

THOMPSON RIDGE ESTATES OUTLINE DEVELOPMENT PLAN

Johnstown, Colorado

Owner/Applicant

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UNITED CIVIL Design Group
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SHEET INDEX

- ODP 1 - COVER SHEET
- ODP 2 - OVERALL LAND USE & CIRCULATION PLAN
- ODP 3 - LAND USE PLAN & DEVELOPMENT STANDARDS
- ODP 4 - SINGLE-FAMILY LOT DIAGRAMS & FENCING
- ODP 5 - ILLUSTRATIVE MASTER PLAN

LEGAL DESCRIPTION

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.

PARCEL NUMBER

851400005

PROJECT HISTORY/INTENT/SUMMARY

The proposed PUD will allow development within the framework of the Town of Johnstown PUD development standards. The plan will consist of single-family residential lots, that shall be a minimum of 1 acre. Total lot count shall not exceed 5 lots.

Open space shall be provided within of 100' river buffer and shall be available to all homeowners of the development for passive recreation.

An access road off of Watercress Drive shall provide access to a central turn around that will allow for individual lots to bring driveways off of.

Consistent fencing will be permitted around single-family homes, however will not be permitted between residential lots in order to maintain and open and natural feel for the development. Landscape within the open space areas will be native or adapted low-water species only.

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 code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

DEVELOPMENT PHASING

The entrance road/turnaround and utility improvements, including utility stubs to all lots will occur at the initial phase. Each lot will be developed as market conditions dictate and they are sold. This shall be done in coordination with the Town of Johnstown and Front Range Fire Rescue Authority.

LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

Thompson Ridge Estates is bounded by the Thompson Crossing subdivisions to the north and west, Vacant land to the east, and the Thompson River to the south.

The property is presently undeveloped. There are existing sewer and utilities that run across the site as well as an existing wetland.

No Right-of-way dedication is required for the development. An existing access easement to the site is located off Watercress Drive.

SURROUNDING ZONING/ADJACENT USES

North of property:
 Thompson Crossing II residential subdivision, zoned PUD-MU

East of property:
 Vacant land, zoned PUD-MU

South of property:
 Thompson River Ranch, zoned PUD-MU

West of property:
 Thompson Crossing I residential subdivision, zoned PUD-MU

GENERAL NOTES

- All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
- A HOA shall be established to provide for common area maintenance and financing of the shared amenities including access roads and landscaping.
- All access drives and driveways shall be privately owned and maintained.
- A wetland survey will be conducted if disturbance of wetlands by construction activities are anticipated.

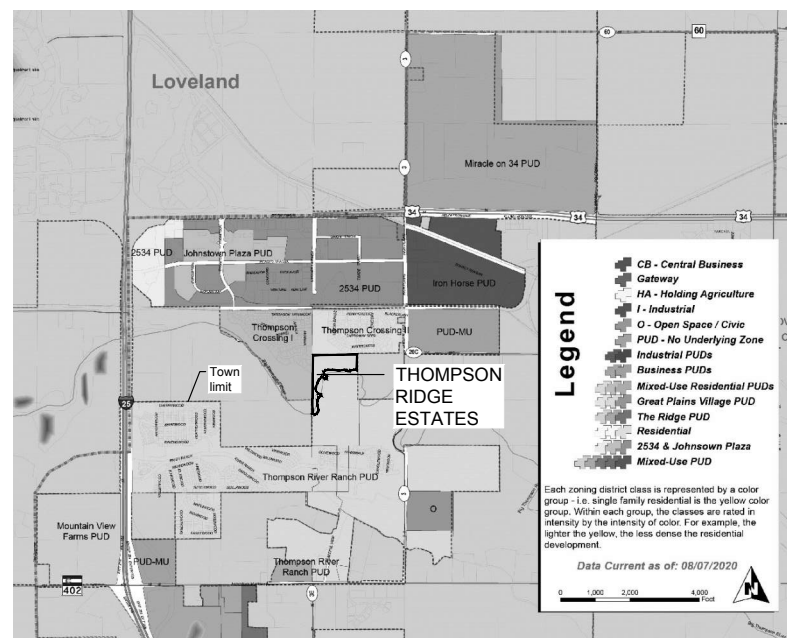
DEVELOPMENT OBJECTIVES

The development supports a number of priorities and objectives, including:

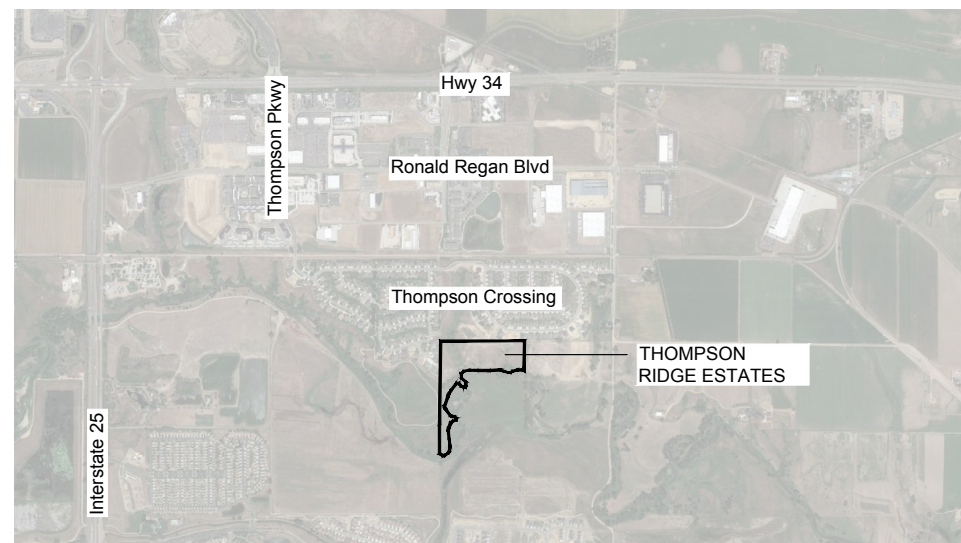
- Larger lot sizes that will allow for reduced density and the ability to maximize the high quality open space within the development.
- Passive recreation opportunities along the HOA open space bordering the Thompson River.

UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural gas: Xcel Energy
- Schools: Weld County School District re 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown



Zoning Map



Vicinity Map

APPROVALS

TOWN COUNCIL
 THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THOMPSON RIDGE ESTATES ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE 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: _____
 TOWN MAYOR

ATTEST: _____
 TOWN CLERK

THOMPSON RIDGE ESTATES



REV.	COMMENT	DATE

SEAL:

ODP

Date: 02.21.2022

Drawn By: SL

Checked By: CR

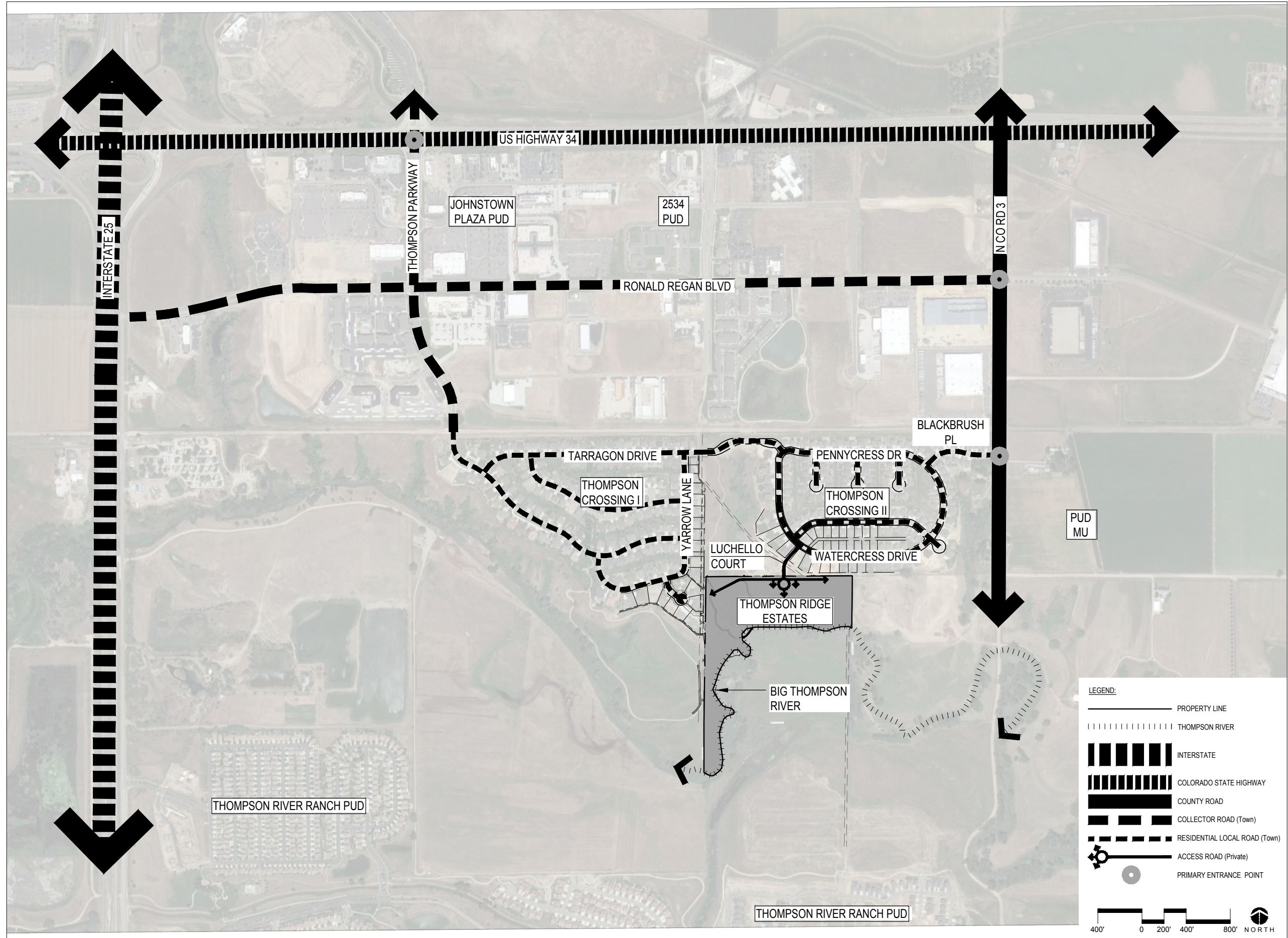
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COVER SHEET

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ODP 1





THOMPSON RIDGE ESTATES



REV.	COMMENT	DATE

SEAL:

ODP

Date: 02.21.2022

Drawn By: SL

Checked By: CR

Sheet Name
OVERALL LAND USE
&
CIRCULATION PLAN

Sheet

ODP 2

THOMPSON RIDGE ESTATES



REV.	COMMENT	DATE

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ODP

Date: 02.21.2022

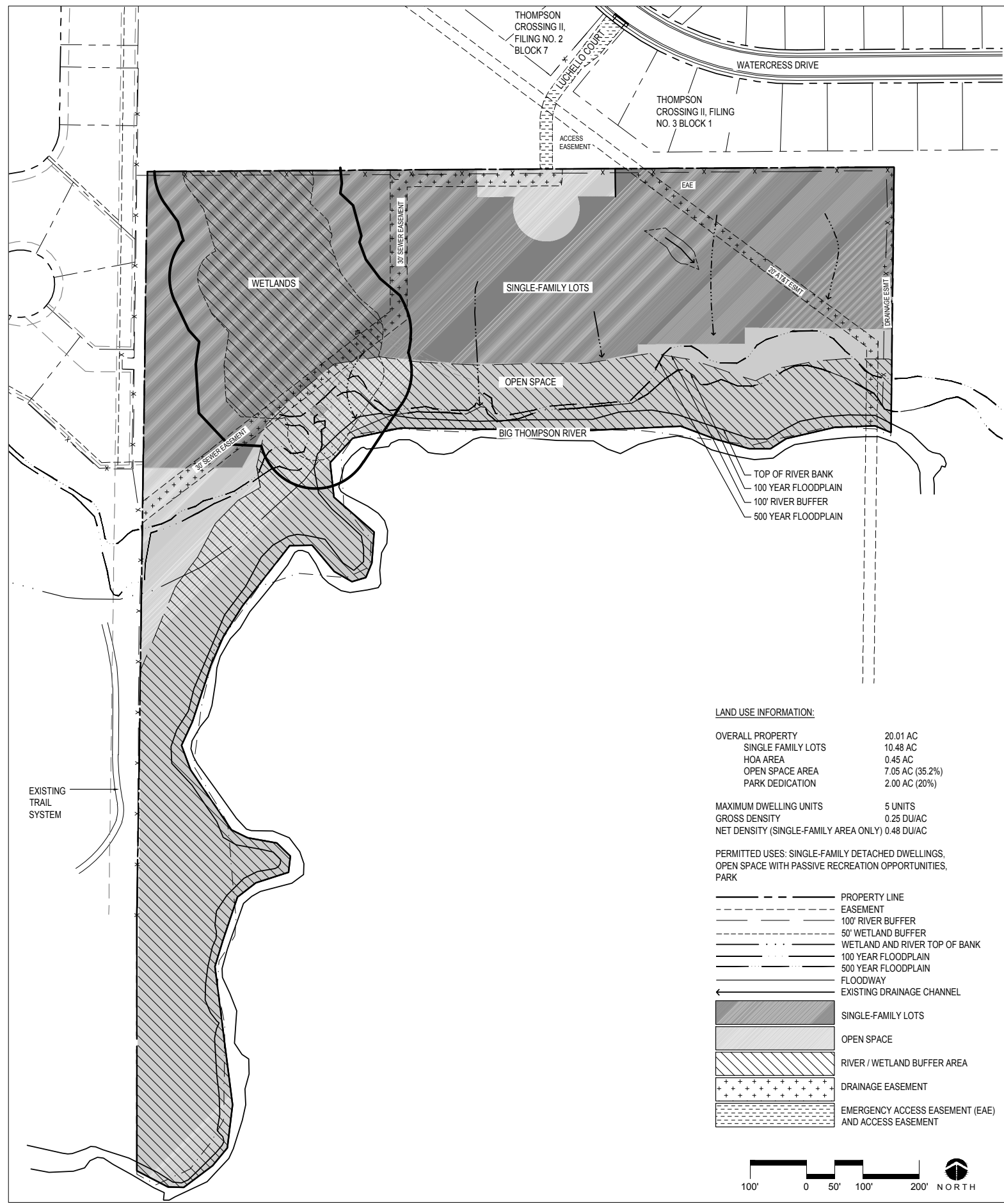
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LAND USE PLAN &
DEVELOPMENT
STANDARDS

Sheet

ODP 3



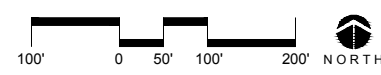
LAND USE INFORMATION:

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
GROSS DENSITY	0.25 DU/AC
NET DENSITY (SINGLE-FAMILY AREA ONLY)	0.48 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
- ▨ SINGLE-FAMILY LOTS
- ▨ OPEN SPACE
- ▨ RIVER / WETLAND BUFFER AREA
- ▨ DRAINAGE EASEMENT
- ▨ EMERGENCY ACCESS EASEMENT (EAE) AND ACCESS EASEMENT



DETACHED SINGLE-FAMILY HOME BUILDING DESIGN STANDARDS AND GUIDELINES

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 Johnstown 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

- Individual lot landscaping will be provided by each homeowner.
- 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.
- 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.

