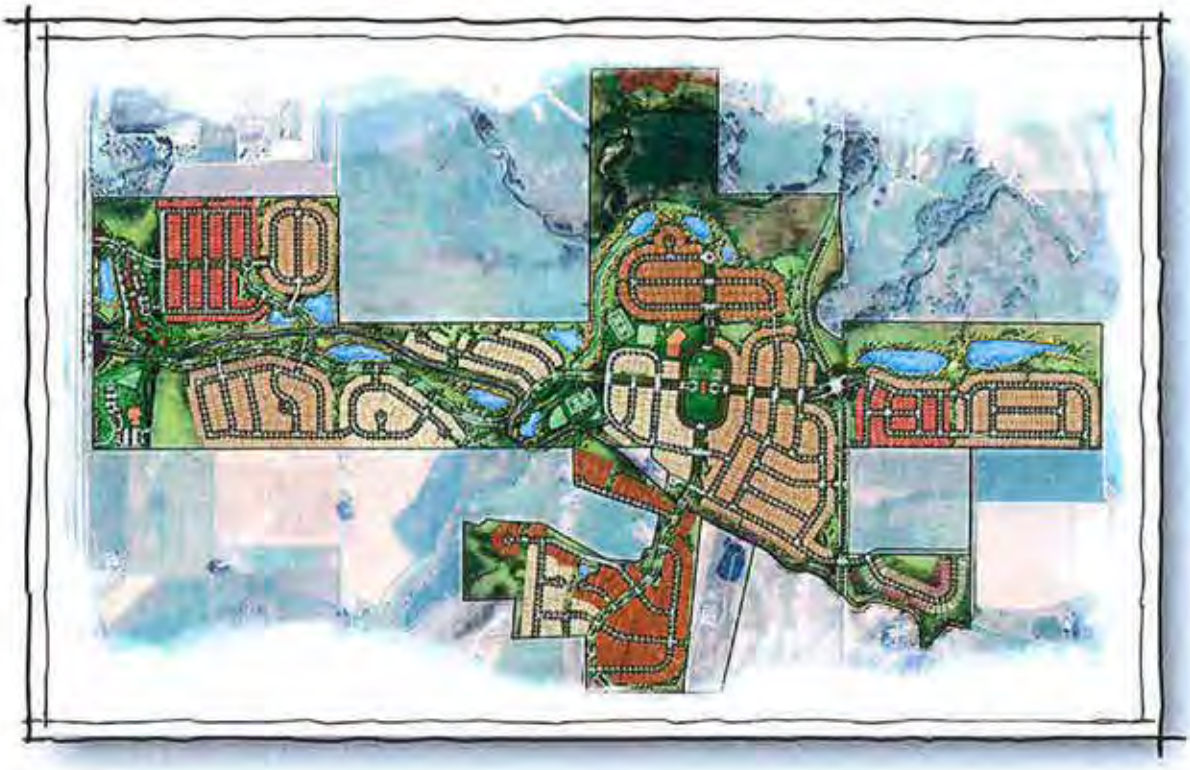

Performance Standards & Design Guidelines

Thompson River Ranch PUD

OAKWOOD HOMES

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THOMPSON RIVER RANCH PUD

PERFORMANCE STANDARDS & DESIGN GUIDELINES

August 3, 2004 - Revised 11/09/04, 12/13/04, 12/20/04, 01/07/05, 01/14/05, 01/18/05, 01/31/05, 02/01/05 08/15/17

I. Planning Objectives, Purpose and Intent

The WRFG annexation agreement includes a commitment by the Owner and the Town to agree to Performance Standards – as provided in the Town's PUD Regulations – addressing site, landscape, architectural, signage, and other design elements.

Thompson River Ranch is planned in conformance with the *Purpose and Intent* of the Planned Unit Development provisions of the Town of Johnstown. These provisions facilitate greater flexibility in higher quality development through more creative and imaginative design than is typically possible under conventional, restricted zoning regulations. As per the stated intent of the PUD ordinance, Thompson River Ranch is planned for an efficient use of the land while providing a great number of suitably located recreation facilities and other amenities. This is possible by utilizing the greater flexibility in minimum lot sizes, setbacks, and other common standards, as intended by the Johnstown Planned Unit Development provisions.

Furthermore, it is the applicant's intent to create at Thompson River Ranch, a better, more livable pattern of development, tailored to site-specific opportunities and constraints. The purpose of these Standards and Guidelines is to provide additional direction in achieving the project's Vision and Goals, as described below.

Vision:
Thompson River Ranch is intended to become a special *community* in Northern Colorado, with a unique character. The community is master planned with sensitivity to the natural/environmental features of the site, will provide extensive open spaces, offer a variety of housing choices, include recreational features, and create community gathering opportunities for a diverse population.

Goals:

1. Create a unique "*River Ranch*" theme, character, and sense of place.
2. Provide neighborhood villages at a comfortable scale.
3. Design strong entries to the community and to each "neighborhood village" to welcome residents home.
4. Create clearly defined "centers" for the community, to facilitate informal social gathering, accommodate community activities, provide some "general store" goods and services (if practical), and other elements that cultivate "community".
5. Use open spaces, trail corridors, and street design to help define neighborhood villages within the larger community.
6. Provide a wide variety of open spaces including passive natural areas, trails, water features, active parks, and possibly nurseries, orchards, or other unconventional areas.
7. Provide housing opportunities for a wide range of residents.
8. Create governance tools that will bolster property values.
9. Include environmental and other educational features.
10. Achieve – at a minimum - the level of success necessary for the viability of the Thompson Crossing Metro District.

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Applicability:
The *Thompson River Ranch Performance Standards and Design Guidelines* are adopted as a part of the Thompson River Ranch Preliminary PUD. As such, these Standards and Guidelines – along with the Preliminary Development Plan - define the Zoning and Development Standards for the subject property, and supersede standard Johnstown development requirements. Items not specifically addressed in this document may be clarified by PUD amendment, or deferred to standard Code provisions for interpretation. The WRFG annexation agreement established the administrative review process for Final Development Plan review at Thompson River Ranch:

- A **Design Review Committee** (DRC) will be established prior to recording the first Final Plat at Thompson River Ranch.
  - The DRC shall comprise five (5) members including one engineer with a minimum of ten years experience in land planning and/or development, one Landscape Architect/Planner with a minimum of ten years experience in land planning and/or development, two Thompson River Ranch Property Owners, and one "at-large" member with some level of expertise in real estate development.
  - The DRC shall review and "approve", "approve with conditions", or "deny" each Final Plat and Final Development Plan at Thompson River Ranch; within 30 days of application – based on conformance with these *Performance Standards and Design Guidelines* - and forward the findings associated with that action to the JRC (defined below), concurrently with JRC review of each Final Development Plan.
  - Furthermore, prior to the issuance of any building permits within the applicable construction phase or sub-phase for each filing, the DRC shall review and approve all building elevations ("typicals" for each "neighborhood village" collection shall be adequate for residential construction). Common area landscape plans, and other construction documents for each construction phase or sub-phase shall also be reviewed prior to issuance of building permits for that area. Approval shall be based on a demonstration of conformance with these Performance Standards and Design Guidelines. Applications not receiving DRC approval may not proceed to JRC for approval.
  - The DRC shall review plans in final Construction Document form, or – if requested by the applicant – in Design Development Form, followed by Construction Document Form.

