

# THOMPSON RIDGE ESTATES FINAL DEVELOPMENT PLAN

Johnstown, Colorado

## Owner/Applicant

**R&M Holdings LLC**  
 Contact: Mike Campana  
 3702 Manhattan Ave, Ste 201  
 Fort Collins, CO. 80526  
 970.229.5900

## Sheet Index

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**LS100 - OVERALL SITE PLAN**  
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**LP501 - LANDSCAPE DETAILS & NOTES**

## 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.

## 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.

## 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.

## UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Poudre Valley REA
- Natural gas: Xcel Energy
- Schools: Thompson School District R2-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Loveland Fire and Rescue Authority
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown

## Planner

**russe||mills+** **Russell + Mills Studios**  
 Contact: Shelley LaMastra  
 506 S College Ave, Unit A  
 Fort Collins, CO 80524  
 970.484.8855

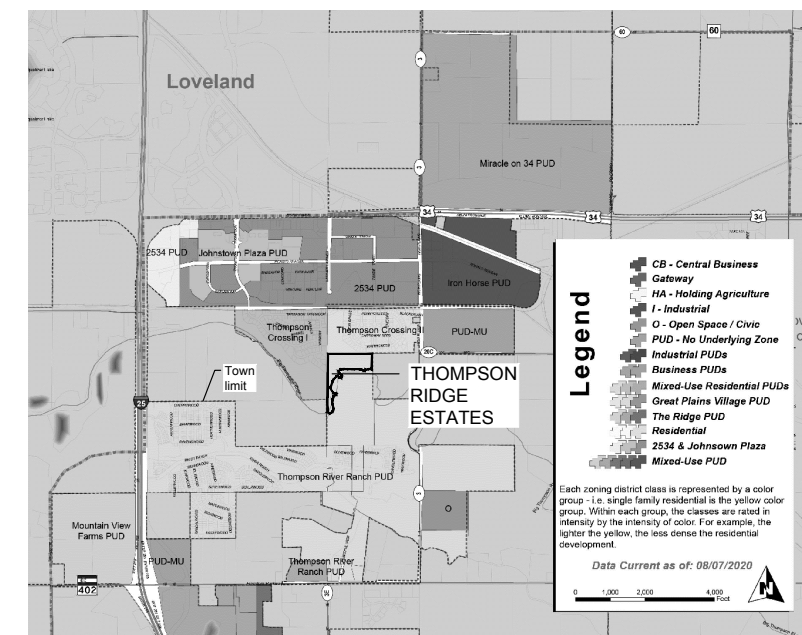
## Land Use Chart

AREA	ACRES	USE
LOT 1	2.00	SINGLE-FAMILY RESIDENTIAL
LOT 2	1.52	SINGLE-FAMILY RESIDENTIAL
LOT 3	1.25	SINGLE-FAMILY RESIDENTIAL
LOT 4	5.82	SINGLE-FAMILY RESIDENTIAL
OUTLOT A (HOA)	0.37	ROADWAY AND OPEN SPACE
OUTLOT B (AG)	3.58	OPEN SPACE
OUTLOT C (AG)	5.51	OPEN SPACE
TOTAL	20.05	

