
MOUNTAIN VIEW WEST P.U.D.

Design Guidelines

**Parish LLC
8714 State Highway 60
Johnstown, CO 80534
Developer**

November 2017

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NOTICE TO APPLICANTS, DEVELOPERS, BUILDERS, ETC.

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***NOTICE TO APPLICANTS, DEVELOPERS, BUILDERS, BUYERS, TENANTS AND OTHER OCCUPANTS OF MOUNTAIN VIEW WEST SUBDIVISION...THESE MOUNTAIN VIEW WEST GUIDELINES SHOULD BE USED IN CONNECTION WITH OTHER TOWN OF JOHNSTOWN ADOPTED PLANS, REGULATIONS AND STANDARDS, INCLUDING, BUT NOT LIMITED TO:**

JOHNSTOWN'S MUNICIPAL CODE (AS IT MAY BE AMENDED)
JOHNSTOWN'S AREA COMPREHENSIVE PLAN NOVEMBER 2006
JOHNSTOWN'S DESIGN GUIDELINES, AS AMENDED
JOHNSTOWN'S ZONING AND SIGNAGE CODES
JOHNSTOWN'S TRANSPORTATION PLAN FEBRUARY 2008
JOHNSTOWN'S CRITERIA AND CONSTRUCTION REGULATIONS APRIL 2004
JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN MAY 03
JOHNSTOWN'S LANDSCAPE STANDARDS AND SPECIFICATIONS 2004
ANNEXATION AGREEMENT DATED APRIL 7, 2014
MOUNTAIN VIEW WEST MASTER AND RESIDENTIAL HOA COVENANTS (CC&Rs)
MOUNTAIN VIEW WEST PLAT NOTATIONS
MOUNTAIN VIEW WEST DEVELOPMENT AGREEMENT AND EXHIBITS THERETO

Guideline Sections within these MVW Design Guidelines include the following Sections;

- 1.0 Introduction
- 2.0 Purpose and Intent of these Guidelines, Vision and Description
- 3.0 Proposed Land Uses, Approval Committees and Processes, Additional Criteria, Variances, Final Plan Amendments, CC&Rs and JRC Acknowledgement by Council
- 4.0 Architectural Design Guidelines In General for the MVW Subdivision
- 5.0 Guidelines Specific for each Planned Land Use Including Single and Multifamily residences, Commercial Office, Commercial Retail and Special Commercial as well as Flex Space, Light Industrial and Xeriscape Landscaping
- 6.0 Open Space and Trails
- 7.0 Signs
- 8.0 Streetscapes, Furniture and Street Lighting
- 9.0 Storm Water
- 10.0 Utilities, Easements and Rights of Way
- 11.0 Grading
- 12.0 Screening Walls and Use of Berms
- 13.0 Emergency Access
- 14.0 Parking Lots, Transportation and Transit Stops
- 15.0 Irrigation
- 16.0 Irrigation Maintenance
- 17.0 Bicycles
- 18.0 Definitions

Exhibits A-C

1.0 Introduction

In accordance with the Johnstown Area Comprehensive Plan, Mountain View West (MVW) subdivision is a covenant controlled master-planned community that is located in the northeast corner of the intersection of Parish Avenue (WCR 17) and Centennial Drive (WCR 46 ½). The subdivision located just south of Johnstown's existing downtown is to provide an extension to the existing downtown corridor of Johnstown by extending both commercial and residential uses blended within a harmonious mix of neo traditional craftsmen style designs throughout the water wise subdivision.

2.0 Statement of Purpose and Intent of these Guidelines

The purpose and intent of these guidelines is to provide design guidelines for developers, builders and property owners by establishing timeless design guidelines and concepts that maintain the unique character planned for MVW by Parish, LLC in creating a "community within a community" providing MVW residents and business owners a feeling of pride that they have invested in a unique place in which to reside, work, play and shop all within easy walking distance of the existing downtown, and near many Town service facilities. MVW is extending the existing downtown corridor southerly to Centennial. These guidelines will help to insure that the unique character and intent planned for MVW is carried out by future developers and builders choosing to build within MVW assuring consistent design elements and characteristics are maintained throughout the MVW community. These guidelines along with other documents referenced herein provide a basis to ensure that the character of MVW is maintained throughout the subdivision, providing overseers consistency on acceptable site planning, landscaping, streetscapes, parking, signs and signage, and architecture on an ongoing basis. The guidelines also ensure MVW residents and occupants a feeling they are safe and secure in their living and working environments while preserving real estate values in a comfortable community reminiscent of days gone by.

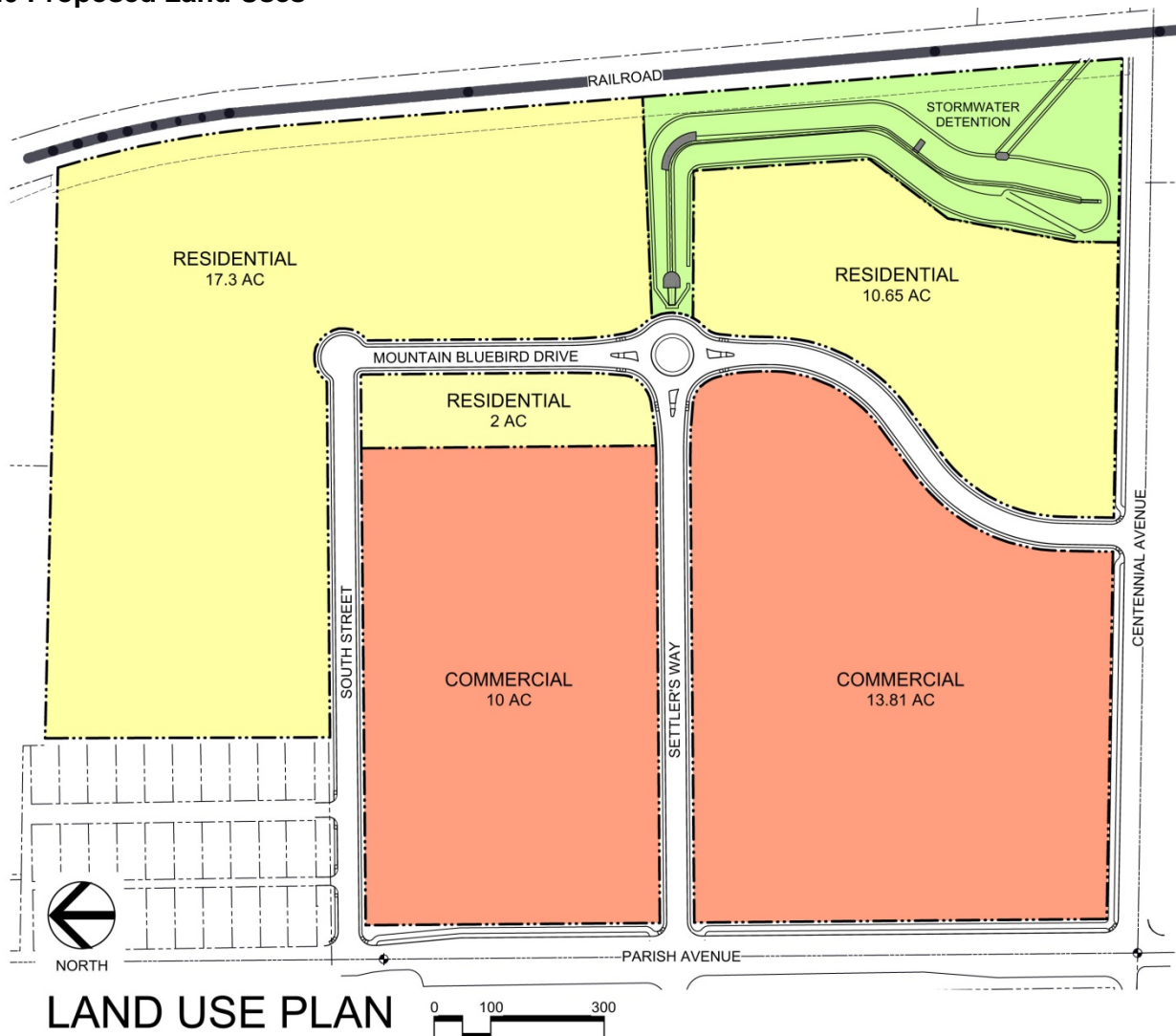
2.1 The Vision for Mountain View West

MVW is located in close proximity to the Johnstown Downtown Corridor. As such MVW will have extra wide sidewalks along Parish Avenue to encourage walkability to and from the downtown. The retail office areas will have excellent curb appeal from Parish whether visitors are coming to the center by foot, bicycle or motorized vehicle. Throughout the subdivision MVW is designed to incorporate neo traditional craftsman styled architecture throughout the community keeping in character with the roots of Johnstown. Residential areas will display tree lined streets and front porches will be encouraged within the architectural guidelines for residential areas featuring moderate to high densities as called out in the Town's Design Guidelines. The entire MVW community will be under landscaping guidelines that are based upon xeriscape landscape techniques and plant species providing for a water wise community. Xeriscaping landscape guidelines are a part of these guidelines as is a list of suggested planting materials.

2.2 Mountain View West Site Description

MVW is located in the northeast corner of the intersection of Parish Avenue (WCR 17) and Centennial Drive (WCR 46 ½) and contains approximately 62 acres of land area. The site is gently sloping from the northwest to the southeast, where the subdivision's detention pond is planned. From the detention pond water will be released into the Little Thompson. The land has been used for agricultural uses for many decades. The land was annexed into the Town on or about April 7, 2014 and has been entitled as a Planned Unit Development (PUD). MVW is bounded on the west by Parish Avenue; on the south by Centennial Drive; on the east by Great Western Railway right of way; and on the north by The Colony and land owned by Weld County.

3.0 Proposed Land Uses



MVW is a Planned Unit Development that will generally consist of approximately 30 acres of commercial office, employment and retail uses and 32 acres of residential uses. MVW is a phased subdivision with two phases. Phase I encompasses approximately 32 acres to the north of the planned easterly extension of Settler's Way. Phase II will contain approximately 30 acres lying south of the easterly extension of Settler's Way. Some utility connections and the MVW subdivision's storm water detention facility are located within the boundary of Phase II, but will be completed as part of the Phase I improvements. Several land uses have been identified as appropriate uses at this time for MVW and they are listed herein. Phase I will have 11 acres of commercial property including retail, office and employment uses that may be located within flex space. Phase I may also accommodate up to 17 acres of residential land uses. In accordance with Goal DT 4 of Johnstown's Design Guidelines MVW residential will be planned for 8 to 10 dwelling units per acre. Residential and commercial areas within MVW will be complementary. Wide sidewalks with street trees and benches and public art displays will guide and invite people from downtown Johnstown to MVW. Phase II of MVW will contain an additional 24.46 acres of land area. Commercial and Special Commercial uses will occupy 13.81 acres of Phase II with medium density residential uses taking up the additional 10.65 acres. In those cases where these guidelines are in conflict with the Town of Johnstown standards and regulations

within the Town's Design Guidelines, then the Town's Design Guidelines shall prevail. The provisions of these MVW Guidelines shall supersede any conflicting provision(s) of the then prevailing Johnstown Municipal Code and may only be modified to protect the health, safety, and welfare of the general public by the Town's Council following at least thirty (30) days written notice to the record owner(s) of real property that will be affected by the intended modification.

