

1.0 GENERAL PROVISIONS4

1.1 TITLE.....4

1.2 EFFECTIVE DATE4

1.3 AUTHORITY.....4

1.4 RELATIONSHIP TO OTHER DOCUMENTS.....4

1.5 PURPOSE AND INTENT4

1.6 THE VISION.....5

1.7 SITE DESCRIPTION.....5

1.8 PROPOSED LAND USE.....5

1.9 ALLOWABLE USES5

1.10 DESIGN REVIEW COMMITTEE8

1.10.1 Iron Horse Design Review Committee (“DRC”) 9

1.10.2 DRC Approval Process 9

1.10.3 Johnstown Review Committee (JRC) 10

1.10.4 JRC Approval Process..... 10

1.10.5 Additional Criteria & Updates 11

1.10.6 Variances..... 11

1.10.7 Final Plan Amendments 11

1.10.8 Overall Design Elements..... 111

2.0 DESIGN STANDARDS15

2.1 DESIGN PRINCIPLES AND GOALS15

2.2 ARCHITECTURAL CHARACTER15

2.2.1 Building Materials..... 15

2.2.2 Preferred Materials 15

2.2.3 Prohibited Materials and Treatments 165

2.2.4 Building Colors 16

2.2.5 General Color Families 16

2.2.6 Accent Colors..... 16

2.2.7 Variation in Massing - Retail/Commercial/Office 17

2.2.8 Variation in Massing - Industrial..... 17

2.2.9 Facades - Retail/Commercial/Office 17

2.2.10 Facades - Industrial 18

2.2.11 Roof and Top Treatment - Retail/Commercial/Office/Industrial 18

2.2.12 Building Entrances - Retail/Commercial/Office/Industrial 18

3.0 SITE PLANNING CRITERIA19

3.1 BOUNDARIES/RIGHTS-OF- WAY/ EASEMENTS19

3.2 SETBACKS20

3.3 BUILDING HEIGHT21

3.4 OPEN SPACE REQUIREMENTS21

3.5 ALLOWABLE OPEN SPACE ELEMENTS21

3.6 LAND USE COMPATIBILITY22

3.6.1 Compatibility of Building Materials 22

3.6.2 Industrial Performance Standards 22

3.6.3 Air Quality..... 22

4.0 NONRESIDENTIAL BUILDING SITING AND ORIENTATION.....22

4.1 Goal22

4.2 Criteria.....22

5.0 LANDSCAPING/SITE FURNISHINGS.....23

6.0 DRAINAGE.....24

7.0 UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES.....24

7.1 Temporary Overhead Power and Telephone Lines24

7.2 Communication Devices and Mechanical Equipment.....24

7.3 Transformers, Gas Meters25

8.0 SERVICE AREAS AND OUTDOOR STORAGE.....25

8.1 Policy.....25

8.2 Criteria.....25

9.0 CART STORAGE, VENDING MACHINES, ETC.....28

10.0 SECURITY FENCES/WALLS28

10.1 Policy.....28

10.2 Criteria.....28

11.0 SIGNAGE31

11.1 Policy.....31

11.2 Project Signage.....31

12.0 LIGHTING32

12.1 Policy.....32

12.2 Criteria.....32

12.3 Light Poles/Height.....32

12.4 Lighting Levels.....33

APPENDIX A34

1.0 GENERAL PROVISIONS

1.1 TITLE

This document, The Iron Horse Design Guidelines, shall be referenced to herein as “Design Guidelines”. The Iron Horse Annexation and Development Agreement shall be referenced herein as “Annexation and Development Agreement”. The Iron Horse Outline Development Plan which encompasses the entire property included in the Outline Development Plan shall be referenced herein as “ODP”.

1.2 EFFECTIVE DATE

The Design Guidelines shall become effective upon the Final Approval as defined in the Iron Horse Annexation and Development Agreement (the “Annexation and Development Agreement”) between the Town of Johnstown, Colorado (“the Town”) and Iron Horse, LLC (“Developer”).

1.3 AUTHORITY

The Design Guidelines are approved by Resolution of the Town, pursuant to its powers as a statutory town of the State of Colorado. The provisions of the Town’s fire, building, plumbing and similar technical codes shall apply to development projects within the development, both in their current form or as amended.

1.4 RELATIONSHIP TO OTHER DOCUMENTS

The Design Guidelines establish the guiding principles for review and processing for all development within the ODP. There are other documents that were used as reference for the Design Guidelines or may be referred to for information not found within the

Design Guidelines. The version currently in effect when the Design Guidelines were adopted shall apply.

- A. Iron Horse Annexation Agreement – May 15, 2006.
- B. Town of Johnstown Zoning Code (which includes the Town Sign Code).
- C. Town of Johnstown Comprehensive Plan – April 1, 2001.
- D. Johnstown/Milliken Parks, Trails, Recreation and Open Space Plan – May 2003.
- E. Town of Johnstown Landscape Standards and Specifications – Adopted July 19, 2004.
- F. Johnstown Criteria and Construction Regulations – April 2004.
- G. Johnstown Transportation Plan.
- H. Johnstown Public Improvement Design Standards.

The provisions of the Iron Horse Design Guidelines shall supersede any conflicting provision of the Johnstown Municipal Code and may only be modified to protect the health, safety and welfare of the general public by the Town Board following at least thirty (30) days written notice to record owner(s) of any real property affected by the modification.

1.5 PURPOSE AND INTENT

The purpose and intent of these standards and guidelines will: (1) Provide a cohesive and integrated approach towards the overall site design, architecture, signage and landscaping for the entire project. It is the intent of the developer to provide continuity and harmony throughout Iron Horse rather than widely varying approaches to site design architecture, signage and landscaping. (2) Provide and offer standards and guidelines that architects, engineers, developers and tenants will use in designing each prospective tract of land within the development. (3) Provide the Town of Johnstown with quality and design assurances of what and how the future development will ultimately look like.

1.6 THE VISION

With its strategic location, Iron Horse will provide uses that will complement the influx of regional growth in the area. Iron Horse will complement the growth of adjacent property by providing places of employment, the offering of goods and services and offering other supporting uses that will complement growth in general.

1.7 SITE DESCRIPTION

Iron Horse is an approximately 164 acre master planned commercial/retail/industrial park located at the Southeast corner of U.S. Highway 34 and Larimer County Road 3. The property is bounded by U.S. Hwy. 34, Larimer County Road 3 and the Burlington Northern Railroad. The Union Pacific Railroad also bisects the property. With close proximity to U.S. Hwy. 34, Interstate 25 and the presence of two railroads, Iron Horse is well suited for commercial, office and industrial uses.

1.8 PROPOSED LAND USE

The ODP illustrates the different areas and uses for proposed development (see Exhibit 1-1). The areas include more than one use and all such uses shall follow the Design Guidelines. In the broad sense, uses will be commercial, retail, light and heavy industrial, business and office uses. Section 1.9 comprises a list of permitted allowable uses as well as non-permitted uses within the ODP. Some uses are use by right, others are conditional and some are special review. See Exhibit 1-2 for the Concept and Illustrative Master Plan for design elements that relate to the Guidelines.

1.9 ALLOWABLE USES

The Development shall have the entire area zoned as Planned Unit Development Mixed Use (“PUD-MU”).

(1) Commercial Areas: Principle uses permitted by right:

- a. Retail stores:
 - 1. Food store, supermarket;
 - 2. Food store, convenience;
 - 3. Department/Retail stores;
 - 4. Home improvement stores;
 - 5. Delicatessen;
 - 6. Bakery goods store;
 - 7. Liquor store;
 - 8. Hardware store;
 - 9. Drugstore;
 - 10. Pawn Shop;
 - 11. Retail Establishments.
- b. Customer service establishments:
 - 1. Barber and beauty shops;
 - 2. Restaurant and bar;
 - 3. Shoe repair shop;
 - 4. Laundromat and coin-operated dry cleaning establishment;
 - 5. Fine art studio.
- c. Business and professional offices;
- d. Banks and savings and loans;
- e. Medical and dental clinics;

- f. Public administrative offices and service buildings;
- g. Public utility offices and installations;
- h. Public library;
- i. Commercial lodging;
- j. Theater;
- k. Minor repair, rental and servicing establishments, excluding vehicle repair;
- l. Minor motor vehicle repair and maintenance, such as oil change and tune up establishments;
- m. General administrative offices;
- n. Public Transportation Services and/or terminal;
- o. Hospitals:
 - 1. Short/Long-term care facilities;
 - 2. Hospitals/Urgent Care;
 - 3. Assisted Living/Nursing Home;
- p. Animal Services:
 - 1. Small animal boarding (kennels) and training;
 - 2. Veterinary office and small animal clinic (indoor and outdoor use);
- q. Business or professional offices (including medical/dental/clinics);
- r. Funeral home and mortuaries;
- s. Financial institutions (Credit unions, banks, mortgages offices);
- t. Business Service (Print/Sign Shops, Courier);
- u. Recreation or Amusement Facilities:
 - 1. Health/fitness Clubs;
 - 2. Entertainment Facility (billiard, game room);
 - 3. Commercial Outdoor recreation facility (playing field, swimming pool, skating rink);
- v. Eating and Drinking Establishments:
 - 1. Restaurant (indoor and outdoor seating);
 - 2. Bar, Tavern;
 - 3. Fast Food with or without drive thru;
 - 4. Private club or lodge;
- w. School/Institutions
 - 1. Places of worship or assembly;
 - 2. Private business, trade or vocation schools;
 - 3. Post-secondary colleges and universities;
 - 4. Schools of special instruction;
 - 5. Cultural assembly hall or exhibit facilities;
- x. Agricultural uses (temporary per annexation agreement):
 - 1. Crop production;
 - 2. Grazing and ranching;
- y. Feed Store and associated retail sales;

- z. Retail Nursery;
- aa. Visitor Accommodations:
 - 1. Hotel/motel;
 - 2. Hotel with conference center;
 - 3. Visitor Center.

