



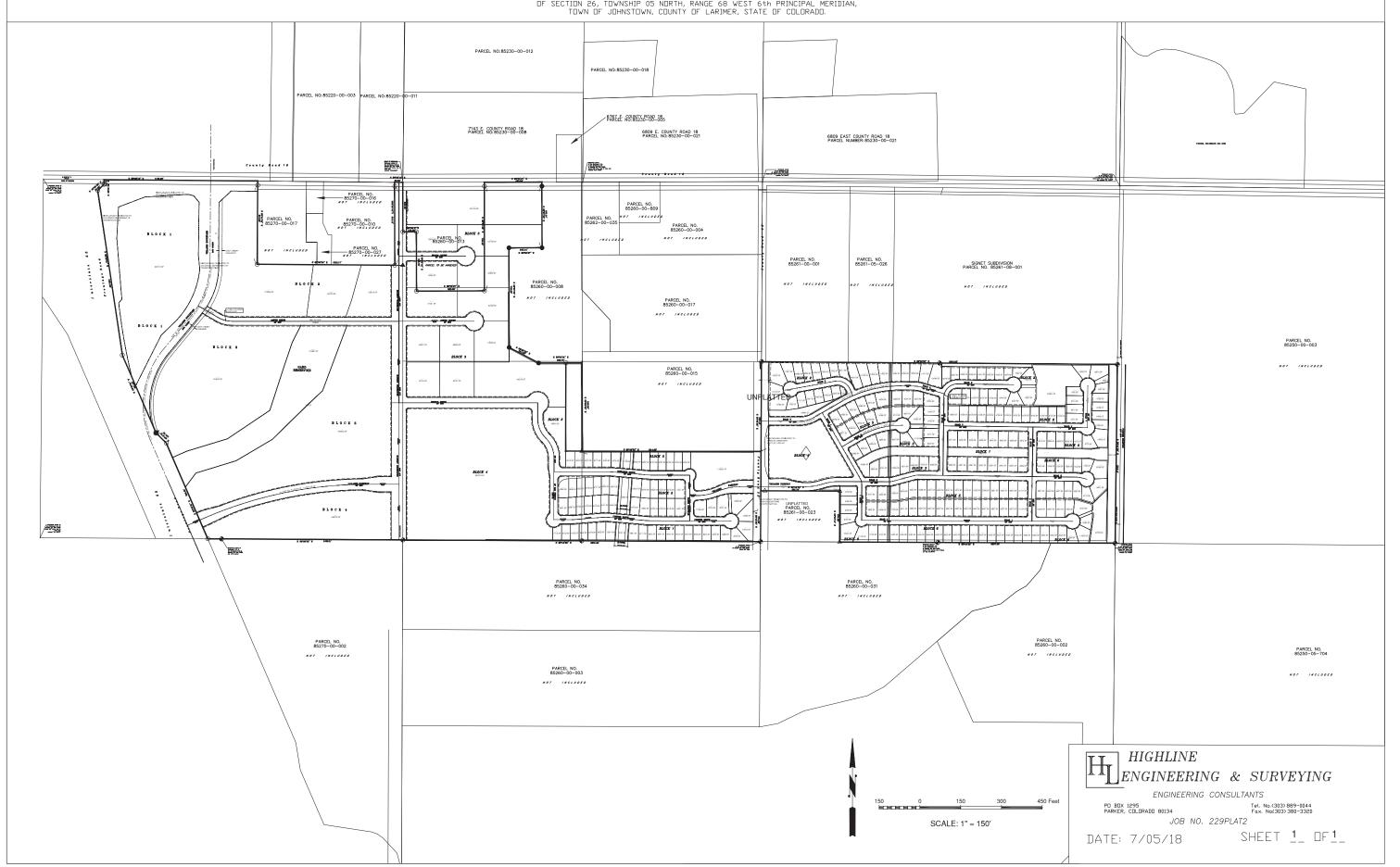
## SUB19-0006 Ridge at Johnstown Filing 2 Approx. 2000 LCR 3e

5	00 1,	,000	2,000 Feet

#### THE VILLAGES AT JOHNSTOWN

#### PRELIMINARY PLAT AMENDMENT NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27 AND A PORTION OF THE NORTH 1/2
OF SECTION 26, TOWNSHIP 05 NORTH, RANGE 68 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.





## Town of Johnstown

## PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM: SUB19-0006 The Ridge at Johnstown Filing No. 2 – Final Development

**Plan and Final Subdivision** 

**DESCRIPTION:** Final Subdivision and Final Development Plan for The Ridge at Johnstown

Filing No. 2, encompassing 23.277 acres and creating 80 single-family lots.

**LOCATION:** Approximately 2001 Larimer County Road 3E (Parcel #8526200003)

**APPLICANT:** J-25 Land Holdings, LLC (owner)

**STAFF:** Darryll Wolnik, Planner II

**HEARING DATE:** August 26, 2020

#### PROPERTY INFORMATION

The applicant, J-25 Land Holdings LLC, is requesting final subdivision of and development plans for 23.277 acres of land located at approximately 2001 Larimer County Rd. 3E (Larimer County Parcel #8526200003) – halfway between Larimer County Road (LCR) 16 and LCR 18. The proposed subdivision is currently a single undeveloped parcel, historically used for agricultural purposes, which is wholly-owned by the Applicant. (See Attachment A.)

The subject property is bordered by both unicorporated Larimer County and the Town of Johnstown. These abutting unincorporated lands are zoned in Larimer County as FA-Farming. This subject property, as well as the adjoining town property to the east and west is zoned PUD-MU in Johnstown, with approvals as "The Villages at Johnstown." This adjacent land to the east is also owned by the applicant and is part of a prior phase and filing of this development.

The uses that surround this proposed subdivision are primarily agricultural in nature. Lands to the north and south are farming / agricultural uses. Property across LCR 3E is split; northeast is Ridge Filing 1, while southeast is an outdoor storage yard. J-25 Land Holdings owns vacant and annexed land to the west and northwest as future filings of the overall Ridge at Johnstown development.

## The Community That Cares

www.TownofJohnstown.com

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

#### **HISTORY**

The subject property was annexed into the Town as part of the R&D #'s 2 & 3 Annexation. It was annexed into town by way of Ordinance #2001-648, effective January 1, 2002. Ordinance #2001-651 subsequently zoned the subject property PUD-R (Residential). This is reflected in the ODP filed with the town in 2000. On March 1, 2002, the Town entered into an annexation agreement with the original annexation petitioner.

In 2006, a preliminary plat and performance standards were approved through Resolution #2005-43. In 2018, the performance standards were updated, and a new preliminary plat was approved. (See Attachment D) This Final Subdivision and Final Development Plan were submitted for review in 2019.

#### **NOTICE**

Notice was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, August 6, 2020. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed project and surrounding area. A community meeting was not held. No comments or concerns from adjacent property owners was received as of the date of publication of this memorandum.

#### **PROJECT OVERVIEW**

This proposed subdivision would create 80 single-family lots. (See Attachment B) These lots comprise 12.451 acres (53.5%) of the property, and range from 5,730 SF and 12,203 SF, with an average lot size of 6,780 s/f. Eleven common outlots would be created as part of this plat, constituting 4.976 acres (21.4%) of open space and stormwater detention areas. No parks will be created as part of this project, though there will be a 109.5'-wide trial that stretches north-south through roughly the middle of the property. Of note is the proposed landscape standards revolving around water use. The applicant has proposed water-conservation focused landscaping requirements on private lots. These requirements will limit water use across the proposed subdivision, thereby decreasing the irrigation demand and water usage. A non-potable irrigation system, or connection to that managed by Thompson Crossing Metro District (Thompson River Ranch) was investigated for the overall development, but was deemed infeasible.

The proposed subdivision has one ultimate access point to County Road 3E on the east, with one street connecting to that road. County Road 3E is currently an unimproved gravel road, that will be upgraded with Ridge Filing 1 from CR 18 to CR 16 with paving of the existing roadway, and half-width buildout along the frontage of this property. The other access point would be on the west side, to future filings and will connect through once a roadway is built. The proposed subdivision has a

north/south street connection to adjacent parcels on the west end of the property. The road on the western border of the property will be stubbed out to the north and south for future connections. The Transportation Master Plan indicates that CR 3E is expected to be a Minor Arterial. The appropriate half-width rights-of-way for these ultimate roadways will be dedicated with this subdivision.

Part of the proposed subdivision is a trail network. The trail network utilizes common spaces between and behind homes to allow residents to walk in areas away from traffic, while connecting the proposed subdivision through a mid-block trail. The trails also connect to the main entry road, which allows access to the neighborhood park directly across LCR 3E as part of Filing 1. Johnstown Municipal Code Sec 17-51 requires dedication of a minimum of 10% of the gross land area to the Town for public park land; a minimum of 2.33 acres for this development. In this case, where a residential Metro District (a quasi-governmental special district) is anticipated to own and maintain these open spaces, per Section V.A.2 of the approved Service Plan, and therefore ensure adjacent residents and future developments can interconnect and enjoy the trail network and open spaces, the Town waives the requirement of specific dedication.

