



BLUE SKY PRAIRIE - PHASE I FINAL PLAT/FINAL DEVELOPMENT PLAN
JUNE 3, 2024

PROJECT TEAM



PROJECT DIRECTOR
Joe Stifter



LJA ENGINEERING
CIVIL ENGINEER
Kevin Lovelace, PE
Tess Hogan, PE

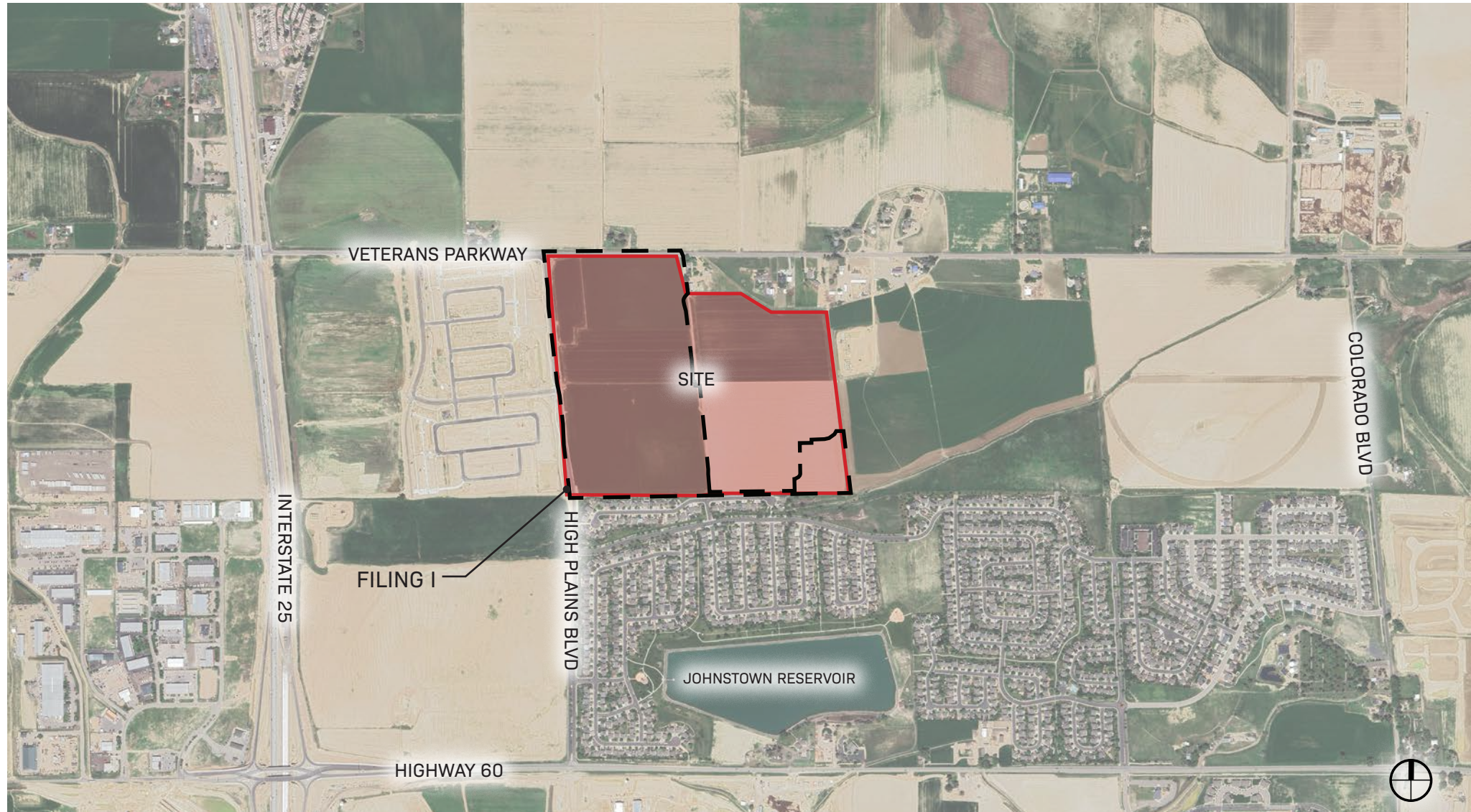


TRAFFIC ENGINEER
Stephen Simon, EIT
Fred Lantz, PE

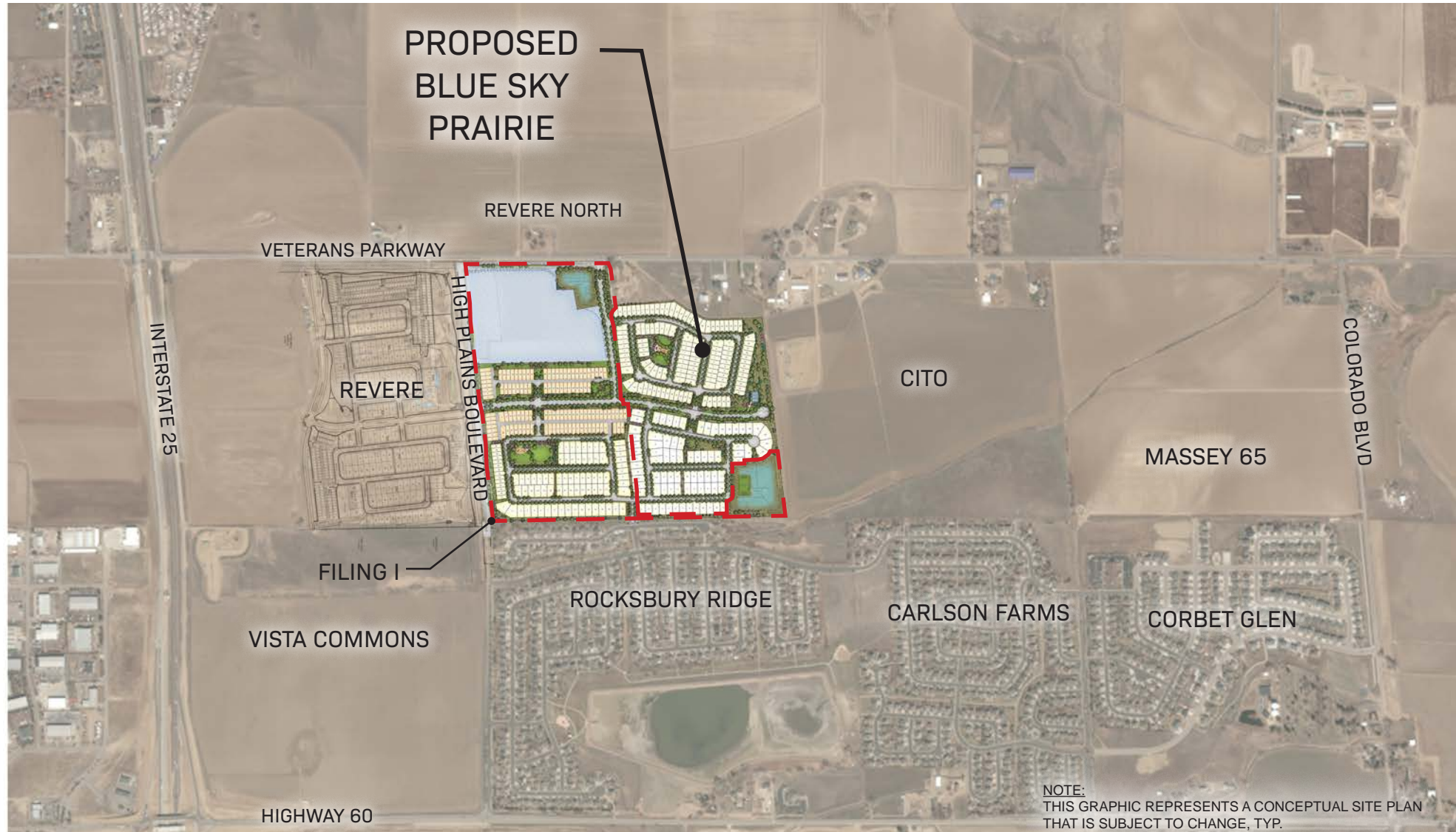


PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA

VICINITY MAP



CONTEXTUAL MAP



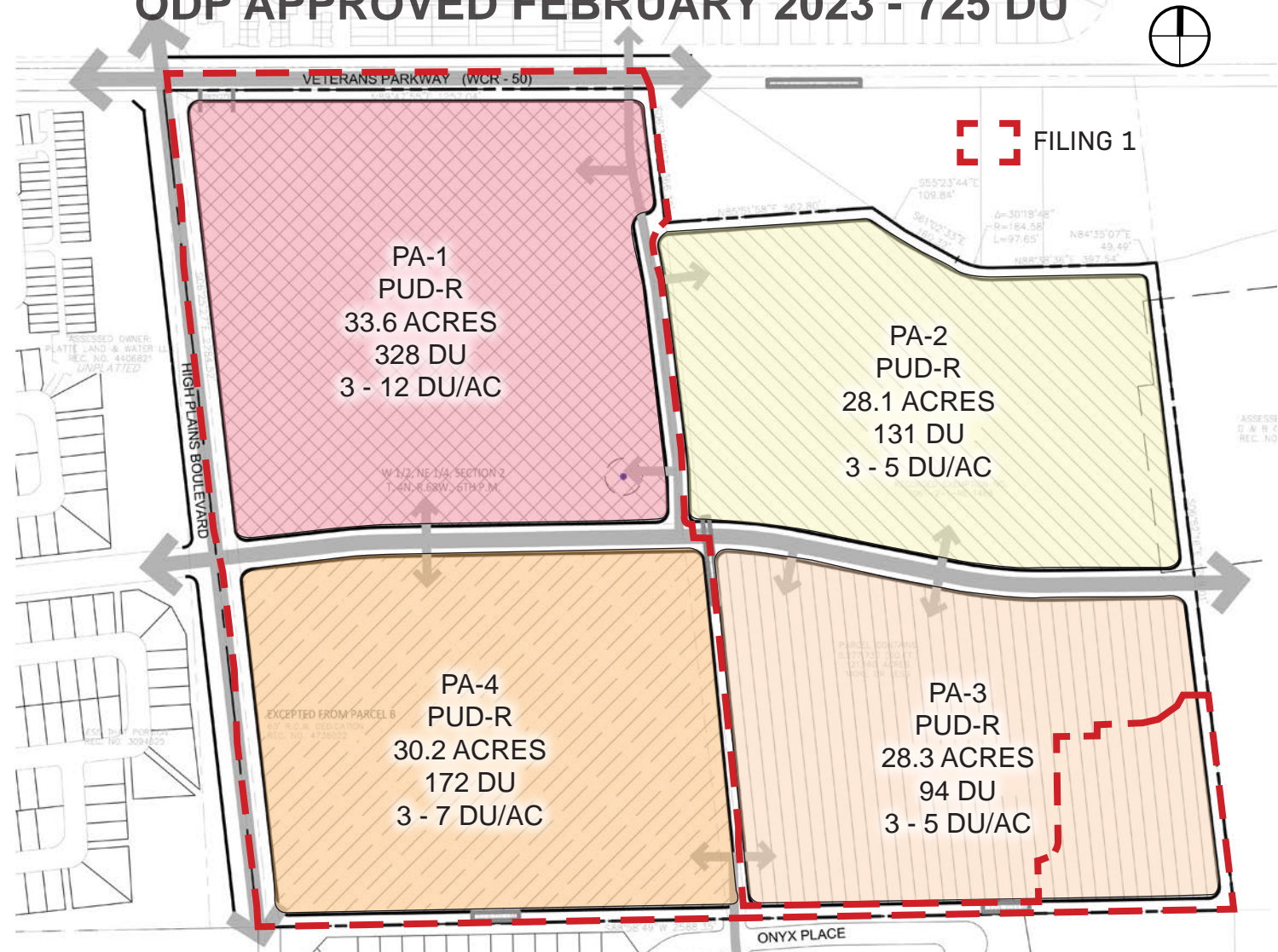
OVERALL DEVELOPMENT PLAN HIGH PLAINS ESTATES

- PLANNING AREAS, LAND USES, AND UNDERLYING ZONING IS CONSISTENT WITH THE KLEIN 125 ANNEXATION ODP .
- VARIETY OF HOUSING TYPES ATTRACTIVE TO A DIVERSE POPULATION
- DEVELOPMENT STANDARDS ARE CONSIDERATE OF ADJACENT NEIGHBORHOODS.
- HIGHER DENSITY DEVELOPMENT IS PROPOSED ADJACENT TO HIGH PLAINS BOULEVARD AND VETERANS PARKWAY WHICH ARE ARTERIAL STREETS.
- AN INTERCONNECTING SYSTEM OF PEDESTRIAN WAYS, OPEN SPACE AND PARKS IS PROVIDED.
- SERVICES ARE READILY AVAILABLE GIVEN BOTH EXISTING AND PROPOSED NEIGHBORHOODS IN THE IMMEDIATE VICINITY OF THE SITE.
- LAND WAS PREVIOUSLY DEDICATED FOR HIGH PLAINS BOULEVARD TO ENABLE THE MORE IMMEDIATE CONSTRUCTION OF THE ROAD.

