

KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF
THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

A. STATEMENT OF INTENT

THIS OUTLINE DEVELOPMENT PLAN (ODP) IS INTENDED TO SERVE AS A DEVELOPMENT CONCEPT FOR THE ZONING OF THE PROPERTY CONSISTING OF APPROXIMATELY 125 ACRES WITHIN THE KLEIN PUD ANNEXATION TO THE TOWN OF JOHNSTOWN, COLORADO. THIS ODP IS INTENDED TO CREATE A COMPATIBLE VARIETY OF LAND USES THAT PROVIDE FOR A HOMOGENEOUS DEVELOPMENT OF MIXED RESIDENTIAL USES. LOT LAYOUT, ROAD ALIGNMENT, AND SPECIFIC MULTI-FAMILY AND RESIDENTIAL BUILDING SITING WILL BE REFINED AT TIME OF PLATTING WITH ADJUSTMENTS ALLOWED FOR SPECIFIC SITE AND MARKET CONDITIONS.

VISION STATEMENT
THE KLEIN 125 ANNEXATION, JOHNSTOWN, CO.

GENERAL

THE KLEIN 125 ANNEXATION IS ENVISIONED TO CONTAIN A MIX OF RESIDENTIAL TYPES WITHIN SUB-NEIGHBORHOODS, EACH WITH ITS OWN IDENTITY AND SCALE AND INTEGRATED INTO A UNIFIED DESIGN FOR THE PROPERTY. A FUTURE EAST-WEST COLLECTOR ROAD THROUGH THE PROPERTY AND AN EXISTING NORTH-SOUTH NATURAL GAS PIPELINE EASEMENT DIVIDE THE PROPERTY INTO FOUR (4) PLANNING AREAS. THESE PLANNING AREAS (A, B, C AND D) PROVIDE A LOGICAL FRAMEWORK FOR DEVELOPMENT PHASING AND FOR THE ARRANGEMENT OF SUB-NEIGHBORHOODS.

SITE DESIGN LAYOUT

THE OVERALL SITE DESIGN SHALL OBTAIN A PLEASING SENSE OF SCALE BY EMPHASIZING THE SITE DESIGN FUNCTIONALITY AND UNIQUENESS OF EACH PLANNING AREA. EACH PLANNING AREA SHALL CONTAIN A PORTION OF THE PRIVATE OPEN SPACE FOR THE PROJECT AND SHALL INCLUDE A SITE DESIGN AND A MIX OF RESIDENTIAL TYPES THAT DIFFERENTIATE IT FROM THE OTHER PLANNING AREAS. THE ROAD SYSTEM WITHIN EACH PLANNING AREA SHALL PROMOTE DIFFERENTIATION BETWEEN AREAS.

THESE PLANNING AREAS SHALL BE UNIFIED INTO A COHESIVE NEIGHBORHOOD THROUGH SUCH ELEMENTS AS THE INTERIOR TRAIL AND STREET SYSTEM; CENTRAL PRIVATE AMENITIES THAT COULD INCLUDE A POOL; VEST POCKET PARKS AND TOT-LOTS; SHARED OPEN SPACE AREAS; AND THE PLACEMENT OF AND CONNECTIONS TO ON-SITE, PUBLIC PARKLAND.

SITE DESIGN DETAILS

VARIOUS DESIGN DETAILS SHALL PROVIDE A DISTINGUISHING CHARACTER AND A THEME TO THE PROJECT. THESE SHALL INCLUDE DISTINCTIVE EXTERIOR AND INTERIOR FENCING, CUSTOM STREET SIGNS AND THEMATIC STREET NAMES, STAMPED CONCRETE DETAILING, DECORATIVE LIGHTING, MAILBOX ENCLOSURES, AND THE STYLE OF FURNITURE AND PLAY EQUIPMENT IN PRIVATE OPEN SPACES.

THE MAIN ENTRY FEATURE SHALL BE SUBSTANTIAL, UNIQUE, AND ANNOUNCE THE THEME AND CHARACTER OF THE NEIGHBORHOOD. THIS MAIN ENTRY FEATURE MAY INCLUDE A LANDSCAPED MEDIAN, DECORATIVE LANDSCAPE LIGHTING AND LAMPPOSTS. INDIVIDUAL LANDSCAPED ENTRY FEATURES SHALL BE CONSIDERED FOR SUB-NEIGHBORHOODS WITHIN DIFFERENT PLANNING AREAS AND SHALL REINFORCE THE OVERALL DESIGN THEME.

COVENANTS

ARCHITECTURE DESIGN COVENANT SHALL PROVIDE FOR A STANDARD OF QUALITY THROUGHOUT THE PROJECT. GUIDELINES WILL ADDRESS THE ATTRACTIVE PLACEMENT OF FENCES AND PRIVACY WALLS, REQUIRED DESIGN ELEMENTS TO PROMOTE ARCHITECTURAL VARIETY AND HARMONY, LANDSCAPE REQUIREMENTS WITHIN PRIVATE LOTS, AND THE PROHIBITION OF PROPERTY USES AND CONSTRUCTION THAT WOULD UNDERMINE NEIGHBORHOOD QUALITY AND LIVABILITY. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR COVENANT ENFORCEMENT AND FOR THE MAINTENANCE OF COMMON AREAS AND ELEMENTS. A COMMUNITY ASSOCIATION SHALL BE FORMED CONSISTENT WITH THE STATE OF COLORADO CCIOA REGULATIONS.

