

August 8, 2023
Kim Myer
Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534

RE: LARSON PROPERTY
PROJECT NUMBER: 1155-005

Dear Kim,

We received comments to the Larson Property submittal that was made on April 5, 2023. The following responses to the Town comments for the Annexation, Zoning and ODP. The development team attempted to provide our best effort to address all the Town's comments.

RESPONSES TO COMMENTS FOR ANNEXATION AND ZONING

I. IMEG

Annexation

Comment 1 (pg. 1): In the Building Envelope of Easterly Lot B, it references RE-2616 instead of RE-2515.

Response: Updated to read RE-2515

Comment 2 (pg. 1): PUD. This is updated to R-1 as of adoption of Land Use Code.

Response: Both adjacent property zoning callouts updated to match Land Use Code.

Comment 3 (pg. 1): Planning: Just PUD. PUD-R has been removed from the Land Use Code.

Response: Removed "Residential" and updated to just PUD.

Comment 4 (pg. 1): Planning: Town requires legal description of this 30' for deed of dedication.

Response: No dedication with Plat. Label and Survey note revised for clarification.

Comment 5 (pg. 1): Not sure I know where these setbacks are coming from. Town's & County is 250' from facilities; 50 from P&A.

Response: Setbacks have been updated to match the Town and County's code. Any well within the project limits will be P&A prior to development.

Comment 6 (pg. 1): Troy Mellon

Response: Mayor updated to Troy Mellon.

Zoning

Comment 1 (pg. 1): Delete - NA

Response: Right-to-Farm Statement has been removed.

Comment 2 (pg. 1): Not needed on zoning document.

Response: Larson Property Annexation Boundary table has been removed.

Comment 3 (pg. 1): Troy Mellon

Response: Mayor updated to Troy Mellon.

Conceptual Utilities

Comment 1 (pg. 1): Connection to the west may be required/beneficial. May coordinate with Purvis Prior to their construction.

Response: A connection to the west has been provided. The Purvis property does not share the same boundary.

Comment 2 (pg. 1): Will likely need to stub into RHR at some point.

Response: An existing waterline stub has not been provided within RHR therefore a connection would not be feasible.

Comment 3 (pg. 1): Provide water stub to property line.

Response: The suggested location of the water line stub is within a 50' pipeline right of way easement. A water line stub has already been proposed to the north property line.

Comment 4 (pg. 1): A water modeling needs to be performed to confirm sufficient delivery capacity throughout the proposed development. That has not occurred to day (as far as we are aware).

Response: Why is a water model needed at the Annexation and Zoning stage of the project? The proposed development layout is just a concept at this stage. A water model will be provided once the site layout has been established and engineering design has begin.

Comment 5 (pg. 1): There is "no existing water" along CR15 (Telep) adjacent to the east boundary of the site.

Response: Survey locates have identified a water line along CR15 (Telep). Is this the Town's line or the Counties? If a new water line is required there may be spacing issues. Numerous existing utilities have been located along CR15 including gas, electric and communication lines.

Historic Drainage Plan

Comment 1 (pg. 1): Basin H1 falls within the Old Town Basin (see Exhibit 2 of Master Plan).

Response: Acknowledged.

Comment 2 (pg. 1): While not "mandatory", we would recommend the above noted information be included on this ODP Level Historic Drainage Map, and appropriated addressed in future required Drainage Report submittals as this Development moves forward.

Response: Acknowledged. A note has been added.

ODP Documents

Comment 1 (pg. 1): The purpose of the ODP is to determine this now. This is your zoning document.

Response: Note has been updated on the Cover Sheet. Also, the actual densities of each planning area are shown on page 2.

Comment 2 (pg. 1): Troy Mellon

Response: Mayor updated to Troy Mellon.

Comment 3 (pg. 2): Code

Response: Added "Code" to Note #2.

Comment 4 (pg. 2): Remove Open Space Note #5. Remove last portion of Parks and Recreation Note #1.

Response: Removed Note #5 and the last portion of Note #1.

Comment 3 (pg. 2): Continue to show RHR Lots & Streets that exist here.

Response: Existing RHR lot lines are now shown along property boundary.

Comment 4 (pg. 2): Was the Annexation also the Subdivision? Typical see this is a Subdivision Rec #.

Response: Reception number is for the Annexation.

Comment 5 (pg. 2): Please Clarify/Confirm Proposed Densities.

Response: Densities have been updated to match anticipated layout.

Comment 6 (pg. 2): This is where OG Setback would be handy to illustrate.

Response: OG Setbacks have been added.

Comment 7 (pg. 3): Town Council has been asking for an Exhibit at Subdivision that clarifies the path from the output points to the River(s).

Response: Acknowledged.