PRELIMINARY LOT MIX - FILING 1

Lot Frontage	Lot Size	Home Type	Filing 1
60-feet	6,000 SF	SFD	18
50-feet	5,000 SF	SFD	56
35-feet Rear Loaded	3,000 SF	SFD	116
35-feet Front Loaded	3,000 SF	SFD	14
Total Number of Dwelling Units			204

ORIGINAL KLEIN 125 ANNEXATION 2004 - 931 DU ODP APPROVED FEBRUARY 2023 - 725 DU



APPROVED PRELIMINARY PLAT / PDP



**PRELIMINARY PLAT/PDP APPROVED BY
PLANNING COMMISSION ON 11/01/2023
AND BY TOWN COUNCIL ON 11/20/2023**

ILLUSTRATIVE SITE PLAN - FILING I

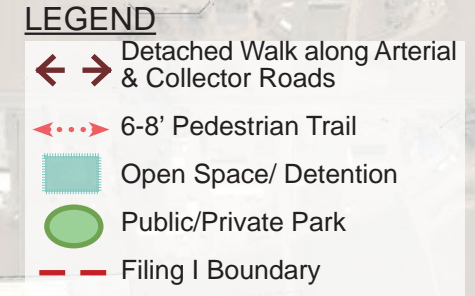
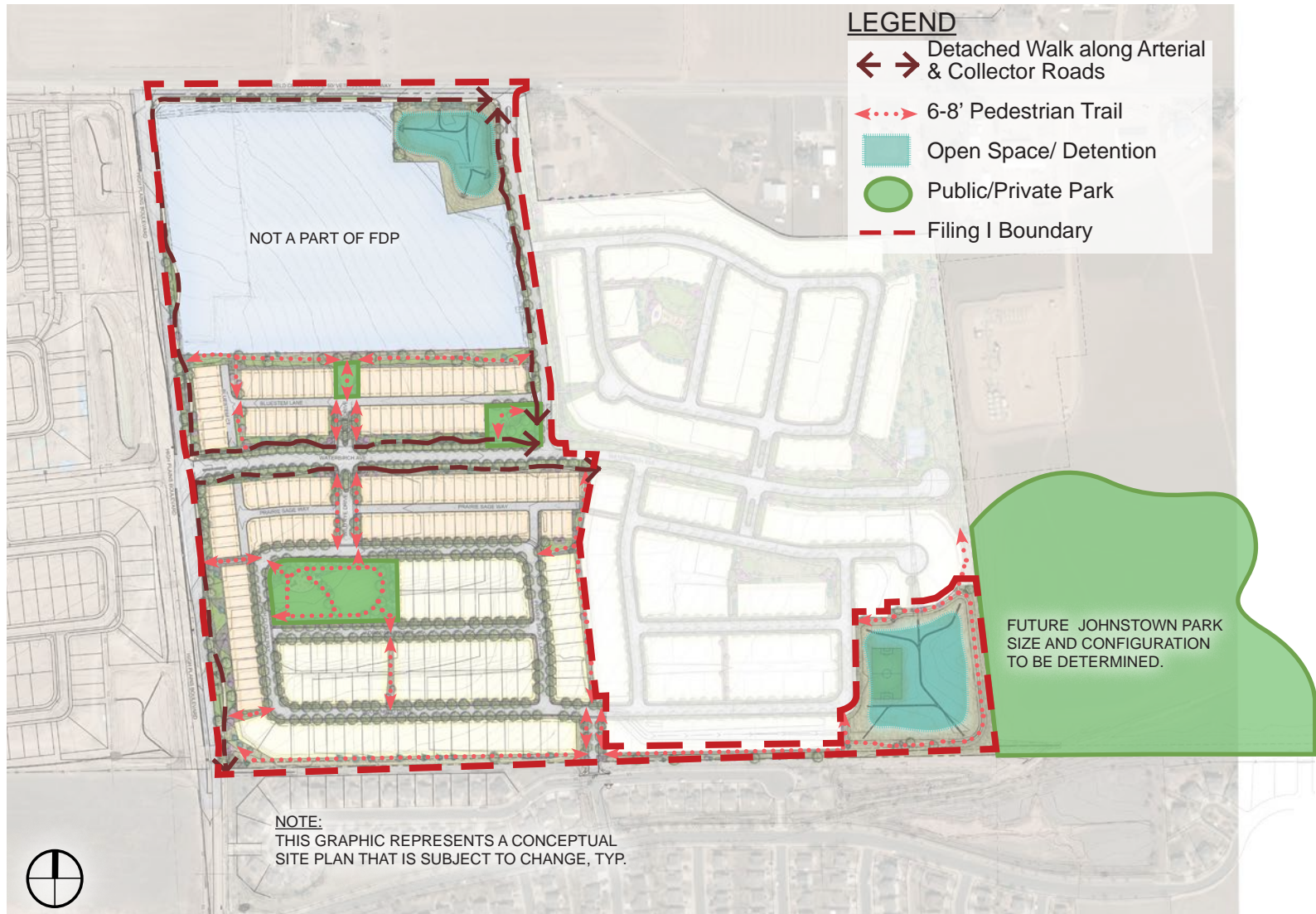
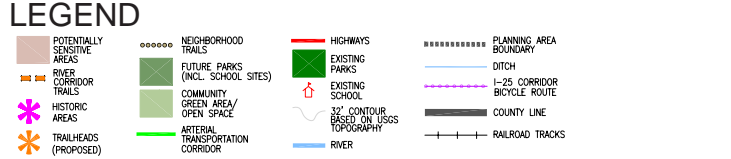
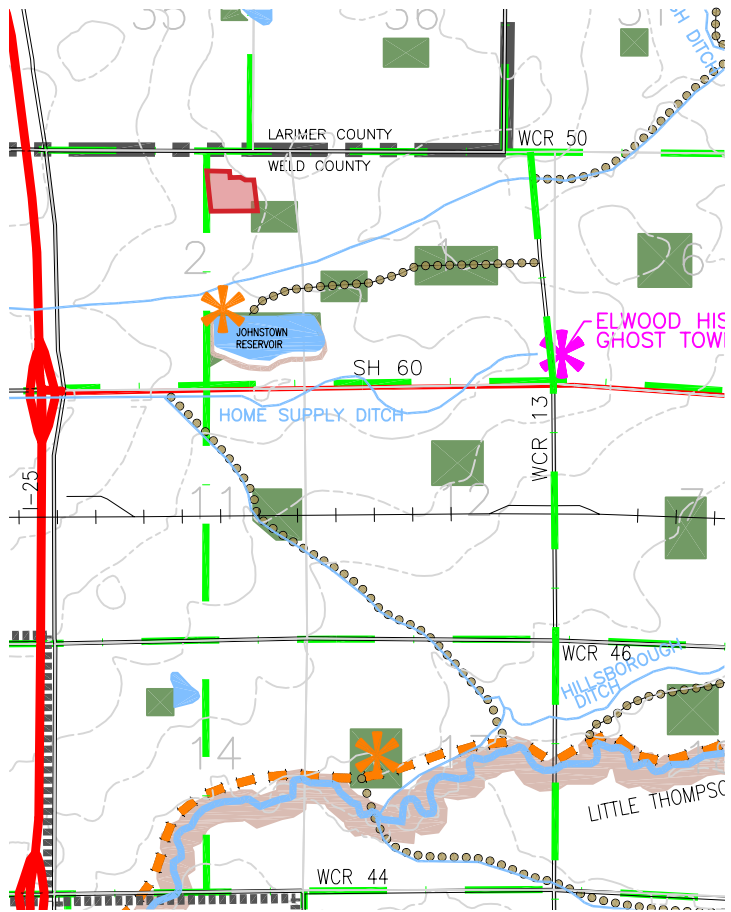


NOTE:
THIS GRAPHIC REPRESENTS A
CONCEPTUAL SITE PLAN THAT
IS SUBJECT TO CHANGE, TYP.

* POTENTIAL OF 240 SMALL LOT COMMUNITY DWELLING
UNITS FOR A TOTAL OF 653 DWELLING UNITS.

PARKS, TRAILS & OPEN SPACE

PARKS, TRAILS & OPEN SPACE MASTER PLAN



NOTE:
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SITE PLAN THAT IS SUBJECT TO CHANGE, TYP.



PARKS, TRAILS & OPEN SPACE



PARKS AND OPEN SPACE

- TOTAL SITE AREA: 121.16 Acres
 - 19.998 Acres (Tract 1 – Future Development) –
 - 2.335 Acres (Outlot A) – Detention Pond
- NET SITE AREA: 98.827 Acres

	COMMON AND PUBLIC OPEN SPACE DATA		
	OPEN SPACE (20% of total)	PARK SPACE (10% of total)	USABLE OPEN SPACE + PARK (30% of total)
REQUIRED	19.76	9.89	29.65
PROVIDED	19.17	9.89	29.06

Notes:

- Tract 1 shall provide 30% open space area.
- All Public and Common Open Space dedications shall occur at the time of Final Plat. The dedications shall be on a community-wide basis. However, each Final Plat does not need to stand alone in meeting open space and park land dedication. Public and Common Open Space dedication shall be defined for each application, whether it be within the application or satisfied by previous applications or future applications. A tracking table of Public and Common Open Space shall be provided with each Final Plat/Final Development Plan application.
- The .59 acres of open space shortage shall be met by providing additional amenities in the parks. The extra amenities shall be indicated at the time of Final Plat/Final Development Plan.
- Park credit may extend to the top back of curb for the streets adjacent to the parks as the walks will meander away from the street and through the parks.
- Open space credit is to include the enhanced landscape areas from within the right-of-way from the back of curb to the lot lines along Waterbirch Avenue, High Plains Boulevard and Collector Street A. Enhancements along these streets include:
 - Alley-loaded homes facing a portion of both High Plains Boulevard and Waterbirch Avenue creating a pleasing and engaging streetscape.
 - Meandering 10-walk along High Plains Estates Boulevard and a 6-foot walk along Waterbirch Avenue are provided with seat nodes and enhanced landscaping creating a significant streetscape image that is comfortable for the user.
 - Portions of Waterbirch Avenue are adjacent to park space where the walk can meander further into the open area creating a more open feel along the streetscape.
 - The entries into the neighborhood from High Plains Boulevard and Veterans Parkway will have a median with signage and landscaping announcing arrival to the neighborhood and create the start of the significant streetscape image.

PARK & OPEN SPACE TRACKING TABLE PER NOTE NO. 2 ABOVE

OUTLOT	ACREAGE	OWNSHIP	MAINTENANCE	USE	OS CREDIT ACREAGE	PARK CREDIT ACREAGE
A	2.335	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	FUTURE OPEN SPACE/DETENTION	0	0
B	0.466	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.466
C	0.366	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.366	0
D	0.59	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.59	0
E	0.466	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.466
F	0.566	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.566	0
G	0.686	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.686	0
H	0.204	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.204	0
I	0.487	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.487	0
J	0.525	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.525
K	0.422	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.422	0
L	0.214	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.214	0
M	0.375	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.375	0
N	0.031	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.031	0
O	0.031	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.031	0
P	1.067	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	1.067	0
Q	2.079	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	2.079
R	0.130	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.130	0
S	0.768	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.768	0
T	1.051	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	1.051	0
U	0.591	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / DETENTION/OS	0.591	0
V	0.212	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / TRAILS	0.212	0
W	0.682	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.682	0
X	0.591	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / DETENTION/OS	0.591	0
Y	0.327	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE/DRAINAGE	0.327	0
Z	0.327	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE/DRAINAGE	0.327	0
AA	3.709	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	3.709
BB	1.414	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	1.414
CC	0.277	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.277	0
DD	0.990	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.990	0
EE	0.431	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.431	0
FF	0.327	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE/DRAINAGE	0.327	0
CURBSIDE LANDSCAPE ADJACENT TO PARKS AND OPEN SPACE	4.965	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	4.17	0.795
TOTALS					19.57	9.89

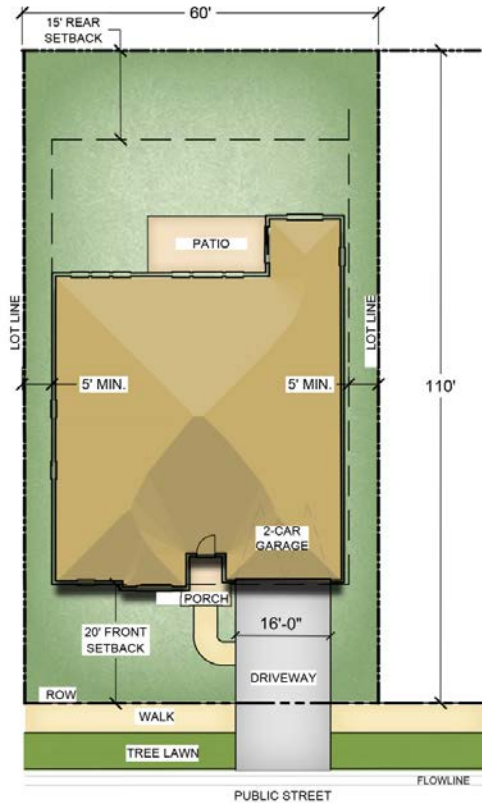
OVERALL OUTLOT TABLE

OUTLOT	ACREAGE	OWNSHIP	MAINTENANCE	USE	OS CREDIT ACREAGE	PARK CREDIT ACREAGE
A	2.335	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	FUTURE OPEN SPACE/DETENTION	0	0
B	1.122	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
C	0.366	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
D	0.59	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
E	0.466	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.466
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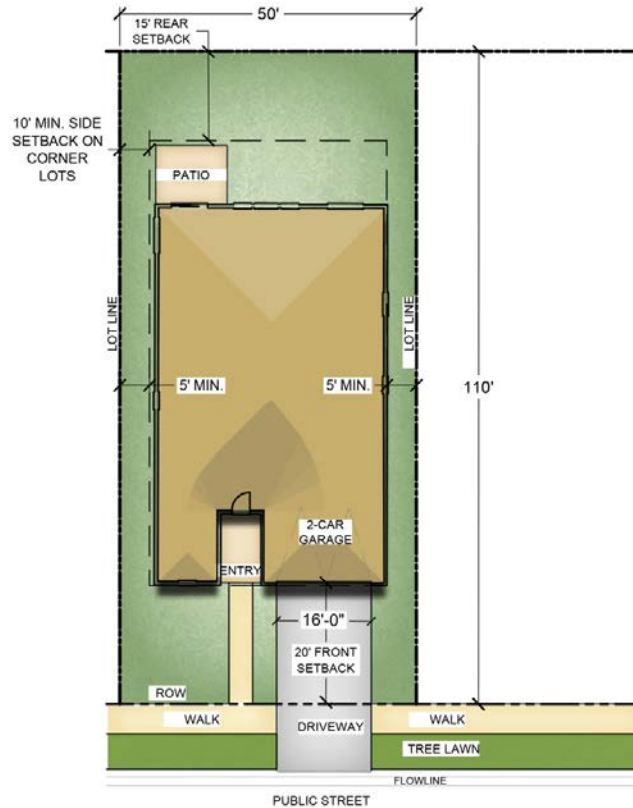
PROPOSED LOT TYPICALS

NEIGHBORHOOD LAYOUT TYPES

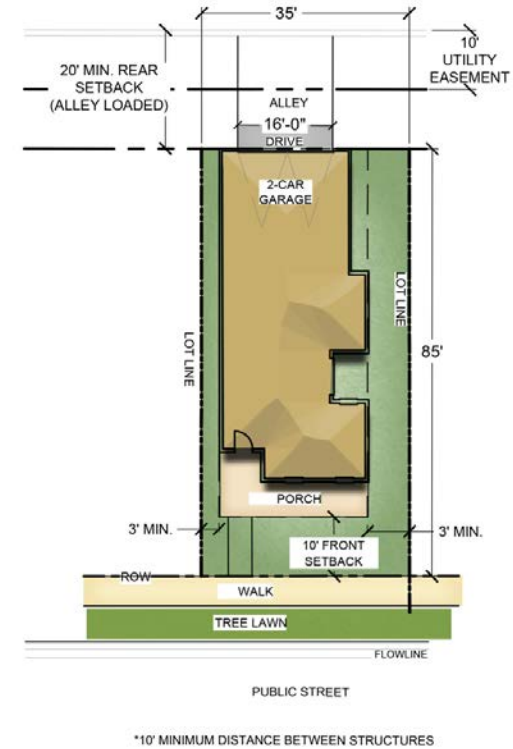
NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE
WITH MARKET CONDITIONS, TYP.



