

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



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

- 4.1. 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

5.1. 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 COMPLEMENTARY AND SUPPORTIVE OF THE SOUTH RIDGE CONSISTENCY. 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.

- 6.1. 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.

- 7.1. 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-FOUR (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 OF 70 FEET OR MORE FRONTAGE. FOR CORNER LOTS, THE SAME NUMBER 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.

- 8.1. 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 GOLS 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

- 9.1. 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. PORTION OF 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.

- 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.

11.1. 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.

- 12.1. 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

- 13.1. 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 THEREAFTER 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.

14.1. 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.

14.3.1. 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, 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.

14.4.1. 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) CAR GARAGES.

14.4.4. GARAGE DOORS WILL BE DETAILED WITH GRID 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.

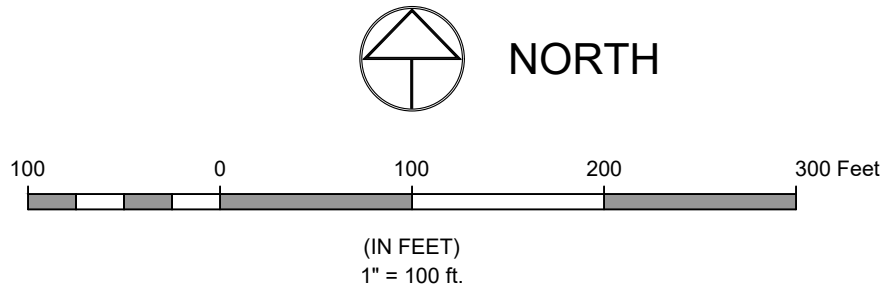
14.4.5. GARAGE DOORS MAY BE LOCATED ON ANOTHER SIDE OF THE DWELLING (SIDE LOADED) PROVIDED THAT THE SIDE OF THE GARAGE FACING THE STREET HAS WINDOWS OR OTHER DRC FEATURES THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE HOUSE.

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.

- 14.5.1. RESIDENCES SHALL HAVE EXTERIOR ELEVATIONS, ROOFS, AND DETAILS THAT ARE COORDINATED AND CONSISTENT IN THEIR ARCHITECTURAL TREATMENT
- 14.5.2. MULTIPLE 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 TOOLS TO SOFTEN BUILDING SCALE SHALL BE ENCOURAGED.
- 14.5.6. OTHER ROOFING MATERIALS SHALL BE APPROVED ON AN INDIVIDUAL CASE BASIS AND MAY BE USED, BUT IS NOT LIMITED TO METAL, CONCRETE, FILE OR SIMULATED FIBERGLASS CEDAR SHAKE SHINGLE ROOFS IN EARTH TONES. SHALL BE ENCOURAGED.

14.6.1. THE BUILDER SHALL PROVIDE EACH RESIDENCE WITH A REAR PATIO FROM THE BACK DOOR OF THE BUILDING

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202 LOTS (53' X 100')	25.6 AC	43.2%
103 LOTS (63' X 100')	15.8 AC	26.6%
TOTAL OPEN SPACE	17.9 AC	30.2%
TOTAL	59.3 AC	100%

NOTES:
1 - RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE CALCULATION.
2 - ENTIRETY OF THE PROJECT WILL BE CONSTRUCTED AS ONE PHASE.

SOUTHRIDGE SUBDIVISION

SITE PLAN

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: 1" = 100'
VERT: N/A

SHEET:
3 OF 12

PROJECT NO. 1155-007



PROJECT MANAGER: R. LAUER
SUBMITTAL DATE: 10/12/2023

REVISIONS

NO. BY: DATE:

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET (5') RADIUS OR TREES WITHIN TEN FEET (10') OF WATER METERS, FIRE HYDRANTS, OR SANITARY SEWER MANHOLES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC CLOCK ACTIVATED UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND INSTALLED PRIOR TO C.O. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH COBBLE MULCH (3"DEPTH) OVER WEEDBARRIER FABRIC.
- ALL PERENNIAL AREAS TO BE MULCHED WITH WOOD BARK MULCH (3"DEPTH).OMIT WEEDBARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE ½" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- TOPSOIL- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS: PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY, AND/OR AS DICTATED BY DRC/URC, SHALL RECEIVE MINIMUM REQUIREMENTS FOR SOIL PREPARATION. MINIMUM 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. TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ½ (ONE-THIRD) EXISTING SITE SOIL, ONE-THIRD TOPSOIL AND ONE-THIRD ORGANIC MATTER.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE GUIDELINES. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
- THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET TOWN LANDSCAPE STANDARDS.
- NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY.
- NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALES OR CHANNEL. NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.
- NEW HYDRANTS SHALL BE AT LEAST THREE (3) FEET FROM VEGETATION AT FULL MATURITY, WITH THE EXCEPTION OF GRASS AND GROUND COVER, AS WELL AS FROM ANY LANDSCAPING THAT WOULD INTERFERE WITH HYDRANT OPERATION, SUCH AS FENCES, BUSHES, TREES, ROCKS, WALLS, ETC.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- STAKE ALL TREES BASED ON THESE DRAWING. LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE [OWNER'S REPRESENTATIVE] IN THE FIELD PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE [OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
- TREES SHALL BE A MINIMUM OF 10" FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALLOUTS AND/OR SCHEDULES ON THE PLANS AND THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.

SIGHT TRIANGLE LANDSCAPING NOTES

- CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR ROAD, PARALLEL TO THE ROADWAY. 15 FEET FROM THE EDGE OF THE MAJOR ROAD PAVEMENT, AND FROM AN EYE HEIGHT OF 3.50 FEET ON THE MINOR ROAD TO A HEIGHT OF OBJECT OF 4.25 FEET ON THE MAJOR ROAD.
- EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 8 FEET MINIMUM ABOVE ADJACENT GRADE.
- SIGHT TRIANGLE MUST FALL WITHIN PUBLIC RIGHT-OF-WAY, OR A DEDICATED SITE TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN.
- NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
- NO EVERGREEN TREES MAY BE PLACED WITHIN THE SITE TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED WITHIN THE SITE TRIANGLE PROVIDED THE TREE CANOPY IS MAINTAINED TO BE NO LOWER THAN 7 FEET ABOVE THE ADJACENT STREET OR SIDEWALK GRADE (WHICHEVER IS HIGHER).

NATIVE SEED MIX NOTES

- THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ¼" DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES). FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
- PREPARE WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
- AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.
- WHERE NEEDED, PERMANENT IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS ESTABLISHED. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
- CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AN RE-SEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT (70%) VEGETATIVE COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.
- THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

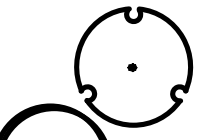




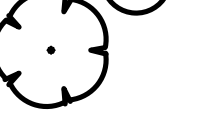





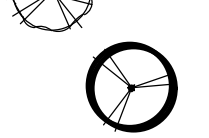
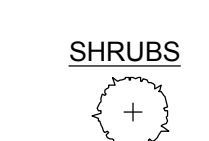
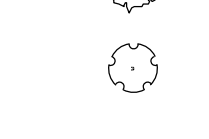
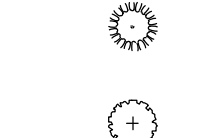
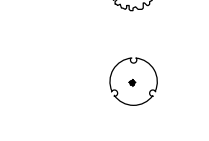
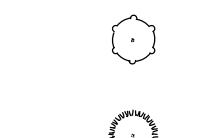
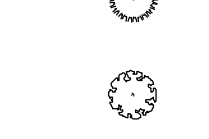
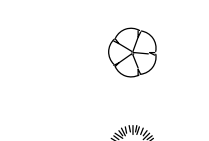
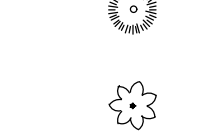
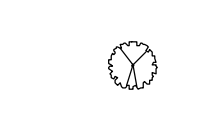
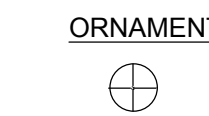

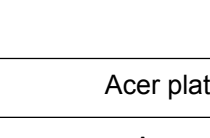
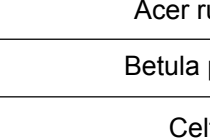
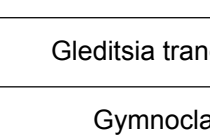


IRRIGATED TURF MIX

SEED MIX 1	
SPECIES	SEEDED RATE LBS/PLS/ACRE (DRILLED)
BLUE GRAMA/BOUTELOUA GRACILIS	15
BUFFALOGRASS/BOUTELOUA DACTYLOIDES	15

