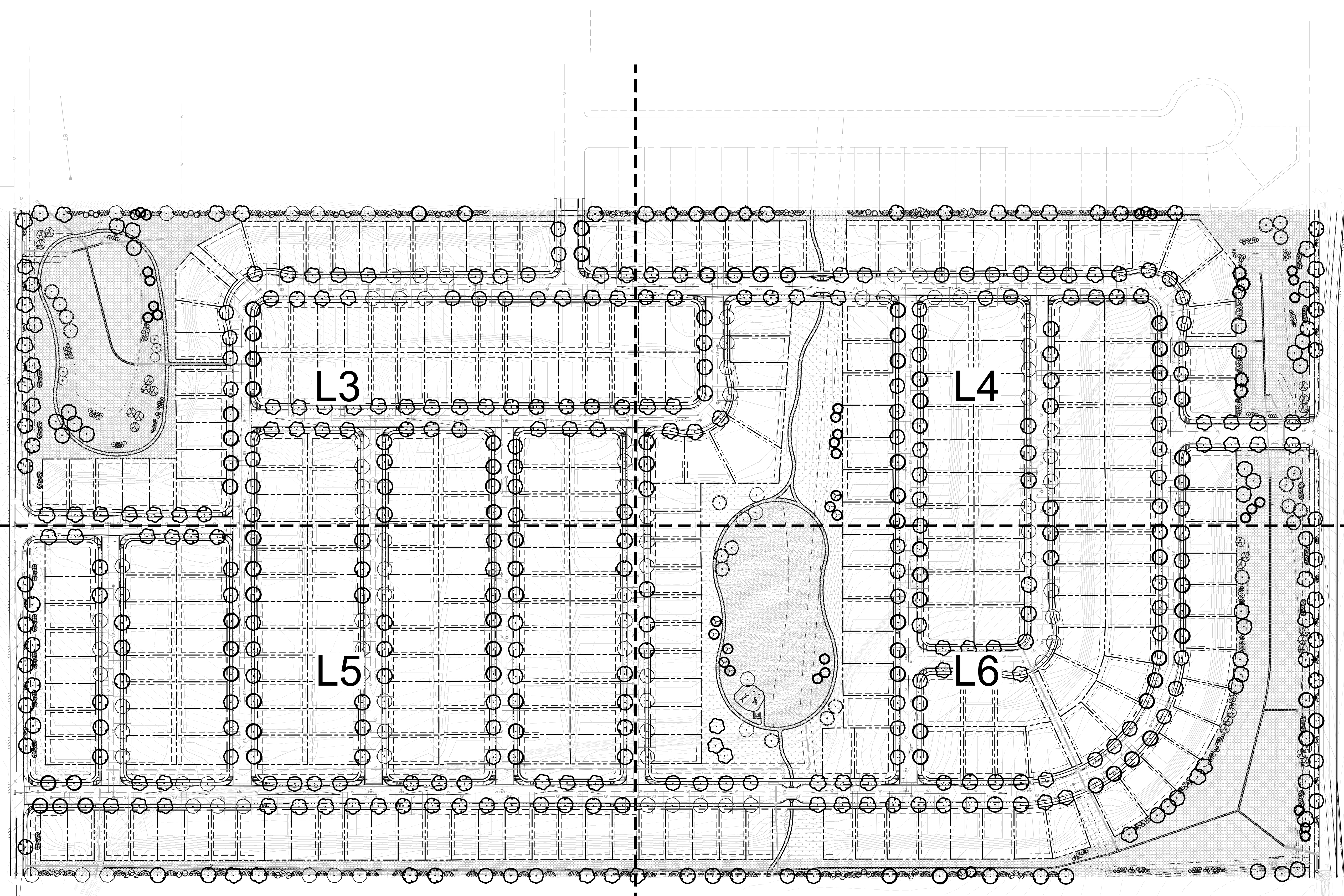
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LEGEND

IRRIGATED TURF		UTILITY EASEMENT	U.E.
SEMI-IRRIGATED TURF 50% BLUE GRAMA, 50% BUFFALO GRASS		DETENTION EASEMENT	D.E.
NATIVE PRAIRIE SEED MIX SEE NOTES & SCHEDULES FOR DETAILS		EASEMENT	ESMT
CRUSHER FINES TRAIL			
CONCRETE			
PLAYGROUND MULCH			

SOUTHRIDGE
SUBDIVISION

JOHNSTOWN, CO
PREPARED BY:

