# PLANNING & ZONING COMMISSION
# SPECIAL MEETING

7:00 PM, Wednesday, December 1, 2021

## AGENDA

I. Call to Order

II. Approval of Agenda

III. Public Comments Regarding Items Not on the Agenda (limited to 3 minutes each)

IV. New Business

a. **PUBLIC HEARING** - Johnstown Village Filing 3 (Tracts M & N) Preliminary/Final Development Plan and Preliminary/Final Subdivision Plat

b. **PUBLIC HEARING** – Welty Ridge Preliminary/Final Subdivision

c. **PUBLIC HEARING** – Oxy Land Preliminary/Final Subdivision

V. Adjournment

# PLANNING & ZONING COMMISSION
# STAFF ANALYSIS REPORT

| | |
|---|---|
| **ITEM:** | **Public Hearing and Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan of Johnstown Village, Filing 3 (Johnstown Village Filing 1 – Tracts M & N)** |
| **DESCRIPTION:** | Proposed Subdivision and Development Plan for 132 single family attached dwelling units on 12.982 acres |
| **LOCATION:** | South of State Highway 60 and East of Colorado Blvd. |
| **APPLICANT:** | Tracye Herrington, LGI Homes, Inc. |
| **STAFF:** | Kristin Cote, Planner I |
| **HEARING DATE:** | November 17, 2021 |

**ATTACHMENTS**

1. Vicinity Map
2. Application
3. Preliminary/Final Plat
4. Preliminary/Final Development Plan
5. Johnstown Village PUD Overall Plan

**PROJECT OVERVIEW**

The Applicant is requesting consideration of a Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Johnstown Village Filing 3 (Tracts M & N) encompassing 12.982 acres in the Johnstown Village PUD. Of this acreage, 5.008 acres (35.58% - 12 DU's per acre) of the land will consist of the dwelling units and 6.436 acres (49.57%) of the land will be tracts which will include the alleys and open space.

This subdivision will be located on Tracts M & N and is part of an existing PUD, Johnstown Village, currently being constructed as the "Mallard Ridge" neighborhood. Proposed is a single-family attached townhome community that feels open and accessible to the neighboring parcels with rear alley loaded single family attached homes that will face the surrounding perimeter streets. Meadowlark Drive will act as the central access road into the community that will connect from State Highway 60 to the north to Colorado Blvd to the east. Open space and sidewalk connectivity will allow residents to easily reach the front of the units.

To the west of this property, 1.3 acres of land in Tract O is proposed to be dedicated to the Town to allow for a future park to serve this area and the surrounding Mallard Ridge (Johnstown Village) single family and future commercial developments. All landscaping will follow the planting list and general presentation in the existing PUD guidelines so as to blend in seamlessly with the parcels to the south.

This proposal includes the construction of two (2) local streets, totaling 1.538 acres (11.85%) of the overall land for this subdivision. These roads will be dedicated to the Town as public rights-of-way.

The applicant has indicated that each home will be equipped with a fire sprinkler system that is provided with water supply from each home's domestic water service lines. This is a requirement of fire district approval for this project, based on access limitations within the development.

**Zoning:** PUD-R Johnstown Village PUD

**ADJACENT ZONING & LAND USE**

| | |
|---|---|
| **North** | PUD-R – Podtburg Village (The Landings) |
| **East** | A – Undeveloped Weld County |
| **South** | PUD-R – Johnstown Village Filing 1 (Mallard Ridge Single Family Residential) |
| **West** | PUD-B – Johnstown Village Filing 1 (Undeveloped/future commercial) |

**PROPERTY LAND USE HISTORY**

This property was annexed into the Town with the Massey Farms 141 Annexation in 2006, ordinance number 2006-773, and has historically been agricultural use in Weld County. The Johnstown Village PUD Final Development Plan and Final Plat were approved in 2019 and created the Tracts for this development. (Attachment 5 )

**PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

**STAFF ANALYSIS**

**Comprehensive Plan Review**

*GOAL CF 1. New development achieves the community's goals and is consistent with the Town's vision.*

- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as a mix of uses to create more complete neighborhoods.
- Staff also appreciates the alley-loaded multi-family homes that provide a "front door" view to the surrounding streetscape.

*GOAL NH-1: A diversity of housing types to support the housing needs of a diverse population – Housing diversity distribution.*

- Attached single-family homes are proposed for Johnstown Village Filing 3, introducing an alternative housing type to the standard detached single-family homes being built in Filing 1 –

Mallard Ridge. This style of homes helps to contribute to more affordable housing that can serve a wider range of lifestyles and needs.

*GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.*

- Pedestrian and vehicular connections are provided into the adjacent neighborhoods to create a sense of community and to not separate this neighborhood from the existing residents to the west and north and future residents to the east and south.

The proposal includes providing 25 clusters of townhomes, for a total of 132 units – all alley-served with 2-car garages. Guest parking is not required by code, but is accommodated through on-street parking and several clusters of guest parking spaces on the site. This property does have significant grade changes from the north to south, which presented some design challenges throughout the site. This grade made it impossible for the eastern tract to provide a street loop, connecting into the neighborhood to the south. The loop is completed, instead, by connecting private alleys/drives.

One significant repercussion of this grading is also the inability of the Applicant to provide the required park area within the site, necessitating an alternative. The Applicant has chosen to pursue a cash-in-lieu for that park area dedication, required by code, which will be due prior to recordation of the plat. The Town is considering this option, given the unique situation with smaller tracts, and substantial grade that effectively precluded that park land integration without large retaining walls and other accommodations that were deemed undesirable.

Overall, the project meets Town codes and standards, and Staff has no outstanding concerns and believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure, and meets the intent of a mix of housing for the overall Johnstown Village PUD.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Recommended Findings**

It is recommended that the Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested subdivision of Johnstown Village Filing 3 (Tracts M & N) be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.

2. The proposed subdivision is in substantial compliance with the Town's codes, regulations, and requirements.

3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

**Recommended Motion**

Based on the application received, associated submittal materials, evidence provided at this hearing, and the preceding analysis, the Planning & Zoning Commission finds that the request for the preliminary/final subdivision plat and development plan for Johnstown Village Filing 3 (Tracts M & N) furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards

and regulations, and therefore moves to recommend to the Town Council Approval with Conditions of the Johnstown Village, Filing 3 (Tracts M & N) based upon the findings as stated above. Conditions include:

1. Payment of cash-in-lieu, to satisfy JMC Sec 17-51, related to required dedication of park land to the Town, prior to recordation of Final Plat.
2. Compliance with all provisions and requirements as stated in the development agreement for this subdivision.

**Alternate Motion**

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the Johnstown Village, Filing 3 (Tract M & N) Preliminary/Final Plat and Preliminary/Final Development Plan based upon the following findings…"

Respectfully Submitted:

Kristin N. Cote

Kristin Cote, Planner I

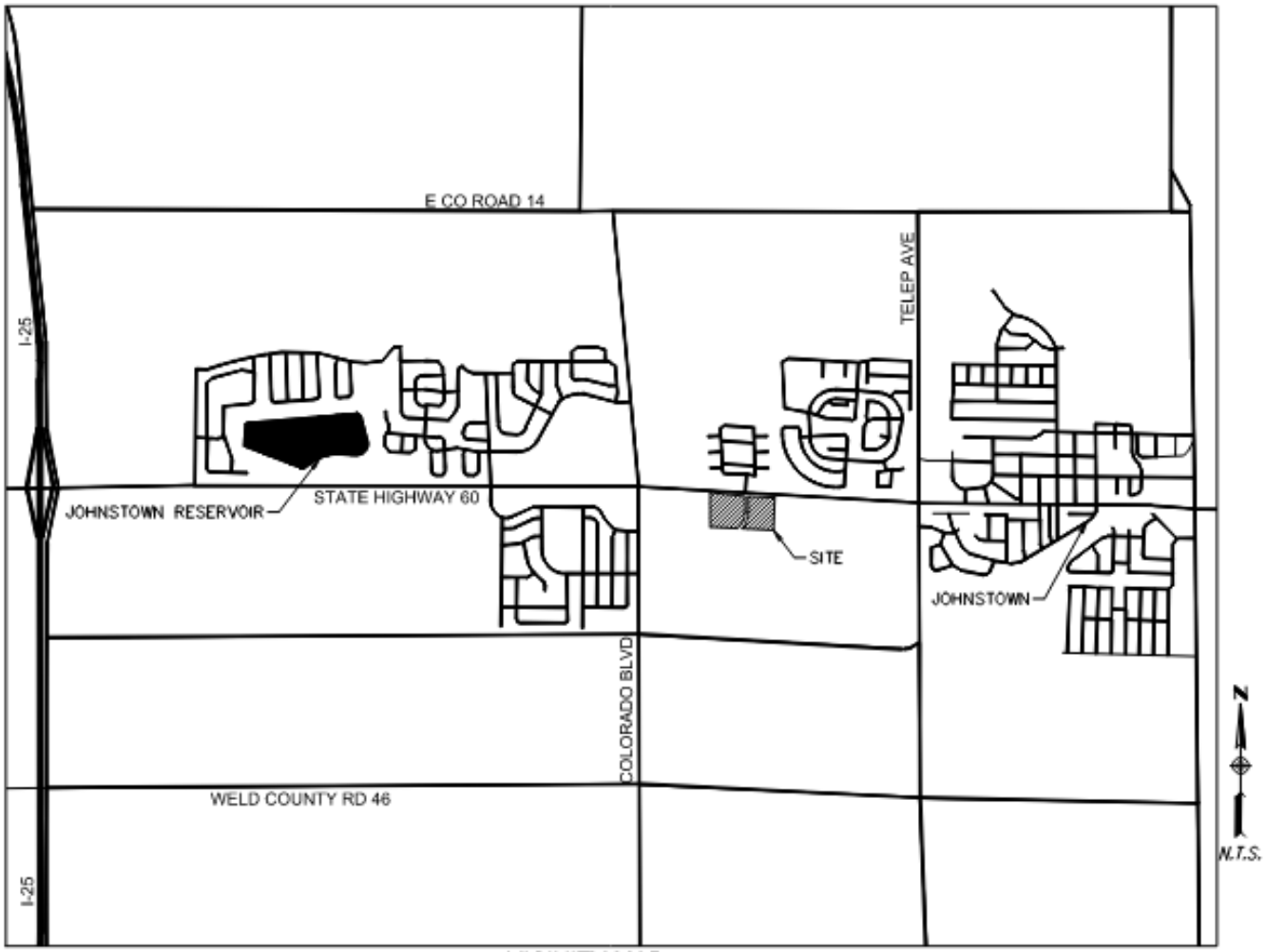
Reviewed by:

Kim Meyer

Kim Meyer, Planning and Development Director

# VICINITY MAP

## Johnstown Village Tracts M/N




*VICINITY MAP*

*N.T.S.*

# Town of Johnstown

## LAND USE APPLICATION

Project Name: Johnstown Village Tract M & N

Description: Development of approximately 132 townhome lots within Tracts M & N of Johnstown Village

*Land Use:* ☐ Site Development Plan ☐ Use by Special Review ☐ Conditional Use Grant ☐ Annexation

*Subdivision:* ☐ Replat/Minor ☒ Preliminary ☐ Final ☐ Combined Prelim/Final

*PUD*: ☐ Outline/ODP ☐ Prelim/PDP ☐ Final/FDP

*Zoning*: ☐ Establish Zoning ☐ Rezone

*Wireless*: ☐ Small Cell ☐ EFR ☐ Alt. Tower ☐ Base Station ☐ Tower/Other

*Other:* ☐ Downtown Façade Grant

Site Address or Parcel #s: Parcels: 105907214022 & 105907214021

Applicant/Project Owner: Tracye Herrington, LGI Homes, Inc.

Applicant Address: 3401 Quebec St., Suite 4060, Denver, CO 80207

Email: tracye.herrington@lgihomes.com Telephone: 303-550-1580

Consultant /Representative: Kevin Johnk, Kimley-Horn & Associates, Inc.

Consultant Address: 4582 South Ulster St., Suite 1500, Denver, CO 80237

Email: kevin.johnk@kimley-horn.com Telephone: 720-647-6230

Landowner Authorization to Proceed with Land Use Action: (Required)

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant" and/or "authorized representative" to represent me/us in all aspects of the land use process for the project being submitted with this application. ☒ Please keep me informed of the status and progress of this project via email at the address below. ☐ I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

Landowner(s): LGI Homes, Inc.

Email: tracye.herrington@lgihomes.com, kevin.johnk@kimley-horn.com Telephone: 303-550-1580 & 720-647-6230

Signature of Landowner

Signature of Landowner

# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

## A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

### LEGAL DESCRIPTION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHNSTOWN VILLAGE LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

DO HEREBY SUBDIVIDE THE SAME INTO THE LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

EXECUTED THIS _____ DAY OF _____, 20_____.

_____
OWNER – JOHNSTOWN VILLAGE LLC

STATE OF COLORADO )
)SS
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY

_____

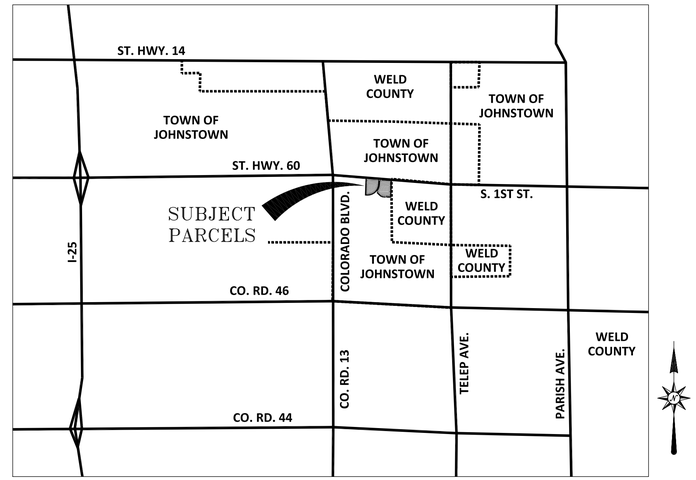
ACTING IN HIS CAPACITY AS _____ OF _____

THIS _____ DAY OF _____, 20_____.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC




VICINITY MAP
1"=3000'

### NOTES

1. STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 20000310925-REVISION NO. 2, DATED JANUARY 5, 2021 AT 5:30 P.M. WAS RELIED UPON BY DALEY LAND SURVEYING, INC. FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY DALEY LAND SURVEYING, INC.
2. THE JOHNSTOWN VILLAGE SITE IS LOCATED ON FEMA FIRM MAP NUMBER 08069C1410G DATED JANUARY 15, 2021, AND LIES WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. DISTANCES SHOWN HEREIN ARE IN U.S. SURVEY FEET.
4. BEARINGS ARE ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., ASSUMED TO BEAR NORTH 86°25'53" WEST, A DISTANCE OF 2407.24 FEET (NORTH 86°25'53" WEST, A DISTANCE OF 2407.24 FEET PER THE PLAT OF JOHNSTOWN VILLAGE FILING NO. 1 RECORDED AT RECEPTION NO. 4552734), MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP MARKED PLS 20673 1985 ON A #6 REBAR AT THE NORTH QUARTER CORNER OF SAID SECTION 7 AND BY A 2" ALUMINUM CAP MARKED PLS 23500 1996 ON A #6 REBAR AT THE NORTHWEST CORNER OF SAID SECTION 7.
5. GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED FOR JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 – TRACTS M & N) MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN OF JOHNSTOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING.
NO ALTERATIONS TO THE GRADING OF LOTS AND TRACTS MAY MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN OF JOHNSTOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
6. CERTIFICATION DEFINED PURSUANT TO RULE 6.2-LAND SURVEYORS CERTIFICATION OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, A CERTIFICATION IS DEFINED AS A SIGNED AND SEALED STATEMENT REPRESENTING THAT THE SURVEYING SERVICES THEREON HAVE BEEN PERFORMED BY OR UNDER THE RESPONSIBLE CHARGE OF THE PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. PURSUANT TO JOHNSTOWN MUNICIPAL CODE, CHAPTER 16, ARTICLE V, A FINAL PLAT RELATING TO THIS PRELIMINARY PLAT MUST BE SUBMITTED TO PLANNING & ZONING COMMISSION WITHIN TWELVE (12) MONTHS OF THIS APPROVAL, OTHERWISE THIS PRELIMINARY PLAT SHALL BECOME NULL AND VOID. ONCE A FINAL PLAT IS APPROVED, THE REMAINDER OF THE PRELIMINARY PLAT'S APPROVAL SHALL BE GRANTED A TWELVE (12) MONTH EXTENSION.
8. THE TOWN MAY GRANT NO MORE THAN TWO (2) EXTENSIONS OF TWELVE (12) MONTHS ON THIS PRELIMINARY PLAT APPROVAL, AT THE TOWN'S SOLE DISCRETION.
9. ALL OUTLOTS ARE UNBUILDABLE.
10. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAU1LIC STRUCTURES., AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE DEVELOPMENT AGREEMENT SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.

### TOWN COUNCIL APPROVAL

THIS PLAT, TO BE KNOWN AS JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 – TRACTS M & N), IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____ 20_____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

### SURVEY CERTIFICATION

I, ROBERT DALEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I MADE THE WITHIN AND FOREGOING PLAT AND DESCRIPTION OF THE LAND AS HEREIN DESCRIBED, AND THAT THE LOTS, ANGLES, DISTANCES, AREA AND LOCATION, AS INDICATED ON SAID PLAT AND CONTAINED IN SAID DESCRIPTIONS, ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
11-9-21
35597

_____
ROBERT DALEY, PLS
COLORADO REG. NO. 35597
FOR AND ON BEHALF OF DALEY LAND SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

### DISTRICT ACCEPTANCE

THE UNDERSIGNED JOHNSTOWN VILLAGE METROPOLITAN DISTRICT HEREBY ACKNOWLEDGES AND ACCEPTS THE GRANT OF EASEMENTS TO THE UNDERSIGNED AS DESIGNATED AND SHOWN HEREON FOR MAINTENANCE RESPONSIBILITY AS SPECIFIED HEREON.

JOHNSTOWN VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

BY: _____
JOHNSTOWN VILLAGE LLC

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY THIS _____ DAY OF _____
_____, 20_____ BY _____ACTING IN HIS CAPACITY AS _____
OF JOHNSTOWN VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC


**OWNER**
JOHNSTOWN VILLAGE, LLC
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111
(303)796-0900
CONTACT: MICHAEL BLUMENTHAL

**SUBDIVIDER**
LGI HOMES. LLC
3401 QUEBEC ST., SUITE 4060
DENVER, CO 80207
(866)921-1233
CONTACT: TRACYE HERRINGTON

**ENGINEER**
KIMLEY-HORN
4582 SOUTH ULSTER STREET, SUITE 1500,
DENVER, CO 80237
720.647.6230

**SURVEYOR**
DALEY LAND SURVEYING, INC.
17011 LINCOLN AVENUE #361
PARKER, COLORADO 80134
303.953.9841


**EXISTING DISTRICTS**
FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT
HIGH PLAINS LIBRARY DISTRICT
JOHNSTOWN-MILLIKEN SCHOOL DISTRICT RE-5(J)
AIMS JUNIOR COLLEGE DISTRICT
NORTHERN COLORADO WATER CONSERVATION DISTRICT
LITTLE THOMPSON WATER DISTRICT
THOMPSON RIVER PARK AND RECREATION DISTRICT
BIG THOMPSON CONSERVATION DISTRICT

**SHEET INDEX**


SHEET 1 COVER SHEET
SHEET 2 SHEET INDEX MAP
SHEET 3 BOUNDARY MAP
SHEET 4 PLAN SHEET
SHEET 5 PLAN SHEET
SHEET 6 PLAN SHEET
SHEET 7 PLAN SHEET
SHEET 8 DETAIL SHEET
SHEET 9 DETAIL SHEET, LINE AND CURVE TABLES


| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DATE: NOVEMBER 9, 2021 | JOB NUMBER: 1906-004 | REVISIONS | | BY | DATE | SURVEYED BY: SE | JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N) |
| | | | | | | DRAWN BY: AV | |
| SHEET 1 OF 9 | | | | | | CHECKED BY: RD | |

DALEY LAND SURVEYING, INC.
17011 LINCOLN AVE #361
PARKER, CO 80134


\\Survey\1906004\Drawings\KHA – Tracts M and N Plat.dwg 11/4/21 11:52 am

# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

## A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

SHEET INDEX MAP

**LAND USE TABLE**

JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 – TRACTS M & N)

| OUTLOT | AREA (SQ. FT.) | AREA (ACRES) | OWNERSHIP / MAINTENANCE | LAND USE |
|---|---|---|---|---|
| A | 3,866 | 0.089 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| B | 3,891 | 0.089 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| C | 39,088 | 0.897 | JOHNSTOWN VILLAGE METRO DISTRICT | OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS |
| D | 4,320 | 0.099 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| E | 10,931 | 0.251 | JOHNSTOWN VILLAGE METRO DISTRICT | OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS |
| F | 26,150 | 0.600 | JOHNSTOWN VILLAGE METRO DISTRICT | OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS |
| G | 4,246 | 0.097 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| H | 3,542 | 0.081 | JOHNSTOWN VILLAGE METRO DISTRICT | OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS |
| I | 3,724 | 0.085 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| J | 4,452 | 0.102 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| K | 3,592 | 0.082 | JOHNSTOWN VILLAGE METRO DISTRICT | OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS |
| L | 111,112 | 2.552 | JOHNSTOWN VILLAGE METRO DISTRICT | OPEN SPACE, INCLUDES NOTED UTILITY EASEMENTS |
| M | 4,921 | 0.113 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| N | 6,660 | 0.153 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMET |
| O | 1,202 | 0.028 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| P | 904 | 0.021 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| Q | 4,513 | 0.104 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| R | 5,866 | 0.135 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| S | 542 | 0.012 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| T | 1,442 | 0.033 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| U | 4,440 | 0.102 | JOHNSTOWN VILLAGE METRO DISTRICT | PUBLIC ACCESS, UTILITY, EMERGENCY ACCESS EASEMENT |
| TOTAL OUTLOTS | 249,404 | 5.725 | | 44.10% |

| STREET RIGHT OF WAY | AREA (SQ. FT.) | AREA (ACRES) | OWNERSHIP / MAINTENANCE | LAND USE | |
|---|---|---|---|---|---|
| WARBLER WAY | 36,182 | 0.831 | TOWN OF JOHNSTOWN | PUBLIC ROADWAY | |
| ROBIN ROAD | 30,818 | 0.707 | TOWN OF JOHNSTOWN | PUBLIC ROADWAY | |
| CHICKADEE CIRCLE | 16,130 | 0.370 | TOWN OF JOHNSTOWN | PUBLIC ROADWAY | |
| MAGPIE CIRCLE | 14,832 | 0.341 | TOWN OF JOHNSTOWN | PUBLIC ROADWAY | |
| TOTAL AREA | 97,962 | 2.249 | | | 17.32% |

| LOTS | AREA (SQ. FT.) | AREA (ACRES) | NUMBER OF LOTS | | |
|---|---|---|---|---|---|
| MULTI-FAMILY | 218,138 | 5.008 | 132 | | 38.58% |
| TOTAL AREA | 565,504 | 12.982 | TOTAL PERCENTAGE | | 100.00% |

**LEGEND**

- Right of Way Line
- Lot/Tract Line
- Easement Line
- Centerline

0 50 100
SCALE: 1" = 50.00'

**SHEET INDEX**


SHEET 1 COVER SHEET
SHEET 2 SHEET INDEX MAP
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| DATE: NOVEMBER 9, 2021 | JOB NUMBER: 1906-004 | REVISIONS | | BY | DATE | SURVEYED BY: SE<br>DRAWN BY: AV<br>CHECKED BY: RD |
|---|---|---|---|---|---|---|
| SHEET 2 OF 9 | | | | | | |

JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)