PUBLIC PARKS AND PRIVATE OPEN SPACES

THE JOHNSON/MILLIKEN PARKS, RECREATION TRAILS AND OPEN SPACE MASTER PLAN IDENTIFIES A COMMUNITY PARK SITE ADJOINING THE KLEIN 125 ANNEXATION TO THE EAST, CURRENTLY REFERRED TO AS THE "CARLSON PROPERTY PARK". SUCH A COMMUNITY PARK WOULD ADDRESS MUCH OF THE PUBLIC PARK DEMAND FROM THIS ANNEXATION AND AVOID REDUNDANCY FROM A PUBLIC PARK WITHIN A NEIGHBORHOOD THAT ADJOINS A COMMUNITY PARK. AS PART OF THE TOWN'S PARKLAND DEDICATION REQUIREMENT FOR THE ANNEXATION, PETITIONERS SHALL ATTEMPT TO COOPERATE WITH JOHNSTOWN IN COMPLETING THE LAND ASSEMBLAGE FOR THIS COMMUNITY PARK. ALSO, A PORTION OF THE DETENTION AREA IN THE SOUTHEAST CORNER OF THE PROJECT AND CONTIGUOUS TO THE COMMUNITY PARK SITE MAY APPLY TOWARDS THE ANNEXATION'S PARKLAND DEDICATION REQUIREMENT. THE TOWN AND THE PETITIONERS WISH TO AVOID INEFFICIENTLY SIZED, PREMATURELY DEVELOPED AND PUBLIC PARKS REDUNDANCY WITHIN THIS ANNEXATION.

PRIVATE, COMMON OPEN SPACE AREAS WILL OCCUR THROUGHOUT THE PROJECT IN THE FORM OF INTERIOR TRAILS, OPEN SPACE AREAS CONNECTING NEIGHBORHOODS, TREE LAWNS ALONG THE EAST-WEST COLLECTOR ROAD, VEST POCKET PARKS AND TOT-LOTS, ENTRYWAY FEATURES, AND LANDSCAPED RIGHT-OF-WAY SETBACKS. ADDITIONAL OPEN SPACE AREAS MAY BE CREATED IN CONJUNCTION WITH ALLEYS, LANDSCAPED ISLANDS, AND LANDSCAPED

POOL AREA WOULD BE INCORPORATED WITH A COMMON OPEN SPACE AREA. ALL PRIVATE, COMMON OPEN SPACE AREAS SHALL BE MAINTAINED BY THE COMMUNITY ASSOCIATION.

IRRIGATION WATER

THE PROJECT WILL REDUCE IRRIGATION WATER DEMAND THROUGH THE USE OF NON-IRRIGATED AND LOW-IRRIGATED MATERIALS AND PLANTINGS. ALTHOUGH PREFERABLE, A RELIABLE NON-POTABLE, SECONDARY WATER SOURCE NEITHER TRAVERSES THE PROPERTY NOR IS CURRENTLY ACCESSIBLE TO THE PROPERTY. THIS MAY CHANGE IN THE EVENT THE TOWN BRINGS A SECONDARY WATER SOURCE TO THE COMMUNITY PARK SITE EAST OF THE ANNEXATION, AT WHICH TIME THE PROJECT MAY CONNECT TO THAT DELIVERY SYSTEM. SHOULD A POND BE CONSTRUCTED ON-SITE TO STORE DELIVERABLE WATER FOR IRRIGATION, A WATER TAP FROM THE TOWN WOULD BE NECESSARY AS A BACKUP. THE PROPERTY CURRENTLY DOES NOT INCLUDE SUFFICIENT WATER FOR BOTH RESIDENTIAL WATER TAPS AND OPEN SPACE IRRIGATION.

PHASING

THE PHASING OF DEVELOPMENT SHALL BEGIN IN PLANNING AREA A CLOSEST TO ROCKSBURY RIDGE AND WOULD INCLUDE THE EXTENSION OF HIGH PLAINS BOULEVARD TO THE FUTURE EAST-WEST COLLECTOR STREET. FOLLOWING THE DEVELOPMENT OF PLANNING AREA A, THE NEXT DEVELOPMENT PHASE WOULD EITHER BE TO THE NORTH (AREA B) OR EAST (AREA C), DEPENDING UPON SUCH FACTORS AS MARKET CONDITIONS AND THE STATUS OF THE COMMUNITY PARK. MULTIPLE DEVELOPMENT PHASES MAY BE IN PROCESS CONCURRENTLY.

NEIGHBORHOOD COMPATIBILITY

COMPATIBILITY WITH ADJOINING NEIGHBORHOODS TO THE SOUTH AND EAST WILL OCCUR EITHER THROUGH SIMILAR RESIDENTIAL TYPES; APPROPRIATE BUFFERING THROUGH LANDSCAPING, FENCING, AND SETBACKS; OR A COMBINATION OF BOTH.

ARCHITECTURAL VARIATION

ARCHITECTURAL VARIETY WILL FIRST BE INTRODUCED THROUGH THE INCLUSION OF A MIX OF ATTACHED AND DETACHED RESIDENTIAL TYPES AND VARYING LOT SIZES. FURTHER DIFFERENTIATION OF SUCH VARYING RESIDENTIAL TYPES SHALL BE THROUGH THEIR ARRANGEMENT INTO IDENTIFIABLE SUB-NEIGHBORHOODS. VARIATIONS IN DENSITIES, SCALE, AND ARCHITECTURE AND AN EMPHASIS ON DISTINCT IDENTITY DISTRICTS WITHIN THE LARGER NEIGHBORHOOD ARE A PRIMARY COMPONENT OF THE PROJECT VISION.