○ 50' SINGLE FAMILY DETACHED HOMES
FRONT LOADED 60' LOT TYPE

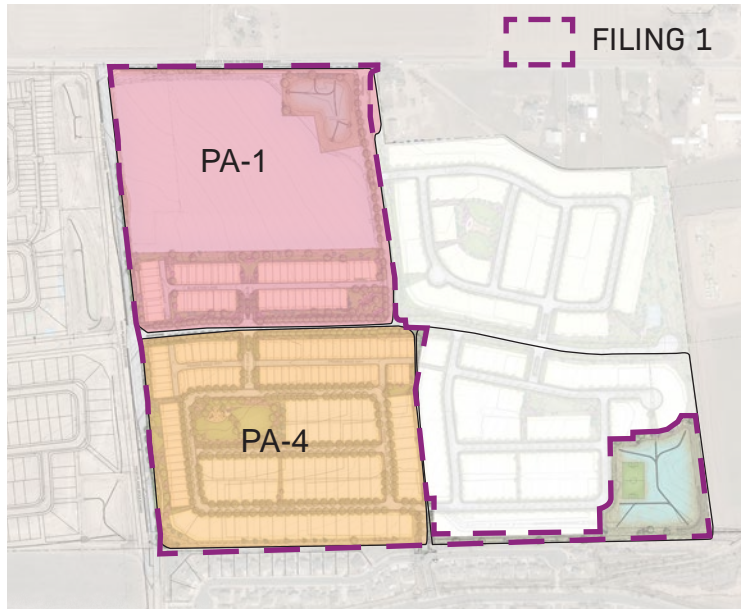


○ 40' SINGLE FAMILY DETACHED HOMES
FRONT LOADED 50' LOT TYPE



○ SINGLE FAMILY DETACHED 'NOOK' HOMES
ALLEY LOADED 35' LOT TYPE

ARCHITECTURE-HOME TYPES



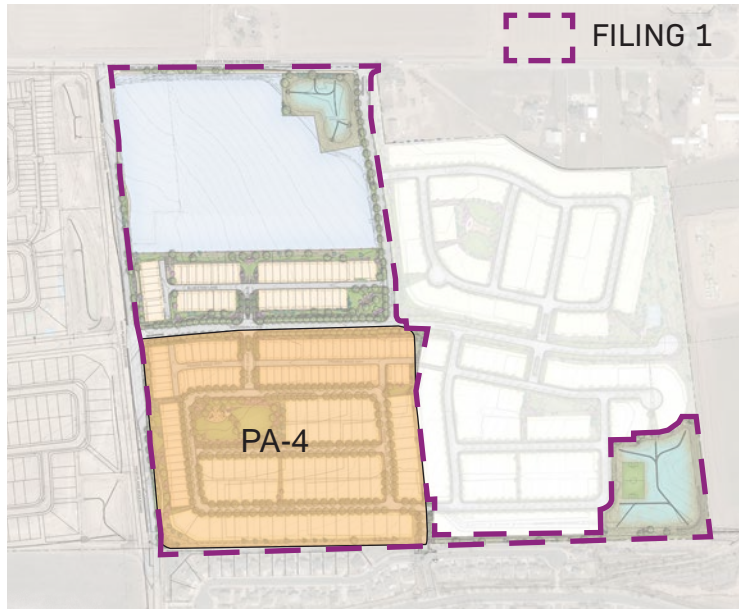
PA-1 & PA- 4

35' Lots / Alley-Loaded (SFD)
TWO STORY HOMES RANGING FROM
1,550 TO 2,150 SQ. FT.



NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE WITH MARKET CONDITIONS, TYP.

ARCHITECTURE- HOME TYPES CONTINUED



PA-4; 50' Lot



PA-4; 60' Lot

PA- 4

50' Lots: Single-Family Detached (PA 4)

- RANCH HOMES RANGING FROM 1,700 to 1,940 SQ. FT.
- TWO STORY HOMES FROM 2,475 to 2,695 SQ. FT.

60' Lots: Single-Family Detached (PA 4)

- RANCH HOMES RANGING FROM 1,790 to 2,195 SQ. FT.
- TWO STORY HOMES FROM 2,545 to 3,430 SQ. FT.

NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE WITH MARKET CONDITIONS, TYP.



PA-4; 50' Lot



PA-4; 60' Lot

APPROVAL CRITERIA

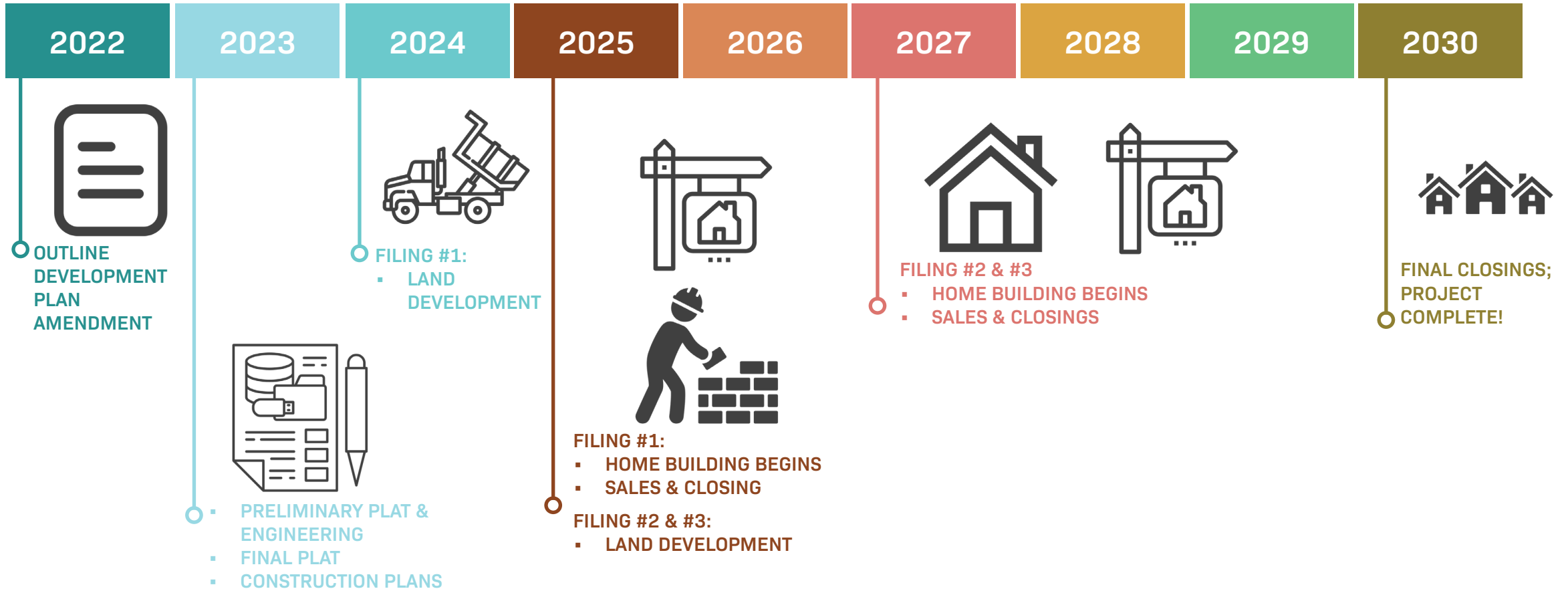
FINAL PLAT REVIEW AND APPROVAL CRITERIA

- The Final Plat is in compliance with Items a. b. c. d. e. f. for the review of the Preliminary Plat as approved by Town Council on November 20, 2023
- The layout and design of the Final Plat is substantially consistent with the approved Preliminary Plat considering the number and size of lots and outlots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
- The construction plans for any utilities, infrastructure, and public or common facilities meet all technical specifications.
- All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided. The phasing and timing of required improvements ensures construction and performance guarantees. The phasing is consistent with the approved Preliminary Plat. Any deviations of the Final Plats from an approved phasing plan do alter the timing or coordination of required improvements or amenities in the approved Preliminary Plat.
- There are no deviations in the Final Plat from the approved Preliminary Plat.
- The Final Plat does not propose any changes from the Preliminary Plat, including no changes in phasing or dedication of public lands and rights-of-way.

FINAL DEVELOPMENT PLAN (SITE DEVELOPMENT PLAN)

- The Final Development Plan in compliance with all applicable standards of this code shall be approved.
- The plan is in compliance with the standards applied to a particular project and site including:
 - The plan does not substantially undermine any goals or objectives of the Comprehensive Plan
 - The plan does not present any other apparent risks to the public health, safety or welfare of the community.
 - The application is consistent with or meets the intent of all prior approvals and conditions associated with the project.
 - The plan does not directly conflict with the intent or design objectives of any applicable standard in this code.
 - The application can reasonably be assumed to meet the criteria for all subsequent permits and reviews needed to build the project as proposed.
- Site Design and Engineering.
 - The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - The plan provides adequate management of storm water runoff.
 - The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.
- Landscape and Open Space Design.
 - The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
 - The plan enhances the environmental and ecological functions of un-built portions of the site and makes effective use and conservation of water resources.
 - The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.

PROPOSED PROJECT DEVELOPMENT TIMELINE



NOTE:
THIS GRAPHIC REPRESENTS A CONCEPTUAL TIMELINE THAT IS SUBJECT TO CHANGE, TYP.



**COMMENTS, QUESTIONS,
CONCERNS?**

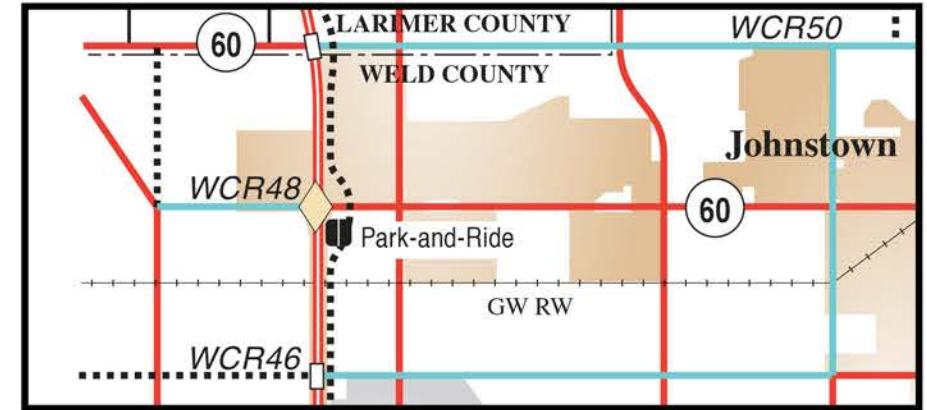
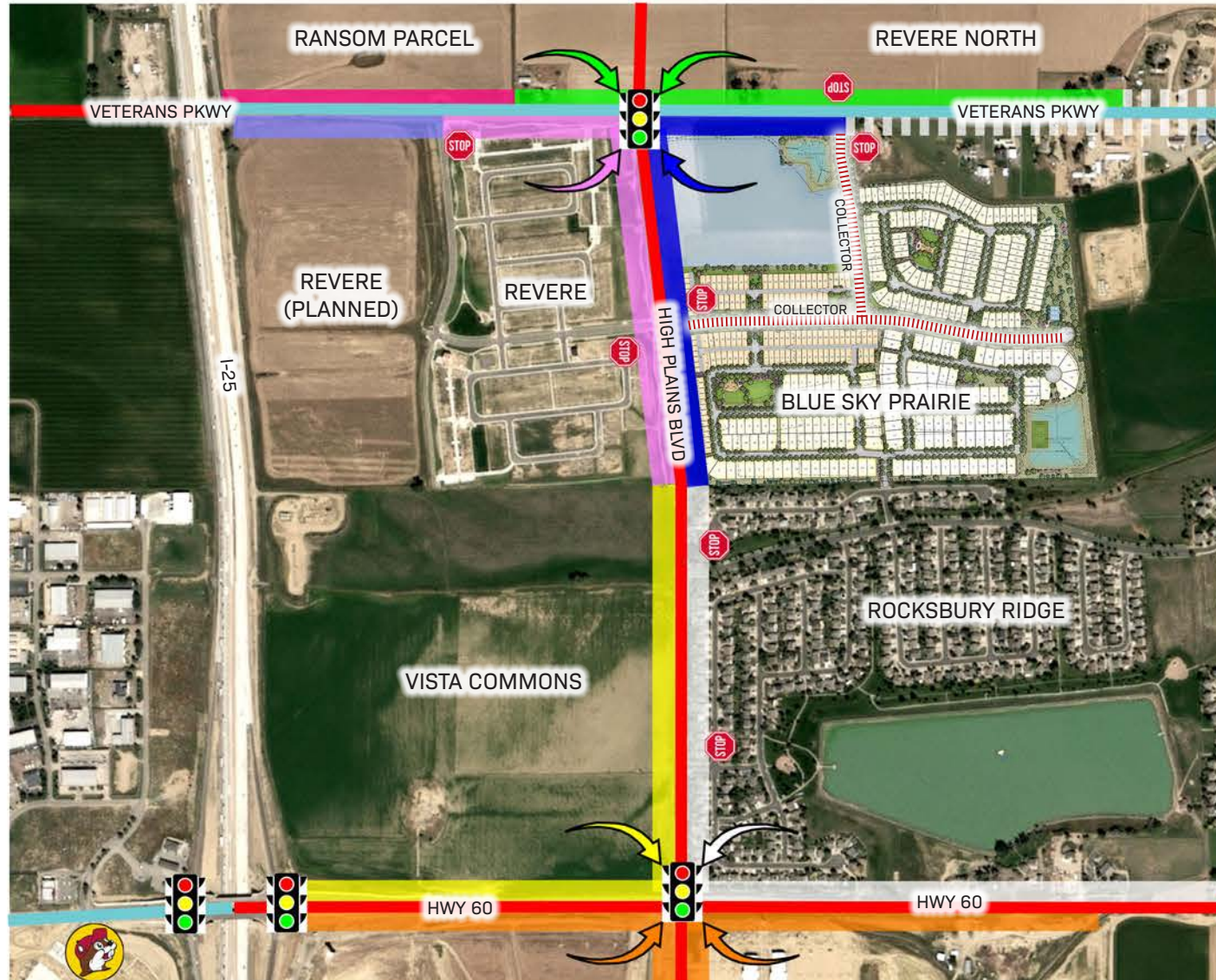
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SURROUNDING JOHNSTOWN DEVELOPMENTS

SUBDIVISION DISTRICTS



TRAFFIC IMPROVEMENTS



LEGEND

- = Freeway
- = Expressway
- = Regionally Significant Corridor - Major Arterial
- = Major Arterial
- = Minor Arterial
- = Interchange

Figure 11

Roadway Plan
 Johnstown Transportation Plan, 07-117, 12/11/07

LEGEND

- Arterial Frontage - Blue Sky Prairie Responsibility (Planned)
- Arterial Frontage - Revere Responsibility (Existing)
- Arterial Frontage - Revere Responsibility (Planned)
- Arterial Frontage - Revere North Responsibility (Planned)
- Arterial Frontage - Ransom Parcel Responsibility (Planned)
- Arterial Frontage - Vista Commons Responsibility (Planned)
- Arterial Frontage - Ledge Rock Center Responsibility (Planned)
- Arterial Frontage - Unknown Responsibility (Existing subdivisions contributions unknown)
- Arterial Frontage - Unknown Responsibility (Existing Property is not located within the Town's limits)
- Traffic Signal (Existing and Proposed)
 Proposed signal construction dependent upon development agreement timing and traffic study projections.