(2) Industrial: Principle uses permitted by right:

- a. Wholesale operations which include retail sales;
- b. Business and professional offices;
- c. Building materials and service;
- d. Landscape equipment, hardscape materials and sales; provided that large piles of materials are adequately screened from High Plains Blvd. and U.S. 34 rights-of-way;
- e. Lumber yard, distribution and sales;
- f. Passenger transportation terminals, not including trucking terminals;
- g. Manufacturing, assembly, processing and fabrication plants;
- h. Transportation terminals, including trucking;
- i. General warehousing, showroom and distribution (including mini-storage);
- j. Testing and research laboratories;
- k. Printing and publishing houses and related activities;

- l. Automobile and other vehicle body repair shops;
- m. Special trades contractor specializing in one (1) or more trades of which the following are examples: plumbing and heating, painting and decorating, electrical work, glazing, insulation, carpentry and masonry;
- n. Rental and sales of non-heavy equipment. (Non-Heavy Equipment includes equipment less than 50,000 pounds in weight, often used by local contractors, landscape crews and homeowners);
- o. Railroad based on-loading and off-loading areas and associated storage components.

(3) Non-Permitted uses:

- a. Meat Packing Plants;
- b. Rental and sales of heavy equipment. (Heavy Equipment includes equipment greater than 50,000 pounds such as D9 scrapers, road graders, large track hoes and similar non-street legal equipment used in the construction of large earth moving projects);
- c. Rental and sales of automobile trailers, house trailers, and boats, as a principal use.
- d. Asphalt and concrete batch plants;
- e. Petroleum storage in commercial area except accessory to an approved use.

(4) Permitted accessory uses:

- a. Office, storage, power supply and other such uses normally auxiliary to the principle industrial use;
- b. Parking and service areas;
- c. Accessory signs;
- d. Residential quarters for guards or caretakers;
- e. Any other structure or use clearly incidental to and commonly associated with the operation of a principle use permitted by right;
- f. Garages for storage of vehicles used in conjunction with the operation of a business;
- g. Off-street parking and loading areas;
- h. Signs;
- i. Delivery or transport vehicles and trailers used to delivery equipment, supplies and products to a rental or sales destination.

(5) Conditional uses.

The following uses shall be permitted in the property upon approval of a conditional use grant as provided in Article VII:

- a. Residential;
- b. Commercial parking facilities;
- c. Storage of gasoline or any other flammable liquid as defined as those having a flash point below seventy-three degrees Fahrenheit (73°F) and having a boiling point below one hundred degrees Fahrenheit (100°F)

where such storage is in excess of fifty thousand (50,000) gallons

- d. Motor vehicle repair and maintenance;
- e. Drop forges or foundries;
- f. Non-accessory signs;
- g. Motor vehicle sales; RV sales – site limited to a maximum of 6 acres, with no site closer than 500 feet to a major arterial; or as an accessory use to a RV trailer manufacturer.

(6) Limitation on external effects of uses.

- a. No use or activity shall be permitted to produce hazardous conditions or noxious influences, such as noise, vibration, heat, glare, radiation, fumes, smoke or other pollutant to a degree detrimental to existing or prospective adjacent uses or to existing or prospective adjacent residential and commercial districts.
- b. All fuel, raw materials and products stored outdoors shall be enclosed by a fence, landscaping or a wall adequate to visually mitigate such fuel, raw materials and products from adjacent residential and commercial districts, consistent with Sections 8 and 10 of these guidelines.

1.10 DESIGN REVIEW COMMITTEE

The property comprising Iron Horse was annexed to the Town in 2006 subject to the terms and conditions of the Iron Horse Annexation Agreement dated May 15, 2006.

As part of that Annexation Agreement Johnstown and the Property Owners agreed to develop and agree to performance standards for the purpose of addressing design considerations including architectural, site planning, and landscaping, streetscape and sign elements for land uses within Iron Horse. Iron Horse Design Guidelines are the performance standards as contemplated in the Iron Horse Annexation Agreement.

The following outlines the successive processes for submittals and approvals for development projects. Projects must first be submitted to the Iron Horse Design Review Committee (DRC) before submitting to the Johnstown Review Committee (JRC). After approval is gained by both the DRC and the JRC, the project may be submitted for building permit application.

1.10.1 Iron Horse Design Review Committee (“DRC”)

The purpose of the DRC is to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The Design Guidelines legally apply to all land that is part of the ODP, regardless of ownership, and are in addition to the zoning and land use regulations of local government. The Design Guidelines and supporting documents are administered and enforced by the DRC. The DRC is a private, developer related entity which shall consist of one of the following:

A. The following three to five members: one Engineer with a minimum of ten years’ experience in land planning or development, one Landscape Architect/Planner with a minimum of ten years’ experience in land planning or development, one Architect with a minimum of ten years’ experience and two ODP development property owners;

B. An Architecture or Planning firm with adequate experience in areas of industrial, retail and commercial planning and design.

1.10.2 DRC Approval Process

A. Any proposal to construct, modify or demolish improvements within the ODP must have plan approval from the DRC/JRC prior to commencement, and following approval must also receive administrative approval, in accordance with these design guidelines, from the Town of Johnstown Town Planner. The DRC ‘s review and approval process also applies to signage, changes in property use, and maintenance activities that take place on, or with respect to, property that is part of the ODP. After the DRC approves a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The DRC may perform periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.

B. The DRC meets as needed, and projects are placed on a formal meeting agenda only after applications have been submitted at least two weeks prior to a meeting. Formal presentations to the DRC are mandatory for most development projects; however, most details are reviewed through informal meetings with the DRC representatives. This process is designed to expedite the preparation and approval of the plans for any specific site where development is contemplated. There are three phases in the development approval process. These include:

1. Pre-design Conference
2. Design Development (includes plans and elevations)
3. Final submittal

C. Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A “Notice of Committee Action”

letter from the DRC will be sent to each applicant within a maximum of thirty days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

D. Review fees may be required for all DRC submittals and shall be paid for the phase scheduled for review on or before said review. If the DRC requires that the applicant attend additional meetings with a DRC member or consultants due to incomplete, inadequate or improper submittals, then the applicant shall be responsible for paying the full costs of such services. No written confirmation of a DRC action will be issued until all appropriate fees have been paid.

1.10.3 Johnstown Review Committee (JRC)

The Town’s Design Review Committee will be composed of the following persons: Town Administrator, Town Planner, Town Attorney and the Town Engineer. The Design Review Committee may seek the assistance of any other Town employee or consultant whose expertise is necessary to review the application. All Town subdivision and re-subdivision requirements, building codes, permits and fees, as adopted by the Town, do apply. It is also understood that the JRC duties may be delegated to an architecture or planning firm with adequate experience in areas of industrial, retail and commercial planning and design.

1.10.4 JRC Approval Process

All individual development projects in the ODP shall be reviewed and approved by the Town pursuant to this approval process. This approval process shall supersede and replace all other Final Development Plan approval processes for land use developments set forth in the Town of Johnstown’s Zoning Code, Comprehensive

Plan and any other applicable Municipal Ordinance provisions except subdivision civil/public improvement processes.

A. Pre-Application

The applicant shall schedule a pre-application conference with the Town Planner prior to submittal of any project proposal. The intent of this initial meeting shall be as follows:

1. To informally discuss the overall context and development objectives for the proposed project.
2. To review how the project has interpreted the guidelines and criteria for development of the project as set forth in the Design Guidelines.
3. To review a sketch plan and architectural design concepts prepared by the applicant illustrating overall site development and major site development components. The sketch plan is intended to be a very preliminary sketch of the development concept and not a formal site plan.

B. Final Development Plan Submittal and Process

All development projects shall be submitted in compliance with the current Town Community Development Application Form. Accompanying the application shall be all required fees as well as a certification from the DRC stating that the development as proposed in the application meets all the applicable standards and guidelines of the Design Guidelines. The application shall be reviewed for completeness within seven (7) working days of filing. If the Town determines that the application is complete, the application shall then be reviewed by the JRC. If the Town determines that the

application is incomplete, the Town shall specify in writing the specific ways in which the application is insufficient or incomplete.

The JRC shall review the application for conformance with all of the applicable terms and conditions of the Design Guidelines. Said review shall be completed within 45 calendar days of Town determination of completeness of the application. Said 45 day period may be extended in writing by the applicant. Review of the application by the JRC is administrative in nature for the purpose of determining that the proposed development as set forth in the application complies with the terms and conditions of the Design Guidelines.

The JRC has the right to grant variances to the Design Guidelines based upon the applicant's ability to demonstrate innovative approaches to design solutions, or future market conditions which the DRC feels is advantageous to, and in conformity with the intent of the Guidelines. In no event shall the JRC grant a variance to the permitted uses in a development parcel.

C. JRC Approval

The JRC shall approve the application if it complies with the applicable terms and conditions of the Design Guidelines. The JRC may approve the application with conditions. Said conditions shall be specifically related to compliance with standards and guidelines in the Design Guidelines. In the event the JRC determines that the proposed development in the application does not comply with the Design Guidelines, the JRC shall specify in writing the specific reasons in which the application does not meet the applicable criteria.

D. JRC Appeals

The decision of the JRC may be appealed by the applicant to the Johnstown Town Board. The appeal shall be in writing, shall be made within thirty (30) days of the date of the transmittal of the JRC's decision. The Johnstown Town Board shall hear the appeal within thirty (30) days of the filing of the

appeal by the applicant. The decision of the Johnstown Town Board on the appeal shall be final.