NATIVE PRAIRIE SEED MIX

PRAIRIE SEED MIX	
SPECIES	SEEDED RATE LBS/PLS/ACRE (DRILLED)
BLUE GRAMA/BOUTELOUA GRACILIS	1.5
BUFFALOGRASS/BOUTELOUA DACTYLOIDES	2.4
SIDEOATS GRAMA/BOUTELOUA CURTIPENDULA	2.7
WESTERN WHEATGRASS/PASCOPYRUM SMITHII	5.2
GREEN NEEDLEGRASS/NASELLA VIRIDULA	3
SAND DROPSEED/SPOROBOLUS CRYPTANDRUS	0.18

PLANTING SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AR	70	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE	B & B	2"
	AF	84	ACER RUBRUM 'FRANKSRED' / RED SUNSET® MAPLE	B & B	2"
	BP	27	BETULA PLATYPHYLLA JAPONICA / WHITESPIRE BIRCH	B & B	2"
	CO	57	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"
	GS	87	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2"
	GK	95	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"
	QB	59	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"
	TG	49	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2"
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PC	19	PICEA PUNGENS / COLORADO SPRUCE	B & B	6' HT
	PPH	19	PICEA PUNGENS 'HOOPSII' / HOOPSI SPRUCE	B & B	6' HT
	PP	25	PINUS EDULIS / PINYON PINE	B & B	6' HT
	PS	5	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6' HT
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PA	30	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5"
	PM	29	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	B & B	1.5"
	SR	16	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1.5"
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AS3	5	AMELANCHIER ALNIFOLIA / SERVICEBERRY	5 GAL	
	BA	153	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	5 GAL	
	BB2	60	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	5 GAL	
	CR	38	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL	
	CK	297	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	
	EEQ	22	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR	5 GAL	
	PN	28	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL	
	PD	48	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	
	RM	110	RIBES AUREUM VILLOSUM 'CRANDALL' / CRANDALL CLOVE CURRANT	5 GAL	
	RW	161	ROSA WOODSII / MOUNTAIN ROSE	5 GAL	
	RG3	184	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN	5 GAL	
	SI	34	SALIX IRRODATA / DEWYSTEM WILLOW	5 GAL	
ORNAMENTAL GRASS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CAK	64	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	

TREE SPECIES DIVERSITY

SPECIES	COUNT	TREE % OF TOTAL
Acer platanoides 'Royal Red'	70	10
Acer rubrum 'Franksred'	84	13
Betula platphylla japonica	27	4
Celtis occidentalis	57	8
Gleditsia trancanthos inermis 'Skyline'	87	13
Gymnocladus dioca 'Espresso'	95	14
Quercus bicolor	59	9
Tilia cordata 'Greenspire'	49	7
Picea pungens	19	3
Picea pungens 'Hoopsii'	19	3
Pinus edulis	25	4
Pinus sylvestrus	5	1
Prunus americana	30	4
Prunus virginiana melanocarpa	29	4
Syringa reticulata	16	2
TOTAL TREES	671	

SOUTHRIDGE SUBDIVISION

JOHNSTOWN, CO

PREPARED BY:



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ORIGINAL SIZE 24X36

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No.	DESCRIPTION	DATE
01	PRELIMINARY PLAT	10/14/2022
02	FINAL PLAT	12/02/2022
03	FINAL PLAT RD 2	06/09/2023
04	FINAL PLAT RD 3	08/10/2023
05	FINAL PLAT RD 4	09/26/2023
REVISIONS		
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LANDSCAPE NOTES & SCHEDULES

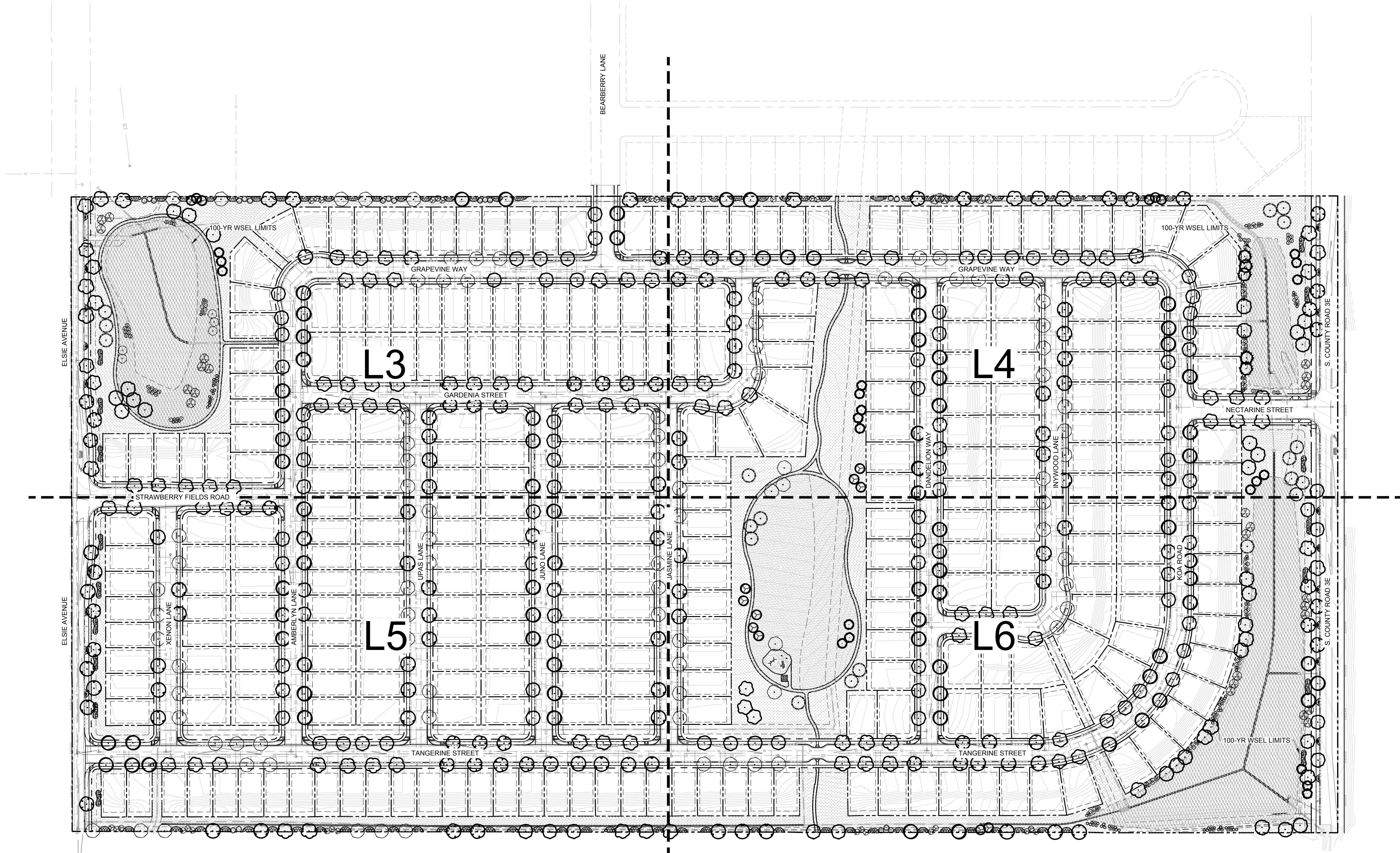
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CRUSHER FINES		WOOD MULCH
SYMBOL	DESCRIPTION		IRRIGATED TURF
	CONCRETE		ROCK MULCH
			SEMI-IRRIGATED TURF (50% BLUE GRAMA, 50% BUFFALO GRASS)
			NATIVE PRAIRIE SEED MIX (SEE NOTES AND SCHEDULES FOR DETAILS)
			DETENTION POND SEED MIX (SEE NOTES AND SCHEDULES FOR DETAILS)