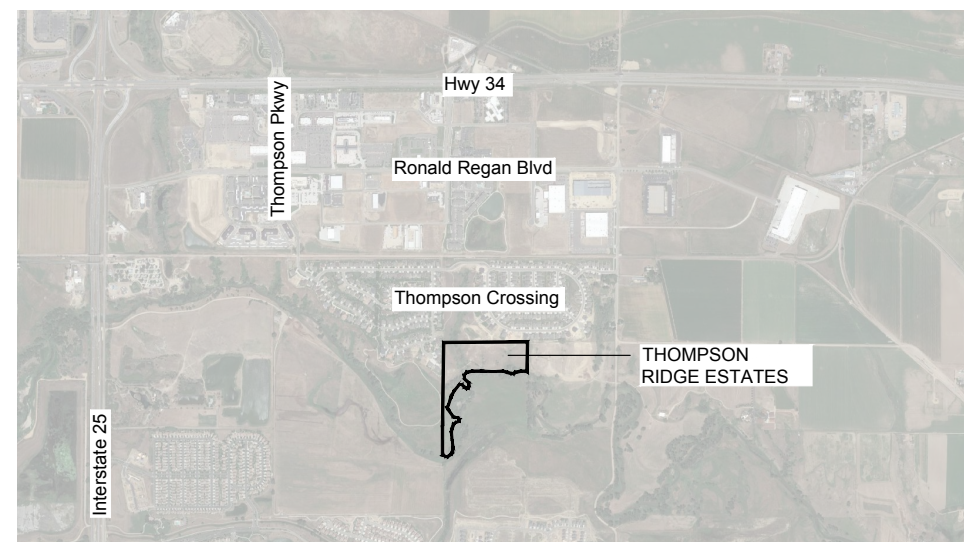
## Civil Engineer

**UNITED CIVIL** **United Civil Design Group**  
 Contact: Sam Eliason  
 19 Old Town Square  
 Suite 238  
 Fort Collins, CO 80524  
 970.530.4044

TOTAL OPEN SPACE REQUIRED	6.01 ACRES	30%
TOTAL OPEN SPACE PROVIDED	9.09 ACRES	45.3%



Zoning Map



Vicinity Map

## APPROVALS

**TOWN COUNCIL**  
 THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THOMPSON RIDGE ESTATES FDP, 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

**russe||mills+**

REV.	COMMENT	DATE

SEAL:

FDP

Date: 08.18.2022

Drawn By: SL

Checked By: CR

Sheet Name

COVER SHEET

Sheet

G001

# THOMPSON RIDGE ESTATES



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Sheet Name  
OVERALL  
SITE PLAN

Sheet

LS100

**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 each lot and within the overall context of the site.

All development shall conform to restrictions as indicated in current Town of Johnstown Municipal Code and Thompson Ridge Estates HOA document.