The development proposes a 25' landscape buffer along LCR 3E, along with a 10' sidewalk within the ROW. Residences that back to LCR 3E will also have a +20' landscape area to buffer them from the public ROW area. To the north, Outlots A and F provide a 10' buffer from rear lot lines of single-family lots to the edge of the development. There is no such buffer along the south property line, as single-family lots abut directly to the adjacent property, which is an open field used for agricultural purposes. To the northeast along CR 3E, Outlot F provides the larger open space/park area/drainage area that acts as a buffer between single-family lots and LCR 3E. Staff is working with the Applicant to ensure that along the arterial-facing perimeters of the development, there is a consistent fencing scheme with solid privacy fencing, masonry columns every 100' in appropriate locations; and a consistent open fence design for the areas where rear yards back to the smaller landscape/trail areas to avoid a tight corridor feel.

A sanitary sewer main will connect through Filing 1 to the new off-site main along the High Plains Boulevard ultimate alignment connecting north into the Low Point Wastewater Treatment Plant. The plant has sufficient capacity for this subdivision. These improvements are required to be installed and accepted by the Town prior to the first Certificate of Occupancy (CO) being issued. These improvements will also serve the future filings to the west, and be oversized to allow future development to connect in as well.

Stormwater will be managed and detained on-site in a detention pond at the northeast corner as part of Outlot F, to be manage and maintained by the metro district.

The proposed subdivision is part of the larger 245-acre "The Ridge at Johnstown" development area, previously approved as "The Villages at Johnstown." Filing 1, which was recently approved by the Town, is located east of CR 3E, opposite this project. That proposed development also consists of single-family detached housing, in a similar configuration to this project. Future filings of The Ridge are located further west and north of this project, adjacent to I-25 and CR 18. Those future filings are proposed, per the approved preliminary plat and performance standards, to be more mixed-use, with higher density residential and employment/commercial, though specific development plans have not yet been submitted to the Town. "The Ridge" is governed by a set of performance standards, approved in 2018. These performance standards act as additional zoning regulations for the area and control for things such as architecture, uses, setbacks, and landscaping. In addition, the applicant has proposed stringent landscape standards relating to water conservation. Under the proposed standards, each lot would be allotted a maximum allowable square-footage of irrigated landscaping. Performance standards will be enforced by a combination of an HOA, metro district, and the Town as appropriate.

#### COMPREHENSIVE PLAN GOALS

Goal CF 4 – Encourage a sustainable environment through techniques such as water-wise landscaping and water-efficient irrigation.

The proposed subdivision will limit the use of water-intensive landscaping on private lots via a maximum square-footage rule for such landscaping.

Goal CC 1 – Walkable, mixed-use economic centers

The proposed subdivision is part of the larger Ridge at Johnstown development, which will feature higher-density residential and commercial and employment areas within the overall development.

Goal PG 2 – Provide a variety of recreational opportunities for all ages and abilities that will draw the community together.

The proposed development will have a trail network, connecting the neighborhood to the park and to each other.

#### **Staff Analysis**

Overall, the Subdivision and Development Plans are in keeping with the performance standards of The Ridge, as well as public improvements standards and specs, and the municipal code. The plans have gone through rigorous review by Staff and our ancillary reviewers.

The attempts to create a more water-conscious neighborhood are greatly appreciated by Staff, and we believe this will be an ongoing trend both to address the increasing cost of raw water and its impact on housing affordability, as well as Western conservation efforts. We are hopeful the

landscaping proposed creates a unique neighborhood look and experience that homeowners and the community can appreciate.

The off-site improvements required with previous Filing 1 were substantial, and served to create a solid foundation for service for the adjoining properties and future development to the west, this property included. Staff appreciates the willingness and readiness of the developers and their design team to work through the details of those construction plans to arrive at improvements that will facilitate this development, as well as future development in the area. The paving of CR 3E as well as the ultimate build-out along the frontages of this project, will help to mitigate the strain of additional traffic on this current gravel county road.

#### **STAFF CONCERNS**

Staff has concerns about the fire accesses onto the property. The proposed development features a single access point onto LCR 3E, with no other permanent or temporary accesses proposed. As a result, Front Range Fire Rescue (FRFR) Fire Marshal Tyler Drage has conditioned his approval to be applicable to only the eastern half of the filing, at which point they will no longer permit any homes until a second point of access is provided in conformance with fire code. While Outlot H is labelled a 20' emergency access, utility, and pedestrian easement, the FDP shows it to be only gravel. It is also in close proximity to the main access into the subdivision at 181.57'. Staff will request approval of this subdivision be conditioned upon completion of a FRFR-approved secondary point of access prior to any building permits being issued east of the 50' gas pipeline easement.

#### RECOMMENDED FINDINGS AND MOTIONS

Based on the application materials received and the preceding analysis for the proposed Final Subdivision and Final Development Plan for The Ridge at Johnstown Subdivision Filing No. 2, the Planning & Zoning Commission finds:

- 1. The proposed subdivision and development plans can be served by Town utilities, and the surrounding transportation network is adequate to support this level of development.
- 2. The proposed subdivision and development plans will advance the goals set forth in the Johnstown Area Comprehensive Plan.
- 3. The proposed subdivision and development plans are in substantial conformance with all applicable Johnstown regulations, standards, and codes.

and therefore, moves to recommend to the Town Council approval of The Ridge at Johnstown Subdivision Filing No. 2 Final Subdivision and Final Development Plan, with the following conditions:

- 1. Applicant work with staff to resolve any outstanding final redlines or comments, until all plans, reports, and drawings are approved by Town Staff and the Town Engineer;
- 2. Applicant create a second egress point to meet Front Range Fire Rescue requirements prior to any building permits being issued for lots west of the 50' gas pipeline easement;
- 3. Applicant work with staff on the landscape guide to reduce water usage within the proposed project. This landscape guide will be integrated into an amendment to be completed in 2020, to the development's Performance Standards document, and therefore readily available to all builders and homeowners.
- 4. The Applicant seek approval of configuration and construction drawings for Larimer County Road 3E in accordance with Town Staff, Town Engineer, and Larimer County Engineering, just as in Filing No. 1.
- 5. The Applicant execute an approved Subdivision Development and Improvement Agreement and Water and Sewer Service Agreement with the Town Council, with all obligations, special provisions, and required fees therein.

#### **Alternate Motions**

- A. Motion to Approve with No Conditions: "I move that the Commission recommend to Town Council approval of the Ridge at Johnstown Subdivision Filing No. 2 Final Subdivision and Final Development Plan as presented."
- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the Ridge at Johnstown Subdivision Filing No. 2 Final Subdivision and Final Development Plan based upon the following..."

Respectfully Submitted,

Planner: Reviewed by:

Darryll Wolnik Kim Meyer

Planner II Planning & Development Director

File Name: S:\PLANNING\2019 Land Use Projects\SUB19-0006 The Ridge Filing 2 (Center Village)\Staff Report.docx

#### **Public Comment**

Project: The Ridge at Johnstown, Filing No. 2 Final Subdivision & Final Development Plan

Date: 8/26/20

Taken by: Kim Meyer, Director

Via: Phone conversation

Commenter: Linnea Sidi, 2640 S LCR 3E, owner/resident

- Concerns largely related to existing traffic and impact of additional traffic on CR 3E speeding, volume, and overall safety
- Speeding occurs now on LCR 3E and on LCR 16
- Road rage at farm equipment moving slowly on the road adjacent to ag land
- Herds of deer cross this road regularly
- Current construction is increasing traffic already, and those trucks fly down the road.
   Complaints to the owners have yielded no results to this behavior.
- Didn't get notice of the meeting, and would like better access to remote meeting possibilities.

## THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE)

PART OF THE SOUTH HALF OF THE NORTHWEST OF SECTION 26, T. 5 N., R. 68 W. OF THE 6TH P.M.,

JOHNSTOWN, LARIMER COUNTY, COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT J-25 LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PM. LARIMER COUNTY. COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 26, MONUMENTED WITH A 2 1/2" ALUMINUM CAP IN RANGE BOX, STAMPED LS 38304, 2014.

THENCE N89°44'19"W, A DISTANCE OF 1315.85 FEET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER TO THE CENTER WEST 1/16<sup>TH</sup> CORNER, MONUMENTED WITH A NUMBER 6 REBAR WITH A 2 ½" ALUMINUM CAP STAMPED 26512, 2018;

THENCE N89°43'42"W, A DISTANCE OF 235.59 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE NO010'22"E, A DISTANCE OF 109.03 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE ON A SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 106'28'13", A DISTANCE OF 102.20 FEET, A CHORD BEARING OF N03"17" O4" W WITH A CHORD DISTANCE OF 88.12 FEET TO A REVERSE

THENCE ON A SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 49°46'41", A DISTANCE OF 13.03 FEET, A CHORD BEARING OF N25°03'42"E WITH A CHORD DISTANCE OF 12.63 FEET;

THENCE NO0°10'22"E, A DISTANCE OF 263.90 FEET;

THENCE NO9°27'44"W, A DISTANCE OF 65.41 FEET;

THENCE NO0°00'00"E, A DISTANCE OF 75.42 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 1712'16", A DISTANCE OF 48.04 FEET, A CHORD BEARING OF NO8°36'08"W WITH A CHORD DISTANCE OF 47.86 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26;

THENCE S89°56'13"E, A DISTANCE OF 253.77 FEET ON SAID NORTH LINE TO THE CENTER 1/16 IH CORNER OF THE NORTHWEST QUARTER, MONUMENTED BY A 2" IRON PIPE FILLED WITH CONCRETE AND A 3/4" WASHER STAMPED LS 4845 SET IN THE CONCRETE;

THENCE S89°49'38"E, A DISTANCE OF 1262.67 FEET ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 3E, MONUMENTED WITH A NUMBER 5 REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED "PLS 37067";

THENCE S00"18"18"W, A DISTANCE OF 288.21 FEET ON SAID WEST RIGHT OF WAY LINE, MONUMENTED WITH A NUMBER 5 REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED "PLS 37067";

THENCE S89°46'36"E, A DISTANCE OF 55.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, MONUMENTED WITH A NUMBER 5 REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED "PLS

THENCE S00°18'18"W, A DISTANCE OF 374.22 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,013,967 SQUARE FEET OR 23.777 ACRES.