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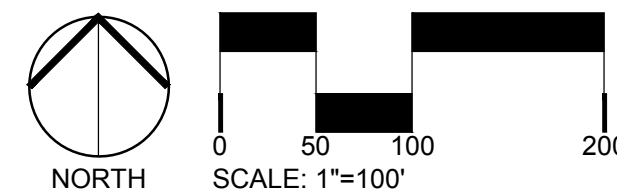
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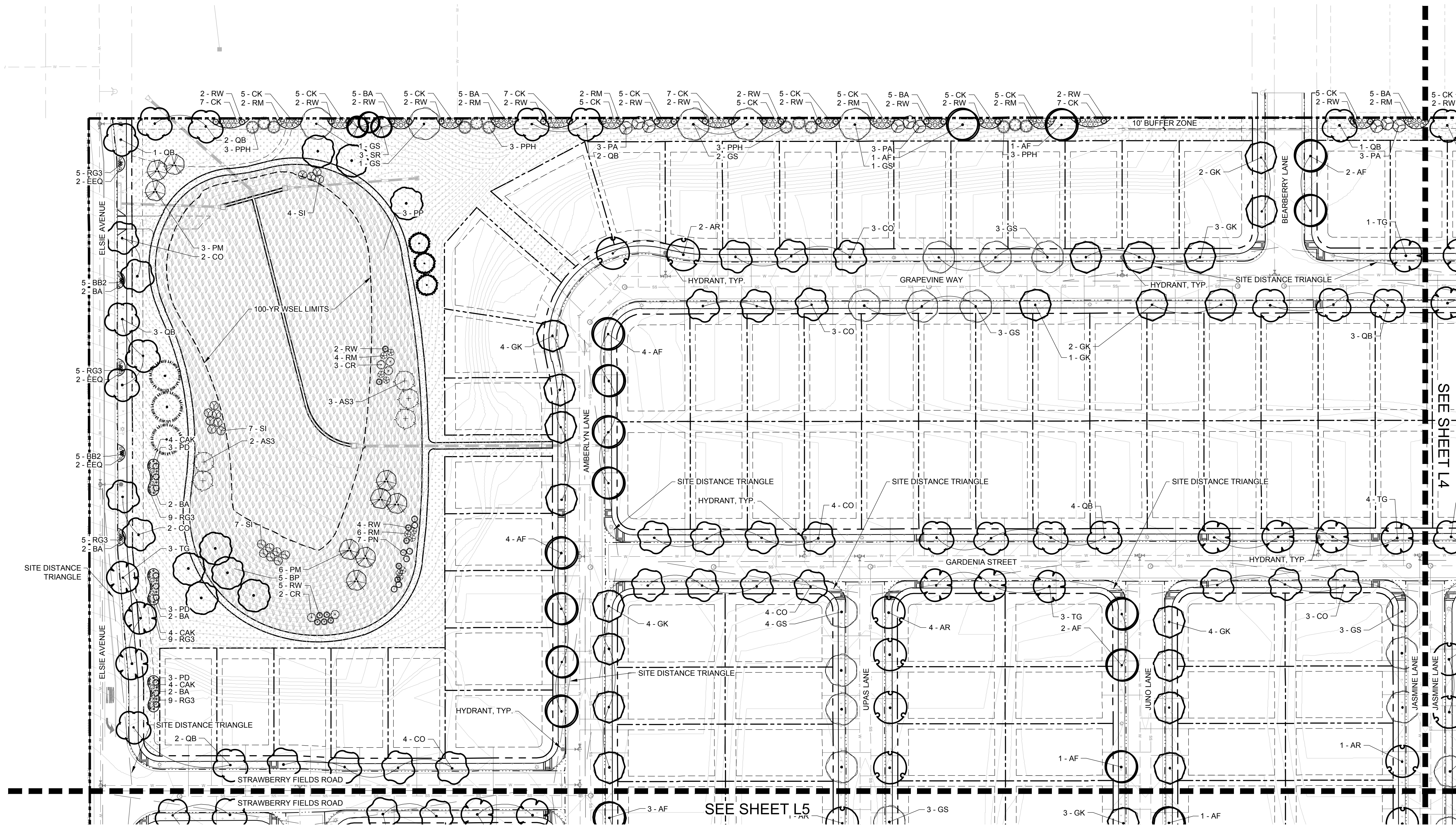
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CRUSHER FINES		ROCK MULCH
	CONCRETE		SEMI-IRRIGATED TURF (50% BLUE GRAMA, 50% BUFFALO GRASS)
	WOOD MULCH		NATIVE PRAIRIE SEED MIX (SEE NOTES AND SCHEDULES FOR DETAILS)
	IRRIGATED TURF		DETENTION POND SEED MIX (SEE NOTES AND SCHEDULES FOR DETAILS)
	01 HARDSCAPE		
	02 LANDSCAPE MATERIAL		

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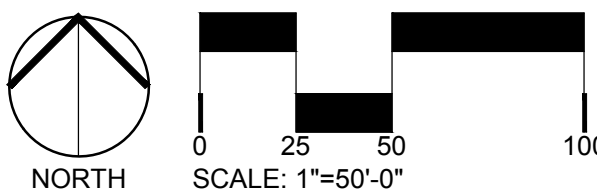
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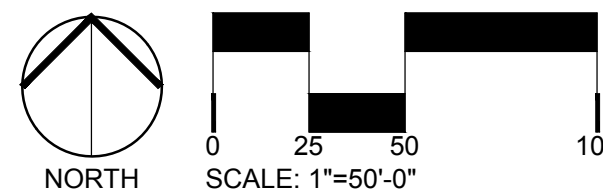
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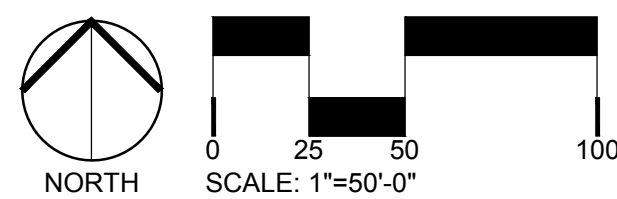
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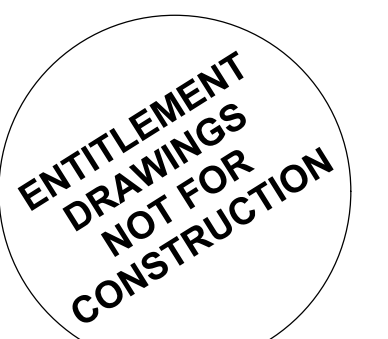
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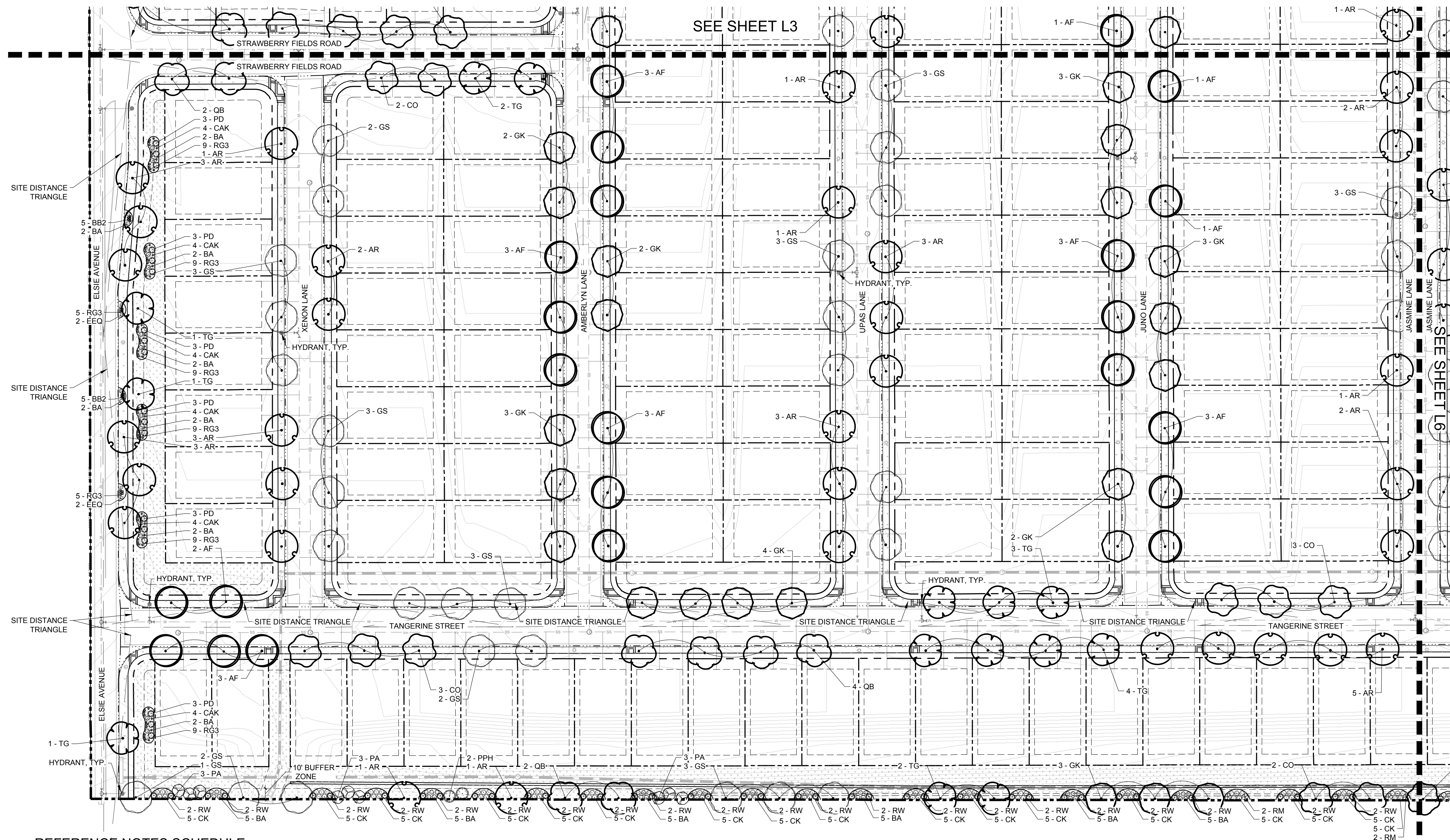
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3 OF 12