1.10.5 Additional Criteria & Updates

In addition to the criteria herein, the DRC and JRC may promulgate additional criteria that are not inconsistent with the criteria set forth herein. From time to time, any of these additional criteria may be amended by action of the DRC and JRC. Changes in land use or changes greater than the 20 percent dimensional criteria, that shall become a permanent part of the design guideline document, shall constitute a major change and shall be brought back to the Planning Commission and Town Board for review and approval.

1.10.6 Variances

The DRC may authorize variance from these criteria when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental objectives or considerations may warrant, insofar as they are not superseded by applicable Town of Johnstown zoning regulations. Such variances must be approved by the DRC and JRC. A variation of up to 20 percent in dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated.

1.10.7 Final Plan Amendments

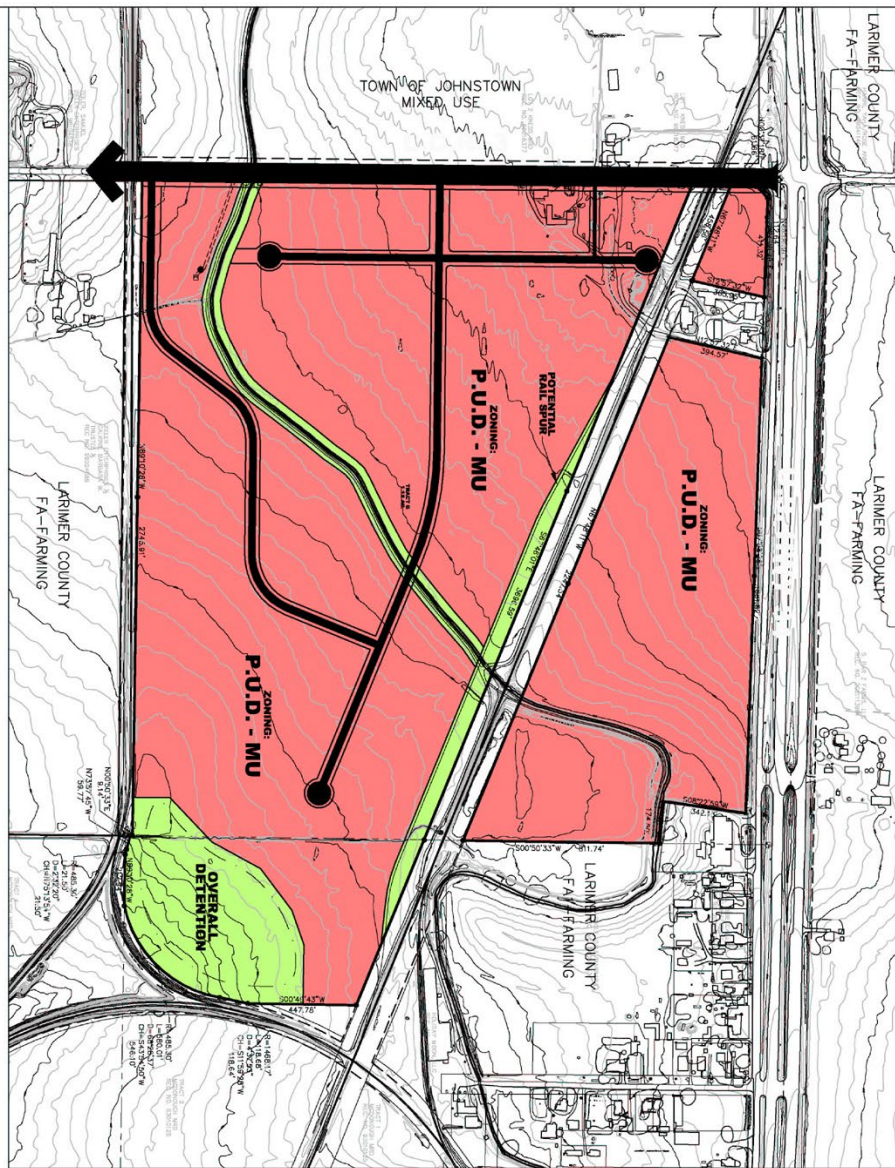
Amendments to final plans must be approved by the DRC and JRC.

1.10.8 Overall Design Elements

One primary entrance sign is located along US 34 to create a gateway and emphasize entrances for people coming west from 1-25 and people driving east along US 34. One

secondary entrance along High Plains Boulevard will benefit more local traffic and address the minor roadway entrances to the development. Landmark and high-visibility intersections also help develop the character of the area. These intersections shall contain showy landscaping, decorative walls, and overall just exhibit an increased decorative character than other minor intersections. By creating a hierarchy of intersections, people will be able to use the decorative elements as a way finding device.

EXHIBIT 1-1



PROPERTY OWNER CERTIFICATE:
 THE PROPERTY OF THE PROPERTY ON THE MAP ABOVE IS THE SPRENG OVERLINE DEVELOPMENT PLAN AND AGREES TO THE SPRENG OVERLINE DEVELOPMENT PLAN AND AGREES TO THE RECOMMENDATIONS AND APPROVALS OF THIS PLAN, SIGNED THIS _____ DAY OF _____ 2005.

BY: EMM O'SPENZA, MANAGER OF BURT LUTY & PARTNERS, LLC

PLANNING AND ZONING CERTIFICATE:
 THIS PLAN HAS BEEN REVIEWED BY THE BOARD OF TRUSTEES FOR APPROVAL BY ACTION OF THE BOARD OF TRUSTEES FOR APPROVAL OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT THE REGULAR MEETING HELD ON THIS DAY OF _____ 2005.

BY: _____ MAYOR ATTEST: _____ TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:
 STATE OF COLORADO
 COUNTY OF WELD
 I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN FILED IN MY OFFICE AT JOHNSTOWN, COLORADO AND IS RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____

RECORDER:

DATE: NOVEMBER 2, 2005

SPRENG PROPERTY OUTLINE DEVELOPMENT PLAN
 A NORTH HALF OF SECTION 13 T35N, R68W
 OF SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF LARIMER, STATE OF COLORADO.

NOTES:

1. CORNER STATION AREA - 4.7-4.8 ACRES.
2. PROPOSED ZONING - PLANNED UNIT DEVELOPMENT- MIXED USE (PUD-MU).
3. ALL BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
4. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
5. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
6. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
7. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
8. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
9. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.
10. THE BOUNDARIES EXCEPT ON THE WEST WILL BE RELIANT AT THE TOWNSHIP WITH THE TOWN OF JOHNSTOWN, COLORADO.

LEGAL DESCRIPTION
 THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE NORTH HALF OF SECTION 13 T35N, R68W OF SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE MAP ABOVE.

OWNER:
 BURT LUTY & PARTNERS, LLC
 518 Grand Exchange Drive
 579-388-3273

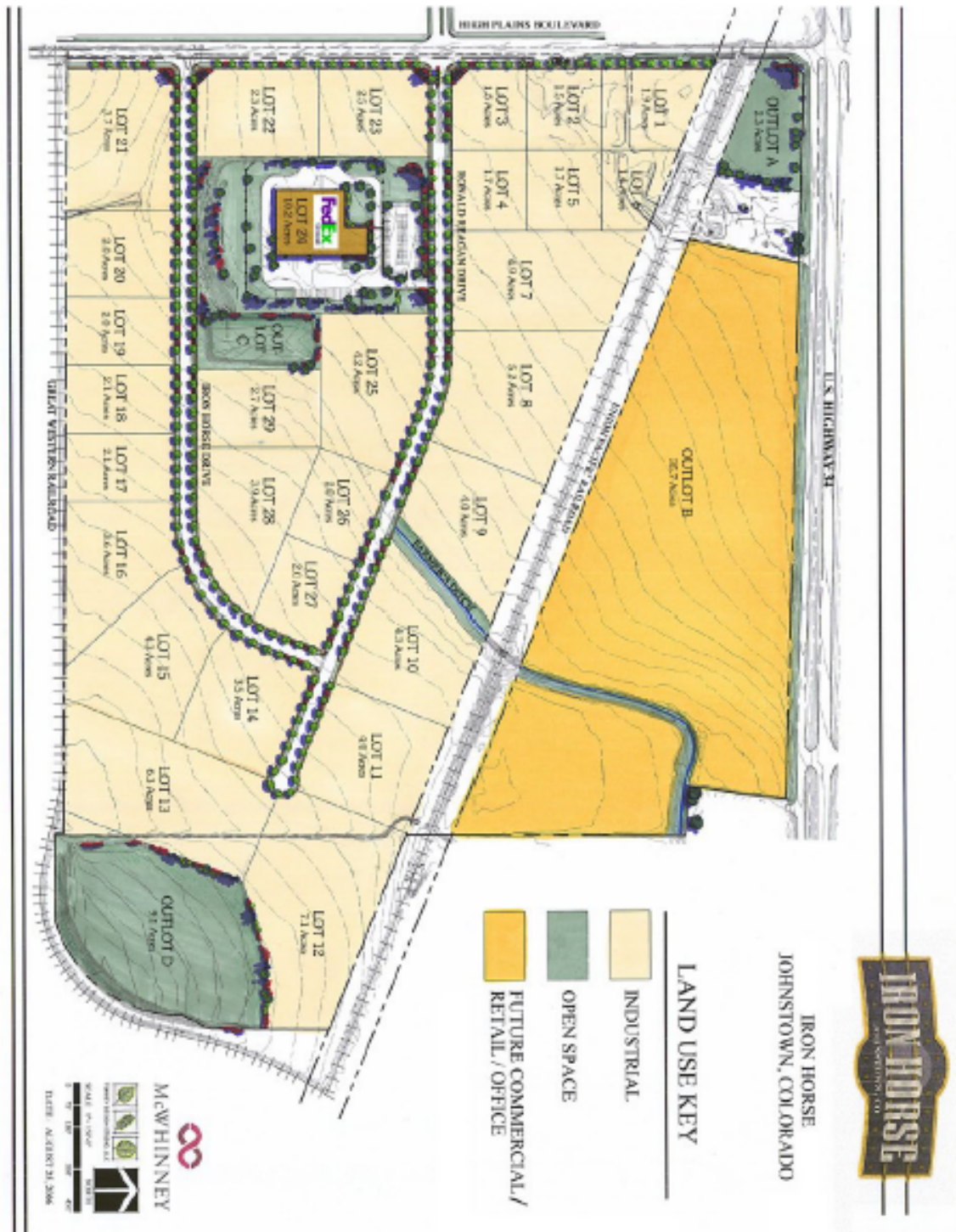
APPLICANT:
 HARBING PROPERTY DEVELOPMENT, LLC
 7755 Broadway, Apt. 514, Ste. 200
 970-613-0528