SITE DESIGN APPROACHES TO PROMOTE VARIATION COULD INCLUDE SUCH FEATURES AS ALLEYS, PRIVATE STREETS, SHARED CURB CUTS FROM PUBLIC STREETS, LANDSCAPING AND SIGNAGE. DIFFERENT UNIT TYPES (E.G. CONVENTIONAL SINGLE-FAMILY VS. TOWN HOMES, VS. PATIO HOMES) WOULD BE ENCOURAGED TO INCLUDE DIFFERENTIATING DESIGN ELEVATIONS AND DETAILS, INCLUDING DISTINGUISHING EXTERIOR MATERIALS, COLORS, ROOF PITCHES, OVERHANGS, TRIM, WINDOWS, AND SITE PLACEMENT. SIMILAR DISTINGUISHING DESIGN ELEMENTS WOULD BE INCLUDED WITHIN CONVENTIONAL SINGLE-FAMILY SUB-NEIGHBORHOODS IN ORDER TO FURTHER PROMOTE VARIETY WITHIN THE PROJECT.

CONVENTIONAL SINGLE-FAMILY LOT DISTRIBUTION:

A "CONVENTIONAL SINGLE-FAMILY LOT" SHALL BE DEFINED AS A RESIDENTIAL LOT FOR A DETACHED SINGLE-FAMILY RESIDENCE THAT IS ACCESSED FROM AN INDIVIDUAL CURB CUT OFF A PUBLIC STREET. THE TOTAL NUMBER OF SUCH CONVENTIONAL SINGLE-FAMILY LOTS WITHIN THE ANNEXATION SHALL NOT EXCEED THE FOLLOWING DISTRIBUTION:

SIZE (S.F.)	PERCENTAGE
6,000 OR LESS	15
6,001 TO 7,000	10
7,001 TO 8,000	20
8,001 OR GREATER	BALANCE

THERE SHALL BE NO MINIMUM PERCENTAGE REQUIRED, AND THE MAXIMUM ALLOWABLE PERCENTAGE OF ANY SMALLER LOT SIZE CATEGORY CAN BE ADDED TO A LARGER LOT SIZE CATEGORY. A RESIDENCE ON A CONVENTIONAL SINGLE-FAMILY LOT SHALL CONTAIN A MINIMUM 1400 SQ. FT. OF GROSS LIVABLE AREA.

B. PROPOSED ZONING

THE PROPOSED ZONING FOR THE PROPERTY IS: PUD-R, PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT.

C. LAND USE STANDARDS

REFERENCE TO ARTICLE XI SF-1, ARTICLE XII SF-2, AND ARTICLE XIII MF-1 OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE. THE TOWN'S MINIMAL STANDARDS COULD VARY BASED UPON THE FINAL DEVELOPMENT PLAN.

D. PARKING STANDARDS

REFERENCE ARTICLE XVII, SECTION 16-306 ITEM I OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE.

E. AUXILIARY USE STANDARDS

1. SIGNS - REFERENCE ARTICLE XVII, SECTION 16-306 ITEM M OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE.

2. FENCES - REFER TO TOWN FENCE REQUIREMENT.

A. EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF ALTERNATIVE FENCING, VARYING FENCE HEIGHT AND STYLE, STAGGERED ALIGNMENT OF FENCING, LANDSCAPING AND BUFFERING TECHNIQUES. LANDSCAPE FEATURES SHALL BE INCORPORATED INTO THE STREETScape ALONG AND WITHIN THE RESIDENTIAL AREAS.

3. PEDESTRIAN PATHS/TRAILS

SIDEWALKS, PATHS AND TRAILS SHALL BE PROVIDED WITHIN PARK/OPEN SPACE AREAS TO LINK WHERE FEASIBLE RESIDENTIAL AND COMMERCIAL USE AREAS AND OPEN SPACE. SUCH PATHS SHALL BE ASPHALT, CONCRETE OR CRUSHED LIMESTONE AND RANGE FROM 3 TO 10 FEET IN WIDTH. SUCH PATHS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR THE TOWN OF JOHNSTOWN, DEPENDING UPON LOCATION, SUBJECT TO APPROVAL BY SUCH ENTITY.

4. LIGHTING

PRIVATE LIGHTING WITHIN THE PROJECT SHALL CONSIST OF DOWNCAST VARIETIES AND SHALL NOT CAST ANY GLARE ON ADJACENT LAND USES OR RIGHTS-OF-WAY. LIGHT STANDARDS SHALL NOT EXCEED 15 FEET IN HEIGHT AND SHALL BE COORDINATED WITH THE TOWN OF JOHNSTOWN AS TO LOCATION, STYLE, AND FUNCTION. A PUBLIC/PRIVATE LIGHTING PLAN SHALL BE PREPARED AT THE TIME OF FINAL DEVELOPMENT PLAN IN ORDER TO INTEGRATE FACILITIES INTO THE VARIOUS USE AREAS.

5. STORAGE

A. BOATS, CAMPERS, AND TRAILER VEHICLES SHALL ONLY BE PERMITTED TO BE STORED WITHIN COMPLETELY CLOSED STRUCTURES OR WITHIN AREAS SPECIFICALLY DESIGNATED FOR SUCH STORAGE, PROVIDED SUCH AREAS ARE BEHIND BUILDING SETBACK LINES. SUCH STORAGE SHALL ONLY BE PERMITTED IN SINGLE-FAMILY USE AREAS.

B. NO OUTSIDE STORAGE OF MATERIALS OTHER THAN THOSE REQUIRED FOR THE INITIAL CONSTRUCTION OF THE STRUCTURES SHALL BE PERMITTED EXCEPT WITHIN THE AREAS PROVIDED IN THE TEMPORARY USE AREAS DESCRIBED BELOW.