SYMBOL	DESCRIPTION
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CRUSHER FINES

SYMBOL	01 HARDSCAPE DESCRIPTION
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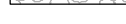


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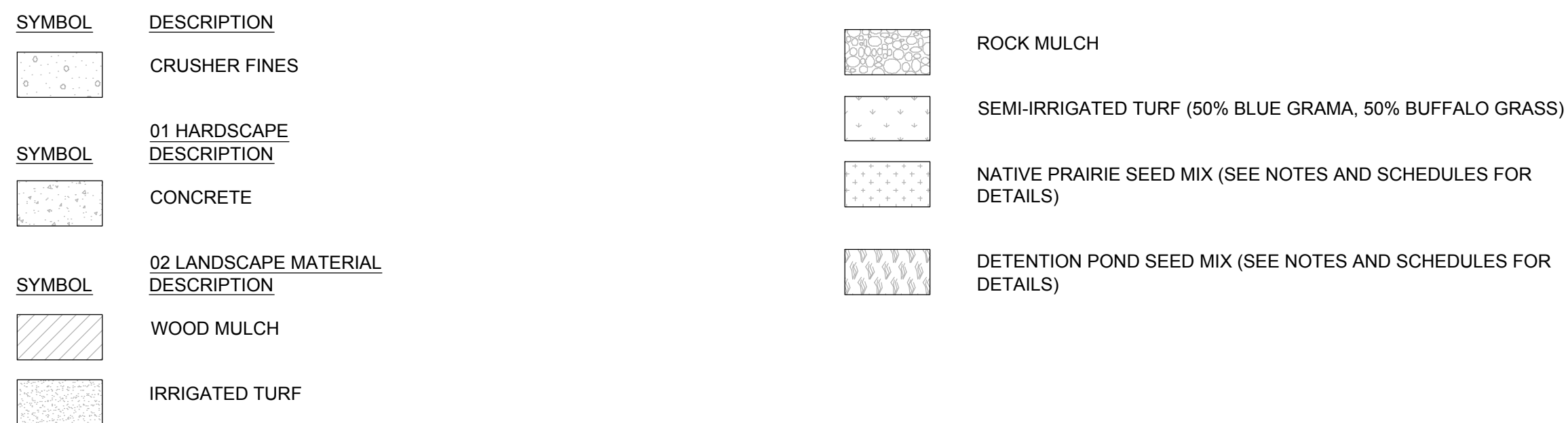
02 LANDSCAPE MATERIAL	
<u>SYMBOL</u>	<u>DESCRIPTION</u>