ENGINEER/SURVEYOR:
 HARSHEN ENGINEERING, INC.
 1000 West 25th Street, Suite 200
 970-613-0524

VICINITY MAP

SPRENG PROPERTY OUTLINE DEVELOPMENT PLAN
 JOHNSTOWN, COLORADO
 DATE: NOVEMBER 2, 2005
 SCALE: 1" = 200'

EXHIBIT 1-2



2.0 DESIGN STANDARDS**2.1 DESIGN PRINCIPLES AND GOALS**

The goal of the architectural standards is to provide design standards that promote high quality design through the Iron Horse Development. It is the desire to provide flexibility for architectural design and optimize site and building functions, while achieving and maintaining a sense of design integrity through the development. The design of each parcel will be assessed for its suitability and intent toward the long-term vision and commitment to the community.

Design principles, materials and landscaping will be selected to achieve the following goals:

- A. Create a timeless design that has enduring forms and qualities.
- B. Provide a high level of craftsmanship in the construction of new developments.
- C. Encourage new ideas and creative design.
- D. Design with the long view. Look ahead during design. Avoid getting caught up in the urgency of the here and now. Maintain a long-term commitment to the future of the community.
- E. Design and build with durability in mind. Establish a maintenance framework that ensures a continuing high level of quality in the future.

2.2 ARCHITECTURAL CHARACTER

The architectural character is intended to reflect a sense of high quality and timeless design. The language will be one that fits with the land and surrounding community. The materials will reflect the quality and the forms will reflect the timeless design. These standards are intended to promote the design of an urban environment that is built to human scale to encourage attractive street

fronts and other connecting walkways, while also accommodating vehicular movement.

Refer to Appendix A for examples of:

- 1.) Acceptable types of Industrial Building Facades
- 2.) Acceptable Industrial Building Facades Using Architectural and Prefabricated Metal Panels
- 3.) Unacceptable Industrial Building Facades Using Architectural and Prefabricated Metal Panels

2.2.1 Building Materials

Exterior materials shall be chosen for their suitability, durability, and visual continuity.

Building materials shall be selected to provide a variety of textures per building facade, create visual balance to avoid an excessive variety of materials that would result in a cluttered appearance.

Building materials shall provide greater visual and textural interest at building entrances and architectural embellishments and areas that are highly visible to the public.

Building materials shall concentrate on absorption rather than reflection of light.

2.2.2 Preferred Materials

- A. Brick.
- B. Textural concrete block, painted or integral color.
- C. Precast panels with painted and/or cast-in textures only.
- D. Site-cast concrete panels, with painted and/or cast-in textures only.
- E. Wood and wood composite materials, only comprising of a maximum of 60% of the entire façade of a structure.

- F. Natural stone and synthetic stone products.
- G. Architectural and prefabricated metal panels (for acceptable buildings as described below and graphically portrayed in Appendix A.2)
 - a) Acceptable buildings: High-finish buildings with parapet or high slope roofs, and emphasis on the entry feature and articulated building walls with windows and/or other high quality architectural design elements as approved by the DRC and Johnstown (JRC).
 - b) Unacceptable buildings: Basic, industrial character buildings featuring corrugated paneling, low slope roofs and plain walls with little or no wall articulation or windows.
- H. Stucco.
- I. Non-reflective glazing, comprising of a maximum of 60% of the entire façade of a structure.
- J. Smooth face concrete block, used in combination with other textural materials as accent material, only comprising of a maximum of 50% of the entire façade of a structure. Color of façade shall compliment building design.
- K. Other similar high-quality materials and/or synthetic materials as approved by the DRC/JRC.

2.2.3 Prohibited Materials and Treatments

Prohibited Materials – Unless approved by the DRC/JRC.

- A. Unadorned metal wall panels (when directly visible from the public right-of-way.)
- B. Full ceramic tile walls.
- C. Mirrored wall treatments.
- D. Single color walls without mass breaks.
- E. The use of reflective glazing, with over 60% reflectivity, is prohibited.

- F. Exposed neon or color tubing (except in entertainment uses and cohesively planned related facilities).
- G. Corrugated metal panels consisting of more than 25% of the façade.

2.2.4 Building Colors

Color palette should consider earth tones, indigenous to the region resulting in a cohesive, unified theme throughout the development.

Monochromatic color schemes are discouraged.

Non-reflective accent colors to be compatible with base colors and used sparingly. Color shades shall be used to facilitate blending and unifying the development.

The color shades of building materials shall complement or draw in part from the range of color shades that already exist on the block or in the adjacent development.

2.2.5 General Color Families

- A. Grays, warm & cool
- B. Greens/blues
- C. Reds/browns
- D. Other similar color families

2.2.6 Accent Colors

- A. Compatible to predominant building colors
- B. Accent colors can be incorporated into shutters, window mullions, building trim, signs, light fixtures, awnings, etc.
- C. Bright/vivid colors shall be used sparingly (10% or less of a façade).

**2.2.7 Variation in Massing –
Retail/Commercial/Office**

Massing of retail establishments should be compatible and complement each other. Large un-interrupted horizontal and vertical masses seen from U.S. Hwy. 34, Iron Horse Drive and Ronald Reagan Drive should be broken up with projections or recessions to minimize the overall mass of structures.

Horizontal masses of structures shall not exceed 100 feet in length without two (2) of the following for walls 28’ or less and three (3) of the following for walls greater than 28’:

- A. Changes in color where one color is at least 60% of the mass.
- B. Changes in texture or material where one texture or material is at least 60% or more of the wall.
- C. One change in horizontal plane of at least a minimum of 1 foot.
- D. A colonnade, pergola, trellis, or similar feature equivalent to 30% of the vertical plane (height), offset at least 2 feet from the main building mass is provided.

Horizontal masses that exceed 100 feet in length shall provide three (3) of the following:

- A. 25% of the horizontal plane offset at least 2’-0” from the main building mass.
- B. 25% of the parapet offset from the main building by at least 2’-0”.
- C. A colonnade, pergola, trellis, or similar feature equivalent to 20% of the vertical plane (height), offset at least 2’-0” from the main building mass is provided.
- D. Windows constitute 25% of the horizontal length of the elevation.

**2.2.8 Variation in Massing -
Industrial**

Single, large, dominant building masses are unavoidable, given the functions of industrial uses, but are to be differentiated at

primary building features like entrances, corners, or building midpoints on elevations facing public rights-of-way.

Horizontal masses that front onto High Plains Boulevard shall not exceed 100’-0” in length without two (2) of the following:

- A. Changes in color where one color is at least 80% of the mass.
- B. Changes in texture or material where one texture or material is at least 80% or more of the wall.
- C. One change in horizontal plan of at least a minimum of 16”.

In addition, Horizontal masses that exceed 300’-0” in length shall provide three (3) of the following for all lots that front onto High Plains Boulevard:

- A. 25% of the horizontal plane offset at least 2’-0” from the main building mass.
- B. 25% of the parapet offset from the main building by at least 2’-0”.
- C. A colonnade, pergola, trellis, or similar feature equivalent to 20% of the vertical plane (height), offset at least 2’-0” from the main building mass is provided.
- D. Windows constitute 25% of the horizontal length of the elevation.

**2.2.9 Facades –
Retail/Commercial/Office**

New structures should complement each other by the consistent application of similar materials within neighboring and adjoining development parcels. Continuity and harmony should be achieved with facades rather than each structure having a radical, distinctive look and feel. Similar applications shall include: colors, building materials, texture, roof forms, pergolas, awnings, window seals and ledges, light fixtures, signage etc. These items can be added to add visual interest to the facades of structures.

Side or rear facades of the building shall include materials and design characteristics consistent with the main design theme on

the front. The use of simplified detailing and substitute materials on the side and rear facade to continue the design theme of the main façade is allowed. Use of less decorative or lesser quality materials for side or rear facade may be approved by the DRC/JRC.

Loading docks, service areas and trash containers shall not face High Plains Boulevard or U.S. Hwy. 34, nor in any case be closer than 50'-0" from the public right-of-way. Loading docks may be permitted that face the public right-of-way if berming and landscaping and or walls are provided to adequately screen the visual presence of the loading docks and trucks.

Screen walls attached to the building shall be of the same materials as the building and where possible be incorporated into the design of the building.

2.2.10 Facades - Industrial

In order to add architectural interest and variety and avoid the effect of a single, long, uninterrupted wall, the following supplemental standards shall apply to industrial uses:

Building facades may include real or false windows or similar modulations of the wall to establish the human scale of the building, and to maintain design consistency with the main façade (including those that face walkways or public streets).

Side or rear facades of the building shall include materials and design characteristics consistent with the main design theme on the front. The use of simplified detailing and substitute materials on the side and rear facade to continue the design theme of the main façade is allowed. Use of less decorative materials for side or rear facade may be approved by the DRC/JRC.