3.1 GENERAL PROCEDURES FOR SUBMITTALS AND APPROVALS

MVW shall establish a Design Review Committee (DRC) in order to assure that all of the MVW Master and Residential Home Owner Association (HOA) Covenants, Conditions & Restrictions (CC&Rs) design standards are followed and adhered to before a final plan is submitted to the Town of Johnstown for administrative review and approval by the Johnstown Review Committee (JRC). An applicant shall first start with discussing its planned project with the DRC.

3.1.1 Design Review Committee

The Design Review Committee is established to ensure that all proposed development projects to be constructed meet the standards established in these MVW Design Guidelines. Guidelines have been established to ensure consistency with character and design throughout the MVW community. These MVW Design Guidelines have been promulgated and adopted by MVW and the Town of Johnstown for the sole purpose of providing land use regulations which will form the basis for decisions made by the DRC as well as the JRC as they review all planned project that are submitted to them for review and approval. The DRC and JRC will review and approve all site, building and landscape plans for the MVW subdivision. Planned projects that do not meet these adopted MVW Design Guidelines will not be approved. The DRC will be made up of an architect or engineer, a landscape architect and a representative of the subdivision's Owner. The DRC shall meet regularly to review plans submitted to it, but shall only review submittals that are complete with all required documents submitted as required by the DRC. Applicants are encouraged to have pre-application meetings with the DRC or its members.

3.1.2 Design Review Committee Approval Process

Any time a party wished to build, demolish, or substantially modify an improvement within MVW that party must first have their plans approved by the DRC prior to commencement of any work related to such construction, demolition or modification. The party must thereafter also receive a similar approval from the JRC before commencement of work. Items under the purview of the DRC include, but are not limited to, building elevations, site plans, site photometric plans, site engineering, landscape designs, signage, and other similar items as identified by the DRC. The DRC will require applicants to submit complete packages for DRC review at least 10 days prior to scheduled DRC meeting so that the submittal documents can be dispersed to DRC members for their review prior to the meeting date. Submittals shall be made with electronically in a pdf format, unless otherwise directed by the DRC. Submittals shall not be considered complete unless and until any required submittal fee is received by the DRC. A formal presentation to the DRC may be requested at any time by the DRC by providing the applicant advance notice. Upon notice to the applicant that the DRC has approved the applicant's submittal the applicant may submit the project to the JRC, so long as the submittal documents are consistent with those that were approved by the DRC with no changes or modifications thereto.

3.1.3 Johnstown Review Committee (JRC)

The Johnstown Review Committee may be made up of the Town's Planner and Town Manager, or other professionals engaged by the Town. The JRC shall review the documents that have been previously approved by the DRC that are thereafter submitted to the JRC in their exact same format without any changes or modifications. All Town of Johnstown building codes,

subdivision regulations, fees and permits as adopted from time to time by the Town shall apply. See NOTICE TO APPLICANTS above for additional controlling documents.

3.1.4 Johnstown Review Committee (JRC) Approval Process

Applicants after having their project reviewed and approved by the DRC must then have their application approved by the JRC, after it has been reviewed and approved by the DRC. The applicant shall submit their project to the JRC pursuant to the following approval process:

1. Pre-application Discussion
Applicants may and are encouraged to schedule a pre-application meeting with the Town Planner for Johnstown to informally discuss and review the applicant's planned use of the site in question. This shall include the applicant's interpretation of the MVW Design Guidelines as they relate to the applicant's project. Review of a sketch plan along with elevations and other items as have been addressed and approved by the DRC will be instrumental in assuring good communication of the intended use.
2. Final Development Plan Submittal and Process
Projects being submitted to the JRC as a Final Development Plan Submittal shall be made on the appropriate forms accompanied by the appropriate fees as charged by the Town. A letter from the DRC should accompany the submittal indicating that the applicant has received the approval of the DRC. The Town will review the submittal within seven (7) days of it being submitted for completeness of the submittal. If the Town deems the submittal to be complete the JRC will review the applicant's project submittal. If the submittal is deemed incomplete then the JRC shall inform the applicant in writing as to how the applicant can modify the submittal to make it complete. Once the JRC has a complete submittal for review it shall make its determination within forty five (45) days of the submittal date as to whether or not the application is in conformance to the MVW Design Guidelines as adopted. The JRC may elect to grant variances to the applicant upon the DRC's recommendation and the applicant's ability to provide and demonstrate to the JRC a better design solution. The Town however will not be able to grant a variance to a permitted use.
3. Johnstown Review Committee Approval
4. Once the JRC has determined that the applicant has complied with all of the MVW Design Guidelines, as well as other Town of Johnstown controlling documents and regulations, the JRC may grant its approval for the applicant's project. The JRC shall approve the application if it complies with the applicable terms and conditions of the MVW Guidelines and other Town guidelines, rules and regulations. The JRC may approve the application with conditions. Said conditions shall be specifically related to compliance with standards and guidelines as listed herein. In the event that 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 applicable criteria.
5. Johnstown Review Committee Appeal
The decision of the JRC may be appealed by the applicant to the Johnstown Town Council. The appeal shall be in writing, and shall be made within thirty (30) days of the date of the transmittal of the JRC's decision. The Johnstown Town Council shall hear the appeal within thirty (30) days of the filing of the appeal by the applicant. The decision of the Johnstown Town Council shall be final regarding the applicant's appeal.
6. Resubmittals: Resubmittals of applications that required modifications be made will be processed in the same manner and within the same time frame as the initial

application as shown in the JRC Approval Process 3.1.4 in paragraphs number 1 through 4 above.

3.1.5 ADDITIONAL CRITERIA AND UPDATES

In addition to the criteria herein the DRC and JRC may promulgate additional criteria that 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. Change in land use or changes greater than the 20% dimensional criteria, that shall become a permanent part of the design guidelines document shall constitute a major change and shall be brought back to the Planning Commission and Town Council for review and approval.

3.1.6 VARIANCES

The DRC may authorize a variance to the MVW Design Guidelines 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% in a dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated by the applicant.

3.1.7 FINAL PLAN AMENDMENTS

Amendments to Final Plan Documents must be approved in writing by both the DRC and JRC.

3.1.8 COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)

MVW will submit to the Town of Johnstown at the time of recording of the Final Plat a complete copy of CC&Rs for MVW for review and recording. The CC&Rs may address other items that are not addressed within these MVW Design Guidelines. However, each and every covenant, condition and restriction within the CC&Rs shall be subordinate to the MVW Design Guidelines. CC&Rs shall conform to all State of Colorado statutes and regulations as well as any that may be established by local governmental bodies or the Town of Johnstown.

3.1.9 JRC APPROVAL OF GUIDELINES ACKNOWLEDGED BY COUNCIL

The Johnstown Review Committee (JRC) acknowledgement and approval of these Mountain View West (MVW) Design Guidelines shall be acknowledged and approved by the Johnstown Town Council by Resolution of the Town Council.

4.0 ARCHITECTURAL DESIGN GUIDELINES IN GENERAL

The architectural guidelines provided within this section provide specific design features and elements that MVW want to achieve in its overall design of a quality subdivision that is a new southerly extension to the downtown corridor of Johnstown. MVW intends to maintain the charm and character of the older parts of the Johnstown community and develop a new residential and activity center for retail, office and employment sectors within the community. The architectural style that has been selected by Parish LLC is the neo traditional craftsman style which is close in design to much of the existing buildings and homes located in the core area of Johnstown. Because MVW is only 62 acres in size and is located along Parish Avenue across from the Johnstown municipal complex, it is developing a large portion of the acreage, approximately 30 acres in total for commercial, office, health care and retail uses with the balance of the property developing as residential dwelling units at the rate of 8 to 10 units per acre as indicated in the Johnstown Design Guidelines as Downtown Goal #4. There will be approximately 32 acres of medium density residential dwellings constructed at MVW in several smaller communities, each with their own identity and some being age restricted communities. Temporary construction, sales and leasing offices of a free standing nature, for periods of less than one year, shall also

be allowed as an accessory use in MVW. Recreational uses shall be considered an allowable accessory use in MVW. Any other structure or use clearly incidental to or that is generally and commonly associated with the operation of any permitted use that is permitted within these MVW Design Guidelines.

Design goals and objectives at MVW shall include:

- Attractive separation from neighboring projects
- Buildings with multiple sided architecture not just street side architecture
- Buildings located with interesting orientations in commercial areas
- Trash enclosures that are fully screened so that dumpsters are not visible
- Mailboxes will be located in well lighted accessible and safe areas
- Regional materials should be encouraged and used as much as possible
- Adjoining properties are encouraged to share access points and allow circulation
- Projects need to provide for bicycle parking and safe circulation through the site
- Routes shall be clearly delineated, visible and marked for safety
- Safe zones for pedestrians at all intersections with vehicles
- Open and unobstructed sight triangles
- Roof mounted objects should be screened or placed away from street sides
- Lighting levels throughout MVW commercial areas shall be subdued, not bright
- Use of building based lighting is encouraged
- Where fences are used they should be open in nature
- Privacy Fencing - Allowed but not in linear runs more than 20 feet in 1 direction
- Drive thru restaurant service lanes shall be screened or bermed
- Drive thru service menu boards shall not be visible to public streets
- Enhancement of the scale and style of the central business district is encouraged

5.0 ARCHITECTURAL DESIGN GUIDELINES RESIDENTIAL

The submittal process for single family or multifamily residential projects in MVW will have an abbreviated submittal process as compared to commercial, office, retail, and flex projects, but shall parallel the process described in 3.1 to 3.1.7 above. Builders and owners should ask the MVW Residential HOA for details and proper application forms. Whether a project is being constructed as a residential or commercial project these MVW Design Guidelines will control and shall be enforced by the ARC and JRC. Home occupations shall be allowed within the residential areas of MVW subject to any restrictions placed upon such use by Johnstown.

5.1 ARCHITECTURAL DESIGN GUIDELINES SINGLE FAMILY RESIDENTIAL

Phase I of MVW may not have any detached single family housing as it is currently planned for medium density attached single family residences. See attached Exhibit A to the MVW Design Guidelines for more information and samples of acceptable Craftsman Style architecture to be constructed at MVW. Acceptable accessory uses would include garages, gazebos, gas grills, and patios. No storage sheds will be allowed that are not an attached part of the residence and designed to be compatible with the architecture of the residence.

5.2 ARCHITECTURAL DESIGN GUIDELINES MULTIFAMILY RESIDENTIAL

Multifamily dwellings will meet the same Craftsman Style architecture as described within the MVW Design Guidelines attached as Exhibit A to these Guidelines. Multifamily dwelling density shall range from 12 to 16 dwellings units per acre. At least one garage shall be available for occupants of the multifamily dwelling units, plus additional onsite parking as is required by the Johnstown Municipal Code. Acceptable accessory uses include garages and landscape and site features such as gazebos and private and shared outdoor patios and grill areas and hot tubs.

Maintenance structures shall also be a permitted accessory use as well as patio or deck storage units attached to the buildings.