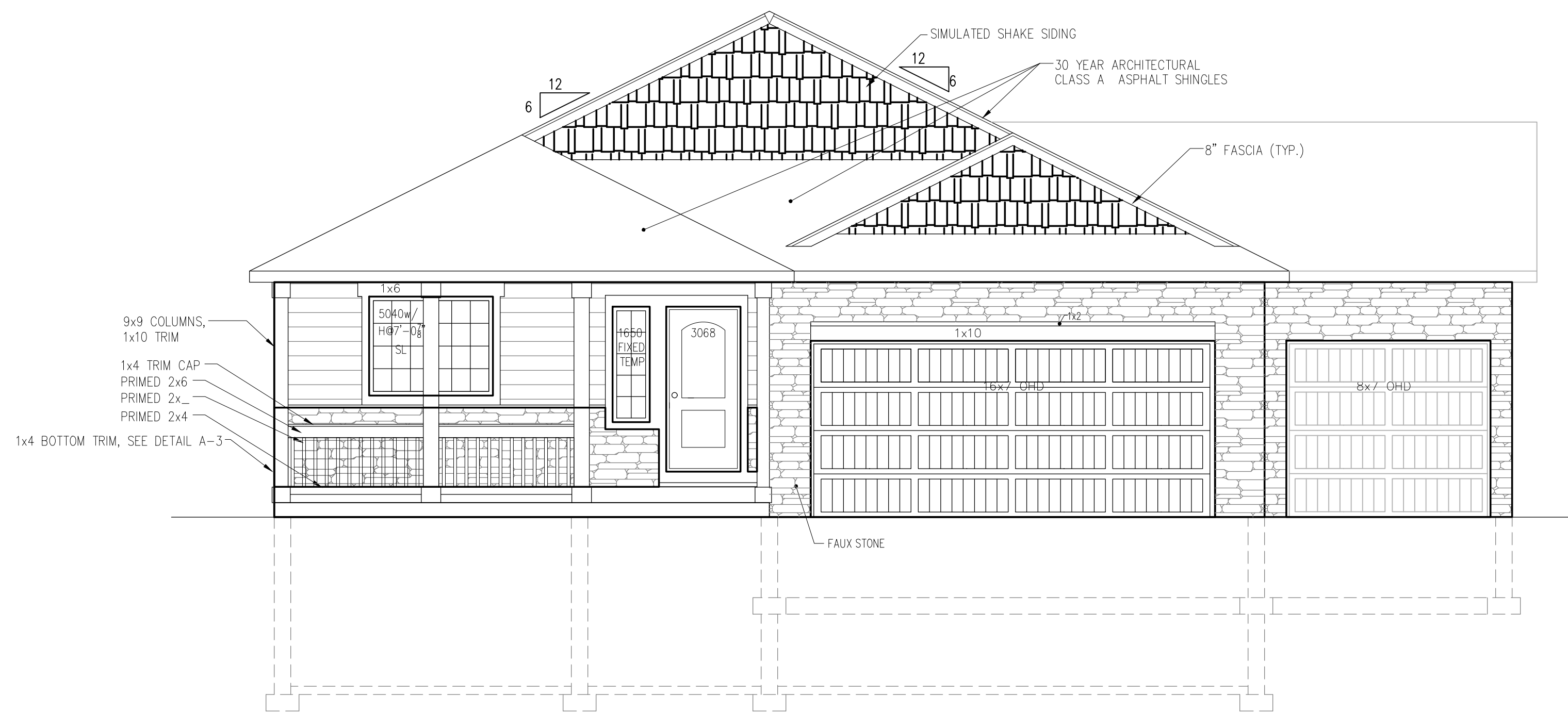


WOOD MULCH

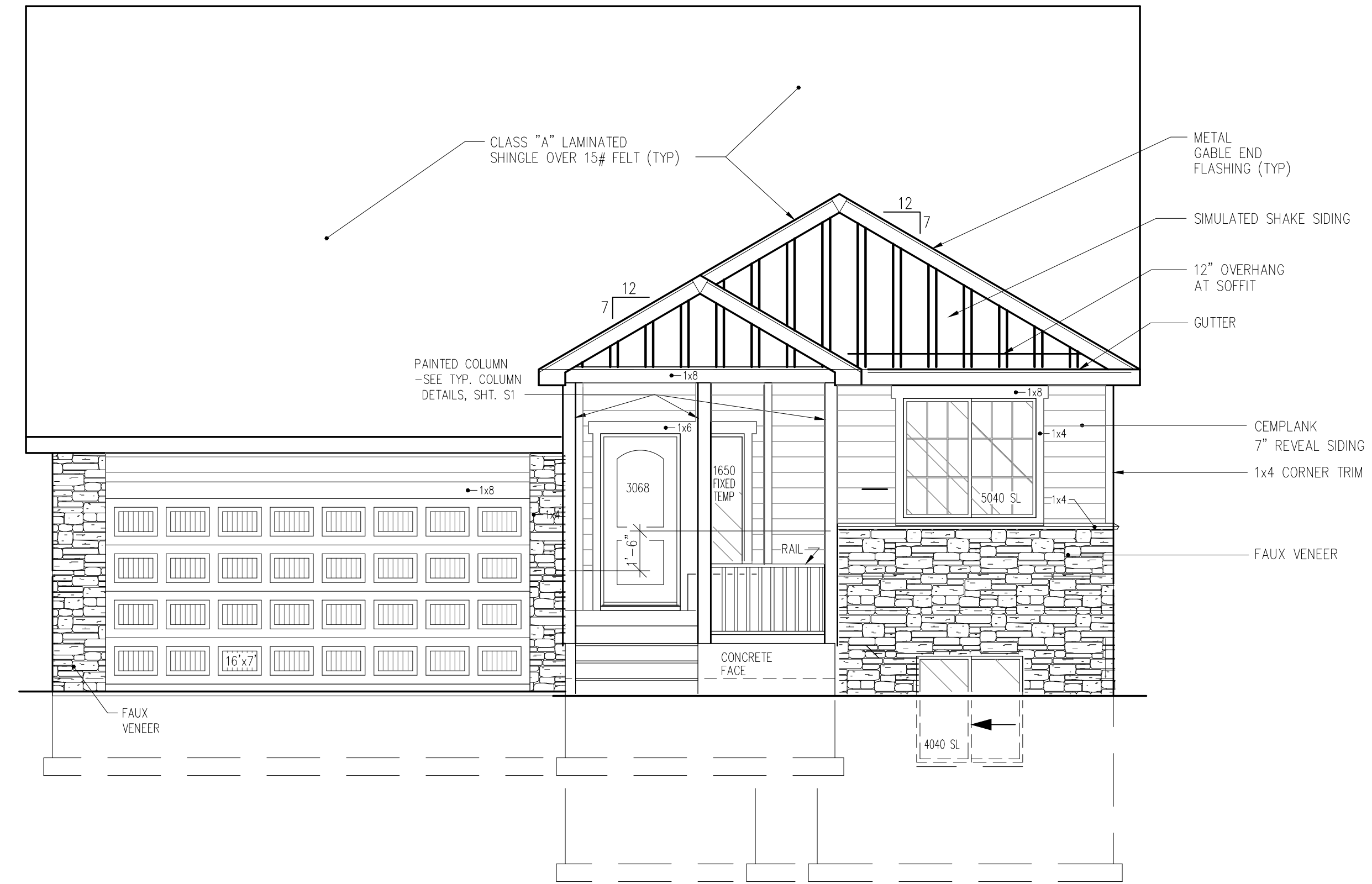

IRRIGATED TURF

	ROCK MULCH
	SEMI-IRRIGATED TURF (50% BLUE GRAMA, 50% BUFFALO GRASS)
	NATIVE PRAIRIE SEED MIX (SEE NOTES AND SCHEDULES FOR DETAILS)
	DETENTION POND SEED MIX (SEE NOTES AND SCHEDULES FOR DETAILS)

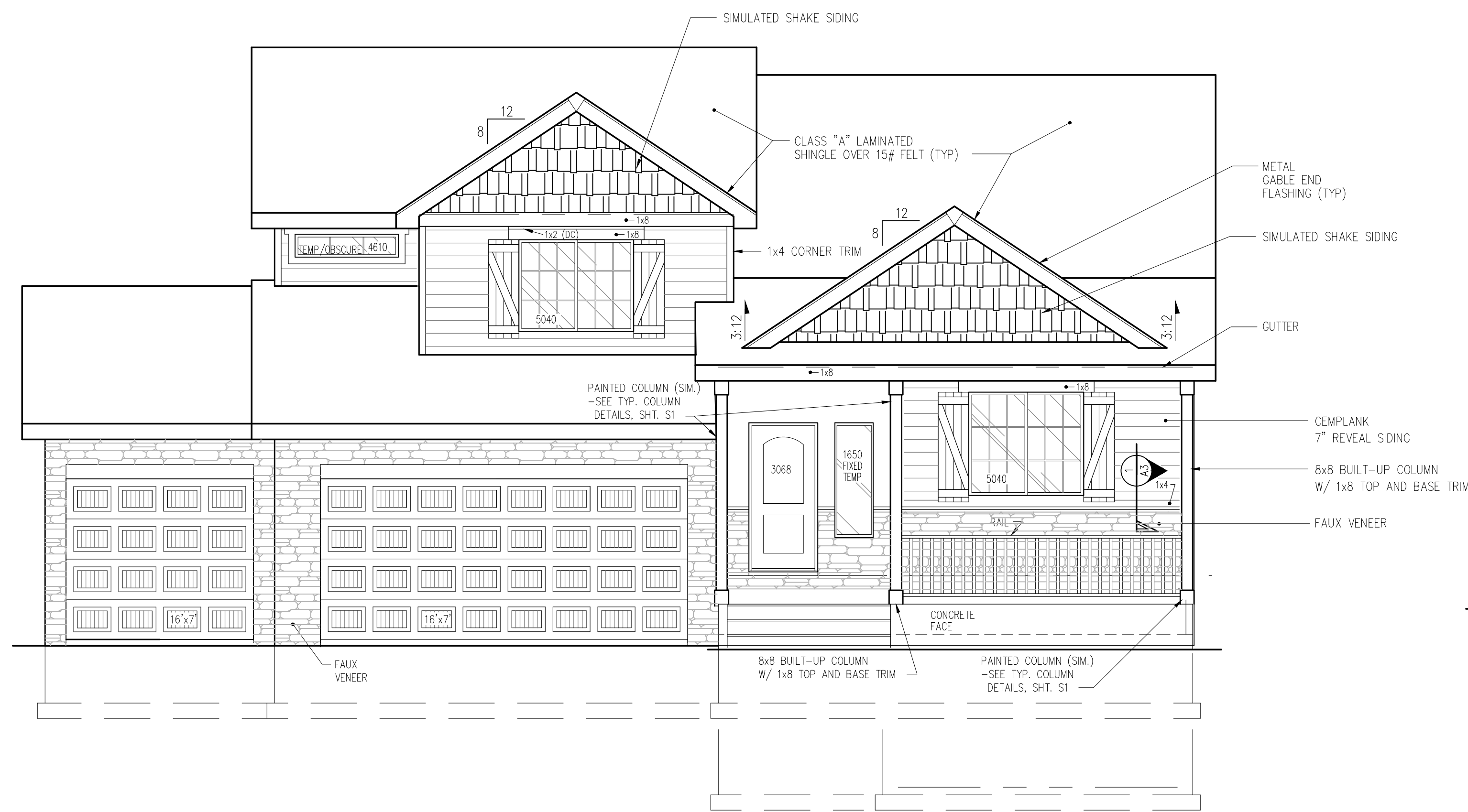




1 ARIZONA
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1 KANSAS
SCALE: 1/4"=1'-0"



1 MICHIGAN
SCALE: 1/4"=1'-0"



1 CALIFORNIA
SCALE: 1/4"=1'-0"

NOTE:
FINAL ARCHITECTURE WILL BE REVIEWED AT PERMITTING TO ENSURE
COMPLIANCE WITH TOWN DESIGN STANDARDS AND REQUIREMENTS
FOR MATERIALS, ENTRY FEATURES, AND PERCENTAGE OF WINDOWS.