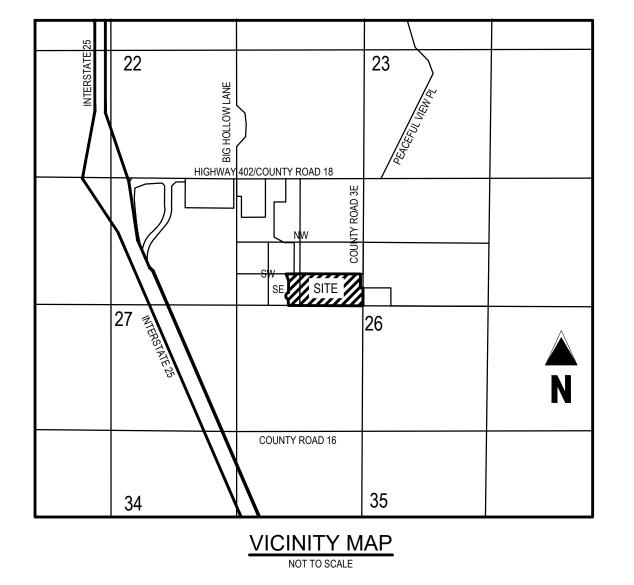
\*\*\*\*\* NOTE: ALL COURSES IN THIS LEGAL DESCRIPTION ARE MONUMENTED WITH A NUMBER 5 REBAR AND 1 1/4" PURPLE PLASTIC CAP STAMPED PLS 37067 UNLESS STATED OTHERWISE.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE) AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE SOUTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26. T5N, R68W, 6TH PM, LARIMER COUNTY, CO: BEARS N89'44'19"W, A DISTANCE OF 1,315.85 FEET BETWEEN THE CENTER QUARTER CORNER OF SECTION 26, MONUMENTED A 2 ½" ALUMINUM CAP IN RANGE BOX, STAMPED LS 38304, 2014 AND THE CENTER WEST 1/16TH CORNER, MONUMENTED WITH A NUMBER 6 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED 26512, 2018; WITH ALL OTHER BEARINGS RELATIVE THERETO.

J-25 LAND HOLDINGS, LLC STATE OF COLORADO COUNTY OF LARIMER ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_ 2019 BY \_\_\_\_\_\_, AS \_\_\_\_\_\_ OF J-25 LAND HOLDING , LLC. WITNESS HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: \_\_\_ NOTARY PUBLIC



LAND USE SUMMARY						
THE RIDGE AT JOHNSTOWN (CENTER VILLAGE)						
OUTLOTS	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	18,514	0.425	METRO DISTRICT	METRO DISTRICT	UTILITY, DRAINAGE AND PEDESTRIAN ACCESS EASEMENT	
В	13,731	0.315	METRO DISTRICT	METRO DISTRICT	UTILITY AND PEDESTRIAN ACCESS EASEMENT	
С	13,705	0.315	METRO DISTRICT	METRO DISTRICT	UTILITY AND PEDESTRIAN ACCESS EASEMENT	
D	1831.49	0.042	METRO DISTRICT	METRO DISTRICT	UTILITY AND PEDESTRIAN ACCESS EASEMENT	
Е	13,705	0.315	METRO DISTRICT	METRO DISTRICT	UTILITY AND PEDESTRIAN ACCESS EASEMENT	
F	89,825	2.062	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	
G	14,002	0.321	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	
Н	2,935	0.067	METRO DISTRICT	METRO DISTRICT	UTILITY, PEDESTRIAN AND EMERGENCY ACCESS EASEMENT	
ſ	9,222	0.212	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	
J	37,679	0.865	METRO DISTRICT	METRO DISTRICT	UTILITY AND PEDESTRIAN ACCESS EASEMENT	
K	1612.47	0.037	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	
TOTAL OUTLOTS	216,762	4.976				21.38%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA	AREA ACRES				
INTERNAL ROADWAY RIGHT OF WAY	254,839	5.850				25.13%
SINGLE FAMILY LOTS						
LOTS	AREA ACRES	NUMBER OF LOTS				
SINGLE FAMILY LOTS	12.451	80				53.49%

23.277

TOTAL PERCENTAGE

TOTAL AREA

### OWNER AND DEVELOPER

J-25 LAND HOLDINGS, LLC C/O CALIBER 16074 N. 78TH STREET, SUITE B104 SCOTTSDALE, AZ 85260

## SITE ENGINEER

GALLOWAY & COMPANY JAMES PRELOG 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534

## SURVEYOR

GALLOWAY & COMPANY FRANK A. KOHL 15265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534

## SITE STATISTICS:

LARGEST LOT: 12,203 SF SMALLEST LOT: 5,944 SF AVERAGE LOT SIZE: 6,850 SF LOTS: 80, 11 OUTLOTS

### TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE), IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER \_\_\_\_\_ ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD

## PLAT NOTES

- 1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING. IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER
- 3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING 'NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.

## GENERAL NOTES

- 1) UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 2) UNDERGROUND UTILITY MARKINGS PLOTTED HEREON WERE BASED OFF EXISTING PAINT MARKINGS FOUND AT THE TIME OF SURVEY, NO UTILITY LOCATES WERE PERFORMED BY OR REQUESTED BY GALLOWAY.
- 3) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 4) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1213F AND 08069C1405F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 5) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 6) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 7) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 8) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

## SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE) WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

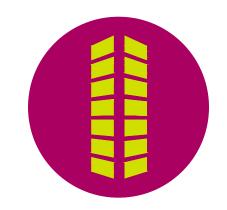
DATED THIS \_\_\_\_\_\_\_, 2019.

COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



Johnstown, CO 80534 970.800.3300 GallowayUS.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED. DISCLOSED. OR REPRODUCE WITHOUT THE WRITTEN CONSENT OF GALLOWAY COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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# Date Issue / Description

JLH000001.1 Project No: Drawn By: Checked By:

SHEET 1 OF 2

## THE RIDGE AT JOHNSTOWN FILING NO. 2 (CENTER VILLAGE)

PART OF THE SOUTH HALF OF THE NORTHWEST OF SECTION 26, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO

		PARCEL C	JRVE SEGME	NT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°05'19"	62.89	40.00	S44*46'59"E	56.61
C2	1819'14"	63.31	198.00	N81*06'04"E	63.04
C3	18 <b>°</b> 21'52 <b>"</b>	64.10	200.00	N81*07'22"E	63.83
C4	90°00'00"	15.71	10.00	S44°49'38"E	14.14
0.5					

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (F
C1	90°05'19"	62.89	40.00	S44°46'59"E	56.61
C2	18¶9'14"	63.31	198.00	N81*06'04"E	63.04
C3	18*21'52"	64.10	200.00	N81°07'22"E	63.83
C4	90°00'00"	15.71	10.00	S44*49'38"E	14.14
C5	14°05'15"	46.22	188.00	S83*07'44"W	46.11
C6	118"15'50"	161.00	78.00	N44*46'59"W	133.90
C7	14°05'15"	46.22	188.00	S7*18'18"W	46.11
C8	90°00'00"	15.71	10.00	S44°44'19"E	14.14
С9	1879'14"	52.76	165.00	N81°06'04"E	52.54
C10	4°05'43"	71.47	1000.00	N69°53'35"E	71.46
C11	22°27'34"	78.40	200.00	N79°04'31"E	77.90
C12	89*59'51"	31.42	20.00	S4518'23"W	28.28
C13	90°00'00"	31.42	20.00	S44°41'42"E	28.28
C14	18°21'52"	64.10	200.00	N81°07'22"E	63.83
C15	1879'14"	73.54	230.00	S81°06'04"W	73.23
C16	90°00'00"	15.71	10.00	N45*15'41"E	14.14
C17	90°00'00"	15.71	10.00	N44*44'19"W	14.14

38.00

62.00

S55°48'41"W

N34°11'19"W

42.99

102.25

68°53'59"

248\*53'59"