5.3 ARCHITECTURAL DESIGN GUIDELINES COMMERCIAL OFFICE AND FLEX SPACE

Office buildings and hybrids such as flex space incorporating office and some lab space or inside storage or work space shall also meet similar Craftsman Style architecture so as to be compatible with MVW residences. Uses in these areas will include service businesses such as banks and medical and dental offices as well as standard professional office uses. Skilled care nursing facilities, independent living structures, assisted care living structures and other similar specialty housing types will also be allowed within this area. See attached Exhibit B to the MVW Design Guidelines for a depiction of the architectural style and design elements that are to be incorporated into the designs of office buildings and flex space at MVW. Acceptable accessory uses will include outdoor patios or other gathering areas, free standing signs, parking garages and other similar items that would be customary to these type facilities.

5.4 ARCHITECTURAL GUIDELINES RETAIL COMMERCIAL & SPECIAL COMMERCIAL

MVW considers that uses within these definitions if a Convenience Center and would include, but not be limited to, retail sales, service businesses, restaurants and restaurants with drive-thru lanes, bakeries, coffee shops, drug stores, food stores, specialty food stores, work-out gyms, laundromats, drug stores dry cleaners, hardware stores and many medical service facilities including emergency clinics, delis, salons and repair shops of all kinds. Many other similar businesses will fit into this same category, including brew pubs and convenience stores with gasoline sales. See attached Exhibit B to the MVW Design Guidelines for a depiction of the architectural style and elements to be incorporated into the designs of retail commercial and special commercial buildings at MVW. Acceptable accessory uses will include outdoor patios or other gathering areas, free standing signs, parking garages and other similar items that would be customary to these type facilities. Outdoor seating, benches and patio furniture shall also be allowed to provide gathering places.

5.5 ARCHITECTURAL DESIGN GUIDELINES LIGHT INDUSTRIAL OFFICE FLEX SPACE

MVW will accept certain clean assembly, processing and fabrication facilities, as well as printing and publishing businesses, but these kinds of business use should not be fronted out on Parish Avenue. Buildings housing these types of uses shall also be designed to fit with the Craftsman Style architecture as it is depicted on Exhibit B to these MVW Design Guidelines. Acceptable accessory uses will include outdoor patios or other gathering areas for employees, free standing signs, parking garages and other similar items that would be customary to these type facilities. Many of these same users could fit into flex space.

5.6 ARCHITECTURAL DESIGN GUIDELINES ADDITIONAL CRITERIA

In addition to the criteria set forth herein, the DRC and JRC may promulgate additional criteria from time to time that are not inconsistent with those that are set forth herein. Any of the new or additional criteria may be amended by action of the DRC and JRC. Changes in land use or changes to any criteria that is 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 Council for review and approval.

5.7 ARCHITECTURAL DESIGN GUIDELINES LANDSCAPING

MVW will be a water wise subdivision and has designed a complete set of xeriscape landscape regulations, including suggested planting materials for MVW. These Xeriscape Landscape Plans and Plant List are attached as Exhibit C to these MVW Design Guidelines.

6.0 Open Space and Trail

MVW dedicated open space at the time of its annexation into the Town of Johnstown that filled its requirement for open space dedication by providing a strip of land seventy five (75) feet in width either side of the Little Thompson River from the center line of the stream from the east side of the Great Western Railroad south all the way to WCR 19. The Town of Johnstown plans to improve this area with walking and biking paths leaving the bulk of the area open as a natural area. The large detention pond located in the southeast corner of MVW will be graded such that the bottom of the pond can be used for recreational activities when the pond is dry. Connections will be made from MVW to the Little Thompson open space trails when that area has been improved.

7.0 SIGNS

MVW will have two entry monument signs, see streetscape plans Section 8.1. One shall be located at the entrance to MVW off of Parish Avenue at the Settlers Way entrance in the southeast corner of the entrance. The other will be located along Centennial Drive at the future intersection of Mountain Bluebird Drive that is planned for Phase II of MVW. The entry monument signs will include native stone, a lighted sign and xeriscape landscaped areas with the addition of seasonal flowering plants during the summer months. Throughout the MVW subdivision all signage wherever possible shall be of a more human scale with lighted ground based monument signs used to identify tenants and users of commercial, office, flex and light industrial buildings and sites. Monument signs will be located in easements set aside for such. Façade signs will be allowed on retail buildings with back lit pan channel letters all sized in conformance with Town of Johnstown sign standards. Banners shall be allowed, but shall not be allowed to be displayed for more than one 7 day period of time during each 6 month period during a calendar year, those periods being January through June and July through December each year. Allowable sign areas and sizes shall be as allowed per the Town of Johnstown's Sign Code, at the time that the MVW Design Guidelines are adopted.

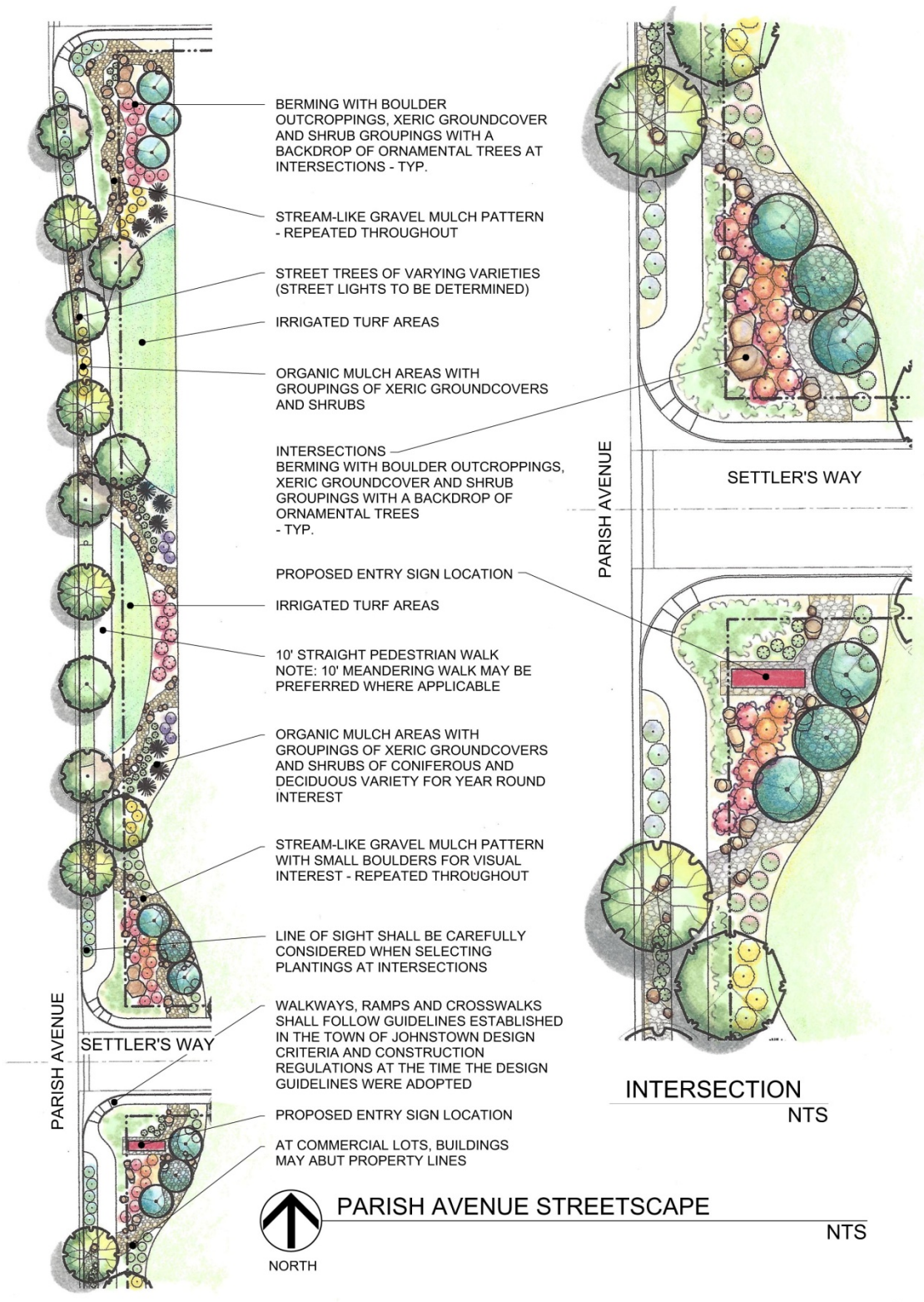
8.0 STREETS CAPES, FURNITURE & LIGHTING

8.1 STREETS CAPES

MVW will have tree lined streets throughout using a mixture of deciduous trees and ornamental trees as well as coniferous varieties and evergreen shrubs. That area along Parish Avenue shall be designed to have a blend of all kinds of plant materials mentioned herein, but MVW will focus mostly on xeriscape varieties of plants and trees. The roundabout at the junction of Settlers Way and Mountain Bluebird Drive will also be heavily landscaped, but not so that sight line views are obstructed.



MVW commercial lots on Parish Avenue have the possibility to continue the downtown theme.



BERMING WITH BOULDER
OUTCROPPINGS, XERIC GROUNDCOVER
AND SHRUB GROUPINGS WITH A
BACKDROP OF ORNAMENTAL TREES AT
INTERSECTIONS - TYP.

STREAM-LIKE GRAVEL MULCH PATTERN
- REPEATED THROUGHOUT

STREET TREES OF VARYING VARIETIES
(STREET LIGHTS TO BE DETERMINED)

IRRIGATED TURF AREAS

ORGANIC MULCH AREAS WITH
GROUPINGS OF XERIC GROUNDCOVERS
AND SHRUBS

INTERSECTIONS
BERMING WITH BOULDER OUTCROPPINGS,
XERIC GROUNDCOVER AND SHRUB
GROUPINGS WITH A BACKDROP OF
ORNAMENTAL TREES
- TYP.