Loading docks shall not face public streets, nor in any case be closer than 50'-0" from

the public right-of-way. Loading docks may be permitted that face the public right-of-way if berming and landscaping and or walls are provided to adequately screen the visual presence of the loading docks.

Screen walls attached to the building shall be of the same materials as the building.

2.2.11 Roof and Top Treatment Retail/Industrial/ Commercial/Office

Continuous flat parapets are allowed, subject to the requirements of Variations in Massing above in Section 2.2.7.

Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened or be an integral part of the building design.

Screening material shall be the same or compatible material texture and color as the building architecture.

Mechanical and equipment screens within 15'-0" of the building perimeter are to be integrated with the building parapet. Mechanical and equipment screens more than 15'-0" from the building perimeter may be of alternate materials, and are not required to be integrated with the building parapet.

Roof materials, when directly visible, shall be approved by the DRC/JRC.

2.2.12 Building Entrances Retail/Industrial/ Commercial/Office

Primary building entrances shall be clearly defined and provide limited shelter from the weather. Building materials shall be selected to provide greater visual and textural interest at primary building entrances and shall be easily identifiable to both vehicles and the pedestrian.

Building addresses shall be clearly visible from the public right-of-way, as well as the entrance of each door.

Architectural articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale.”

Landscape features shall be provided at building entrances, such as a formal arrangement of trees, shrubs, or groundcover; and hardscaping complimentary to the building and landscape design.

Each principal building on a site shall have clearly defined, easily located primary entrances featuring at least three (3) of the following:

- A. Canopy, arcade or portico
- B. Overhang or recess
- C. Peaked or different roof form from the overall structure
- D. Architectural detail such as tile work, columns, stone, moldings.
- E. Pedestrian entrances are recommended to be provided with a recess or projection at least 5’-0” from the adjacent building façade.
- F. Primary building entrances shall have at least two colors.
- G. Primary building entrances shall have at least two materials, including windows.
- H. Primary building entrances shall have windows immediately adjacent to the “front” door.
- I. Solid, opaque doors at the primary entrance are prohibited.

Sloped roofs, integral planters, wing walls, exposed trusses, and exposed columns are allowed at all entrances but not required.

The Variation of Massing (See Section 2.2.7) requirements are encouraged at building entrances, rather than between building entrances.

3.0 SITE PLANNING CRITERIA

3.1 BOUNDARIES/RIGHTS-OF-WAY/EASEMENTS

A. Building permit site plans shall acknowledge existing boundaries, rights-of-way and easements. Buildings and/or structures shall in no case extend into public rights-of-way or easements, or beyond its related property boundary.

B. Elements which are allowed within an easement may include: trees, shrubbery, landscaping, retaining walls or other landscape features, berms, fences or screening walls, driveways, sidewalks, permitted signs, eaves that do not project more than 2½ feet into the easement, site furnishings, utility lines, wires and associated structures, such as power and light poles, provided that there are no conflicts with utilities located within easements. Development application plans shall demonstrate that there are no conflicts between utilities and proposed landscape elements, signs, fences and retaining and/or screening walls.

C. Where trees are placed in an easement, the tree shall be offset a minimum of five (5) feet from water and sanitary sewer main lines, five (5) feet from primary electrical lines (or in compliance with the utility provider’s guidelines), and four (4) feet from gas lines. Landscaping shall not be permitted where it may significantly impact the maintenance, repair or replacement of public utilities. Offsets may be reduced to 2’ in special circumstances and must be approved by the Town DRC/JRC. Offsets are not required from private utility service lines.

D. Elements allowed within a public right-of-way include: all of the elements allowed within an easement, except the following items: fences or screening walls and retaining walls (unless approved in street construction plans), eaves of buildings,

signs, required buffer yards, and site furnishings unless otherwise approved by the DRC/JRC.

3.2 SETBACKS

The building and parking setbacks have been designed to respect the existing rural character while keeping in mind the future urban character of this area and to make setbacks consistent.

Building Setbacks:

U.S. Hwy. 34	80'
High Plains Boulevard	30'
Public Internal Streets	20'
Rear Yards	10'
Side Yards	10'

Parking Setbacks:

U.S. Hwy. 34	30'
High Plains Boulevard	30'
Public Internal Streets	15'
Rear Yards	5'
Side Yards	5'

“Setbacks” refer to the required unoccupied open space between the furthestmost projections of a structure or the back of curb and the property line of the lot on which the structure is located, including features as listed below in Section A. Required setbacks shall be unobstructed from the ground to the sky except as specified in this section.

A. Features Allowed Within Setbacks. The following structures and features may be located within required setbacks, subject to the adopted building code of the Town of Johnstown:

1. Trees, shrubs or other landscape features.
2. Fences or retaining walls. All retaining walls will have a maximum height of 6 feet. If retention of an earthen slope exceeds 6 feet, retaining walls must be terraced. Any retaining

or sound wall over 6 feet must be approved by the DRC/JRC. Fences may be a maximum height of 8 feet.

3. Driveways and sidewalks.
4. Monument, entry or directional signage.
5. Bay windows, architectural design embellishments that do not extend more than 3 feet into the setback limits.
6. Eaves that do not project more than 3 feet into the required setback.
7. Chimneys, flues and ventilating ducts that do not project more than 2½ feet into a required setback and when placed so as not to obstruct light and ventilation.
8. Utility lines, wires and associated structures, such as power and lights poles.
9. Balconies and outside stairs of any height are permitted to extend outward from a structure 6 feet into a front or rear setback, and 3 feet into a side setback.
10. Dumpsters, trash containers and enclosures.
11. Patio covers, awnings and shade structures.
12. Uncovered porches, decks, flatwork, and concrete slabs, provided that such items are not more than 30 inches in height are permitted anywhere in the setback.
13. Covered porches, decks, terraces and patios, if such items are between 30 inches and 8 feet are

permitted to extend from structure
6 feet into a front or rear setback
and 3 feet into a side setback.

Table 3-1
Minimum Open Space, Building Height, Floor Area Ratios, Lot Coverings

Land use	Minimum % Open Space Required	Maximum Height
Light & Heavy commercial	15%	45 feet
Civic/Public Institutional	15%	85 feet
Office	15%	85 feet
Light and Heavy Industrial	15%	50 feet
Warehouse, Storage	15%	40 feet
Hotel, Motel	15%	120 feet
Other	15%	45 feet
Notes:		
*Parking Structures are not included with the maximum lot coverage by structures		
**where parking structures are proposed, as accessory to no-residential uses, the combined floor area shall not exceed 3.0.		
All structures shall be approved by the DRC/JRC.		

3.3 BUILDING HEIGHT

Maximum building heights are listed in Table 3-1.

3.4 OPEN SPACE REQUIREMENTS

A. Open Space shall be defined as each individual tract or building site within the ODP not covered by building or parking. Open Space shall be designated to: protect view corridors, provide ample buffering and setbacks, provide for separation between uses, reduce heat and glare, create connections between uses and to create an aesthetically pleasing development.

B. The minimum open space requirement for each site is indicated in Table 3-1. A minimum of 70% of the area defined as open space shall be vegetated and landscaped areas. The remaining 30% shall be inorganic materials such as rock or wood mulch.

C. With approval from the DRC/JRC, the open space requirement for an individual lot may be reduced by 5% (for example, reduce requirements from 15% to 10%) where a lot abuts public or private open space tract, given that a minimum of one-third of the lot’s total perimeter length is immediately adjacent to the open space. The open space area, which the lot abuts, must also have an average width of 30’ (minimum of 20’) along the lots edge in order for the reduction to be applied.

3.5 ALLOWABLE OPEN SPACE ELEMENTS

Open space elements that may be included for the purpose of calculating open space in non-residential areas include:

- A. Pedestrian plazas and entry courts, patios, outdoor gathering spaces (unenclosed amphitheaters).

- B. Pedestrian/transit facilities where they represent a bus stop area (smaller than 500 square feet).
- C. Sidewalks, seating areas, fountains, pools, and information/exhibit kiosks.
- D. Passive and active recreation areas.
- E. Natural Areas.
- F. Detention areas, drainages, river and/or river channel, wetland water quality areas, ponds and irrigation ditches.
- G. Turf and landscaped areas and buffers.
- H. Other similar uses as approved by the DRC/JRC.

**3.6 LAND USE
COMPATIBILITY**

The purpose of this section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

3.6.1 Compatibility of Building Materials

Building materials shall either be complementary or draw in part from the materials already being used in the commercial center. If dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials. Refer to Section 2.2.1 for preferred building materials, colors, and textures.

3.6.2 Industrial Performance Standards

The proposed land uses and activities shall be conducted so that any excessive glare, heat, vibration, emissions (smoke, odor, and particle) and hazardous materials created by the use of the property will be imperceptible without instruments at any point along the property line.

3.6.3 Air Quality

Developments within this ODP shall conform to all applicable local, state and federal air quality regulations and standards, including, but not limited to those regulating odor, dust, fumes or gases which are noxious, toxic or corrosive, and suspended solid or liquid particles.

4.0 NONRESIDENTIAL BUILDING SITING AND ORIENTATION

4.1 GOAL

Buildings should be sited to maximize the character of existing land forms and site features. The relationships between buildings should be carefully considered; pedestrian connections are accessible, convenient and safe; site drainage is facilitated, and views from adjacent roadways are not dominated by parking.

4.2 CRITERIA

Locate buildings in order to facilitate drainage away from foundations. Buildings should also be located to minimize grading and follow the existing topographic features and landforms. It should be noted that the change in topography for the Property is significant and landform modifications will be necessary.

To avoid possible conflicts and take advantage of mutual benefits such as shared parking, access points, drive and easements, relate the locations of site uses and buildings with existing uses and buildings on adjacent parcels.

