

# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

## PROJECT INTENT

BLUE SKY PRAIRIE SUBDIVISION IS INTENDED TO BE A COHESIVELY PLANNED COMMUNITY WITH CONSISTENT STREETSAPES, UNIFIED ARCHITECTURE, DISTINCTIVE PARKS, AND INTERCONNECTING OPEN SPACE AND WALKS. THE COMMUNITY DESIGN INCLUDING VEHICULAR ACCESS, DRAINAGE, UTILITY INFRASTRUCTURE, PARKS, OPEN SPACE, AND PEDESTRIAN CONNECTIVITY HAS BEEN DESIGNED TO COMPLY WITH THE ZONING ESTABLISHED BY THE HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN (ODP) AS WELL AS THE MUNICIPAL CODE AND STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN.

THE COMMUNITY INCLUDES A MIX OF RESIDENTIAL LOT SIZES THAT WILL ACCOMMODATE A VARIETY OF HOUSING TYPES OF DIFFERING SIZES AND PRICE POINTS TO PROVIDE FOR A WIDE DEMOGRAPHIC. THE COMMUNITY IS DIVIDED INTO FOUR DIFFERENT QUADRANTS AS IDENTIFIED ON THE ODP.

THE PLANNING AREA-1 (PA-1) LOCATED IN THE NORTHWEST QUADRANT OF THE SITE IS PROPOSED FOR A TOTAL OF 20-ACRES PLANNED FOR HIGHER DENSITY RESIDENTIAL. THIS AREA IS NOT INCLUDED IN THIS INITIAL PRELIMINARY DEVELOPMENT PLAN (PDP) AND WILL FOLLOW LATER UNDER A SEPARATE APPLICATION. THE BALANCE OF PA-1 IS FOR 53 ALLEY-LOADED HOMES WITH A TYPICAL LOT SIZE OF 35-FEET X 95-FEET. EACH HOME INCLUDES A TWO-CAR ATTACHED REAR LOADED GARAGE AND TWO PARKING SPACES PROVIDED WITHIN A 20-FOOT-LONG DRIVEWAY. THE ALLEY LOADED HOMES FRONT ON WATERBIRCH AVENUE, HIGH PLAINS BOULEVARD, AND A COMMON OPEN SPACE TRACT CREATING A PLEASING AND OPEN FEEL UPON ARRIVAL INTO THE COMMUNITY. TWO SMALL POCKET PARKS ARE PLANNED IN THIS AREA.

PLANNING AREA-2 IS LOCATED IN THE NORTHEAST QUADRANT OF THE SITE AND IS PLANNED FOR 128 SINGLE FAMILY DETACHED HOMES WITH A TYPICAL LOT SIZE OF 40-FEET X 105-FEET. THE HOMES SURROUND A CENTRALIZED PARK. A SECOND PARK IS LOCATED ALONG THE EASTERN EDGE OF THE NEIGHBORHOOD WHICH PROVIDES ADDITIONAL SEPARATION FROM THE OFF-SITE OIL AND GAS FACILITY.

PLANNING AREA-3 IS LOCATED IN THE SOUTHEAST QUADRANT OF THE SITE AND IS PLANNED FOR 81 TRADITIONAL SINGLE-FAMILY DETACHED HOMES WITH A TYPICAL LOT SIZE OF 60-FEET X 110-FEET. A PARK IS LOCATED IN THE CENTER OF THE NEIGHBORHOOD AND IS THE FOCAL POINT AS YOU ENTER THE NEIGHBORHOOD FROM WATERBIRCH AVENUE. THE LOTS ALONG THE SOUTHERN EDGE OF THIS NEIGHBORHOOD ARE SIMILAR IN SIZE TO THE ADJACENT LOTS IN ROCKSBURY RIDGE WITH A TYPICAL LOT SIZE OF 6,000 SQUARE FEET. THE PRIMARY DETENTION POND FOR THE NEIGHBORHOOD IS LOCATED IN THE SOUTHEAST CORNER OF PA-3.

PLANNING AREA-4 IS LOCATED IN THE SOUTHWEST QUADRANT OF THE SITE AND IS PLANNED FOR 54 SINGLE FAMILY DETACHED HOMES WITH TYPICAL LOTS SIZE OF 50 FEET X 110 FEET IN THE CENTER OF PA-4 AND SURROUND A CENTRALIZED PARK SITE. ALONG THE SOUTHERN PROPERTY LINE, 18 SINGLE FAMILY DETACHED HOMES WITH A MINIMUM LOT SIZE OF 60-FEET X 120-FEET WHICH ARE SIMILAR IN SIZE TO THE ADJACENT LOTS IN ROCKSBURY RIDGE. THE NEIGHBORHOOD ALSO INCLUDES 77 ALLEY-LOADED LOTS ALONG WATERBIRCH AVENUE AND A PORTION OF HIGH PLAINS BOULEVARD. THE HOMES WILL FACE THE ADJACENT ROADWAYS CREATING A PLEASING AND OPEN FEEL TO THE STREETScape. PLANNING AREA-4 IS PLANNED TO TRANSITION IN LOT SIZE FROM NORTH TO SOUTH FOR A MORE CREATIVE DEVELOPMENT OPTION.