C. TRASH SHALL BE KEPT IN SEALED CONTAINERS IN THE RESIDENTIAL UNITS UNTIL THE DAY OF COLLECTION AND WITHIN SCREENED AREAS IN THE MULTI-FAMILY AND COMMERCIAL USE AREAS.

6. COMMON AREAS - TYPICALLY PRIVATE

COMMON AREAS WITHIN THE PROJECT SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR SUCH PURPOSE.

7. UTILITIES

ALL UTILITIES (WATER, SANITARY SEWER AND STORM SEWER) SHALL BE CONSTRUCTED TO THE TOWN OF JOHNSTOWN SPECIFICATIONS AND APPROVED BY THE TOWN PRIOR TO CONSTRUCTION. UTILITY CONSTRUCTION MAY BE PHASED BASED UPON A PHASING PLAN THAT SHALL BE SUBMITTED AT THE TIME OF FINAL PLATTING.

B. SIGHT TRIANGLE - REFER TO SECTION 16-362; SIGN CODE AND DEVELOPER GUIDELINES.

F. LANDSCAPE REQUIREMENTS

REFERENCE TO ARTICLE XVII, SECTION 16-306, ITEM F OF THE TOWN OF JOHNSTOWN ZONING ORDINANCE.

G. OPEN SPACE REQUIREMENTS

REFERENCE TO ARTICLE XVII, SECTION 16-306, ITEM D OF TOWN OF JOHNSTOWN ZONING ORDINANCE.

H. MISCELLANEOUS REQUIREMENTS

1. POLLUTION CONTROL:
AREAS DISTURBED DURING CONSTRUCTION SHALL BE TREATED IN SUCH A MANNER SO AS TO MINIMIZE THE IMPACTS OF EROSION AND DUST POLLUTION. NO OTHER POLLUTING ACTIVITY SHALL BE PERMITTED ON A PERMITTED BASIS.

2. TEMPORARY USES:
TEMPORARY TRAILERS AND/OR RESIDENTIAL UNITS MAY BE USED AS SALES OR CONSTRUCTION OFFICES DURING THE SALES AND CONSTRUCTION PERIOD. TEMPORARY MATERIAL STORAGE, CONCRETE BATCH PLANTS AND OTHER TEMPORARY CONSTRUCTION USES MAY BE PERMITTED DURING THE PERIOD PROVIDED SUCH ACTIVITIES ARE SECURED AND NOT OFFENSIVE. SUCH TEMPORARY USES SHALL TERMINATE 90 DAYS AFTER CONSTRUCTION OF THE FINAL BUILDING WITHIN THE PROJECT.

3. EMERGENCY VEHICULAR ACCESS:
TWO (2) ALL WEATHER MEANS OF EMERGENCY VEHICULAR ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

4. BUFFERING:

WHERE DIFFERING LAND USES ABUTT ONE ANOTHER, BUFFERING TECHNIQUES SHALL BE IMPLEMENTED TO DIFFUSE ANY NEGATIVE IMPACTS. THESE BUFFERING TECHNIQUES AND THEIR LOCATIONS SHALL BE DETERMINED AT THE TIME OF PLATTING.

5. ARCHITECTURAL STANDARDS:

ALL EXTERIOR WALL OF STRUCTURES SHALL BE DESIGNED AND FINISHED WITH ARCHITECTURALLY AND AESTHETICALLY PLEASING MATERIALS COMPATIBLE WITH THE NATURAL FEATURES OF THE PROPERTY. SPECIFIC MATERIALS SHALL INCLUDE MATERIALS SUCH AS BRICK, STONE, TEXTURED CONCRETE, WOOD, SIDING, MASONITE, HARDBOARD, OR VINYL SIDING, STUCCO, METAL ONLY WHEN EXPOSED SOFFITS ARE FINISHED, AND GLASS. THE USE OF EAVES, CANTILEVERS, PROTRUSIONS AND OTHER ARCHITECTURAL EFFECTS SHALL BE USED TO BREAK UP LONG EXPANSES OF WALL AREAS. COMPATIBLE MATERIALS AND STYLES SHALL BE USED TO MAINTAIN HARMONY WITH ADJACENT STRUCTURES WITHIN EACH USE AREA. ROOFTOPS SHALL BE DESIGNED TO SCREEN MECHANICAL EQUIPMENT, VENTS, AND DUCTS IN A MANNER THAT MINIMIZES OBSTRUCTION TO VIEWS AND PROVIDES AN ARCHITECTURALLY AND AESTHETICALLY PLEASING APPEARANCE. REFLECTIVE ROOFTOP ELEMENTS SUCH AS SOLAR COLLECTORS AND SKYLIGHTS, IF INSTALLED, SHALL BE INSTALLED TO MINIMIZE GLARE ON ADJACENT PROPERTIES.

BUILDING SHALL BE SENSITIVELY LOCATED TO MAXIMIZE VIEWS THEREFROM, VIEWS FROM OTHER LAND USES AND IN A MANNER THAT COMPLEMENTS THE SURROUNDINGS AND BLENDS WITH THE OVERALL PLAN. CLUSTERING OF BUILDINGS SHALL BE UTILIZED WHERE POSSIBLE TO PROVIDE THE MAXIMUM AMOUNT OF OPEN SPACE AND TO MINIMIZE THE IMPACT ON VIEWS WHERE POSSIBLE.