Locate building entryways so they are easily identifiable from individual parcel entries.

When warranted, secondary-building entrances shall be easily accessible and convenient to parking and delivery areas that serve buildings, yet are not dominant.

Buildings should be oriented to face roadways or address roadways through orientation that opens to the roadway by visitor entry drives.

In siting, orienting, and developing new buildings and facilities, protect and enhance existing views and provide view corridors.

In orienting buildings for views, give consideration to each building's relationship to other nearby buildings and development parcels.

5.0 LANDSCAPING/SITE FURNISHINGS

All uses within the ODP will follow the Town of Johnstown Landscape Standards and Specifications that were adopted July 19, 2004. Development applications shall include detailed landscape plans per these Guidelines. The Developer may elect, at their sole discretion, to adopt any new or amended standards that the Town may adopt in the future.

Landscaping is intended to unify the building and its site along with adjacent development areas. In order to establish a consistent streetscape and open space image, emphasis is on landscaping the ODP as a single entity, not on a small-scale with individual landscaped areas.

Landscaping, site furnishings (when used) and irrigation must be completed in the next available planting season, or as soon as weather conditions permit. Public rights-of-ways, common open space and private lots to be landscaped shall be completed prior to occupancy unless otherwise approved by the DRC/JRC and as shown on Final Landscape Drawings and Phasing Plans. The Town will require escrow to cover the cost and the installation of landscaping and irrigation at the time of a temporary and or final certificate of occupancy until the landscaping is installed.

See Figures 5-1 thru 5-3 for examples of site furnishings. The examples shown are for reference only and to establish a common baseline for what is to ultimately be used in the ODP. The DRC/JRC shall make the final determination on the site furnishings.



Figure 5-1 - Bench



Figure 5-2 – Bike Rack



Figure 5-3 – Trash Receptacle

6.0 DRAINAGE

Regional detention is highly encouraged. Site drainage must be compatible with adjacent property drainage and in accordance with the Utility/Grading/Drainage Plan approved prior to, or at the time of the first Preliminary Plat. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings and to drainage easements/systems and/or to street drainage systems. Storm drain detention requirements shall be accommodated within individual development sites and/or possibly within regional detention areas. See final landscape plans for ownership and maintenance of all common open space areas.

7.0 UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers, microwaves, and other services and equipment shall be minimized within the Development. Radio transmitter towers and other similar equipment must be approved by the Town.

7.1 TEMPORARY OVERHEAD POWER AND TELEPHONE LINES

Onsite overhead utility lines are permitted during construction, but shall be removed prior to certificate of occupancy (including temporary occupancy) unless otherwise approved by the DRC/JRC.

7.2 COMMUNICATION DEVICES AND MECHANICAL EQUIPMENT

Wherever possible, mount data transmission and receiving telecommunication devices at ground level, to the rear of structures, and screen them from view from adjacent roadways, pedestrian paths, and building sites.

In screening such devices and equipment, use subdued colors that blend with the surroundings and/or nearby buildings.

Coordinate locations, screening, and landscape decisions with involved utility and service providers in order to allow adequate conditions for servicing these devices and equipment.

If transmission and receiving devices or mechanical equipment are roof-mounted, locate them below an involved building’s highest architectural element, so they are not generally visible from the site, adjacent buildings, and public view.

Communication Devices visible from adjacent sites and buildings shall be painted in a color compatible to the primary structure. If equipment cannot be painted it shall be screened using architectural screen walls or landscaping.

7.3 TRANSFORMERS, GAS METERS

Electrical transformers and other utility boxes and equipment should be screened from public view with the use of landscaping, berming or screened enclosures. Screening shall be subject to approval from the pertinent Utility Provider.

Coordinate locations, screening, and landscape decisions with involved utility companies in order to allow adequate conditions for service access. Conduits, meter sockets, and vents shall be painted to match building surfaces and screens. While the meter socket may be painted, the meter itself cannot be painted.

8.0 SERVICE AREAS AND OUTDOOR STORAGE

8.1 POLICY

The visual impacts of service, delivery, trash, and outdoor equipment or storage areas shall be minimized, particularly relative to views from public roadways. Thoughtful placement and design of screening for these facilities is a priority for all sites as defined below.

8.2 CRITERIA

No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within (50) fifty feet of the R.O.W. of High Plains Boulevard and US Hwy. 34 and ten (10) feet of any public street or public sidewalk.

Loading docks, truck parking, outdoor storage (including outdoor storage of recreational vehicles, boats, and truck storage), utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions should be located and screened so that the visual and acoustic impacts of these

functions are minimized from public streets, public sidewalks and trails.

- A. Loading docks, trash containers, and service areas shall be screened or located out of view from adjacent public streets, and public sidewalks.
- B. Screen facilities with architectural elements, berming and/or landscaping.
- C. Screening walls for loading docks and service areas should be a minimum height of six feet (6'), or as tall as the object which is being screened, and incorporate materials and finishes similar or compatible with those of the primary structures. (See Figures 8-1 and 8-2)
- D. All trash enclosures shall be constructed with masonry material and include solid metal gates.
- E. Locate loading, service, and delivery areas so they do not encroach into any setbacks and so that they serve as an extension of the building.
- F. Clearly sign delivery routes and service entrances to discourage conflicts with client/customer traffic, where reasonably possible.
- G. Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public streets and public sidewalks. Unless out of view of public streets and public sidewalks, screen these areas architecturally and/or with landscaping (criteria is different than outdoor storage areas identified in Sec. 8.2.H below).
- H. Restrict outdoor storage to defined areas clearly identified on the approved plans. Such areas should be screened from views from adjacent properties, public roadways and public sidewalks by using at least one of the following, as illustrated in Figure 8-3:

- a) adequate year-round buffer and screening techniques using landscape walls, landscaping and/or berming;
 - b) visual screen walls (Figures 8-1 and 8-2); or
 - c) vinyl coated chain link fencing with mesh, as specified in Section 10, Figure 10-3.
- I. Materials, supplies and equipment being stored on a site should be screened from public roadways inside a closed building or behind a visual screen such as walls, fencing, berming or landscaping. Fences and walls shall be consistent with the criteria found in Section 10. (See Figure 8-3 - Screening Exhibit)

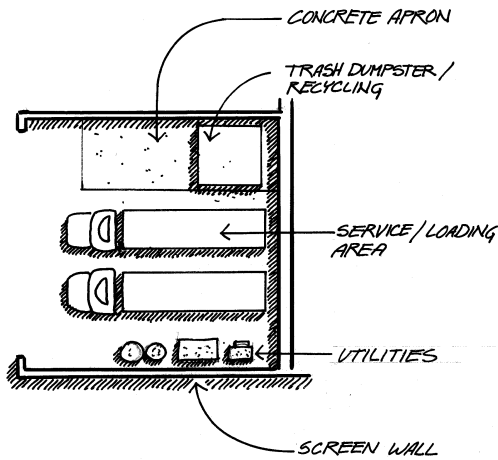


Figure 8-1 – Service Areas



Figure 8-2 – Screening for Loading Areas

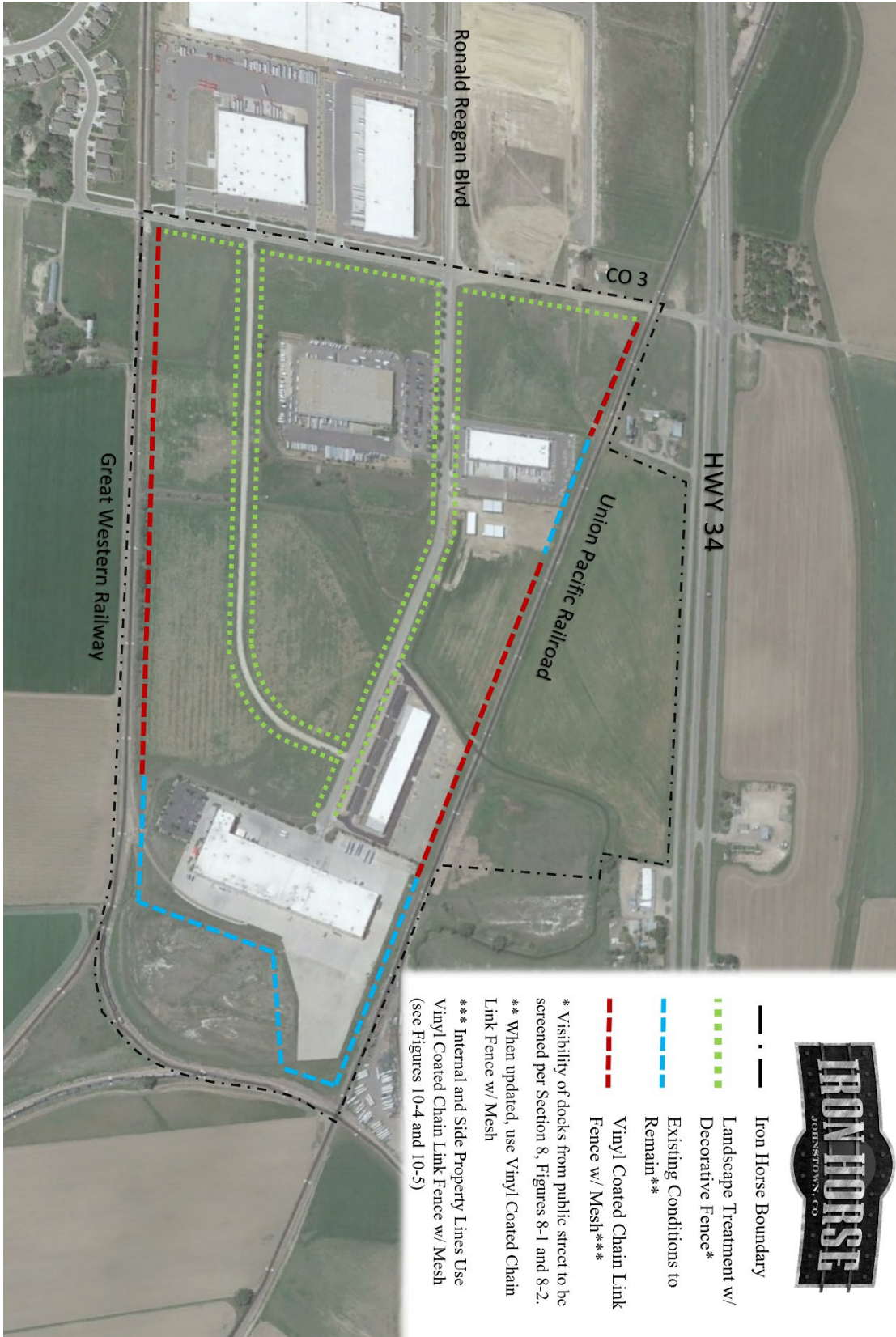


Figure 8-3 - Perimeter and Right-of-Way Landscape and Fence Exhibit

9.0 CART STORAGE, VENDING MACHINES, ETC.

Cart corrals, cart storage, vending machines, newspaper racks, video and book return boxes, and telephones shall either be placed inside structures or shall be screened and designed to complement the building façade.