PARKS AND OPEN SPACES ARE PLANNED THROUGHOUT THE NEIGHBORHOOD AS IDENTIFIED ON SHEET 12 OF 29 THE PDP. PRIMARY ACCESS TO THE COMMUNITY IS FROM HIGH PLAINS BOULEVARD AND VETERANS PARKWAY VIA COLLECTOR STREETS. SECONDARY ACCESS IS PROVIDED VIA RIVER ROCK DRIVE FROM THE ROCKSBURY RIDGE COMMUNITY TO THE SOUTH.

## BLUE SKY PRAIRIE GENERAL NOTES

- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE TIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- LANDSCAPING, SIGNAGE, ENTRY MONUMENTATION, ARCHITECTURE, FENCING, TYPICAL ON-LOT LANDSCAPING AND LIGHTING FOR DEVELOPMENT WITHIN THIS PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE FURTHER IDENTIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN AND SHALL FOLLOW APPLICABLE STANDARDS OF THE ODP, TOWN OF JOHNSTOWN MUNICIPAL CODE, THE ODP DESIGN GUIDELINES, OR ANY DESIGN STANDARDS ESTABLISHED BY THE DEVELOPER FOR THE NEIGHBORHOOD.
- THE PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN IS FOR THE ENTIRE COMMUNITY AS INDICATED WITHIN THE PDP WITH THE EXCEPTION OF THE TRACT 1 LOCATED WITHIN PLANNING AREA 1 WHICH WILL BE PROVIDED AT A LATER DATE IN A SEPARATE SUBMITTAL.
- IT IS ANTICIPATED THAT THE COMMUNITY WILL BE PHASED, AND THAT FUTURE FINAL PLATS AND FINAL DEVELOPMENT PLANS WILL BE PROVIDED ON A PHASED BASIS. PHASING WILL OCCUR IN A LOGICAL AND COST-EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSIONS, SITE ACCESS, AVAILABILITY OF UTILITIES SERVICES AND MARKET CONDITIONS.
- ALL UNPLATTED PROPERTY WITHIN THE SUBDIVISION MAY REMAIN AGRICULTURAL USE UNTIL SUCH TIME DEVELOPMENT IN THE AREA COMMENCES.
- THE SITE DOES NOT CONTAIN ANY ENDANGERED SPECIES.
- NO ARCHAEOLOGICAL OR HISTORICAL AREAS HAVE BEEN IDENTIFIED ON THE SITE.
- NO FLOODPLAINS OR GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED OR MAPPED FOR THIS SITE.
- SOIL CONTAMINATION LOCATED WITHIN THE PUBLIC RIGHT OF WAY WITHIN STREET B WILL BE EXCAVATED AND REPLACED WITH CLEAN FILL.
- THE APPLICANT WILL CONDUCT A NOISE STUDY FOR THE OIL AND GAS FACILITY EAST OF THE SITE PRIOR TO SUBMITTAL OF THE FINAL DEVELOPMENT PLAN AND FINAL PLAT.

## RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD (OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS) DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL CODE AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.