CLASSIC
SERIES

Sheet Title
ELEVATIONS
FRONT ELEVATION

Drawn By GAC

Checked By

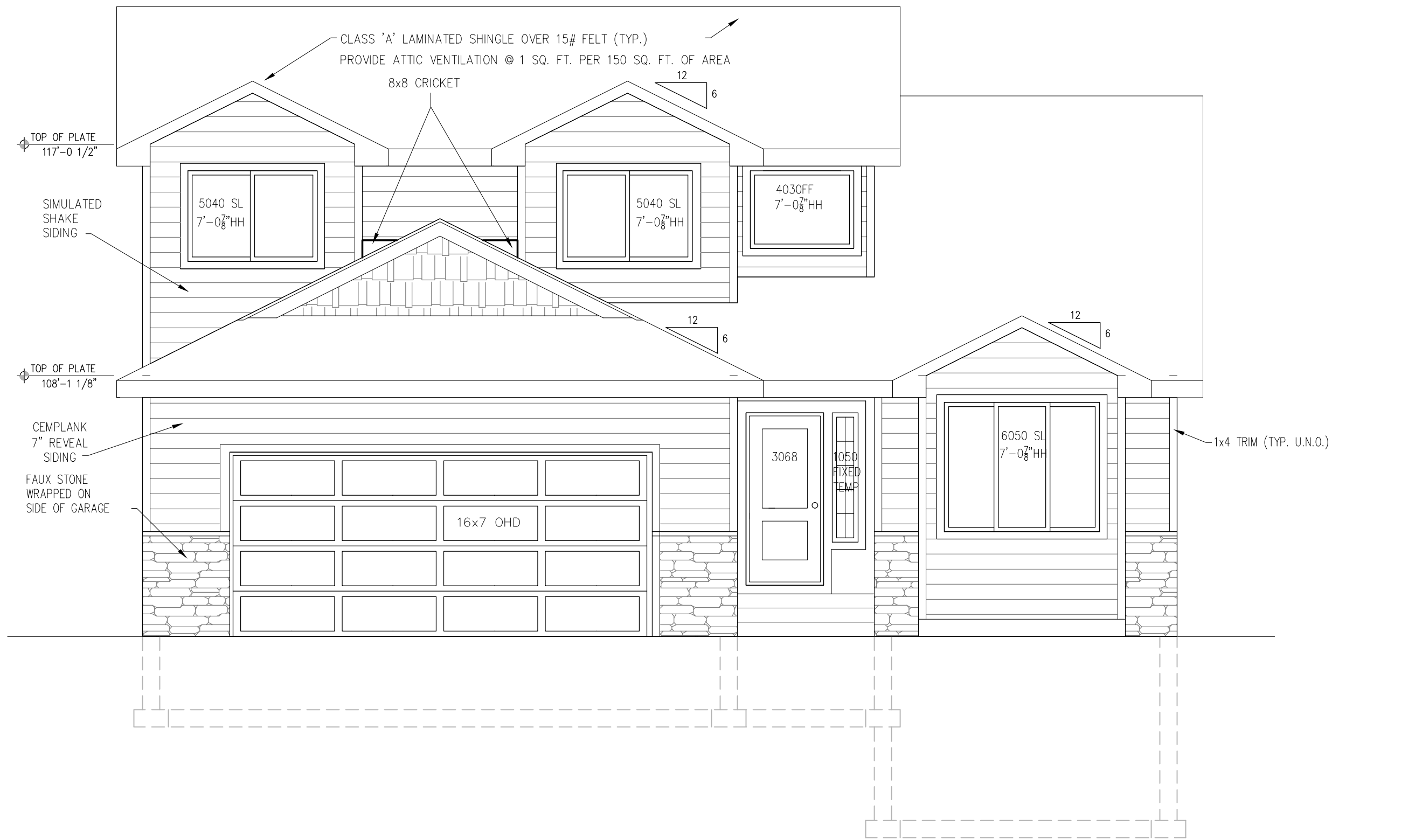
Approved By

Issued

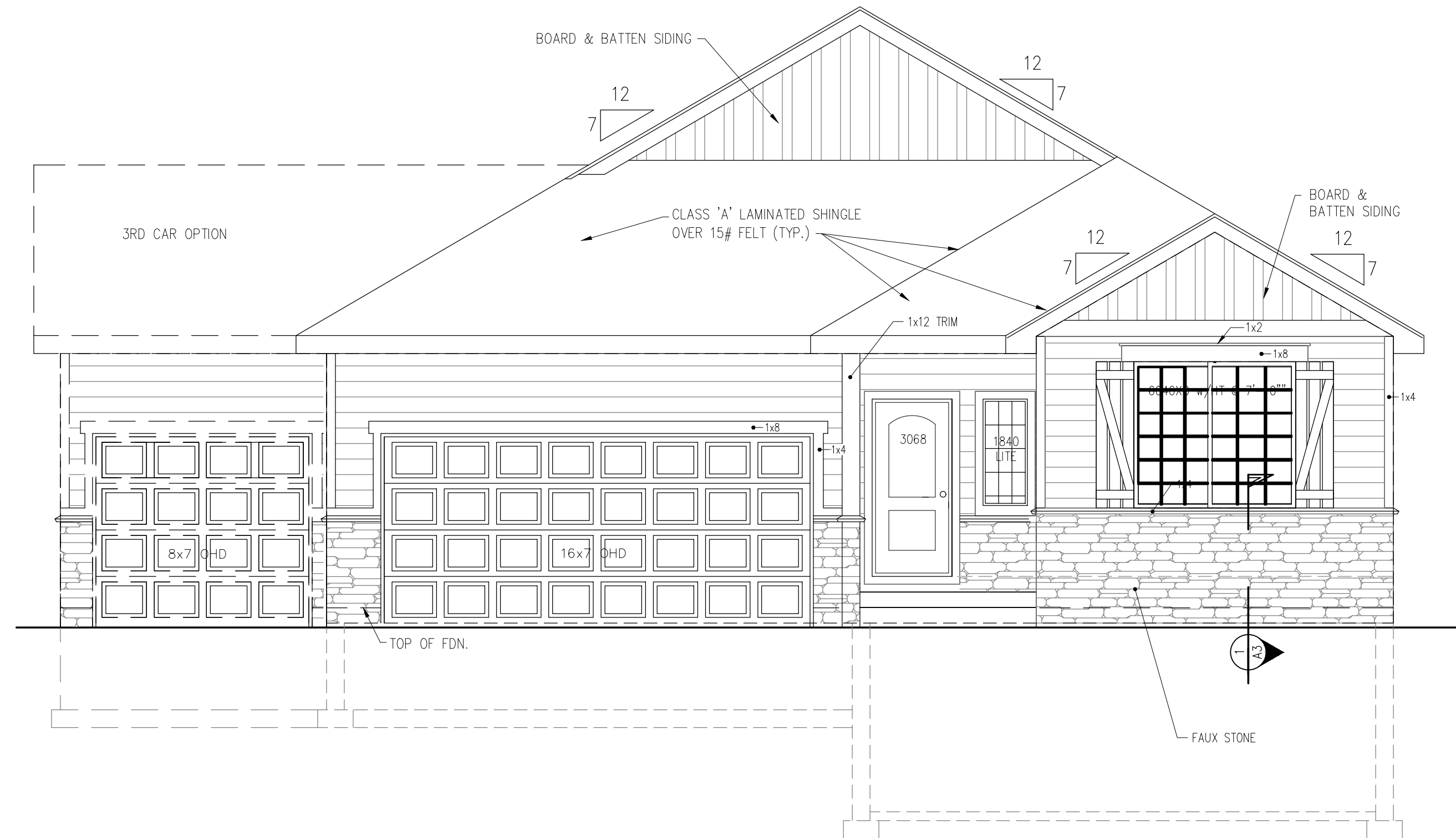
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Sheet Number