- The **Johnstown Development Review Committee** (JRC) – made up of the Town Administrator, Town Planner, Town Attorney, and Town Engineer – will review and "approve", "approve with conditions", or "deny" Final PUD Plans and building elevations.
  - Approval of "typical" building elevations for the homes included in each "neighborhood village" collection shall be adequate for residential construction
  - The JRC's decisions shall be based on said plans and building elevations substantial conformance to:
    - The approved Preliminary Development Plan
    - The DRC's recommendation as to conformance with these Performance Standards and Design Guidelines
    - Johnstown Subdivision and re-subdivision requirements
    - Public Improvements Design Standards as applicable
    - The Johnstown Milliken Open Space and Trails Master Plan
    - Johnstown Landscaping Standards and Specifications, as applicable to items not addressed in these Performance Standards and Design Guidelines.
      - In the event of a conflict between these Performance Standards and Design Guidelines and the Johnstown Landscaping Standards and Specifications, the

Performance Standards and Design Guidelines shall apply.

- The Johnstown Municipal Code
- The Town's Transportation Plan

- The JRC may seek input from any other Town employee or consultant whose expertise is necessary to review the application.
- The JRC decision must be rendered within the 45 days of receipt of a complete application (unless a time extension is agreed upon by the applicant), or the application shall be considered to be approved.
- The JRC decision may be appealed to the Town Board of Trustees, if the applicant requests an appeal, in writing, within 30 days of the JRC decision.

➢ Upon written receipt of needed DRC and JRC (or Town Board if appealed) approvals, an applicant may proceed with construction in strict compliance with the terms and conditions of such approvals.

- Grading and earthwork may proceed – solely at the applicant's risk – prior to receipt of DRC/JRC approval upon issuance of a grading permit by the Town of Johnstown.

The specific standards and guidelines for Thompson River Ranch are set forth below. Please note that Standards are underscored and are mandatory (unless varied by the DRC/JRC), while Guidelines are voluntary, but encouraged. "Alternative Compliance" to the Standards included here – or to other applicable provisions of the Johnstown Code - may be achieved as follows:

Upon request by an applicant, the DRC and JRC may approve additional alternatives to Johnstown Development Standards, or alternatives to Standards included in this document; or the JRC may refer the request to the Town Board of Trustees. To approve the alternative proposed, the decision maker must find that the proposal accomplishes the purpose and intent of the applicable guideline or standard equally well or better than would a plan which strictly complies with the Standard as written. The applicant may – at his/her discretion - appeal in writing the JRC decision to the Town Board of Trustees, as provided above.

II. Community Planning and Sense of Place

A. Planning Framework

1. Open Space Emphasis.

The provision of open space areas and the appropriate enhancement of designated existing open spaces at Thompson River Ranch are fundamental to the community's master plan. As indicated below, a variety of landscape approaches are employed to protect sensitive areas, create recreational opportunities, express a "River Ranch" Character, facilitate educational/interpretative programs, increase visual interest, convey drainage, and - in some areas - provide buffers. The plan strives to place more land in common areas by utilizing smaller private yards, resulting in reduced potable water consumption and greater amenity for the community as a whole. Applicable standards and guidelines include:

a) Common open space shall include all areas – outside of single-family lots and minimum street rights-of-way – devoted to landscaping, walks, recreational facilities (including sports courts, pools, plazas, community buildings and the like), trail corridors, public or private parks, natural areas (including floodplains, riparian areas and the like), waterways and other water features, and buffer areas.

b) A minimum of 30% of the gross residential area included in the Preliminary PUD shall be retained as common open space.

c) A minimum of 20% of non-residential or mixed-use areas shall be devoted to common open space.

d) Open space requirements shall be calculated for the Preliminary PUD as a whole. Individual filings and/or construction phases may include more or less than the required percentage of open space, as long as the PUD as a whole meets the requirements indicated above.

2. "River Ranch" Character Streets.

The east-west and north-south collector streets (River Ranch Parkway and Big Thompson Drive), are dominate elements in the site experience at Thompson River Ranch, and are therefore key to defining a sense of place. These streets are designed somewhat informally, with "softer" edges than the more formal suburban streets within the neighborhood villages. Applicable standards and guidelines include:

a) As an alternative to typical Major Collector or Minor Collector streets, "River Ranch" character collector streets – as per the cross section on Sheet CE1 - may be used.

b) Travel lanes on either side of the landscape median are not required to be exactly parallel (horizontally or vertically), so long as required design speeds and safety criteria at intersections are achieved.

c) Concrete edges and swales may be used as an alternative to curb and gutter.
   - The street design must include means of protecting irrigation heads within 3' of the roadway if curb and gutter are not provided.

d) Median plantings and "tree lawn" areas may be planted informally with native and/or apt species; Trees may be grouped to form groves, rather than placed as formal street trees; and Cobble "stream beds" and other drainage elements may be integrated into the landscape's "river" character.

e) Walks or trails may meander out of the right-of-way into common area tracts with access easements. Walks may be eliminated from one side of these streets if a parallel detached walk or trail is located within 200' (or a greater distance if approved by the DRC/JRC), of that side of the street right-of way.

3. Two-Mile Park.

Major elements of the site's open space are organized in a linear fashion along the proposed regional trail corridor running from the I-25 Frontage Road, along a portion of the Hillsboro Ditch to the planned "active park" site, then swinging north to connect to the Thompson River corridor, which the trail and associated park area follow to the easterly boundary of Thompson River Ranch.

a) Improvements – in addition to the regional trail - included in this area are to be identified on the Preliminary and/or Final Development Plans as appropriate.

4. Community Centers

Two major community gathering places are planned in the form of "The Farm" Community Center, and "The Oval" Community Center, as illustrated on the Preliminary Development Plan. The Farm provides an important sense of arrival and provides amenities and services convenient to the westerly neighborhood villages. The Oval is central to the site with easy access from all the neighborhood villages. Both community centers have strong links to the regional trail and Two-Mile Park. Specific features to be included at these community centers will be determined with the Final Development Plans including each of these sites.

a) Community Centers are to be provided in the locations indicted on the Preliminary Development Plan.

b) Revisions and/or refinements to Community Centers may be approved by the DRC/JRC with Final Development Plans.