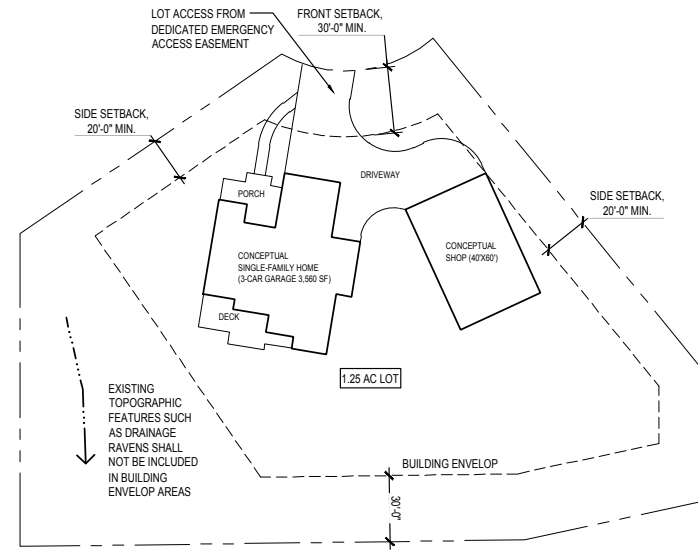
STORAGE

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

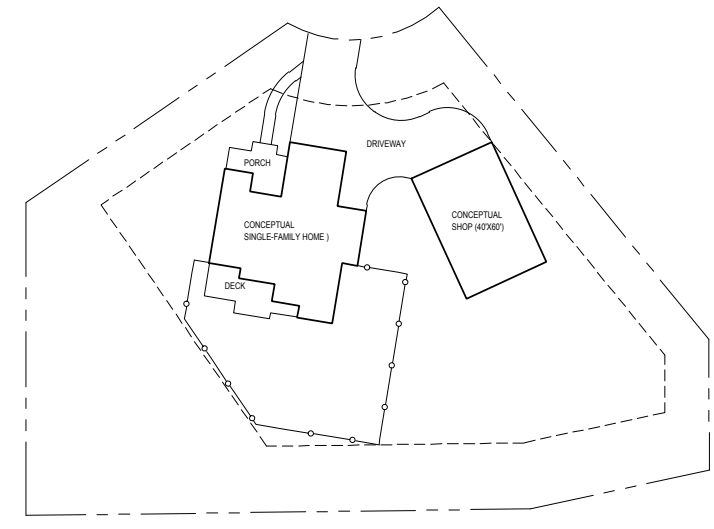
LIGHTING

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.