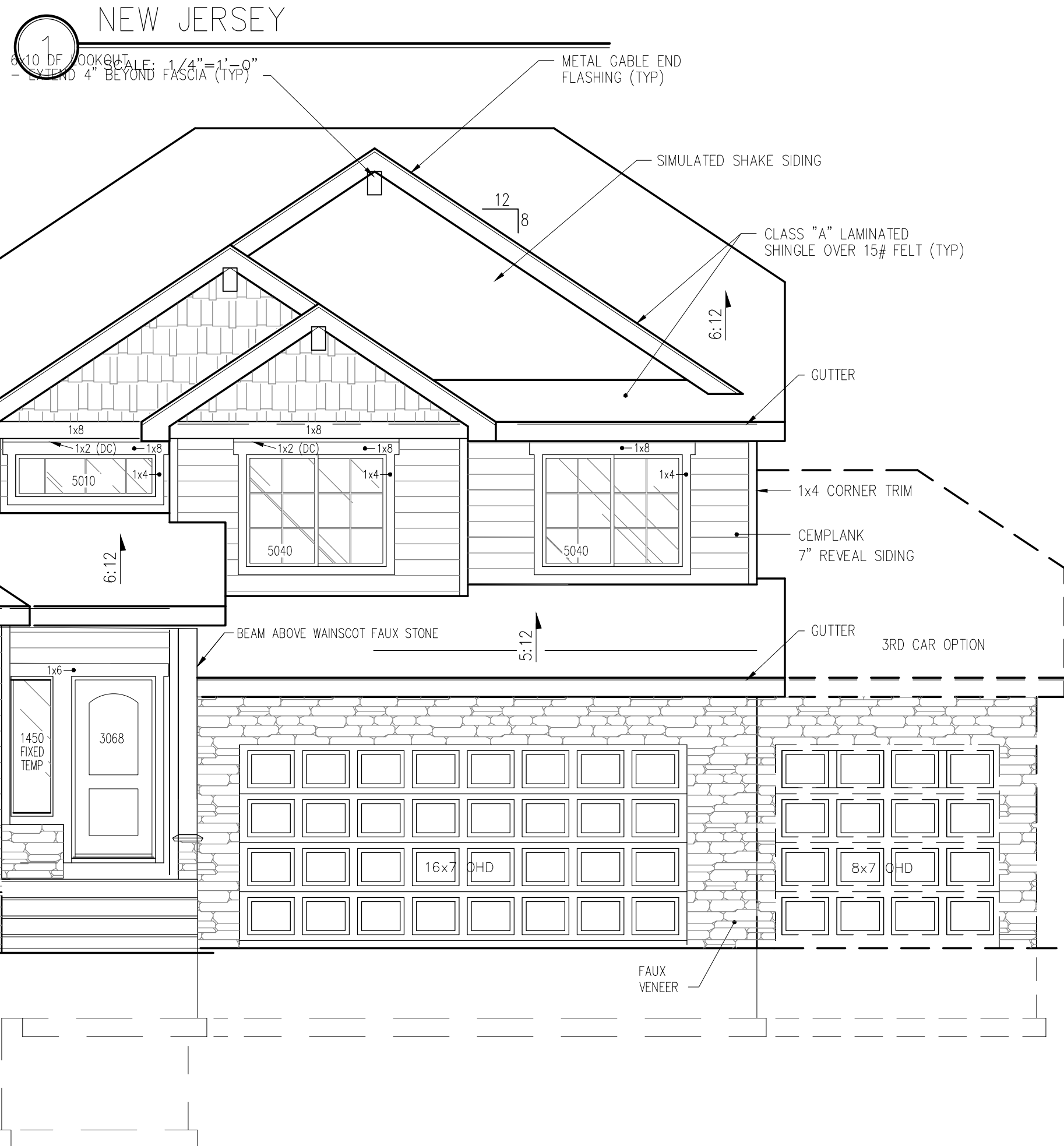
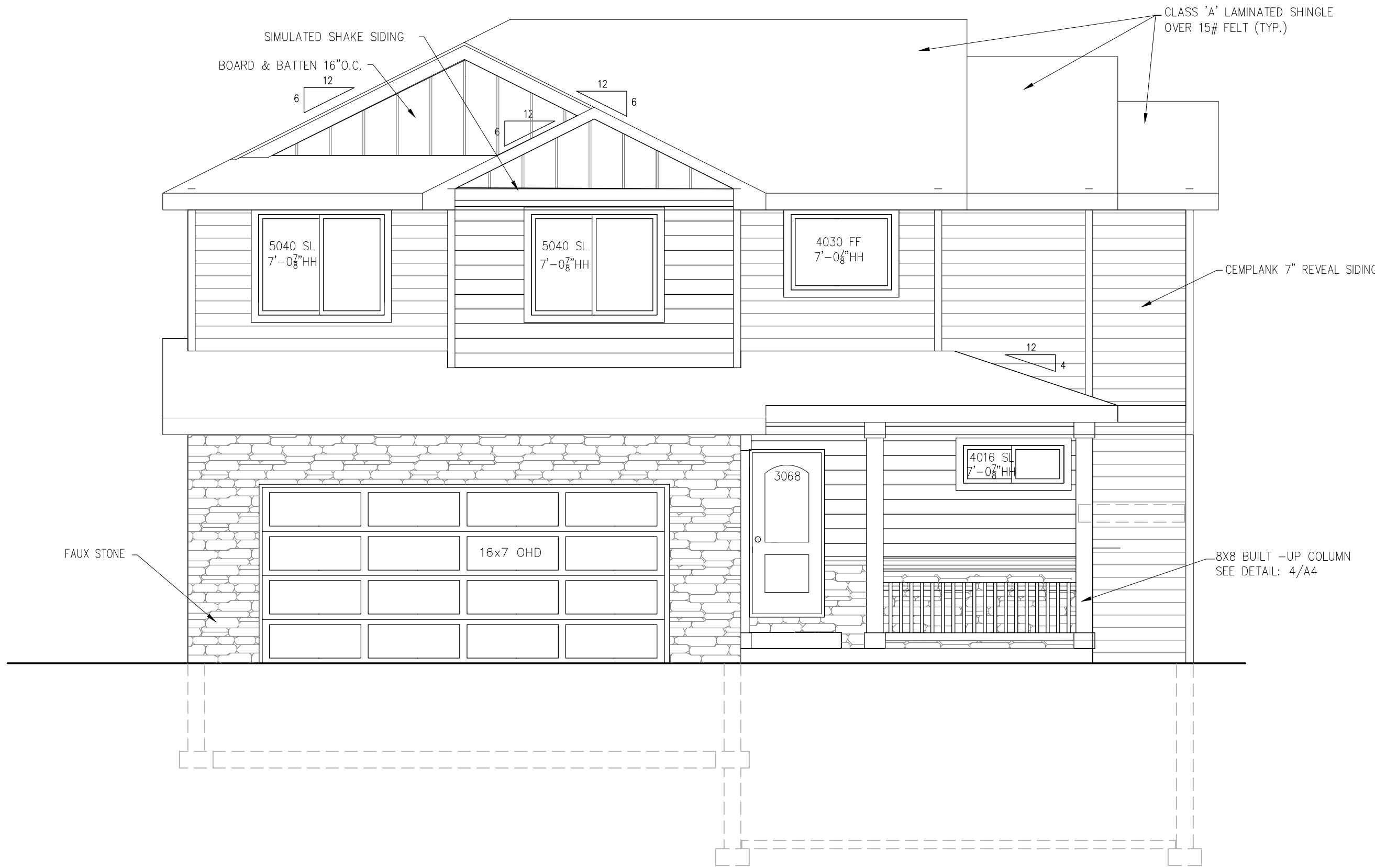
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1 MARYLAND
SCALE: 1/4"=1'-0"



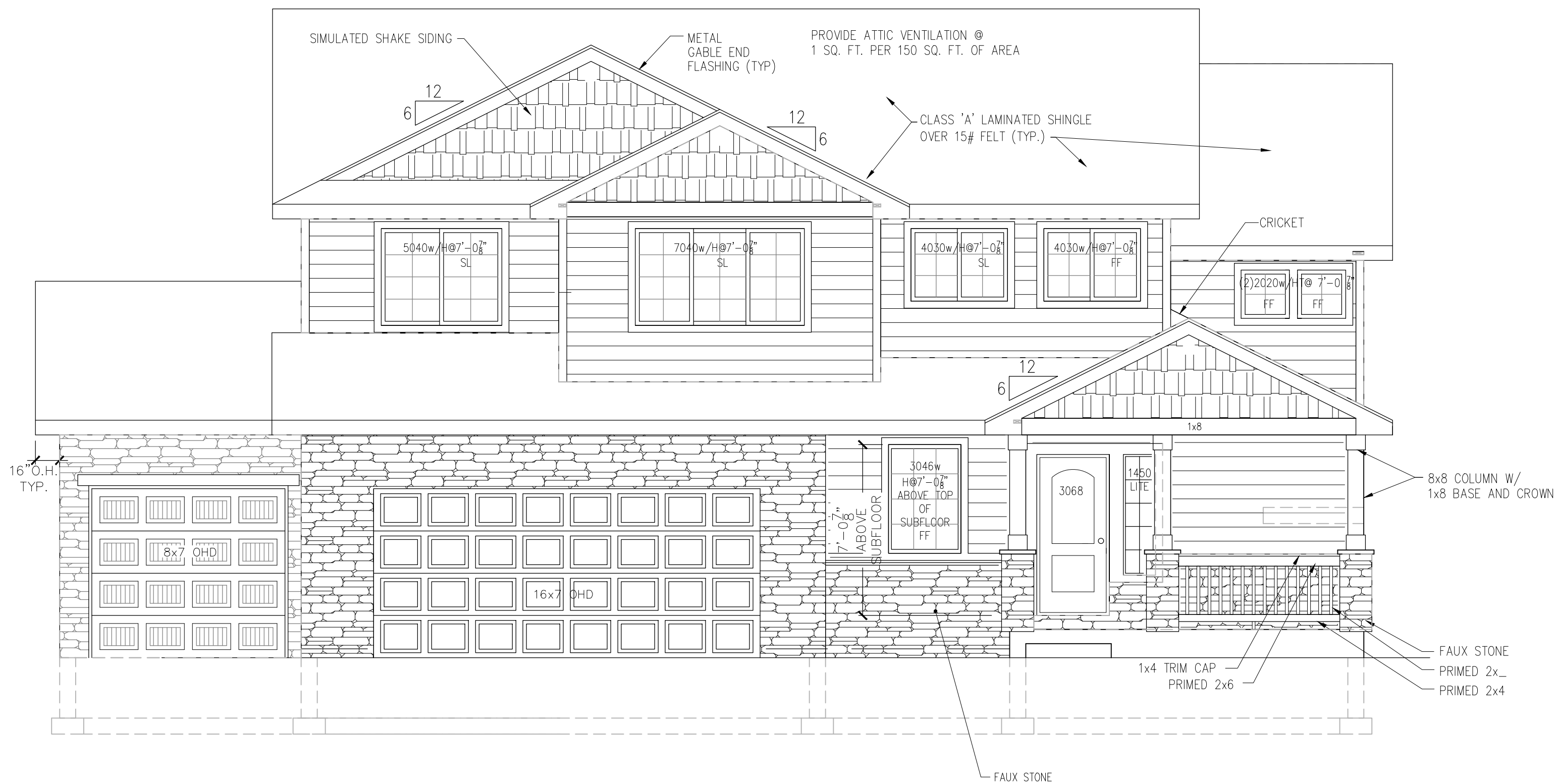
1 OHIO
SCALE: 1/4"=1'-0"