**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 Thompson Ridge Estates HOA document.

**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: 2,200 square feet (excluding garage).

Two-story above grade minimum: 2,800 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: 3,750 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

**PARK AREA**  
Thompson Ridge Estates will pay a predetermined cash in lieu payment to the Town of Johnson for a 2.0 ac (10%) park area.

**LANDSCAPE STANDARDS**  
The design intent for the Thompson Ridge Estates 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 and Thompson Ridge Estates HOA document.

**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 there natural state.

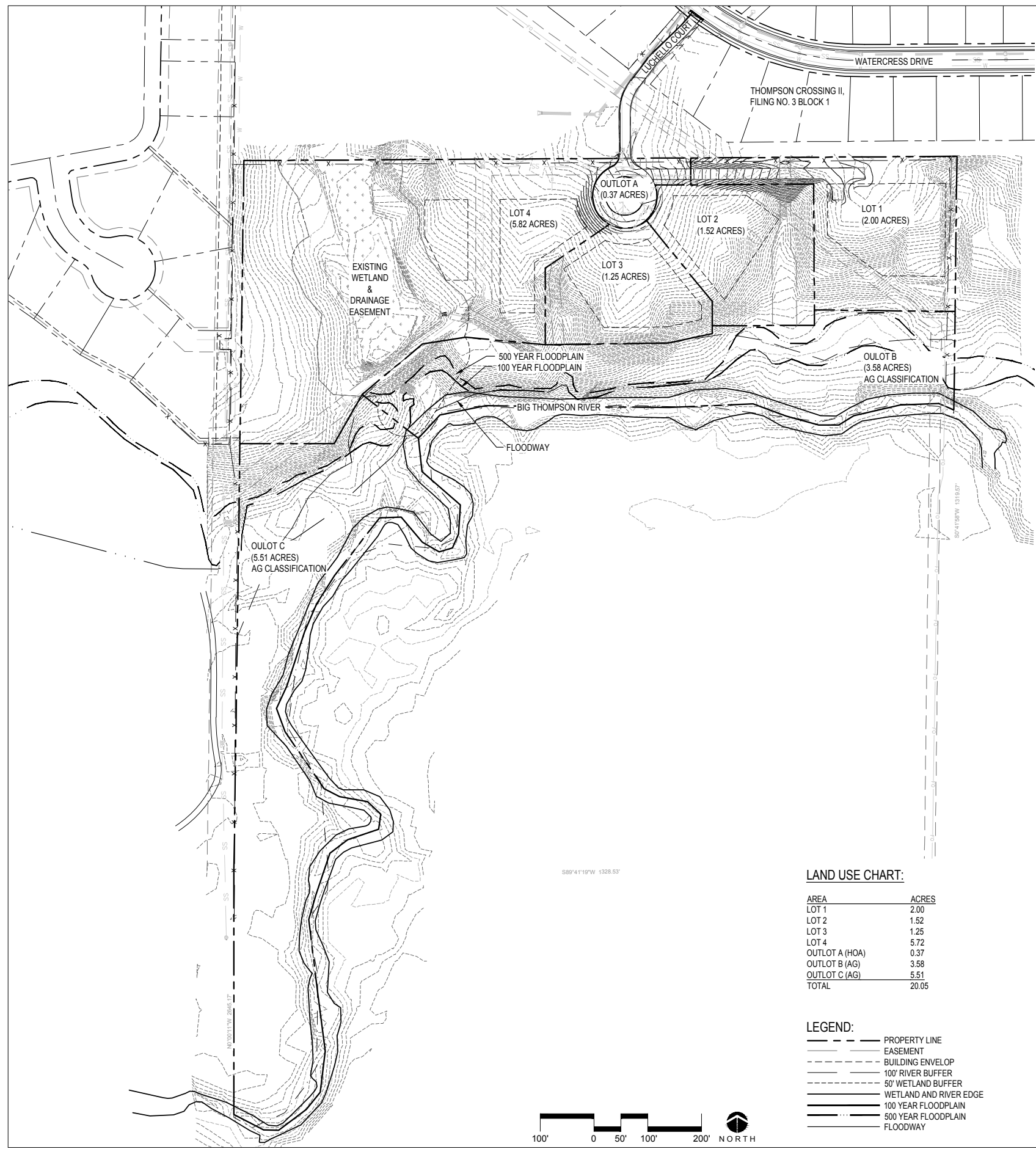
**SINGLE-FAMILY RESIDENTIAL LOT TREATMENT**  
1. Individual lot landscaping will be provided by each homeowner.  
2. Design shall be in accordance with the Thompson Ridge Estates HOA document. A maximum of 4,000 SF of high water use irrigated area and 5,700 SF of low water use irrigated area is permitted on each single-family lot. Refer to 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.