6. NO SINGLE-FAMILY RESIDENCE WITH THE SAME ELEVATION SHALL BE BUILT WITHIN THREE (3) UNITS FROM ITSELF.

I. DEVELOPMENT SCHEDULE

1. IT IS PROPOSED THAT THIS PUD SHALL BE DEVELOPED IN MULTIPLE PHASES. DEVELOPMENT OF PHASE 1 WOULD HOPEFULLY BEGIN IN 2005 WITH ADDITIONAL PHASES THE FOLLOWING YEAR.

2. A PHASING PLAN SHALL BE PROVIDED TO THE TOWN OF JOHNSTOWN AT THE TIME OF PLATTING.

ADDS
Alliance Development Services
"PLANNING" "ENGINEERING" "CONSTRUCTION MGMT"
5440 WARD ROAD, SUITE 240
ARVADA, COLORADO 80002
PHONE (720) 898-0860 FAX (303) 424-8134

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SCALE VERIFICATION
SCALE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

CALL UTILITY LOCATIONS CENTER OF GRAVITY
2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG
1-800-922-1987
OR 303-534-6700
FOR MARKING OF UNDERGROUND UTILITY

NO.	DESCRIPTION	DATE	BY

DRAWING NO.
P204100P

DESIGNED BY
PSD

CHECKED BY
DEM

090-202-041

JAN 22 2004

SCALE
NONE

KLEIN 125 ANNEXATION
OUTLINE DEVELOPMENT PLAN
TEXT SHEET

LES KAPLAN

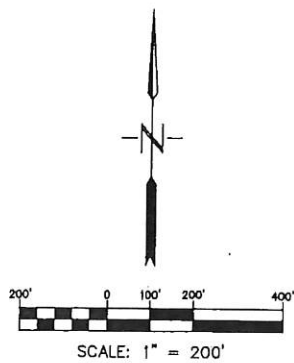
KLEIN ANNEXATION MAP TO THE TOWN OF JOHNSTOWN

(PRELIMINARY MAP)

A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF
THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 5000'



NOTES:

- 1) BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NE1/4 OF SECTION 2 BEARS S 89°53'05" E, BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.
- 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) THIS ANNEXATION MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. BOUNDARY DETERMINATIONS ARE NOT A PART OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT JANET L. LINIGER AND JOYCE L. KLEIN, BEING THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

A PARCEL OF LAND BEING THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, AND LOT B, RECORDED EXEMPTION NUMBER 1061-2-1-RE 1488, COUNTY PUBLIC RECORDS, AND A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, AND THE NORTH HALF OF COUNTY ROAD LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSES OF THIS DESCRIPTION THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 2, AS BEARING N 89°53'05" E, MONUMENTED AS FOLLOWS: A FOUND 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 33642 AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2 AND A FOUND 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 7242 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 2.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE N 00°06'55" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF LARIMER COUNTY ROAD NO. 14, BOOK 4, PAGE 275, COUNTY PUBLIC RECORDS;

THENCE S 89°53'05" E, PARALLEL WITH AND 30.00 FEET NORTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 1317.31 FEET;

THENCE S 00°06'55" W, A DISTANCE OF 30.00 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 2;

THENCE S 06°19'59" E, ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 2, SAID LINE ALSO BEING THE WEST LINE OF LOT A, RECORDED EXEMPTION NUMBER 1061-2-1-RE 1488, COUNTY PUBLIC RECORDS, A DISTANCE OF 396.59 FEET, TO THE SOUTHWEST CORNER OF SAID LOT A;

THENCE ALONG THE SOUTH LINE OF SAID LOT A, THE FOLLOWING SIX (6) COURSES:

1. THENCE N 86°11'04" E A DISTANCE OF 562.80 FEET;
2. THENCE S 55°04'38" E A DISTANCE OF 109.84 FEET;
3. THENCE S 60°43'27" E A DISTANCE OF 160.32 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 184.58 FEET, A CENTRAL ANGLE OF 30°18'51", A DISTANCE OF 97.66 FEET, THE LONG CHORD OF WHICH BEARS S 75°52'53" E, 96.52 FEET;
5. THENCE N 88°57'42" E A DISTANCE OF 397.54 FEET;
6. THENCE N 84°54'13" E A DISTANCE OF 49.49 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 2;

THENCE S 06°33'10" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, SAID LINE ALSO BEING THE EAST LINE OF LOT B, RECORDED EXEMPTION NUMBER 1061-2-1-RE 1488, COUNTY PUBLIC RECORDS, A DISTANCE OF 1768.97 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2;

THENCE S 89°17'55" W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 1324.11 FEET, TO THE SOUTHWEST CORNER OF SAID LOT B;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, S 89°17'55" W, A DISTANCE OF 1324.11 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2, BEING MARKED BY A 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAPPED STAMPED L.S. 7242;

THENCE S 89°17'55" W, A DISTANCE OF 129.91 FEET, TO A 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 22098;

THENCE N 02°54'10" W ALONG THE EASTERLY LINE OF HAMILTON ANNEXATION, REC. NO. 3011188, COUNTY PUBLIC RECORDS, A DISTANCE OF 2306.98 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 129.550 ACRES, MORE OR LESS.

HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME AND STYLE OF KLEIN ANNEXATION TO THE TOWN OF JOHNSTOWN, COLORADO.

OWNER: IMAGO ENTERPRISES, INC., AS TO THE W1/2, NE1/4 SEC. 2. OWNER: DWO INVESTMENT GROUP, LLC, AS TO PORTION OF E1/2, NW1/4 SEC. 2.