PROPOSED ENTRY SIGN LOCATION

IRRIGATED TURF AREAS

10' STRAIGHT PEDESTRIAN WALK
NOTE: 10' MEANDERING WALK MAY BE
PREFERRED WHERE APPLICABLE

ORGANIC MULCH AREAS WITH
GROUPINGS OF XERIC GROUNDCOVERS
AND SHRUBS OF CONIFEROUS AND
DECIDUOUS VARIETY FOR YEAR ROUND
INTEREST

STREAM-LIKE GRAVEL MULCH PATTERN
WITH SMALL BOULDERS FOR VISUAL
INTEREST - REPEATED THROUGHOUT

LINE OF SIGHT SHALL BE CAREFULLY
CONSIDERED WHEN SELECTING
PLANTINGS AT INTERSECTIONS

WALKWAYS, RAMPS AND CROSSWALKS
SHALL FOLLOW GUIDELINES ESTABLISHED
IN THE TOWN OF JOHNSTOWN DESIGN
CRITERIA AND CONSTRUCTION
REGULATIONS AT THE TIME THE DESIGN
GUIDELINES WERE ADOPTED

PROPOSED ENTRY SIGN LOCATION

AT COMMERCIAL LOTS, BUILDINGS
MAY ABUT PROPERTY LINES



PARISH AVENUE STREETSCAPE

NTS

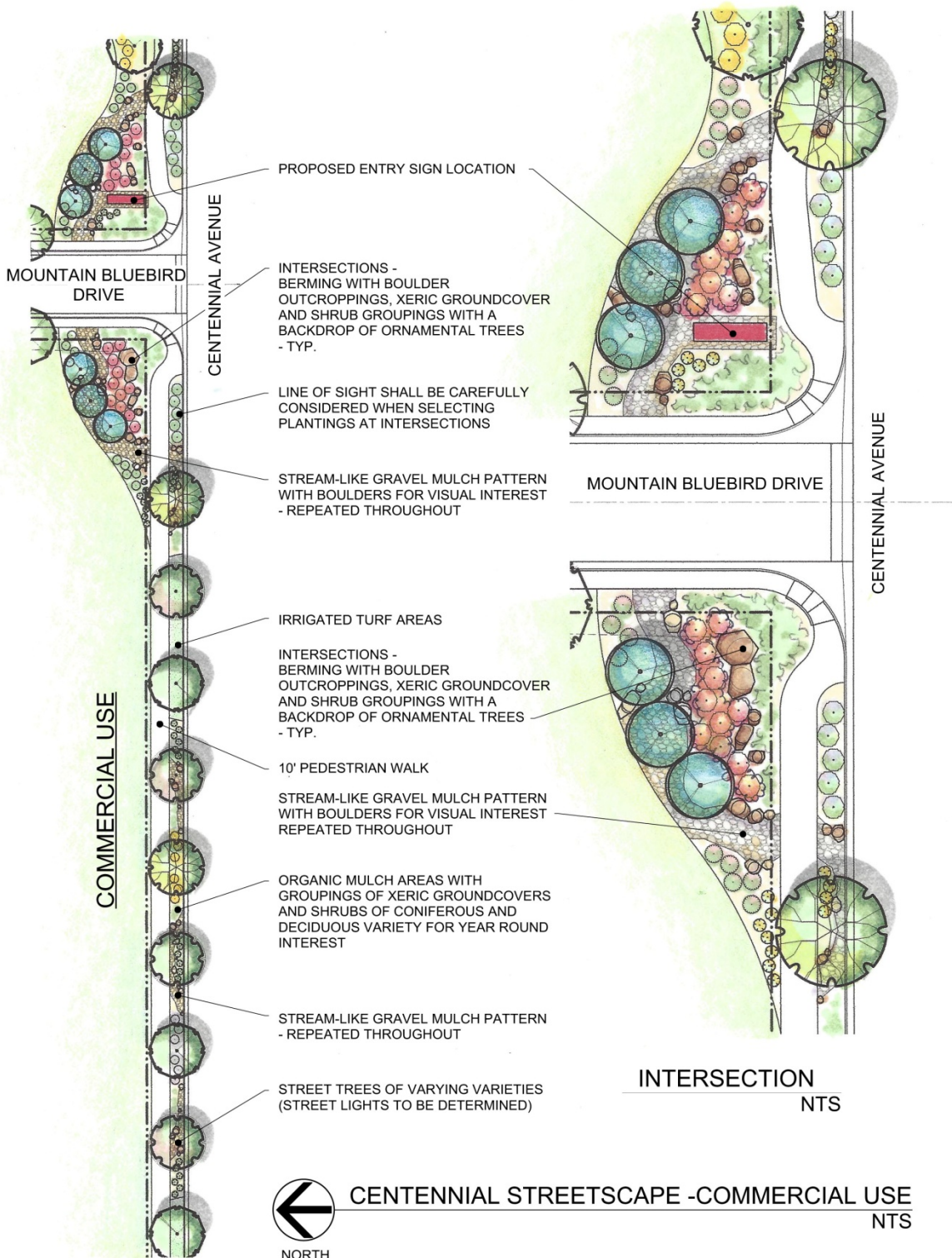
PARISH AVENUE

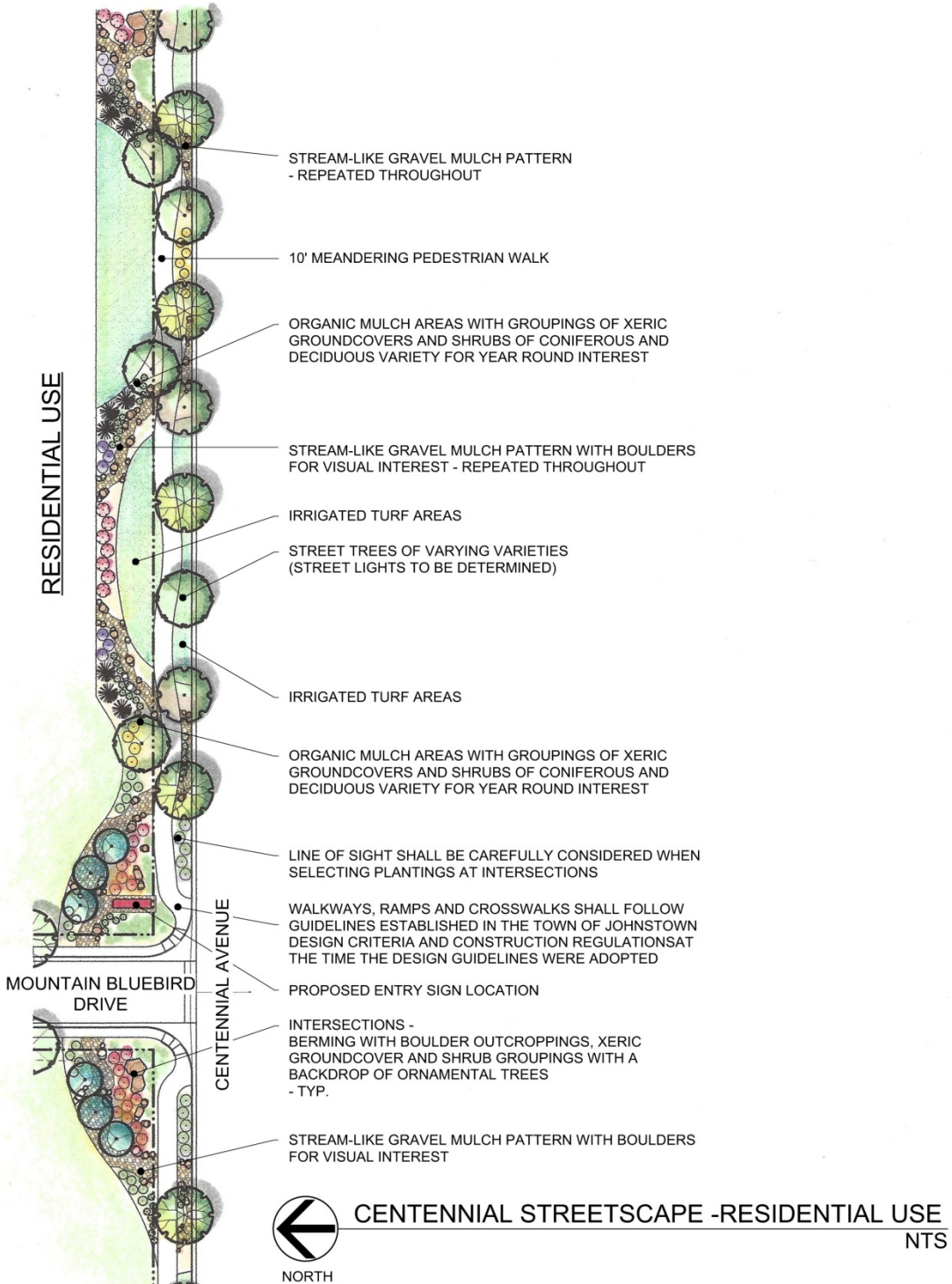
SETTLER'S WAY

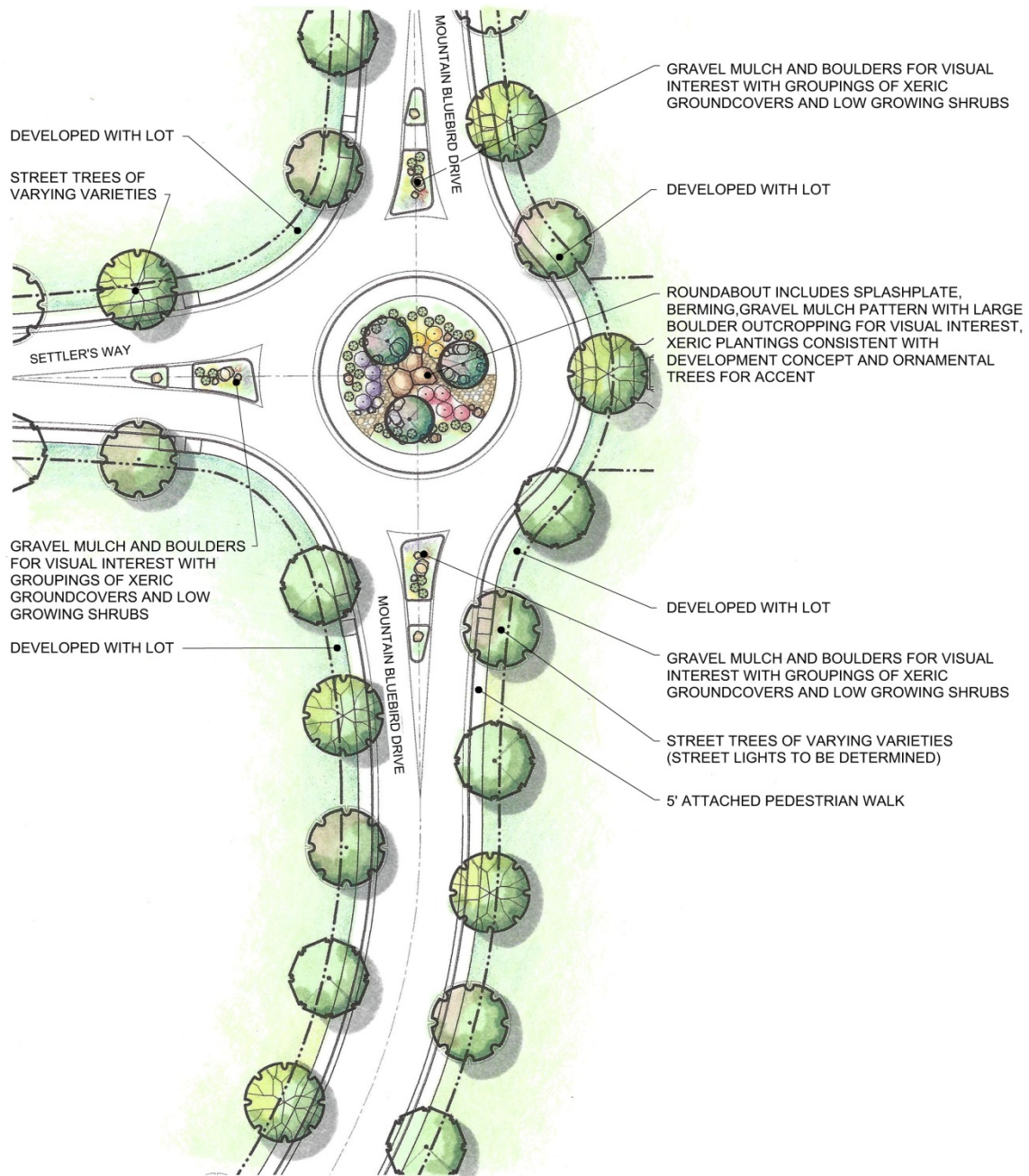
INTERSECTION
NTS

PARISH AVENUE

SETTLER'S WAY







at ROUNDABOUT

NTS

8.2 STREET FURNITURE & STREET LIGHTING

At strategic locations along Parish Avenue and elsewhere throughout MVW along local streets decorative benches and paving and other outdoor furnishings will be strategically placed. Street lighting internal to MVW will be of a decorative nature and street lighting along Parish Avenue shall mirror that used in the downtown area of Johnstown. The visual character of the drive or walk southerly along Parish Avenue will provide a sense of continuity to the downtown.