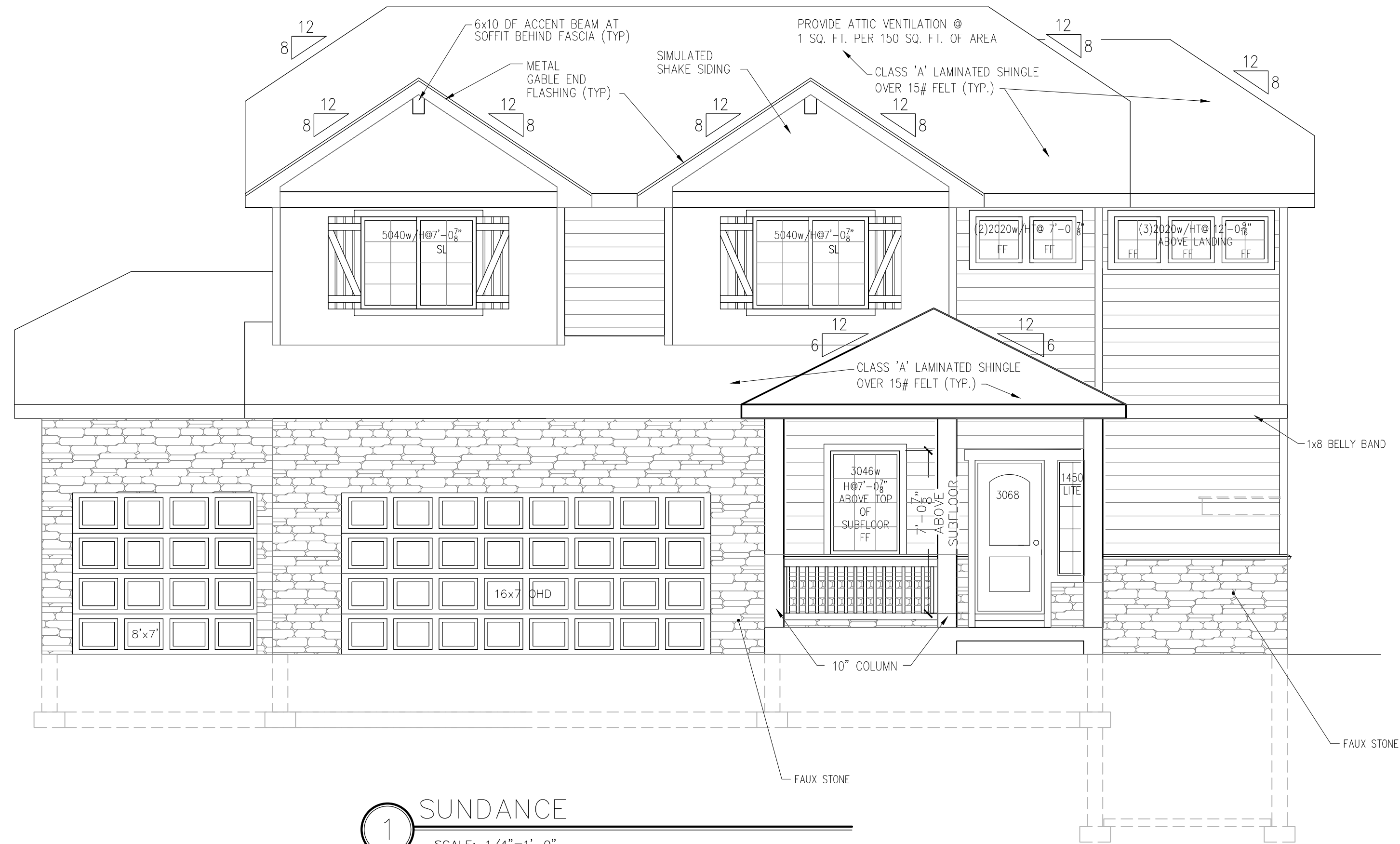
1 BIGHORN
SCALE: 1/4"=1'-0"

NOTE:
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COMPLIANCE WITH TOWN DESIGN STANDARDS AND REQUIREMENTS
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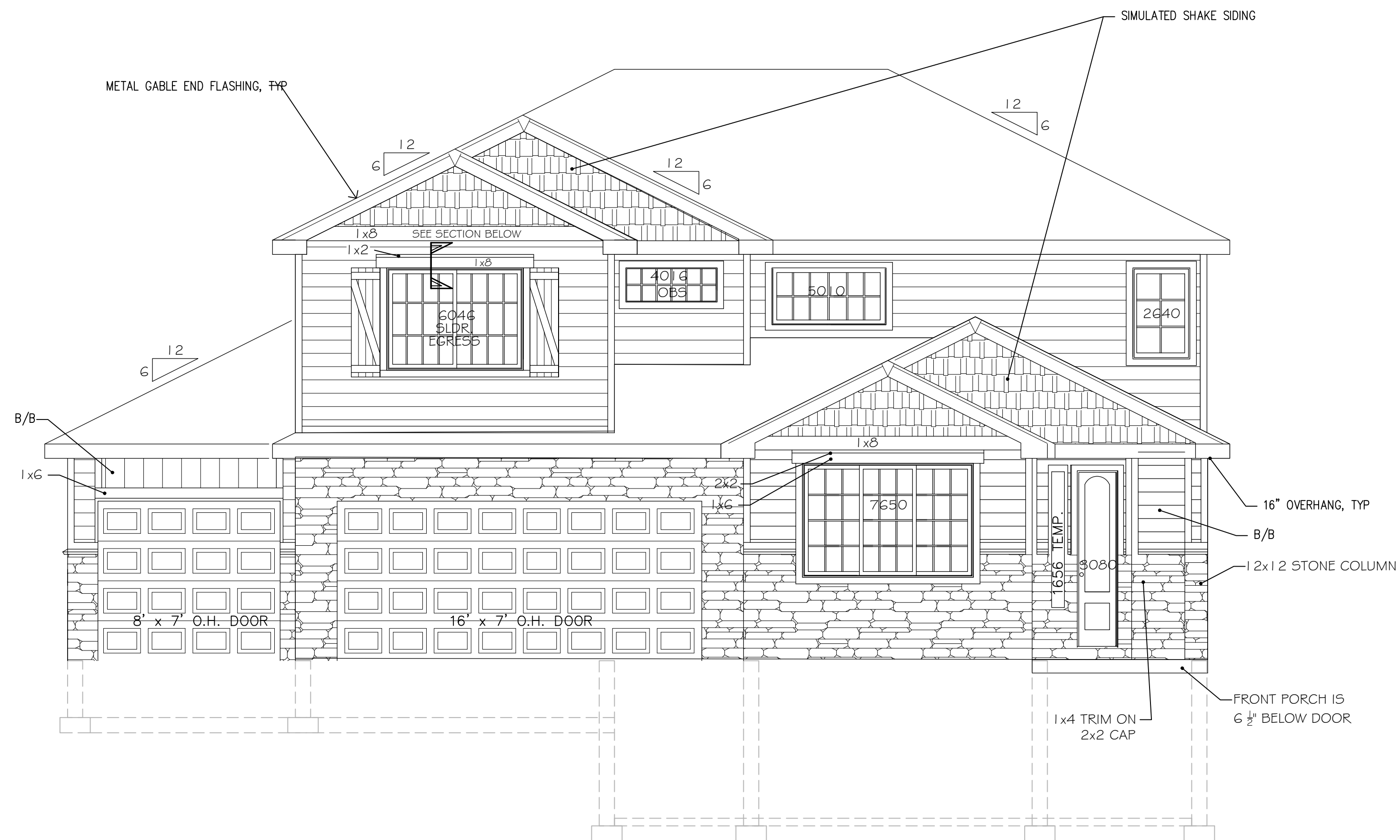
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Drawn By	GAC
Checked By	
Approved By	
Issued	
Revised	
Sheet Number 11 of 12	



1 SARATOGA
SCALE: 1/4"=1'-0"



1 SUNDANCE
SCALE: 1/4"=1'-0"



1 GLENDON
SCALE: 1/4"=1'-0"

NOTE:
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