45.70

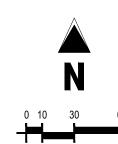
269.34

ALIQUOT CORNER (AS DESCRIBED) FOUND MONUMENT (AS DESCRIBED) SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED

PLS 37067" UNLESS OTHERWISE NOTED

SQUARE FEET ACRES

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
CONVL TAG #	DELTA	LENGIN (FI)	KADIOS (FT)	CHURD BEARING	CHORD LENGTH (FT)
C20	90*05'19"	15.72	10.00	N45°13'01"E	14.15
C21	90°00'00"	15.71	10.00	S4510'22"W	14.14
C22	90°05'19"	15.72	10.00	N44*46'59"W	14.15
C23	9000000	15.71	10.00	N45¶5'41"E	14.14
C24	89°54'41"	15.69	10.00	S44*46'59"E	14.13
C25	2410'26"	32.91	78.00	N8810'19"E	32.67
C26	24"10'26"	32.91	78.00	S88*10'19"W	32.67
C27	27*29'08"	37.42	78.00	N65*59'54"W	37.06
C28	29*33'33"	40.24	78.00	N37°28'33"W	39.80
C29	31"15'46"	42.56	78.00	N7°03'54"W	42.03
C30	5*46'57"	7.87	78.00	N11*27'27"E	7.87
C31	53°40'26"	58.08	62.00	S48*11'54"W	55.98
C32	35°30'06"	38.42	62.00	N8712'50"W	37.80
C33	35°30'06"	38.42	62.00	N51°42'44"W	37.80
C34	35°54'01"	38.85	62.00	N16*00'41"W	38.22
C35	18 <b>°</b> 55'13"	20.47	62.00	N11°23'56"E	20.38
C36	30°20'30"	32.83	62.00	N36°01'48"E	32.45
C37	35°30'06"	38.42	62.00	N68°57'06"E	37.80
C38	3°33'31"	3.85	62.00	N88*28'55"E	3.85



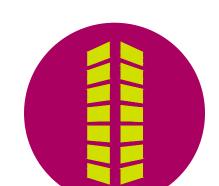
5265 Ronald Reagan Blvd., Suite 210

Johnstown, CO 80534 970.800.3300 GallowayUS.com

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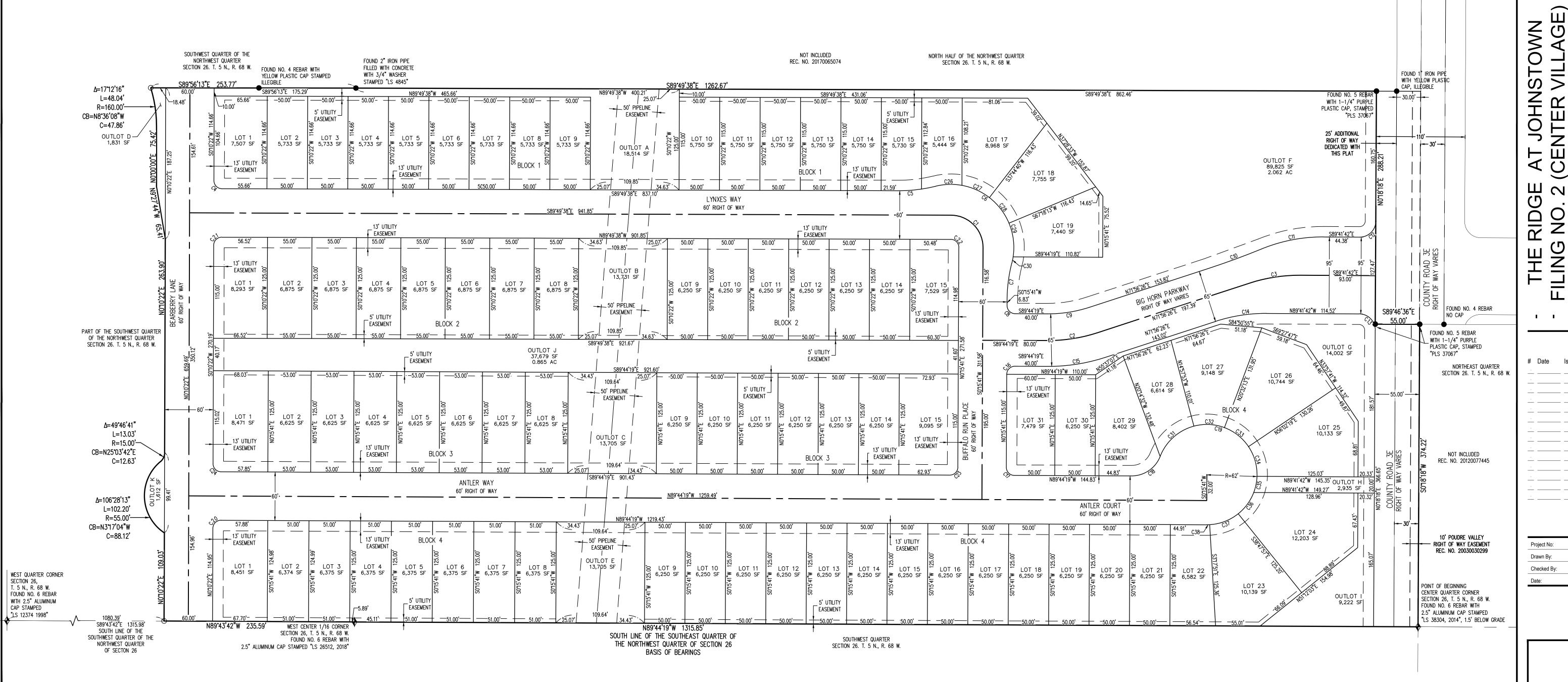
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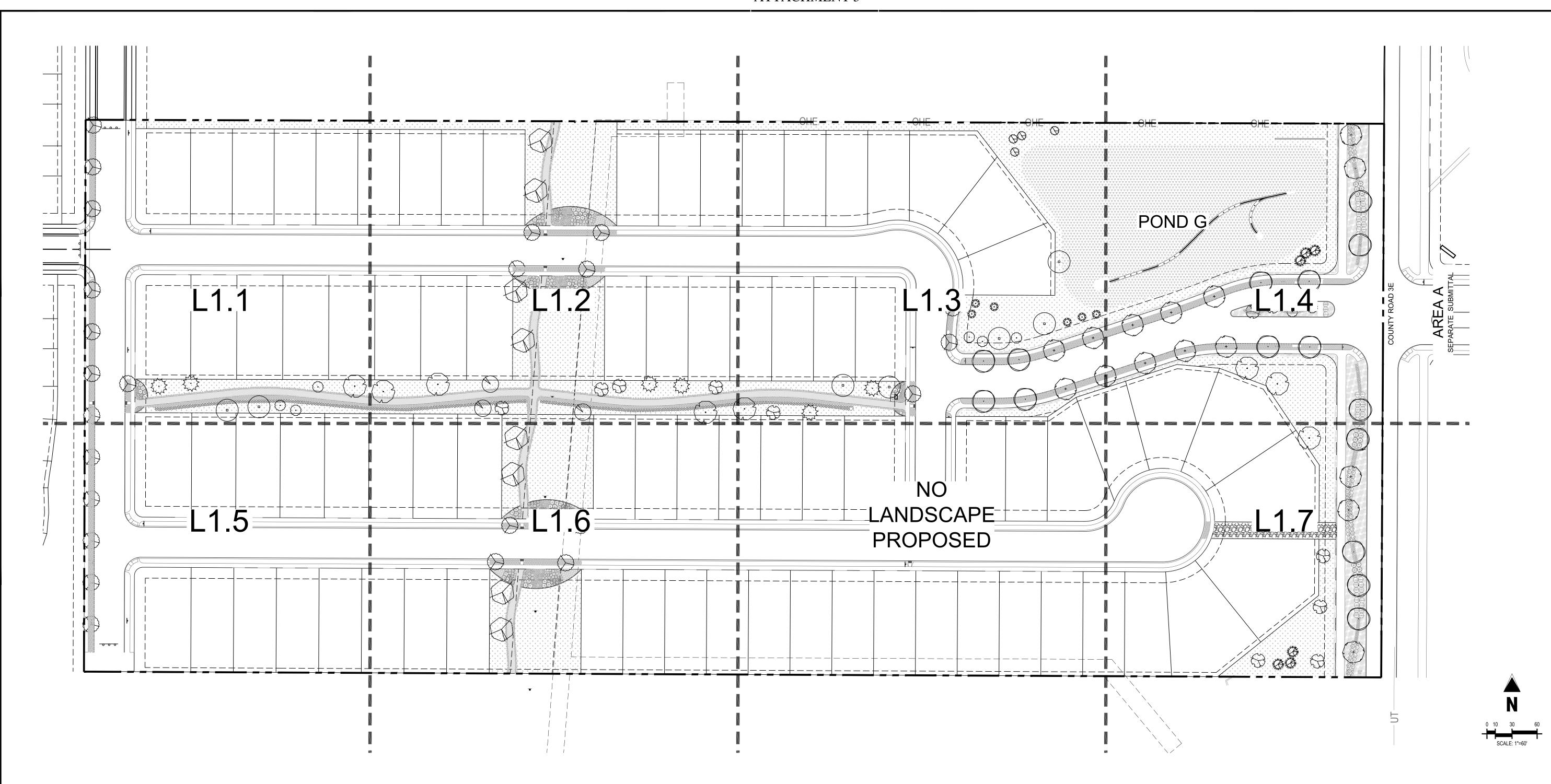




. . . . . Date Issue / Description

JLH000001.1 Checked By:





### COMMON AREA LANDSCAPE STANDARDS FOR THE RIDGE

- COMMON AREAS WITHIN THE RIDGE SHALL UTILIZE XERISCAPE PRINCIPLES TO THE
- GREATEST EXTENT POSSIBLE.