5. Neighborhood Villages

The Thompson River Ranch Community comprises a number of residential "Neighborhood Villages" (River Valley West, Upper Meadow West, Upper Meadow East, Little Valley, River Valley East, Hillside, and three villages forming the Central Parks area), as shown on the overall site plan. These villages are defined by:

a) Geographic features
b) A maximum five to seven minute walking distance radii (± 1650') from a community center or other focal point.
c) Secondary entry Monumentation
d) Typically one or two - but not more than three - housing "collections" will be included within any given village.

B. Access & Circulation

1. Pedestrian Ways

The pedestrian circulation system at Thompson River Ranch includes a section of regional trail, additional on-site trails (hard surface and "soft"), and detached sidewalks along public streets. Certain concrete trails – as identified in the Johnstown/Milliken Trails and Open Space Master Plan – are to be maintained by the town of Johnstown. The Metro District, or owners association as applicable, will maintain other on-site trails.

a) The regional trail shall be concrete and 10' in width and shall be located within public access easements or public rights-of-way.
   - A "soft" shoulder for jogging will be provided along the 10' concrete trail wherever practical
   - An equestrian route - roughly parallel to the regional trail - shall be defined and provided with development of Thompson River Ranch.
b) Other on-site (hard or soft) trails shall be a minimum of 5' in width. The applicant - on a case-by-case basis, subject to DRC/JRC approval - shall determine locations and materials for these trails.
c) "Signature" areas may be integrated into regional or other trails to help announce arrival at activity areas or focal points within the Thompson River Ranch community. These areas may include special paving patterns or colors, boulders or other three-dimensional elements, informational signs, and/or accent plantings.
d) Walks along arterial or collector streets may be omitted if a parallel public trail is located within 200' (or a greater distance if approved by the DRC/JRC) of the side of the street where no walk is proposed.
e) Subject to approval of the DRC/JRC, walks along one side of some local streets may be omitted; if no lots front on that side of the street, and if the walk in question would not provide a link in a needed pedestrian route.
f) Trail crossings to be at intersections whenever possible.

2. Street Hierarchy.

Street types used at Thompson River Ranch are described on Sheets CE1 and CE2 of the Preliminary Development Plan.

a) Generally the appropriate street classification is determined by the projected Vehicles Per Day (VPD) for each street, as follows:
   - Principal Arterial – Greater than 35,000 VPD, or as per the *Johnstown*

Transportation Plan

- Minor Arterial – 10,000 to 35,000 VPD, or as per the *Johnstown Transportation Plan*
- Major Collector – 3,000 or 5,000 to 10,000 VPD (see Minor Collector below)
- Minor Collector – 2,500 to 3,000 VPD in residential areas; 5,000 VPD in commercial areas.
- Local Connector Street – 1,500 to 2,500 VPD (Subject to approval by Johnstown's Traffic Engineer).
- Local Street – 300 to 1,500 VPD
- Low Volume Local Street – less than 300 VPD

b) Subject to approval by the Town Traffic Engineer, the VPD limits listed above may be increased by up to 15% to accommodate site-specific conditions. (For example, a situation where only one or two blocks at the end of a street are projected to exceed the VPD for the otherwise appropriate street classification).

c) As indicated above, "River Ranch" character streets may be used as an alternative to Major or Minor Collectors, subject to approval by the DRC/JRC.

3. Parking

a) A minimum of two parking spaces per single-family dwelling shall be provided within covered garages. Tandem garage spaces may be used to meet this parking requirement. Additional parking may be provided on paved driveway areas.

b) Other housing types (if the PUD includes - or is amended to include - other types) shall be provided with parking of not less than the following:

Multi-Family dwellings with one or more bedrooms – 1.5 spaces/unit Efficiency units, Accessory dwelling units, "senior" housing units, or residential units in mixed-use structures – 1 space/unit

c) Non-residential or mixed-use facilities shall be provided with parking in quantities as recommended in Sec. 16-143 of the current Johnstown Code.

- Subject to approval by the JRC, up to 20% of the required parking may be provided as on-street spaces, as long as single-family residential uses do not front on the same block face.
- Subject to approval by the JRC, shared parking may be utilized to reduce the total parking required for mixed-use areas by up to 15%.

4. The need for loading or service areas shall be determined on a site-specific basis.

C. Allowed Uses

1. Residential Uses.

As proposed, the Thompson River Ranch PUD includes a variety of single-family homes.

a) Single-family detached homes shall be as the Preliminary Plat approved January 4, 2005, or setback a minimum of 900' from the current centerline of the I-25 right-of-way (per the Johnstown Comprehensive Plan – Land Use Map).

b) Conventional Single-family homes shall be located on individual lots ranging from 5,000 sq. ft. to over 12,000 sq. ft., with an average conventional single-family lot size – for the development as a whole – of not less than 6,000 sq. ft.

c) Patio Homes on individual lots a minimum of 3500 sq. ft. in area; or planned in clusters achieving a maximum density of 8 d.u./acre. Patio home development – on lots of less than 5,000 sq. ft. - shall be limited to not more than 15% of the Thompson River Ranch site area, and may be used as a transition between conventional single family areas and uses or areas that may be less compatible.

- Patio homes features shall include:
  - Lots with one side yard with 12' or more of usable area (up to 3' may be included in a cross easement with the adjacent lot).
  - Location in a distinct Neighborhood Village with its own entry (or entries) and perceived identity.

d) ***Appendix 'B'*** includes example architectural design information. Any additional elevations, ranges of floor areas proposed, typical finish materials, and typical color schemes will be provided by the builder for all standard "collections" of pre-designed homes proposed for construction at Thompson River Ranch. (Custom/Estate homes on large lots shall be exempt from this requirement).

e) PUD Amendments to allow two-family or Townhomes may be approved administratively by the DRC/JRC, if the net density increase is 10% or less.

f) The addition of two-family dwellings, single-family attached (townhomes), resulting in a net density increase of more than 10%, or the addition of multi-family residential, or other housing types – except in the mixed-use area - will require an amendment to this PUD.

g) Carriage Homes: single-family detached homes clustered on a shared driveway (see Appendix CR)