DALEY LAND SURVEYING, INC.
17011 LINCOLN AVE #361
PARKER, CO 80134



\\Survey\1906004\Drawings\VHA - Tracts M and N Plat.dwg 11/4/21 11:52 am

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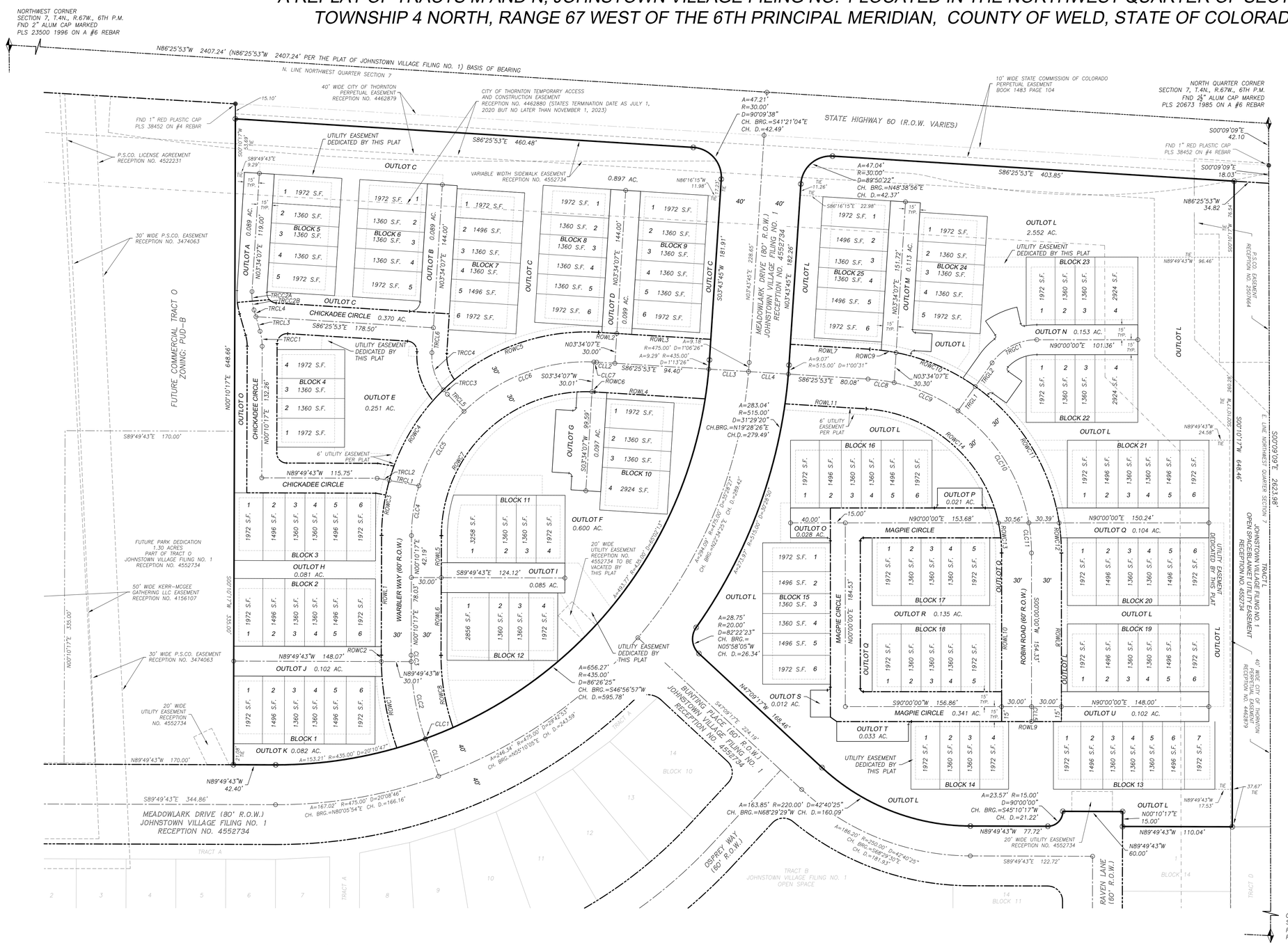



### BOUNDARY LEGEND

- ● FOUND MONUMENT AS NOTED
- ○ POT, POC, DIRECTION CHANGE POINT (NOT TO BE SET)
- ⊗ 1" YELLOW PLASTIC CAP PLS 35597 ON A #4 REBAR TO BE SET
- ⚡ FOUND SECTION CORNER AS NOTED
- EASEMENT LINE
- LOT/TRACT LINE
- SECTION LINE
- CENTERLINE

### SHEET INDEX


SHEET 1 COVER SHEET
SHEET 2 SHEET INDEX MAP
SHEET 3 BOUNDARY MAP
SHEET 4 PLAN SHEET
SHEET 5 PLAN SHEET
SHEET 6 PLAN SHEET
SHEET 7 PLAN SHEET
SHEET 8 DETAIL SHEET
SHEET 9 DETAIL SHEET, LINE AND CURVE TABLES


NOTE: DIMENSIONS ALONG THE RIGHT OF WAY ON WARBLER WAY AND ROBIN ROAD ARE TO THE CENTERLINES OF RESPECTIVE OUTLOTS DESIGNATED AS PUBLIC ACCESS, UTILITY AND EMERGENCY ACCESS EASEMENTS.

SEE SHEET 8 AND 9 FOR UTILITY EASEMENT DIMENSIONS.

| DATE: NOVEMBER 9, 2021 | JOB NUMBER: 1906-004 | REVISIONS | | BY | DATE | |
|---|---|---|---|---|---|---|
| SHEET 3 OF 9 | | | | | | SURVEYED BY: SE<br>DRAWN BY: AV<br>CHECKED BY: RD |

JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

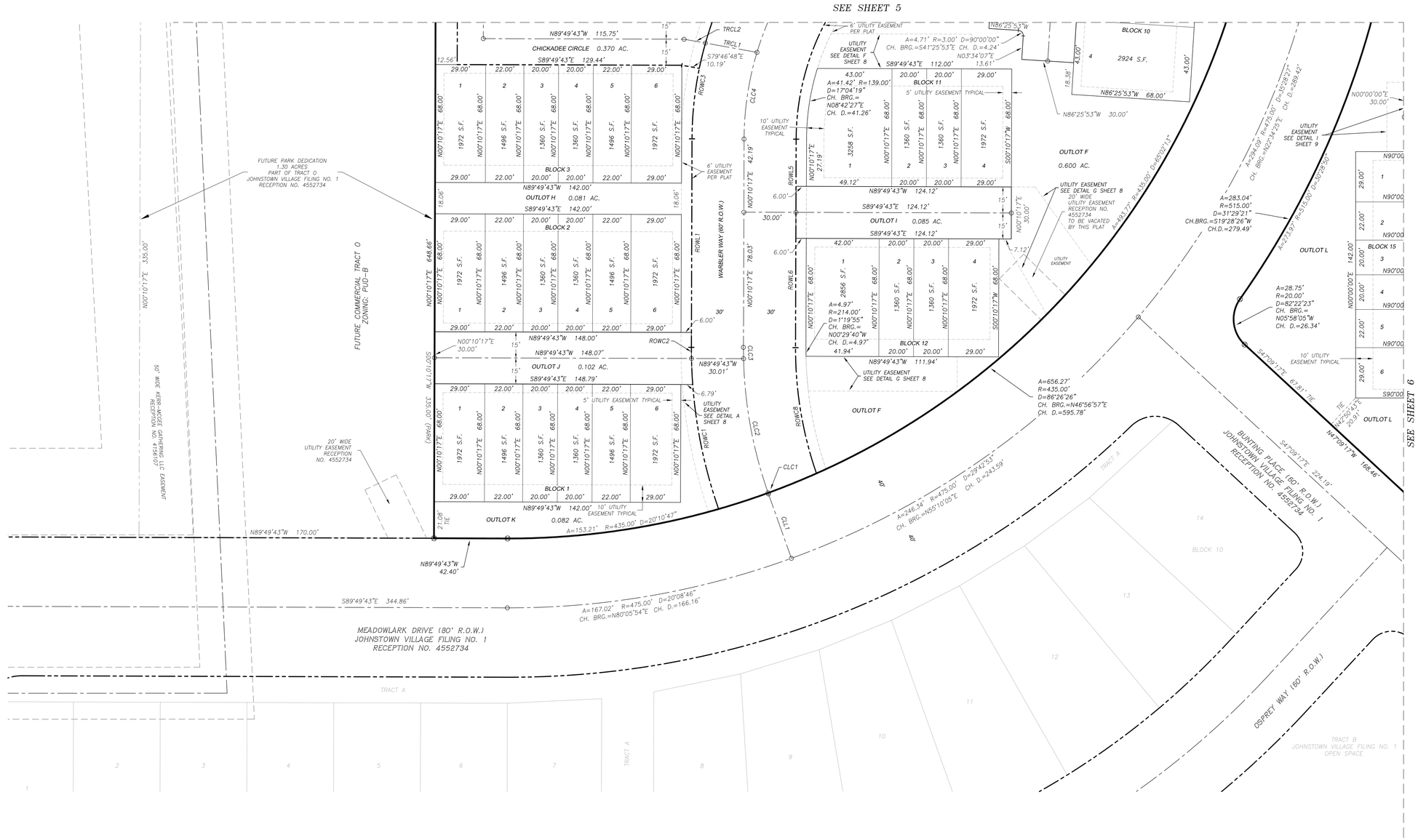

DALEY LAND SURVEYING, INC.
17011 LINCOLN AVE #361
PARKER, CO 80134



\\Survey\1906004\Drawings\KHA - Tracts M and N Plat.dwg 11/4/21 11:52 cm

# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

## A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

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|---|---|---|---|---|---|---|---|---|
| SHEET 4 OF 9 | | | | | | | | |

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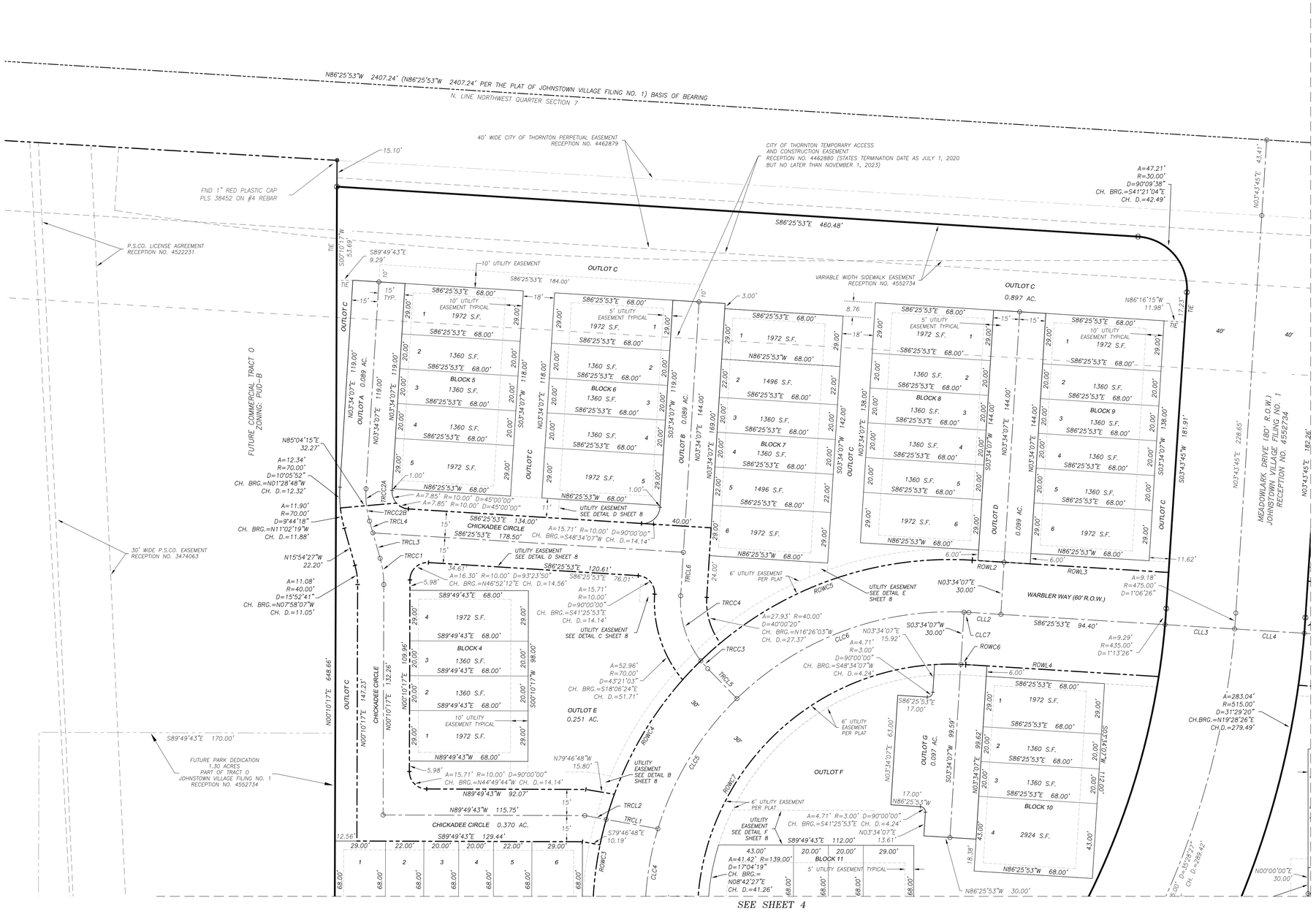


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|---|---|---|---|---|---|---|---|
| SHEET 5 OF 9 | | | | | | | |

\\Survey\1906004\Drawings\KHA - Tracts M and N Plat.dwg 11/4/21 11:52 am

# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

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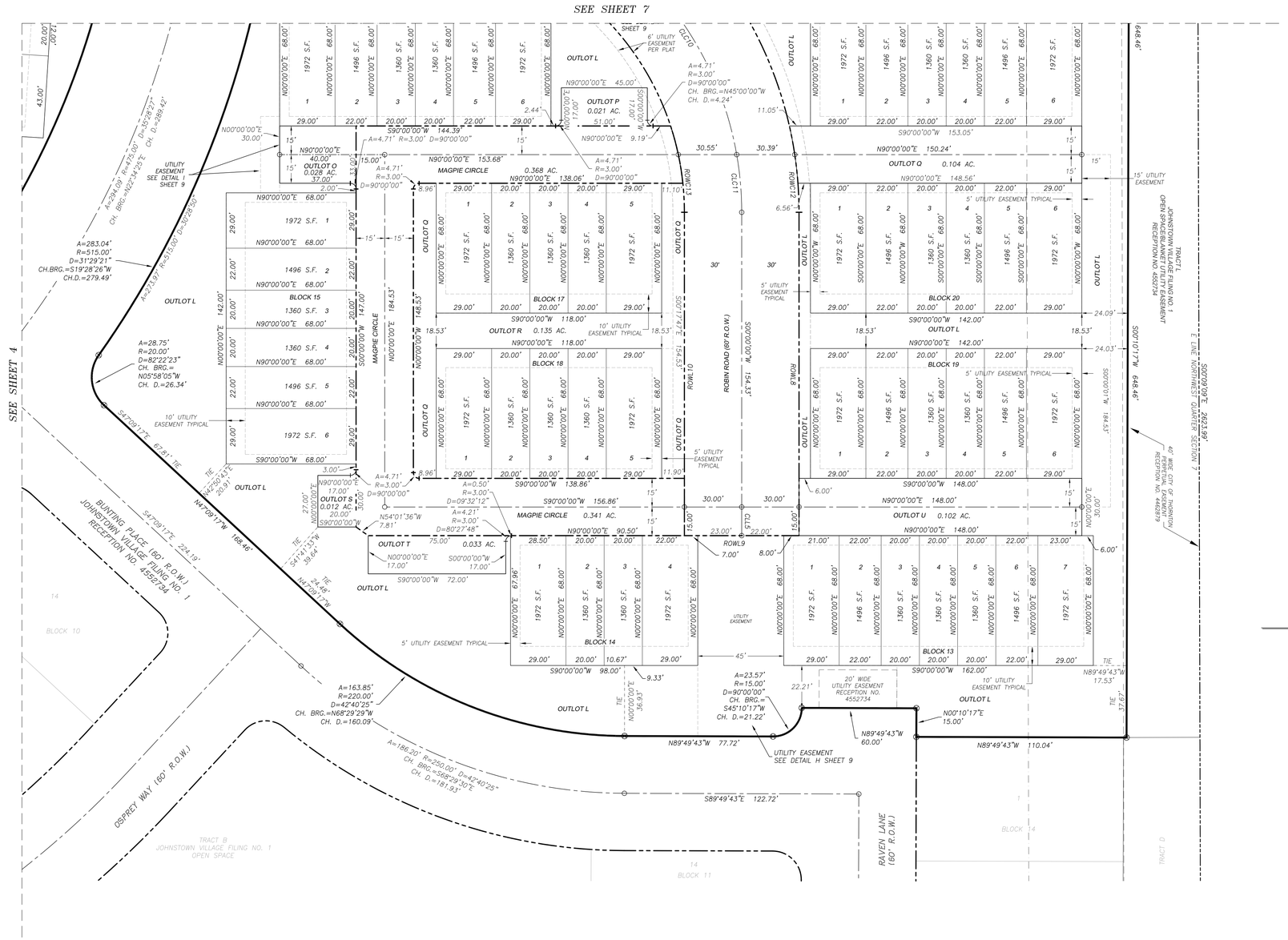


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| SHEET 6 OF 9 | | | | | | | | |

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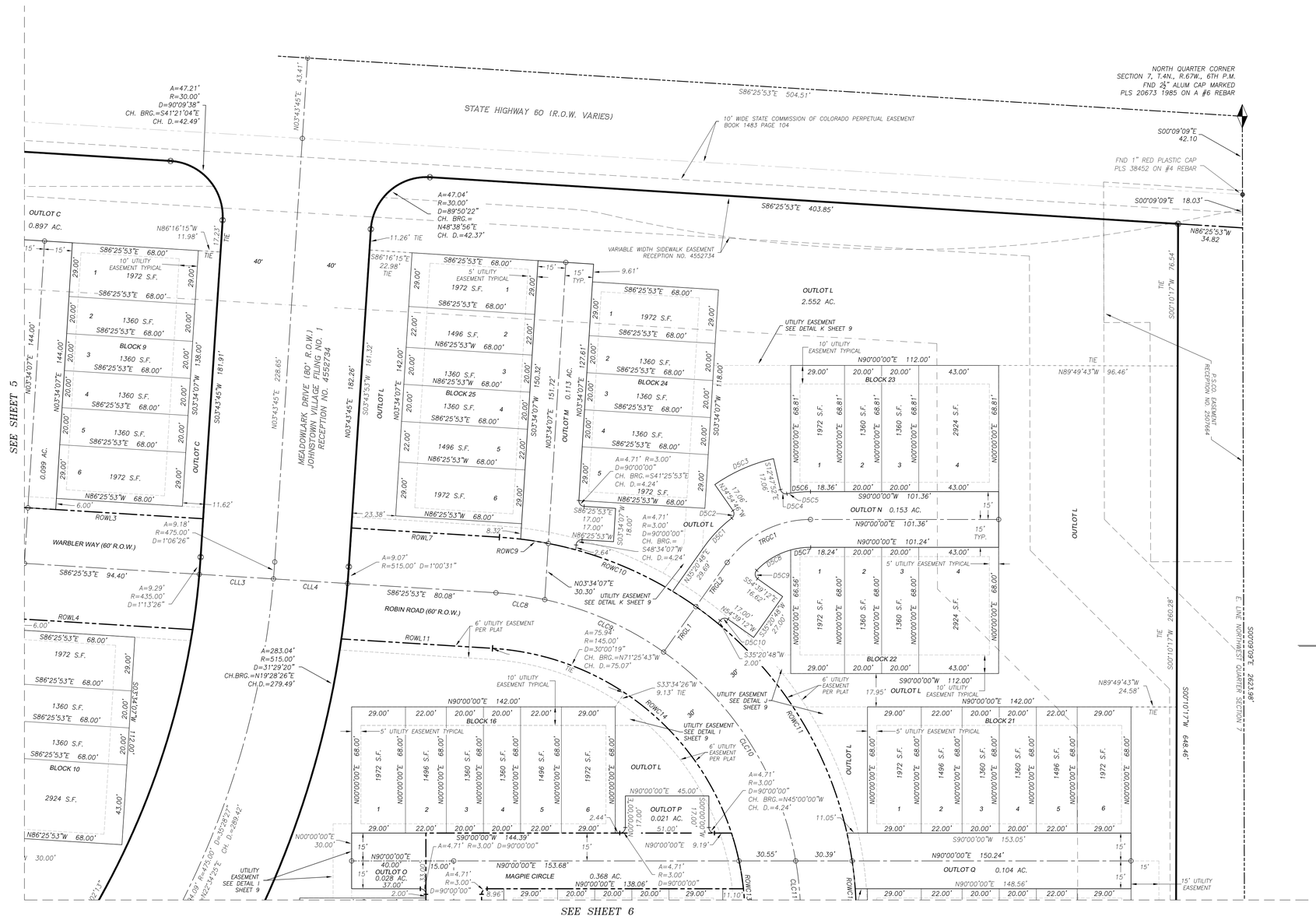
# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

## A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

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|---|---|---|---|---|---|---|---|---|
| SHEET 7 OF 9 | | | | | | | | |

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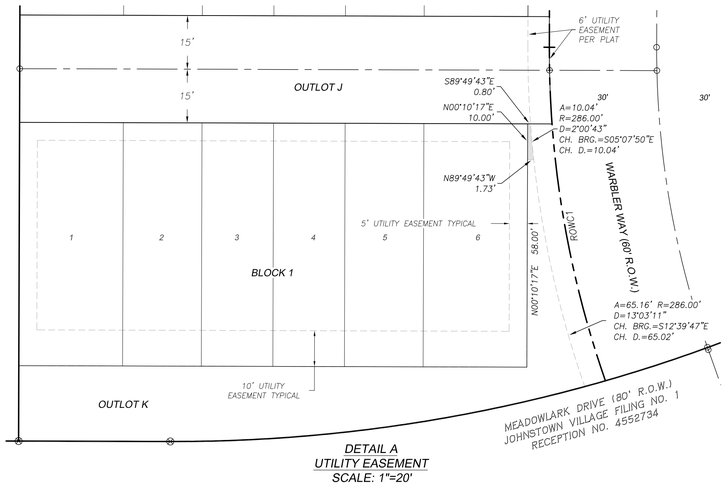
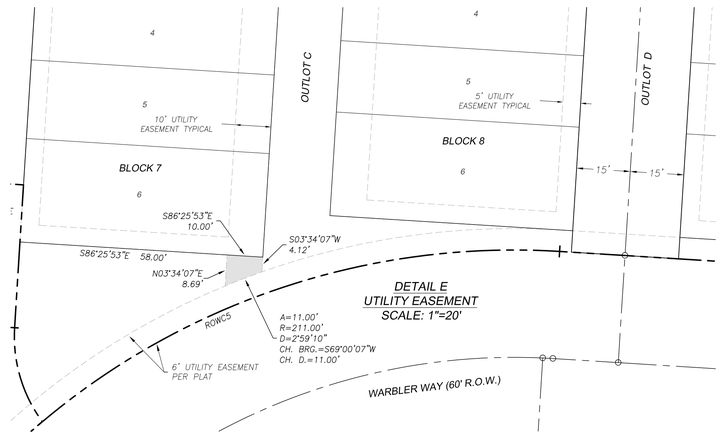
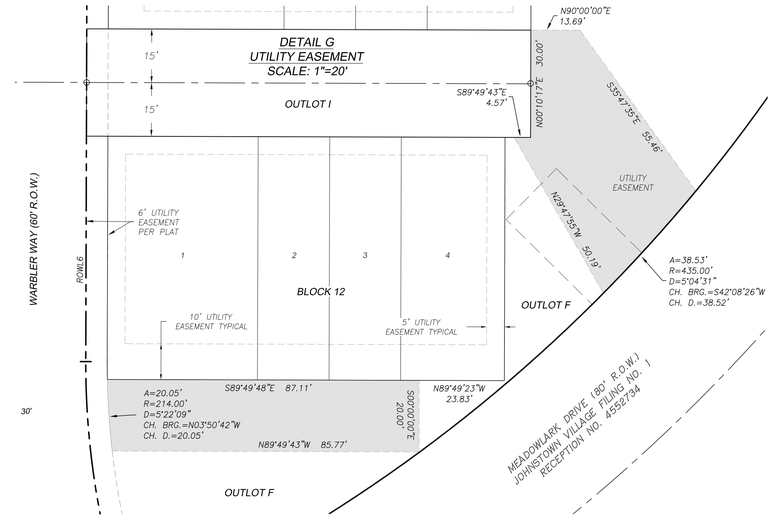
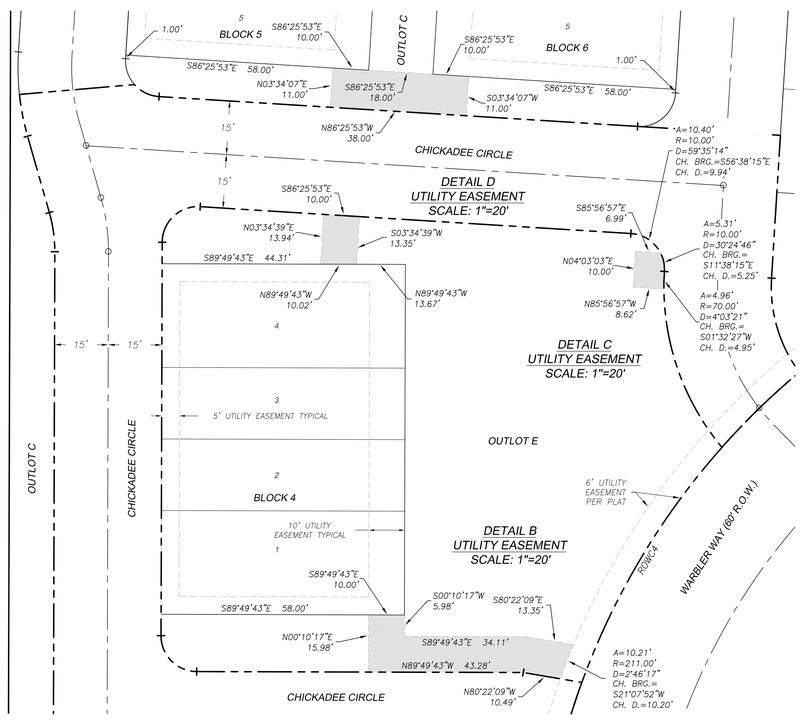
# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