  2. TREE LAWN AREAS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS
- 2.1. WHERE TREE LAWNS ARE ADJACENT TO LOTS ONE SHADE TREE SHALL BE PROVIDED FOR EACH LOT WITHIN THE TREE LAWN, TWO SHADE TREES SHALL BE PROVIDED FOR CORNER LOTS.
- 2.2. WHERE TREE LAWNS ARE NOT ADJACENT TO LOTS ONE SHADE TREE SHALL BE PROVIDED AT A MINIMUM EVERY 50 LINEAR FEET.
- 2.3. THE TREES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH SIGHT DISTANCES AT DRIVEWAYS OR INTERSECTIONS.
- 2.4. AT INTERSECTIONS A MINIMUM OF 50
  SQUARE FEET OF PERENNIALS SHALL BE
  PROVIDED IN THE TREE LAWN. ENSURE
  PERENNIALS SELECTED DO NOT
  INTERFERE WITH VEHICULAR VISIBILITY.
- 2.5. 3/4" SMALL TAN ROCK WITH WEED BARRIER FABRIC SHALL BE PROVIDED IN ALL TREE LAWN AREAS.
- 3. INTERNAL PEDESTRIAN PATHS SHALL EITHER BE CONCRETE OR A TRAIL BREEZE MATERIAL.
- PLANTING BEDS SHALL BE USED TO ACCENT PEDESTRIAN AND VEHICULAR GATEWAYS.
   INTERNAL TREES SHALL BE LOCATED TO MAXIMIZE SHADE AND WIND BREAK PRINCIPLES.

REQUIRED LANDSCAPE CALCULATIONS	AREA	FORMULA	REQUIRED	PROVIDED
OPEN SPACE REQUIREMENTS	221,100 SF	1 TREE & 5 SHRUBS / 4,500 SF	49 TREES &	49 TREES &
		(UP TO 30% REQ. SHRUBS	246 SHRUBS	316 SHRUBS
		MAY BE SUBSTITUTED FOR		
		TREES AT 10:1)		
ROW REQUIREMENTS				
INTERNAL ROW	N/A	1 TREE / 50 LF	27 TREES	27 TREES
(EXCLUDES ROW ADJACENT				
TO HOMES*)				
COUNTY ROAD 3E	14,342 SF	1 TREE & 5 SHRUBS / 1,000 SF	14 TREES &	14 TREES &
			72 SHRUBS	72 SHRUBS
			(MINIMUM TREE	
			SPACING 1/50 LF)	

\*NOTE: ROW ADJACENT TO HOMES WILL BE DESIGNED WITH LOTS.

## IRRIGATED AREAS

ROW SPRAY: 0 SF ROW DRIP 4,320 SF INTERNAL SPRAY: 0 SF INTERNAL DRIP: 9,670 SF

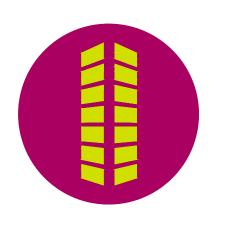
TEMPORARY IRRIGATION (SPRAY) UNTIL ESTABLISHMENT: 171,821 SF

# Galloway

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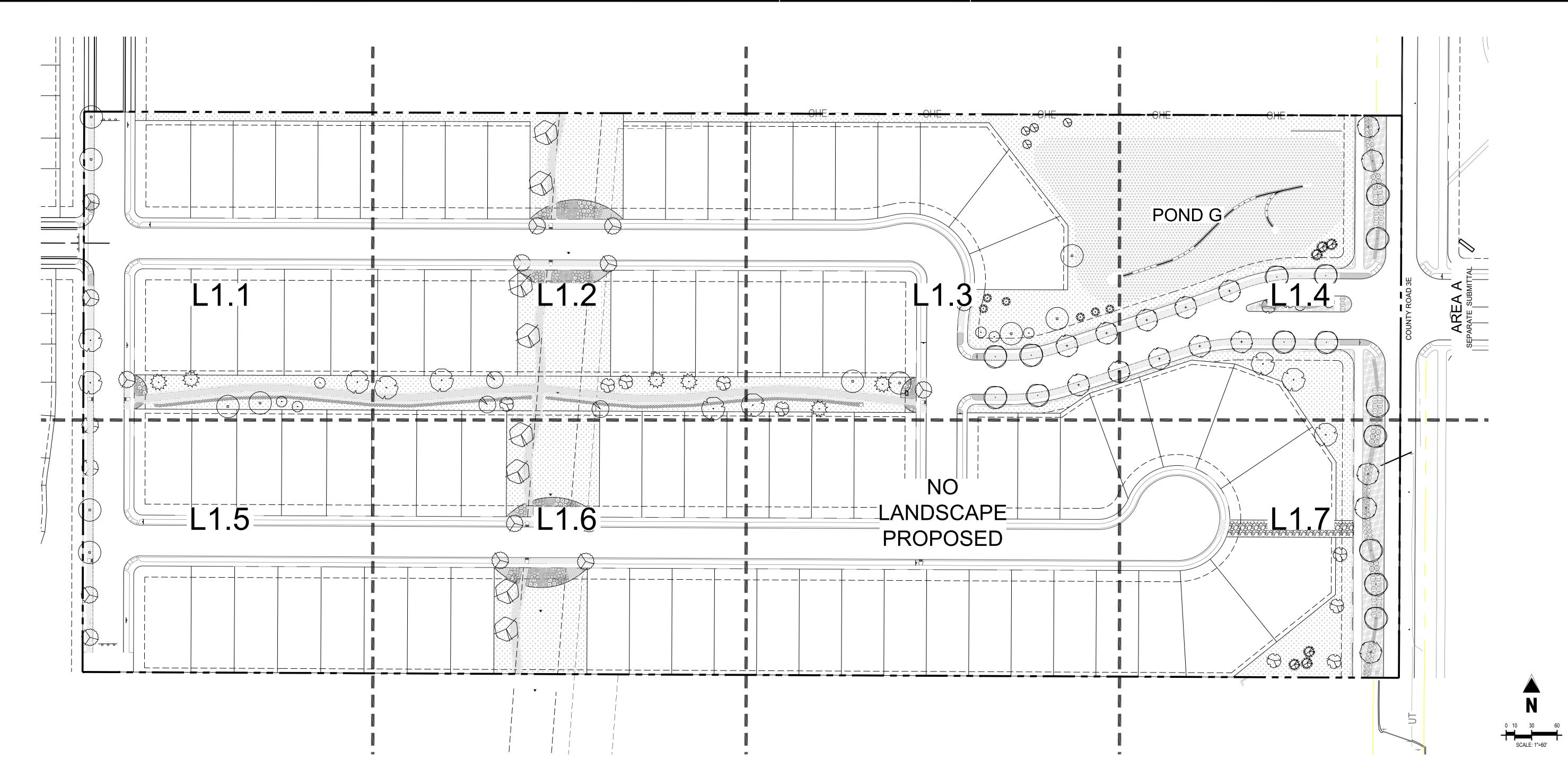
JOHNSTOWN FILING 2 GE DINGS

Date 12/16/19	Issue / Description Landscape Set Updates	Init.
		-
		- —

Date:	06.03.2020
Checked By:	TTN
Drawn By:	SRA
Project No:	JLH000001

OVERALL LANDSCAPE PLAN

L1.0



### COMMON AREA LANDSCAPE STANDARDS FOR THE RIDGE

- COMMON AREAS WITHIN THE RIDGE SHALL
   UTILIZE XERISCAPE PRINCIPLES TO THE
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- GREATEST EXTENT POSSIBLE.

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- PEDESTRIAN AND VEHICULAR GATEWAYS.
  INTERNAL TREES SHALL BE LOCATED TO
  MAXIMIZE SHADE AND WIND BREAK
  PRINCIPLES.

REQUIRED LANDSCAPE CALCULATIONS	AREA	FORMULA	REQUIRED	PROVIDED
OPEN SPACE REQUIREMENTS	221,100 SF	1 TREE & 5 SHRUBS / 4,500 SF	49 TREES &	50 TREES &
		(UP TO 30% REQ. SHRUBS	246 SHRUBS	328 SHRUBS
		MAY BE SUBSTITUTED FOR		
		TREES AT 10:1)		
ROW REQUIREMENTS				
INTERNAL ROW	N/A	1 TREE / 50 LF	41 TREES	41 TREES
(EXCLUDES ROW ADJACENT				
TO HOMES*)				
COUNTY ROAD 3E	14,342 SF	1 TREE & 5 SHRUBS / 1,000 SF	14 TREES &	12 TREES &
			72 SHRUBS	146 SHRUBS
			(MINIMUM TREE	
			SPACING 1/50 LF)	

\*NOTE: ROW ADJACENT TO HOMES WILL BE DESIGNED WITH LOTS.