**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
TOTAL	20.05

**LEGEND:**

—	PROPERTY LINE
- - -	EASEMENT
- - - -	BUILDING ENVELOP
—	100' RIVER BUFFER
- - - -	50' WETLAND BUFFER
—	WETLAND AND RIVER EDGE
—	100 YEAR FLOODPLAIN
—	500 YEAR FLOODPLAIN
—	FLOODWAY

# THOMPSON RIDGE ESTATES



REV.	COMMENT	DATE

SEAL:  
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Date: 08.18.2022  
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Sheet Name  
**ENLARGEMENT  
 SITE PLAN**

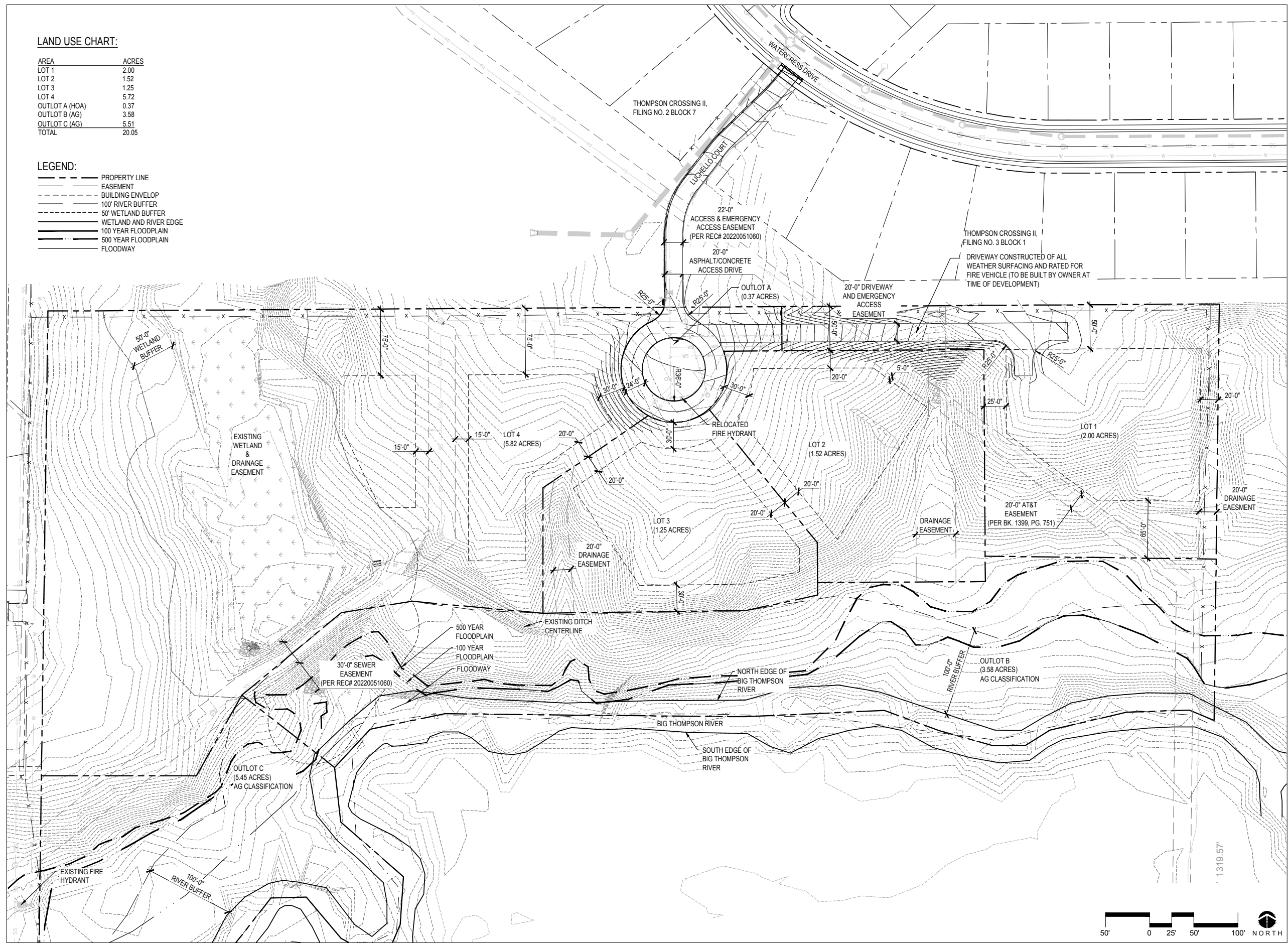
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**LAND USE CHART:**

AREA	ACRES
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**LEGEND:**

- PROPERTY LINE
- - - EASEMENT
- BUILDING ENVELOP
- - - 100' RIVER BUFFER
- - - 50' WETLAND BUFFER
- WETLAND AND RIVER EDGE
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- FLOODWAY



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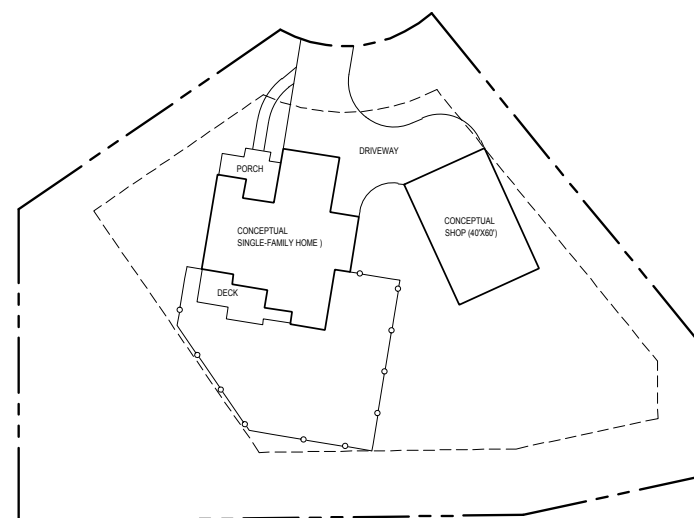
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SITE DETAILS &  
DIAGRAMS