2. Allowed Non-Residential and Mixed-Uses.

In the developable portions of the mixed-use area (generally the area extending east of the frontage road to the residential areas as approved on the Preliminary Plat), the following uses are allowed:

a) Artist studios, professional or medical offices, educational/training facilities, financial services.
b) Personal service shops, retail stores, convenience grocery stores, or similar uses.
c) Live/work units or townhomes
d) Multi-family dwellings
e) Government, semi-public or other civic uses
f) Restaurants, pubs, or coffee shops
g) Membership clubs and lodges
h) Equestrian facilities (i.e. stables or horse boarding facilities)
i) Health clubs
j) Recreational facilities
k) Public or private elementary, intermediate and high schools, and/or higher educational facilities
l) Child or adult day care
m) Places of assembly or worship
n) Hotels, bed and breakfasts, or other commercial lodging establishments.
o) Uses similar in nature and impact as approved by the DRC/JRC.
p) Carriage Homes: single-family detached homes clustered on a shared driveway (see Appendix CR)

D. Density/Intensity

1. The overall residential density at Thompson River Ranch shall not exceed 3 d.u./ac. without approval of a PUD amendment. Density within individual filings or phases may not exceed 5 d.u./ac. for single family homes, 8 d.u./ac. for Patio homes, or 12 d.u./ac. for multi-family homes (Lots 1,2, and/or 3, Block 8, and/or Lot 1 and/or Tract H, Block 14 of the approved Preliminary Plat), without approval of a PUD amendment.
2. The density approved with the Preliminary Development Plan may be increased by up to 10% - but may not exceed 3 d.u./ac. overall - through administrative decision by the DRC/JRC.
3. The floor area ratio in the mixed-use area shall not exceed 1:3 (one square foot of GLA for each three square feet of land area) without approval of the DRC/JRC.

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E. Lot Patterns

1. Coverage & Setbacks.

a) Total building coverage at Thompson River Ranch shall not exceed 15% of the total site area.

b) Lot coverage and setback requirements are to be as illustrated for each of the proposed single-family housing types on sheets G3 – G5 of the Preliminary PUD. Setbacks are summarized below:

The following setbacks apply to the primary building mass. Eaves, bay windows, chimneys flues, ventilating ducts, porches, cantilevers, offsets, and other architectural articulation elements of 16' or less in width may encroach into the required building separation area by up to 2'. Other features allowed within setbacks – subject to building code requirements – include:

- Trees, shrubs or other landscape features
- Fences or walls
- Driveways and sidewalks
- Signs
- Utility lines and related structures

Neighborhood Village Housing Type (Collection)	Front Yard	Rear Yard	Side Yard	Corner Side	Other
EP (Evans)	12'; 19' at garage door	15'	3' min; 12' between buildings	12'	0' adjacent to open space
C (Cameron)	12'; 19' at garage door	15'	3' min; 12' between buildings	12'	0' adjacent to open space
L (Lincoln)	12'; 19' at garage door	15'	3' min; 10' between buildings	12'	0' adjacent to open space
S (Shavano)	12'; 19' at garage door	15'	5' min; 10' between buildings	12'	3' adjacent to open space
B (Belford)	12'; 19' at garage door	15'	5' min; 10' between buildings	15'	5' adjacent to open space
CE (Custom Estate)	12'; 19' at garage door	20'	5' min; 12' between buildings	15'	5' adjacent to open space

2. Frontage

a) Single-family lots with front facing garages shall have frontage on a public street or shared private drive, provided an adequate public access easement is provided.

b) In the event alley served dwellings are added – by amendment – to this PUD, those lots may front on a public street, parking court, shared private drive, or a "green court" with a connecting walkway. Adequate emergency access is to be provided through alleys for lots fronting on green courts with connecting walkways.

c) Required minimum dimension for "residential frontage" – unless otherwise approved

by the DRC/JRC is 20'. Reduced residential frontage – on a street or connecting walkway - is to be determined by the proposed site plan, lot shape ("pie" shaped or flag lots for example), building footprints, and the applicable setback requirements, rather than a dimension pre-determined by Code. A third off-street parking space may be required if adequate on-street guest parking is not readily available.

d) Front yard setbacks for adjacent homes fronting on the same side of a non-curving portion of a local street shall be offset a minimum of 3 feet, or the homes shall have an offset of at least 4' in the wall plane of the front elevation, unless otherwise approved by the DRC/JRC.

e) Homes with identical front elevations may not be built within three lots fronting on either side of the same street.

F. Special Features

1. Signs and Monumentation

a) Preliminary designs for the proposed "Monument" and "Secondary" – neighborhood village - signs for Thompson River Ranch are illustrated on Sheet G6

b) Informational/directional signs or other minor signage shall be consistent with the River Ranch Theme, and the site furniture selected for the affected neighborhood village.

c) Thematic street name signs and other customized accessory signs and posts shall be allowed, subject to approval by the DRC/JRC.

2. ***Appendix A*** (attached to this document) includes examples of site furniture preliminarily selected for Thompson River Ranch. Alternative – or additional – furnishings with a similar rural/traditional character may be added or substituted as approved by the DRC/JRC.

3. Specific icons and site furniture – consistent with the character of the examples in Appendix A - will be confirmed for each Neighborhood Village with Final Development Plans.

a) Site furniture selected for each neighborhood village will include pedestrian lighting, decorative street light fixtures, benches, trash containers, bike racks, play structures, picnic facilities, school bus shelters, and the like, as applicable.

b) Maintenance of site furnishing in common open space areas shall be the responsibility of the H.O.A. or Metro District as applicable.

G. Lighting

1. Unless otherwise required by the electric utility provider, residential street lighting shall be designed for a maximum level of ±1 ft. candle.

2. All lighting shall be down directed, sharp cut-off type, or otherwise designed to prevent spillage off the subject property.

3. Alternative types of lighting may be allowed by the DRC/JRC, because of site specific reasons; or an improved design solution.

H. Fencing

1. The following types of fencing are to be allowed at Thompson River Ranch:

a) Three-rail or other open fence adjacent to open space areas of 50' or more in width.

- Landscape hedges compatible with the landscape character of the open space, or "no fencing" are also allowed alternatives adjacent to open spaces.

b) Six-foot solid privacy fences are allowed along rear lot lines and side lot lines that are common to two or more individual lots or on lot lines at or near arterial or collector street rights-of-way.

- Six-foot privacy fences along arterials and/or collectors shall have finished top and bottom rails, and minimum 32" square masonry columns with pitched caps spaced at 90' to 140' on center - in conjunction with adjacent lot widths, so that columns tend to occur at common lot corners – with an average spacing of one column/±100 lineal feet of fence.
- Side yard privacy fences may not extend into the front yard setback, but should be stopped behind a logical architectural feature (bay window, change in materials, off-set in the wall plane, etc.), or as needed for access to utility meters.

c) Five-foot to six-foot fences - where the lower 4' to 5' is solid and the upper 1' to 2' is an open style – or standard six foot solid privacy fences – are allowed along narrow open space corridors.