BY: LESTER M. KAPLAN, PRESIDENT BY: JOHN DONALDSON, MANAGER

STATE OF } SS STATE OF } SS
COUNTY OF } COUNTY OF }

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2003, BY _____

WITNESS MY HAND AND OFFICIAL SEAL. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES

OWNER: JANET L. LINIGER AS TO LOT B, RE. NO. 1488 OWNER: JOYCE L. KLEIN AS TO LOT B; RE. NO. 1488

BY: JANET L. LINIGER BY: JOYCE L. KLEIN

STATE OF } SS STATE OF } SS
COUNTY OF } COUNTY OF }

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2003, BY _____

WITNESS MY HAND AND OFFICIAL SEAL. WITNESS MY HAND AND OFFICIAL SEAL.

APPLICANTS:

IMAGO ENTERPRISES, INC. 140 PALMER DRIVE FORT COLLINS, CO 80525 970-226-8819	JANET L. LINIGER JOYCE L. KLEIN	DWO INVESTMENT GROUP LLC 4529 S STOWER FORT COLLINS, CO 80525 970-226-8819
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CONTIGUITY:

TOTAL PERIMETER OF THIS ANNEXATION	10005.63 FEET
1/6TH TOTAL PERIMETER OF THIS ANNEXATION	1667.61 FEET
PERIMETER CONTIGUOUS TO THE TOWN OF JOHNSTOWN	5415.11 FEET

TOTAL AREA BEING ANNEXED: 129.550 ACRES, MORE OR LESS

TOWN COUNCIL APPROVAL:

THIS IS TO CERTIFY THAT THE KLEIN ANNEXATION WAS APPROVED BY ORDINANCE NO. _____ ON THE _____ DAY OF _____ A.D., 2003, AND THAT THE MAYOR OF THE TOWN OF JOHNSTOWN, ON BEHALF OF THE TOWN OF JOHNSTOWN HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

SURVEYOR'S CERTIFICATE:

I, JAMES M. PECK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF JOHNSTOWN.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION IN SEPTEMBER 2003.

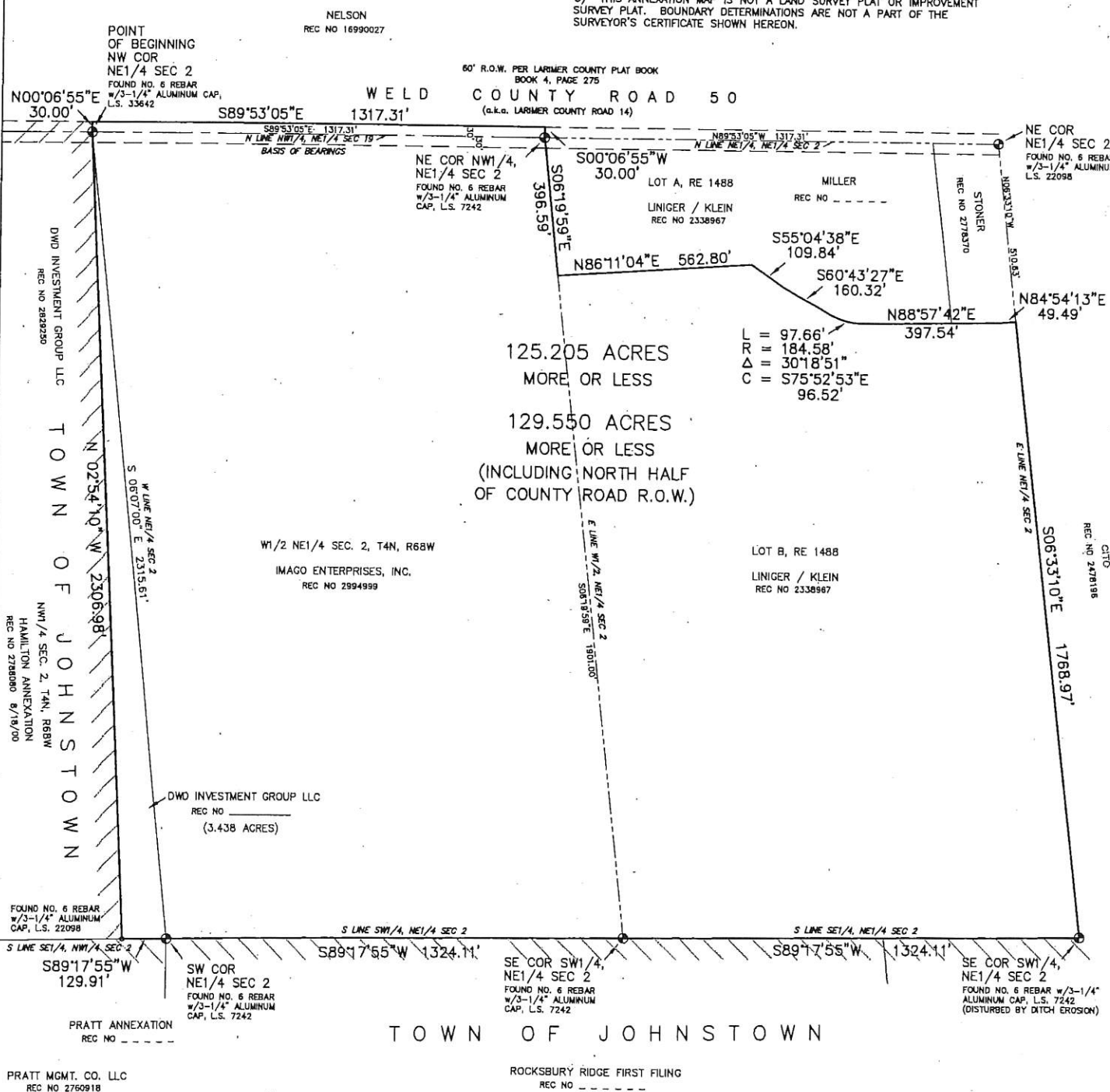
JAMES M. PECK
COLORADO R.L.S. 29425

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ A.M./P.M. OF THE _____ DAY OF _____ A.D., 2003 IN BOOK _____, PAGE _____, MAP _____, RECEPTION _____