BACKGROUND TRAFFIC - YEAR 2026

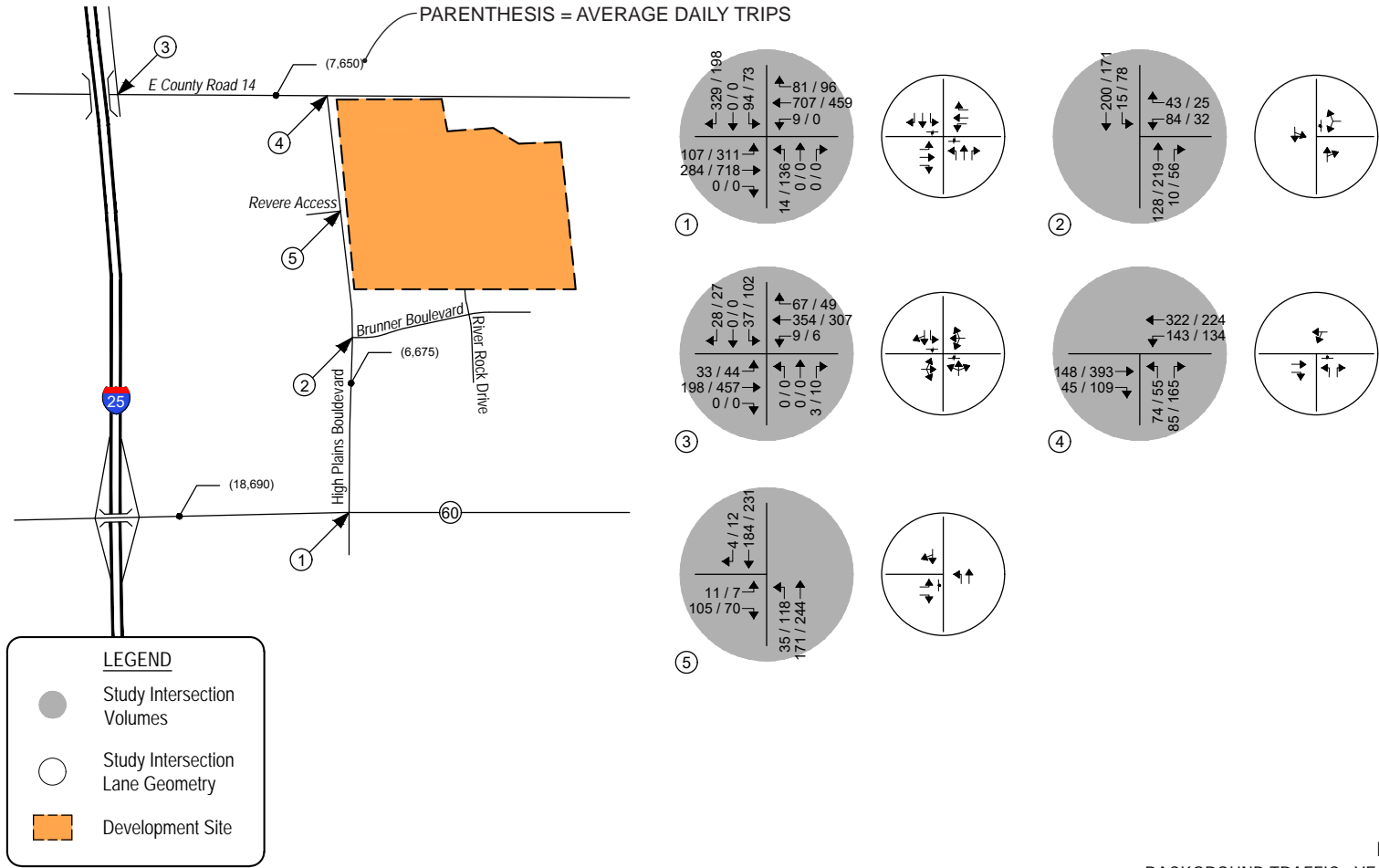


Figure 4
BACKGROUND TRAFFIC - YEAR 2026
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

BACKGROUND TRAFFIC - YEAR 2044

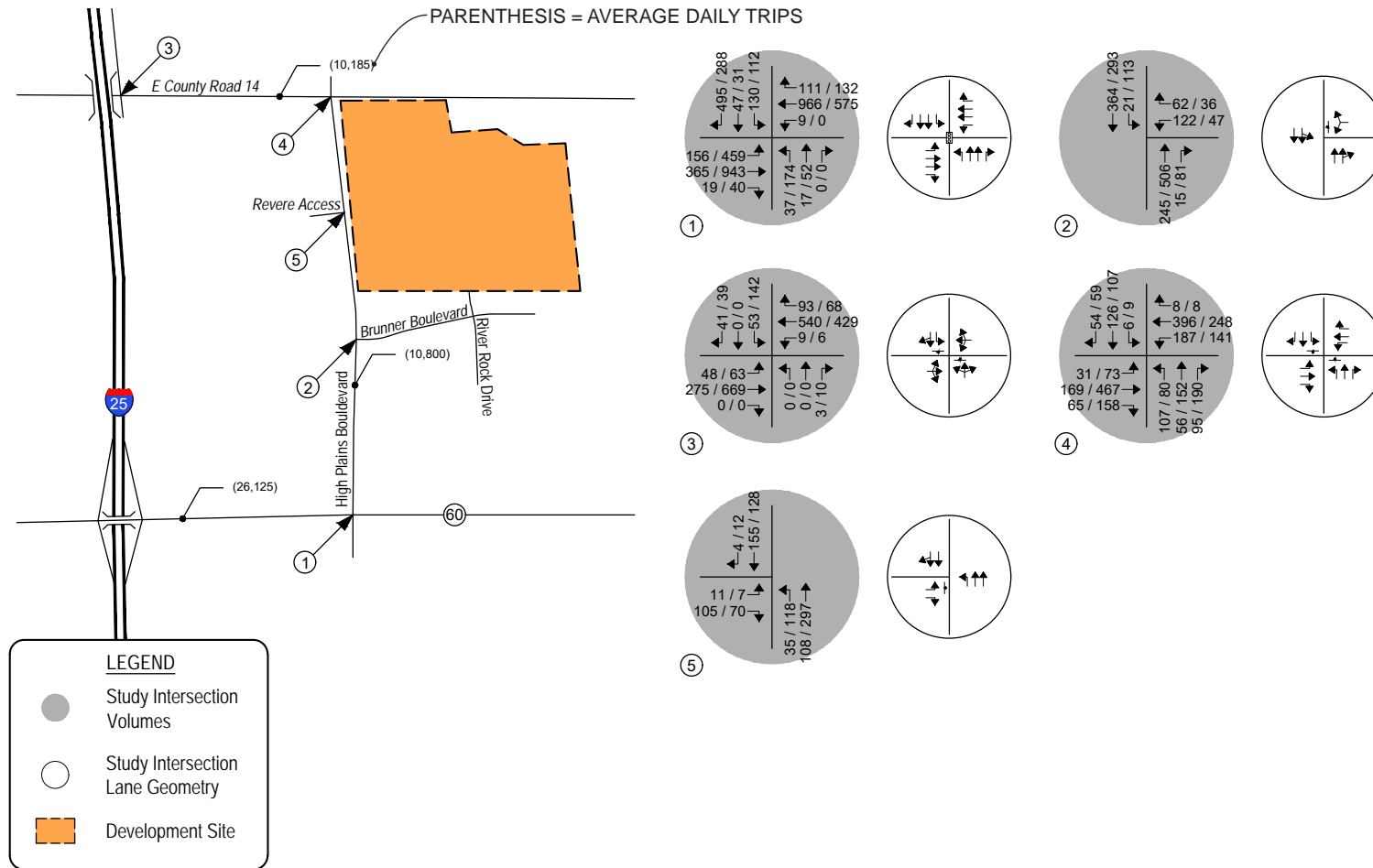


Figure 5
BACKGROUND TRAFFIC - YEAR 2044
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

TOTAL TRAFFIC - YEAR 2026

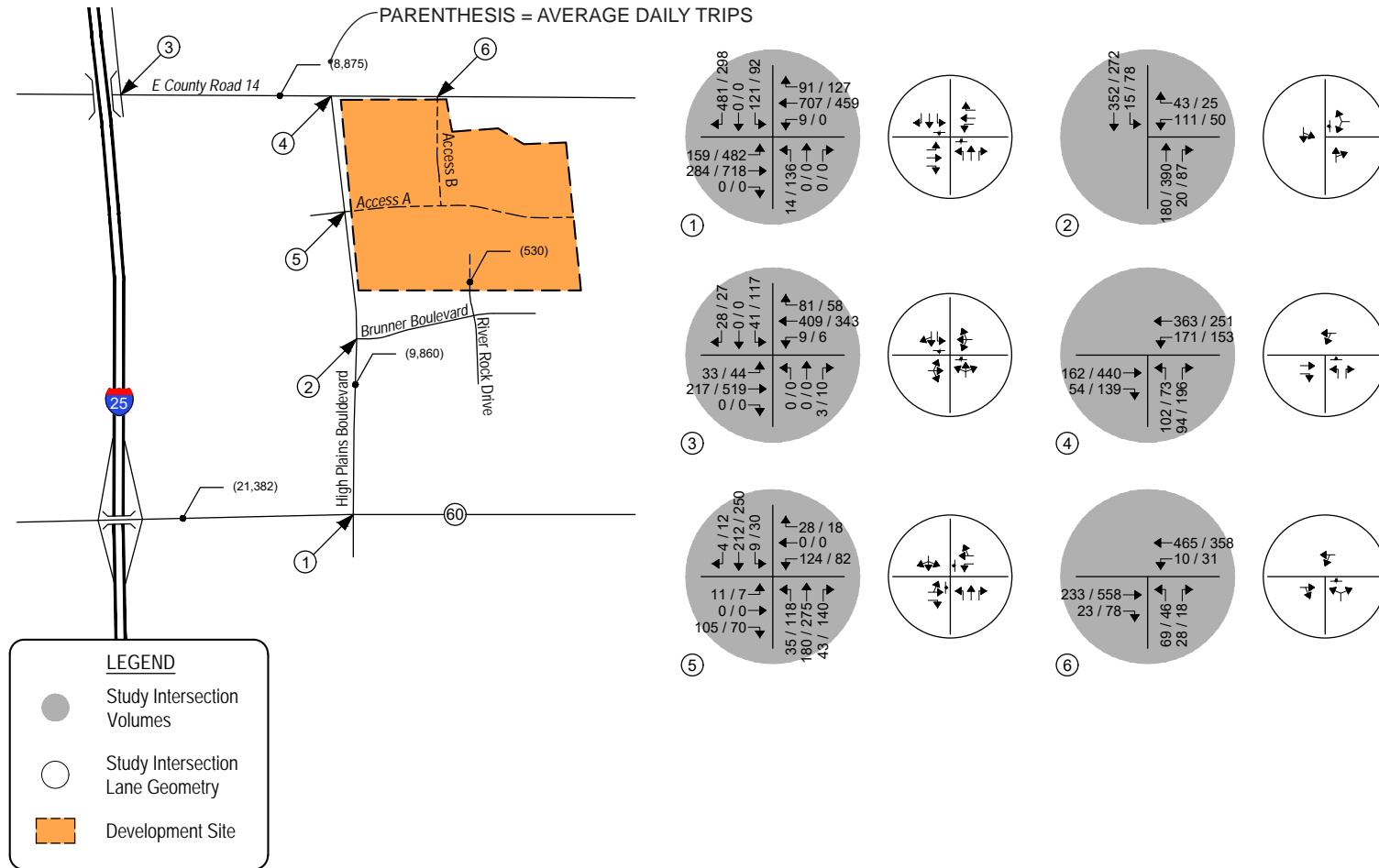


Figure 7
 TOTAL TRAFFIC - YEAR 2026
 Volumes & Intersection Geometry
 AM / PM Peak Hour
 (ADT) : Average Daily Traffic