2. Fence materials shall be (tan or clay color) vinyl, stained cedar, or other quality fence material as approved by the DRC/JRC. Chain link fencing is specifically prohibited.

3. Alternative types and/or materials of fencing may be allowed by the DRC/JRC, if site specific conditions make one of the above fence types impractical or inappropriate; or if the proposed alternative results in a design solution that is equal to, or better than, the result of using the standard fence type.

4. Fence design details and materials are to be submitted for DRC/JRC review with each Final Development Plan.
   a) Fence materials are to reflect the River Ranch theme, and are to be consistent for each fence type throughout the neighborhood village or the community as a whole, unless otherwise approved by the DRC/JRC.

III. Landscape Criteria

All landscaped common areas at Thompson River Ranch are intended to reference and respect the site's geographic and historic context, while providing amenity for community residents. Riparian, agricultural, upland pasture, and compatible "human comfort" (shade and visual interest items for example) elements are interwoven through the community's common areas.

The common areas at Thompson River Ranch have been designated in the categories listed below, and approximate locations are indicated on Sheet G7, and otherwise illustrated on the Preliminary Development Plan. The standards and guidelines included here govern the design approach, irrigation requirements, species, planting sizes, and quantities required in these common areas. Various landscape areas are to be designed for different levels of irrigation:

- Moderate Irrigation = 10 – 15 gal./sq. ft./growing season;
- Low Irrigation = 5 – 10 gal./sq. ft./growing season; or
- No Irrigation
  - Some disturbed areas may be re-established with temporary irrigation.
  - The edges of some "non-irrigated" areas may be provided with limited irrigation (possibly a single row of heads) as a transition to adjacent irrigated areas or developed lots.

Note: Drip Irrigation shall be provided to all newly established trees and shrubs unless otherwise approved by the DRC/JRC.

A. Entry Areas

1. Community entries that "Welcome home" residents are key elements in creating a sense of place at Thompson River Ranch.
2. Major entry features are planned at River Ranch Parkway and the I-25 Frontage Road, at Big Thompson Drive and Larimer County Road 18, and at CR #3 and River Ranch Parkway.
3. Secondary entries to the neighborhood villages and/or activity centers will be designed on a case-by-case basis, in harmony with the higher-level cross street.
4. Entry Areas shall be designed for moderate to low irrigation requirements.
5. Major entry areas shall – unless made impractical by site-specific conditions – include at least seven (7) of the following elements:
   a) A formal "orchard" pattern of ornamental trees flanking the entry roadway near the intersection with the higher level cross street.
   b) A center median integrating informal "River Ranch" elements (see 'B' below)
   c) Rail fence sections
   d) An element suggesting a "Ranch Gate"
   e) An integrated monument sign
   f) Ornamental grasses in a "crop row" pattern
   g) Irrigated native or apt grasses within 30' of the roadway, in areas not devoted to one of the other patterns (orchard, crop row, windbreak, etc.) indicated here
   h) Pavers or other enhanced roadway surface (DRC/JRC approved).
   i) "Windbreak" pattern plantings of evergreen or deciduous trees and –sometimes - large shrubs. (Typically windbreaks shall include at least 6 trees).
   j) Informal "Forest Grove" tree massing (including at least 6 trees) at any secondary intersections included in the entry area
   k) Pedestrian walks or trails – in accordance with applicable standards - integrated into the landscape and entry theme.
6. Total trees in Entry Areas shall average 30 to 50 per acre.
7. Shrubs in Entry Areas shall be provided at a minimum of 120 per acre, or at a lesser quantity, if the DRC/JRC finds that would be appropriate to the Entry Area design intent.
8. Additional trees may be provided in lieu of required shrubs at a 1:10 exchange rate subject to DRC/JRC approval.

B. "River Ranch" Character Areas

1. This thematic approach intends to combine river references with rural character features to create the central landscape theme for Thompson River Ranch. This approach dominates the outlying portions of the collector streets and much of Two Mile Park's more passive areas.
2. Frequently this character is found in and along linear connections between entry areas and activity centers.
3. The landscape variety shall be designed for low to moderate irrigation requirements.
   a) An approved list of drought tolerate plant material (i.e. trees and shrubs) shall be provided.
   b) Some non-irrigated prairie grassland and/or wetland areas may be included.
4. River Ranch areas shall include – as appropriate:
   a) "Groves" of cottonwood, willow, hackberry, oak, ash, locust, aspen trees and/or various conifers at secondary entries, ponds, and/or other focal points. Alternative species, if better suited to the location, shall be allowed. (A grove typically comprises a grouping of six or more trees). Cottonwoods and willows should generally be placed away from buildings and travel lanes on roadways and are not

allowed within public rights-of-way. Only "cottonless" varieties of cottonwoods are allowed outside natural riparian areas.

b) Informal, meandering (hard or soft) trails
c) High, low, and medium height seeded prairie grasses
d) Detention and/or irrigation storage ponds with associated littoral and wetland plantings, and limited pedestrian approach areas.
e) Drainage conveyance – if needed - in grass swales and/or cobble streambeds (rigid concrete trickle pans and conventional curb and gutter on River Ranch Character streets are discouraged)
f) Collector street medians with informal planting, swales that are natural in appearance, and trees grouped informally in a manner that does not simply reflect the street geometry (Rather than formal street trees, the visual intent is to create an environment where the road is passing through a small wooded area.)
g) Perennials, boulders, special paving and similar items may be integrated at trail stops or other special interest areas.

5. Total trees in River Ranch Areas shall average 12 to 20 per acre.
6. Shrubs in River Ranch Areas shall be provided at a minimum of 45 per acre, or at a lesser quantity, if the DRC/JRC finds that would be appropriate to the design intent.
7. Additional trees may be provided in lieu of required shrubs at a 1:10 exchange rate subject to DRC/JRC approval.

C. Activity Centers

1. The Farm Community Center, portions of the mixed-use areas, the Oval Community Center, the proposed "active" park site, and potential school site are higher activity areas, and are to be landscaped accordingly.
2. These areas are to be designed for moderate irrigation requirements.
3. Irrigation storage ponds with some supplemental edge plantings may be integrated into these areas if needed.
4. Subject to DRC/JRC approval, Activity Centers shall include the following: picnic facilities; restrooms; passive site furnishings (i.e. benches, seating walls, etc.); social gathering areas (i.e. plaza, patio, garden, etc.); active turf areas; on-site trail system linkage; and on/off-street parking. In addition to these "key" amenities, Activity Centers will also include at least three (3) of the following:
   a) Neighborhood service facilities such as - but not limited to - multipurpose rooms, food/drink services, "post office" type facilities, fitness rooms, "general store" operations and/or structures that facilitate or support community gathering, educational, and/or recreational activities
   b) Play fields or multi-use open turf areas
   c) Sport courts
   d) Swimming pools
   e) Playgrounds
   f) Similar facilities
5. Total trees in Activity Centers shall average 12 to 20 per acre.
6. Tree quantities in Activity Centers shall represent the proposed recreational uses for the area (i.e. a design should limit trees around play fields, but increase them around plazas, trails, pools, etc.)
7. Shrubs in Activity Areas shall be provided at a minimum of 45 per acre, or at a lesser quantity, if the DRC/JRC finds that would be appropriate to the design intent.
8. Shrubs in these areas should be important landscape feature around buildings, playgrounds, social gathering areas or any of the other features listed above.