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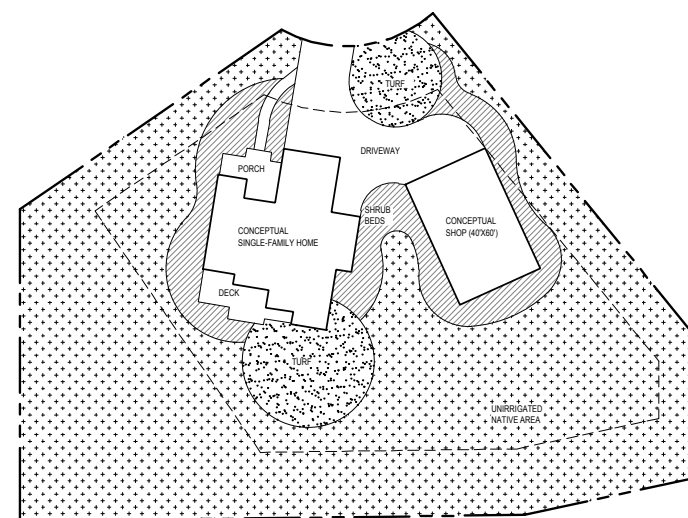
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FENCE LOCATION DIAGRAM

3-RAIL FENCE

FENCING SHALL BE LIMITED TO FOCUSED ACTIVE AREAS OF EACH LOT. HOMEOWNERS SHALL NOT BE PERMITTED TO FENCE ALONG PROPERTY LINES.



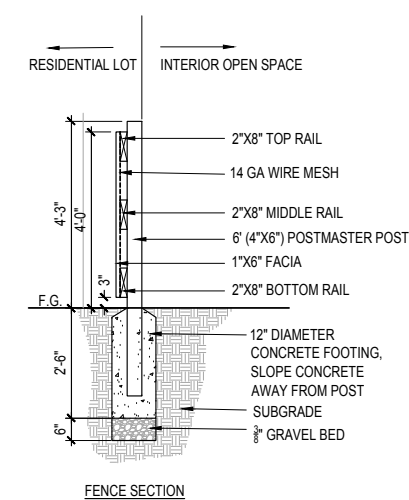
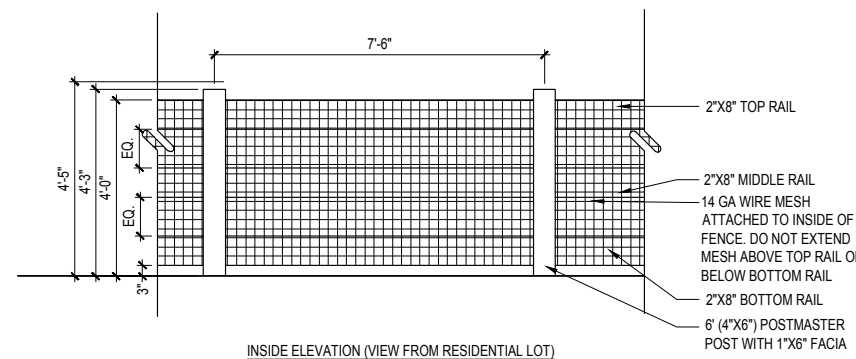
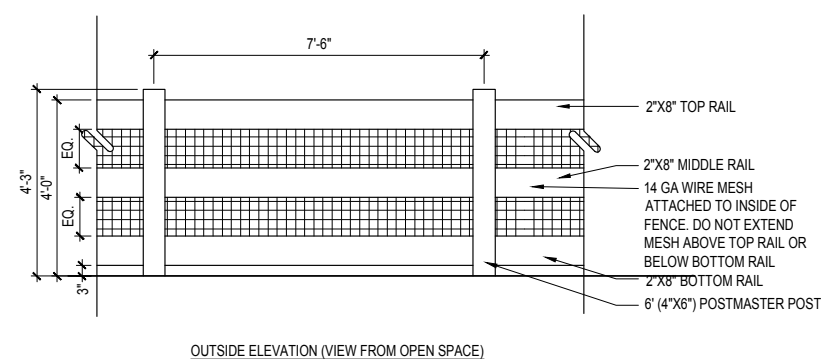
TYPICAL LOT IRRIGATED LANDSCAPE AREA DIAGRAM

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



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

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

DT-FENC-RAIL

**UPLAND SEED MIX**  
(Drill rate: 13.58 lbs/ac, Broadcast: 27.16 lbs/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
ROCKY MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	1.01
SWITCHGRASS	PANICUM VIRGATUM	0.71
WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
SAND DROPSEED	SPOOBOLUS CRYPTANDRUS	0.04