BLUE SKY PRAIRIE
 Traffic Impact Study

SM ROCHA, LLC
 Traffic and Transportation Consultants

January 2024
 Page 22

TOTAL TRAFFIC - YEAR 2044

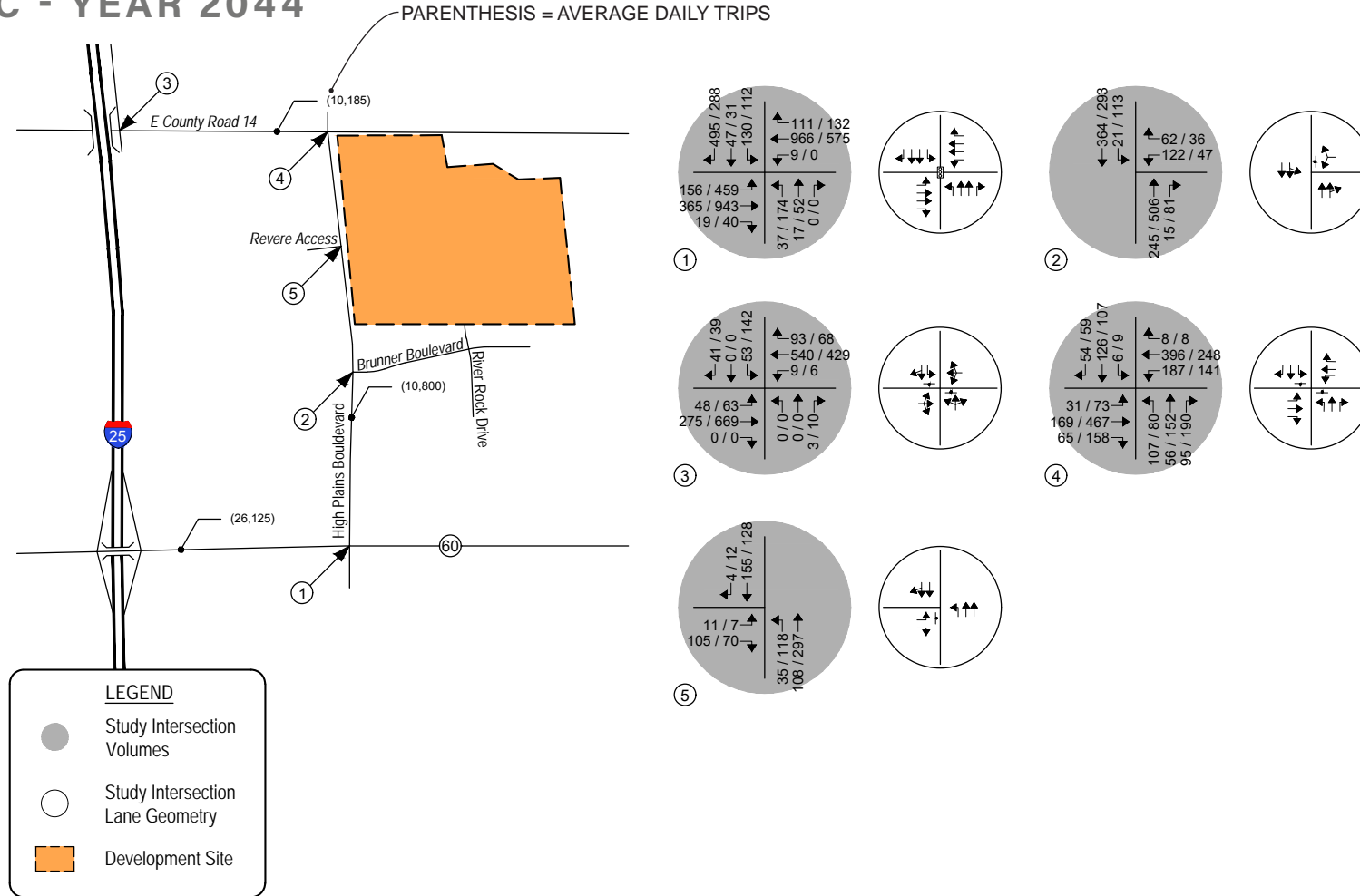


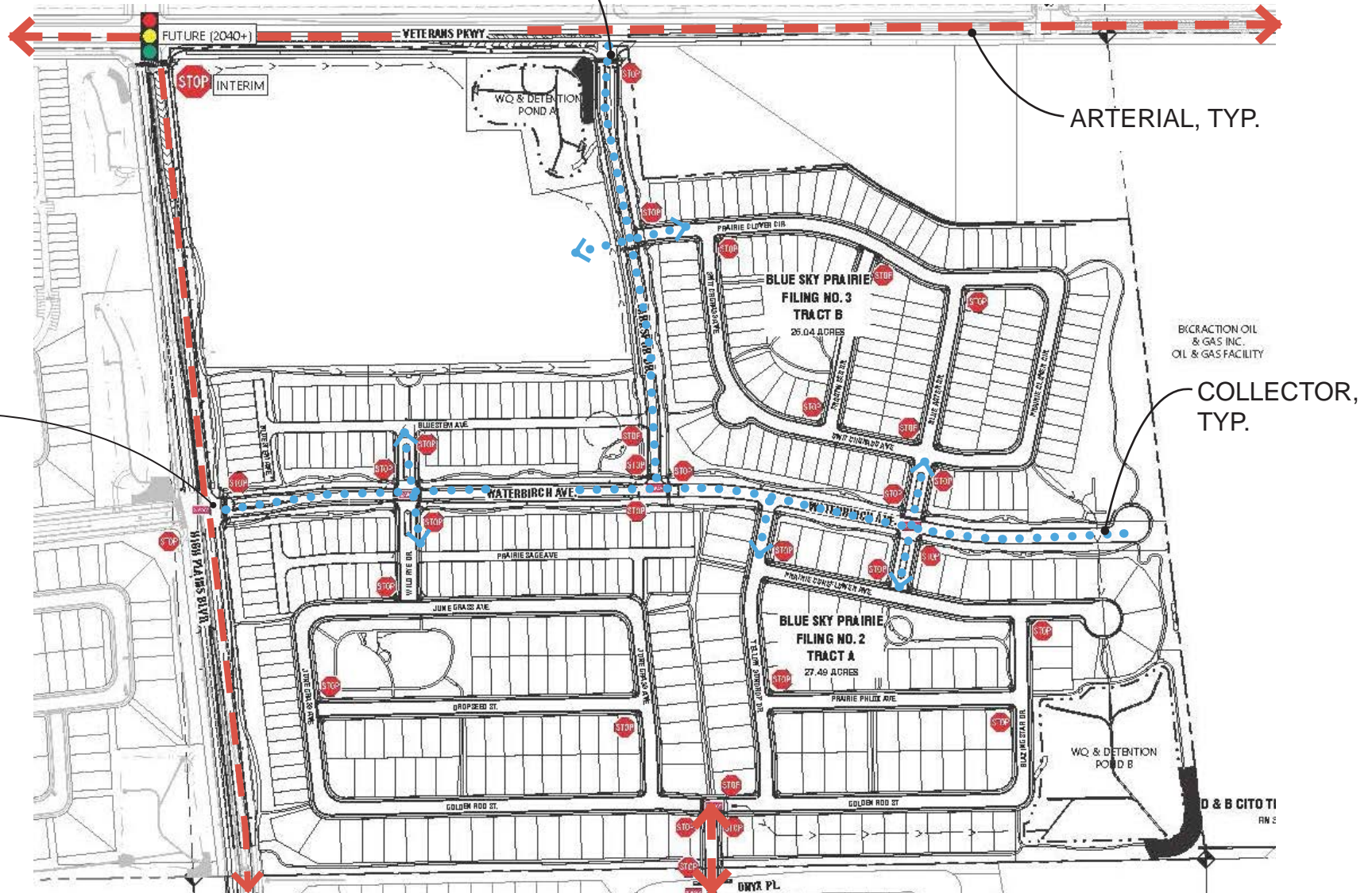
Figure 5
BACKGROUND TRAFFIC - YEAR 2044
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

MAJOR STREET NETWORKS

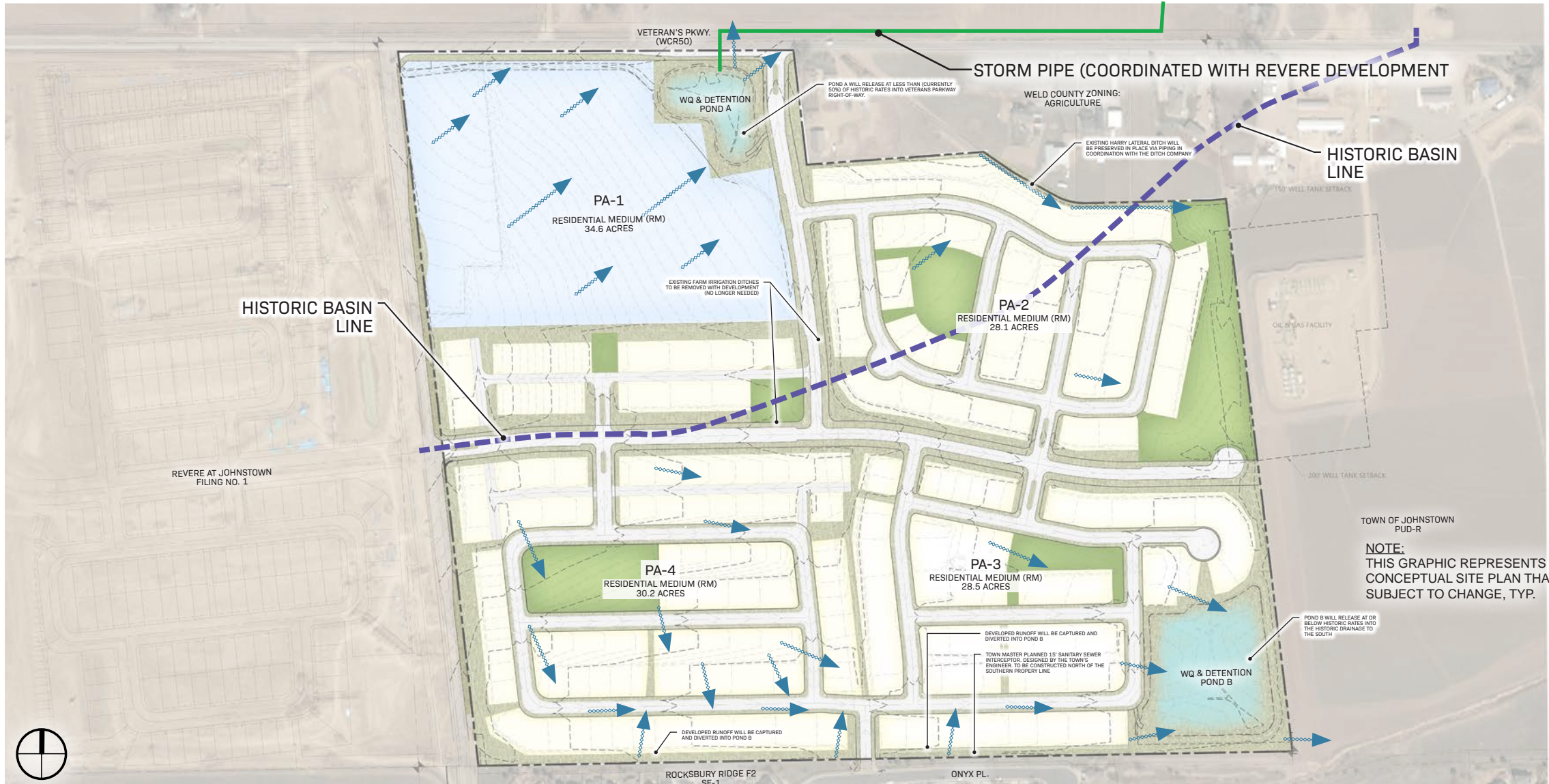
Waterbirch Avenue (Access A, East-West) and Larkspur Drive (Access B, North-South) are considered Collector Roadways and utilize two different street sections; one with parallel parking and one without. This variation, necking down at intersections and eliminating parallel parking along critical frontage and Single-Family Detached areas, will provide corridor variation intended to prevent the “urban highway” feel of the sections.

ACCESS A

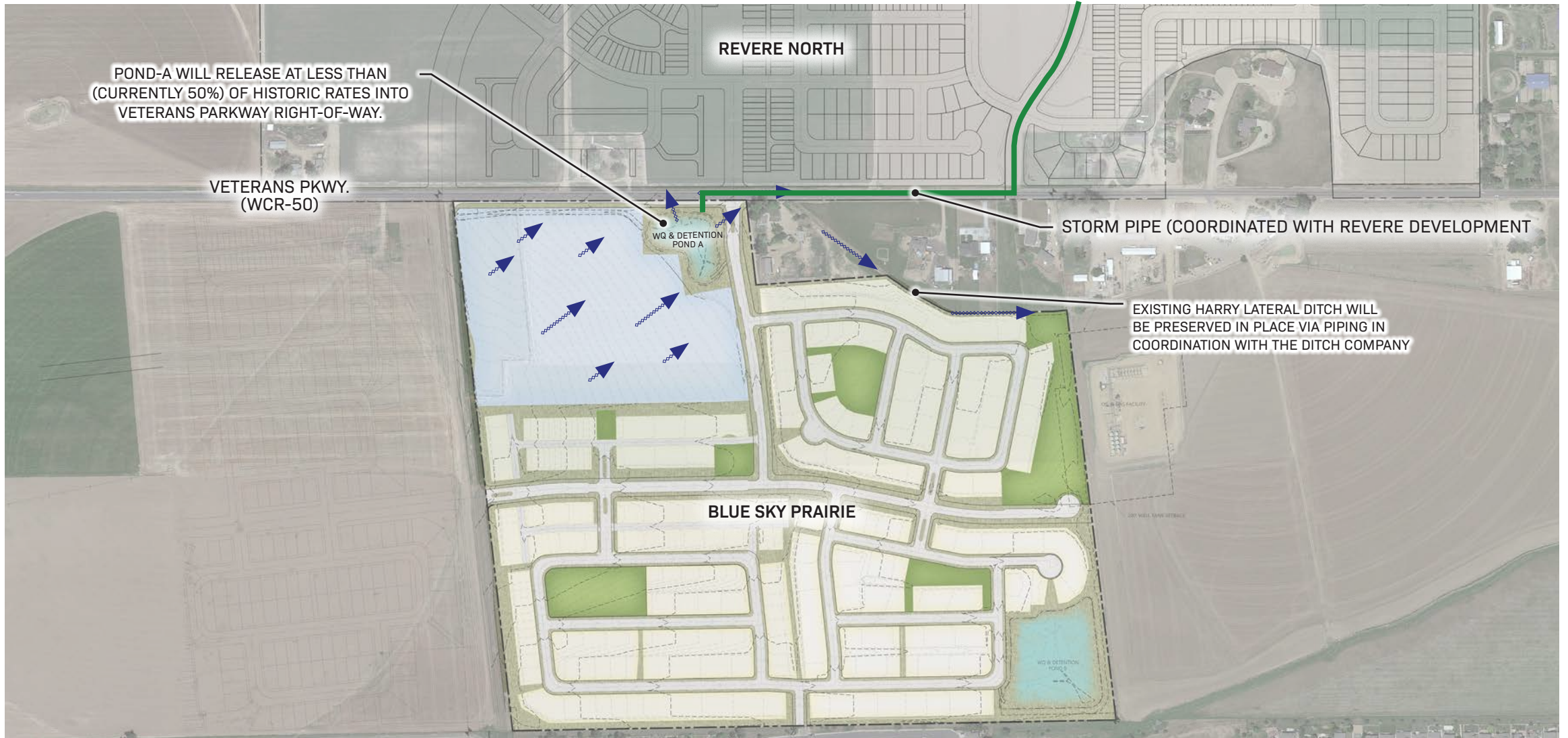
ACCESS B



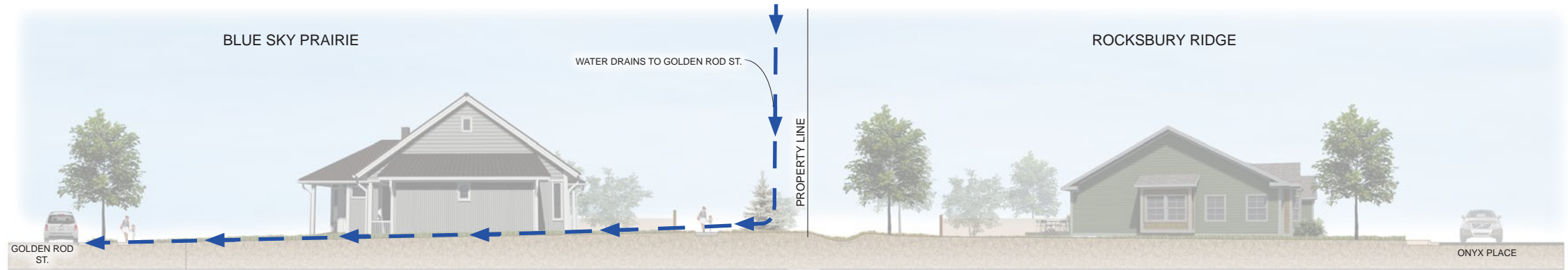
ILLUSTRATIVE DRAINAGE PLAN



DRAINAGE AT VETERANS PARKWAY

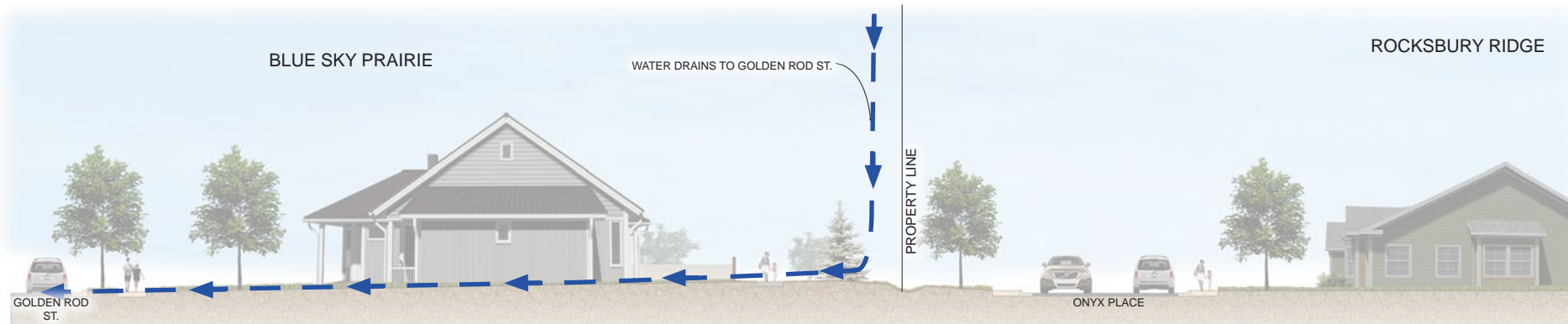


DRAINAGE AT SOUTHERN PROPERTY LINE



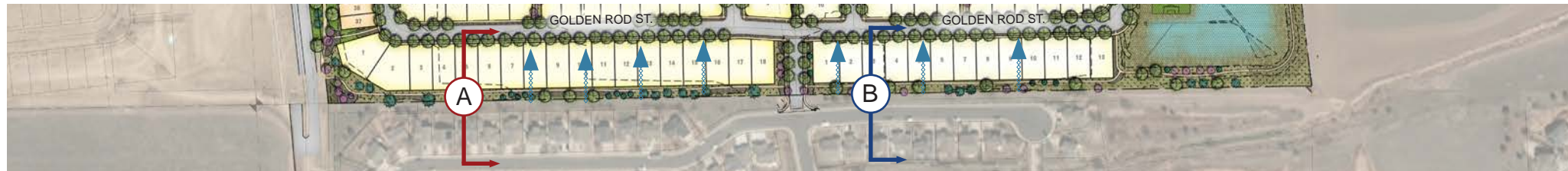
A SECTION A - DRAINAGE SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY