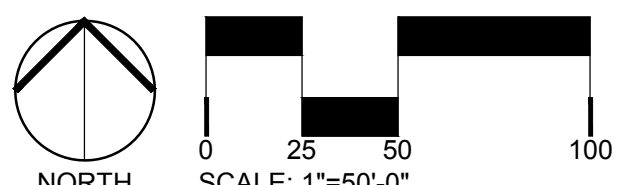


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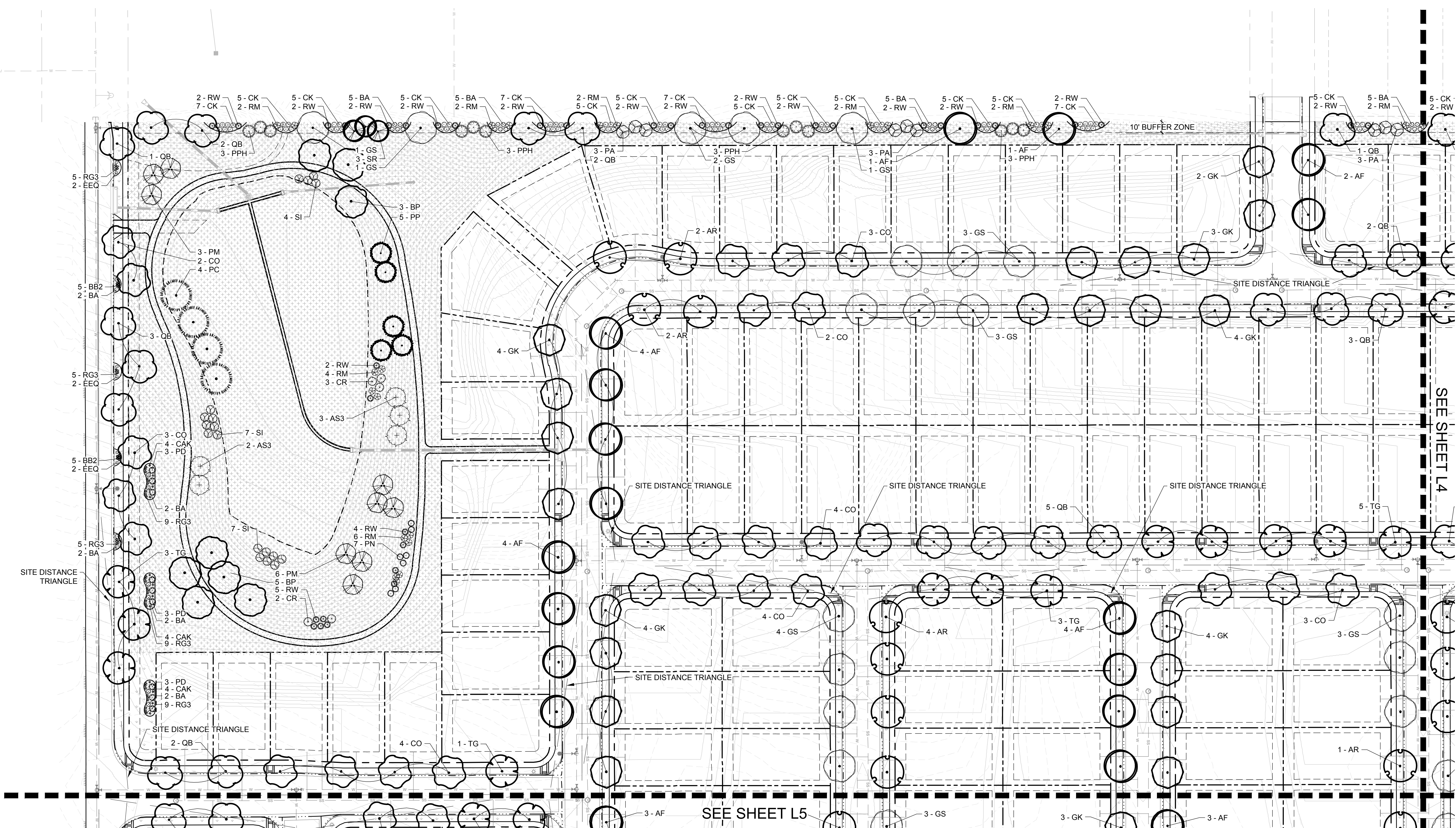
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ENLARGEMENT

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LEGEND

IRRIGATED TURF		UTILITY EASEMENT	U.E.
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CRUSHER FINES TRAIL			
CONCRETE			
PLAYGROUND MULCH			