Site furniture examples from Johnstown's downtown.



Examples of existing site & street lighting nearby.



Examples of possible pedestrian lighting styles to be considered.

8.3 FENCING & WALLS

All fencing should complement the project's architecture. Any walls should, in as much as possible, match the architecture of the project's buildings. Any fencing and walls shall be subject to JRC and DRC.



Examples of possible fencing styles.

9.0 STORM DRAINAGE AND DETENTION POND

The goal of each site design within MVW shall be to minimize runoff, to the subdivision's storm drainage pond located in the southeast corner of the subdivision which has been designed such that no on site detention or retention is required. MVW storm drainage pond and all calculations have been based upon the most recent data available from the proper authorities so that water being returned to the river is improved via the most recent technology to improve water quality. All sites and lots within MVW shall be designed to minimize the amount of storm water that goes from one site or lot onto a neighboring site or lot. Wherever possible water from parking lots and roof drains shall be directed toward and utilized by landscaped areas, reducing the need for irrigation water. Drainage water shall flow along driveways, dedicated street flow lines, swales and landscaped corridors on their way to the MVW detention pond where it will be introduced into the Little Thompson. Screen grates and trash grates shall be installed at outflow structures.

10. UTILITIES, EASEMENTS AND RIGHTS OF WAY

All existing easements and rights of way for existing utilities have been identified and located on the plat to be filed for MVW. MVW will also be dedicating certain utility easements and rights of way for future development of sites and lots throughout the subdivision. Developers and Builders shall not interfere with any such easements and rights of way and it shall be their sole responsibility to be aware of all such easements and rights of way on their site or lot prior to commencement of construction activity. Landscaping placed over the top of any easement or right of way is subject to future destruction and shall be the sole cost of the site or lot owner for any replacement.

11. GRADING

All construction activity on all sites and lots in MVW shall be constructed to provide positive drainage away from buildings and foundations, but not over sidewalks. No grading shall take place outside of the owner's site or lot without the proper authority from the neighboring land owner or Town when appropriate.

12. SCREEN WALLS AND USE OF BERMS

Within MVW all above ground utility boxes, meter banks, loading areas, and outside equipment storage areas shall be screened by a screen wall that matches the architectural nature of the adjacent building using the predominant materials and colors of the building or by the use of a landscaping berm. Screen walls and berms shall minimize the visual impact of the items being screened by at least seventy five percent (75%) from view of adjacent streets.

13. EMERGENCY ACCESS

All MVW site and street designs shall provide for safe and expeditious access for police, fire, ambulances and other emergency vehicles to residences and commercial buildings in line with the regulations set forth from time to time by the Johnstown Fire Department.

14. PARKING LOTS, TRANSPORTATION AND TRANSIT STOPS

As Johnstown continues to grow transportation will become an ever increasing topic of local conversation. To stay ahead of transportation issues MVW designs will allow for transit stops to be accommodated with retail and commercial areas of MVW as the need arises. In the interim most local residents will likely be using their vehicles when not walking or biking to MVW or within MVW to its commercial areas and tenant occupants. Parking lots in commercial areas will be designed to Town of Johnstown design criteria and construction regulations. Within all MVW residential areas it is anticipated that residences will have at least one parking garage with most having two parking garages. Apartments may not have enough covered parking in garages for all apartments, but they shall still meet the minimum parking requirement of 1.5 parking spaces per one bedroom dwelling and 2 parking spaces per two bedroom dwelling unit and 2.5 parking spaces per three bedroom dwelling unit. Commercial offices shall be designed with 1 parking space per 300 SF of gross leasable area and Commercial retail shall be designed with 1 parking space per 250 SF of gross leasable area. Medical offices shall be designed with 1 parking space per 200 SF of gross leasable area. Restaurants shall be required to have 1 parking space for each 100 SF of gross leasable area. Other uses not mentioned herein shall be as directed by the Town Johnstown Design Guidelines. All parking lots will be designed to current standards of designed to current Americans with Disabilities Act (ADA) standards. Interior rows of parking spaces will provide a landscape island at the end of each row of parking, and landscape islands will be provided within the row of parking spaces so that there is not more than 20 consecutive parking spaces without a minimum 9 foot wide landscape island separating the parking spaces. Bicycle parking shall be prominently made available throughout MVW within the commercial and office and retail areas. Bicycle parking areas shall be well lit to provide a safe environment for cyclists.

15. IRRIGATION AND IRRIGATION SYSTEMS

All landscaped areas at MVW shall have irrigation systems operated by time clocks which shall be operated at non high volume times, generally during the night time hours and set to turn off just before sun rise to minimize evaporative losses. Landscaped areas such as large urns and pots bearing live plant material will require hand irrigation if not set up with automatic sprinkler systems. Irrigations systems will be designed with adequate zones to minimize irrigation tap sizes. The irrigation line shall have an automatic controller to activate and operate the system. Remote control valves shall operate each zone valve. Patterns of sprinkler heads will be set to provide head-to-head coverage to all landscaped areas. The system operator shall manage the system so that no the sprinkler do not spray or irrigate impervious surfaces, including sidewalks, driveways, streets and parking lot areas. Backflow prevention devices shall be installed on all irrigation systems. Please see Exhibit C to these MVW Design Guidelines for further explanation of the xeriscape landscaping to be used at MVW and the water conservation benefit by the use of xeriscape methods and planting materials. MVW is a water wise xeriscape subdivision and as such all landscaped area shall be designed as per the Exhibit C Landscape Design criteria to these MVW Design Guidelines.

16. IRRIGATION MAINTENANCE

Maintenance of irrigation shall include all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning, timely removal of tree wraps and staking, and bike path snow and ice removal per usual and standard horticultural practices and Town of Johnstown code. All plant

materials that show signs of insect infestation, diseases or other damage shall be appropriately and timely treated. Dead plant material will be replaced according to the approved landscape plan for MVW and the particular site or lot within MVW. An initial inspection of the landscaping installation will be completed at the time of completion of construction or at any time when there is a change in use. The original developer and any subsequent owner(s) shall be responsible for maintaining all on-site and common areas landscaping as shown on the approved landscape plan for the site or lot. MVW through its Master Association and Residential Association(s) shall be responsible for maintaining the landscaping of public improvements on all adjacent rights-of-way as shown on the approved landscape plan unless a maintenance agreement is existing with a third party. The Town, at its discretion, may add, remove, replace, or maintain landscape materials within any right of way per Town of Johnstown standards.

17. BICYCLES

Bicycles have become common place in today's society whether it be for recreation, work or for shopping. MVW recognizing this fact shall endeavor to accommodate bicycle riders within all commercial areas by providing bicycle routes and by providing adequate bicycle parking spaces in all commercial areas within MVW. Bicycle parking facilities shall be located to provide safety, security and convenience for bicycle riders. Such bicycle facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic. It is highly recommended that bicycle parking facilities be designed and constructed to allow the bicycle frame and both wheels to be securely locked to the bicycle parking structure. The structure shall be of a metal or other permanent construction material and permanently attached to a concrete foundation.



Examples of possible parking device styles.

18. DEFINITIONS

1. Animated sign - A moving sign that utilizes motion in a horizontal or vertical plane or both.
2. Berm - An undulation in terrain creating a new landform within a landscape to be utilized for wind protection, screening or a point of focal interest.
3. Building - Any structure used, designed or intended for the roofed shelter, enclosure or protection of persons, animals or property.
4. Clinic...Medical, Dental or Other - Offices organized to provide medical, dental or other types of health services and/or supplies
5. Convenience Center - A small group of retail stores and service establishments which serve the local neighborhood, including, by way of example but not of limitation, a food store, drugstore, hardware store, barber shop, beauty salon, restaurant, shoe repair shop or laundromat.
6. Development - A single lot, parcel or tract of land or portions or combinations of lots, parcels or tracts of land which are held in single or common ownership and which exist as a distinct functional entity. Multi-use buildings and multiple building complexes which

are held in singular or common ownership, either by individuals, corporations or other legal entity, shall be considered a development for the purpose of the MVW Design Guidelines.

7. DRC – The MVW Design Review Committee
8. Flashing Sign - A sign that is illuminated with intermittent lighting, animated lighting or with varying intensities of light at intervals of fifteen (15) seconds or less, including a moving light or lights.
9. Flex Space - Flex space lends itself to multiple uses which is described by its name. A flex space building is designed for multiple tenants, divided in spaces generally running from front to back. Office space is usually located at the front of the building with other space to the rear that can be used for warehouse space, or assembly space that is typically accessed by delivery doors at the rear of the building. Flex space may include such uses for offices, retail, wholesale, warehousing, manufacturing, assembly, light industrial, or research and laboratory facilities, with residences on second floors.
10. Freestanding Sign – Also referred to as a ground sign. A sign that is permanent and self-supporting, being non-dependent upon support from a building or other type of structure, including signs placed upon fences or non-supporting walls.
11. Gross Floor Area – The total floor area of a commercial building that is inhabitable by the building’s occupant or multiple occupants if the building is divided or divisible.
12. Gross Leasable Area (G.L.A.) - The total floor area of a commercial building, which floor area is designed for a tenant or tenants’ occupancy and exclusive use, including basements, mezzanines and upper stories, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.
13. Home Occupations – The legal use and occupation of a home, where permitted as an accessory use, for the purpose of doing business out of the home. Such use shall not change the character of the home and the home shall not be allowed exterior signage to promote such home occupation and not external storage shall be allowed. The home occupation shall not create any offensive noise, vibration, smoke, dust, odors, heat or glare noticeable to other area occupants.
14. JRC- The Johnstown Review Committee
15. Lot - A single parcel of land occupied or intended to be occupied by such structure or structures and uses as may be permitted by zoning.
16. Lot Area - The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.
17. Lot Lines - The lines bounding a lot as defined above.
18. Office or Professional Office - The office of a doctor, dentist, architect, landscape or other architect, engineer, attorney or other similar recognized profession.
19. Open Space - The gross area of a lot or tract of land minus all streets, driveways, parking lots, and building areas, which is to be or has been landscaped or developed for use by the public or by the residents of the lot or tract of land for private, common or public enjoyment or recreational use.
20. Retail Store - A commercial establishment for the sale of material goods or commodities in relatively small quantities selling directly to local consumers and residents.
21. Screen or Screening - To use landscape materials, walls, fencing, berms, or other material to shield an area from view of the public and/or to mitigate noise impacts.
22. Sight Distance Triangle - That area formed by drawing a straight line back from intersecting property lines 25 feet from said intersection and connecting same with a separate line, creating a triangle.
23. Signs - Any structure or part thereof or any device attached to a structure, or any other form of visual communication applied by paint, illumination, embossing or other

technique to a building or other structure for the purpose of directing, advertising, informing, warning or otherwise conveying information visually to the viewer.