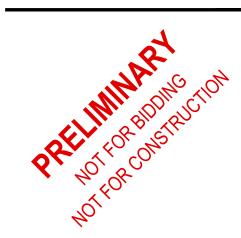
IRRIGATED AREAS

ROW SPRAY: 0 SF ROW DRIP 4,320 SF INTERNAL SPRAY: 0 SF INTERNAL DRIP: 9,670 SF

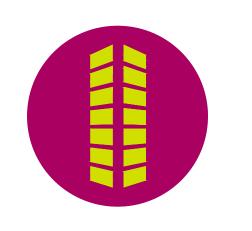
TEMPORARY IRRIGATION (SPRAY) UNTIL ESTABLISHMENT: 177,345 SF

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AT JOHNSTOWN FILING 2 LLAGE HOLDINGS

# Date Issue / Description Init.
- 12/16/19 Landscape Set Updates SRA
- 8/21/20 Landscape Set Updates SRA

 Project No:
 JLH000001

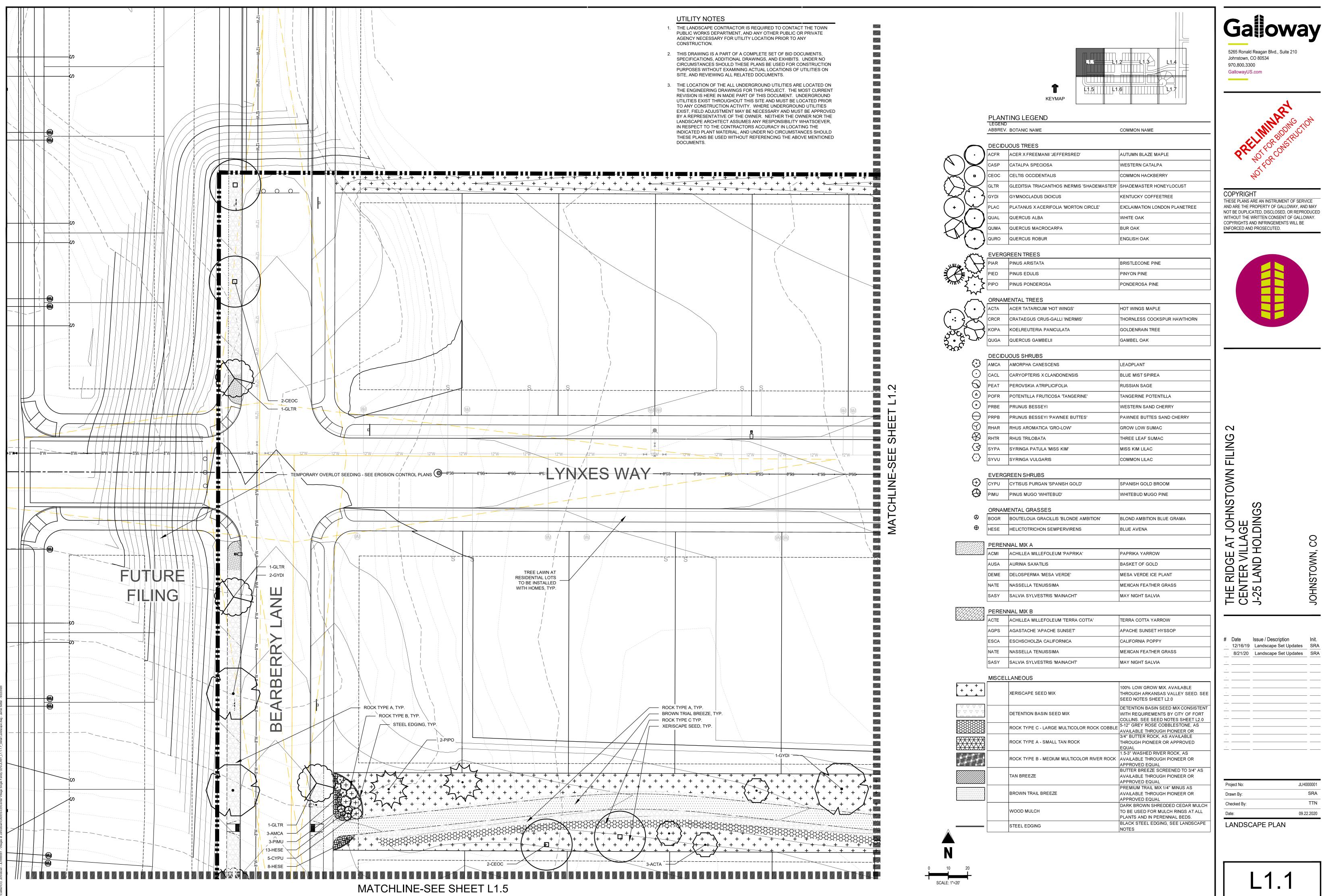
 Drawn By:
 SRA

 Checked By:
 TTN

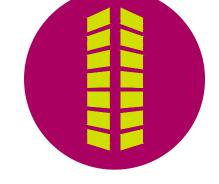
 Date:
 09.22.2020

OVERALL LANDSCAPE PLAN

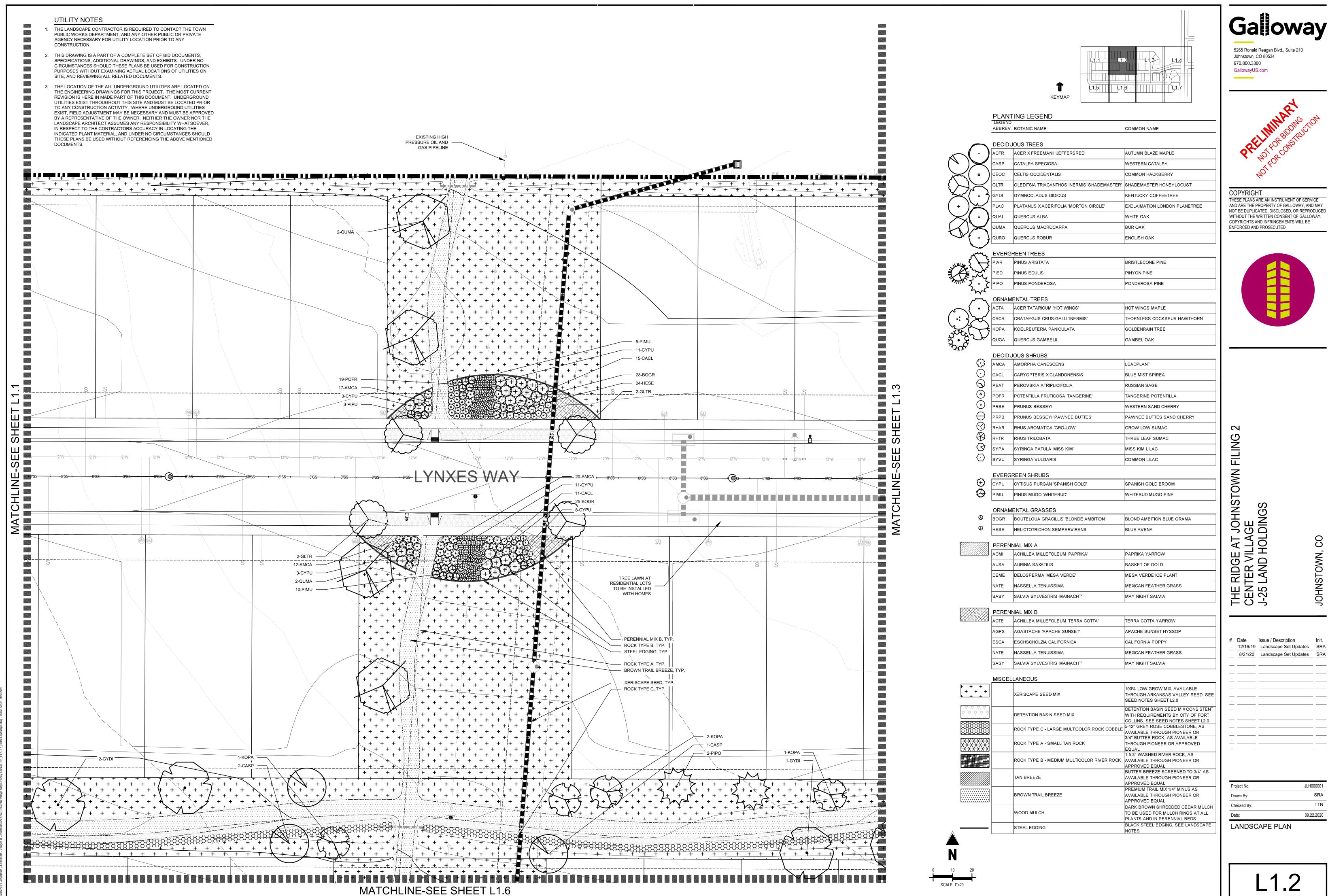
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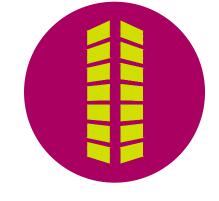