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**SOUTHRIDGE
SUBDIVISION**

JOHNSTOWN, CO
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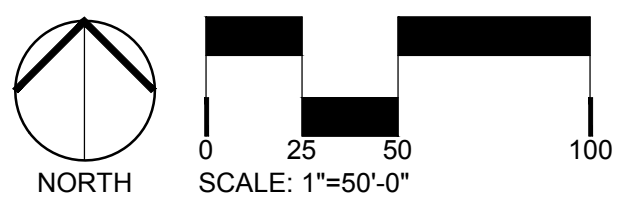


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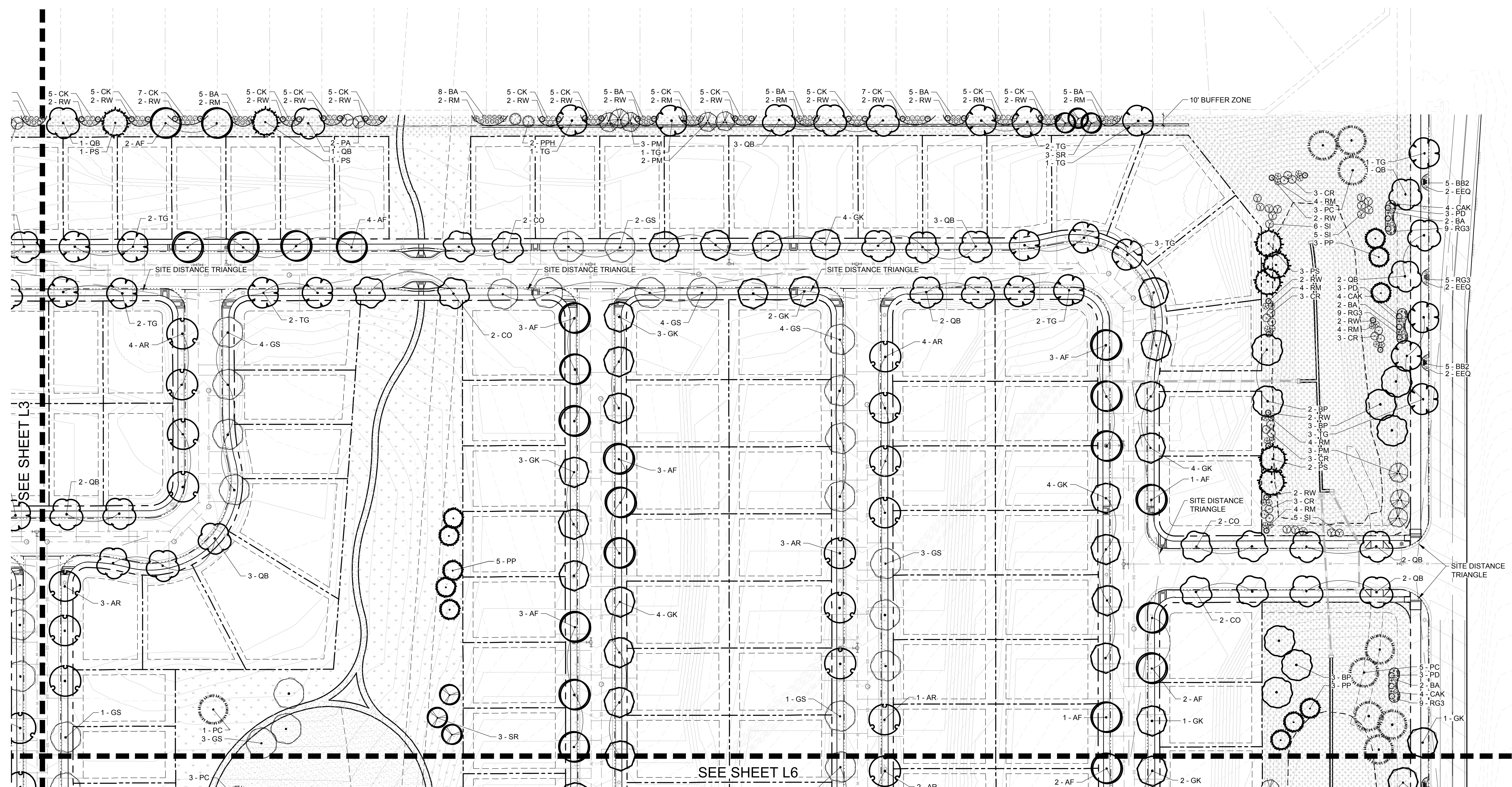
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IRRIGATED TURF		UTILITY EASEMENT	U.E.
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CONCRETE			
PLAYGROUND MULCH			