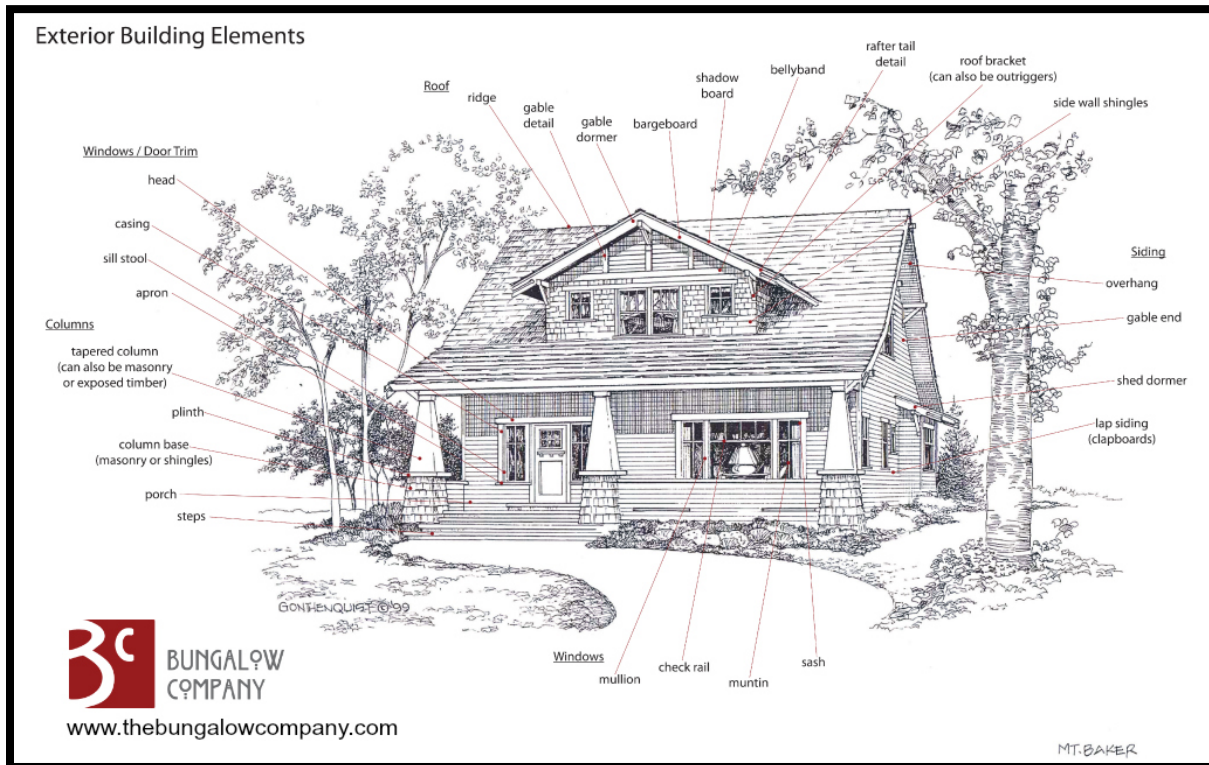
24. Stormwater Detention - Containment of controlled runoff temporarily for storage before discharging downstream. Typically the water is stored in a pond for a limited period of time.
25. Structure - A combination of materials other than natural terrain or plant growth erected or constructed to form a shelter, enclosure, retainer, container, support, base, pavement or decoration.
26. Xeriscape - An environmentally friendly and water wise landscape design approach where some or all of the following techniques are utilized; 1) selecting low water demand plantings, 2) grouping plants by their specific needs, 3) reducing turf areas, 4) using turf types with low water requirements, 5) using plants native to the region being designed, 6) using mulches to cover soil and save moisture, 7) irrigating by zoning those plants together with similar water needs and by using efficient sprinkler head layout and water distribution patterns, 8) and performing regular maintenance to preserve the landscape and conserve water.

EXHIBIT A
Architectural Design Guidelines Standards
Mountain View West – Residential and Multifamily Buildings

The following information is intended for use as an outline only. Please refer to the recorded Covenants, Conditions and Restrictions for Mountain View West Subdivision for additional detail. The Covenants require that all items are to be submitted to the Architectural Review Committee (“ARC”) for review and approval before submittal to the Town of Johnstown Review Committee (“JRC”) for their approval. Both approvals are required prior to construction commencing on any residential or multifamily building.

ITEM	GUIDELINE
Design Scheme	Neo-Traditional “Craftsman Style”
Roof Materials	Residential – Clay or concrete tile or Minimum 50 Year architectural asphalt shingle Commercial – May also add colored metal or flat roof with EPDM membrane
Roof Slopes/Overhang	Minimum 6/12 pitched roof. Sub roof structures may have less pitch to add character to the main roof. (i. e. dormers) Minimum 12 inch over hang on residential units.
Masonry	Brick, stone or faux stone materials wrapped a minimum 4 feet around sides on residential, multifamily and commercial facades. This shall include garages.
Siding	Cementous, Wood or Masonite lap siding is allowed. Maximum width allowed is 8 inches. Maximum exposure allowed is seven inches. Horizontal grooved is allowable. (Panelized siding such as T-111 is not allowed.)
Trim Widths	
Following are required:	Minimum 1” by 4” width required for all windows (front, rear and sides) Minimum 1” by 6” width required for all corners Minimum 1” by 10” width required at all floor changes and gable ends Minimum 1” by 10” width required at bottom of siding above foundation
Fascia	1” by 8” width with a 1” by 4” trim or gutter. Fascia must be wood or CTX only. Seven sixteenth inch (7/16”) siding shall not be allowed to be used as fascia.
Exterior Vents	Must fit exterior design and be colored to match adjacent materials
Vertical Support Posts	Must be framed with a minimum 8” width on the street facing side, minimum 6” on the sides. Supports shall be wider at the bottom than at the top. Masonry or stone must be a minimum of 12” on any elevation when used.
Heat & Plumbing Vents	Must be located on the roof slope away from the street elevation or screened and hidden.
Colors	Traditional colors to blend with the character of the neighborhood are allowed. All exterior railings, wood, trim, etc. shall match in color. Clear finish is not allowed. Adequate representation of proposed colors will be submitted to the ARC and JRC
Windows	All windows must be wood or vinyl. Aluminum windows are not allowed. The exterior of windows shall be painted to match trim colors.
Fences	See “Fencing Standards” within the MVW Covenants (CC&Rs).
Landscaping	See “Landscape Plan” within the MVW Covenants (CC&Rs).
Antennas & Dishes	Antennas are allowed only in attic spaces. Satellite dishes are allowed per Covenants.
Items Allowable With Special Use Approval	Storm Doors, basketball hoops, playhouses, dog houses and dog runs, swing sets, signs, site lighting located off building structures, firewood storage, change in color scheme.

EXHIBIT A CONTINUED



Craftsman Detail Options

Identifying characteristics and features include such things as pitched and occasionally hipped roofs with wide, and sometimes unenclosed overhangs, roof rafters (exposed) or architectural characteristics shown that represent the look of exposed rafters or decorative false beams or braces, commonly added under gables, porches, either full or partial width, with roof support columns many times tapered as shown on these representative drawings. On these pages of Exhibit B are representative photos of styles and characteristics of architectural features the Mountain View West Architectural Design Review Committee would like to see incorporated within your design submittal.



EXHIBIT A CONTINUED
Craftsman Detail Options

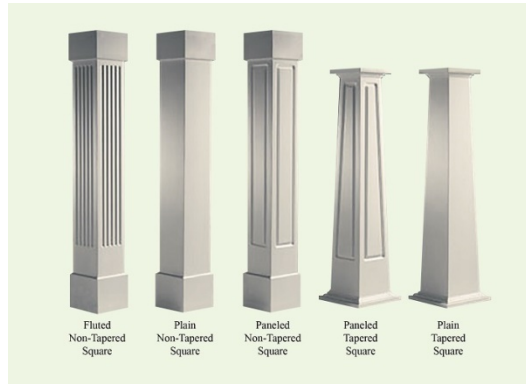


EXHIBIT A CONTINUED
Craftsman Detail Option



Exhibit B
MVW Commercial/Office & Flex Space Design Guidelines
Craftsman Detail Options



EXHIBIT C – MVW LANDSCAPE STANDARDS - XERISCAPE



What is Xeriscaping?

Xeriscape, pronounced (ZER-i-scape), is a landscape practice used to promote water conservation through the design of creative and attractive water efficient landscapes. Xeriscaping is not the same as “zero-scaping” where the designed landscape consists mostly of hard surfaces with very few plants. Xeriscaping is also different from “natural/native” landscaping because here the emphasis is on the selection of plants for water conservation, not necessarily selecting native plants.

It is not a specific look or style. Rather, xeriscape is a combination of seven common-sense horticulture principles that save water, time and resources while creating a beautiful landscape.

The Seven Principles of Xeriscape are:

1. **Planning and Design:** Whether you plan to design your own property or get help from a Landscape Architect/Designer. A plan is an important first step, a good design will provide direction and guidance to ensure that water-conserving techniques are coordinated and implemented in the landscape. Think about how you want to use your new Xeriscape, while considering maintenance.

Perform a site analysis of your property, take into account existing site features such as the location and orientation of your home (north, south, east or west), commercial building or other project feature, such as open space or entry feature, slopes, soils, drainage, downspouts, prevailing winds, sun exposure, activity areas, desirable views, privacy/screening needs, future structures and site improvements. Draw a base map of your property to scale (i.e., 1”=10’-0” or 1/8”=1’-0”, etc...) and begin to design your Xeriscape according to your future vision and needs.

2. **Improve the Soil:** A good soil, one that supports healthy plant life and conserves moisture is an important part of any healthy landscape. Before any planting, add organic matter such as compost or well-aged manure.

For most soils, adding 3-5 cubic yards of organic matter per 1,000 square feet of area to your soil can be beneficial for plant health, soil infiltration and water retention. Rototill the organic matter into the soil at a depth of at least 6 inches.

3. **Appropriate Plant Selection:** Choose plant species according to their sun and water requirements as it pertains to your specific site and areas within your property. Each property has its own set of criteria when it comes to sun exposure (sunny and shady areas) as well as drainage areas (dry or wet areas). Group plants of similar sun and water requirements together and place them in an area of the site which matches these requirements.

Provided with this document is a Plant List for guidance to get you started. Understand there are many plant varieties not provided on this list that could work in your Xeriscape, with approval. For additional plant options please reference the websites listed on page 4 of this document or visit local nurseries.