Project No:	JLH000001
Drawn By:	SRA
Checked By:	TTN
Date:	09.22.2020
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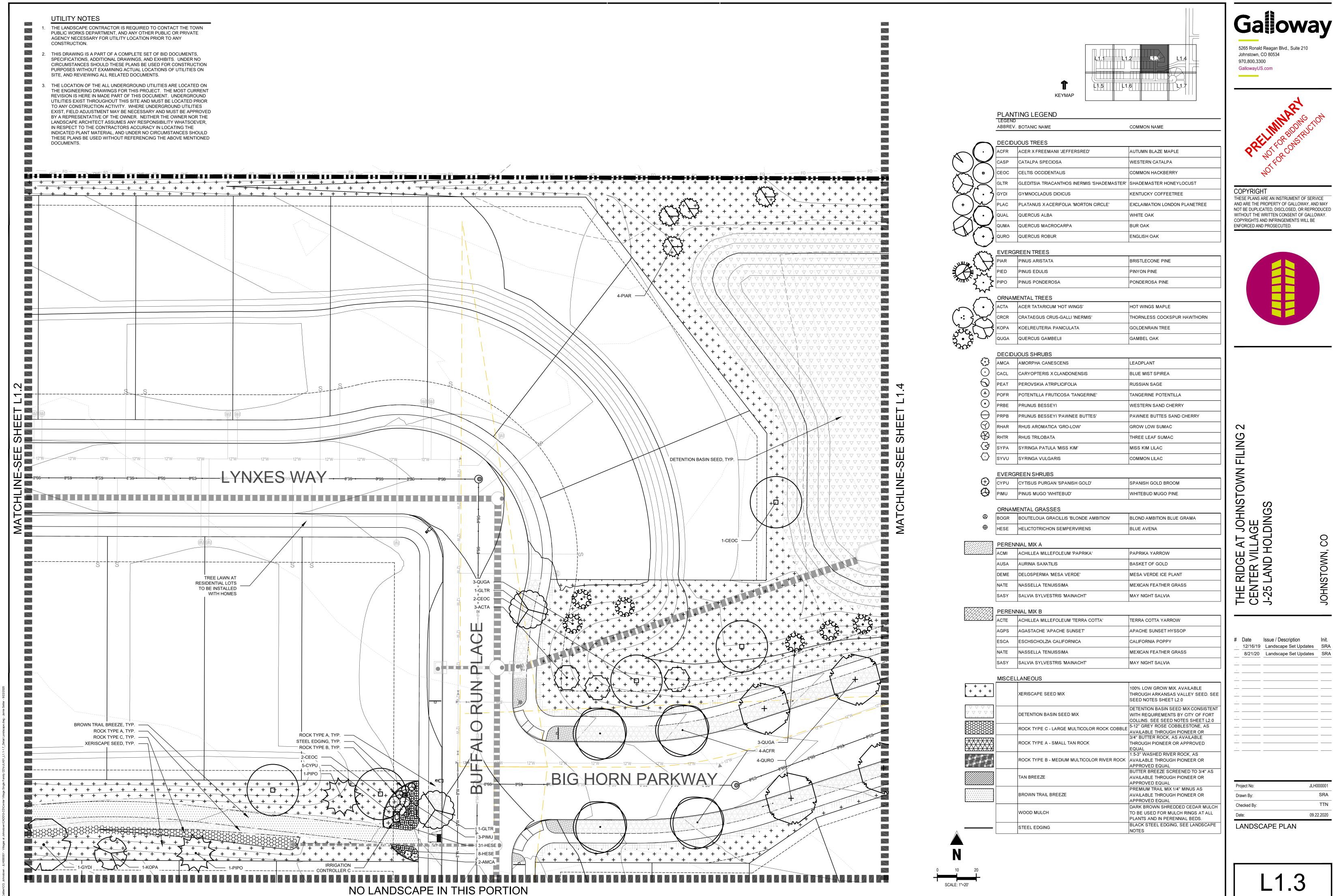