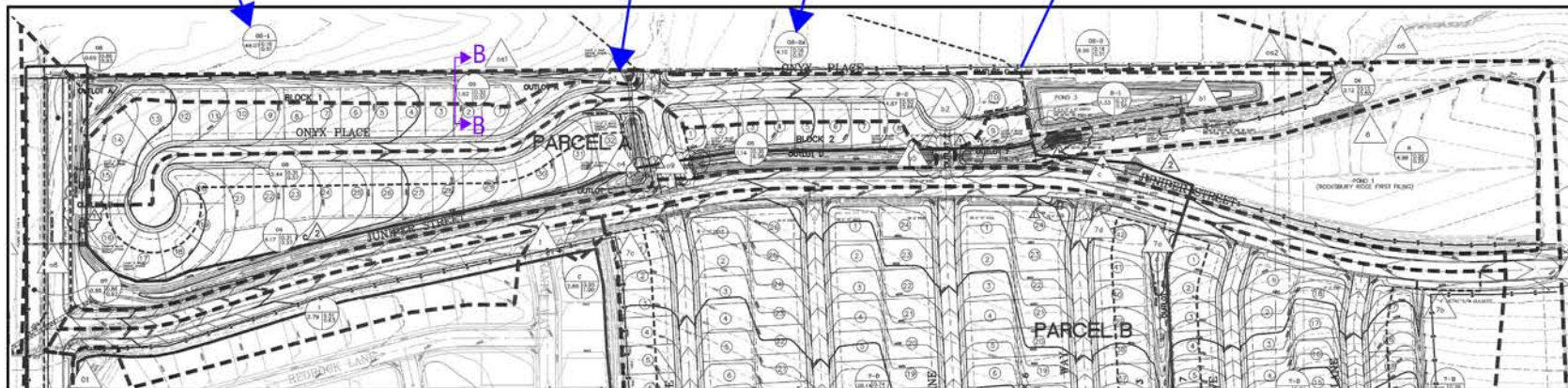
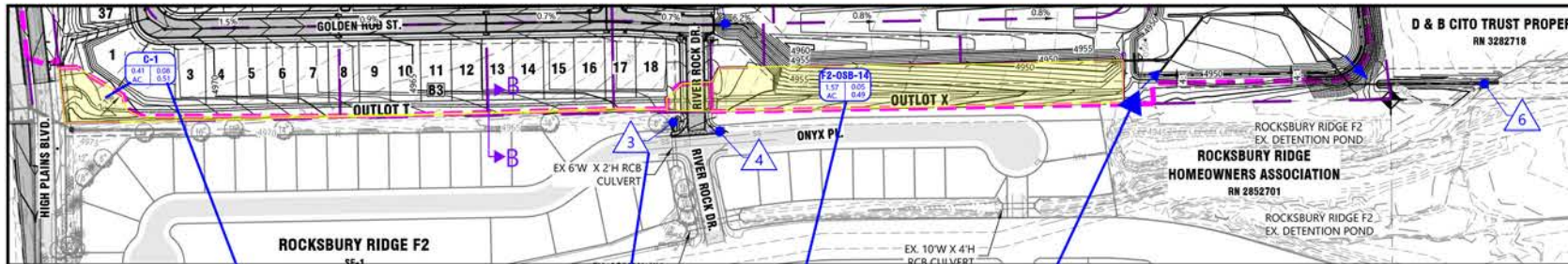


B SECTION B - DRAINAGE SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



ROCKSBURY RIDGE DRAINAGE



Final Drainage and Erosion Control Report

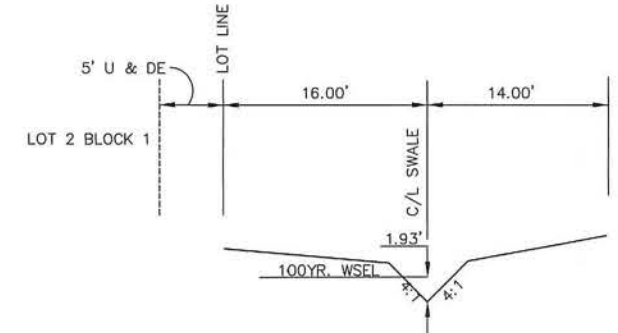
For

Rocksbury Ridge Second Filing

Johnstown, Colorado

Runoff Coefficients - Summary

Historic Site Breakdown		Area	Q5	Q100
Design Point	Contributing Sub-basins	acres	(cfs)	(cfs)
2	2	110.49		
4	4	5.62		
Developed Site Breakdown		Area	Q5	Q100
Design Point	Sub-basin	acres	(cfs)	(cfs)
os-2a	OS-2A	4.10	1.9	11.6
b2	OS-2A, B2	8.97	8.1	27.2
ca-1	OS-1	49.07	9.5	57.5
o3	O3, OS-1	50.69	10.2	59.7



SWALE SECTION B-B

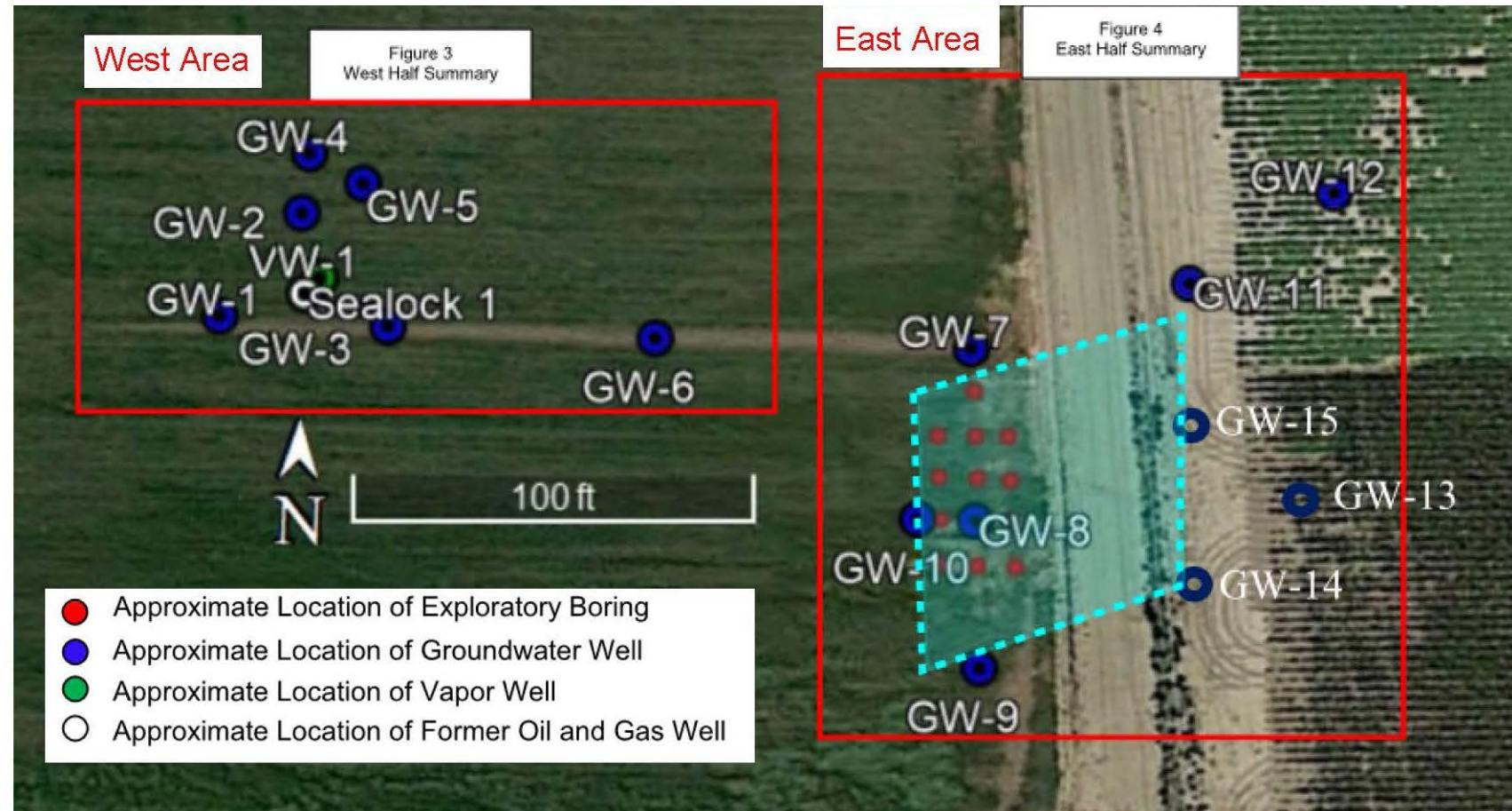
5. A triangular channel has been provided north of Block 1 and has been sized for design point o3.

- a. The swale has a flow depth of 1.93 feet.
- b. The design flow is 59.67 cfs.

Input Data		Results	
Mannings Coefficient	0.035	Channel Slope	0.009716 ft/ft
Depth	1.93 ft	Flow Area	14.90 ft ²
Left Side Slope	4.000000 H : V	Wetted Perimeter	15.92 ft
Right Side Slope	4.000000 H : V	Top Width	15.44 ft
Discharge	59.67 cfs	Critical Depth	1.69 ft
		Critical Slope	0.019656 ft/ft
		Velocity	4.00 ft/s
		Velocity Head	0.25 ft
		Specific Energy	2.18 ft
		Froude Number	0.72
		Flow is	subcritical.

GROUNDWATER & SOIL TESTING

- GROUNDWATER AND SOILS IN THE WEST AREA TESTED BELOW COGCC STANDARDS.
- GROUNDWATER, AND TO A LESSER EXTENT THE SOILS, IN THE EAST AREA HAVE RESIDUAL HYDROCARBON IMPACTS.



Analyte	COGCC Standard (µg/L)
Benzene	5
Toluene	560 to 1000
Ethylbenzene	700
Xylenes	1400 to 10000

GW-8 test results

Benzene:	126 µg/L
Toluene:	ND
Ethylbenzene:	153 µg/L
Xylenes:	263 µg/L

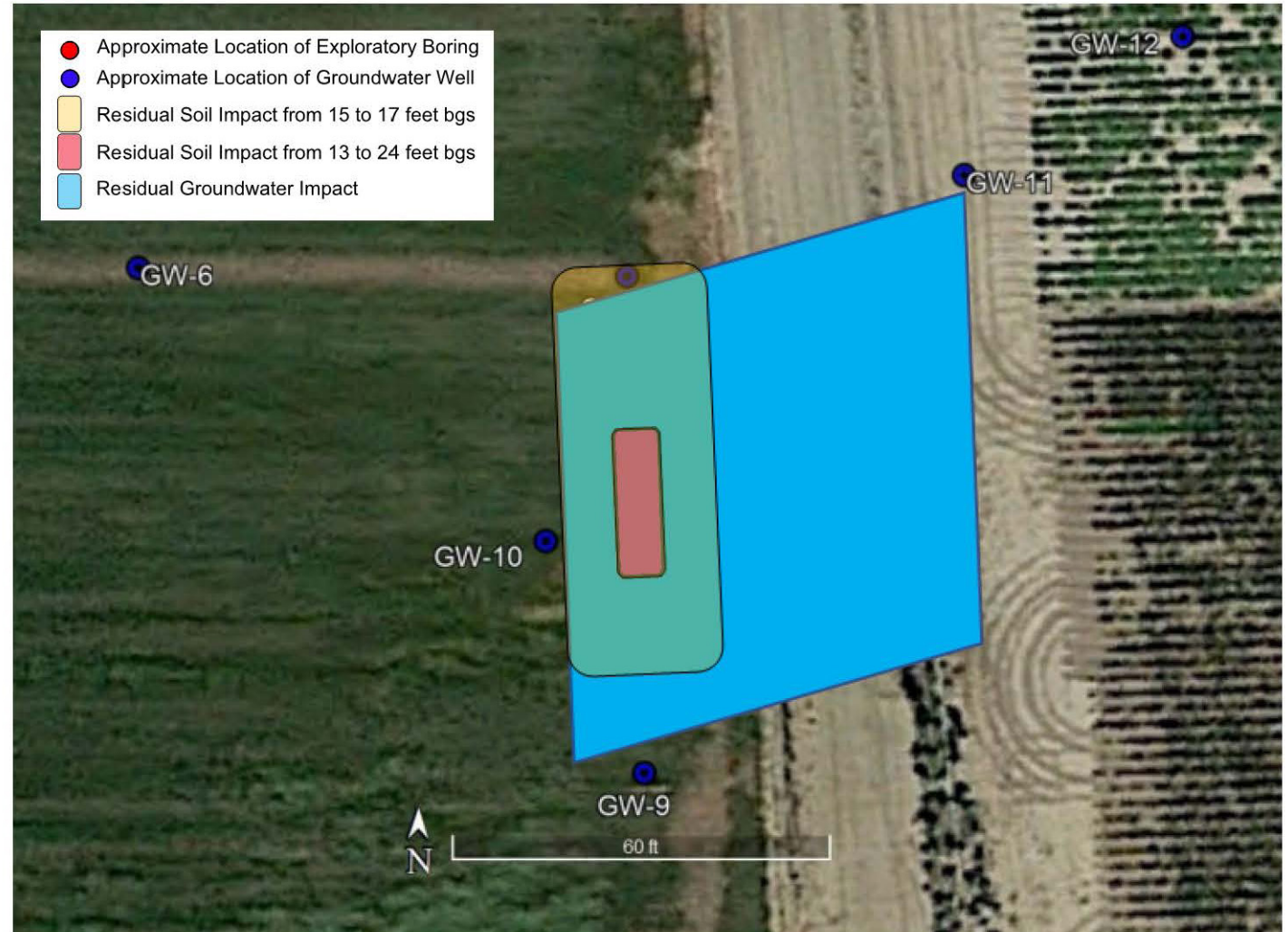
WATERBIRCH AVENUE - STREETSCAPE IMPROVEMENTS