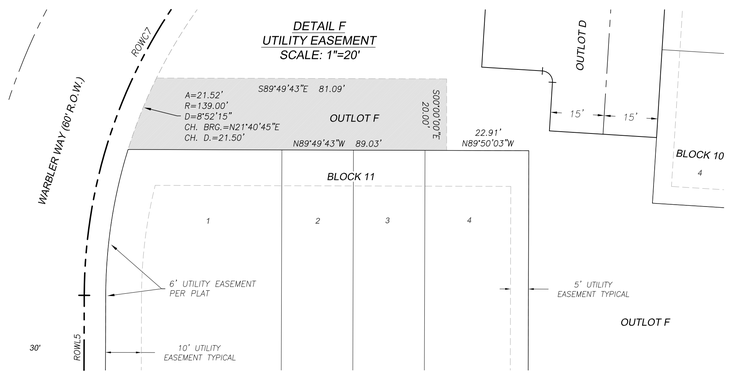
## A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF WELD, STATE OF COLORADO




0 10 20 40
SCALE: 1" = 20'

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|---|---|---|---|---|---|---|---|---|
| SHEET 8 OF 9 | | | | | | | | |

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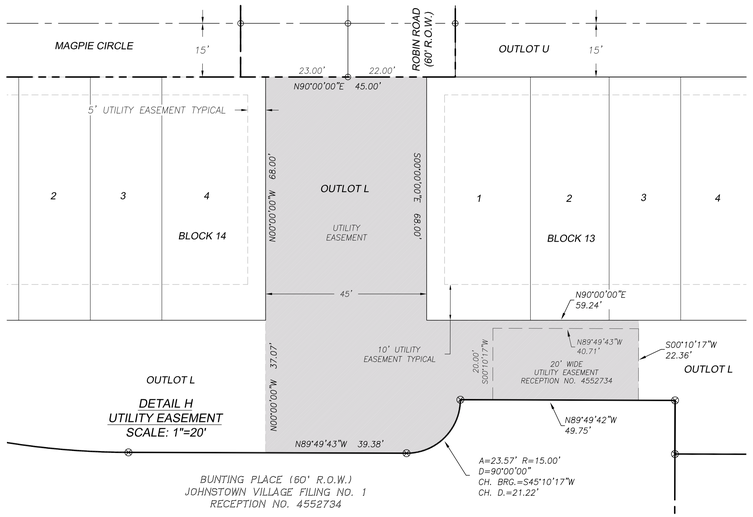
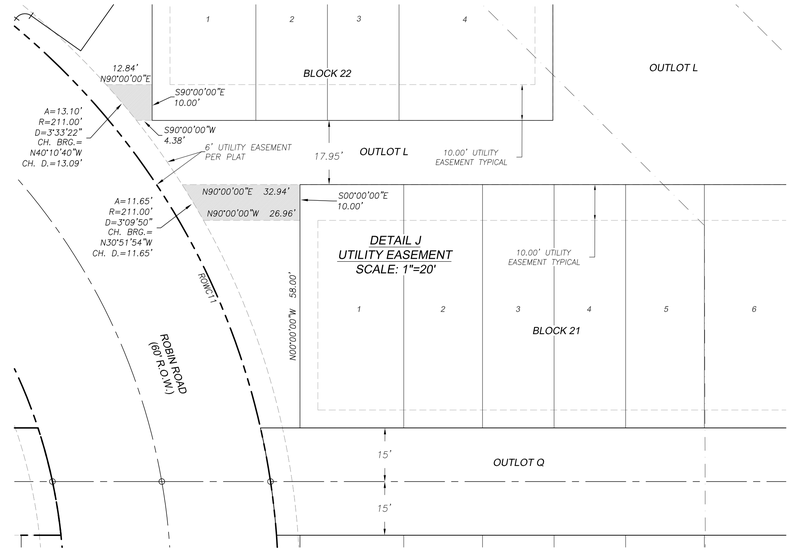
# JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

## A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF WELD, STATE OF COLORADO




WARBLER WAY AND ROBIN ROAD CENTERLINE AND CURVE TABLES

| LINE | BEARING | DISTANCE |
|---|---|---|
| CLL1 | N19°35'13"W | 39.24' |
| CLL2 | S86°25'53"E | 18.30' |
| CLL3 | S86°25'53"E | 40.01' |
| CLL4 | S86°25'53"E | 40.01' |
| CLL5 | S00°00'00"E | 15.00' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| CLC1 | 0.76' | 250.00' | 0°10'26" | N19°30'00"W | 0.76' |
| CLC2 | 79.03' | 250.00' | 18°06'44" | N10°21'25"W | 78.70' |
| CLC3 | 6.42' | 250.00' | 1°28'20" | N00°33'53"W | 6.42' |
| CLC4 | 50.68' | 175.00' | 16°35'38" | N08°28'06"E | 50.51' |
| CLC5 | 88.34' | 175.00' | 28°55'21" | N31°13'35"E | 87.40' |
| CLC6 | 143.40' | 175.00' | 46°56'55" | N69°09'43"E | 139.42' |
| CLC7 | 2.85' | 175.00' | 0°55'57" | S86°53'51"E | 2.85' |
| CLC8 | 26.59' | 175.00' | 8°42'18" | S82°04'44"E | 26.56' |
| CLC9 | 70.47' | 175.00' | 23°04'24" | S66°11'23"E | 70.00' |
| CLC10 | 136.57' | 175.00' | 44°42'50" | S32°17'46"E | 133.13' |
| CLC11 | 30.36' | 175.00' | 9°56'21" | S04°58'10"E | 30.32' |

WARBLER WAY AND ROBIN ROAD RIGHT OF WAY LINE AND CURVE TABLES

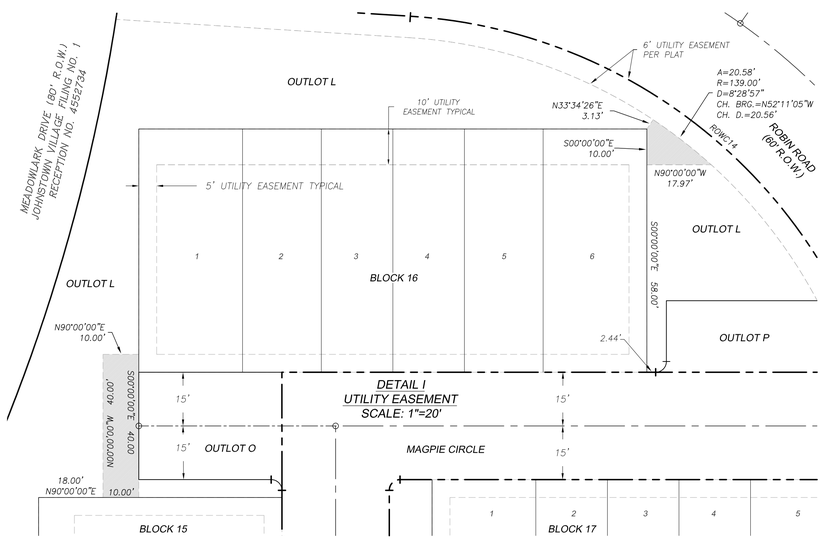
| LINE | BEARING | DISTANCE |
|---|---|---|
| ROWL1 | N00°10'17"E | 120.22' |
| ROWL2 | S86°25'53"E | 18.31' |
| ROWL3 | S86°25'53"E | 94.58' |
| ROWL4 | N86°25'53"W | 110.94' |
| ROWL5 | S00°10'17"W | 42.19' |
| ROWL6 | S00°10'17"W | 78.03' |
| ROWL7 | S86°25'53"E | 79.92' |
| ROWL8 | S00°00'00"E | 154.33' |
| ROWL9 | N90°00'00"W | 60.00' |
| ROWL10 | N00°00'00"W | 154.33' |
| ROWL11 | N86°25'53"W | 81.57' |

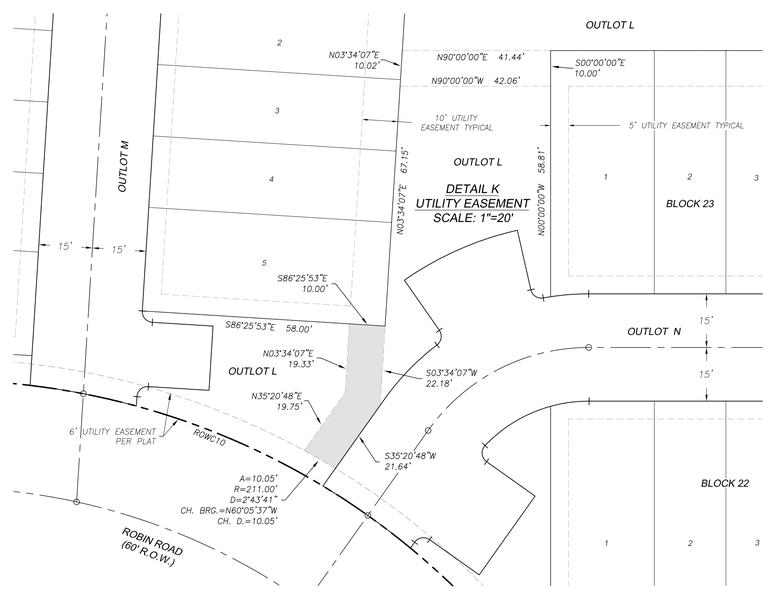
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| ROWC1 | 88.56' | 280.00' | 18°07'20" | N10°12'15"W | 88.19' |
| ROWC2 | 6.42' | 280.00' | 1°18'52 | N00°29'09"W | 6.42' |
| ROWC3 | 55.93' | 205.00' | 15°37'58" | N07°59'16"E | 55.76' |
| ROWC4 | 107.26' | 205.00' | 29°58'38" | N30°47'34"E | 106.04' |
| ROWC5 | 170.98' | 205.00' | 47°47'14" | N69°40'30"E | 166.07' |
| ROWC6 | 2.85' | 145.00' | 1°07'32" | N86°59'38"W | 2.85' |
| ROWC7 | 233.51' | 145.00' | 92°16'19" | S46°18'26"W | 209.09' |
| ROWC8 | 73.85' | 220.00' | 19°13'59" | S09°26'42"E | 73.50' |
| ROWC9 | 26.56' | 205.00' | 7°25'24 | S82°43'11"E | 26.54' |
| ROWC10 | 87.14' | 205.00' | 24°21'18" | S66°49'50"E | 86.49' |
| ROWC11 | 165.23' | 205.00' | 46°10'48" | S31°33'47"E | 160.79' |
| ROWC12 | 30.32' | 205.00' | 8°28'23" | S04°14'11"E | 30.29' |
| ROWC13 | 30.43' | 145.00' | 12°01'25" | N06°00'42"W | 30.37' |
| ROWC14 | 188.31' | 145.00' | 74°24'28" | N49°13'39"W | 175.35' |

LINE AND CURVE TABLES

| LINE | BEARING | DISTANCE |
|---|---|---|
| TRCL1 | N79°46'48"W | 30.17' |
| TRCL2 | N79°46'48"W | 12.46' |
| TRCL3 | N15°54'27"W | 15.14' |
| TRCL4 | N15°54'27"W | 7.07' |
| TRCL5 | N44°18'16"W | 23.97' |
| TRCL6 | N03°34'07"E | 25.00' |
| TRGL1 | N35°20'48"E | 30.00' |
| TRGL2 | N35°20'48"E | 29.14' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| TRCC1 | 15.27' | 55.00' | 15°54'27" | N07°57'14"W | 15.22' |
| TRCC2A | 9.67' | 55.00' | 10°04'36" | N01°28'11"W | 9.66' |
| TRCC2B | 9.02' | 55.00' | 9°24'00" | N11°12'28"W | 9.01' |
| TRCC3 | 6.04' | 55.00' | 6°17'26" | N41°09'33"W | 6.04' |
| TRCC4 | 39.92' | 55.00' | 41°34'58" | N17°13'22"W | 39.05' |
| TRCC1 | 52.46' | 55.00' | 54°39'12" | N62°40'24"E | 50.50' |
| D5C1 | 21.24' | 70.00' | 17°23'07" | N44°02'22"E | 21.16' |
| D5C2 | 4.59' | 3.00' | 87°38'41" | N08°54'34"E | 4.15' |
| D5C3 | 34.74' | 90.00' | 22°06'54" | N66°08'41"E | 34.52' |
| D5C4 | 4.59' | 3.00' | 87°38'41" | S56°37'12"E | 4.15' |
| D5C5 | 2.07' | 70.00' | 1°41'44" | N80°24'19"E | 2.07' |
| D5C6 | 10.69' | 70.00' | 8°44'48" | N85°37'36"E | 10.68' |
| D5C7 | 10.89' | 40.00' | 15°35'49" | S82°21'54"W | 10.86' |
| D5C8 | 21.61' | 40.00' | 30°57'40" | S59°05'10"W | 21.35' |
| D5C9 | 5.14' | 3.00' | 98°15'32" | S05°31'26"E | 4.54' |
| D5C10 | 4.71' | 3.00' | 90°00'00" | S80°20'48"W | 4.24' |

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|---|---|---|---|---|---|---|---|
| SHEET 9 OF 9 | | | | | | | |

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# JOHNSTOWN VILLAGE FILING NO. 3 (JOHNSTOWN FILING 1 - TRACTS M & N)

## FINAL SITE DEVELOPMENT PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE
67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO


**CIVIL ENGINEER**
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228–2300
CONTACT: KEVIN JOHNK, PE

**OWNER/DEVELOPER**
LGI HOMES, INC.
3401 QUEBEC ST. SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921–1233
CONTACT: TRACYE HERRINGTON

**LANDSCAPE ARCHITECT**
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228–2300
CONTACT: MIKE LEUTENEKER

**LAND PLANNER**
KIMLEY–HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228–2300
CONTACT: KEITH NICHTER

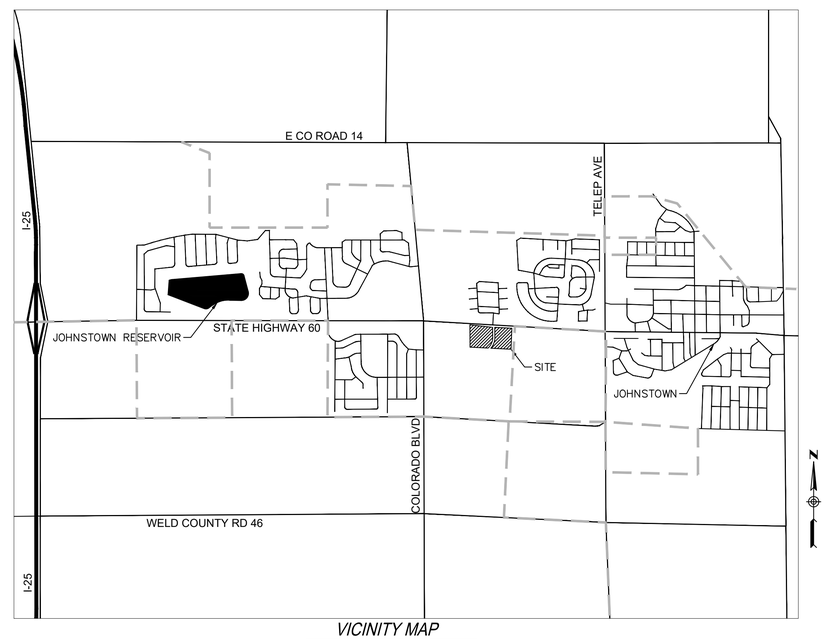
**LAND SURVEYOR**
DALEY LAND SURVEYING, INC.
17011 LINCOLN AVE, #361
PARKER, CO 80134
PHONE: (303) 953–9841
CONTACT: ROB DALEY, PLS


## LEGAL DESCRIPTION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHNSTOWN VILLAGE LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, COUNTY OF WELD, STATE OF COLORADO.

DO HEREBY SUBDIVIDE THE SAME INTO THE LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS–OF–WAY, AND EASEMENTS AS SHOWN ON THE PLAT DOCUMENT ACCOMPANYING THIS SUBMITTAL PACKAGE, AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHTS–OF–WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.




*VICINITY MAP*
*1" = 2000'*

| Land Use Summary Table | | | | |
|---|---|---|---|---|
| | | | | |
| Total land Area | 12.98 | AC | 565,409 | SF |
| Landscaped Area | 7.04 | AC | 306,662 | SF |
| | 54 | % | | |
| Total Street Area | 0.956 | AC | 41,643 | SF |
| | 7.37 | % | | |
| Total Alley Area | 1.919 | AC | 83,592 | SF |
| | 14.78 | % | | |
| Number of Proposed Units | 132 | | | |
| Number of Buildings | 25 | | | |
| Parking Spaces (Garage) | 264 | | | |
| Parking Spaces (Off street) | 31 | | | |
| Parking Spaces (On street) | 66 | | | |

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED: _____ _____
Date

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ _____
Town Engineer, Town of Johnstown Date

REVIEWED AND ACCEPTED: _____ _____
Director of Planning and Development, Town of Johnstown Date

REVIEWED AND ACCEPTED: _____ _____
Public works Department, Town of Johnstown Date

## BENCHMARK & BASIS OF BEARING

VERTICAL RELIEF AND BENCHMARK:
THE CONTOURS SHOWN ON THIS SURVEY ARE REFERENCED TO NAVD88 AND WERE OBTAINED FROM A GPS/RTK GROUND SURVEY ORIGINATING AT NGS BENCHMARK K 409 1984. THE PUBLISHED ELEVATION FOR NGS BENCHMARK K 409, A STAINLESS STEEL ROD IN A SLEEVE, IS 5074.16 FEET. THE BENCHMARK DISC IS LOCATED 5.35 MILES SOUTH OF LOVELAND, COLORADO ALONG U.S. HIGHWAY 287 FROM ITS JUNCTION WITH U.S. HIGHWAY 34 IN LOVELAND, 29.2 FEET WEST OF THE CENTERLINE OF THE HIGHWAY AND 3.6 FEET NORTH OF UTILITY POLE IREA CO–OP AD 198–10. ACCESS TO THE DATUM POINT IS THROUGH A 5" LOGO CAP. 1 FOOT SOUTH OF A WITNESS POST AND 2 FEET BELOW GROUND.

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JOHNSTOWN VILLAGE

Know what's **below.** **Call** before you dig.

JOHNSTOWN VILLAGE
COVER SHEET

FINAL SUBDIVISION & SDP

Kimley»Horn


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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237 (303) 228–2300

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| KHTEAM | KHTEAM | TLC |

SCALE (H): HORIZ: 1"=40'
SCALE (V): VERT: 1"=4'

DATE: 11/5/2021

SHEET NO. 1

PROJECT NO. 196011003

DWG. NAME 196011003_SDP_Cover Sheet & Notes.dwg

CASE NO.: TBD


\\kimley-horn.com\nt_den\DEN_Civil\196011003_Johnstown Village\CADD\PlanSheets\Site Development Plan\196011003_SDP_Cover Sheet & Notes.dwg Nov 09, 2021 Kevin.Johnk
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# JOHNSTOWN VILLAGE FILING NO. 3, FINAL SITE DEVELOPMENT PLANS
# FOR
# JOHNSTOWN VILLAGE

FOR COMPLETE PUD FINAL DEVELOPMENT PLAN STANDARDS, PLEASE REFER TO:

JOHNSTOWN VILLAGE P.U.D. – FINAL DEVELOPMENT PLAN, PREPARED BY HENRY DESIGN GROUP, AND APPROVED ON SEPTEMBER 16, 2019.

THE FOLLOWING NOTES ARE EXCERPTS FROM THE AFOREMENTIONED DOCUMENT.

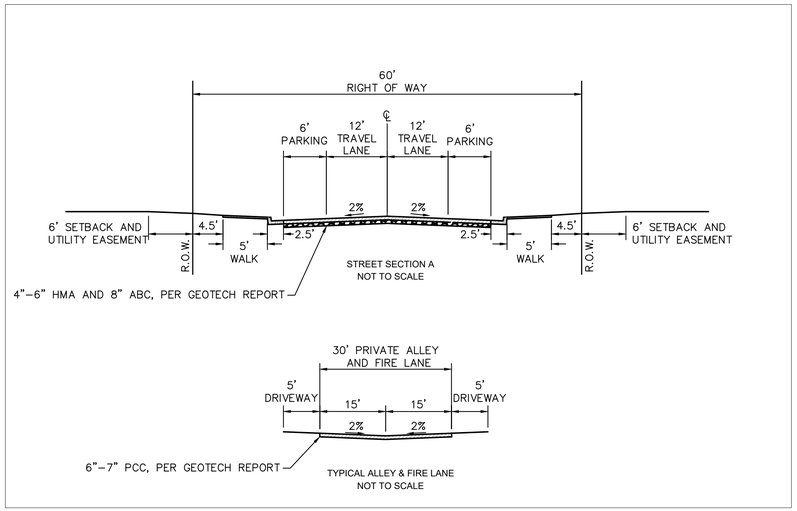
**B. Single Family Attached Housing**

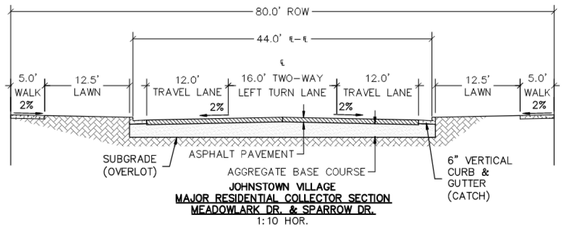
Single Family Attached housing shall meet the Town of Johnstown Design Guidelines in addition to the following architectural design standards.