**BOULDER SCHEDULE**

SYM	SIZE (LXWXH)	QTY
■	4'X2'X2'	X
■	4'X2'X2'	X
■	6'X2'X2'	X
■	8'X2.5'X2'	X

**LANDSCAPE SCHEDULE**

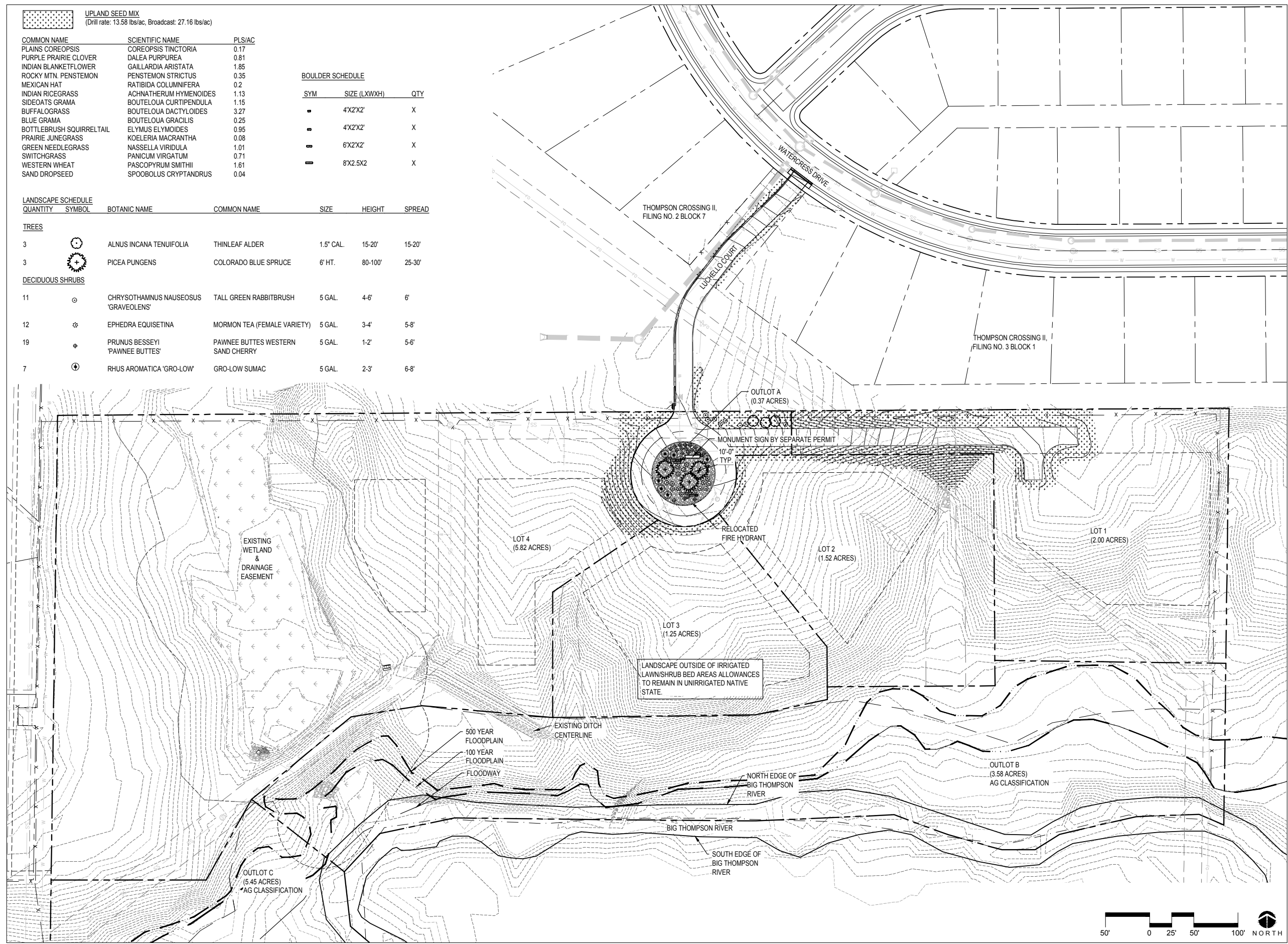
QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
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**TREES**

3	☉	ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	1.5" CAL.	15-20'	15-20'
3	☉	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT.	80-100'	25-30'

**DECIDUOUS SHRUBS**

11	⊙	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	TALL GREEN RABBITBRUSH	5 GAL.	4-6'	6'
12	⊙	EPHEDRA EQUISSETINA	MORMON TEA (FEMALE VARIETY)	5 GAL.	3-4'	5-8'
19	⊙	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'
7	⊙	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	2-3'	6-8'