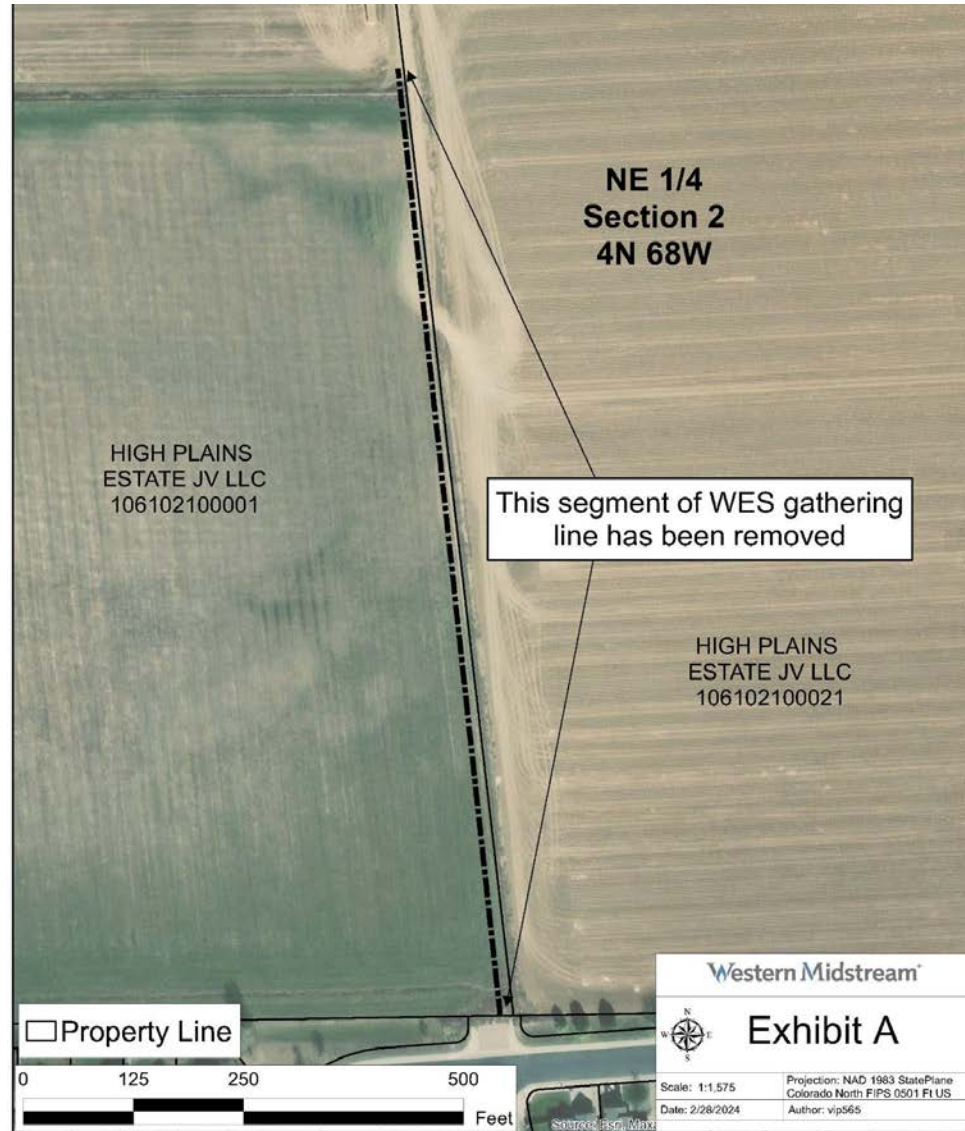
MITIGATION RECOMMENDATIONS/ OPTIONS

- AVOID STRUCTURES WITHIN IMPACTED AREAS
- EXCAVATE IMPACTED SOIL BENEATH PUBLIC R.O.W.
- INSTALL VAPOR/RADON MITIGATION- TYPE SYSTEMS FOR ADJACENT LOTS (*TO BE DETERMINED WITH FUTURE PLANNING*).
- CREATE A MATERIALS MITIGATION PLAN FOR LAND DEVELOPMENT AND HOME BUILDING.

East Area



REMOVAL OF GATHERING LINE



OVERALL LANDSCAPE AREA



PARKS & OPEN SPACE



PARKS AREAS
FOR PARK CREDIT

Park Enhancements and Additional Amenities

- Multi-Sport Courts
- Play Structures
- Trail connections
- Shade/Picnic Shelters
- Lawn games
- Climbing boulders
- Swings
- BBQ
- Open play fields
- 15% Additional trees and 25% additional shrubs in all Parks and Common Open Space



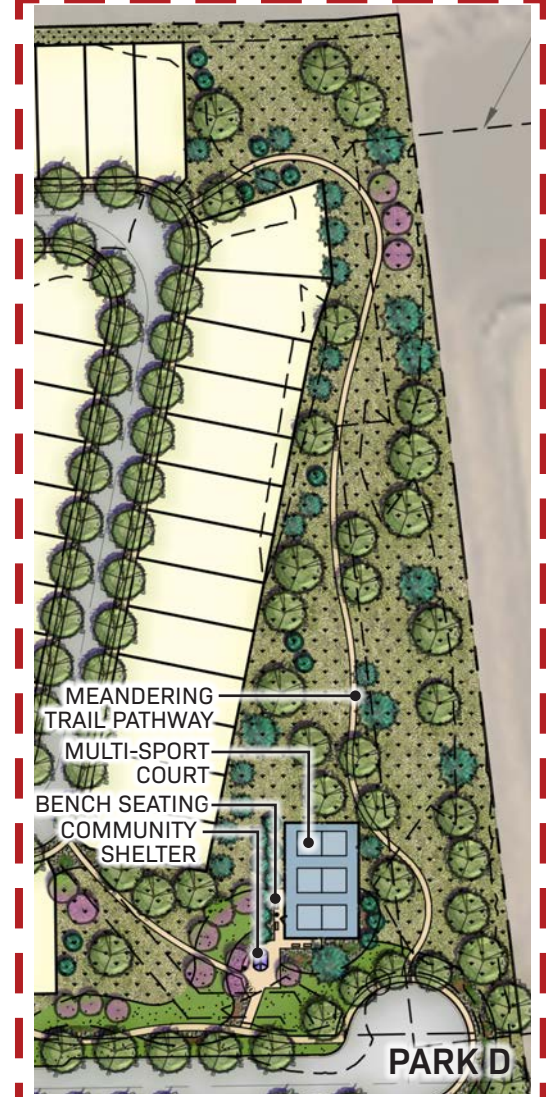
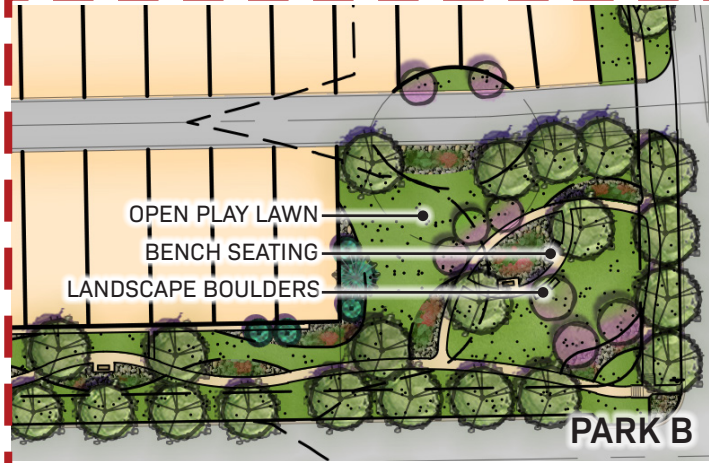
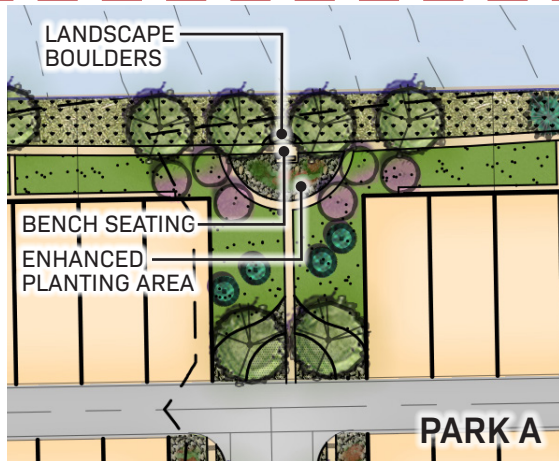
COMMON & OPEN SPACE AREAS
FOR COMMON & OPEN SPACE CREDIT

Open Space and Buffer Landscape Enhancements

- 15% Additional trees and 25% additional shrubs in all Common Open Space
- 15% Additional trees and 25% additional shrubs in buffers along Arterial streets - High Plains Boulevard and Veterans Parkway and Open Spaces
- 15% Additional trees and 25% additional shrubs in buffers along Collector Streets- Waterbirch Avenue and Larkspur Drive

NEIGHBORHOOD PARKS

FILING 1



RIGHT OF WAY AREAS AND MONUMENTATION



○ RIGHT OF WAY AREAS
FOR COMMON & OPEN SPACE CREDIT

Open Space and Buffer Landscape Enhancements

- 15% Additional trees and 25% additional shrubs in all Common Open Space
- 15% Additional trees and 25% additional shrubs in buffers along Arterial streets - High Plains Boulevard and Veterans Parkway and Open Spaces
- 15% Additional trees and 25% additional shrubs in buffers along Collector Streets- Waterbirch Avenue and Larkspur Drive