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SOUTHRIDGE SUBDIVISION

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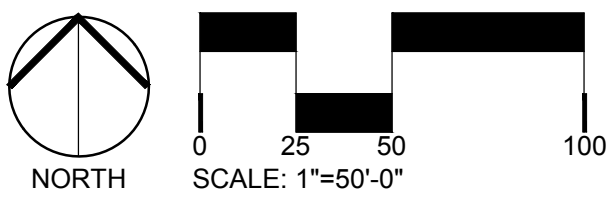


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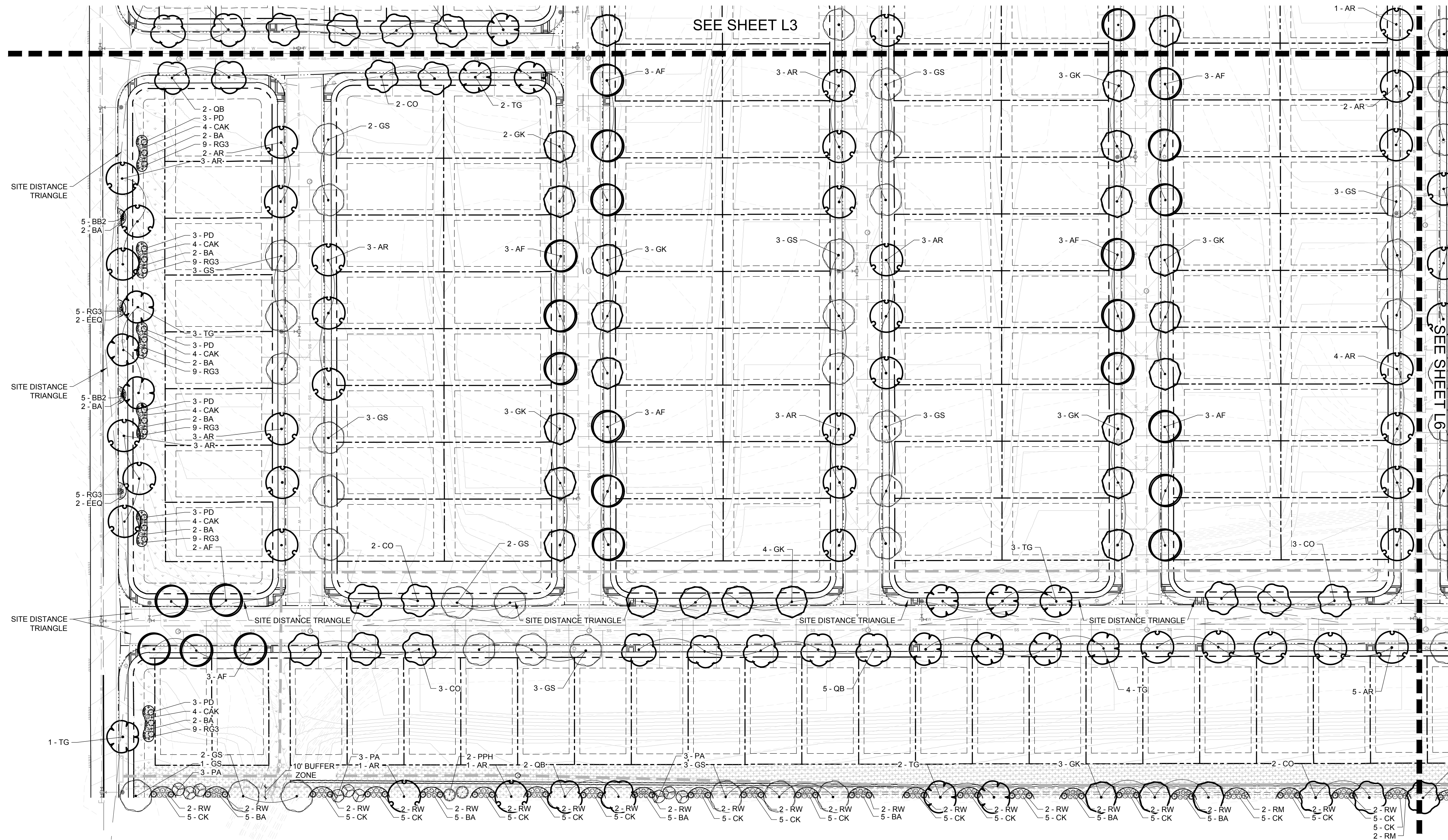
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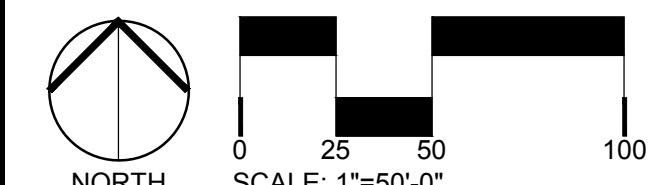