4. **Practical Turf Areas:** Thoughtful placement of turf areas of manageable size, shape and selection of appropriate drought tolerant turf species are a must. Consider limiting turf grass to high-traffic areas close to the house or other building, such as areas for play, recreation, and pets, with turf grasses that have been hybridized for arid conditions, such as Hybrid Bluegrass varieties and Turf-Type Tall Fescue. Native turf grasses such as Buffalo Grass or Blue Grama perform much better in low-traffic areas. Avoid narrow strips of turf grass which are hard to maintain and water. Consider planting landscape medians with low water, low maintenance plant material.
5. **Irrigation:** Establish hydrozones for water use. Group plant varieties and turf areas according to specific watering needs by dividing the Xeriscape into zones: High (regular watering), Moderate (occasional watering) and Low (little to no watering). Design an irrigation system to water appropriately and conserve water by zoning the irrigation system to serve plant groupings of similar water needs. This can be accomplished by irrigating turf areas separately (with a pop-up sprinkler system) apart from other planting bed/shrub areas (with low-volume drip irrigation). Irrigate areas according to their specific needs by applying the correct amount of water at the correct time of day, early morning or late evening.

Consider the design of your irrigation system at the same time as the design is being completed of your planting plan to minimize the potential for water waste.

6. **Mulch Planting Beds:** Mulch shall be shredded bark, bark chips, rock, and/or gravel.

Organic Mulch, such as shredded wood and bark chips, should be applied at a depth of at least 3-4 inches and will help keep plant roots cool, prevent water evaporation from the soil and will reduce weed growth. Keep in mind that Colorado winds tend to disperse dried out organic mulch.

Inorganic Mulch, such as rock and gravel should be applied at a depth of approximately 2” thick over a weed barrier fabric. Keep in mind extensive use of rock on south and west exposures can raise temperatures near the house, building or other structure and result in wasteful water runoff. Because of the heat that radiates from rock mulch, consider only hardy shrubs and trees to be planted in these conditions. Mulch will give planting beds a finished look and increase the visual appeal of your landscape.

7. **Landscape Maintenance:** Properly mowing, weeding, pruning, watering and fertilizing at the correct time will preserve the beauty of the Xeriscape. A well-maintained landscape will be healthier and hardier to better withstand drought. Once established, Xeriscape Landscapes, require less maintenance and less irrigation than Traditional Landscapes.

MOUNTAIN VIEW WEST XERISCAPE PLAN REQUIREMENTS:



The Mountain View West Master & Homeowners Associations encourage and support tasteful Xeriscaping which will not only beautify our neighborhood, but also lower outdoor water use up to 50 percent. Current Design Guidelines state that all Xeriscape plans require Committee approval.

Xeriscaping does not involve creating a hot dry landscape by dumping truckloads of rock and gravel on to your property. Only aesthetically pleasing Xeriscape plans will be approved by the Mountain View West HOA Architectural Board. Prior to submitting an Architectural Review Request for your Xeriscape, consider the following:

Single Family Residential, Multi-Family Residential and Commercial Standards:

1. **Plan for Submittal:** Prior to installing the landscape of a property, the Owner must submit an ARC Approval Application. There must be an overall design which enhances the look of the home or other buildings and complies with the vision of the neighborhood. The request must include an outline of the project. Plan view designs must provide detailed information on the location of existing site features and all proposed site elements such as locations of hardscape, turf, mulch types and plant material drawn to their mature sizes. Plans must indicate location and types of mulch and rock. If detailed drawings are not included with the Architectural Review Committee Approval Application, the ARC Approval Application will be returned to the homeowner or building property owner.
2. **Ground Cover:** May include turf, native turf species, or perennial/shrub no-mow groundcovers. Wood mulch, rock mulch, decorative rock boulders, or other natural material over fabric to provide a neat, dust-free, weed-free appearance.

Large areas may not be composed of a single material, i.e. bare mulch/rock unless interspersed with groupings of plants.

3. **Borders:** Edging may consist of metal edging and masonry products such as concrete edger. Turf/native turf areas must be bordered to clearly define turf from planting beds.

4. **Front Yard Standards:**

- a. The front yard must have a minimum of 30% and a maximum of 50% irrigated turf or alternative turf area, such as no-mow perennial groundcovers. Sprinkler controllers must be set to water turf and planting bed areas in compliance with the Town of Johnstown.
- b. The front yard must have a maximum of 25% tastefully organized inorganic coverings such as rock, stone, or gravel (or some combination thereof).
- c. The remaining area should be perennials, shrubs, trees, and organic mulched area.
- d. Once installed, the landscaping must be maintained in a neat, attractive, and well-kept manner. Remove dead trees and shrubs promptly. Do not allow weeds to grow in the mulched or rock areas.
- e. Turf grass must be watered sufficiently to prevent it from dying or going dormant while not exceeding water provider's limitations.

5. **Side Yard Standards:**

- a. In any location where the side yard of a corner lot is exposed to a street in front of a fence, the side yard landscaping shall be integrated with the front yard landscaping and subject to the same standards.

6. **Back Yard Standards:**

- a. The same seven water saving principles are to be applied to backyard designs.

7. **Committee Approval:** Does not constitute assurance that landscape improvements comply with the Landscape Standards and Specifications of the Town of Johnstown. Property owners are responsible for all permits and approvals required from the Town of Johnstown.



City of Johnstown Landscape Standards:

<http://www.townofjohnstown.com/DocumentCenter/Home/View/170>

Sources for further Xeriscape and Plant Selection information:

<http://coloradowaterwise.org/page-645743>

<http://extension.colostate.edu/topic-areas/yard-garden/xeriscaping-creative-landscaping-7-228/>

<http://www.denverwater.org/Conservation/Xeriscape/XeriscapePlans/>

<http://www.fcgov.com/utilities/residential/conserves/water-efficiency/xeriscape>

<http://www.highcountrygardens.com/>

EXHIBIT C CONTINUED – MVW LANDSCAPE – PLANT LIST

PLANT LIST

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>HYDROZONE</u> ¹	<u>EXPOSURE</u> ²
DECIDUOUS TREES			
<i>Acer glabrum</i>	Rocky Mountain Maple	L	PS-FS
<i>Acer grandidentatum</i>	Bigtooth Maple	VL-L	PS-FS
<i>Acer tataricum</i>	Tatarian Maple	L	PS-FS
<i>Acer tataricum 'Garann'</i>	Hot Wings Tatarian Maple	L	PS-FS
<i>Aesculus glabra</i>	Ohio Buckeye	M	PS-FS
<i>Aesculus hippocastanum</i>	Horsechestnut	M	PS-FS
<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	L	PS-FS
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	L	PS-FS
<i>Catalpa speciosa</i>	Western Catalpa	L-M	FS
<i>Chionanthus virginicus</i>	White Fringe Tree	M	PS-FS
<i>Crataegus spp.</i>	Hawthorn	L	PS-FS
<i>Celtis occidentalis</i>	Hackberry	L	PS-FS
<i>Gleditsia spp.</i>	Honeylocust	L-M	PS-FS
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	L	PS-FS
<i>Koelreuteria paniculata</i>	Golden Rain Tree	L	PS-FS
<i>Malus spp.</i>	Crabapple	M	PS-FS
<i>Ptelea trifoliata</i>	Wafer Ash (Hop Tree)	L-M	S-PS-SF
<i>Pyrus spp.</i>	Ornamental Pear	M	PS-FS
<i>Quercus gambelli</i>	Gambel Oak	VL-L	PS-FS
<i>Quercus macrocarpa</i>	Burr Oak	VL-L	FS
<i>Quercus muehlenbergii</i>	Chinkapin Oak	L-M	FS
<i>Robina pseudoacacia 'Purple Robe'</i>	Purple Robe Locust	VL-L	FS
<i>Sophora japonica</i>	Japanese Pagoda Tree	M	FS
<i>Syringa reticulata</i>	Japanese Tree Lilac	M	FS
<i>Tilia spp.</i>	Linden	M	PS-FS
<i>Ulmus spp.</i>	Elm	L-M	PS-FS

¹ **HYDROZONE:**

VL -Very Low Water Use - indicates a plant that requires little to no additional water once established.

L - Low Water Use - indicates a plant that requires an additional 3 gallons of water per square foot per season.

M - Moderate Water Use - indicates a plant that requires an additional 10 gallons of water per square foot per season.

H - High Water Use (None Selected) - indicates a plant that requires continual water.

² **EXPOSURE:** **S**-Shade **PS**-Part Shade **FS**-Full Sun

PLANT LIST

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>HYDROZONE</u> ¹	<u>EXPOSURE</u> ²
EVERGREEN TREES			
<i>Abies concolor</i>	White Fir	L-M	PS-FS
<i>Juniperus spp.</i>	Juniper	L	PS-FS
<i>Picea abies</i>	Norway Spruce	M	PS-FS
<i>Picea pungens</i>	Colorado Spruce	L-M	PS-FS
<i>Pinus aristata</i>	Bristlecone Pine	L	FS
<i>Pinus cembroides edulis</i>	Pinyon Pine	L	PS-FS
<i>Pinus flexilis</i>	Limber Pine	L	FS
<i>Pinus flexilis 'Vanderwolf Pyramid'</i>	Vanderwolf's Pine	L	FS
<i>Pinus heldrichi v. leucodermis</i>	Bosnian Pine	M	FS
<i>Pinus mugo 'Big Tuna'</i>	Big Tuna Mugo Pine	L	FS
<i>Pinus mugo 'Tannenbaum'</i>	Tannenbaum Mugo Pine	L	FS
<i>Pinus nigra</i>	Austrian Pine	L-M	FS
<i>Pinus ponderosa</i>	Ponderosa Pine	L-M	FS
<i>Pinus spp. 'character'</i>	Character Pine	L	FS
DECIDUOUS SHRUBS			
<i>Amelanchier spp.</i>	Serviceberry	L	PS-FS
<i>Amorpha spp.</i>	Leadplant	L	FS
<i>Aronis spp.</i>	Chokeberry	L	FS
<i>Artemisia spp.</i>	Sage	VL-L	PS-FS
<i>Atriplex spp.</i>	Saltbush	VL-L	FS
<i>Berberis spp.</i>	Barberry	L	FS
<i>Buddleia spp.</i>	Butterfly Bush	L-M	FS
<i>Caragana spp.</i>	Peashrub	VL-L	PS-FS
<i>Caryopteris spp.</i>	Blue Mist, Dark Knight Spirea	L	FS
<i>Cercocarpus spp.</i>	Mahogany	VL	PS-FS

¹HYDROZONE:

VL -Very Low Water Use - indicates a plant that requires little to no additional water once established.

L - Low Water Use - indicates a plant that requires an additional 3 gallons of water per square foot per season.

M - Moderate Water Use - indicates a plant that requires an additional 10 gallons of water per square foot per season.

H - High Water Use (None Selected) - indicates a plant that requires continual water.