COUNTY CLERK AND RECORDER _____
BY _____ DEPUTY

Bot Packet
5/3/04



KLEIN ANNEXATION MAP TO THE TOWN OF JOHNSTOWN
A PART OF THE N1/2 HALF OF SEC. 2, T.4N., R.68W. OF THE 6TH P.M., COUNTY OF WELD, AND A PART OF THE SE1/4 OF SECTION 35, T.5N., R.68W. OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND A PART OF
THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION

THREE TRACTS OF LAND, THE FIRST BEING DESCRIBED AS THE WEST HALF OF THE NORTHEAST QUARTER SECTION TWO (2), T4N, R68W OF THE 6TH P.M., THE SECOND TRACT BEING DESCRIBED AS LOT 8 OF RECORDED EXEMPTION NO. 1061-2-1-RE 1488 AS RECORDED JUNE 2, 1993 IN BOOK 1385 AT RECEPTION NO. 2335286 BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, T4N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. THE THIRD TRACT AS DESCRIBED BELOW (***).

EXISTING DISTRICTS

1. JOHNSTOWN FIRE PROTECTION DISTRICT
2. WELD COUNTY LIBRARY DISTRICT
3. WELD COUNTY SCHOOL DISTRICT RE-5J
4. AIMS JUNIOR COLLEGE DISTRICT
5. NORTHERN COLORADO WATER CONSERVATION DISTRICT
6. LITTLE THOMPSON WATER DISTRICT
7. THOMPSON VALLEY RECREATION DISTRICT

LAND USE DATA

1. EXISTING ZONING: WELD COUNTY, A-AGRICULTURE
2. PROPOSED ZONING: TOWN OF JOHNSTOWN PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL
3. EXISTING USES: AGRICULTURE
4. PROPOSED USES: SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL.

LAND USE TABLE

LAND USE	GROSS AC.	GROSS DENSITY	% TOTAL AREA
PLANNING AREA "A" PUD-R	34.82	3-7	27.07
PLANNING AREA "B" PUD-R	34.07	3-12	26.49
PLANNING AREA "C" PUD-R	28.54	3-5	22.19
PLANNING AREA "D" PUD-R	27.77	3-5	21.58
* PARK AREA	*	N/A	*
** OPEN SPACE	**	N/A	**
*** TRACT DWD	3.438	N/A	2.67
TOTAL	128.64	N/A	100

* PARK AREA WILL BE DEDICATED IN THE AMOUNT OF 10%. LOCATIONS WILL BE DETERMINED AT THE PRELIMINARY PLAT SUBMITTAL.

** OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF JOHNSTOWN'S ZONING CODE FOR PUD-R DEVELOPMENTS ARTICLE D VII SECTION 16.305 D1.

*** A PARCEL OF LAND OWNED BY DWD INVESTMENT GROUP LLC BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6th P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 2 AND ASSUMING THE WEST LINE OF SAID NE1/4 AS BEING NORTH 03°11'37" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF 2306.94 FEET WITH ALL OTHER BEARINGS CONTAINED HERETO RELATIVE THERETO:

THENCE SOUTH 06°24'27" EAST A DISTANCE OF 2315.53 FEET TO THE SOUTH LINE OF SAID NE1/4;
THENCE SOUTH 88°59'29" WEST ALONG SAID SOUTH LINE A DISTANCE OF 129.91 FEET TO CENTER QUARTER (C1/4) CORNER OF SAID SECTION 2;
THENCE NORTH 03°11'37" WEST ALONG SAID WEST LINE A DISTANCE OF 2306.94 FEET TO THE POINT OF BEGINNING.