- ✿ PRIMARY- ENTRY MONUMENTS
- ✿ SECONDARY- RESIDENTIAL SIGNAGE
- ✿ TERTIARY- PARKS & OPEN SPACE SIGNAGE



○ MONUMENTATION PLAN
FOR PRIMARY, SECONDARY & TERTIARY SIGNAGE



WATERBIRCH AVENUE - REQUIRED STREETScape



WATERBIRCH AVENUE - STREETSCAPE IMPROVEMENTS



WATERBIRCH AVENUE STREETScape IMPROVEMENTS



MEANDERING TRAIL



FORMAL TREE ALLEE



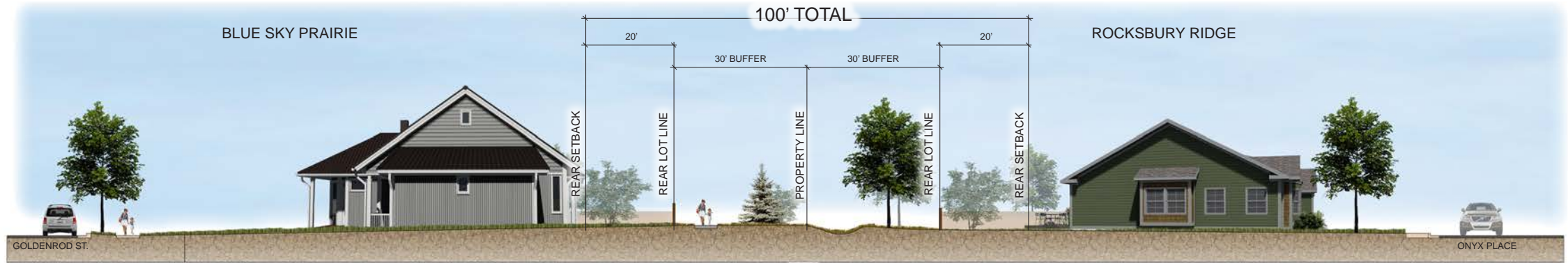
BENCH SEATING AT RESPITE AREAS



ENHANCED LANDSCAPE BUFFER AT INTERSECTIONS

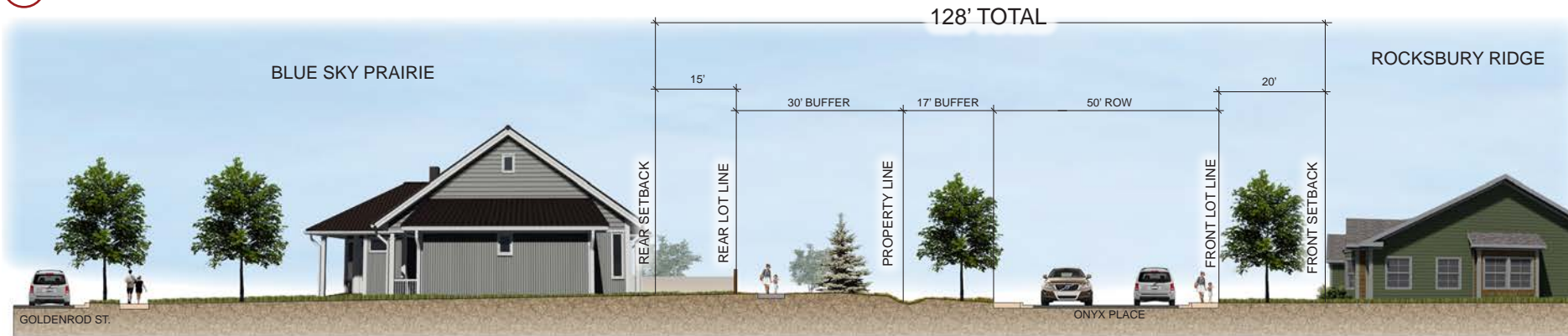


BUFFER AT SOUTHERN PROPERTY LINE



A SECTION A - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY

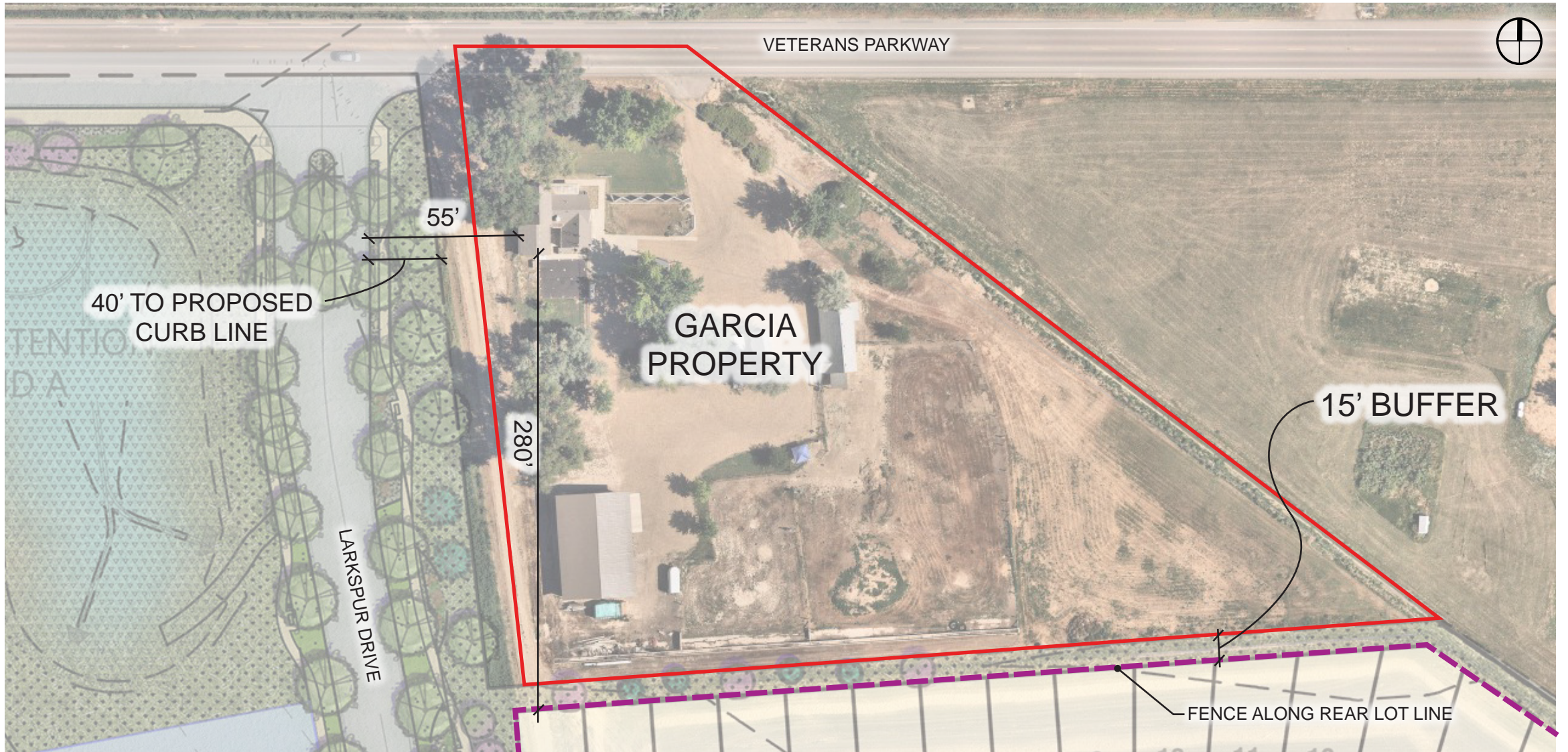


B SECTION B - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



BUFFER AT GARCIA PROPERTY



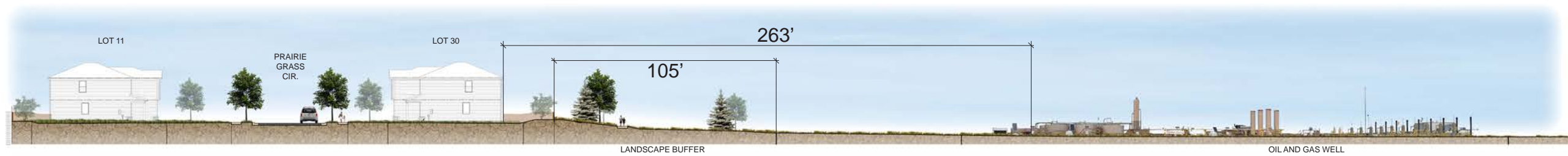
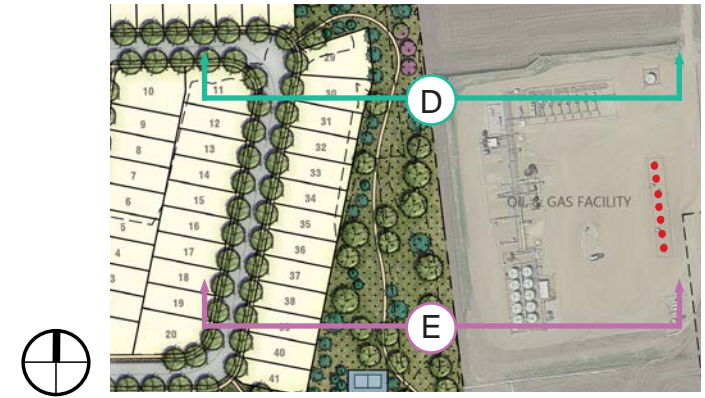
PICTURE FROM GARCIA PROPERTY (LOOKING NORTH)



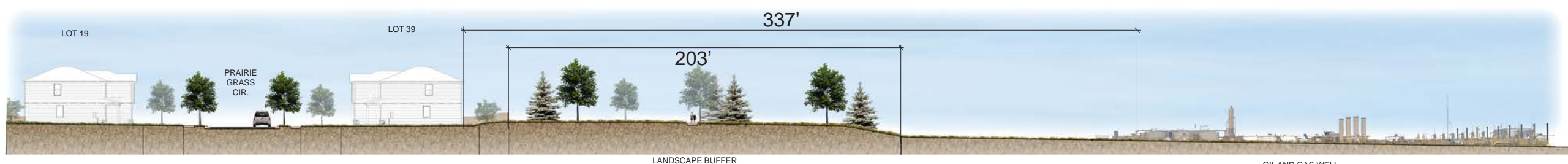
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BUFFER AT EASTERN PROPERTY LINE

- Per Current Land Use Code, Sec 17-5-2, Table 5-1, 250' Min. Buildings/Structures setback from all other category Oil/Gas Site

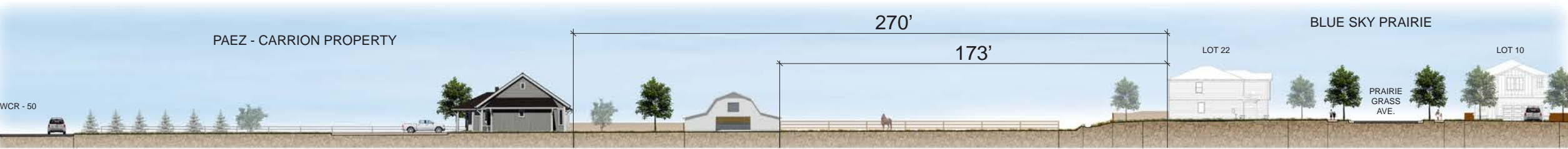


D SECTION D - EAST BUFFER AT WELL SITE



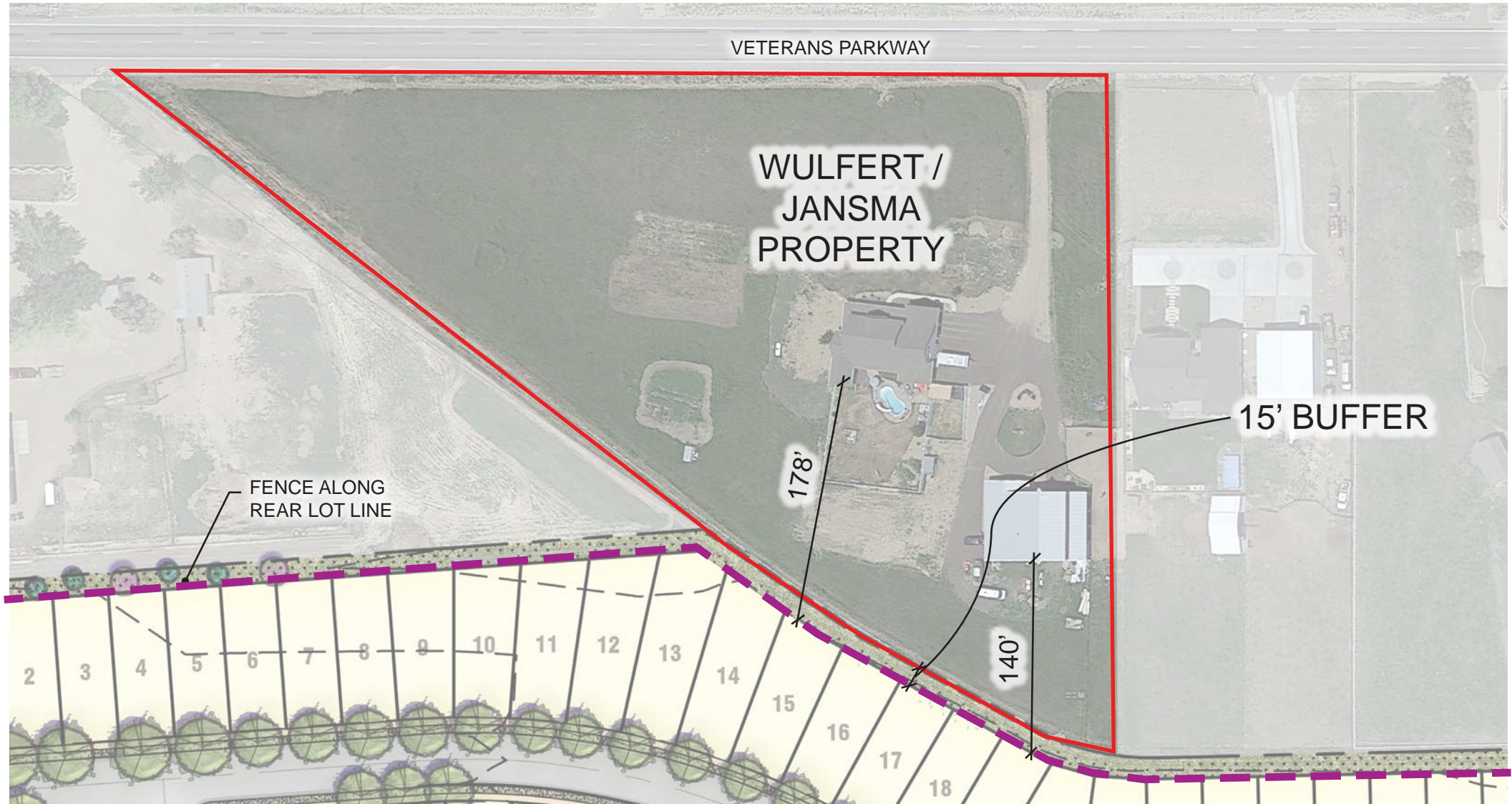
E SECTION E - EAST BUFFER AT WELL SITE

BUFFER AT NORTHERN PROPERTY LINE

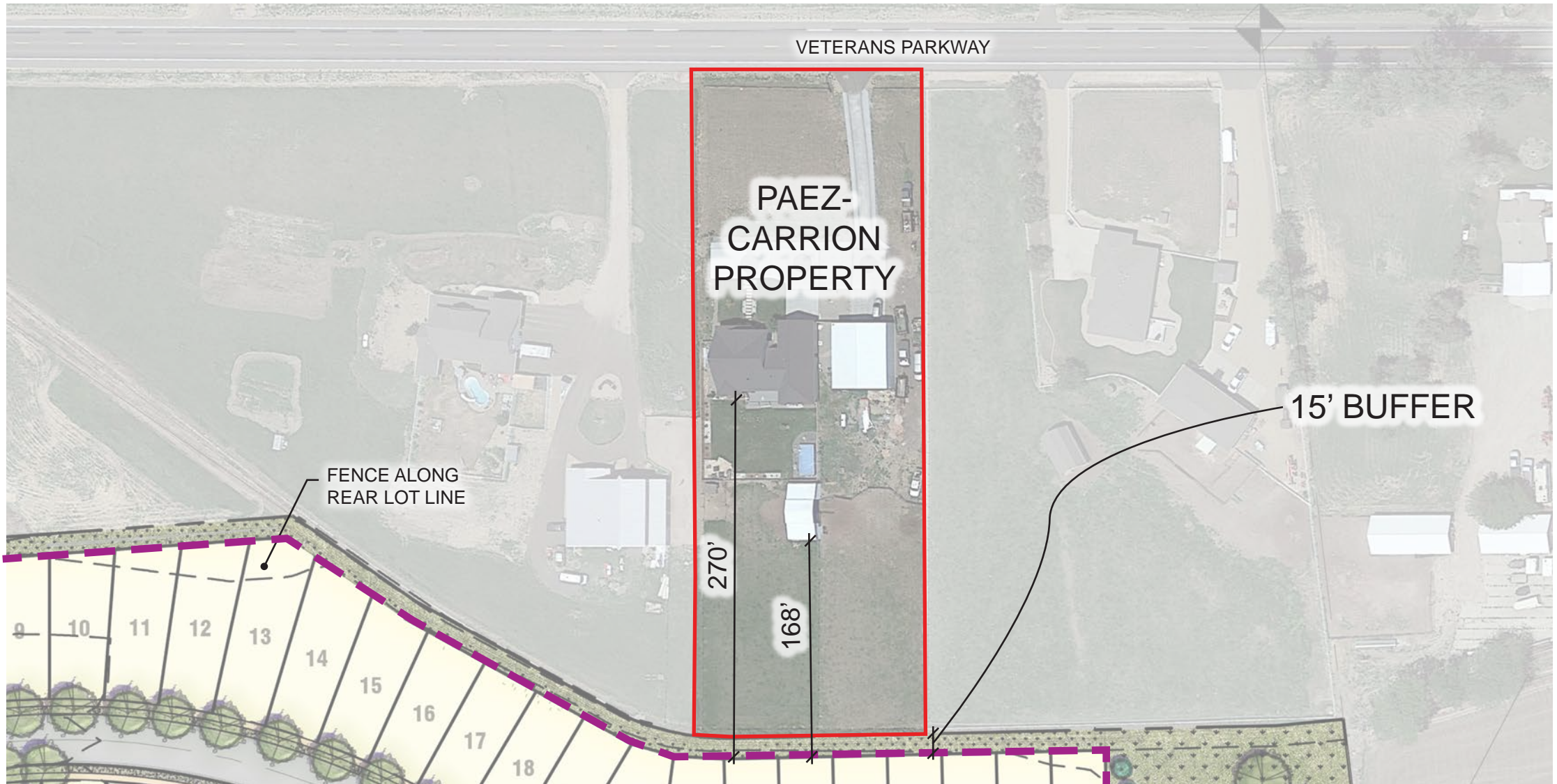


C SECTION C - NORTH BUFFER AT PAEZ - CARRION PROPERTY

BUFFER AT WULFERT / JANSMA PROPERTY



BUFFER AT PAEZ - CARRION PROPERTY



BUFFER AT HEIL-STONER PROPERTY