1. The façades of building structures shall be articulated to differentiate individual units.
2. The street facing elevation (including doors and windows, but excluding roof area) shall have a minimum of thirty (30) percent masonry (brick, stone, cultured stone or texture EIFS); and outside corners of street facing elevations shall be wrapped with masonry product a minimum of two (2) feet.
3. Building side exterior wall areas shall be composed of one of the following:
   a. At least 25 percent full-width brick or stone (excluding window and door areas and related trim areas) with the balance being any type of lap siding and/or stucco.
   b. A maximum of 60 percent stucco (excluding window and door areas and related trim areas) with the balance being any type of lap siding, brick, stone, or combination thereof.
4. Each individual single-family attached building shall provide a private outdoor patio or deck area with minimum floor area dimensions of at least five feet by seven feet. Such an area may be either at or above the surrounding grade, but shall be clearly demarked by patio paving, decking, a privacy screen, a three-foot wall, or landscape screening.
5. No more than six building units may be attached in any single row or building cluster.
6. Each street facing façade of each home shall have a minimum window area of 12 square feet of glass area. On any elevation requiring a window, the garage, basement or entry door windows shall not be used to satisfy the window requirement.
7. Each window that is not located in a portion of the wall clad in masonry shall have either a minimum four-inch nominal wide wood trim border or shutters a minimum of twelve (12) inches wide.
8. Window frames other than wood shall be either anodized, electrostatically painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.
9. Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide trim border.
10. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof.
11. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.
12. A primary roof slope of at least 5:12 shall be provided unless the architectural style dictates otherwise.
13. It is encouraged that units be designed so that the unit's garage door or doors and its front entry appear on different sides of a building.
14. Development of the single family attached tract shall be subject to development plan review and approval by Planning Commission and Town Council.

| SINGLE FAMILY ATTACHED RESIDENTIAL | | |
|---|---|---|
| Maximum Building Height | 40 feet | Primary structure and attached garage |
| Maximum Gross Density | 12 .0 Dwelling Units per Acre | |
| Dwelling Units per Lot | One (1) for fee simple buildings | |
| Number of attached dwelling units in a Structure | Two (2) or more units but no more than six (6) | |
| Minimum Floor Area for Principal Dwelling Unit | 750 Square Feet | |
| Minimum Unit/Lot Frontage | 16 feet | |
| Maximum Lot Coverage | 80% | Includes structures and covered porch only |
| | | |
| **Building Setbacks** | | |
| **Front** | | |
| Facing a Public Street or Private Drive when garage is front loaded | 20 feet | To face of garage from back of right-of-way or edge of pavement on a private drive |
| | 15 feet | To face of structure or living area |
| | 10 feet | To covered porch with no living space above |
| Facing Open Space or a Garden Court when garage is rear loading | 10 feet | |
| **Side** | | |
| Internal lot | 0 feet | On the side attached to another dwelling |
| | 7.5 feet | On the side not attached |
| **Corner side** | | |
| Adjacent to a Public Street | 10 feet | To the structure |
| | 20 feet | To face of garage from back of right-of-way when garage is side loaded |
| Adjacent to a Private Drive | 8 feet | To the structure |
| | 20 feet | To face of garage from back of private drive if garage is side loaded |
| **Rear** | | |
| Rear loaded garages | 5 feet from edge of private drive with no parking permitted | |
| Backing on WCR 13 Landscape Tract/Easement | 0 feet | |
| Backing on HWY 60 | 15 feet | |
| **Distance Between Structures** | | |
| Front to Front | 30 feet | When SFA is on a common lot or when on fee simple lots between structures regardless of location of lot line |
| Rear to Rear | 30 feet | |
| Front to Side or Rear | 20 feet | |
| | | |
| **Landscaping** | | |
| Front yard | By Developer/builder | |
| Rear/side yard | By Homeowner | |
| Common Open Space and Landscape Area | By Developer/builder | |
| **Pocket Park** | A 1.3- acre pocket park shall be located within the Single Family Attached area | |
| **Common Area Open space** | 20% of site area | May include common landscape area, private lot area and the Pocket Park. May not include areas covered by roads, parking or structures. |

1.3 ACRE PARK AREA HAS BEEN PLACED WITHIN TRACT O DEVELOPMENT ACCORDING TO TOWN STAFF INSTRUCTION CONTAINED WITHIN A PARK LAND DEDICATION LETTER DATED 9/15/2021.
PLEASE REFER TO FINAL PLAT




JOHNSTOWN VILLAGE

Know what's below. Call before you dig.

JOHNSTOWN VILLAGE

DEVELOPMENT STANDARDS

FINAL SUBDIVISION & SDP

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SCALE (H): HORIZ: 1"=40'
SCALE (V): VERT: 1"=4'

DATE: 11/5/2021

SHEET NO. 2

PROJECT NO. 196011003

DWG. NAME 196011003_SDP_Cover Sheet & Notes.dwg

CASE NO.: TBD

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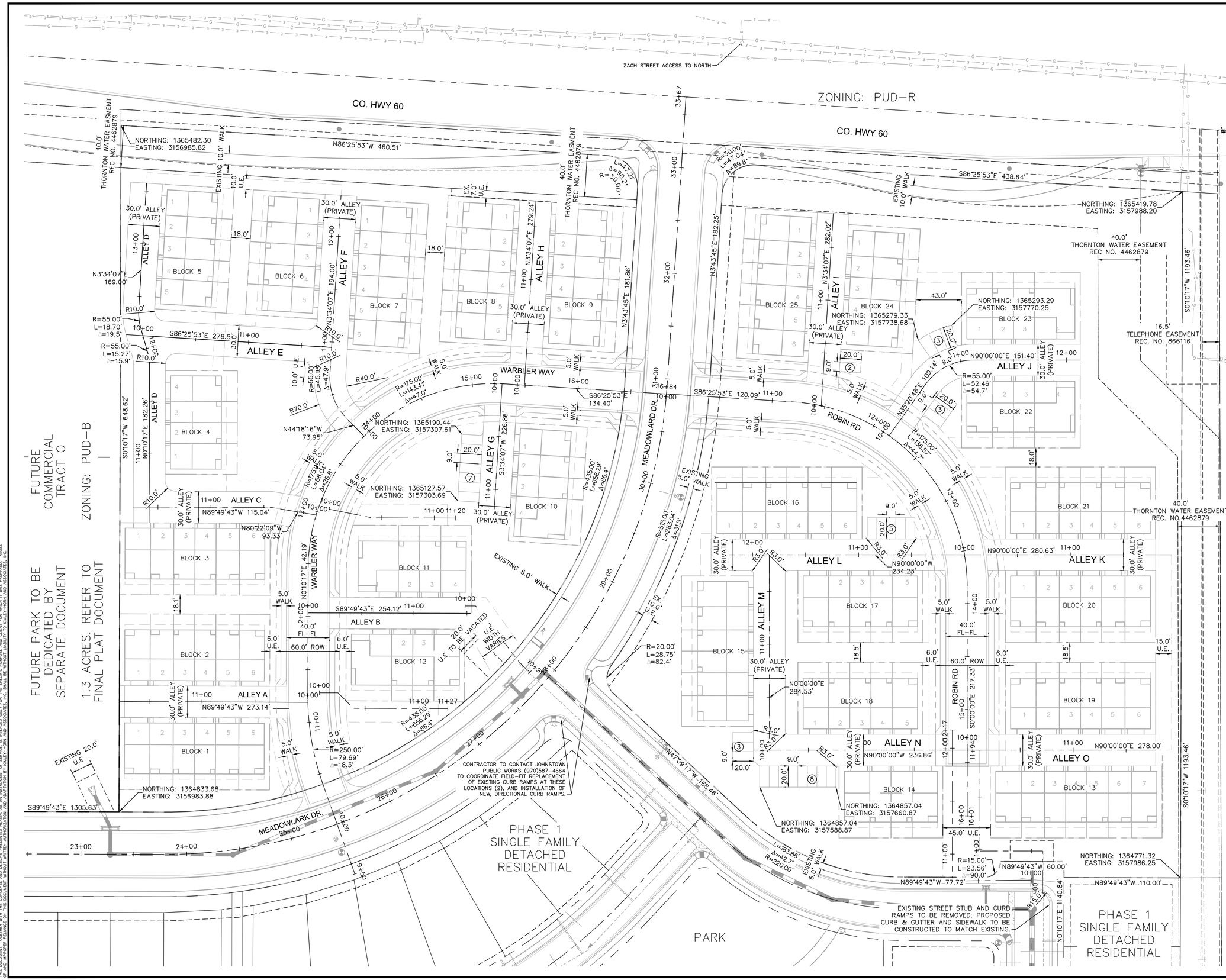


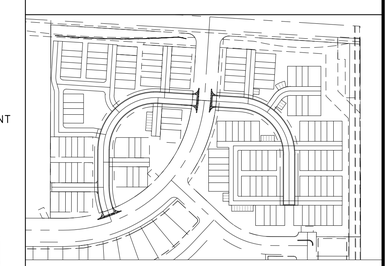

KEYMAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

JOHNSTOWN VILLAGE

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JOHNSTOWN VILLAGE
# HORIZONTAL CONTROL

CONSTRUCTION DOCUMENTS

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DENVER, CO 80237 (303) 228-2300

COLORADO REGISTERED PROFESSIONAL ENGINEER KEVIN TONEY 53395 10/8/21

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| KHTEAM | KHTEAM | TLC |

SCALE (H): 1:20
SCALE (V): N/A
DATE: 10/8/2021
PROJECT NO. 196011003
DWG. NAME 196011003_SITE-OV.dwg
SHEET NO. 4 of 49 shts

CASE NO.: TBD

K:\den_civil\196011003_johnstown village\CADD\plansheets\Cds\196011003_SITE-OV.dwg Oct 07, 2021 Jason.Peterson
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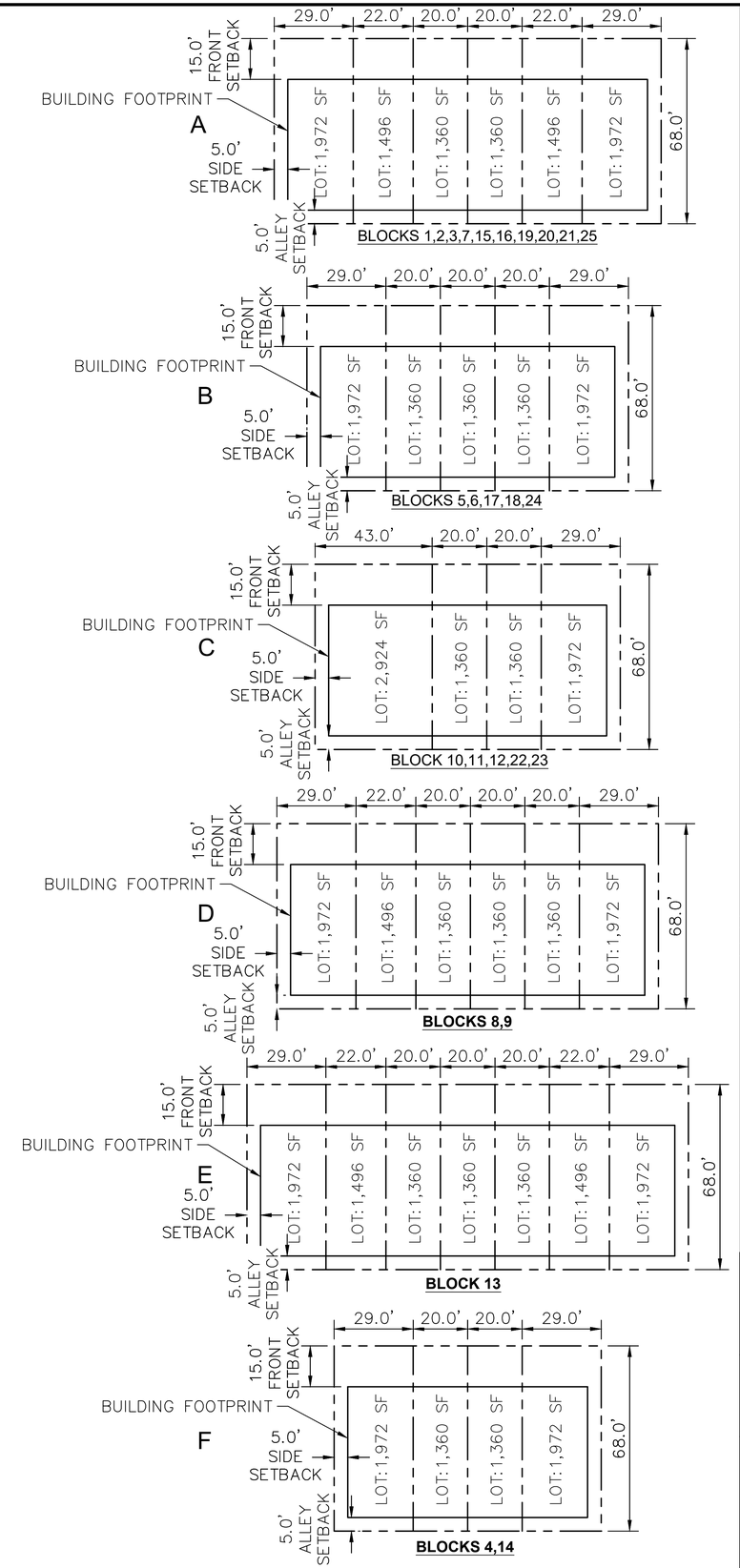


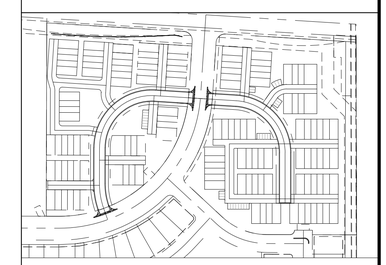

KEYMAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

JOHNSTOWN VILLAGE

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JOHNSTOWN VILLAGE
# LOT DETAILS

CONSTRUCTION DOCUMENTS

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COLORADO REGISTERED PROFESSIONAL ENGINEER
KEVIN JONES
53395
10/8/21

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| KHTEAM | KHTEAM | TLC |

SCALE (H): 1:20
SCALE (V): N/A

DATE: 10/8/2021

PROJECT NO. 196011003

DWG. NAME 196011003_SITE-OV.dwg

SHEET NO. 5 of 49 shts

CASE NO.: TBD

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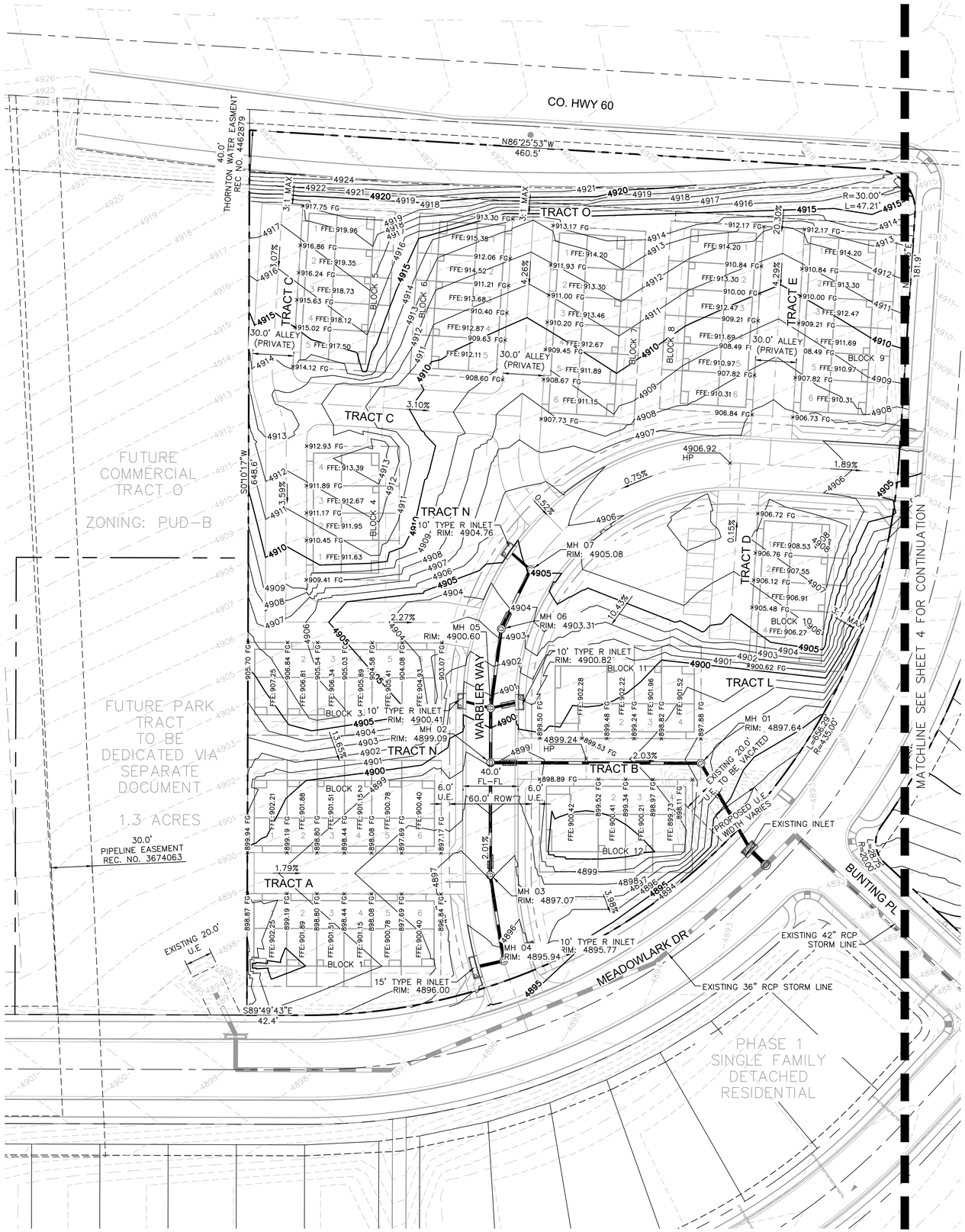


## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | LOT LINE |
| | BUILDING FOOTPRINT |
| -54XX- | EXISTING MINOR CONTOUR |
| -54XX- | EXISTING MAJOR CONTOUR |
| 5430 | PROPOSED MAJOR CONTOUR |
| 5431 | PROPOSED MINOR CONTOUR |

## BENCHMARK & BASIS OF BEARING

VERTICAL RELIEF AND BENCHMARK:
THE CONTOURS SHOWN ON THIS SURVEY ARE REFERENCED TO NAVD88 AND WERE OBTAINED FROM A GPS/RTK GROUND SURVEY ORIGINATING AT NGS BENCHMARK K 409 1984. THE PUBLISHED ELEVATION FOR NGS BENCHMARK K 409, A STAINLESS STEEL ROD IN A SLEEVE, IS 5074.16 FEET. THE BENCHMARK DISC IS LOCATED 5.35 MILES SOUTH OF LOVELAND, COLORADO ALONG U.S. HIGHWAY 287 FROM ITS JUNCTION WITH U.S. HIGHWAY 34 IN LOVELAND, 29.2 FEET WEST OF THE CENTERLINE OF THE HIGHWAY AND 3.6 FEET NORTH OF UTILITY POLE IREA CO-OP AD 198-10. ACCESS TO THE DATUM POINT IS THROUGH A 5" LOGO CAP. 1 FOOT SOUTH OF A WITNESS POST AND 2 FEET BELOW GROUND.

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

JOHNSTOWN VILLAGE

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JOHNSTOWN VILLAGE
# GRADING PLAN

CONSTRUCTION DOCUMENTS

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DENVER, CO 80237 (303) 228-2300

COLORADO REGISTERED PROFESSIONAL ENGINEER KEVIN JOHNSON 53395 10/8/21

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| KH TEAM | KH TEAM | TLC |

SCALE (H): N/A
SCALE (V): N/A
DATE: 10/8/2021
PROJECT NO. 196011003
DWG. NAME 196011003_GD.dwg
SHEET NO. 6 of 49 shts

CASE NO.: TBD

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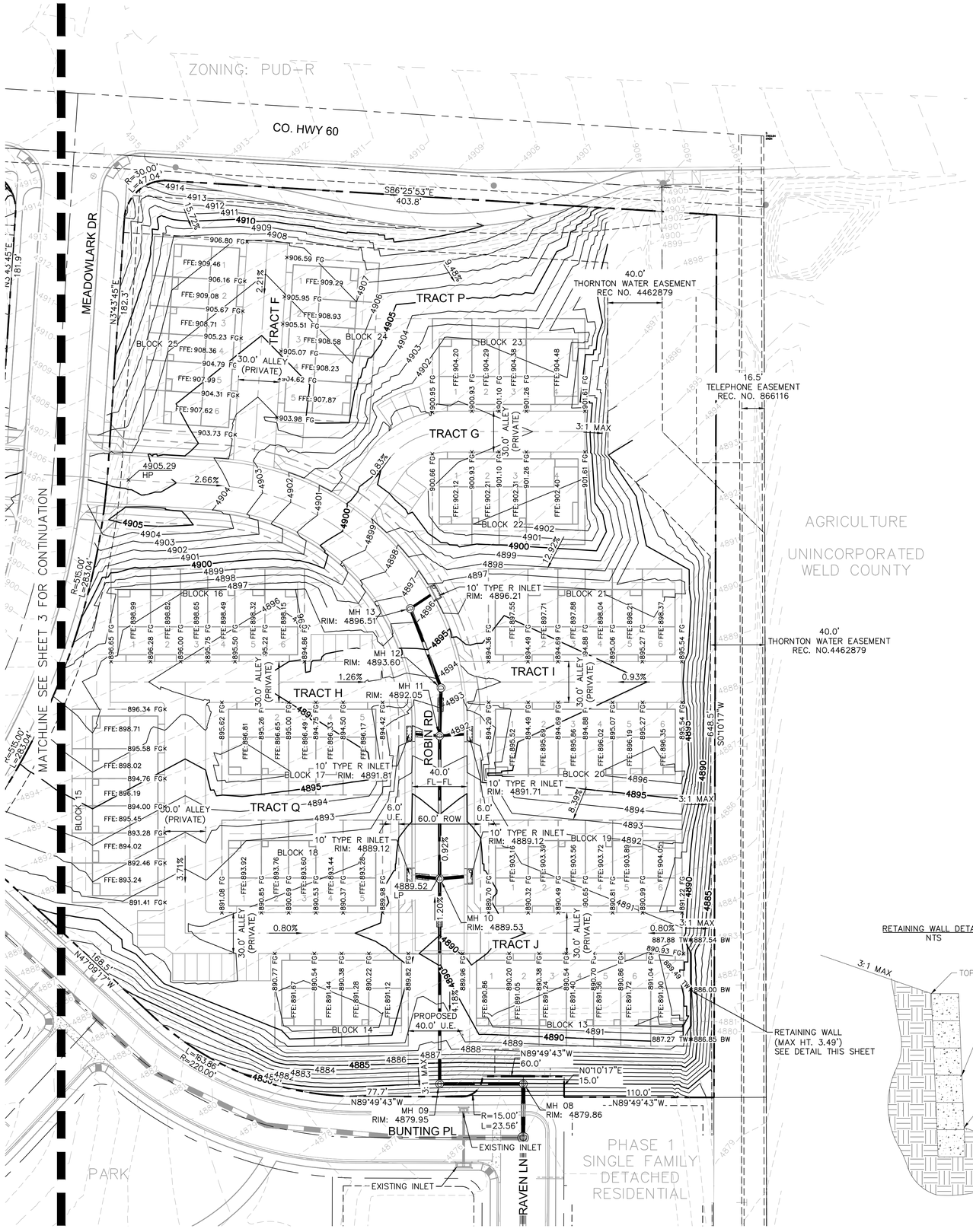


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| | |
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

JOHNSTOWN VILLAGE

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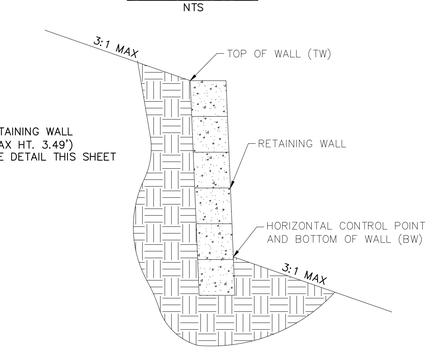
RETAINING WALL DETAIL
NTS




JOHNSTOWN VILLAGE

# GRADING PLAN

CONSTRUCTION DOCUMENTS

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DENVER, CO 80237 (303) 228-2300

