

# BLUE SKY PRAIRIE

## PRELIMINARY PLAT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

### LEGAL DESCRIPTION

LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

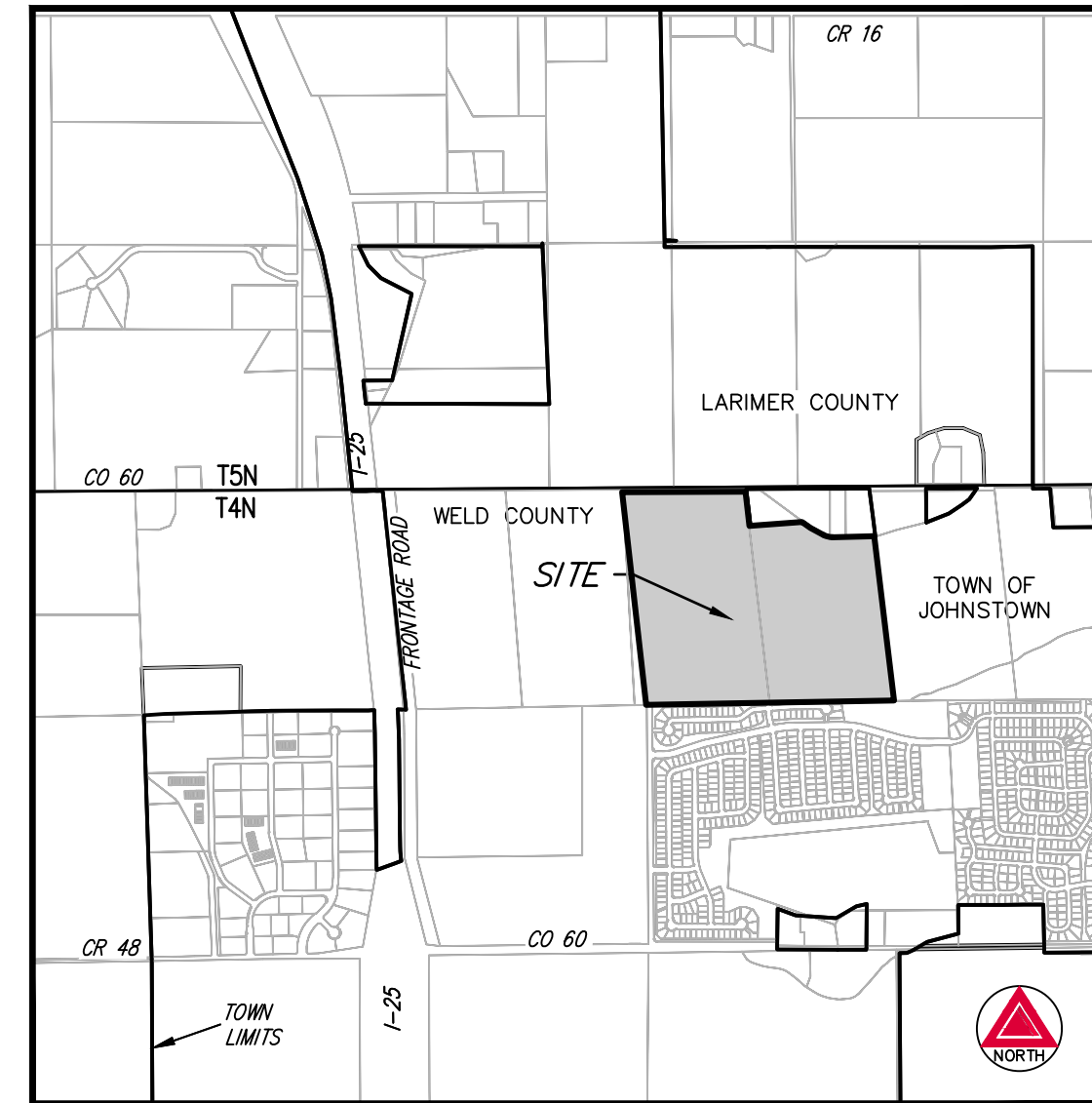
AND

THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO

CONTAINING AN AREA OF 121.160 ACRES, (5,277,732 SQUARE FEET), MORE OR LESS.

### GENERAL NOTES

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF NORTH 89°47'55" EAST, A DISTANCE OF 2634.59 FEET.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08069C1405F, MAP REVISED DECEMBER 19, 2006.
- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH THE TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESS TO THE PROPERTY OWNER.