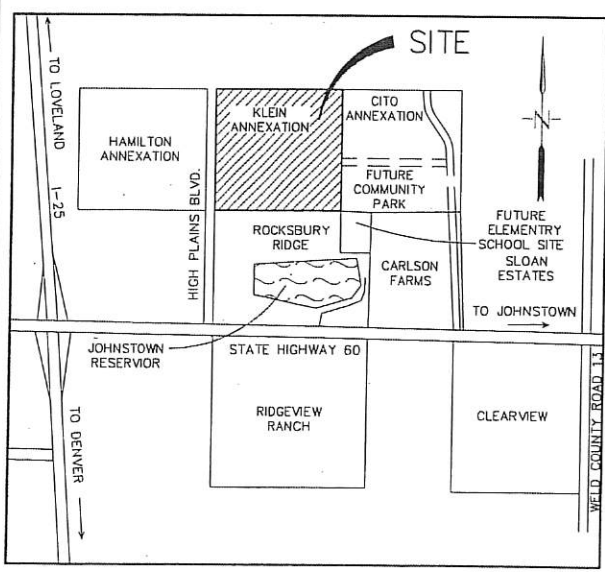
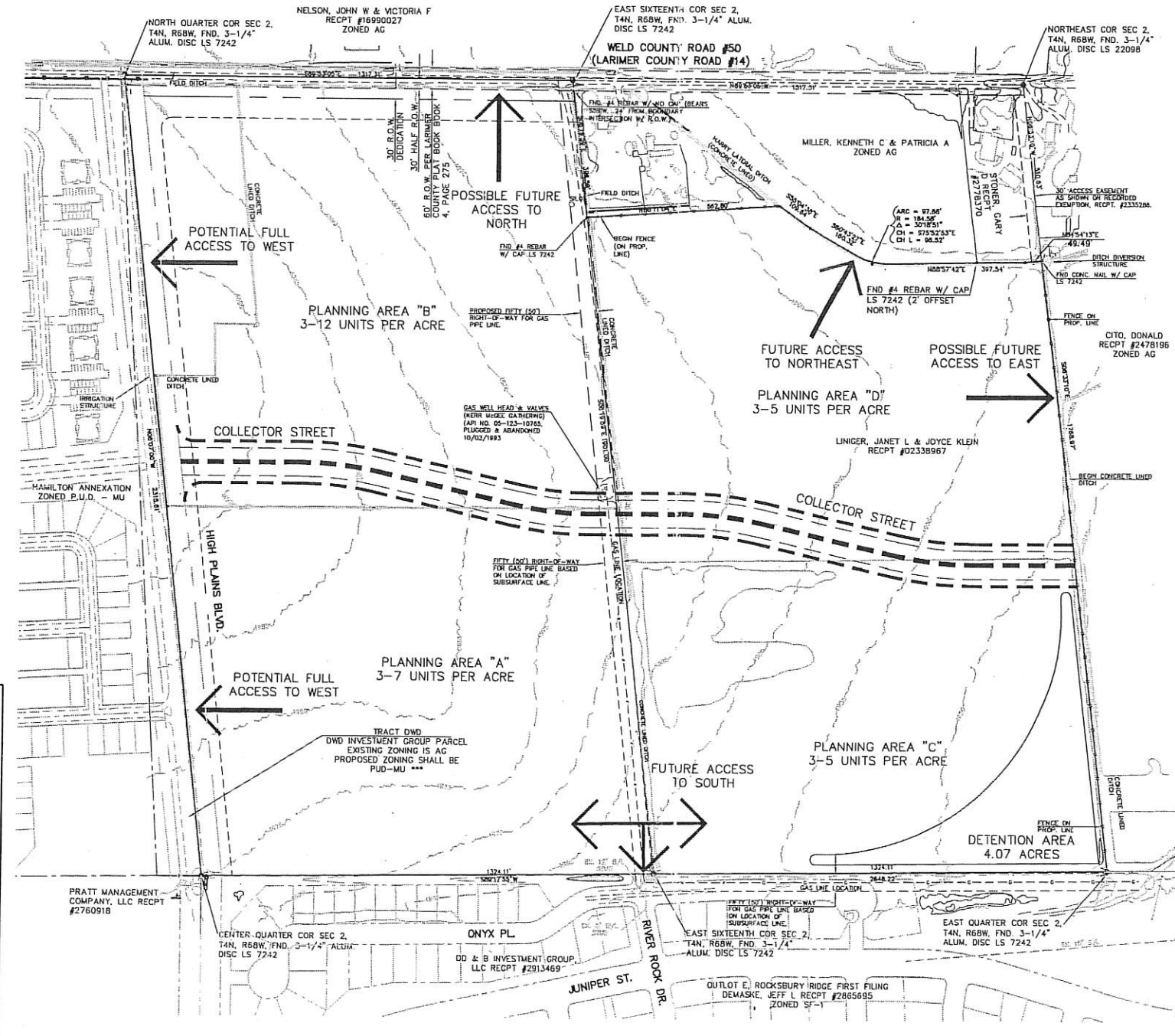
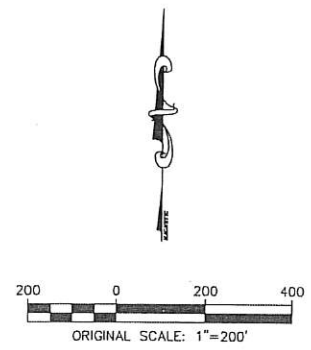
SAID PARCEL CONTAINS 3.438 ACRES MORE OR LESS (±) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD OR AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND IS ZONED AG AND SHALL BE ZONED PUD-MU.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO. THIS _____ DAY OF _____ 200__

OWNER/PETITIONERS:

- | | |
|---|---|
| IMAGO ENTERPRISES
140 PALMER DRIVE
FT. COLLINS, CO. 80525 | JOYCE KLEIN
A & H FARMS LLC
1014 N. 3RD
JOHNSTOWN, CO. 80534
970-587-2527 |
| DWD INVESTMENTS GROUP LLC
4529 S. STOVER
FT. COLLINS, CO. 80525
AUTHORIZED REPRESENTATIVE: | JANET L. LINIGER
A & H FARMS LLC
23927 WCR RD 13
JOHNSTOWN, CO. 80534 |



VICINITY MAP
NOT TO SCALE

ENGINEER/PLANNER: ALLIANCE DEVELOPMENT SERVICES
5440 WARD ROAD, SUITE 240
ARVADA, CO. 80002
(303) 898-0660

SURVEYOR: EASTLAKE SURVEYING COMPANY
12520 FIRST STREET
EASTLAKE, CO. 80614
(303) 252-8881

SCALE VERIFICATION
SCALE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

SCALE: 1" = 200'

REVISIONS

NO.	DATE	DESCRIPTION

PLANNING: "PLANNING" "ENGINEERING" "CONSTRUCTION" "FINANCING"

ADSS: Alliance Development Services
5440 WARD ROAD, SUITE 240
ARVADA, COLORADO 80002
PHONE: (720) 898-0660 FAX: (303) 424-9134

PROJECT: KLEIN 125 ANNEXATION
OUTLINE DEVELOPMENT PLAN

DRAWING NO.: P2041ODP
DESIGNED BY: PSD
DATE: 090-202-041

SCALE: 1" = 200'