COLORADO REGISTERED PROFESSIONAL ENGINEER KEVIN JOHNSON 53395 10/8/21

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| KH TEAM | KH TEAM | TLC |

SCALE (H): N/A
SCALE (V): N/A
DATE: 10/8/2021
PROJECT NO. 196011003
DWG. NAME 196011003_GD.dwg
SHEET NO. 7 of 49 shts

CASE NO.: TBD

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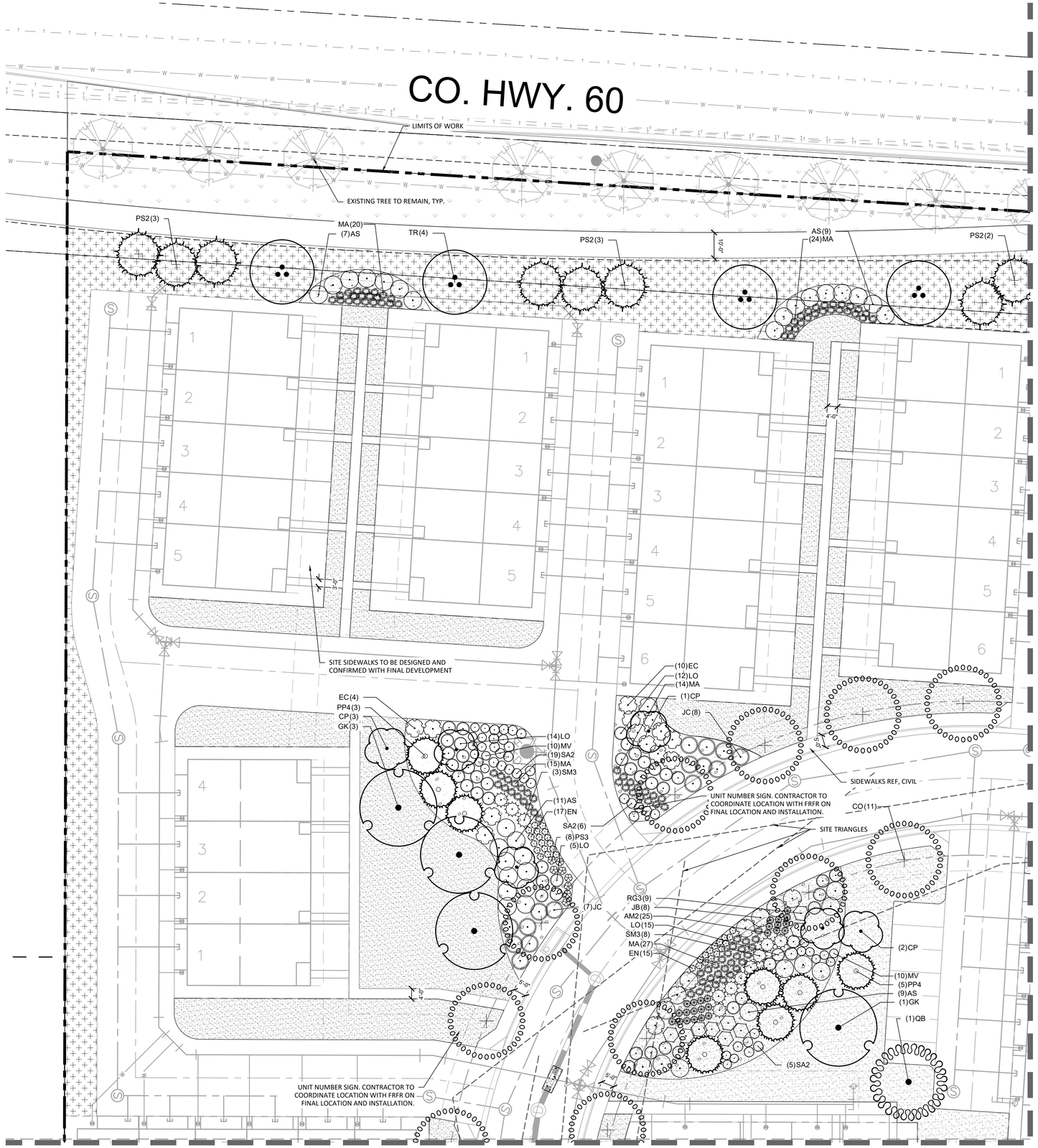


# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AG2 | 2 | ACER PLATANOIDES 'NORWEGIAN SUNSET' | EXISTING NORWEGIAN SUNSET MAPLE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | CO | 13 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GL2 | 11 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | EXISTING IMPERIAL HONEY LOCUST | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | GH | 8 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GK | 14 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QB | 5 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 12-14' HT |
| | QR | 9 | QUERCUS RUBRA | RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QR2 | 21 | QUERCUS RUBRA | EXISTING RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
| | CP | 24 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | B & B | 1.5" CAL MIN | 8' - 10' HT. MIN. |
| | MR2 | 8 | MALUS X 'RADIANT' | EXISTING RADIANT CRABAPPLE | B & B | 1.5" CAL MIN | |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | AS | 67 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL | SEE PLAN |
| | AM2 | 53 | ARONIA MELANOCARPA 'MORTON' TM | IROQUIS BEAUTY BLACK CHOKEBERRY | 5 GAL | SEE PLAN |
| | CC | 42 | CARYOPTERIS X CLANDONENSIS | BLUEBEARD | 5 GAL | SEE PLAN |
| | EC | 14 | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | SEE PLAN |
| | EN | 101 | EUONYMUS NANUS TURKESTANICUS | TURKESTAN BURNING BUSH | 5 GAL | SEE PLAN |
| | LO | 53 | LIGUSTRUM OBTUSIFOLIUM REGELIANUM | REGAL PRIVET | 5 GAL | SEE PLAN |
| | PB | 16 | PHILADELPHUS LEWISII 'BLIZZARD' | BLIZZARD MOCKORANGE | 5 GAL | SEE PLAN |
| | PS3 | 25 | PHILADELPHUS X 'SNOWBELLE' | SNOWBELLE MOCK ORANGE | 5 GAL | SEE PLAN |
| | PP2 | 12 | PRUNUS BESSEYI 'P011S' TM | PAWNEE BUTTES SAND CHERRY | 5 GAL | SEE PLAN |
| | RG3 | 13 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | SEE PLAN |
| | RN | 54 | ROSA X 'NEARLY WILD' | NEARLY WILD FLORIBUNDA ROSE | 5 GAL | SEE PLAN |
| | SA2 | 53 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | ANTHONY WATERER BUMALD SPIRAEA | 5 GAL | SEE PLAN |
| | SM3 | 24 | SYRINGA PATULA 'MISS KIM' | MISS KIM KOREAN LILAC | 5 GAL | SEE PLAN |
| | VA | 40 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRY VIBURNUM | 5 GAL | SEE PLAN |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN |
| | JC | 25 | JUNIPERUS SABINA 'CALGARY CARPET' TM | CALGARY CARPET JUNIPER | 5 GAL | SEE PLAN |

| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | MA | 119 | MISCANTHUS SINENSIS 'PURPURASCENS' | MISCANTHUS FLAME GRASS | 3 GAL | SEE PLAN |
| | MV | 133 | MISCANTHUS SINENSIS 'VARIEGATUS' | VARIEGATED EULALIA GRASS | 3 GAL | SEE PLAN |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| | SOD2 | 37,670 SF | EXISTING PLANTING | |
| | NS | 38,563 SF | NATIVE SEED MIX | |
| | R' | 19,603 SF | ROCK MULCH | 2"-3" RIVER ROCK MULCH |
| | SOD | 133,261 SF | RTF WATER SAVER SOD | |

NOTES:

DECIDUOUS TREES WITHIN THE SIGHT TRIANGLE TO BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.

EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.

KEY MAP
SCALE: N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

JOHNSTOWN VILLAGE

811 Know what's below. Call before you dig.

JOHNSTOWN VILLAGE

LANDSCAPE PLAN

CONSTRUCTION DOCUMENTS

Kimley»Horn

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DENVER, CO 80237 (303) 228-2300

EMILY JAGELS MCKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
SHEET NO. L1.01
PROJECT NO.
DWG. NAME
of shts

CASE NO.: TBD

K:\den-civil\196011003_johnstown_village\CADD\cross-street\CD\196011003_L4.dwg Nov 05, 2021 Emily McKee
XREFS: x196011003_LIGHT x196011003_LIGHT x196011003_TB_CD x196011003_JCEWAP x196011003_A x196011003_TP
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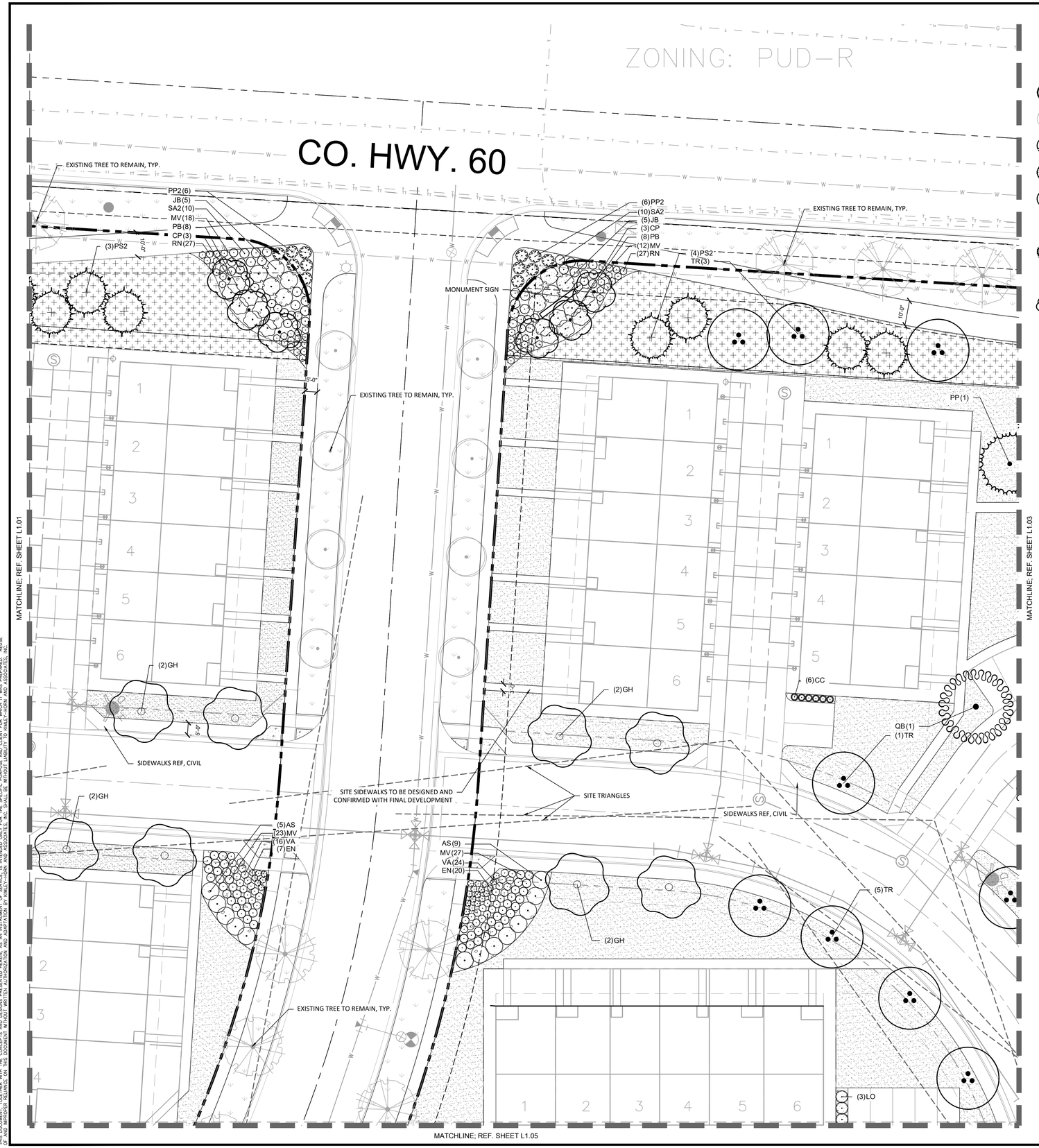


# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AG2 | 2 | ACER PLATANOIDES 'NORWEGIAN SUNSET' | EXISTING NORWEGIAN SUNSET MAPLE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | CO | 13 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GL2 | 11 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | EXISTING IMPERIAL HONEY LOCUST | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | GH | 8 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GK | 14 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QB | 5 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 12-14' HT |
| | QR | 9 | QUERCUS RUBRA | RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QR2 | 21 | QUERCUS RUBRA | EXISTING RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
| | CP | 24 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | B & B | 1.5" CAL MIN | 8' - 10' HT. MIN. |
| | MR2 | 8 | MALUS X 'RADIANT' | EXISTING RADIANT CRABAPPLE | B & B | 1.5" CAL MIN | |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | AS | 67 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL | SEE PLAN |
| | AM2 | 53 | ARONIA MELANOCARPA 'MORTON' TM | IROQUIS BEAUTY BLACK CHOKEBERRY | 5 GAL | SEE PLAN |
| | CC | 42 | CARYOPTERIS X CLANDONENSIS | BLUEBEARD | 5 GAL | SEE PLAN |
| | EC | 14 | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | SEE PLAN |
| | EN | 101 | EUONYMUS NANUS TURKESTANICUS | TURKESTAN BURNING BUSH | 5 GAL | SEE PLAN |
| | LO | 53 | LIGUSTRUM OBTUSIFOLIUM REGELIANUM | REGAL PRIVET | 5 GAL | SEE PLAN |
| | PB | 16 | PHILADELPHUS LEWISII 'BLIZZARD' | BLIZZARD MOCKORANGE | 5 GAL | SEE PLAN |
| | PS3 | 25 | PHILADELPHUS X 'SNOWBELLE' | SNOWBELLE MOCK ORANGE | 5 GAL | SEE PLAN |
| | PP2 | 12 | PRUNUS BESSEYI 'P011S' TM | PAWNEE BUTTES SAND CHERRY | 5 GAL | SEE PLAN |
| | RG3 | 13 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | SEE PLAN |
| | RN | 54 | ROSA X 'NEARLY WILD' | NEARLY WILD FLORIBUNDA ROSE | 5 GAL | SEE PLAN |
| | SA2 | 53 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | ANTHONY WATERER BUMALD SPIRAEA | 5 GAL | SEE PLAN |
| | SM3 | 24 | SYRINGA PATULA 'MISS KIM' | MISS KIM KOREAN LILAC | 5 GAL | SEE PLAN |
| | VA | 40 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRY VIBURNUM | 5 GAL | SEE PLAN |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN |
| | JC | 25 | JUNIPERUS SABINA 'CALGARY CARPET' TM | CALGARY CARPET JUNIPER | 5 GAL | SEE PLAN |

| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | MA | 119 | MISCANTHUS SINENSIS 'PURPURASCENS' | MISCANTHUS FLAME GRASS | 3 GAL | SEE PLAN |
| | MV | 133 | MISCANTHUS SINENSIS 'VARIEGATUS' | VARIEGATED EULALIA GRASS | 3 GAL | SEE PLAN |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| | SOD2 | 37,670 SF | EXISTING PLANTING | |
| | NS | 38,563 SF | NATIVE SEED MIX | |
| | R' | 19,603 SF | ROCK MULCH | 2"-3" RIVER ROCK MULCH |
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KEY MAP
SCALE: N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

JOHNSTOWN VILLAGE

811 Know what's below. Call before you dig.

JOHNSTOWN VILLAGE

LANDSCAPE PLAN

CONSTRUCTION DOCUMENTS

Kimley»Horn

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DENVER, CO 80237 (303) 228-2300

EMILY JAGELS MCKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
PROJECT NO.
DWG. NAME
SHEET NO. L1.02
of shts

CASE NO.: TBD

K:\den-civil\196011003_johnstown village\CADD\dwgs\CD\196011003_L4.dwg Nov 05, 2021 Emily.McKee
XREFS: x196011003_BM x196011003_UTP x196011003_VS x196011003_TB CD x196011003_TB x196011003_KE*MAP x196011003_TP
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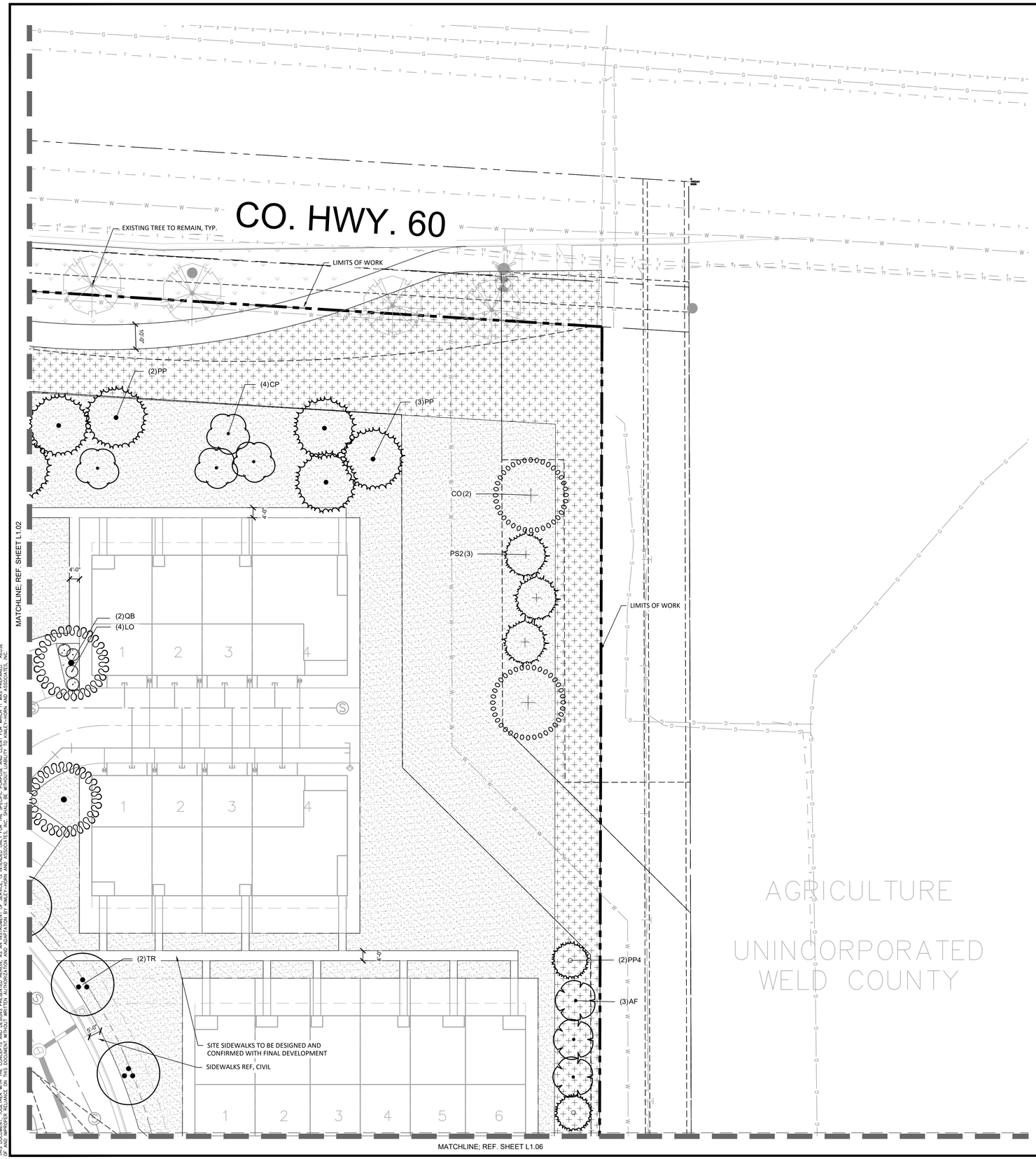


# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AG2 | 2 | ACER PLATANOIDES 'NORWEGIAN SUNSET' | EXISTING NORWEGIAN SUNSET MAPLE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | CO | 13 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GL2 | 11 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | EXISTING IMPERIAL HONEY LOCUST | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | GH | 8 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GK | 14 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QB | 5 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 12-14' HT |
| | QR | 9 | QUERCUS RUBRA | RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QR2 | 21 | QUERCUS RUBRA | EXISTING RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |
| **EVERGREEN TREES** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONT** | **CAL** | **SIZE** |
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |
| **ORNAMENTAL TREES** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONT** | **CAL** | **SIZE** |
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
| | CP | 24 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | B & B | 1.5" CAL MIN | 8' - 10' HT. MIN. |
| | MR2 | 8 | MALUS X 'RADIANT' | EXISTING RADIANT CRABAPPLE | B & B | 1.5" CAL MIN | |
| **DECIDUOUS SHRUBS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONT** | **SPACING** | |
| | AS | 67 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL | SEE PLAN | |
| | AM2 | 53 | ARONIA MELANOCARPA 'MORTON' TM | IROQUIS BEAUTY BLACK CHOKEBERRY | 5 GAL | SEE PLAN | |
| | CC | 42 | CARYOPTERIS X CLANDONENSIS | BLUEBEARD | 5 GAL | SEE PLAN | |
| | EC | 14 | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | SEE PLAN | |
| | EN | 101 | EUONYMUS NANUS TURKESTANICUS | TURKESTAN BURNING BUSH | 5 GAL | SEE PLAN | |
| | LO | 53 | LIGUSTRUM OBTUSIFOLIUM REGELIANUM | REGAL PRIVET | 5 GAL | SEE PLAN | |
| | PB | 16 | PHILADELPHUS LEWISII 'BLIZZARD' | BLIZZARD MOCKORANGE | 5 GAL | SEE PLAN | |
| | PS3 | 25 | PHILADELPHUS X 'SNOWBELLE' | SNOWBELLE MOCK ORANGE | 5 GAL | SEE PLAN | |
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| | SA2 | 53 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | ANTHONY WATERER BUMALD SPIRAEA | 5 GAL | SEE PLAN | |
| | SM3 | 24 | SYRINGA PATULA 'MISS KIM' | MISS KIM KOREAN LILAC | 5 GAL | SEE PLAN | |
| | VA | 40 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRY VIBURNUM | 5 GAL | SEE PLAN | |
| **EVERGREEN SHRUBS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONT** | **SPACING** | |
| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN | |
| | JC | 25 | JUNIPERUS SABINA 'CALGARY CARPET' TM | CALGARY CARPET JUNIPER | 5 GAL | SEE PLAN | |
| **GRASSES** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONT** | **SPACING** | |
| | MA | 119 | MISCANTHUS SINENSIS 'PURPURASCENS' | MISCANTHUS FLAME GRASS | 3 GAL | SEE PLAN | |
| | MV | 133 | MISCANTHUS SINENSIS 'VARIEGATUS' | VARIEGATED EULALIA GRASS | 3 GAL | SEE PLAN | |
| **GROUND COVERS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | | | |
| | SOD2 | 37,670 SF | EXISTING PLANTING | | | | |
| | NS | 38,563 SF | NATIVE SEED MIX | | | | |
| | R' | 19,603 SF | ROCK MULCH | 2"-3" RIVER ROCK MULCH | | | |
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GRAPHIC SCALE IN FEET
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JOHNSTOWN VILLAGE

811 Know what's below. Call before you dig.

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Kimley»Horn

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| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
PROJECT NO.
DWG. NAME
SHEET NO. L1.03
of shts

CASE NO.: TBD

K:\den-cig\196011003_johnstown village\CADD\construct\CD\196011003_L1.dwg Nov 05, 2021 Emily.McKee
XREFS: x196011001_BM x196011003_LU x196011003_TB_CO x196011003_XEWAP x196011003_A x196011003_TP
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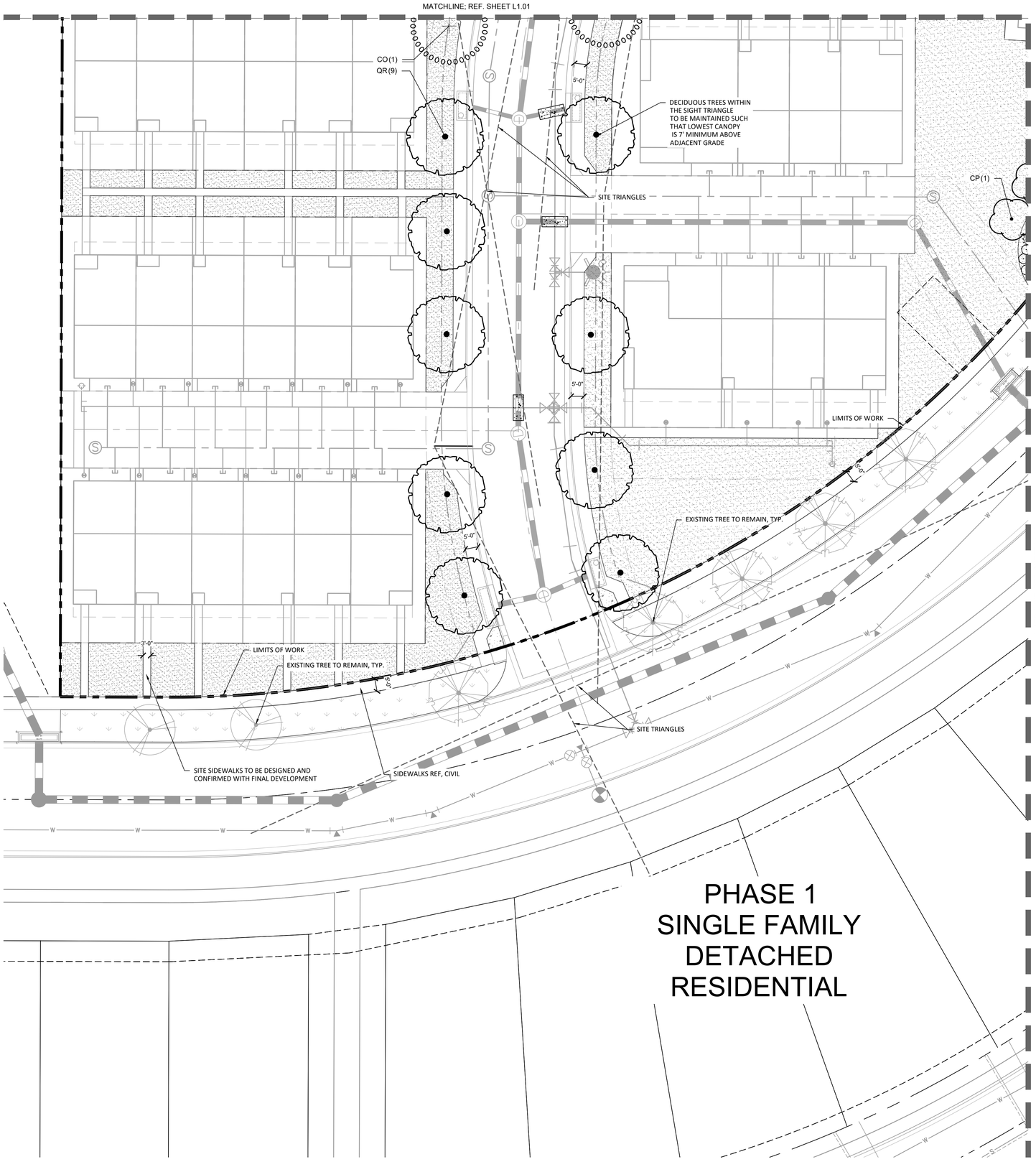


# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AG2 | 2 | ACER PLATANOIDES 'NORWEGIAN SUNSET' | EXISTING NORWEGIAN SUNSET MAPLE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | CO | 13 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
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| | GH | 8 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GK | 14 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QB | 5 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 12-14' HT |
| | QR | 9 | QUERCUS RUBRA | RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QR2 | 21 | QUERCUS RUBRA | EXISTING RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
| | CP | 24 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | B & B | 1.5" CAL MIN | 8' - 10' HT. MIN. |
| | MR2 | 8 | MALUS X 'RADIANT' | EXISTING RADIANT CRABAPPLE | B & B | 1.5" CAL MIN | |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | AS | 67 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL | SEE PLAN |
| | AM2 | 53 | ARONIA MELANOCARPA 'MORTON' TM | IROQUIS BEAUTY BLACK CHOKEBERRY | 5 GAL | SEE PLAN |
| | CC | 42 | CARYOPTERIS X CLANDONENSIS | BLUEBEARD | 5 GAL | SEE PLAN |
| | EC | 14 | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | SEE PLAN |
| | EN | 101 | EUONYMUS NANUS TURKESTANICUS | TURKEESTAN BURNING BUSH | 5 GAL | SEE PLAN |
| | LO | 53 | LIGUSTRUM OBTUSIFOLIUM REGELIANUM | REGAL PRIVET | 5 GAL | SEE PLAN |
| | PB | 16 | PHILADELPHUS LEWISII 'BLIZZARD' | BLIZZARD MOCKORANGE | 5 GAL | SEE PLAN |
| | PS3 | 25 | PHILADELPHUS X 'SNOWBELLE' | SNOWBELLE MOCK ORANGE | 5 GAL | SEE PLAN |
| | PP2 | 12 | PRUNUS BESSEYI 'P011S' TM | PAWNEE BUTTES SAND CHERRY | 5 GAL | SEE PLAN |
| | RG3 | 13 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | SEE PLAN |
| | RN | 54 | ROSA X 'NEARLY WILD' | NEARLY WILD FLORIBUNDA ROSE | 5 GAL | SEE PLAN |
| | SA2 | 53 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | ANTHONY WATERER BUMALD SPIRAEA | 5 GAL | SEE PLAN |
| | SM3 | 24 | SYRINGA PATULA 'MISS KIM' | MISS KIM KOREAN LILAC | 5 GAL | SEE PLAN |
| | VA | 40 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRY VIBURNUM | 5 GAL | SEE PLAN |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN |
| | JC | 25 | JUNIPERUS SABINA 'CALGARY CARPET' TM | CALGARY CARPET JUNIPER | 5 GAL | SEE PLAN |

| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | MA | 119 | MISCANTHUS SINENSIS 'PURPURASCENS' | MISCANTHUS FLAME GRASS | 3 GAL | SEE PLAN |
| | MV | 133 | MISCANTHUS SINENSIS 'VARIEGATUS' | VARIEGATED EULALIA GRASS | 3 GAL | SEE PLAN |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| | SOD2 | 37,670 SF | EXISTING PLANTING | |
| | NS | 38,563 SF | NATIVE SEED MIX | |
| | R' | 19,603 SF | ROCK MULCH | 2"-3" RIVER ROCK MULCH |
| | SOD | 133,261 SF | RTF WATER SAVER SOD | |

NOTES:

DECIDUOUS TREES WITHIN THE SIGHT TRIANGLE TO BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.

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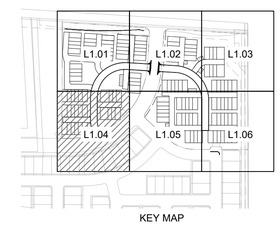


KEY MAP
SCALE: N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

JOHNSTOWN VILLAGE

811 Know what's below. Call before you dig.

JOHNSTOWN VILLAGE

LANDSCAPE PLAN

CONSTRUCTION DOCUMENTS

Kimley»Horn

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EMILY JAGELS MCKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
PROJECT NO.
DWG. NAME
SHEET NO. L1.04
of shts

CASE NO.: TBD

K:\den-civil\196011003_johnstown village\CADD\dentek\CD\196011003_LA.dwg Nov 05, 2021 Emily.McKee
XREFS: x196011003_BM x196011003_LP x196011003_VS x196011003_TB CD_x196011003_KEYMAP x196011003_LA x196011003_TP
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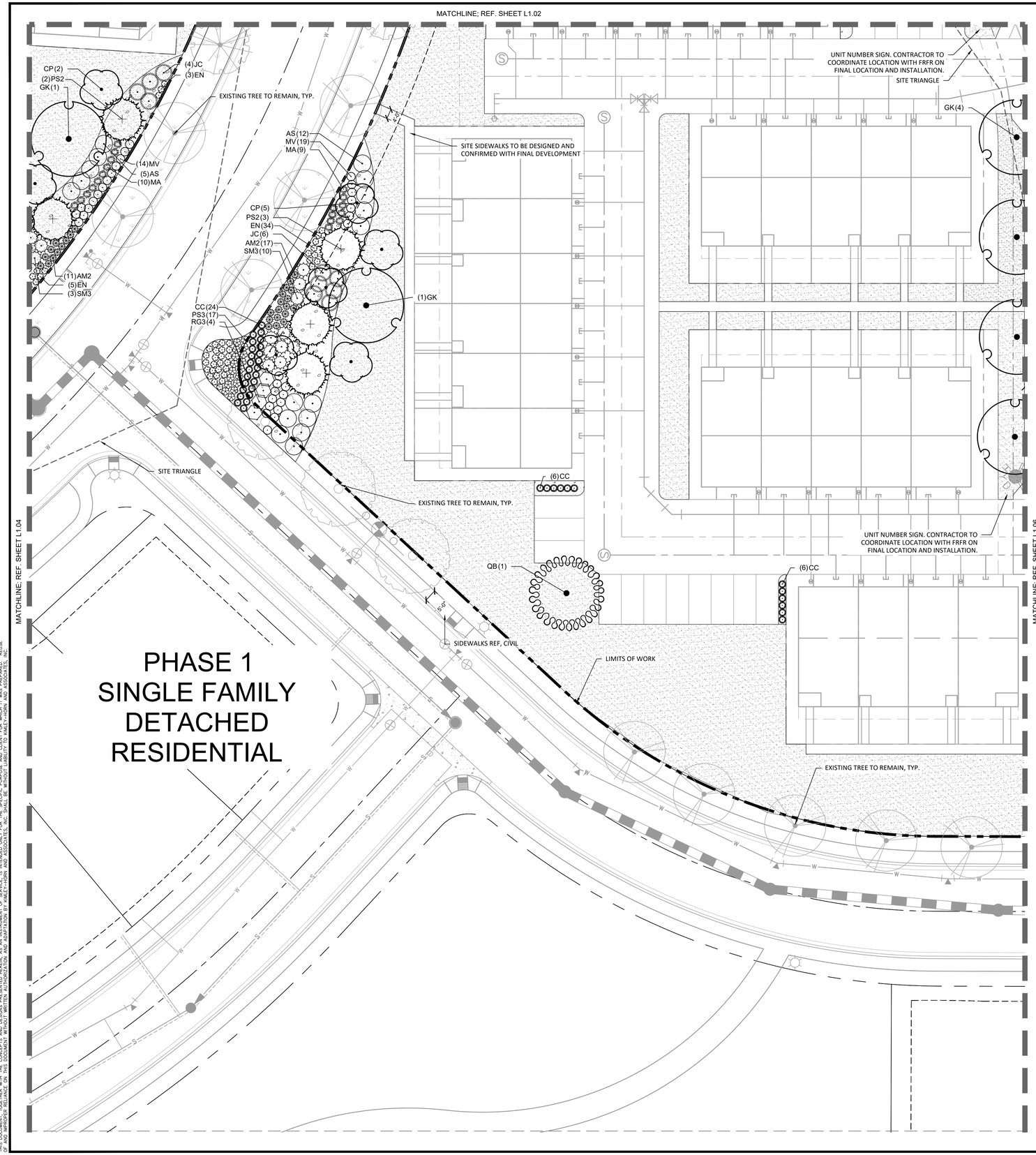


# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AG2 | 2 | ACER PLATANOIDES 'NORWEGIAN SUNSET' | EXISTING NORWEGIAN SUNSET MAPLE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | CO | 13 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GL2 | 11 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | EXISTING IMPERIAL HONEY LOCUST | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | GH | 8 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GK | 14 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QB | 5 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 12-14' HT |
| | QR | 9 | QUERCUS RUBRA | RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QR2 | 21 | QUERCUS RUBRA | EXISTING RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
| | CP | 24 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | B & B | 1.5" CAL MIN | 8' - 10' HT. MIN. |
| | MR2 | 8 | MALUS X 'RADIANT' | EXISTING RADIANT CRABAPPLE | B & B | 1.5" CAL MIN | |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | AS | 67 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL | SEE PLAN |
| | AM2 | 53 | ARONIA MELANOCARPA 'MORTON' TM | IROQUIS BEAUTY BLACK CHOKEBERRY | 5 GAL | SEE PLAN |
| | CC | 42 | CARYOPTERIS X CLANDONENSIS | BLUEBEARD | 5 GAL | SEE PLAN |
| | EC | 14 | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | SEE PLAN |
| | EN | 101 | EUONYMUS NANUS TURKESTANICUS | TURKESTAN BURNING BUSH | 5 GAL | SEE PLAN |
| | LO | 53 | LIGUSTRUM OBTUSIFOLIUM REGELIANUM | REGAL PRIVET | 5 GAL | SEE PLAN |
| | PB | 16 | PHILADELPHUS LEWISII 'BLIZZARD' | BLIZZARD MOCKORANGE | 5 GAL | SEE PLAN |
| | PS3 | 25 | PHILADELPHUS X 'SNOWBELLE' | SNOWBELLE MOCK ORANGE | 5 GAL | SEE PLAN |
| | PP2 | 12 | PRUNUS BESSEYI 'P011S' TM | PAWNEE BUTTES SAND CHERRY | 5 GAL | SEE PLAN |
| | RG3 | 13 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | SEE PLAN |
| | RN | 54 | ROSA X 'NEARLY WILD' | NEARLY WILD FLORIBUNDA ROSE | 5 GAL | SEE PLAN |
| | SA2 | 53 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | ANTHONY WATERER BUMALD SPIRAEA | 5 GAL | SEE PLAN |
| | SM3 | 24 | SYRINGA PATULA 'MISS KIM' | MISS KIM KOREAN LILAC | 5 GAL | SEE PLAN |
| | VA | 40 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRY VIBURNUM | 5 GAL | SEE PLAN |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN |
| | JC | 25 | JUNIPERUS SABINA 'CALGARY CARPET' TM | CALGARY CARPET JUNIPER | 5 GAL | SEE PLAN |

| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | MA | 119 | MISCANTHUS SINENSIS 'PURPURASCENS' | MISCANTHUS FLAME GRASS | 3 GAL | SEE PLAN |
| | MV | 133 | MISCANTHUS SINENSIS 'VARIEGATUS' | VARIEGATED EULALIA GRASS | 3 GAL | SEE PLAN |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| | SOD2 | 37,670 SF | EXISTING PLANTING | |
| | NS | 38,563 SF | NATIVE SEED MIX | |
| | R' | 19,603 SF | ROCK MULCH | 2"-3" RIVER ROCK MULCH |
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KEY MAP
SCALE: N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

JOHNSTOWN VILLAGE

Know what's below. Call before you dig.

JOHNSTOWN VILLAGE

LANDSCAPE PLAN

CONSTRUCTION DOCUMENTS

Kimley»Horn

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EMILY JAGELS MCKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

| DESIGNED | DRAWN | CHECKED |
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| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
SHEET NO. L1.05
PROJECT NO.
DWG. NAME
of shts

CASE NO.: TBD

K:\den-civil\196011003_johnstown village\CADD\dgn\sheet\CD\196011003_L4.dgn Nov 05, 2021 Emily.McKee
XREFS: x196011003_BM x196011003_LIP x196011003_VS x196011003_TB_CD x196011003_KEYMAP x196011003_TP
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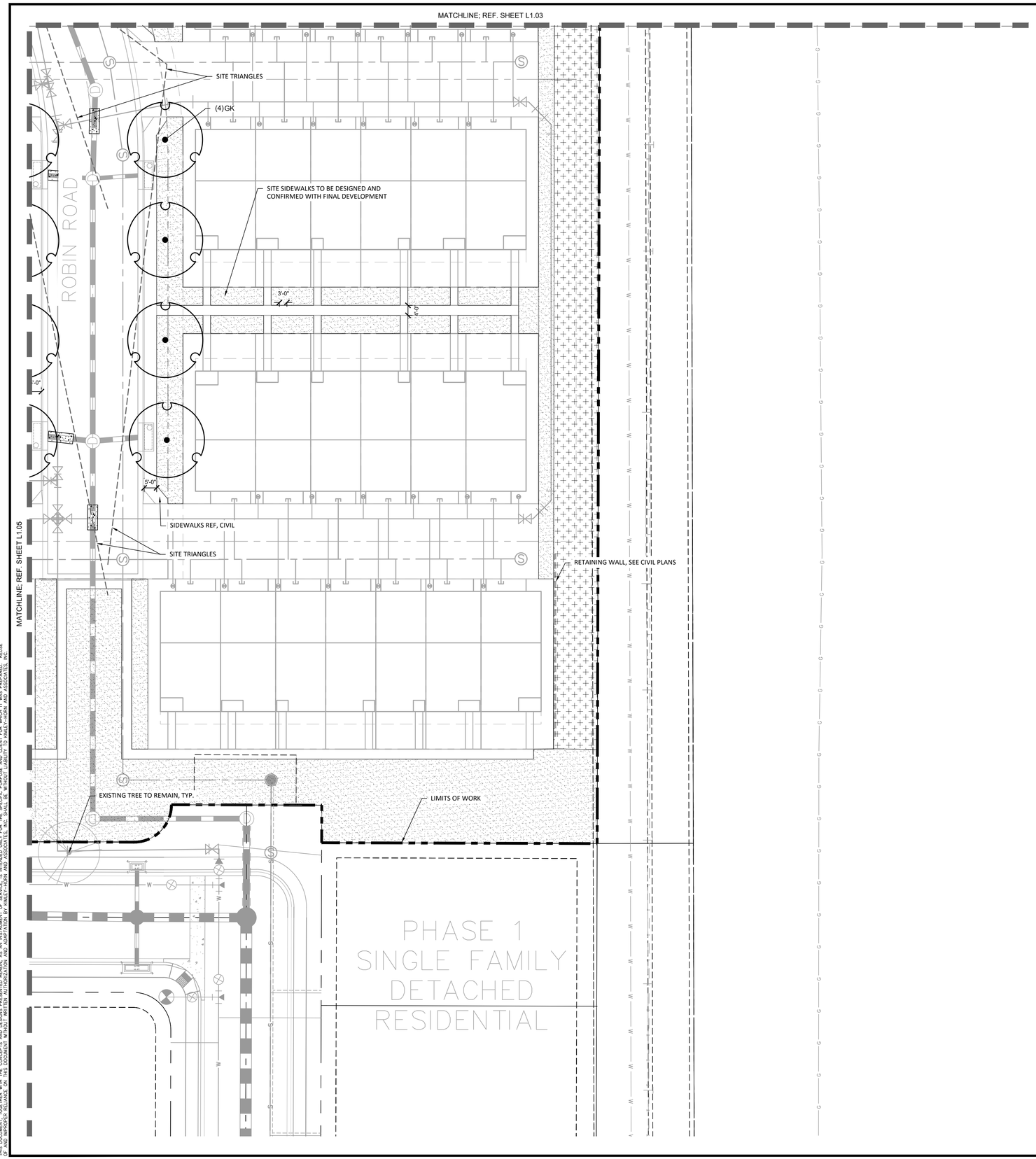


# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AG2 | 2 | ACER PLATANOIDES 'NORWEGIAN SUNSET' | EXISTING NORWEGIAN SUNSET MAPLE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | CO | 13 | CELTIS OCCIDENTALIS | COMMON HACKBERRY | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | GL2 | 11 | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' | EXISTING IMPERIAL HONEY LOCUST | B & B | 2" CAL MIN | 12'-14' HT MIN |
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| | GK | 14 | GYMNOCLADUS DIOICA | KENTUCKY COFFEETREE | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QB | 5 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 12-14' HT |
| | QR | 9 | QUERCUS RUBRA | RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | QR2 | 21 | QUERCUS RUBRA | EXISTING RED OAK | B & B | 2" CAL MIN | 12'-14' HT MIN |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
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| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
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| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN |
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NORTH

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JOHNSTOWN VILLAGE

811 Know what's below. Call before you dig.

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LANDSCAPE PLAN

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Kimley»Horn

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| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
SHEET NO. L1.06
PROJECT NO.
DWG. NAME
of shts

CASE NO.: TBD

K:\den-civil\196011003_johnstown village\CADD\dwgtemp\CD\196011003_L4.dwg Nov 05, 2021 Emily.McKee
XREFS: x196011003_BM x196011003_UTP x196011003_VS x196011003_TB CD x196011003_KEYMAP x196011003_LA x196011003_TP
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# PLANT SCHEDULE

| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
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| | GS2 | 3 | GLEDITSIA TRIACANTHOS 'SKYLINE' | EXISTING SKYLINE HONEY LOCUST | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
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| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 10' - 12' HT. MIN. |
| | TR2 | 5 | TILIA AMERICANA 'REDMOND' | EXISTING REDMOND AMERICAN LINDEN | B & B | 2" CAL MIN | 12'-14' HT MIN |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | PP4 | 10 | PINUS EDULIS | PINYON PINE | B & B | | 6' HT MIN |
| | PP | 6 | PINUS PONDEROSA | PONDEROSA PINE | B & B | | 6' HT MIN |
| | PS2 | 23 | PINUS SYLVESTRIS | SCOTCH PINE | B & B | | 6' HT MIN |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|---|
| | AF | 3 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | B & B | 1.5" CAL MIN | 10' - 12' HT. MIN. |
| | CP | 24 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | B & B | 1.5" CAL MIN | 8' - 10' HT. MIN. |
| | MR2 | 8 | MALUS X 'RADIANT' | EXISTING RADIANT CRABAPPLE | B & B | 1.5" CAL MIN | |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | AS | 67 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | 5 GAL | SEE PLAN |
| | AM2 | 53 | ARONIA MELANOCARPA 'MORTON' TM | IROQUIS BEAUTY BLACK CHOKEBERRY | 5 GAL | SEE PLAN |
| | CC | 42 | CARYOPTERIS X CLANDONENSIS | BLUEBEARD | 5 GAL | SEE PLAN |
| | EC | 14 | EUONYMUS ALATUS `COMPACTUS` | COMPACT BURNING BUSH | 5 GAL | SEE PLAN |
| | EN | 101 | EUONYMUS NANUS TURKESTANICUS | TURKESTAN BURNING BUSH | 5 GAL | SEE PLAN |
| | LO | 53 | LIGUSTRUM OBTUSIFOLIUM REGELIANUM | REGAL PRIVET | 5 GAL | SEE PLAN |
| | PB | 16 | PHILADELPHUS LEWISII 'BLIZZARD' | BLIZZARD MOCKORANGE | 5 GAL | SEE PLAN |
| | PS3 | 25 | PHILADELPHUS X 'SNOWBELLE' | SNOWBELLE MOCK ORANGE | 5 GAL | SEE PLAN |
| | PP2 | 12 | PRUNUS BESSEYI `P011S` TM | PAWNEE BUTTES SAND CHERRY | 5 GAL | SEE PLAN |
| | RG3 | 13 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 5 GAL | SEE PLAN |
| | RN | 54 | ROSA X 'NEARLY WILD' | NEARLY WILD FLORIBUNDA ROSE | 5 GAL | SEE PLAN |
| | SA2 | 53 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | ANTHONY WATERER BUMALD SPIRAEA | 5 GAL | SEE PLAN |
| | SM3 | 24 | SYRINGA PATULA 'MISS KIM' | MISS KIM KOREAN LILAC | 5 GAL | SEE PLAN |
| | VA | 40 | VIBURNUM TRILOBUM 'COMPACTUM' | COMPACT AMERICAN CRANBERRY VIBURNUM | 5 GAL | SEE PLAN |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | JB | 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL | SEE PLAN |
| | JC | 25 | JUNIPERUS SABINA 'CALGARY CARPET' TM | CALGARY CARPET JUNIPER | 5 GAL | SEE PLAN |

| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING |
|---|---|---|---|---|---|---|
| | MA | 119 | MISCANTHUS SINENSIS 'PURPURASCENS' | MISCANTHUS FLAME GRASS | 3 GAL | SEE PLAN |
| | MV | 133 | MISCANTHUS SINENSIS 'VARIEGATUS' | VARIEGATED EULALIA GRASS | 3 GAL | SEE PLAN |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| | SOD2 | 37,670 SF | EXISTING PLANTING | |
| | NS | 38,563 SF | NATIVE SEED MIX | |
| | R' | 19,603 SF | ROCK MULCH | 2''-3'' RIVER ROCK MULCH |
| | SOD | 133,261 SF | RTF WATER SAVER SOD | |

NOTES:

DECIDUOUS TREES WITHIN THE SIGHT TRIANGLE TO BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.

EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.

## LANDSCAPE REQUIRMENTS

| LOCATION | SF | NOTES | TREES REQUIRED | SHRUBS REQUIRED | TREES PROVIDED | SHRUBS PROVIDED |
|---|---|---|---|---|---|---|
| HY 60 ARTERIAL ROW (existing per PUD) | 15024 | 1 tree and 5 shrubs per 1,000 SF | 15 | 75 | 16 | 143 |
| TRACK N OPEN SPACE | 26136 | 1 tree and 5 shrubs per 4,500 SF | 6 | 29 | 29 | 594 |
| TRACK M OPEN SPACE | 30492 | 1 tree and 5 shrubs per 4,500 SF | 7 | 27 | 27 | 300 |

JOHNSTOWN VILLAGE

Know what's **below.** **Call** before you dig.

JOHNSTOWN VILLAGE

LANDSCAPE SCHEDULE

CONSTRUCTION DOCUMENTS

Kimley»Horn

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DENVER, CO 80237 (303) 228-2300

EMILY JAGELS MCKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
SHEET NO. L1.07
PROJECT NO.
DWG. NAME
of shts

CASE NO.: TBD

K:\den-civil\196011003_johnstown_village\CADD\plansheet\C0\196011003_LA.dwg Nov 05, 2021 Emily.McKee
XREFS: x196011003_BM x196011003_VIF x196011003_VS x196011003_TB_CO x196011003_KEYMAP x196011003_LA
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# GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SAMPLE SIZE |
|---|---|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAVATREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X$\frac{1}{8}$" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

JOHNSTOWN VILLAGE

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LANDSCAPE NOTES

CONSTRUCTION DOCUMENTS

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EMILY JAGELS MCKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
PROJECT NO.
DWG. NAME
SHEET NO. L2.00
of shts

CASE NO.: TBD

K:\den_civil\196011003_johnstown village\CADD\plansheets\CDs\196011003_LA.dwg Nov 05, 2021 Emily.McKee
XREFS: x196011003_BM x196011003_UT x196011003_VS x196011003_TB_CD x196011003_KEYMAP x196011003_LA x196011003_TP
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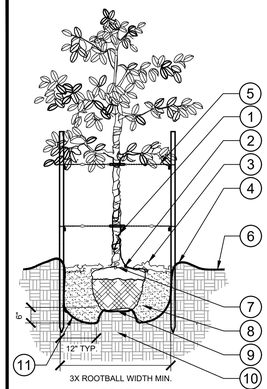


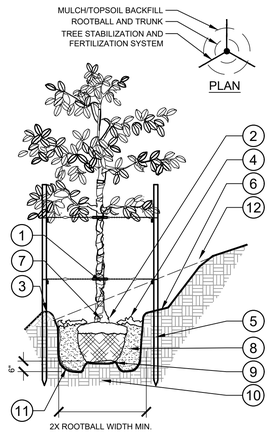

SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE; AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.
D. INSTALL PRE-EMERGENT HERBICIDE PRIOR TO PLANT INSTALLATION.