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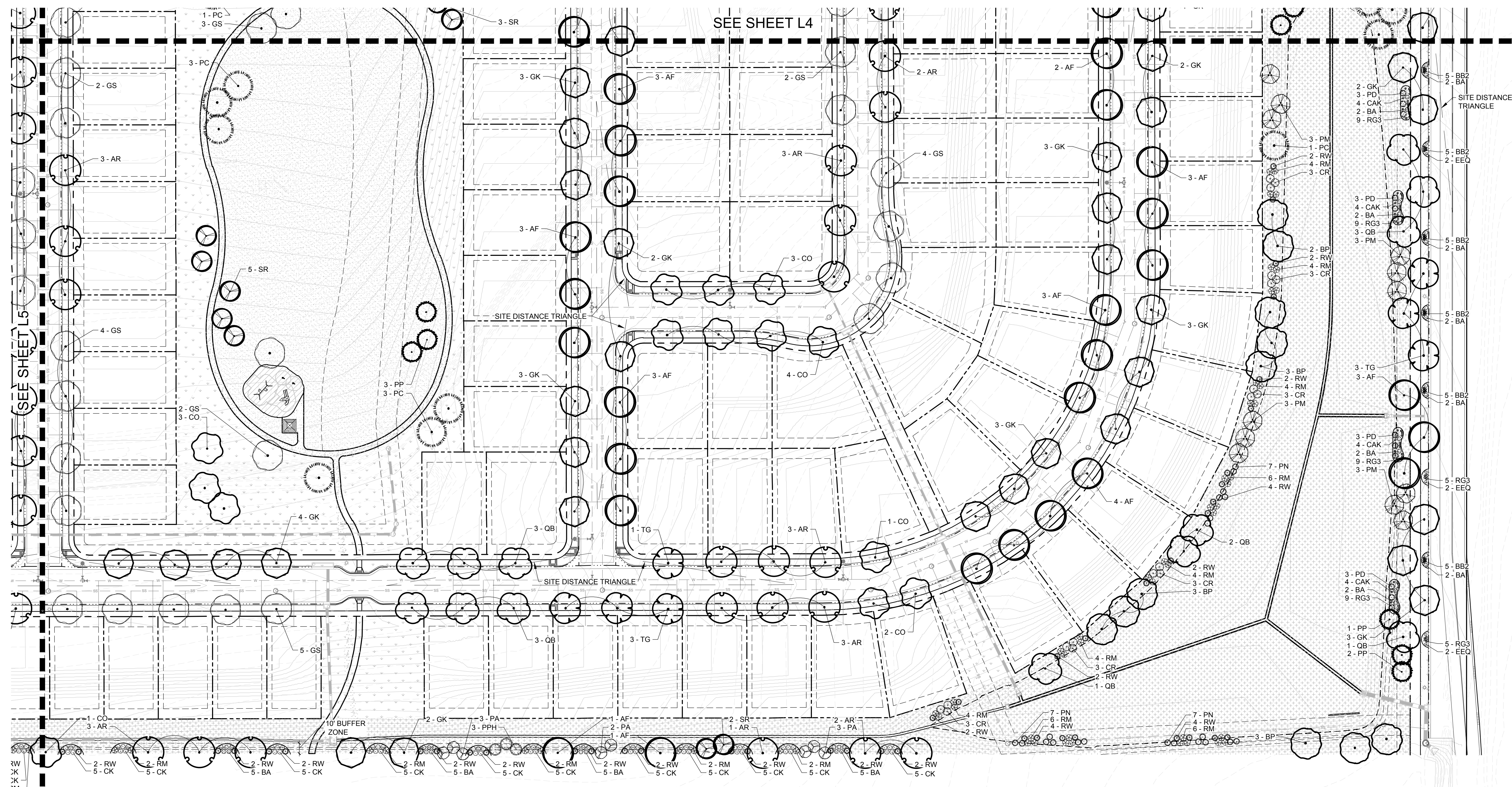
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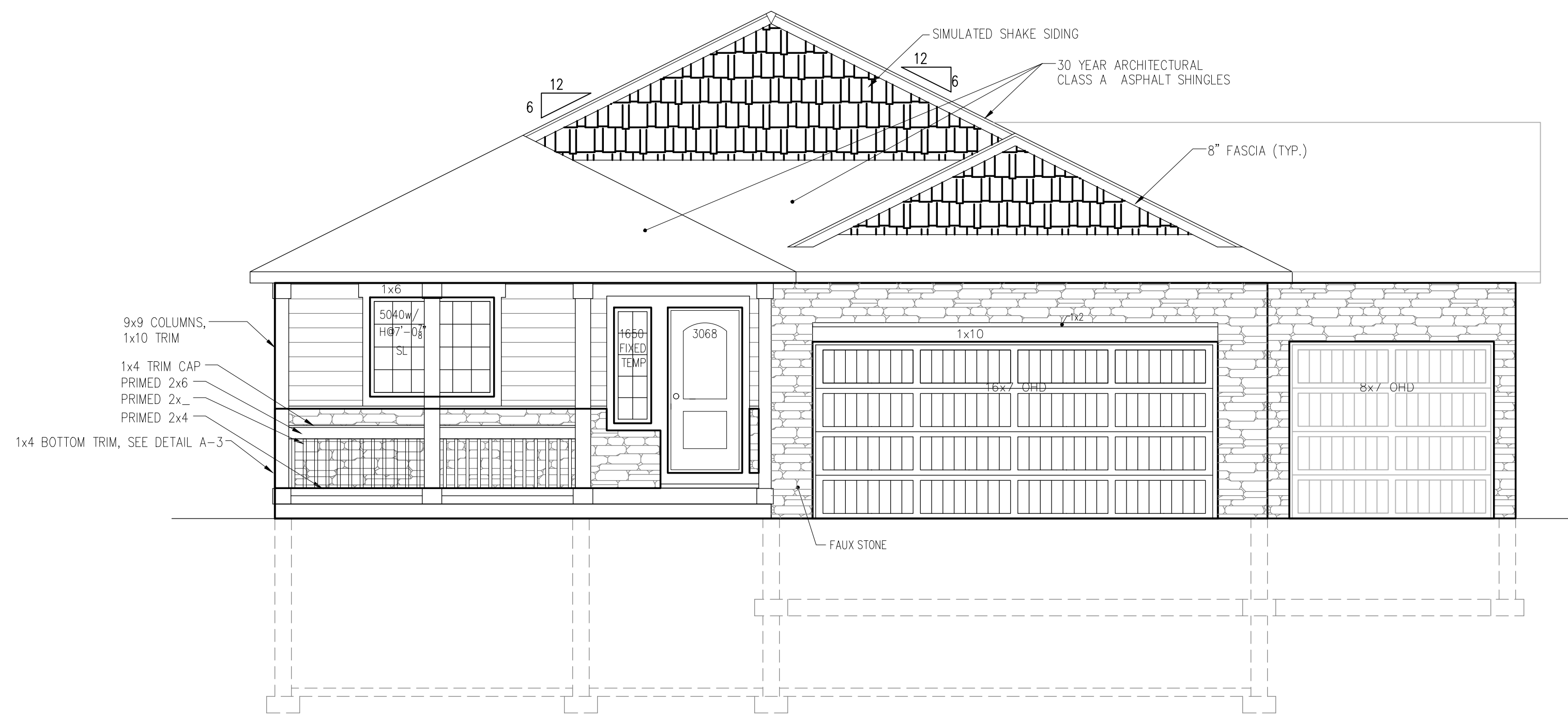
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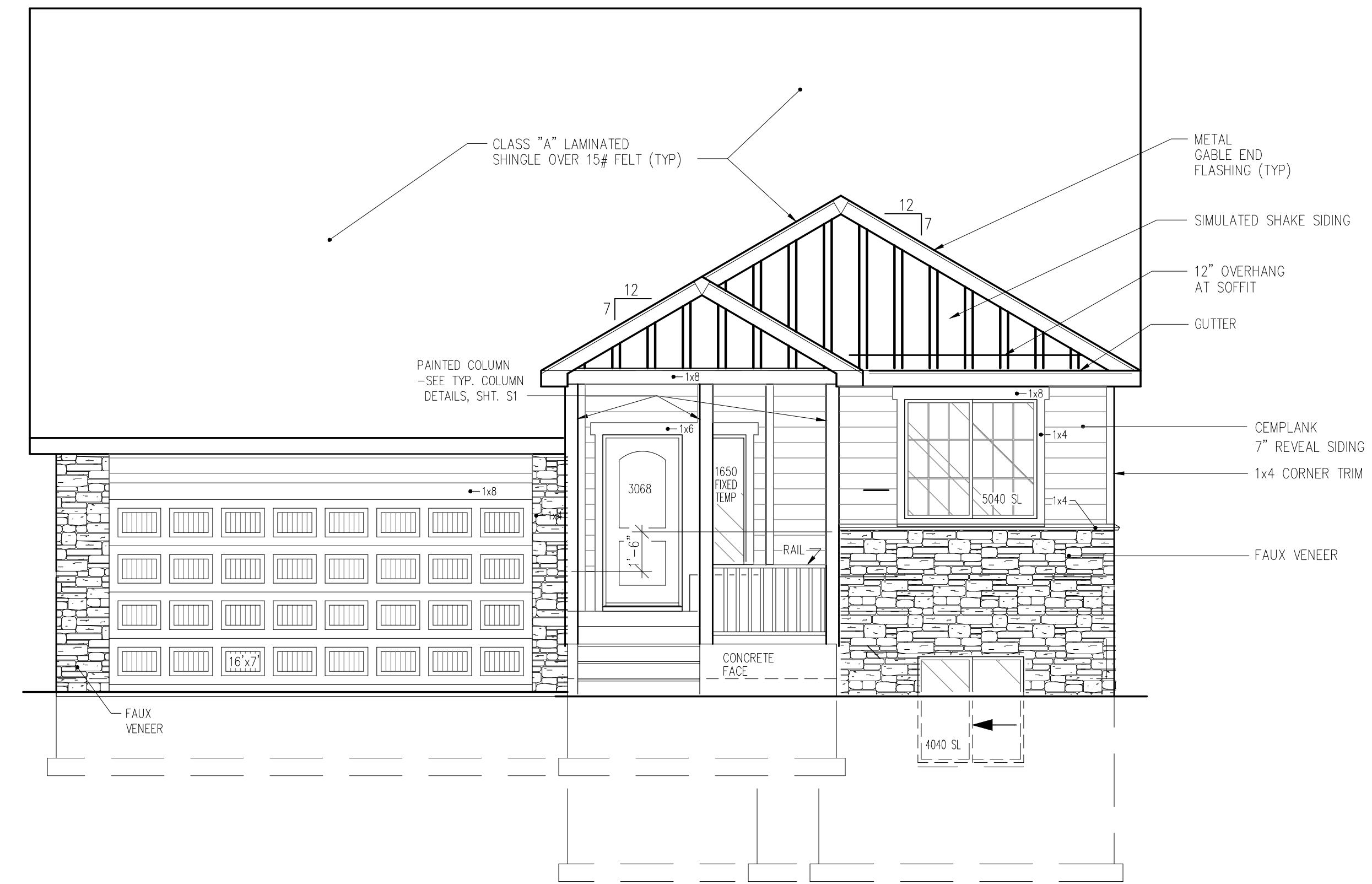
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NATIVE PRAIRIE SEED MIX SEE NOTES & SCHEDULES FOR DETAILS		EASEMENT	ESMT