VICINITY MAP

SCALE 1" = 2,000'

### OUTLOT SUMMARY CHART

OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE
A	2.335	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	FUTURE OPEN SPACE/DETENTION
B	1.135	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS/UTILITY
C	0.386	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS/UTILITY
D	0.590	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS/UTILITY
E	0.466	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
F	0.586	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
G	0.686	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
H	0.204	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
I	0.487	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
J	0.525	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
K	0.422	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
M	0.234	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
N	0.375	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
O	0.031	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
P	1.067	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
Q	2.079	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
R	0.100	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
S	0.768	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
T	1.051	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
U	5.465	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/TRAIL/DETENTION
V	0.902	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
W	0.126	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
X	0.591	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/DETENTION/SS
Y	0.212	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/TRAIL/SS
Z	0.682	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
AA	3.709	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
BB	1.414	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
CC	0.227	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
DD	0.950	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
EE	0.411	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE/DRAINAGE
FF	0.327	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
GG	19.998	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
TOTALS	48.541			

### LAND SUMMARY CHART

	SQ. FT.	ACRES	%
LOTS (413 TOTAL)	2,077,213	47.688	39.36
RIGHT-OF-WAY	1,086,041	24.931	20.58
OUTLOTS (32 TOTAL)	2,114,478	48.541	40.06
TOTALS	5,277,732	121.160	100.00

### APPROVALS

#### PLANNING AND ZONING COMMISSION

THIS PLAT, TO BE KNOWN AS BLUE SKY PRAIRIE PRELIMINARY PLAT, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIR, PLANNING AND ZONING COMMISSION

#### TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS BLUE SKY PRAIRIE PRELIMINARY PLAT, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN BY RESOLUTION NUMBER \_\_\_\_\_ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ TOWN CLERK

#### TOWN ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
TOWN ENGINEER, TOWN OF JOHNSTOWN

### OWNER/APPLICANT

HIGH PLAINS ESTATE JV, LLC  
36 SOUTH 18TH AVENUE, SUITE D  
BRIGHTON, CO 80601

### ENGINEER

LJA ENGINEERING  
12071 TEJON STREET, SUITE 470  
WESTMINSTER, COLORADO 80234  
CONTACT: TESS HOGAN, PE  
TESS@INNOVATIVELANDINC.COM  
(303)-421-4224

### PLANNER

HENRY DESIGN GROUP  
1501 WAZEE STREET, SUITE 1-C  
DENVER, CO 80202  
CONTACT: KAREN HENRY  
KHENRY@HENRYDESIGNGROUP.COM  
(303)-446-2368

### SURVEYOR

AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE, SUITE 1  
LITTLETON, CO 80122  
CONTACT: JIM LYNCH  
JLYNCH@AZTECCONSULTANTS.COM  
(303)-713-1897



<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER COLA, LLC/VIEW HOMES, INC.		DATE OF PREPARATION: 03-31-2023
	3033 E. 1ST AVENUE, SUITE 815 DENVER, CO 80206		SCALE: N/A
	LAST REVISED: 8/15/2023 AzTec Proj. No.: 164021-01 Drawn By: BAM		