## 1 TREE PLANTING - STAKING
L2.1 SECTION / PLAN — NTS



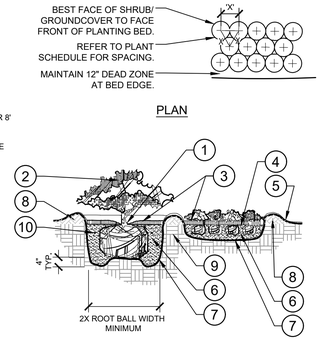

SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANT OPENING.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" HIGH BERM, FIRMLY COMPACTED NATIVE SOIL.
4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES OR 8' STEEL T-POSTS, THREE (3) PER TREE; AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE.
6. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANT OPENING.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

## 2 TREE PLANTING ON A SLOPE - STAKING
L2.1 SECTION / PLAN — NTS



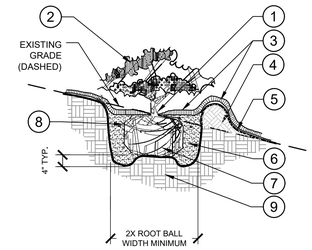

SECTION

1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.
D. PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

## 3 SHRUB/GROUNDCOVER PLANTING
L2.1 SECTION / PLAN — NTS

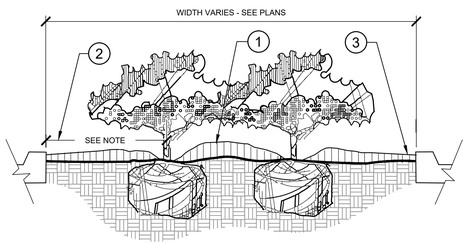



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 4" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANT OPENINGS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
D. PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

## 4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L2.1 SECTION — NTS

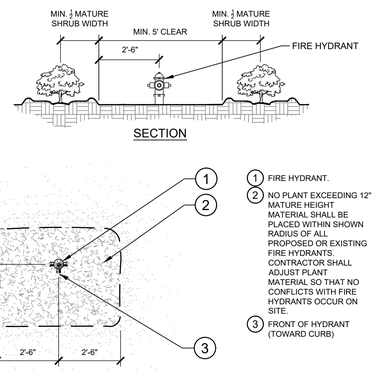



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 4" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

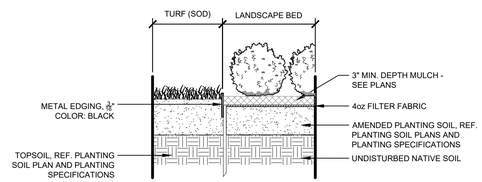
A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

## 5 PLANTED PARKING LOT ISLANDS/MEDIANS
L2.1 SECTION — NTS




1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

## 6 SHRUB PLANTING AT FIRE HYDRANT
L2.1 SECTION / PLAN — NTS




## 7 METAL EDGER AT PLANTING BED
L2.1 — 1" = 1"

196-011-003-21

JOHNSTOWN VILLAGE

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LANDSCAPE DETAILS

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EMILY JAGELS MOKEE 1389 01/01/2021 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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|---|---|---|
| MJL | EIW | MJL |

SCALE (H):
SCALE (V):
DATE: 11/5/2021
PROJECT NO.
DWG. NAME
SHEET NO. L2.01
of shts

CASE NO.: TBD

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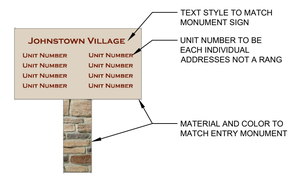
1 L2.2 ENTRY MONUMENT NTS

196-011-003-22




2 UNIT NUMBER SIGN NTS

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HARDSCAPE DETAILS

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SCALE (V):
DATE: 11/5/2021
PROJECT NO.
DWG. NAME
SHEET NO. L2.02
of shts

CASE NO.: TBD

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## RIGHT ELEVATION

ELEVATION B - BUILDING D 3/16" = 1'-0"

## FRONT ELEVATION

ELEVATION B - BUILDING D 3/16" = 1'-0"

# 6 PLEX - ELEV B - BUILDING FOOTPRINT D \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

6-8-2021

LGI HOMES
3401 Quebec St. Suite 4060 Denver, CO 80207

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## LEFT ELEVATION

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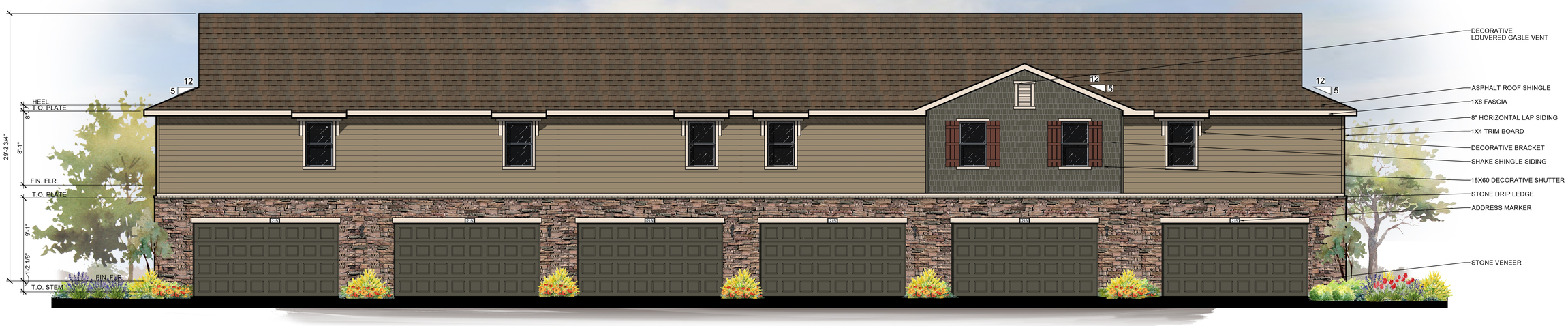


## REAR ELEVATION

ELEVATION B - BUILDING D 3/16" = 1'-0"

# 6 PLEX - ELEV B - BUILDING FOOTPRINT D \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

6-9-2021

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UNIT 3

## RIGHT ELEVATION

ELEVATION A - BUILDING C 3/16" = 1'-0"

UNIT 4 UNIT 1 UNIT 2 UNIT 3

## FRONT ELEVATION

ELEVATION A - BUILDING C 3/16" = 1'-0"

# 4 PLEX - ELEV A - BUILDING FOOTPRINT C \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

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UNIT 4

## LEFT ELEVATION

ELEVATION A - BUILDING C 3/16" = 1'-0"

UNIT 3 UNIT 1 UNIT 1 UNIT 4

## REAR ELEVATION

ELEVATION A - BUILDING C 3/16" = 1'-0"

# 4 PLEX - ELEV A - BUILDING FOOTPRINT C \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

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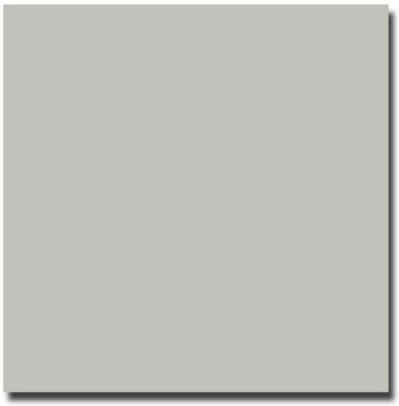
# Color Scheme 1



Main Body
Light French Gray (SW 0055)
Mfg: Sherwin Williams

Accent Body
Granite Peak (SW 6250)
Mfg: Sherwin Williams

Trim
Alabaster (SW 7008)
Mfg: Sherwin Williams

Front Door
Hopsack (SW 6109)
Mfg: Sherwin Williams

Stone
TundraBrick - Ashland
Mfg: Eldorado Stone

Asphalt Shingles
Heritage Premium-Rustic Black
Mfg: Tamko



LGI HOMES
3401 Quebec St. Suite 4060 Denver, CO 80207

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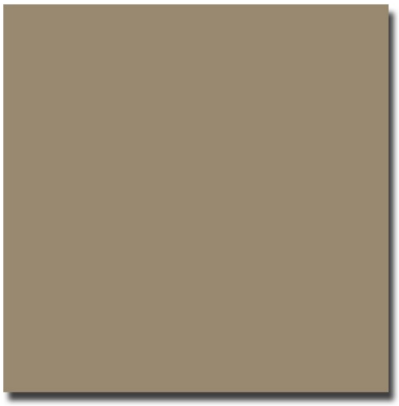
# Color Scheme 2



Main Body -
Sawdust (SW 6158)
Mfg: Sherwin Williams

Accent Body -
Roycroft Bronze Green (SW 2846)
Mfg: Sherwin Williams

Trim -
Alluring White (SW 6343)
Mfg: Sherwin Williams

Front Door -
Aurora Brown (SW 2837)
Mfg: Sherwin Williams

Stone
Old Country Ledge - Chablis
Mfg: Coronado Stone

Asphalt Shingles
Heritage Premium - Mountain Slate
Mfg: Tamko

Johnstown Village

06-10-2021

LGI HOMES
3401 Quebec St. Suite 4060 Denver, CO 80207

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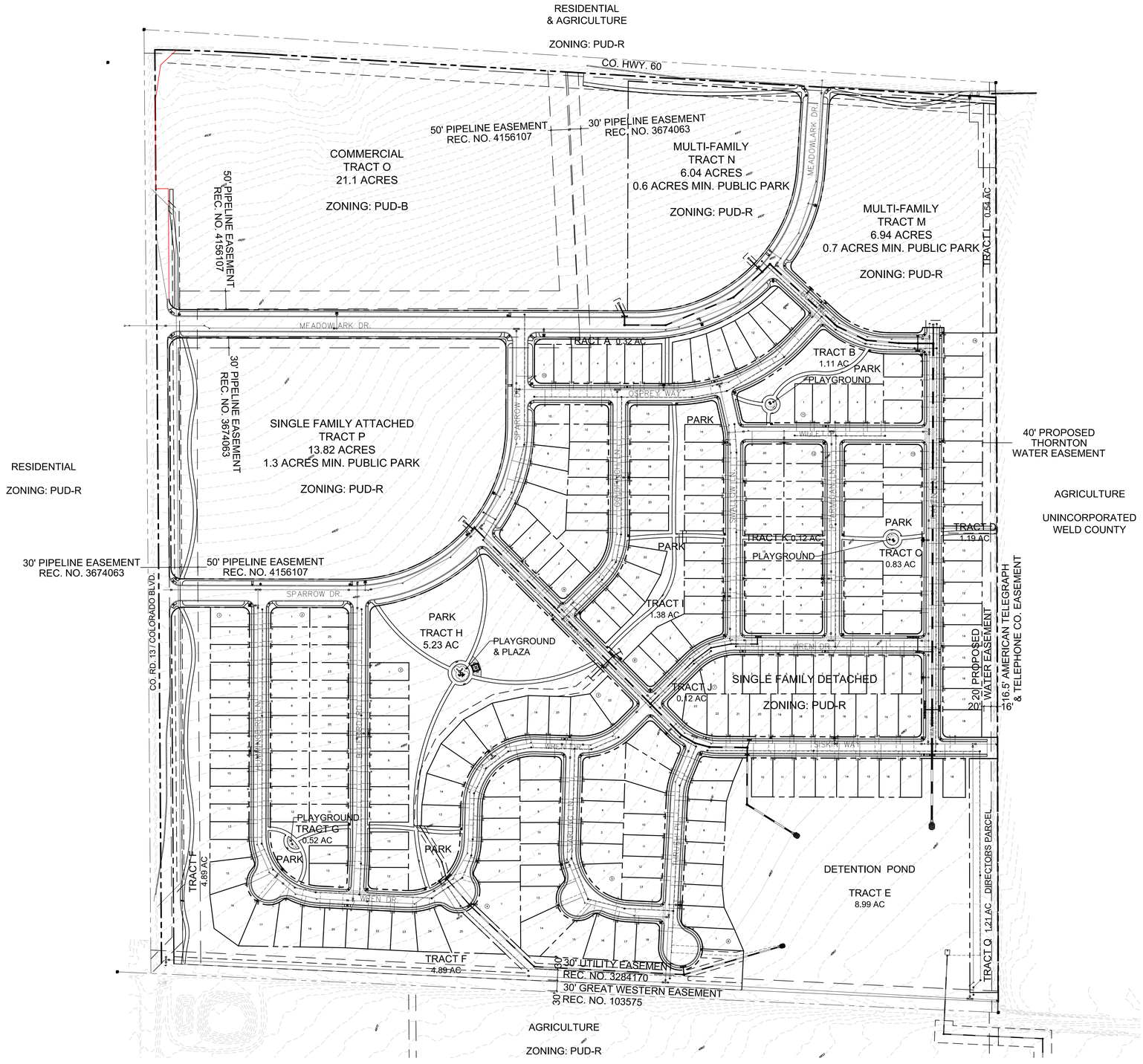
# JOHNSTOWN VILLAGE

## P.U.D. - FINAL DEVELOPMENT PLAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO




OVERALL SITE PLAN

APPLICANT:

Johnstown Village, LLC
17 Beacon Hill Lane
Greenwood Village, CO 80111
303-796-0900

CIVIL ENGINEER:

ATWELL
143 Union Boulevard, #700
Lakewood, CO 80228
303-462-1100

PLANNER + LANDSCAPE ARCHITECT:

THE HENRY DESIGN GROUP
LAND PLANNING • LANDSCAPE ARCHITECTURE & DESIGN
1501 WAZEE STREET SUITE 1-C DENVER COLORADO 80202
Phone 303-446-2368 Fax 303-446-0958

JOHNSTOWN VILLAGE
P.U.D - FINAL DEVELOPMENT PLAN
Johnstown, Colorado

DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 6-15-2018
REVISIONS: 12-13-2018
7-25-2019
9-4-2019

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

# PLANNING & ZONING COMMISSION
# STAFF ANALYSIS REPORT

| | |
|---|---|
| **ITEM:** | **Public Hearing and Consideration of Preliminary/Final Subdivision Plat of Welty Ridge Subdivision** |
| **DESCRIPTION:** | Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates two buildable lots and a large tract for future development, as well as dedicates Town rights-of-way. |
| **LOCATION:** | South of Weld CR 48 and West of I-25 |
| **APPLICANT:** | Buc-ee's, Ltd. |
| **STAFF:** | Kim Meyer, Director |
| **HEARING DATE:** | November 17, 2021 |

**ATTACHMENTS**

1. Vicinity Map
2. Final Plat

**PROJECT SUMMARY**

The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 140 acres. This subdivision will create two (2) lots, dedicate right of way along CR 48 and some internal roadways, and create one large tract for future development and re-subdivision. Several existing easements for irrigation and gas pipelines traverse the site.

**Zoning:** PUD-MU (Mixed Use) – Welty Ridge ODP

**ADJACENT ZONING & LAND USE**

| | |
|---|---|
| **North** | Gateway (G) & PUD-MU – Light industrial and Retail uses |
| **East** | I-25 |
| **South** | Weld Co. 'A' – Existing ag properties + GWRR railroad spur |
| **West** | Weld Co. 'A' – Existing ag properties |

**PROPERTY LAND USE HISTORY**

This property has historically been agricultural use, with some oil and gas. No development has occurred on this site.

**PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021, per municipal code. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Courtesy notices were mailed to owners within 500 feet of the parcel. No neighborhood meeting was required at this time. No public comments have been received by Staff as of the date of publication of this report.

**STAFF ANALYSIS**

**2006 Johnstown Area Comprehensive Plan Review** *(under which this application was submitted*)

*GOAL CF 1. New development achieves the community's goals and is consistent with the Town's vision.*

- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as allow the opportunity to create more energized activity centers for commercial and employment uses.

*GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.*

- Dedication of additional right of way for the interstate and CR 48 future major arterial assist the Town in achieving a better overall, more connected transportation system over time.

This "super-plat" (large tract) subdivision is being processed without approval of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures. These plans have been submitted for portions of the subdivision, and are under review by Town Staff and ancillary reviewers.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and "CD's" in place is accommodated elsewhere, in Staff's interpretation, by JMC §17-111 requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market functions, and can even permit some early "anchor" uses to kick off in advance of full plans for the remainder of the master planned area. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other specialty developers (i.e., shopping center, multi-family, senior housing), while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

Staff has no outstanding concerns and believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Recommended Findings**

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested subdivision of Welty Ridge Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

**Recommended Motion**

Based on the application received, associated materials presented, and the preceding analysis, the Planning & Zoning Commission finds that the request for the combined preliminary/final subdivision plat for Welty Ridge Subdivision furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval with Conditions of the Welty Ridge Subdivision based upon the findings as stated above, and the following conditions:

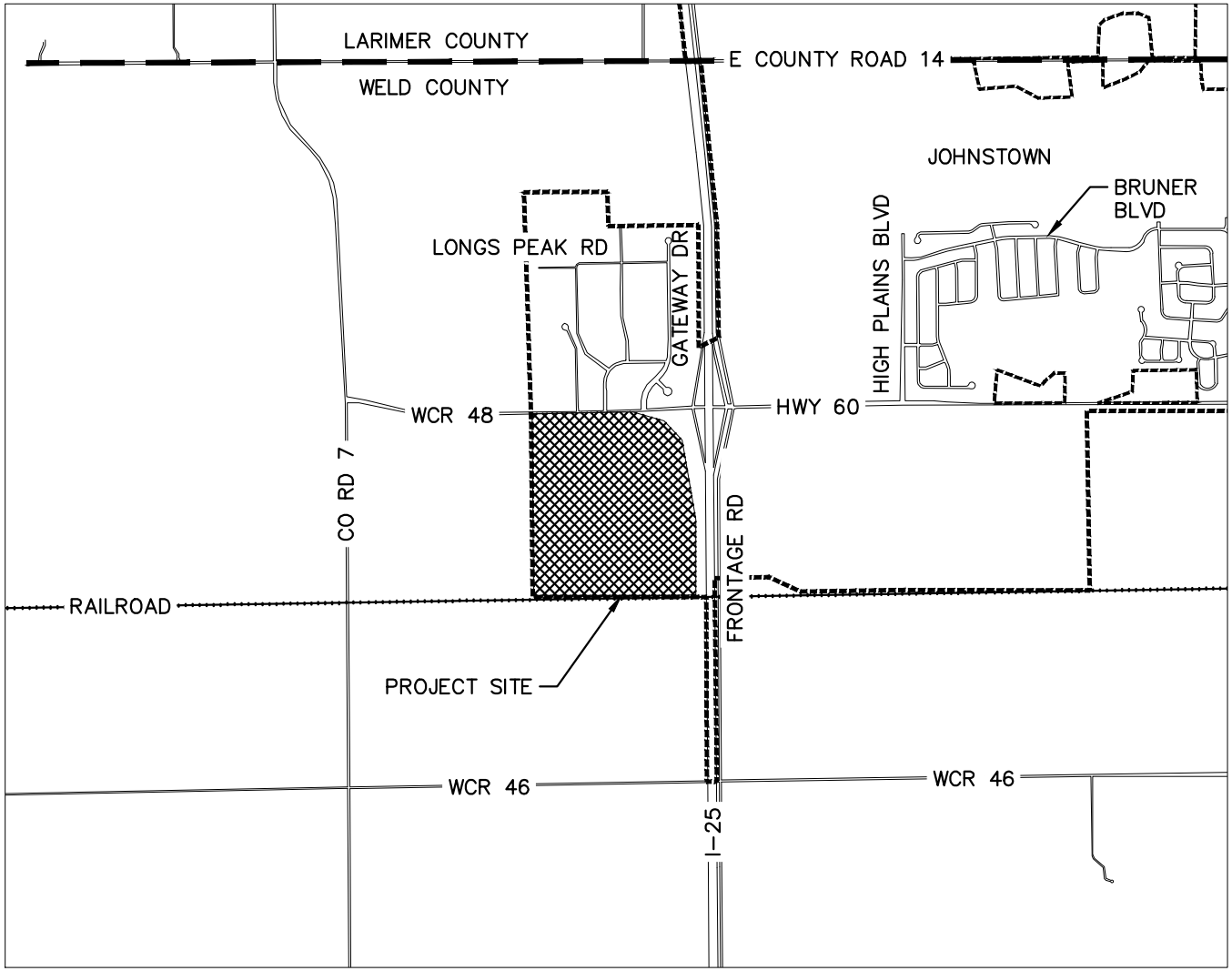
1. Prior to construction of any additional public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained.
2. A development agreement shall be entered into with the Town with future development that states and clarifies developer obligations.

**Alternate Motion**

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the Welty Ridge Subdivision preliminary/final subdivision plat based upon the following findings…"

Planner:

Kim Meyer, Planning & Development Director




LEGEND

- TOWN OF JOHNSTOWN BOUNDARY
- LARIMER/WELD COUNTY LINE
- ROADWAY
- RAILROAD

NORTH

GRAPHIC SCALE IN FEET

0 1250 2500 5000

BUC-EE'S JOHNSTOWN
VICINITY MAP

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1125 17TH STREET, SUITE 1400, DENVER, 80202
PHONE: 303-228-2300

# I-25 Gateway Center Owner's Association

**Traffic Flow Objection Letter**

Dear Planning Commission Members:

As the president of the Gateway Owner's Association ("Association"), I am writing to express concerns relative to modifications of the access and traffic circulation plan proposed as a component of the "Buc-ee's" project and Welty Ridge Subdivision. Based on our review of the proposal, we understand that the current traffic plan seeks to eliminate full turn access at the intersection of CR 48 and Gateway Drive. We strongly oppose this modification to Gateway's primary access point, and we believe that such a course of action is detrimental to property values, unnecessarily impacts current development plans and is unwarranted at this time.

Specifically, our membership (over 50 business owners) is very concerned that eliminating full turn movement at the intersection will impair the continued development of the Gateway Center ("Gateway") and will negatively impact its existing businesses. Notably, Johnstown has identified the I-25 and WCR48 intersection as a Gateway and Activity Center within the proposed Comprehensive Plan. Gateway's development is important to creating the initial impression for the Town's visitors and residents. Gateway provides significant commercial tax base and is an ideal area for continued retail and commercial development. After years of struggle, significant development is set to occur in Gateway. Several retail projects are currently being proposed within Gateway, but they will fail if the existing access is prematurely restricted to a Right in Right out only. Accordingly, we urge the Commission to consider the importance of keeping Gateway's development healthy and sustainable. Prematurely restricting access for Gateway seems unreasonable when such a result would greatly benefit Buc-ee's and the Welty Subdivision, at the expense of Gateway.

Importantly, our traffic consultants believe that the existing full turn movement access can be maintained in a safe manner for the foreseeable future. We have attached a copy of their memorandum discussing this issue for your edification. As provided in the letter, the Association respectfully requests that the Commission consider options to maintain the existing full turn movement to prevent detrimental effects to the GOA's property values and development plans. Specifically, we request that Planning Commission recommends requiring a full movement access be analyzed as a part of the Traffic Study for the Welty Ridge subdivision and support maintaining the existing full turn movement access when safe conditions exist, and acceptable service levels are met. Additionally, we specifically request that the Traffic Study for the Welty Ridge Subdivision include an analysis that maintains full movement at Gateway Drive.

Thank you for your consideration of our concerns, and our position that access into Gateway should not be impaired, and that this can be achieved in a safe and effective manner.