²EXPOSURE: S-Shade PS-Part Shade FS-Full Sun

PLANT LIST

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>HYDROZONE</u> ¹	<u>EXPOSURE</u> ²
<i>Chamaebatiaria millefolium</i>	Fernbush	VL-L	FS
<i>Chrysothamnus spp.</i>	Rabbitbrush	VL-L	FS
<i>Cornus spp.</i>	Dogwood	L-M	PS-FS
<i>Cotoneaster spp.</i>	Cotoneaster	L-M	S-PS
<i>Cowania mexicana</i>	Cliffrose	L	S-PS
<i>Cytisus spp.</i>	Broom	L	FS
<i>Fallugia paradoxa</i>	Apache Plume	VL-L	FS
<i>Fendlera rupicola</i>	Cliff Fendler Bush	L-M	FS
<i>Forestiera neo-mexicana</i>	New Mexican Privet	VL-L	FS
<i>Holodiscus dumosus</i>	Rock Spirea	L-M	PS-FS
<i>James americana</i>	Waxflower	VL-L	PS-FS
<i>Kolkwitzia amabilis</i>	Beauty Bush	L-M	PS-FS
<i>Ligustrum spp.</i>	Privet	L-M	PS-FS
<i>Perovskia atriplicifolia</i>	Russian Sage	L	PS-FS
<i>Philadelphus spp.</i>	Mockorange	L-M	PS-FS
<i>Physocarpus spp.</i>	Ninebark	L-M	PS-FS
<i>Potentilla fruticosa spp.</i>	Potentilla	L	PS-FS
<i>Prunus besseyi spp.</i>	Sandcherry	VL-L	PS-FS
<i>Prunus tomentosa</i>	Nanking Cherry	L	FS
<i>Rhamnus</i>	Buckthorn	L	PS-FS
<i>Rhus glabra</i>	Smooth Sumac	VL-L	PS-FS
<i>Ribes spp.</i>	Currant	L-M	S-PS-FS
<i>Rosea spp.</i>	Shrub Rose sp.	L-M	FS
<i>Rubus deliciosus</i>	Boulder Raspberry	VL-L	PS-FS
<i>Shepherdia argentea</i>	Silver Buffaloberry	VL-L	PS-FS
<i>Sibiraea laevigata</i>	Altai Spirea	L	PS-FS
<i>Sibiraea altaiensis</i>	Siberian Spirea	L	PS-FS
<i>Sorbaria sorbifolia</i>	Ash Leaf Spirea	L	PS-FS

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² **EXPOSURE:** **S**-Shade **PS**-Part Shade **FS**-Full Sun

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<i>Symphoricarpos spp.</i>	Snowberry, Coralberry	L	PS-FS
<i>Syringa spp.</i>	Lilac	L-M	PS-FS
<i>Viburnum spp.</i>	Viburnum	L-M	PS-FS
EVERGREEN SHRUBS			
<i>Juniperus spp.</i>	Dwarf Juniper	L-M	PS-FS
<i>Picea spp.</i>	Dwarf Spruce	L	PS-FS
<i>Pinus spp.</i>	Dwarf Pine	L	PS-FS
BROADLEAF EVERGREENS			
<i>Agave parryi</i>	Agave	VL-L	FS
<i>Agave neomexicana</i>	New Mexico Agave	VL-L	FS
<i>Arctostaphylos spp.</i>	Manzanita	L-M	S-PS
<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	L-M	S-PS
<i>Euonymus fortunei 'Emerald Gaiety'</i>	Emerald Gaiety Euonymus	L-M	S-PS
<i>Euonymus fortunei 'Emerald n' Gold'</i>	Emerald 'n Gold Euonymus	L-M	S-PS
<i>Hesperaloe parviflora</i>	Red Yucca	VL-L	FS
<i>Mahonia aquifolium spp.</i>	Oregon Grape Holly	VL-L	S-PS
<i>Yucca baccata</i>	Banana Yucca	VL-L	FS
<i>Yucca glauca</i>	Soapweed Yucca	VL-L	FS
ORNAMENTAL GRASSES			
<i>Andropogon gerardii</i>	Big Bluestem	L-M	FS
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama	VL-L	PS-FS
<i>Calamagrostis spp.</i>	Reed Grass	VL-L	PS-FS
<i>Erianthus ravennae</i>	Hardy Pampas Grass	VL-L	PS-FS
<i>Festuca spp.</i>	Blue Fescue	VL-L	PS-FS
<i>Hakonecbola spp.</i>	Japanese Forest Grass	VL-L	S-PS
<i>Helictotrichon sempervirens</i>	Blue Avena Grass	L	PS-FS

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<i>Miscanthus purpurascens</i>	Maiden Grass	L-M	PS-FS
<i>Muhlenbergia spp.</i>	Muhly Grass	VL-L	FS
<i>Panicum virgatum spp.</i>	Switchgrass	VL-L	FS
<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	L-M	FS
PERENNIALS			
<i>Achillea spp.</i>	Yarrow	VL-L	PS-FS
<i>Agastache spp.</i>	Agastache	L-M	FS
<i>Alcea rosea</i>	Hollyhock	L	PS-FS
<i>Alyssum spp.</i>	Alyssum	L	PS-FS
<i>Antennaria parvifolia</i>	Dwarf Pussytoes	VL-L	PS-FS
<i>Aquilegia spp.</i>	Columbine	L-M	PS-FS
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	L	FS
<i>Artemisia spp.</i>	Artemisia	VL	FS
<i>Asclepias tuberosa</i>	Orange Butterfly Weed	VL	FS
<i>Aubrieta spp.</i>	Rockcress	L	FS
<i>Aurinia saxatile compactum</i>	Basket of Gold	L-M	FS
<i>Baptisa australis</i>	False Indigo	L-M	FS
<i>Berlandiera lyrata</i>	Chocolate Flower	VL-L	FS
<i>Callirhoe involucrata</i>	Poppy Mallow	L-M	FS
<i>Campanula spp.</i>	Harebell	L	PS-FS
<i>Centranthus ruber</i>	Red Valerian	L-M	PS-FS
<i>Ceratostigma plumbaginoides</i>	Plumbago	L-M	PS-FS
<i>Coreopsis spp.</i>	Coreopsis	L	FS
<i>Delosperma spp.</i>	Ice Plant	L-M	FS
<i>Diascia integerrima 'Coral Canyon'</i>	Coral Canyon Twinspur	M	FS
<i>Digitalis thapsi 'Spanish Peaks'</i>	Dwarf Pink Foxglove	L-M	PS-FS
<i>Duchesnea indica</i>	Mock Strawberry	L-M	PS-FS
<i>Echinacea spp.</i>	Coneflower	M	FS

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<i>Echium amoenum</i> 'Red Feathers'	Red Feathers Echium	L	FS
<i>Eriogonum umbellatum</i>	Sulfur Buckwheat	L	FS
<i>Gaillardia</i> spp.	Gaillardia	L-M	FS
<i>Galium odoratum</i>	Sweet Woodruff	L	S-PS
<i>Gaura lindheimeri</i>	Whirling Butterfly Gaura	L	FS
<i>Gazania linearis</i>	Colorado Gold Gazania	L-M	FS
<i>Geranium</i> spp.	Geranium	L-M	PS-FS
<i>Gypsophila paniculata</i>	Baby's Breath	L	FS
<i>Helianthus maximiliana</i>	Sunflower	L	FS
<i>Heuchera</i> spp.	Coralbells	M	PS
<i>Iberis sempervirens</i>	Candytuft	M	PS
<i>Iris</i> spp.	Iris	M	FS
<i>Kniphofia</i> spp.	Torch Lily	L	FS
<i>Lamium</i> spp.	Nettle	L	S-PS
<i>Lavendula</i> spp.	Lavender	VL-L	FS
<i>Liatris punctata</i>	Dotted Gayfeather	VL-L	FS
<i>Limonium latifolium</i>	Sea Lavender	L-M	PS-FS
<i>Linum</i> spp.	Flax	L	FS
<i>Lupinus argenteus</i>	Silvery Lupine	L	PS-FS
<i>Marrubium rotundifolia</i>	Silver edged Horehound	VL-L	FS
<i>Mirabilis multiflora</i>	Showy Four O'Clock	VL-L	FS
<i>Nepeta</i> spp.	Catmint	L	FS
<i>Oenothera macrocarpa</i>	Ozark Sundrops	L	FS
<i>Origanum</i> spp.	Showy Oregano	M	PS-FS
<i>Osteospermum</i> spp.	Sun Daisy	L-M	FS
<i>Papaver orientale</i>	Oriental Poppy	L-M	PS-FS
<i>Penstemon</i> spp.	Penstemon	L	FS
<i>Phlox subulate</i>	Creeping Phlox	M	FS
<i>Potentilla verna nana</i>	Creeping Potentilla	L-M	FS

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<i>Pulsatilla vulgaris</i>	Pasqueflower	L	PS-FS
<i>Ratibida columnifera</i> 'Mexican Hat'	Prairie Coneflower	VL	FS
<i>Rudbeckia</i> spp.	Gloriosa Daisy	L	FS
<i>Salvia</i> spp.	Salvia	L-M	FS
<i>Saponaria ocymoides</i> 'Splendens'	Rock Soapwort	L	FS
<i>Santolina chamaecyparissus</i>	Lavender Cotton	L-M	FS
<i>Scabiosa</i> spp.	Pincushion Flower	L	PS-FS
<i>Scutellaria resinosa</i>	Prairie Skullcap	L-M	FS
<i>Sedum</i> spp.	Sedum	L	PS-FS
<i>Sempervivum</i> spp.	Hens and Chicks	VL-L	PS-FS
<i>Sphaeralcea</i> spp.	Orange Globemallow	VL-L	FS
<i>Stachys byzantina</i> 'Silver Carpet'	Silver Carpet Lamb's Ear	L	PS-FS
<i>Tanacetum</i> spp.	Partridge Feather	VL	FS
<i>Teucrium</i> spp.	Germander	L-M	FS
<i>Thymus</i> spp.	Thyme	L	PS-FS
<i>Verbena bipinnatifida</i>	Native Verbena	L	PS-FS
<i>Veronica</i> spp.	Veronica	L	PS-FS
<i>Viola corsica</i>	Corsican Violet	VL	PS-FS
<i>Zauschneria</i> spp.	Hummingbird Trumpet Flower	L	FS
<i>Zinnia grandiflora</i>	Rocky Mountain Zinnia	VL-L	FS
VINES			
<i>Campsis radicals</i>	Trumpet Vine	L-M	PS-FS
<i>Clematis terniflora</i>	Autumn Clematis	L-M	PS-FS
<i>Lonicera</i> spp.	Honeysuckle Vine	L-M	PS-FS
<i>Polygonum aubertii</i>	Silverlace Vine	L-M	PS-FS

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TURF			
	Creasted Wheatgrass	L	FS
<i>Agropyron spp.</i>			
<i>Agropyron cristatum</i>	Ephraim Crested Wheatgrass	L	FS
<i>Buchloe dactyloides</i>	Buffalo Grass	VL-L	FS
<i>Bouteloua gracilis</i>	Blue Grama	L	FS
<i>Bromus interims</i>	Smooth Bromegrass	L	FS
<i>Festuca arundinacea spp.</i>	Turf-Type Tall Fescue	M	PS-FS
<i>Festuca spp.</i>	Fine Fescues	L-M	S-PS
<i>Poa pratensis x Poa arachnifera</i>	Texas Hybrid, Bandera/ Texas Hybrid, SPF30 Blend	M	FS

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