9. Additional trees may be provided in lieu of required shrubs at a 1:10 exchange rate, subject to DRC/JRC approval.

D. Upland Type Natural Areas

1. This landscape type is intended to reflect the historic character of our native prairie grassland areas located away from waterways and the valley floor.
2. Native or apt grasses are to dominate these areas.
3. Tree plantings are to be minimal, and are to be limited to a few small groves or windbreak forms at some edges of open spaces in this category.
4. Other plant materials shall be limited to appropriate natives or apt such as Mountain Mahogany, Yarrow, Rabbit Brush, Yucca, Sage, and/or Three-leaf (or Smooth) Sumac.
5. These areas are to be designed for low or no irrigation requirements.
6. Total trees in these areas shall average 6 trees (1 grove) per acre, or less if approved by the DRC/JRC.
7. There shall be no minimum shrub requirement in these areas.
8. Irrigation storage ponds with some supplemental edge plantings may be integrated into these areas if needed.

E. Riparian/Floodway Areas

1. These are typically existing natural/habitat areas, and are to be generally left alone (unless owned and maintained by the Town as "Primary Greenways").
2. Hard or soft trails – possibly supplemented with benches - may be extended into or through these areas.
3. Some detention/irrigation ponds may be located in these areas, subject to meeting flood plain requirements. (These areas will generally require the highest level of landscape improvements to re-establish and integrate detention areas with the native edge.)
4. Landscape enhancement is required only where the area is disturbed by construction, and must complement the natural condition of the area.
5. No permanent irrigation is to be included in these areas. Temporary drip irrigation shall be provided for plant establishment unless otherwise approved by the DRC/JRC.

F. Other Natural Areas

1. Some natural areas at Thompson River Ranch will be disturbed during development, but shall then be landscaped to be compatible with – or a transition to - undisturbed natural areas in the vicinity.
2. Rural/agrarian planting themes including windbreaks and small orchards may be used in limited portions of these areas if needed as buffers, to define views, or to address other site-specific situations.
3. Irrigation/detention ponds - if located in these areas - shall be designed with associated littoral and wetland plantings, and limited pedestrian approach areas, similar to those in the River Ranch areas.
4. These Other Natural Areas shall be generally designed for no permanent irrigation; except that limited areas of low irrigation may be included at edges adjacent to developed lots, irrigation/detention ponds, or similar conditions; and drip (or similar) irrigation may be provided to trees and shrubs during establishment.
5. Grasses, native shrubs and ground covers may range from those typically associated with prairie grasslands to species appropriate for wetland plantings.
6. Small groves of trees may be used to soften the corners of blocks of developed lots.
7. Total trees in these areas shall average 5 to 10 per acre, or less if approved by the

DRC/JRC.

8. There shall be no minimum shrub requirement in these areas.

G. Tree Nursery Area

1. An area in the southeasterly portion of Thompson River Ranch may be used – at least temporarily - as a tree nursery for the subject property (see PDP Sheets L9 and L16).
2. Trees from this site may also be made available to the Wastewater Treatment site, and/or other properties in the area.
3. Irrigation storage ponds with some supplemental edge plantings may be integrated into this area, if needed.
4. Flood and/or drip irrigation may be used for the tree nursery in this area with low to moderate water consumption anticipated.
5. Small groves of trees should be established on the hillside near the Hillsboro Ditch.
6. There shall be no size or minimum quantity requirements for trees or shrubs in the nursery area.
7. Tree for the nursery area are to be planted initially as bare root with a caliper of ¾".
8. An area of trees near Larimer County Road #3 - planted in a formal "nursery" pattern – may remain as a permanent site feature if or when the nursery function ceases on the remainder of the site. The post-nursery use of the site – if not developed as lots per the Preliminary Development Plan - will be determined by the homeowners' organization, subject to administrative approval by the DRC/JRC.
9. As an alternative to a tree nursery, open space/landscaped portions of this area may be treated as an "Upland Type Natural Area" or "Other Natural Area" as described above, with tree and shrub quantities determined accordingly.

H. General Landscape Notes & Criteria

1. Landscaped areas within arterial rights-of-way (not including the I-25 Frontage Road), active parks, and common areas indicated on the Johnstown Parks Master Plan as "Primary Greenways" are to be designed and improved as per these guidelines unless dedicated to the Town for ownership and maintenance. If the Town desires and takes ownership and maintenance responsibility for such areas, they shall be designed and improved as per these guidelines, or as per the Town Code Standards at the discretion of the DRC/JRC.
2. The species mix of ornamental, coniferous, and deciduous shade trees and/or shrubs in common areas and adjacent collector or arterial rights-of-way, shall be determined by the character of the adjacent area as described above.
3. Street trees in tree lawns adjacent to individual lots shall be provided – by the developer/builder– at a rate of not less than 1 shade tree per lot, or 1 shade tree for each 70' - or fraction thereof – of each lot's street frontage, including both street frontages of corner lots. The home owner will maintain these trees.
4. Required street trees shall be provided within tree lawns on all local streets, prior to certificate of occupancy unless impractical due to time of year or other conflicting circumstances
5. Other on-lot landscape requirements will be determined with Final Development Plans.
6. Preliminary Development Plans shall indicate general types and locations of existing trees and notes regarding intentions to save, remove, or relocate those trees
7. With Final Plats and Final Development Plans, a detailed "Tree Disposition Plan" indicating size, species, general condition, and recommendations regarding preservation

or removal or relocation for all existing trees exceeding 2" caliper that are located in areas that will be disturbed by grading or other development related construction. All Russian Olives and Siberian Elms in disturbed areas are to be removed. A site meeting shall be scheduled with a professional forester prior to any work to determine if health or other conditions warrant additional removals of existing trees. Trees indicated on the plans to be saved are to be noted as "to remain" or "to be relocated". All such noted trees shall be protected by the following:

a) Any trees to be saved shall be pruned as needed, and shall be protected during construction by a secure orange fencing placed at the dripline of each tree prior to any work.
b) All work done within the dripline of the existing trees shall be done by hand and shall not damage the tree.
c) Generally, no more than 6" cut or fill shall be done within the dripline of the tree intended to remain.
d) Removal of trees shall follow industry standards, and shall include grinding of the rootball 12" below finish grade.