Comment 8 (pg. 4): Please update this statement to say Larson Property will install a new sanitary main north in Country Road 15 (Telep) and connect into the new line.

Response: Note updated.

Comment 9 (pg. 4): Before any potential consideration of routing all/some of the Larson site sanitary south, the Larson Development would need to study the entire sanitary system downstream of their proposed south

connection point and document to the Town's satisfaction that adequate "uncommitted" capacity exists in the system/lines downstream between the Larson site connection point and the Central WWTP.

Response: Acknowledged.

Road Trail Fence Plan

Comment 1 (pg. 1): Please note Town's prior comments regarding need for some internal Collector category streets rather than long, straight local streets creating long "race track" type conditions.

Response: Conceptual Site Layout has been adjusted to accommodate most of the Town's suggestions. Please clarify what adjustments need to be made as we move forward with Preliminary Plat.

Comment 2 (pg. 1): Please confirm – does not appear to match ODP Land Use – See excerpt above.

Response: Layout has been updated to match ODP Land Use. Per Town's suggestion a Road, Trail and Fence Plan will not be provided within this ODP submittal.

Referral Letter

Comment 1 (pg. 1): Resubmittal documents required are ODP, Water Modeling Study, Statement of Utility Needs, and Annexation & Zoning Map

Response: ODP, water modeling study, statement of utility needs, annexation and zoning map provided with resubmittal.

II. JUB

Annexation

Comment 1 (pg. 1): There is not an existing Town of Johnstown water line within Telep Ave (CR 15) where indicated for connection in the Conceptual Utilities Exhibit.

Response: Survey locates have identified a water line along CR15 (Telep). Is this the Town's line or the Counties? If a new water line is required there may be spacing issues. Numerous existing utilities have been located along CR15 including gas, electric and communication lines.

III. Felsburg Holt & Ullevig

Traffic Engineering Memo

Comment 1 (pg. 1): The park is now more centrally located within the subdivision, and that the proposed trails are connected to the park, in addition to connectivity to other trails outside of the subdivision.

Response: Acknowledged.

Comment 2 (pg. 1): It appears that there are no "Collector" streets within the site. Such roadways are meant to "collect" traffic from local/residential streets and provide access to arterial streets, such as Telep Avenue. Collector streets are typically at half-mile spacing, or quarter-mile spacing internally, so it is recommended that an internal east/west Collector street be provided, with no homes, or a minimal amount, fronting the Collector street.

Response: With limited opportunity for connection to the west a Collector street does not make sense for this property and layout of the subdivision.

Comment 3 (pg. 1): I also have concerns with the south connection going into the existing Rolling Hills Ranch subdivision, on Brittany Avenue, as that will be used as a major cut through route to avoid the traffic signal on Telep to access SH 60. Future traffic calming within Rolling Hills Ranch is also envisioned unless this connection is eliminated.

Response: The developer understands that there are concerns with the south connection into Rolling Hills this stub was provided with construction of this subdivision. This is a standard planning strategy to provide connectivity between subdivisions. The developer has no issues removing the Rolling Hills street connection. Should the Town's direction be to eliminate this connection why is this developer being required to provide street stubs to adjoining parcels of land that are not currently slated for development.

Comment 4 (pg. 1): To address these concerns, the site layout was reconfigured, however, a system of collector and local roadways that will circulate traffic without encouraging speeding or cut through issues is recommended.

Response: This is the first planning document for this development. There will be development of traffic calming measures throughout the subdivision as development progresses through preliminary and final plat. The developer will commit to additional 4 way stop intersections and neckdown areas to discourage speeding through the neighborhood.

Comment 5 (pg. 2): The Larson subdivision was redesigned with the park more centrally located and the proposed trails are connected to the park and to existing external trails

Response: Acknowledged.

Comment 6 (pg. 2): Access to/from the site will be onto Telep Avenue, to/from a connection with the existing subdivision on the south (via Brittany Avenue) in the Rolling Hills Ranch subdivision, and an additional street stub to/from the north for future access. It is recommended that an internal east/west Collector street be provided, with no homes, or minimal amount, fronting the Collector street.

Response: With limited opportunity for connection to the west a Collector street does not make sense for this property and layout of the subdivision.

Comment 7 (pg. 2): A Traffic Impact Analysis is agreed to be provided later in the project to address these concerns in more detail to fully determine potential traffic impacts and to identify needed improvements on Telep, within the Larson Property subdivision, and/or to the existing Rolling Hills Ranch subdivision to the south, unless connection is removed. A TIS document, once submitted, will reviewed and commented on by FHU.

Response: Acknowledged.

Sincerely,

AVANT CIVIL GROUP, LLC

A handwritten signature in blue ink, appearing to read "Robbie Lauer", is written over a light blue horizontal line.

ROBBIE LAUER

Principal