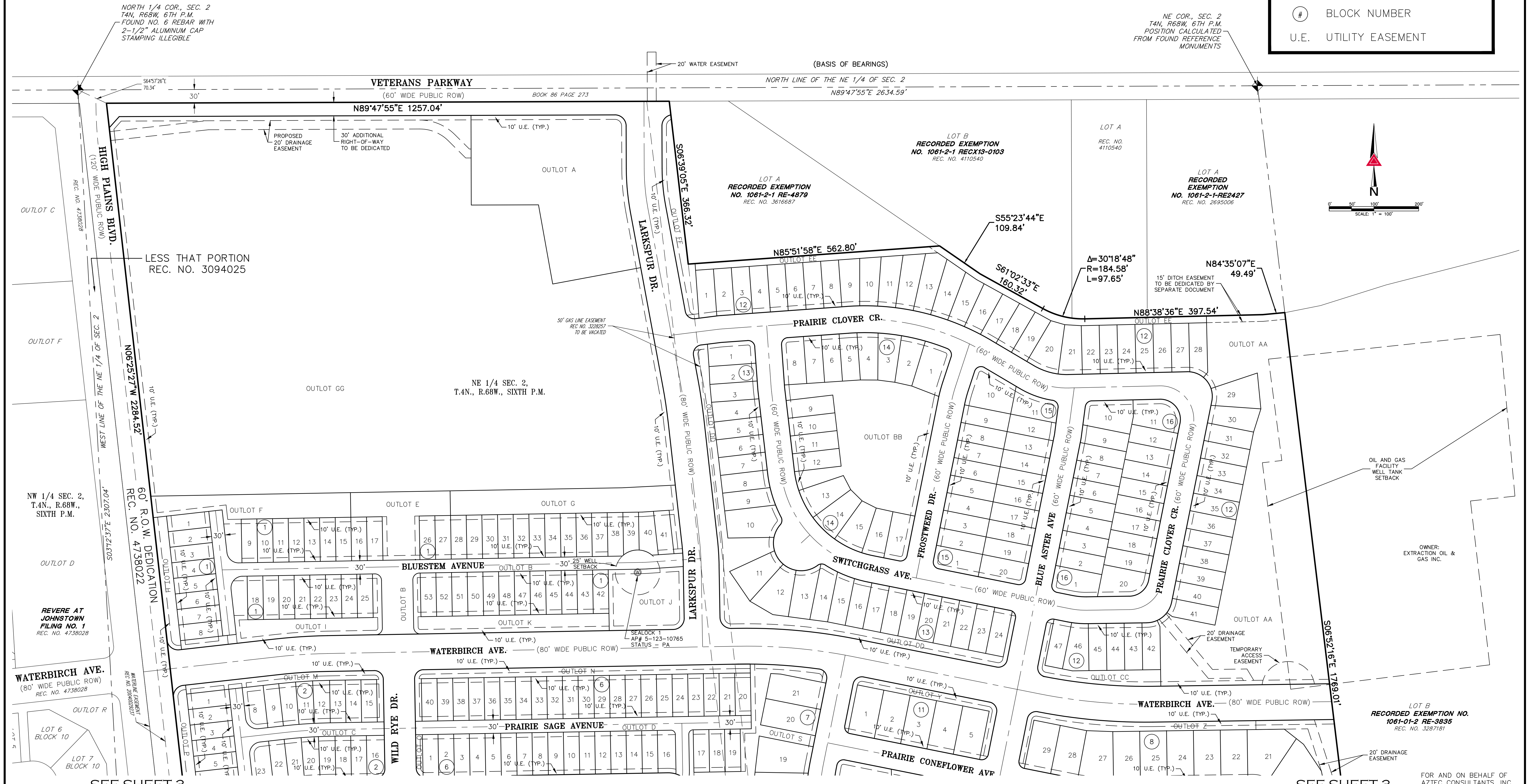
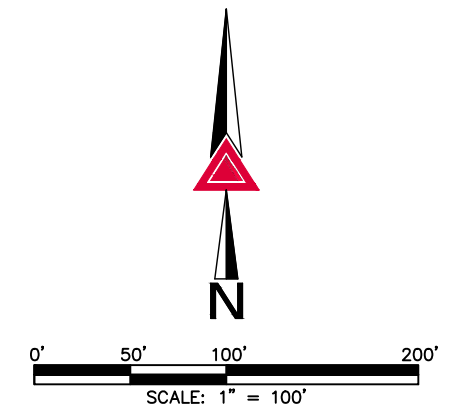
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A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,  
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TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

### LEGEND

-  SECTION CORNER MONUMENT AS DESCRIBED
- ROW RIGHT-OF-WAY
-  BLOCK NUMBER
- U.E. UTILITY EASEMENT



NORTH 1/4 COR., SEC. 2  
T4N, R68W, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
2-1/2" ALUMINUM CAP  
STAMPING ILLEGIBLE

NE COR., SEC. 2  
T4N, R68W, 6TH P.M.  
POSITION CALCULATED  
FROM FOUND REFERENCE  
MONUMENTS

LESS THAT PORTION  
REC. NO. 3094025


OIL AND GAS  
FACILITY  
WELL TANK  
SETBACK

OWNER:  
EXTRACTION OIL &  
GAS INC.

LOT B  
RECORDED EXEMPTION NO.  
1061-01-2 RE-3835  
REC. NO. 3287181

SEE SHEET 3

SEE SHEET 3

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER COLA, LLC/VIEW HOMES, INC.</p> <p>3033 E. 1ST AVENUE, SUITE 815 DENVER, CO 80206</p>	<p>DATE OF PREPARATION: 03-31-2023</p> <p>SCALE: 1" = 100'</p>
	<p>AzTec Proj. No.: 164021-01</p> <p>Drawn By: BAM</p>	<p>SHEET 2 OF 3</p>