10.0 SECURITY FENCES/WALLS**10.1 POLICY**

Fences and/or wall materials should be compatible with other architectural and landscape elements located in the development as approved by the DRC/JRC and shown on the Final Landscape Plans.

10.2 CRITERIA

- A. Where fencing is used adjacent to public roadways, the use of a fence constructed of specialty wood, concrete, or iron is required. (See Figure 10-1 for an example of a decorative fence style) Specific fence designs will be selected for use along common open space and specific roadways within the ODP to ensure consistent treatment. The fence will be selected to provide a high degree of visual quality, low maintenance, security, and to present a consistent image. Where fencing is desired, the specialty fencing types should be used in high visibility areas along private or public open space areas and High Plains Boulevard.
- B. Fences shall be a maximum of eight (8) feet tall.
- C. Fences adjacent to public streets must be set back a minimum of 10' from any public right of way, unless approved otherwise by the DRC/JRC.
- D. In areas visible to the public, fencing should be buffered with landscaping to ensure an attractive development.

Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. It shall be the intent of fence buffer designs to obscure the fence from vision within 3 years after planting (See Figure 10-2 for example of buffering).

- E. Vinyl coated chain link fences may be used for security if berming and landscaping can reduce its visibility from public rights of ways (See Figures 10-2 and 10-3).
- F. Vinyl coated chain link fence is permitted and shall incorporate mesh screening on all side and rear property lines where screening is required and will satisfy the requirements of Section 8.2, as illustrated in Figure 8-3.
 - a) Mesh screening shall be located on the interior side of the fence and meet or be equal to the following specifications (See Figures 10-4 and 10-5):
 - i) Material: Open Leno Weave Polypropylene Monofilament or equal
 - ii) Blockage: 85% Privacy or greater with UV Inhibitors
 - iii) GSM: 300 grams per square meter in weight
 - iv) Grab Tensile Strength: 400/234 lbs.
 - v) Burst Strength: 450 psi or greater
 - vi) Life Expectancy: approximately 10-years
 - vii) Color: black

- b) Barbed and/or razor wire at the top of such fence must be approved by the DRC/JRC on a case-by-case basis.
- G. Vinyl coated chain link fencing shall not be permitted within 40' of any public R.O.W. Other fencing material such as steel, iron, aluminum, stone or masonry shall be used within that area. The DRC/JRC may require steel, aluminum, stone or masonry in instances with high visibility or other special circumstances within 40' from the public R.O.W.

- H. All chain link fences shall be black vinyl coated to minimize glare and to further enhance the image of the ODP.



Figure 10-2 - Buffering Example for Chain Link Fence along a Public Right-of-Way

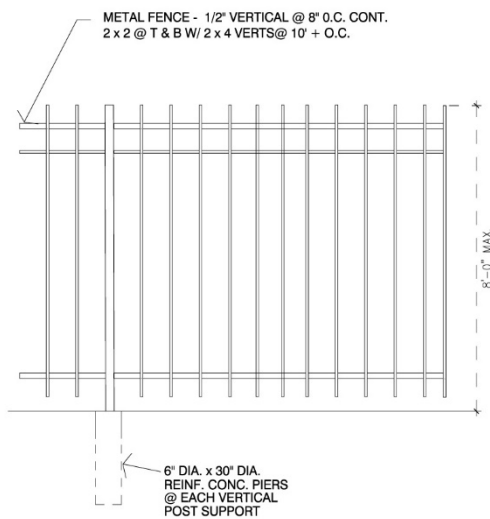


Figure 10-1 - Decorative Fence Example Required in View from a Public Right-of-Way

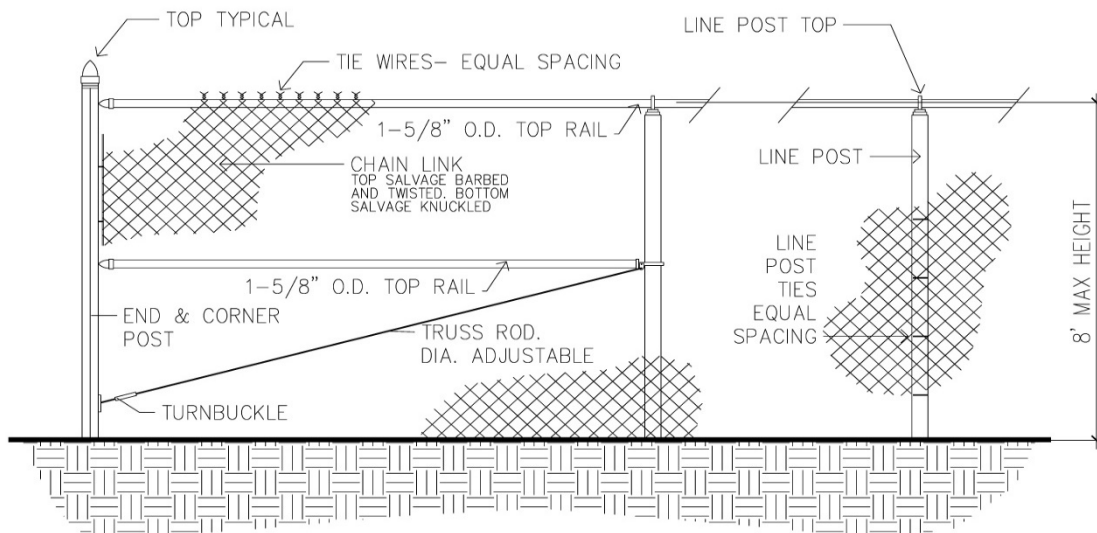


Figure 10-3 - Chain Link Fence Typical Specifications

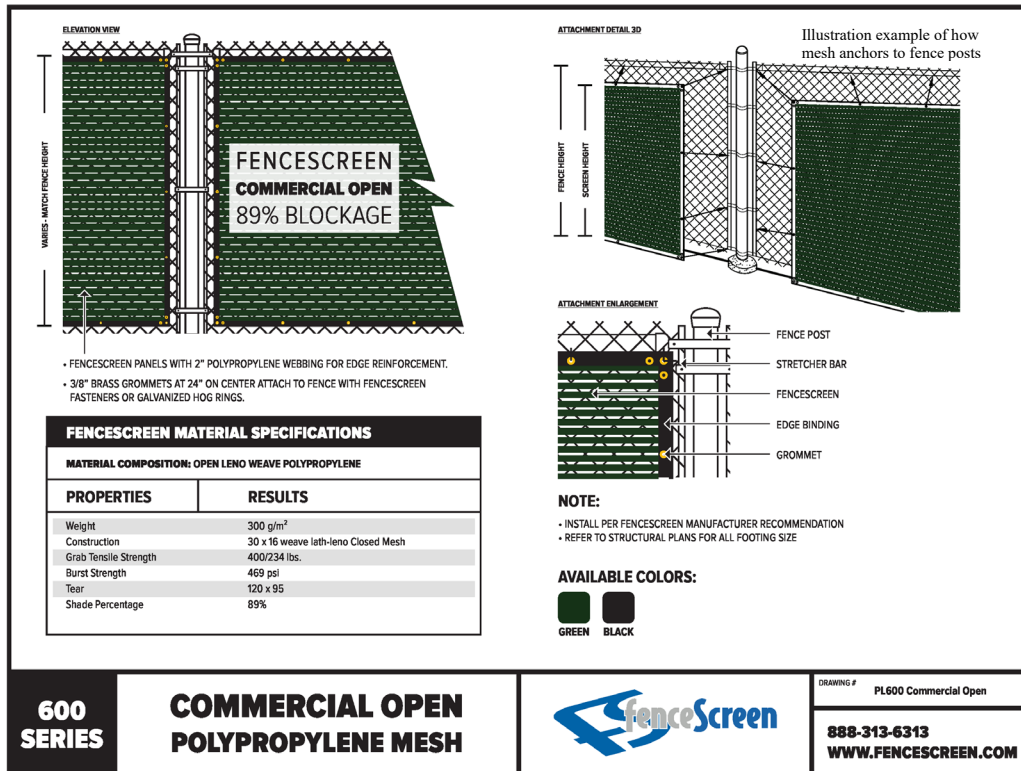


Figure 10-4 - Mesh Specification Example



Figure 10-4 - Mesh Screen Example for Side and Rear Property Lines, as Required for Screening Outdoor Storage Areas

11.0 SIGNAGE

11.1 POLICY

Effective signs function not as a separate entity, but as an integral part of the environment. Signage shall be incorporated into the overall landscaping of the site.