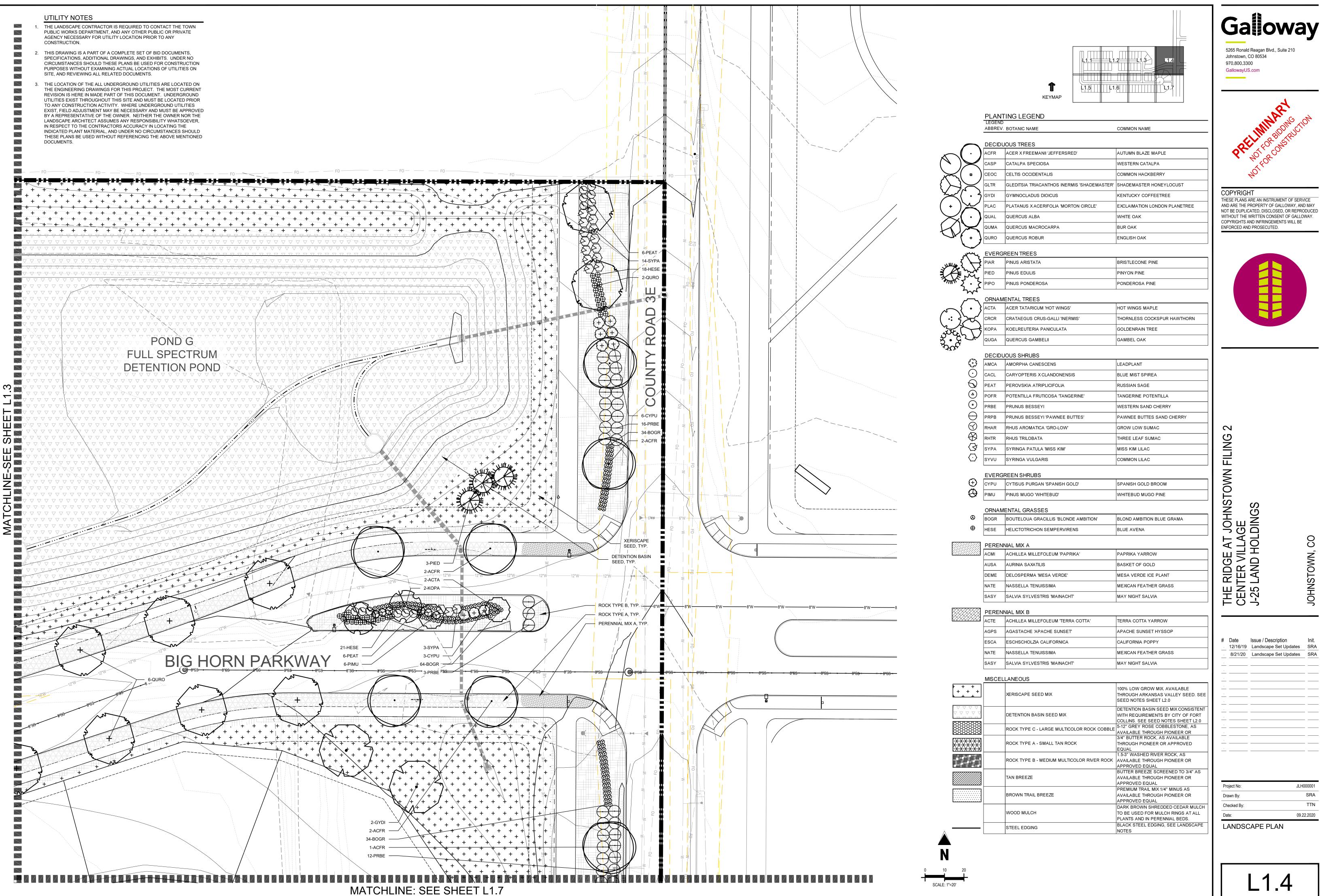


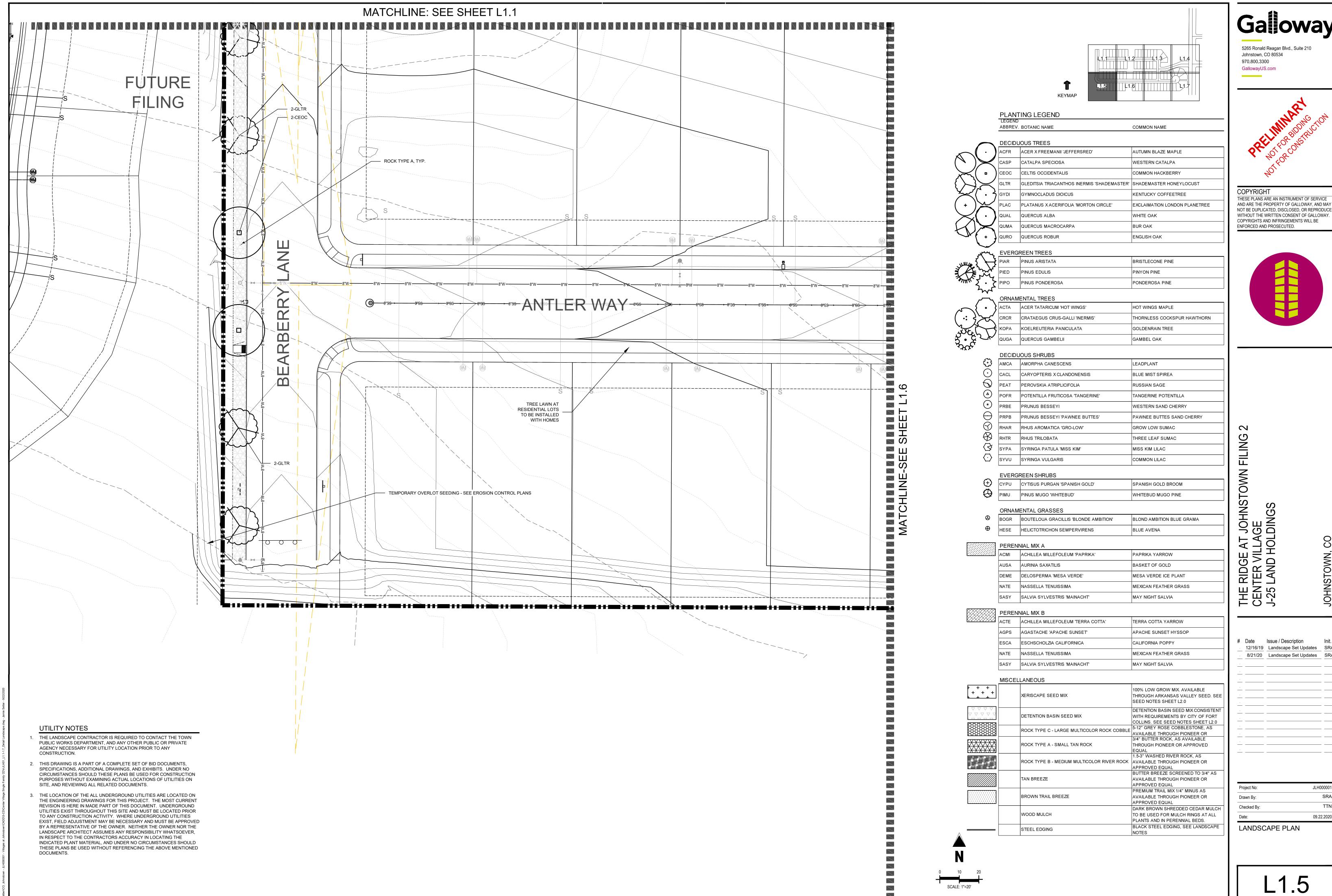
12/16/19 Landscape Set Updates SRA

JLH000001 SRA TTN 09.22.2020

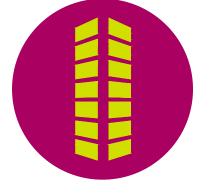


JLH000001 09.22.2020



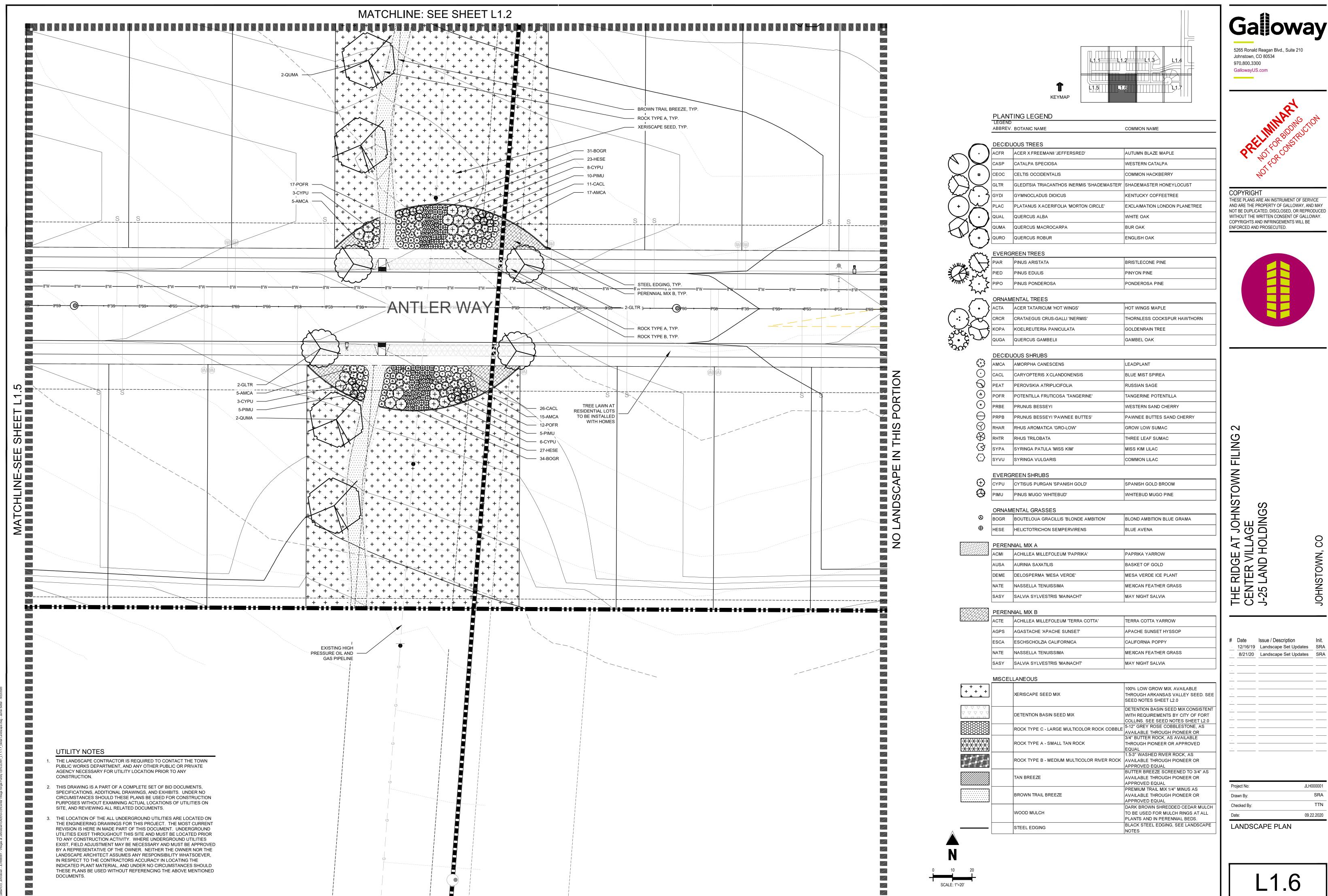


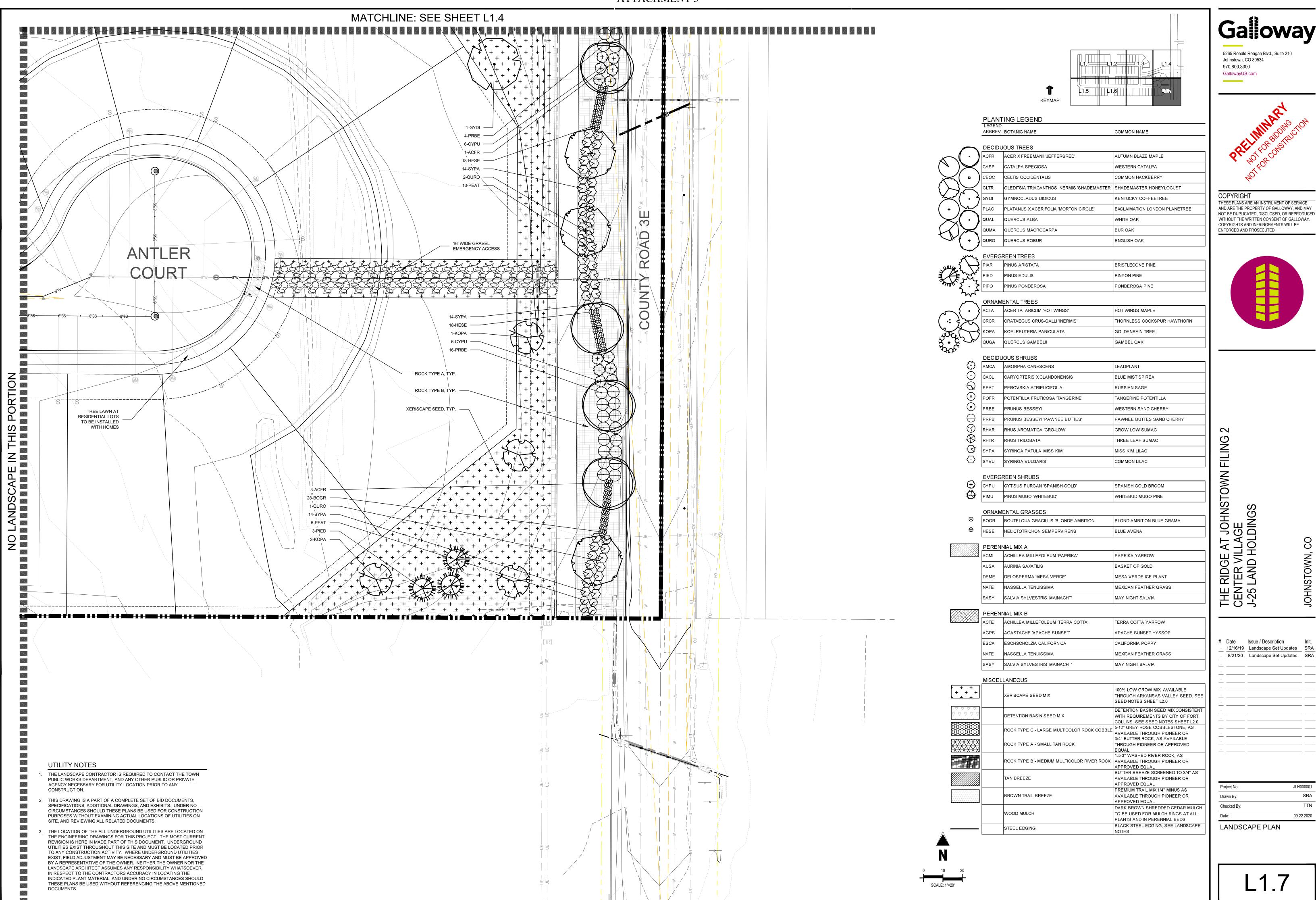
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED

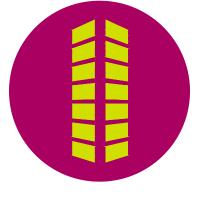


	Date	issue / Description	mit.
_	12/16/19	Landscape Set Updates	SRA
	8/21/20	Landscape Set Updates	SRA
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Project No:	JLH000001	
Drawn By:	SRA	
Checked By:	TTN	
Date:	09.22.2020	
LANDSCADE DLAN		







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Project No:	JLH000001
Drawn By:	SRA
Checked By:	TTN
Date:	09.22.2020