8. On Preliminary Development Plans, general landscape patterns are to be shown at 1" = 100' with typical details of activity areas and other landscape types at 1" = 30' or larger.
9. Final Landscape Construction Documents shall include landscape plans for all common areas at 1" = 50' or larger, with details and plans for Town owned and maintained public areas at 1" = 30' or larger. These plans shall include proposed grading, utilities, easements, walks and other site features affecting the landscape.
10. Complete irrigation plans shall be included with construction documents for each construction phase or sub-phase.
11. Complete landscape planting plans and specifications shall be included with construction documents for each construction phase or sub-phase.
12. Front yard or corner side yard landscaping for single-family or patio homes shall include at least one tree and four shrubs per street frontage. Required street trees on adjacent **local** streets may be used to meet the "tree" portion of this requirement.
13. Mulched shrub beds should be used to soften views, define walks and other elements, and reduce the quantity of irrigated turf in common areas and on individual lots.

I. General plant material Specifications

1. Canopy Shade Trees in common areas shall be a minimum of 2" caliper, ball & burlapped or equivalent; except those trees in the nursery area, in "orchard patterns at entry features, planted in groves within naturalized areas, or those trees exceeding the minimum quantities in a given area, may be planted as "bare root" at a ¾" caliper size).
2. Canopy Shade Trees used as street trees on local streets may be 1½ " caliper at time of installation.
3. Evergreen Trees shall be 5' to 8' (with at least 25% at 8') in height, balled & burlapped or equivalent, except that evergreen trees in "windbreak" or other special patterns may be installed – subject to DRC/JRC approval - at varying (including smaller) sizes.
4. Ornamental Trees shall be 1½ " caliper balled and burlapped or equivalent; except those in the nursery area, in "orchard patterns at entry features, or those trees exceeding the minimum quantities in a given area, may be planted as "bare root" at a ¾" caliper size.
5. Shrubs shall be 5-gallon or – subject to DRC/JRC approval – a smaller size consistent with the design intent.
6. Plantings that are in addition to the minimum required quantities or beyond those included and installed as part of an approved landscape plan are exempt from the aforementioned size requirements.

IV. Residential Architecture

A. Character

1. The traditional neighborhood character of the proposed single-family detached architecture at Thompson River Ranch is illustrated on Sheet G3 of the Preliminary Development Plan.
2. Builders at Thompson River Ranch will have considerable freedom in exterior home design while placing an emphasis on an "eclectic order" theme for the community. An "eclectic order" consists of design components selected from a variety of sources and styles to encourage site planning creativity and architectural diversity. Attention to the use of durable and sustainable building products and detailing is a critical element in creating the quality and "long-term" vision of Thompson River Ranch.
3. Each "neighborhood village" collection of homes will express its own character by the use of defined monumentation, fencing, exterior lights and architectural styles. A minimum of 5 different home plans with a minimum of 3 different architectural styles will be required for each neighborhood village collection. Architectural styles will include, but are not limited to Colorado Traditional, Craftsman, Prairie, Colorado Farmhouse, Colorado Contemporary, Colorado Rustic and European Country.
4. Streetscape diversity will be achieved by avoiding designs that over emphasize a single architectural style and present a repetitive and monotonous street scene. No home plan with the same architectural style may be built with-in 3 of itself, including across the street. Additionally the same architectural style of two different plans can not be repeated on more than two adjacent lots.

B. Form, Mass And Height

1. Single-family detached homes will be composed of simple geometric rectangular solids as the major mass; articulated with porches, dormers off-sets in wall planes and other architectural embellishments. Roofs will include a variety of elements including the main roof and secondary roofs over porches, room off-sets and pop-outs. A minimum of a 1 foot roof overhang is required. The use of single-story elements (covered porches, projecting rooms, and cantilevers) to provide scale and reduce apparent mass is required.
2. The visual impact of the garage shall be minimized. Alternatives to achieve this include, but are not limited to:
    a) Attached and recessed behind the Front Porch or Living Area of the home a minimum of 4 feet.
    b) Attached or Detached with a deeply recessed front access garage utilizing a long side yard and possibly incorporating a side Port Cochere.
    c) Attached or Detached and turned 90 degrees from front plane of home. (A reduced front setback shall be allowed with this scenario.)
    d) Attached with a side or rear access. (A reduced front and/or rear setback shall be allowed with this scenario.)
3. Any wall (exterior elevation) facing a public street will include at least 15% of the façade in windows.
4. Exposed foundation walls above 8" from grade shall be covered with similar materials as the wall above.
5. Residential building height is limited to 35 feet. Building height when measured in feet refers to the vertical distance between the average finished grade at the base of the building and the highest point of a gable, hip, gambrel or other sloping roof.

Chimneys, utility installations, ornamental towers and other similar architectural features may exceed the above height limit by up to 12 feet.

6. A variety of roof pitches (4:12-12:12) and forms shall be used to enhance and define each architectural style.
7. A minimum of two parking spaces per single-family dwelling shall be provided within covered garages. Tandem garage spaces may be used to meet this parking requirement. Additional parking may be provided on paved driveway areas.
8. Front accessed 3-car garages are required to have a 2 foot minimum plane break between the double door and single door or between one of the single doors if 3 single doors are used.
9. Column massing (at porches, decks, balconies, etc.) will have a minimum of a 6"x6" cross-section.

C. Colors And Materials

1. Roof materials should be richly textured and may include asphalt laminated composition (30 year warranty) shingles, concrete flat or profile tile, slate, or other material if approved by the DRC/JRC. Eaves must be covered. The color of the roofing can vary from house to house or be consistent throughout a neighborhood village collection.
2. The use of building materials must consider product life span, durability, quality, required maintenance and compatibility to architectural style. The use of a variety of materials to enhance the architecture is encouraged. Approved materials include, but are not limited to:
    a) Cementious Siding or Architectural elements
    b) Vinyl Siding (.044 minimum thickness) or Vinyl, Foam, Metal or Plastic Architectural elements.
    c) Wood Siding or Architectural elements.
    d) Brick (cut or full thickness)
    e) Pre-Cast or Natural Stone
    f) Stucco or textured EIFS.
        - Other materials proposed would be subject to the approval of the DRC/JRC.
3. A minimum of **30%** of the Front Facing Elevation area, (and the 2' or greater portion of side elevations affected by masonry wrapped around the outside corner) - **excluding** all doors, windows, garage doors, gable ends, other openings and roof areas, and all associated trim, sills, fascia and soffit areas, is required to be masonry compatible with the architectural style. Masonry on front facing porch columns and posts, and masonry wrapped around outside corners shall count toward meeting the minimum masonry requirement. Masonry materials may be brick, stone, pre-cast stone, stucco or textured EIFS. Outside corners of Front Facing Elevations shall be wrapped with the same masonry material a minimum of 2 feet. There will be two "patio" home models that will feature a minimum of 80% masonry or stucco on the front elevation. Quoining (block-like corner details) is encouraged.
4. Richness and diversity within a "neighborhood" collection shall be provided through the appropriate use of color and materials. A varied color palette specific to each architectural style will be used within each "neighborhood village" collection to achieve an eclectic character as opposed to a monochromatic look. A minimum of 6 different body (main) colors and appropriate accent colors will be required for each architectural style. Duplicate color schemes shall not be allowed on adjacent lots or lots across the street from each other.