11.2 PROJECT SIGNAGE

The following figures are depictions of project signage for Iron Horse. One primary entrance sign shall be located along US 34 to create a gateway and emphasize entrances for people coming west from I-25 and people driving east along US 34. One secondary entrance along High Plains Boulevard may be used to benefit more local traffic and address the minor roadway entrances to the development. Landmark and high-visibility intersections also help develop the character of the area. These intersections shall contain showy landscaping, decorative walls, and overall just exhibit an increased decorative character than other minor intersections. By creating a hierarchy of intersections, people will be able to use the decorative elements

as a way finding device. Tenant signage will also be used internally to aid in locating the desired address and/or tenant of a particular lot. See Figures 12-1 thru 12-2.

All signage and signage programs must be approved by the DRC/JRC. See Iron Horse Filing One FDP for overall, secondary and individual lot and tenant signage.

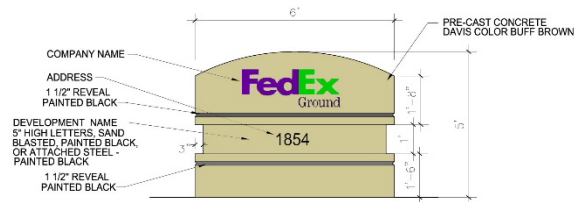


Figure 11-2 Secondary Identification Signage

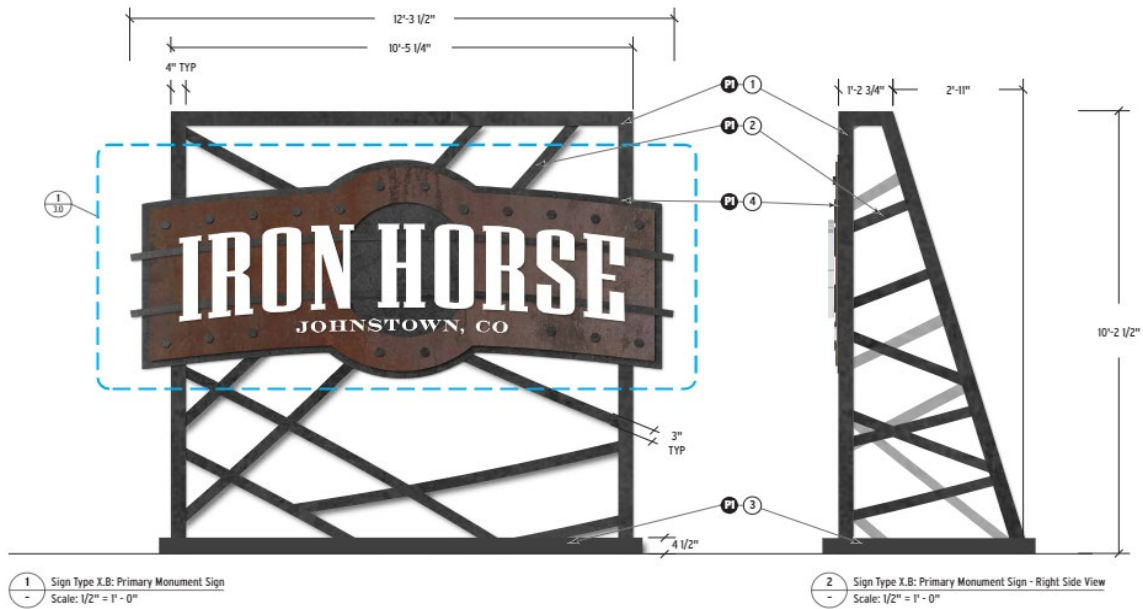


Figure 11-1 – Primary Project Identification Signage (Revised Design)

12.0 LIGHTING

12.1 POLICY

The intent of this Section is to minimize lighting levels while not presenting a public safety or welfare issue. The developer should work with the DRC/JRC governing the amount of light required to meet safety guidelines, and minimize the overall glare associated with fugitive lighting.

It should be recognized that many areas that will be lighted cannot have any reduction of lighting levels for safety reasons such as, but not limited to, arterial roadways, some collector roadways, parking lots, loading bays and docks, entrances and other public and private facilities.

Up-lighting shall be approved by the DRC/JRC on a case by case basis.

Site lighting shall meet the functional needs of the proposed land use without adversely affecting adjacent properties or the community.

Halide light fixtures shall be used. The use of Sodium Vapor or other bright and glaring fixtures shall be prohibited.

All parking and area lighting fixtures must be – LITHONIA AS2 250M SR4W 277 SPA LPI DBL / SSS 25 4G DM19AS DBL. See Figure 13-2. Lighting fixtures may vary but must first be approved by the DRC/JRC. The DRC has full cut-sheet specifications on the approved Lithonia light fixture.

12.2 CRITERIA

Exterior building floodlights shall be shielded so that all of the light falls upon either the surface of the structure, the area to be directly illuminated or the ground.

Lighting systems shall be designed which do not produce direct, incident, or reflected light that interferes with the safe movement

of motor vehicles on public streets, including:

Any light fixture not designed for street illumination that produces light that could interfere with the operation of a motor vehicle.

Any light that may be confused with or construed as a traffic control device shall not be permitted. Animated, flashing, or changing intensity lights shall not be permitted.

Full wall wash lighting is prohibited.

Exterior building mounted and site and fixtures shall be full cut-off style with flat lenses only.

Luminaries located within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminary extends more than twenty five feet (25') outside of the ODP property boundary. This requirement does not apply to public streets, parking lots/driveways for buildings on separate lots which share access and/or parking.

Design lighting to emphasize building entrances.

Integrate lighting that highlights approaches to buildings, building facades, architectural features and landscaping.

Design lighting with controls for consistent photocell or timed on-off functions.

12.3 LIGHT POLES/HEIGHT

Parking lot and streetlights shall have a dark, anodized aluminum finish or a material with similar quality and durability as approved by the DRC/JRC.

Light pole heights shall be provided as follows:

- A. Within small parcels, 5 acres in size or less (gross site area), light fixtures shall have a maximum total height of 30 feet (including concrete bases) unless otherwise approved by the DRC/JRC.
- B. Within large parcels it is often more cost effective and energy efficient to increase the light pole heights. Light fixtures for parking areas on sites larger than 5 acres in size (gross site area), parking in campus settings, or parking for industrial land uses, will be allowed a maximum total light fixture height of 40 feet (including concrete bases).
- C. Pedestrian light fixtures shall not exceed 14 feet in height. Small ornamental embellishments may extend up to 16 feet.
- D. Exceptions to light fixture heights may be permitted where it can be demonstrated that light poles will complement those on adjacent sites, or slight adjustments could significantly reduce the number of required fixtures.

12.4 LIGHTING LEVELS

The following table provides lighting criteria for outdoor facilities used at night. (See Table 12-1)

It is understood that in special instances a higher level of foot candles may be required for individual tenants. Areas such as outdoor retail show areas, loading/unloading areas, loading docks, high security and entry areas and areas may be approved by the DRC/JRC.

Table 12-1

Light Levels at Initial Installation*

Minimum horizontal illuminance	Maximum Uniformity Ratio (max. to min.)		Maximum average illuminance	Minimum vertical illuminance
Commercial parking areas	0.5	10:1	2 foot-candles	0.2 foot-candles
Industrial, office parking areas	0.2	10:1	1 foot-candles	0.1 foot-candles
Parking areas – schools	0.1	20:1	0.5 foot-candles	NA

Notes: * Lighting criteria is adapted from the IESNA, 8th Edition, Lighting Handbook.** Excludes recreational trails and paths that are not typically used at night.



Figure 12-2

APPENDIX A

1.) FIGURES 2-1 THROUGH 2-16



Figure 2-1 Industrial Uses



Figure 2-2 Industrial Uses



Figure 2-3 Industrial Uses



Figure 2-4 Industrial Uses



Figure 2-5 Industrial Uses



Figure 2-6 Industrial Uses



Figure 2-7 Industrial Uses



Figure 2-8 Industrial Uses



Figure 2-9 Industrial Uses



Figure 2-10 Industrial Uses



Figure 2-11 Industrial Uses



Figure 2-12 Industrial Uses



Figure 2-13 Industrial Uses



Figure 2-14 Industrial Uses



Figure 2-15 Industrial Uses



Figure 2-16 Industrial Uses

2.) FIGURES 2-17 THROUGH 2-32



Figure 2-17 Acceptable Metal Panel



Figure 2-18 Acceptable Metal Panel



Figure 2-19 Acceptable Metal Panel



Figure 2-20 Acceptable Metal Panel



Figure 2-21 Acceptable Metal Panel



Figure 2-22 Acceptable Metal Panel



Figure 2-23 Acceptable Metal Panel



Figure 2-24 Acceptable Metal Panel



Figure 2-25 Acceptable Metal Panel



Figure 2-26 Acceptable Metal Panel



Figure 2-27 Acceptable Metal Panel



Figure 2-28 Acceptable Metal Panel



Figure 2-29 Acceptable Metal Panel



Figure 2-30 Acceptable Metal Panel



Figure 2-31 Acceptable Metal Panel



Figure 2-32 Acceptable Metal Panel

3.) FIGURES 2-33 THROUGH 2-39



Figure 2-33 Unacceptable Metal Panel



Figure 2-34 Unacceptable Metal Panel



Figure 2-35 Unacceptable Metal Panel



Figure 2-36 Unacceptable Metal Panel



Figure 2-37 Unacceptable Metal Panel



Figure 2-38 Unacceptable Metal Panel



Figure 2-39 Unacceptable Metal Panel