Sincerely,

Sean Saffell, President, I-25 Gateway Owners Association

# WELTY RIDGE SUBDIVISION - FILING NO. 1

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2
TOTAL AREA = 6,101,747 SQ. FT., OR 140.08 ACRES, MORE OR LESS

## Ownership and Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS, AND/OR LIEN HOLDER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO BEAR NORTH 00°25'11" WEST, A DISTANCE OF 2669.28 FEET BETWEEN A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "T4N R68W C1/4 +S10 2009 LS 13155" AT THE CENTER QUARTER CORNER OF SAID SECTION 10 AND A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "WELD COUNTY T4N R68W 1/4 S3|S10 2009 PLS 23520" IN RANGE BOX AT THE NORTH QUARTER CORNER OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 10;
THENCE ALONG SAID WEST LINE, NORTH 00°25'11" WEST, A DISTANCE OF 2639.28 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 48;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°00'37" EAST, A DISTANCE OF 1567.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-25 AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JULY 6, 2021, AT RECEPTION NO. 4732712;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
1. SOUTH 79°50'29" EAST, A DISTANCE OF 588.52 FEET;
2. THENCE SOUTH 16°46'30" EAST, A DISTANCE OF 445.62 FEET;
3. THENCE SOUTH 07°21'01" EAST, A DISTANCE OF 948.59 FEET;
4. THENCE SOUTH 02°16'03" EAST, A DISTANCE OF 297.38 FEET;
5. THENCE SOUTH 01°15'51" WEST, A DISTANCE OF 823.15' FEET;
6. THENCE NORTH 88°54'51" EAST, A DISTANCE OF 37.80 FEET;

THENCE SOUTH 00°23'17" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 10;
THENCE ALONG SAID SOUTH LINE, SOUTH 88°54'51" WEST, A DISTANCE OF 2409.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6,101,747 SQ. FT. OR 140.08 ACRES, (MORE OR LESS) BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD;

HAVE BY THESE PRESENTS, CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND EASEMENTS TO BE KNOWN AS WELTY RIDGE SUBDIVISION – FILING NO. 1, FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT,

WITNESS OUR HANDS AND SEALS THIS __ DAY OF _____, 20__.

OWNER:
PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:_____

STATE OF COLORADO )
)SS
COUNTY OF )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

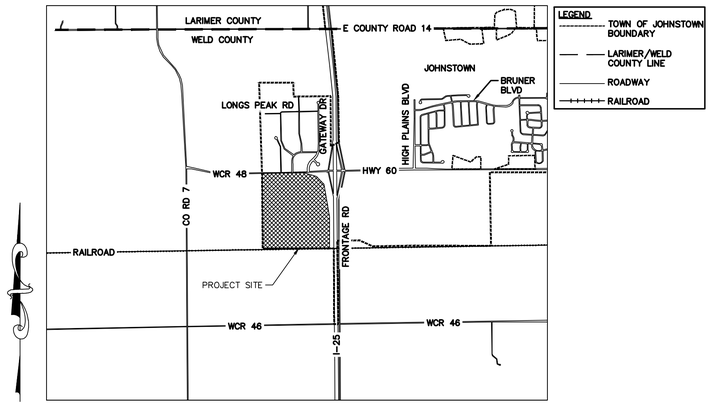
_____, 20__, BY _____ AS

_____ OF PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

## Town Council:

THIS PLAT, TO BE KNOWN AS WELTY RIDGE SUBDIVISION – FILING NO. 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY: _____ ATTEST _____
MAYOR TOWN CLERK




**Vicinity Map**
SCALE: 1" = 2500'

## Notes

1. STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 3114020-07849, DATED JUNE 22, 2021 AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°25'11"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 10, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "T4N R68W C1/4 +S10 2009 LS 13155" AND THE NORTH QUARTER CORNER OF SAID SECTION 10, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "WELD COUNTY T4N R68W 1/4 S3|S10 2009 PLS 23520" IN RANGE BOX AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.

7. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

8. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

| | | | |
|---|---|---|---|
| #16 | AUG 31, 1939 | BOOK 1049, PAGE 583 | TRANSMISSION ESMT. (BLANKET) |
| #20 | APR 09, 1974 | REC. NO. 1633583 | TRANSMISSION ESMT. (BLANKET) |
| #21 | NOV 22, 1995 | REC. NO. 2464768 | CONSENT AGREEMENT |
| #22 | JUN 12, 2008 | REC. NO. 3560159 | ORDINANCE 2008-800 |
| #23 | JUN 12, 2008 | REC. NO. 3560161 | ANNEXATION AGREEMENT |
| #24 | JUN 12, 2008 | REC. NO. 3560162 | VEEMAN ANNEXATION |
| #25 | JAN 26, 2010 | REC. NO. 3672097 | OIL AND GAS LEASE |
| | DEC 28, 2012 | REC. NO. 3899374 | EXTENSION |
| #27 | FEB 22, 2012 | REC. NO. 3826355 | SURFACE USE AGREEMENT |
| #29 | OCT 25, 2013 | REC. NO. 4535298 | PIPELINE EASEMENT RELEASE |
| #30 | SEP 07, 2018 | REC. NO. 4429247 | INCLUSION OF PROPERTY INTO METROPOLITAN DISTRICT NO. 4 |
| #31 | MAR 16, 2020 | REC. NO. 4575190 | ORDINANCE 2020-169 |
| #32 | MAR 16, 2020 | REC. NO. 4575191 | DEVELOPMENT PLAN |
| #33 | SEP 24, 2018 | REC. NO. 4433264 | BARGAIN AND SALE DEED |

10. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

| | | | |
|---|---|---|---|
| #19 | NOV 07, 1960 | BOOK 1570, PAGE 625 | DITCH EASEMENT (AFFECTS SE 1/4 OF SEC 10) |

11. FINAL TOWN-APPROVED DEVELOPMENT PLANS AND CONSTRUCTION DOCUMENTS ARE REQUIRED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING ON-SITE.

12. TRACTS MUST BE RE-PLATTED WITH THE TOWN OF JOHNSTOWN PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING.

## Surveyor's Certificate

I, EDGAR T. BRISTOW, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

EDGAR T. BRISTOW
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #19588

| REVISION | DATE |
|---|---|
| 1 -REVISIONS PER CLIENT | -2021-09-27 EP |
| 2 -REVISIONS PER CLIENT | -2021-10-05 EP |
| 3 -REVISIONS PER CLIENT | -2021-11-03 EP |
| 4 -ADD NOTES 11 & 12 | -2021-11-03 |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |

WELTY RIDGE SUBDIVISION – FILING NO. 1 FINAL PLAT

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
655 FOURTH AVE.
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
3825 IRIS AVE. STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER: 21-75,744
DATE: 09-24-2021
DRAWN BY: E. PRESCOTT
CHECKED BY: MV/JK/WW

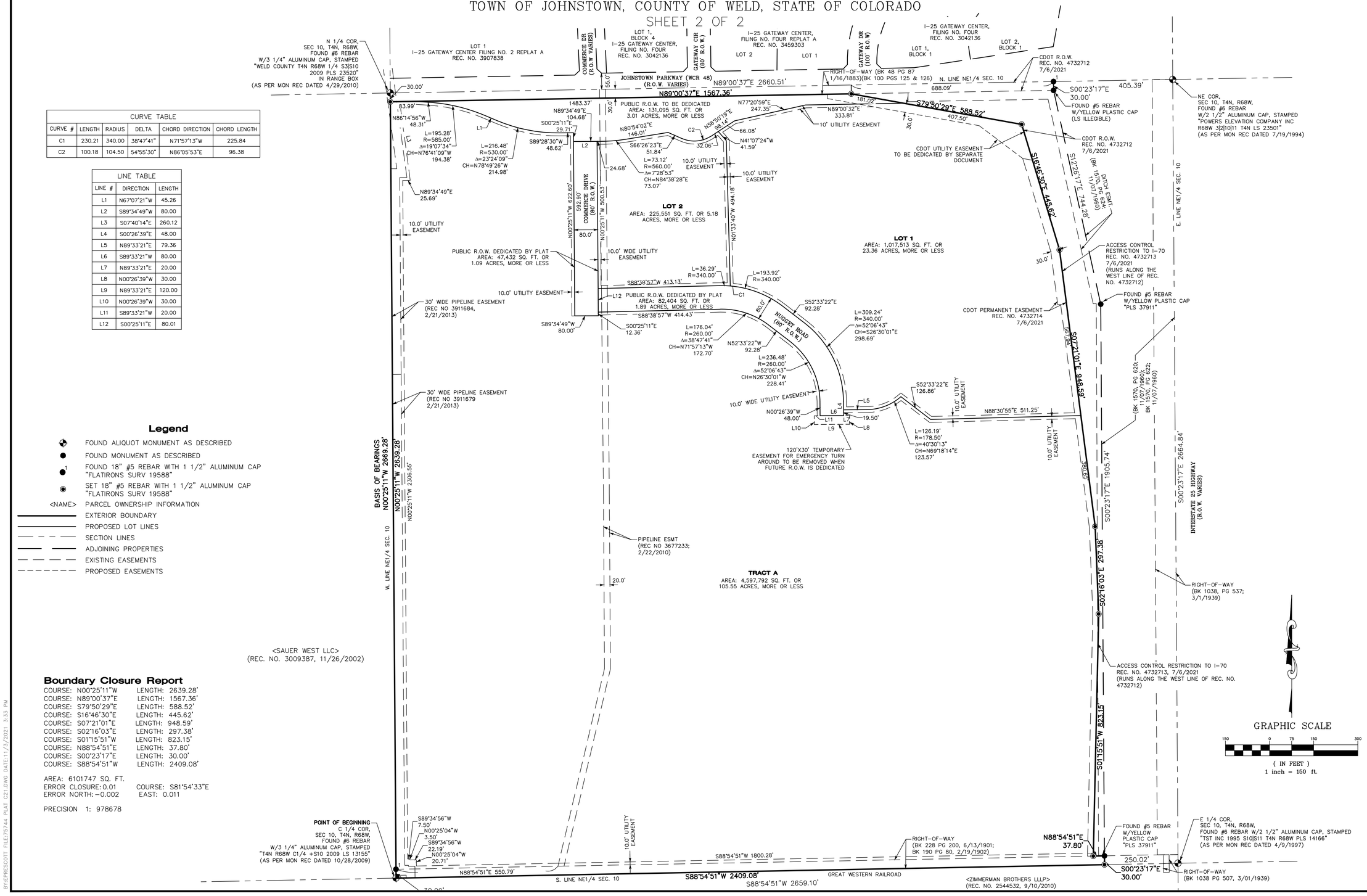
SHEET 1 OF 2

B:\EPRESCOTT FILE\75744 PLAT C2.DWG DATE:11/3/2021 3:33 PM

# WELTY RIDGE SUBDIVISION - FILING NO. 1

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 230.21 | 340.00 | 38°47'41" | N71°57'13"W | 225.84 |
| C2 | 100.18 | 104.50 | 54°55'30" | N86°05'53"E | 96.38 |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N67°07'21"W | 45.26 |
| L2 | S89°34'49"W | 80.00 |
| L3 | S07°40'14"E | 260.12 |
| L4 | S00°26'39"E | 48.00 |
| L5 | N89°33'21"E | 79.36 |
| L6 | S89°33'21"W | 80.00 |
| L7 | N89°33'21"E | 20.00 |
| L8 | N00°26'39"W | 30.00 |
| L9 | N89°33'21"E | 120.00 |
| L10 | N00°26'39"W | 30.00 |
| L11 | S89°33'21"W | 20.00 |
| L12 | S00°25'11"E | 80.01 |

## Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588"
- <NAME> PARCEL OWNERSHIP INFORMATION
- EXTERIOR BOUNDARY
- PROPOSED LOT LINES
- SECTION LINES
- ADJOINING PROPERTIES
- EXISTING EASEMENTS
- PROPOSED EASEMENTS

## Boundary Closure Report

COURSE: N00°25'11"W LENGTH: 2639.28'
COURSE: N89°00'37"E LENGTH: 1567.36'
COURSE: S79°50'29"E LENGTH: 588.52'
COURSE: S16°46'30"E LENGTH: 445.62'
COURSE: S07°21'01"E LENGTH: 948.59'
COURSE: S02°16'03"E LENGTH: 297.38'
COURSE: S01°15'51"W LENGTH: 823.15'
COURSE: N88°54'51"E LENGTH: 37.80'
COURSE: S00°23'17"E LENGTH: 30.00'
COURSE: S88°54'51"W LENGTH: 2409.08'

AREA: 6101747 SQ. FT.
ERROR CLOSURE: 0.01 COURSE: S81°54'33"E
ERROR NORTH: -0.002 EAST: 0.011

PRECISION 1: 978678

| REVISION | DATE |
|---|---|
| 1 -REVISIONS PER CLIENT | -2021-09-27 EP |
| 2 -REVISIONS PER CLIENT | -2021-10-05 EP |
| 3 -REVISIONS PER CLIENT | -2021-11-03 EP |
| 4 -ADD NOTES 11 & 12 | -2021-11-03 |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |

WELTY RIDGE SUBDIVISION - FILING NO. 1 FINAL PLAT

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830
4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936-6997 FAX: (303) 923-3180

DRAFT
WORKING COPY ONLY ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER: 21-75,744
DATE: 09-24-2021
DRAWN BY: E. PRESCOTT
CHECKED BY: MV/JK/WW

SHEET 2 OF 2

BY:EPRESCOTT FILE:75744 PLAT C21.DWG DATE:11/3/2021 3:33 PM

# PLANNING & ZONING COMMISSION
# STAFF ANALYSIS REPORT

| | |
|---|---|
| **ITEM:** | **Public Hearing and Consideration of Preliminary/Final Subdivision Plat of Oxy Land Subdivision** |
| **DESCRIPTION:** | Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates three buildable lots and several lots for deeded right-of-way to the Town or CDOT. |
| **LOCATION:** | South of CO Hwy 60 and East of I-25 |
| **APPLICANT:** | Anadarko E&P Onshore, LLC |
| **STAFF:** | Kim Meyer, Director |
| **HEARING DATE:** | November 17, 2021 |

**ATTACHMENTS**

1. Vicinity Map
2. Final Plat

**PROJECT SUMMARY**

The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 150 acres. The existing use on this parcel is the Kerr-McGee S&B Oil & Gas well facility on the southwestern portion of the lot. This subdivision will create Lot 2 for that facility to remain and create a substantial buffer from any future development. Lots 3 and 4 are properties that were deeded to the Town and to CDOT for needed right of way, and merely create and memorialize these as platted areas. Lots 1 and 5 will be slated for future mixed-use development. Several existing easements also traverse the site.

The I-25 Frontage Road previously located on the western boundary has been permanently closed and abandoned by CDOT. The eastern boundary will develop as the southern extension to High Plains Boulevard, and eventually connect into the larger, 14-mile, regional "interstate parallel arterial" envisioned within an existing IGA between Johnstown, multiple municipalities, counties, and CDOT. Future accesses would be anticipated to be primarily from this future High Plains Blvd., and would be further determined with future development plans.

**Zoning:** PUD-MU (Mixed Use)

**ADJACENT ZONING & LAND USE**

| | |
|---|---|
| **North** | PUD-MU – Future "Vista Commons" |
| **East** | PUD-MU – Undeveloped ag land |
| **South** | Weld Co. 'A' – Existing ag properties |
| **West** | I-25 and Welty Ridge PUD |

**PROPERTY LAND USE HISTORY**

This property has historically been agricultural use, with one small residence - currently vacant. In 2019, the S&B oil and gas facility was granted a Use by Special Review approval by the Town, with construction and drilling commencing in 2020.

**PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021, per municipal code. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Given the scope of the development, no notices were mailed to property owners for this simple subdivision, notices for future development will be mailed. No neighborhood meeting was required at this time. No public comments have been received by Staff as of the date of publication of this report.

**STAFF ANALYSIS**

**2006 Johnstown Area Comprehensive Plan Review** *(under which this application was submitted*)

*GOAL CF 1. New development achieves the community's goals and is consistent with the Town's vision.*

- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as a mix of uses to create more complete neighborhoods. Creation of this subdivision and these new lots allows this land located at a vital gateway to Johnstown to be utilized for more than the passive oil and gas activity in the future, and acts as a buffer from the use to the Hwy 60 activity corridor.

*GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.*

- Dedication of additional right of way for the interstate and High Plains Blvd. assist the Town in achieving a better overall, more connected transportation system over time.

This "super-plat" (large tract) subdivision is being processed without submittal of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and "CD's" in place is accommodated elsewhere, in Staff's interpretation, by JMC §17-111 requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market

functions, and can even permit some early "anchor" uses to kick off in advance of full plans for the remainder of the master planned area. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other specialty developers (i.e., shopping center, multi-family, senior housing), while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

Staff has no outstanding concerns and believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Recommended Findings**

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested subdivision of Oxy Land Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

**Recommended Motion**

Based on the application received, associated materials presented, and the preceding analysis, the Planning & Zoning Commission finds that the request for the combined preliminary/final subdivision plat for Oxy Land Subdivision furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval with Conditions of the Oxy Land Subdivision based upon the findings as stated above, and the following conditions:

1. Prior to construction of any additional public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained.
2. A development agreement shall be entered into with the Town with future development that states and clarifies developer obligations.

**Alternate Motion**

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the Oxy Land Subdivision preliminary/final plat based upon the following findings…"

Planner:

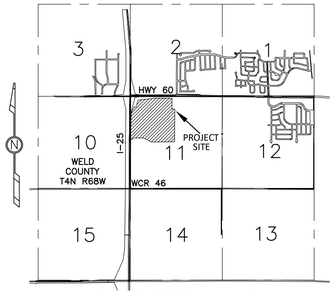
Kim Meyer, Planning & Development Director

# VICINITY MAP
# Oxy Land Subdivision

# PLAT OF OXY LAND SUBDIVISION

## LOCATED IN THE NORTHWEST 1/4, SECTION 11, T4N, R68W, 6TH P.M.

## TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO




**LOCATION MAP**
NOT TO SCALE

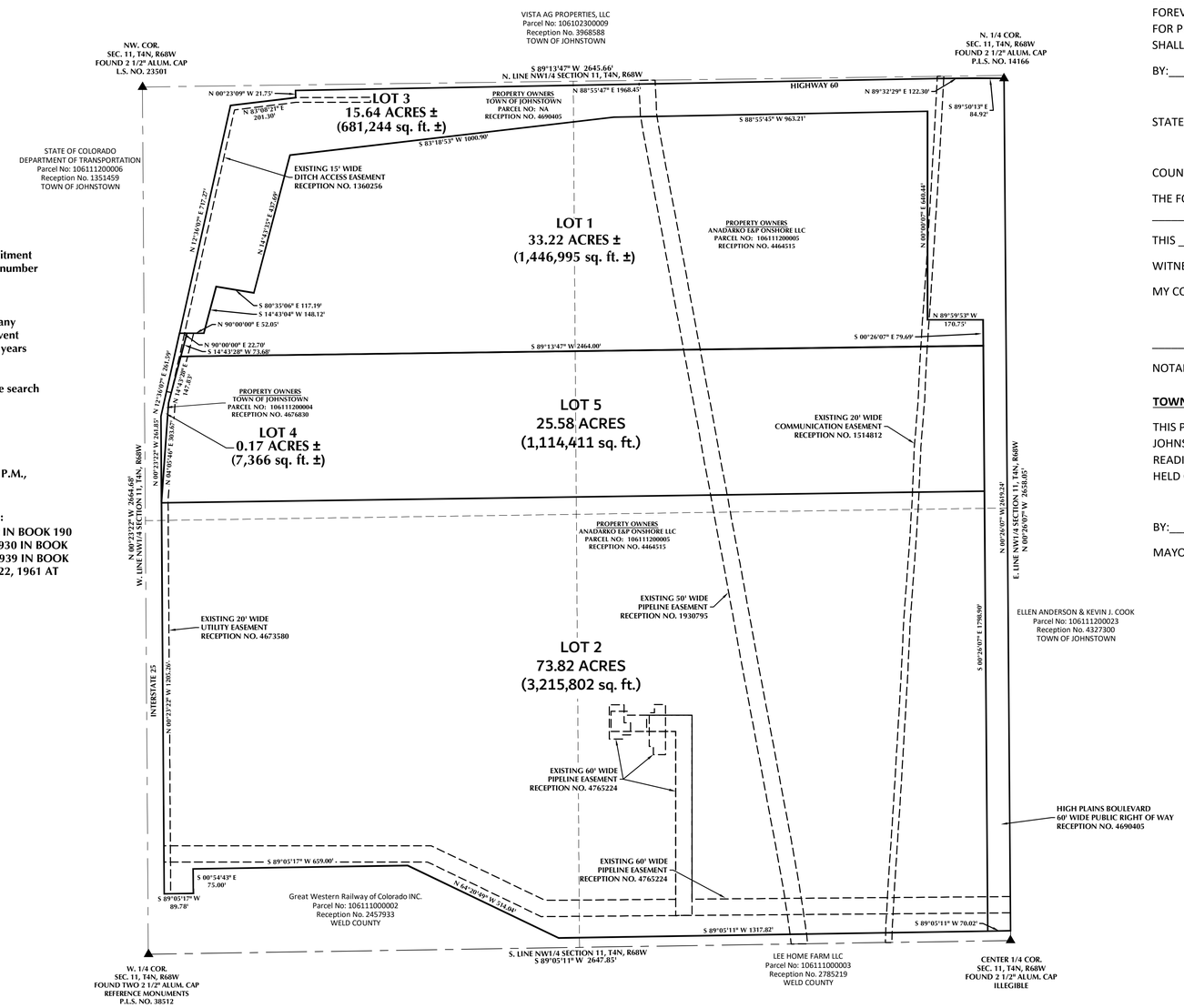
### Notes:

1. Description and easements shown hereon are based on (i) that certain ALTA Commitment for Title Insurance prepared by Land Title Guarantee Company, identified as order number FCIF25193324, with an effective date of October 15, 2021, at 5:00 p.m.
2. Bearings are based on the North line of the Northwest 1/4 of Section 11 as being S89°13'47"W. Monumented as shown.
3. According to Colorado state law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date on the certification shown hereon.
4. Distances are U.S. Survey Foot.
5. Adjoiner information taken from Weld County property portal. An independent title search has not been performed by or provided to 609 Consulting, LLC.

### PROPERTY DESCRIPTION

THE NW 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPTING THEREFROM THOSE PARCELS CONVEYED BY THE FOLLOWING DEEDS: RECORDED FEBRUARY 19, 1902 IN BOOK 200 AT PAGE 117 AND AUGUST 2, 1902 IN BOOK 190 AT PAGE 81 AND OCTOBER 26, 1917 IN BOOK 485 AT PAGE 469 AND APRIL 28, 1930 IN BOOK 894 AT PAGE 33 AND JULY 20, 1937 IN BOOK 1013 AT PAGE 205 AND APRIL 25, 1939 IN BOOK 1041 AT PAGE 274 AND MAY 10, 1957 AT RECEPTION NO. 1254276 AND MARCH 22, 1961 AT RECEPTION NO. 1351459.




### LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PROPERTY LINE
- EXISTING EASEMENT
- ▲ FOUND PLSS MONUMENT AS INDICATED

### OWNER ACKNOWLEDGEMENT & DEDICATION

OWNER: ANADARKO E&P ONSHORE LLC, DOES HEREBY CAUSE SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF OXY LAND SUBDIVISION, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC RIGHTS OF WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSOS AND ASSIGNS.

BY:_____

, AUTHORIZED SIGNATORY

STATE OF_____ )

) SS.

COUNTY OF_____ )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____, AS AUTHORIZED SIGNATORY OF ANADARKO E&P ONSHORE LLC.

THIS _____ DAY OF _____, 20_____.

WITNESS MY HAND AND SEAL:

MY COMISSION EXPIRES _____

_____

NOTARY PUBLIC

### TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS OXY LAND SUBDIVISION, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER_____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, _____.

BY:_____ ATTEST:_____

MAYOR TOWN CLERK

### Surveyor's Certificate

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM SURVEY DATA AND FIELD NOTES FROM A SURVEY PERFORMED IN THE FIELD AND ON THE GROUND AND COMPLETED NOVEMBER 8, 2021.

COLORADO LICENSED
RANDALL K. FRENCH
38512
PROFESSIONAL LAND SURVEYOR


RANDALL K. FRENCH
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NUMBER 38512
rfrench@609consulting.com


0 200' 400'
SCALE: 1" = 200'

# PLAT OF OXY LAND SUBDIVISION

## PORTIONS OF THE NORTHWEST 1/4 OF SECTION 11, T4N, R68W, OF THE 6th P.M.

## TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO


609 CONSULTING, LLC
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609
Fax 307-674-0182


| | |
|---|---|
| DRAWN BY: RZP | REVISIONS: |
| CHECKED BY: RKF | |
| DATE: 10/28/21 | JOB: 18-209 |
| SHEET NO: 1 of 1 | |