

# OUTLINE DEVELOPMENT PLAN SOUTH RIDGE

LOCATED ON THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

### PARCEL DESIGN INTENT:

PARCEL A:  
THE DESIGN INTENT FOR PLANNING AREA A IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.5 TO 5.0 DWELLING UNITS PER ACRE. RESIDENTIAL DEVELOPMENT IS ANTICIPATED TO INCLUDE NO MORE THAN 400 DWELLING UNITS CONSISTING OF AT LEAST TWO HOUSING TYPES WHICH MAY INCLUDE LARGE LOT HOMES, TRADITIONAL SINGLE FAMILY DETACHED AND/OR SINGLE FAMILY ATTACHED. LAYOUT SHOWN IS CONCEPTUAL, FINAL LOCATIONS OF ROADWAYS, PARK, OPEN SPACE, AND DETENTION PONDS TO BE DETERMINED WITH PRELIMINARY AND FINAL DEVELOPMENT PLAN PROCESS.

### PLANNING AREA INDEX:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA-A	±80.7	RESIDENTIAL	—

### DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

### LAND USE SUMMARY:

LAND USE	ACRES	PERCENTAGE (NEAREST 1%)
RESIDENTIAL	56.5	70
OPEN SPACE	24.2	30
TOTAL	80.7	100

### DEVELOPMENT STANDARDS: RESIDENTIAL

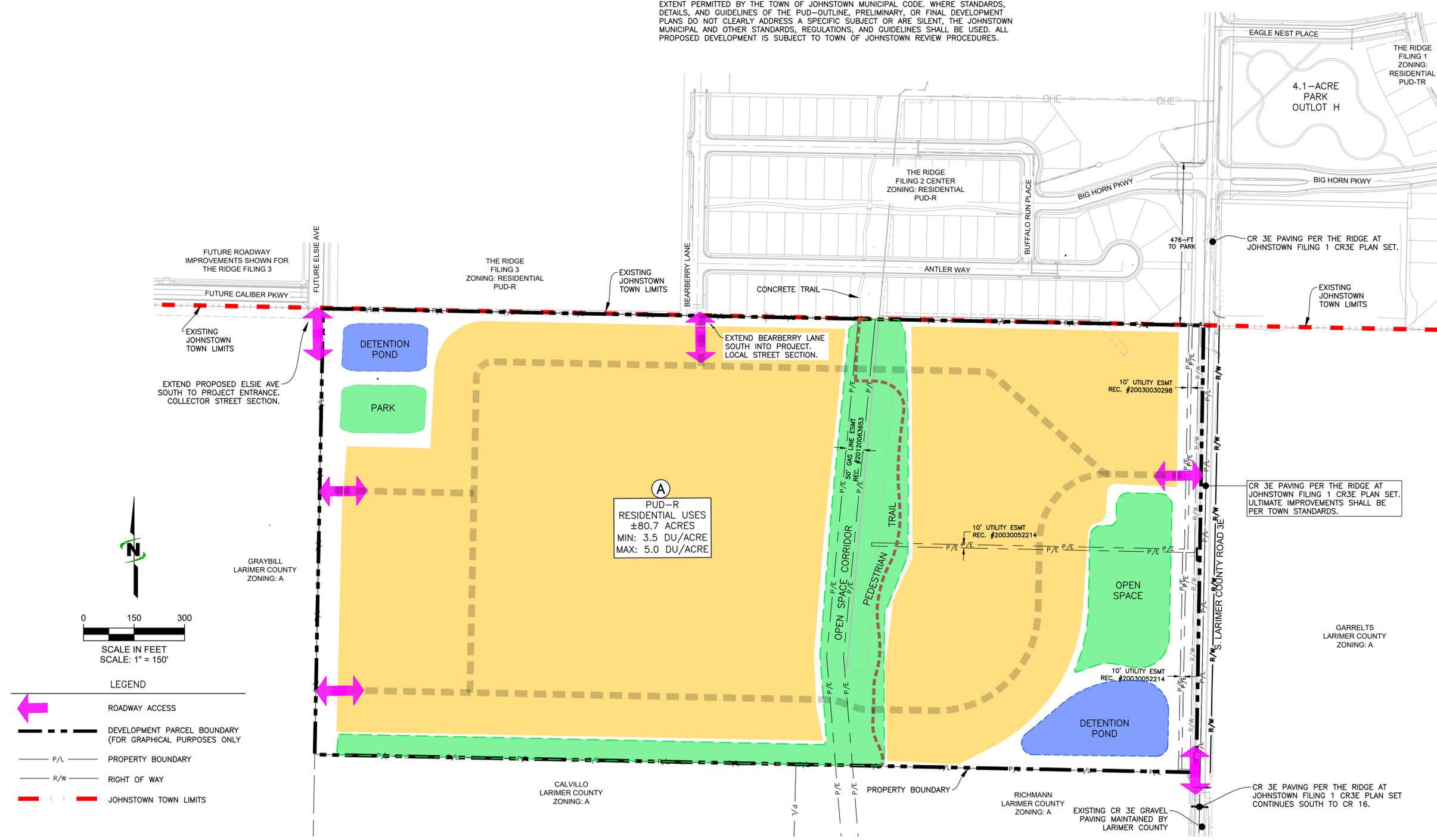
	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
MINIMUM LOT SIZE	5,300 SF	2,000 SF
MAXIMUM HEIGHT	35'	35'
FRONT SETBACK TO BUILDING	15' MIN.	15' MIN.
FRONT SETBACK TO GARAGE	20' MIN.	20' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.	10' MIN.
SIDE YARD SETBACK	5' MIN.	0' MIN.
REAR YARD SETBACK (FRONT LOADED)	10' MIN.	10' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.	15' MIN.
BUILDING SEPARATION	PER FIRE CODE	PER FIRE CODE

### NOTES:

- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE SOUTH RIDGE DESIGN GUIDELINES; THE MORE RESTRICTIVE SHALL APPLY.
- 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 AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

### OPEN SPACE, PARKS, & WALKS/TRAILS:

- OPEN SPACE:**
- 30% OF ACREAGE IS REQUIRED TO BE OPEN SPACE.
  - PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
  - OPEN SPACE REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
  - LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN SPACE REQUIREMENTS. NO MORE THAN 5% OF OPEN SPACE AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.
  - OPEN SPACE SHALL FOLLOW THE APPLICABLE STANDARDS IN THE SOUTH RIDGE DESIGN GUIDELINES.
- PARKS AND RECREATION:**
- DEVELOPMENT SHALL INCORPORATE CONNECTIVITY FROM PARKS, TRAILS, RECREATION AND OPEN SPACE MASTER PLAN FOR JOHNSTOWN/MILLIKEN.
  - 10% OF GROSS ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
  - PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
  - ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.



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FINAL EXHIBIT  
FOR REVIEW

NO.	DESCRIPTION	BY	DATE

SOUTH RIDGE DEVELOPMENT  
JOHNSTOWN  
OUTLINE DEVELOPMENT PLAN  
LAND USE

FILE: 87-21-026 ODP  
JUB PROJ #: 87-21-026  
DRAWN BY: DJW  
DESIGN BY: ALM  
CHECKED BY:   
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 2/17/2022

SHEET NUMBER:  
**ODP-02**

Plot Date: 3/12/2022 6:26 PM Plotted By: Amber Morse  
Data Created: 2/17/2022 \\JUB.COM\CENTRAL\CLIENTS\SC\CALIBER\DEVELOPMENT\PROJECTS\87-21-026 SOUTH RIDGE\DESIGN\CAD\EXHIBITS\ODP\87-21-026 ODP.DWG