**THOMPSON RIDGE  
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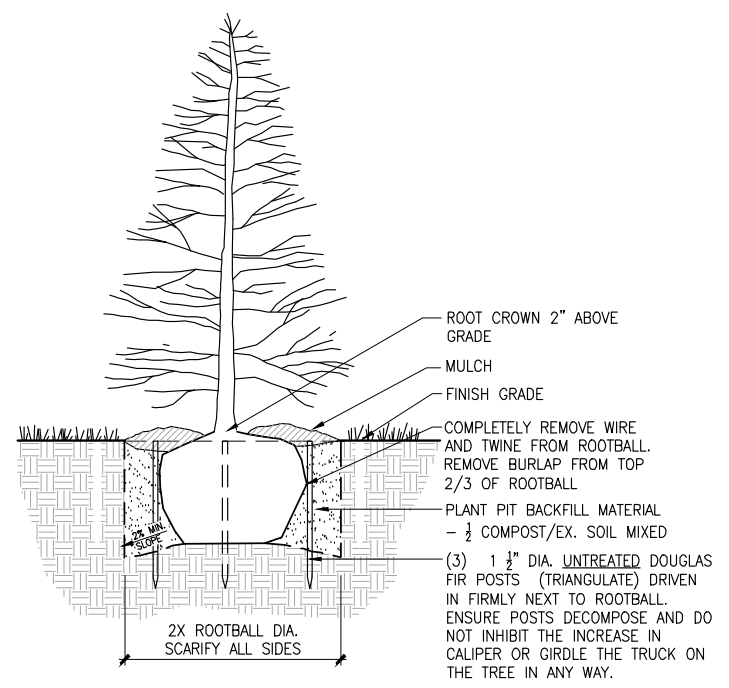
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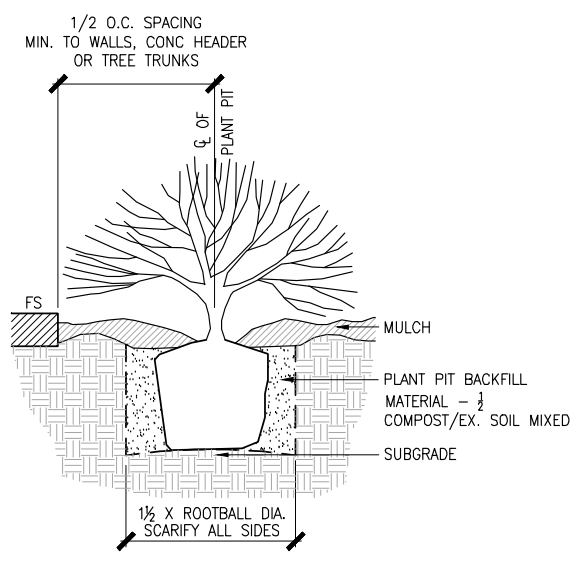
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LANDSCAPE PLAN**

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**LP101**

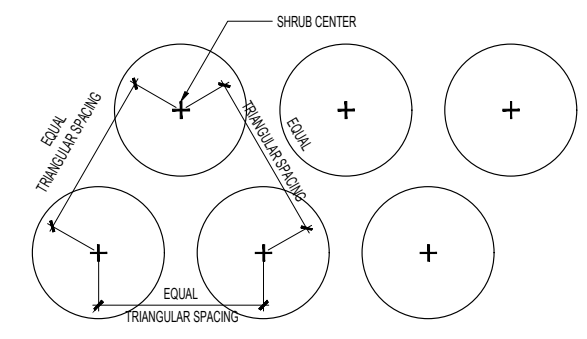
THOMPSON RIDGE  
ESTATES



**A** EVERGREEN TREE PLANTING  
SCALE: NTS  
DT-PLNT-TREE-EVER-GRND-STAK



**B** SHRUB PLANTING  
SCALE: NTS



**C** TRIANGULAR SHRUB SPACING  
SCALE: NTS

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- SOIL AMENDMENT:  
SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.  
SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.  
  
ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:  
A. ORGANIC MATTER: 25% MINIMUM.  
B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM  
C. PH: 7.5 MAXIMUM.  
D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
- ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.

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LANDSCAPE  
DETAILS & NOTES

Sheet

LP501