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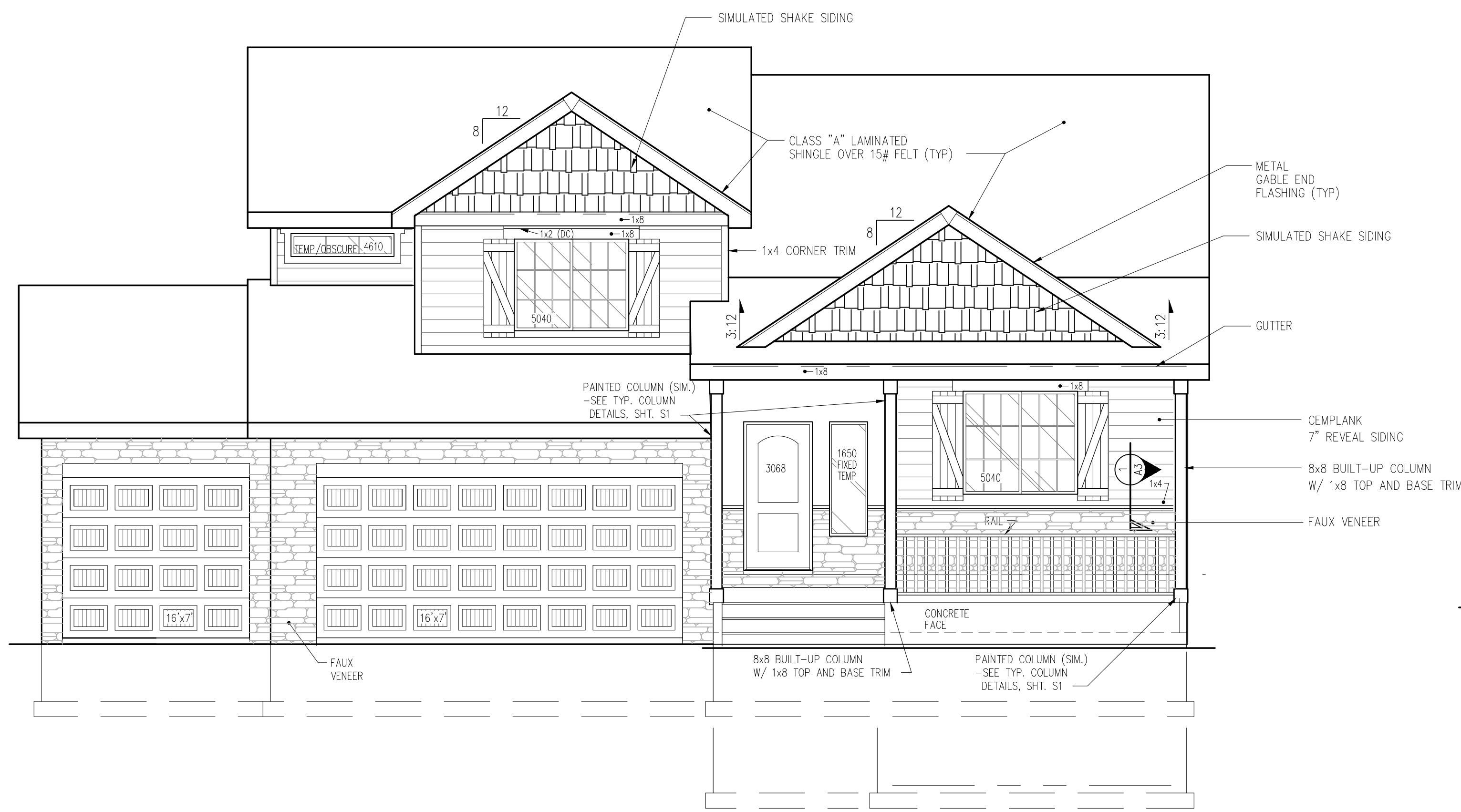
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1 KANSAS
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1 MICHIGAN
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1 CALIFORNIA
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SERIES