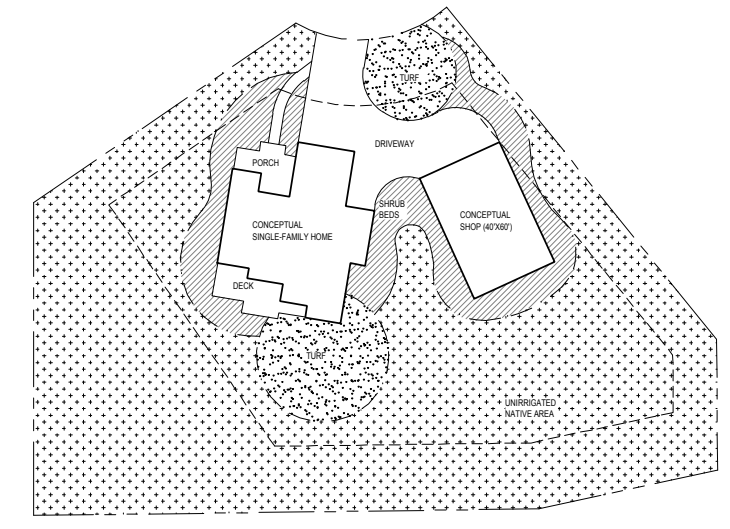
THOMPSON RIDGE ESTATES



TYPICAL SINGLE-FAMILY DETACHED LOT SETBACKS DIAGRAM

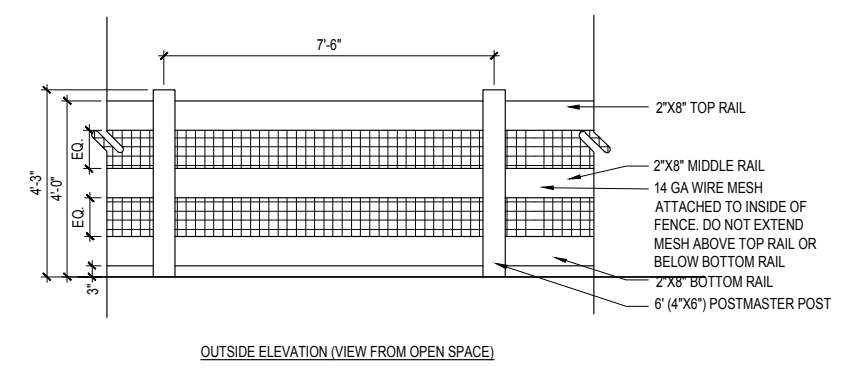
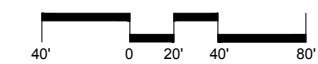


FENCE LOCATION DIAGRAM
3-RAIL FENCE

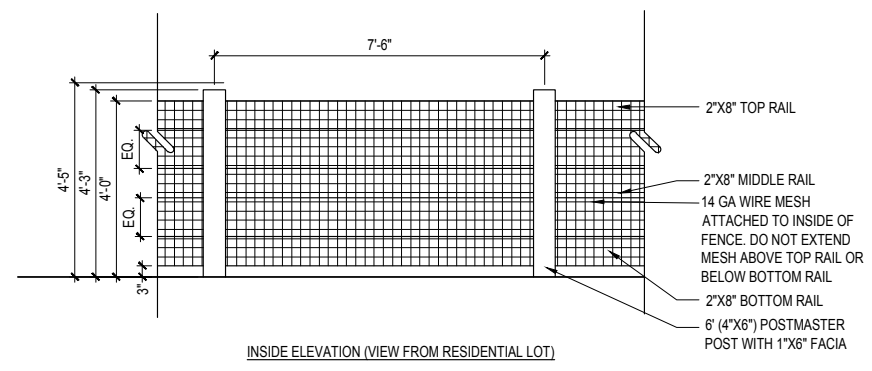


TYPICAL LOT IRRIGATED LANDSCAPE AREA DIAGRAM

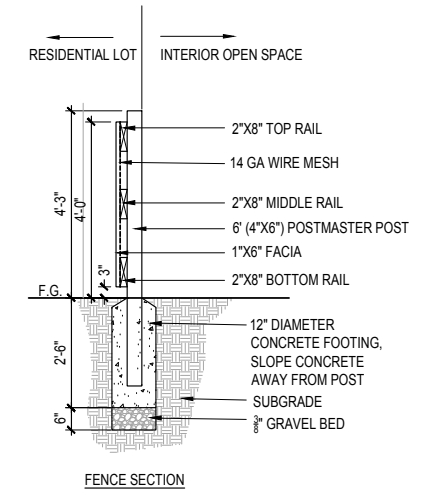
- LEGEND:
- IRRIGATED LANDSCAPE - HIGH WATER USE - MAXIMUM AREA ALLOWED = 4,000 SF
 - IRRIGATED LANDSCAPE - LOW WATER USE - MAXIMUM AREA ALLOWED = 5,700 SF
 - NON-IRRIGATED NATIVE AREA



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



FENCE SECTION

NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR OR DOUGLAS FIR.

3 RAIL FENCE
SCALE: 1/2"=1'-0"

DT-FENC-RAIL

REV.	COMMENT	DATE

SEAL:

ODP

Date: 02.21.2022
Drawn By: SL
Checked By: CR

Sheet Name
SINGLE-FAMILY LOT
DIAGRAMS &
FENCING

Sheet
ODP 4

THOMPSON RIDGE ESTATES



REV.	COMMENT	DATE

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Date: 02.21.2022

Drawn By: SL

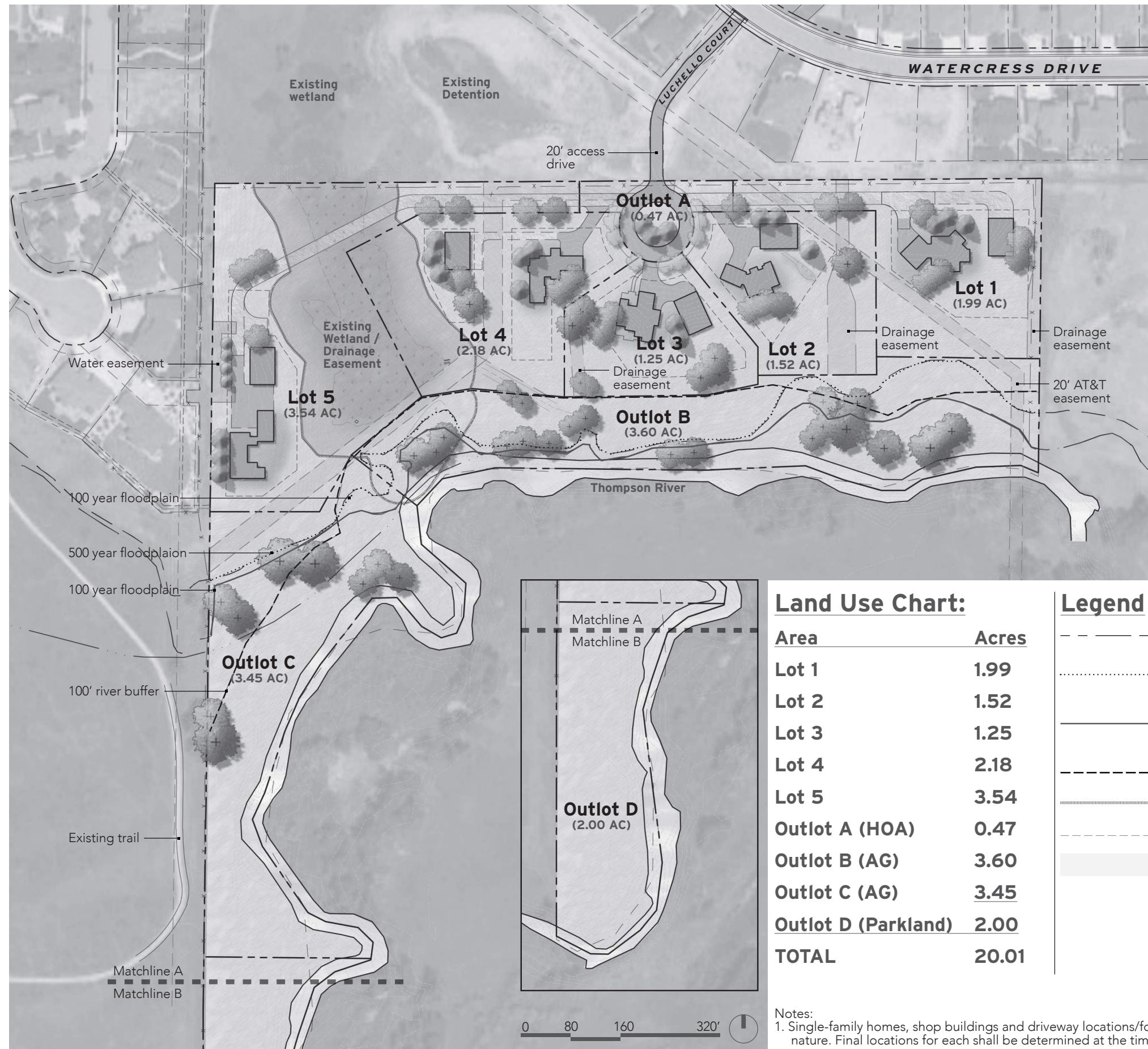
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ILLUSTRATIVE
MASTER PLAN

Sheet

ODP 5



Land Use Chart:

Area	Acres
Lot 1	1.99
Lot 2	1.52
Lot 3	1.25
Lot 4	2.18
Lot 5	3.54
Outlet A (HOA)	0.47
Outlet B (AG)	3.60
Outlet C (AG)	3.45
Outlet D (Parkland)	2.00
TOTAL	20.01

Legend

- Property line
- 500 year floodplain
- 100 year floodplain
- 100' river buffer
- 50' wetland buffer
- Building envelop
- Easement

Notes:
1. 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.