5. Earth tones and neutral colors are to dominate the main (body) colors of the homes. Bright (except white) or highly saturated hues and florescent colors are prohibited as main (body) colors, but may be used in appropriate quantities as accent colors specific to the architectural style and body color.

D. Enhanced Lot Architectural Requirements

1. If a lot has side and/or rear elevation that is exposed to a public street or platted open space the exposed exterior elevation shall be "Enhanced" as follows:
   a. Each home plan in each collection will require "Enhanced Elevations" for side and rear elevations for each architectural style.
   b. Enhanced Elevations will include the same architectural articulation that is provided on the Front Elevation. (i.e., window grids or mullions, window/door trim, gable-end treatments, window shutters, color/siding variations, flower boxes, plant shelves, railings, eave bracketing, decorative vents, balconies, etc.) Additional windows, pop-outs, roof elements may be added to the side and rear elevations as appropriate to carry the architectural style of the home to the viewable elevations.

E. Patio Home Required Enhancements

1. Plan collections designated as Patio Homes on the Preliminary or Final Development Plans will require a minimum of four different architectural styles with two of the styles having 80% minimum masonry or stucco front elevations (and the 8' or greater portions of side elevations affected by the wrapped masonry at the outside corners). The other styles for each plan shall have 30% minimum: and at least 40% or more masonry/stucco front/partial side elevations as an average for all models in the collection.
2. Outside corners of Front Facing Elevations, shall be wrapped to the wing fence line or other natural architectural break line. In all cases a minimum of an 8' foot wrap will be required. (The masonry/stucco columns or posts on front facing porches, and the masonry/stucco included in this wrap area shall count toward the minimum percentage requirements indicated above).
3. Front Facing entry doors and garage doors will be required to have windows appropriate to the architectural style.
4. Each architectural style will be required to have an appropriate color palette with a minimum of 7 different body colors and trims.
5. Front facing windows will be required to have a window "grid" pattern (mullions) appropriate to the architectural style.
6. Further architectural enhancements will be included on the front elevations as appropriate to the architectural style.
   a. Concrete flat or profile tile, or slate roof material
   b. False beams or braces under gables
   c. Masonry column bases
   d. "Stick work" or other decorative trim at gable ends
   e. "Heavy" window trim details (6" head trim and/or sills)
   f. Masonry or fabricated keystones
   g. 3 1/2" minimum trim at siding corners
   h. Different materials and/or color at gable ends
   i. Diversity in decorative vents used at gables appropriate to the architectural style.
   j. Diversity in window shutter style and color appropriate to the architectural style.
   k. Bracketing at roof eves

V. Non-Residential and Mixed-Use Architecture

Non-residential and mixed-use buildings are anticipated to occur at Thompson River Ranch in the areas immediately east of the I-25 Frontage Road. These areas form a part of the entry experience for the community, and are part of the buffer between I-25 and the residential neighborhood villages.

A. Character

1. Non-residential or mixed-use buildings north of River Ranch Parkway at the westerly edge of the River Valley West Village should be compatible in character to the Farm Community Center, should include pedestrian friendly elements, and should imply a small, western "downtown" character along the frontage of the "parking street" as shown on the development plans.
   a) Pedestrian arcades, canopies and/or overhangs shall be integrated with the street-front facades in these areas.
   b) A "build to" line may be determined along the street frontage in this area, and utility lines and services may be located behind or beside the buildings in order to better facilitate a "downtown" character.
2. Non-residential or mixed-use buildings south of River Ranch Parkway at the westerly edge of the Upper Meadow West Village may be larger in scale, but should reflect the rural/farm character of the area and/or character elements of the adjacent neighborhood village.

B. Form, Mass, and Height

1. Buildings along the same block front shall either be similar in size and height, or, if larger, be articulated and/or subdivided into massing and forms that are proportional to the mass and scale of other structures on that block front. Exceptions shall be allowed when a specific deviation is intended to create visual interest.
2. Building height is limited to 50' for non-residential and mixed-use structures.
3. Building height, when measured in feet refers to the vertical distance between the average finished grade at the base of the building and:
   a) The highest point on the coping of a flat roof;
   b) The deck line of a mansard roof, or
   c) The average height level between the eaves and ridge line of a gable, hip, gambrel, or other sloping or curved roof
4. The following structures and features shall be exempt from the height limits:
   a) Chimneys, smokestacks, or flues that cover no more than 5% of the area of the roof.
   b) Cooling towers, ventilators and other rooftop equipment that cover no more than 5% of the area of the roof.
   c) Elevator bulkheads and stairway elements
   d) Fire towers
   e) Utility poles and support structures
   f) Belfries, spires and steeples
   g) Monuments and ornamental towers
   h) The upper story of a building, if the floor area of that story does not exceed 20% of the area of the building footprint, may exceed the 50' height limit by up to 15'.

C. Building Entryways
   1. Well-defined entryways with clear visibility from the adjacent street should be created.
   2. Accent materials or colors should be used to enhance the sense of entry.
   3. Projected or recessed entries may be used to further define the entry area.
   4. Changes in the parapet or other roof form over the entry are encouraged.

D. Colors and Materials
   1. Building colors and materials along a non-residential or mixed-use block front should be harmonious and compatible, but need not be identical.
   2. Finish materials may include concrete masonry, brick, stone, wood or composite siding, stucco, or any residential finish materials listed above. The DRC/JRC may allow alternative materials subject to their review and approval.
   3. The use of accent colors and materials should be used to punctuate the overall color scheme.
   4. Bright (except white) and fluorescent colors are prohibited as base colors, but may be used in limited quantities as accent colors. Deep tone and bolder reds to match the existing farmstead barn and outbuildings are allowed, subject to approval of the DRC/JRC.
   5. Roof colors and materials along a common block front shall be compatible with each other and with the overall color scheme of the block, but need not be identical.