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ELEVATIONS
FRONT ELEVATION

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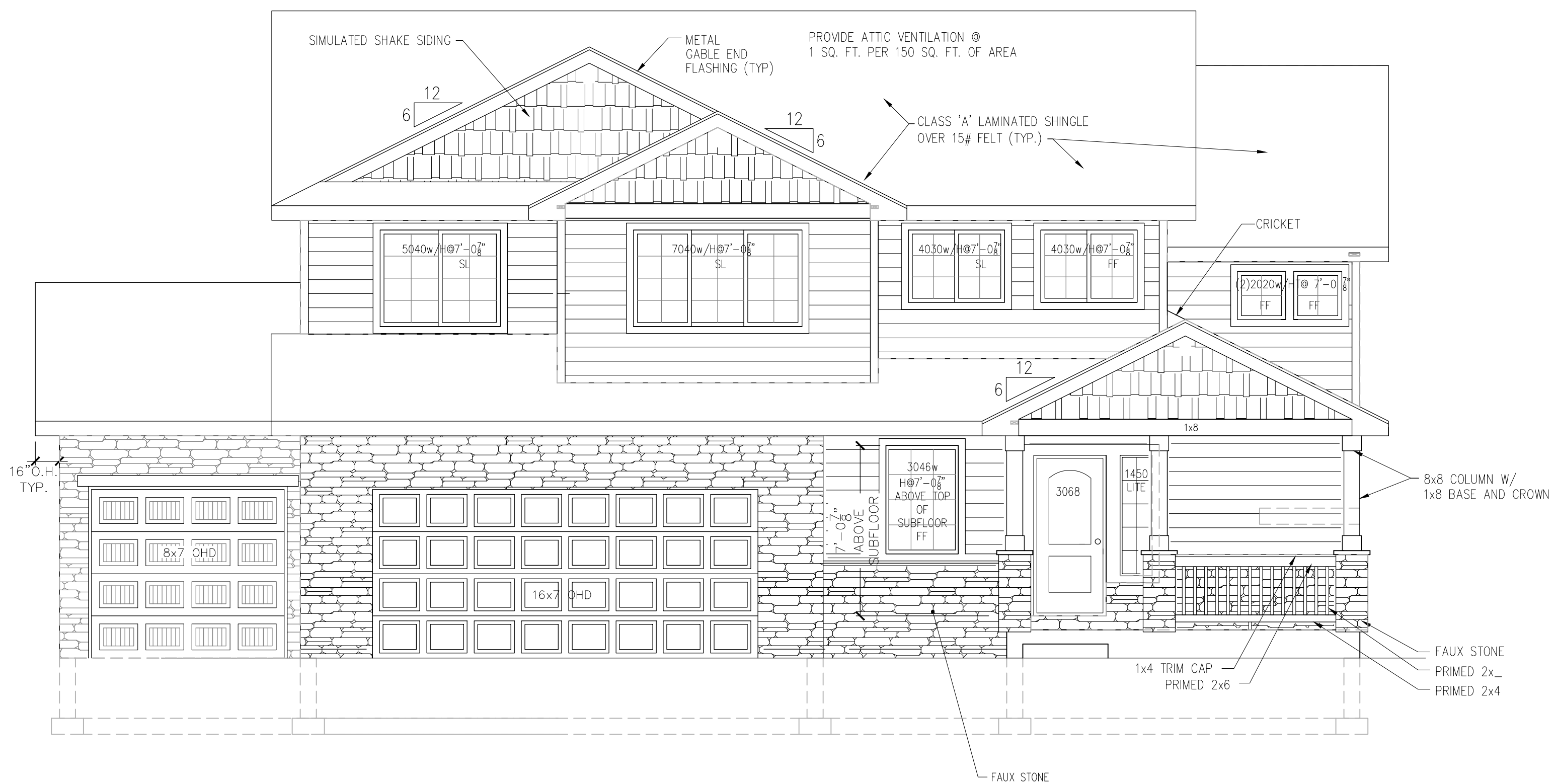
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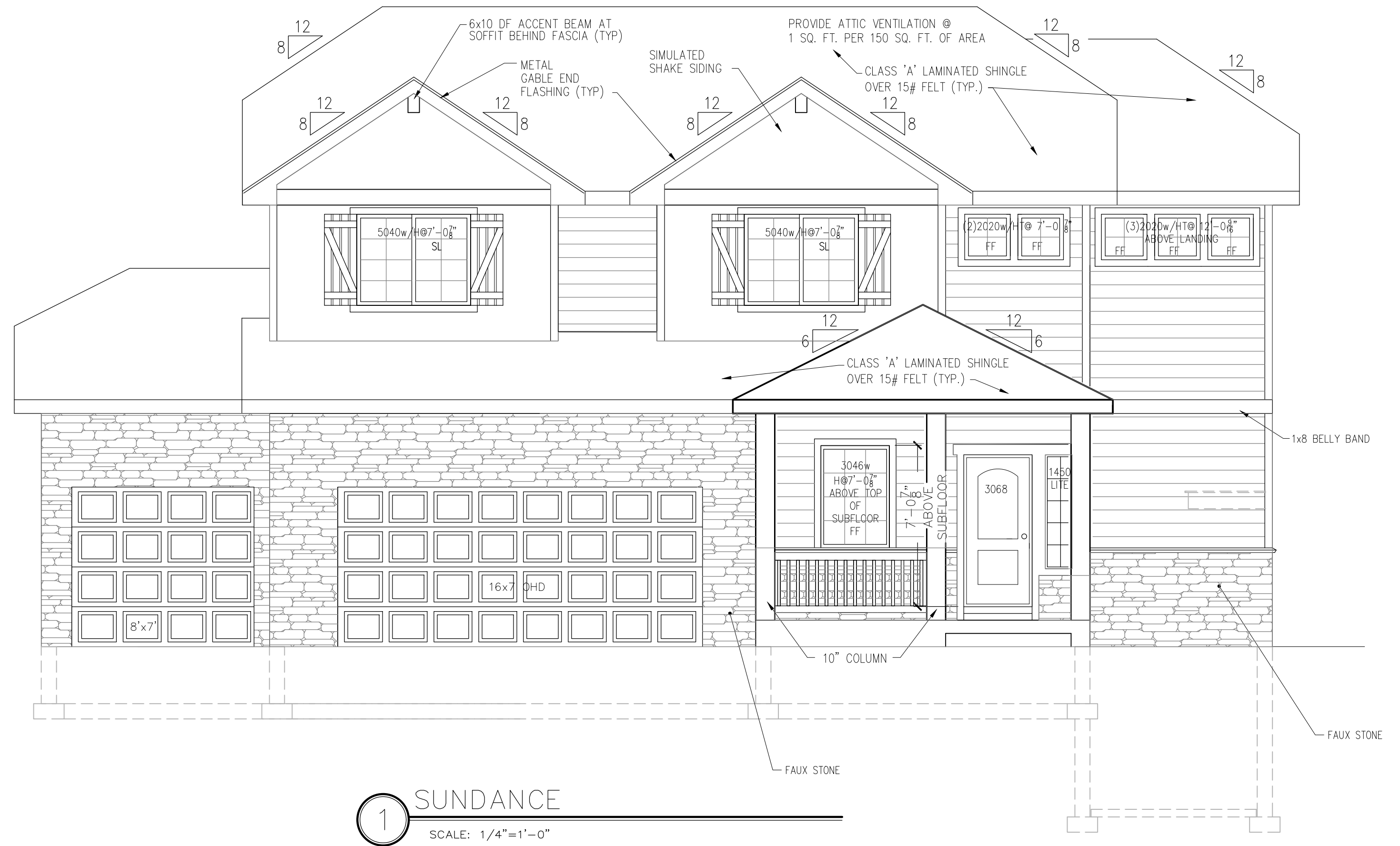
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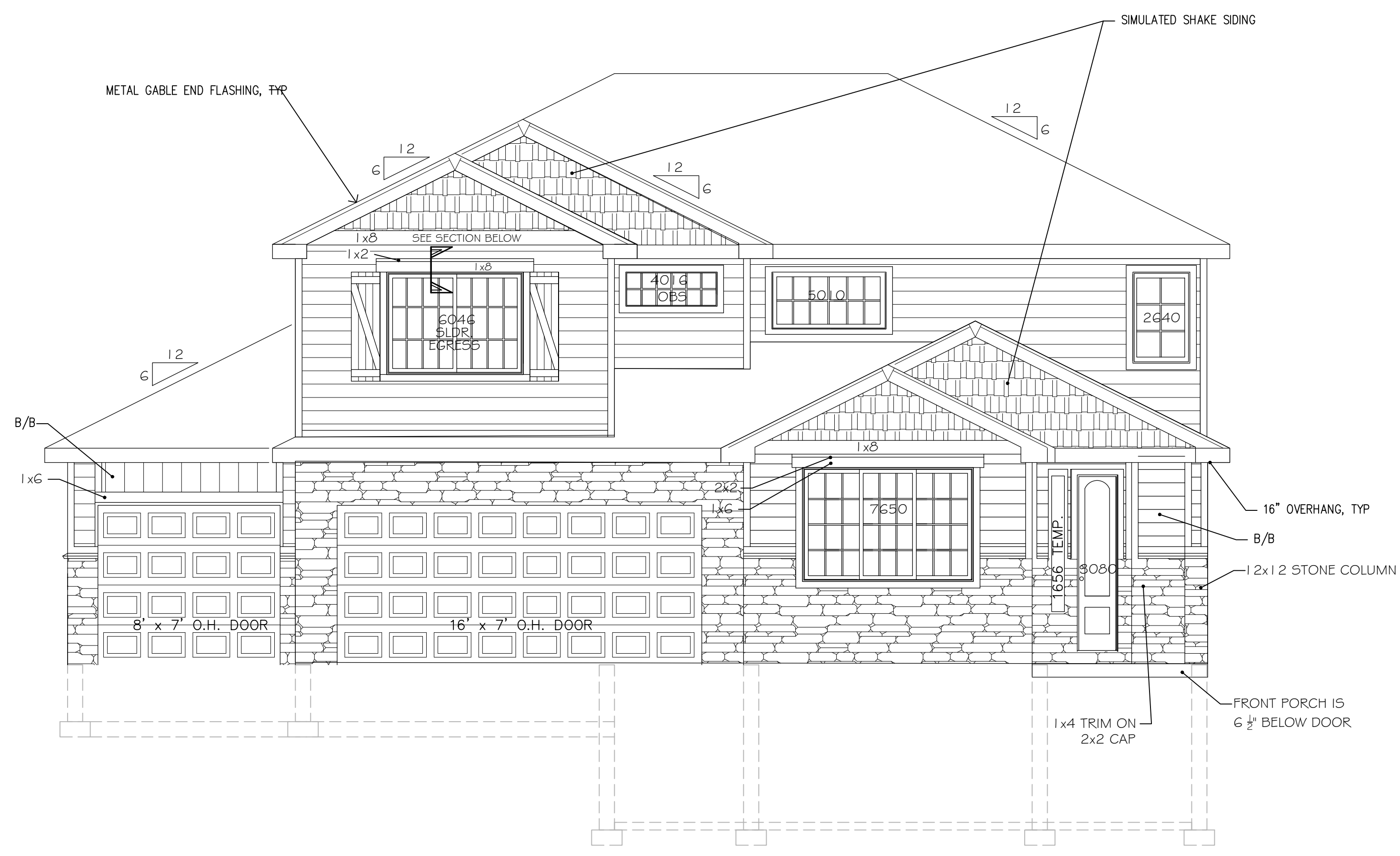
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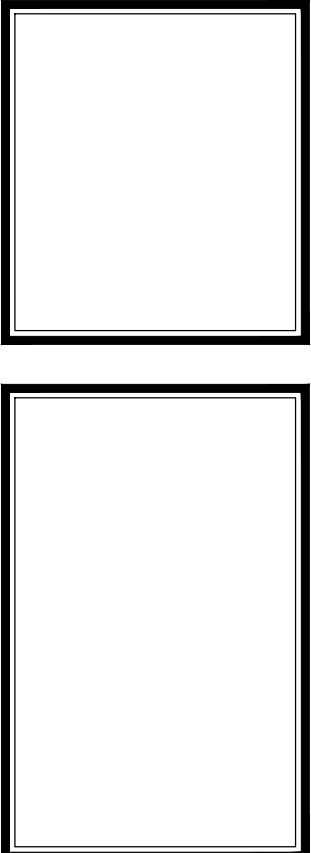
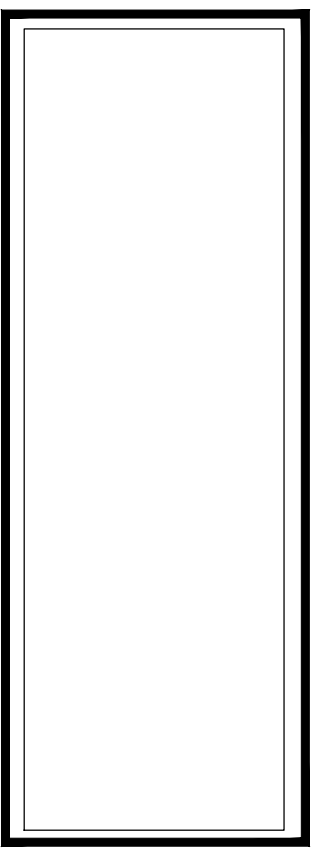
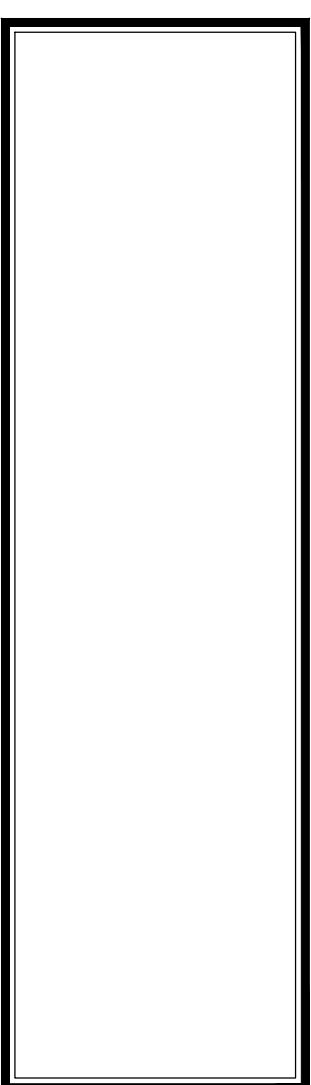
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