**VICINITY MAP**  
1" = 750'

CIVIL ENGINEER	SURVEYOR	PLANNER/LANDSCAPE	GEOTECHNICAL ENGINEER
LJA ENGINEERING, INC. 1765 WEST 121ST AVE, SUITE 300 WESTMINSTER, COLORADO 80234 PHONE: (303) 421-4224 CONTACT: KEVIN LOVELACE, P.E.	AZTEC CONSULTANTS, INC 1300 EAST MINERAL AVE, SUITE 1 LITTLETON, CO 80122 PHONE: (303)-713-1898 CONTACT: JIM LYNCH	HENRY DESIGN GROUP 1501 WAZEE ST, UNIT 1-C DENVER, CO 80202 PHONE: (303)-446-2368 CONTACT: KAREN HENRY	CTL THOMPSON 1971 WEST 12TH AVE DENVER, CO 80204 PHONE: (303)-825-0777 CONTACT: BENNY LUJAN, P.E.
DEVELOPER	O&G ENVIRONMENTAL		
COLA, LLC / VIEW HOMES 555 MIDDLE CREEK PKWY, SUITE 500 JOHNSTOWN, COLORADO 80921 PHONE: (719) 306-2976 CONTACT: TIM BUSCHAR	CTL THOMPSON 1971 WEST 12TH AVE DENVER, CO 80204 PHONE: (303)-825-0777 CONTACT: MATT WARDLOW.		
AGENCY LIST			
TOWN OF JOHNSTOWN 450 S. PARISH AVE JOHNSTOWN, CO 80534 PHONE: (970) 578-9603 CONTACT: TROY WHITE	XCEL ENERGERY 550 15TH ST SUITE 700 DENVER, CO 80202 PHONE: (303) 571-7877	PVREA, INC. 7649 REA PKWY FORT COLLINS, CO 80528 PHONE: (800) 432-1012	IMEG CORP. 7600 E. ORCHARD RD, SUITE 250-S GREENWOOD VILLAGE, CO 80111 PHONE: (303) 796-6000 CONTACT: GREG WEEKS

## LEGAL DESCRIPTION (PER TITLE COMMITMENT)

**BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°47'55" EAST, A DISTANCE OF 2634.59 FEET.

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

AND

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

COUNTY OF WELD, STATE OF COLORADO

## APPROVALS

### TOWN COUNCIL

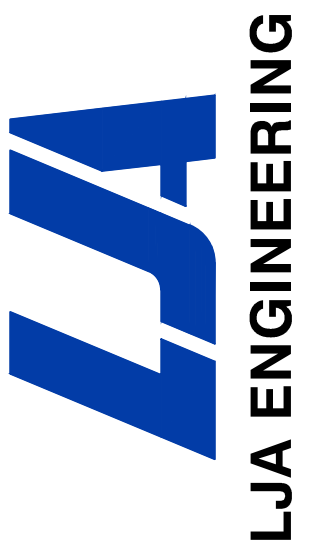
THIS PRELIMINARY DEVELOPMENT PLAN, TO BE KNOWN AS BLUE SKY PRAIRIE PDP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER \_\_\_\_\_, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
TOWN CLERK

**811**  
Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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**APPLICANT**  
COLA, LLC / VIEW HOMES  
555 MIDDLE CREEK PKWY, SUITE 500  
JOHNSTOWN, CO 80921

**TIM BUSCHAR**

**COLA, LLC / VIEW HOMES**  
BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO

**COVER**

## Sheet List Table

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DATE	08-18-2023
1	04-18-2023 1st SUBMITTAL
2	09-23-2023 2nd SUBMITTAL
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REVISIONS	
DR. WWB	CH. KRL
P.M. KRL	
JOB	1073-01
SHEET NO.	1 OF 29

**NOT FOR CONSTRUCTION**

# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	FUT OS/DETENTION	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	101,705	2.33
OUTLOT B	ALLEY	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	49,442	1.14
OUTLOT C	ALLEY	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	16,809	0.39
OUTLOT D	ALLEY	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	25,713	0.59
OUTLOT E	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	20,299	0.47
OUTLOT F	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	25,522	0.59
OUTLOT G	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	29,863	0.69
OUTLOT H	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	8,866	0.20
OUTLOT I	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	21,221	0.49
OUTLOT J	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	22,877	0.53
OUTLOT K	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	18,380	0.42
OUTLOT M	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	10,190	0.23
OUTLOT N	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	16,342	0.38
OUTLOT O	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	1,340	0.03
OUTLOT P	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	46,492	1.07
OUTLOT Q	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	90,567	2.08
OUTLOT R	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	4,367	0.10
OUTLOT S	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	33,474	0.77
OUTLOT T	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	45,773	1.05
OUTLOT U	OS / TRAIL / DETENTION	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	238,038	5.46
OUTLOT V	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	39,294	0.90
OUTLOT W	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	5,500	0.13
OUTLOT X	OS / DETENTION / SS	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	25,752	0.59
OUTLOT Y	OS / TRAIL / SS	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	9,223	0.21
OUTLOT Z	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	29,712	0.68
OUTLOT AA	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	161,582	3.71
OUTLOT BB	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	61,601	1.41
OUTLOT CC	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	9,889	0.23
OUTLOT DD	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	41,385	0.95
OUTLOT EE	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	17,889	0.41
OUTLOT FF	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	14,241	0.33
OUTLOT GG	FUT. DEVELOPMENT	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	871,131	20.00
TOTAL AREA				2,114,479	48.54

OS = OPEN SPACE      SS = SANITARY SEWER

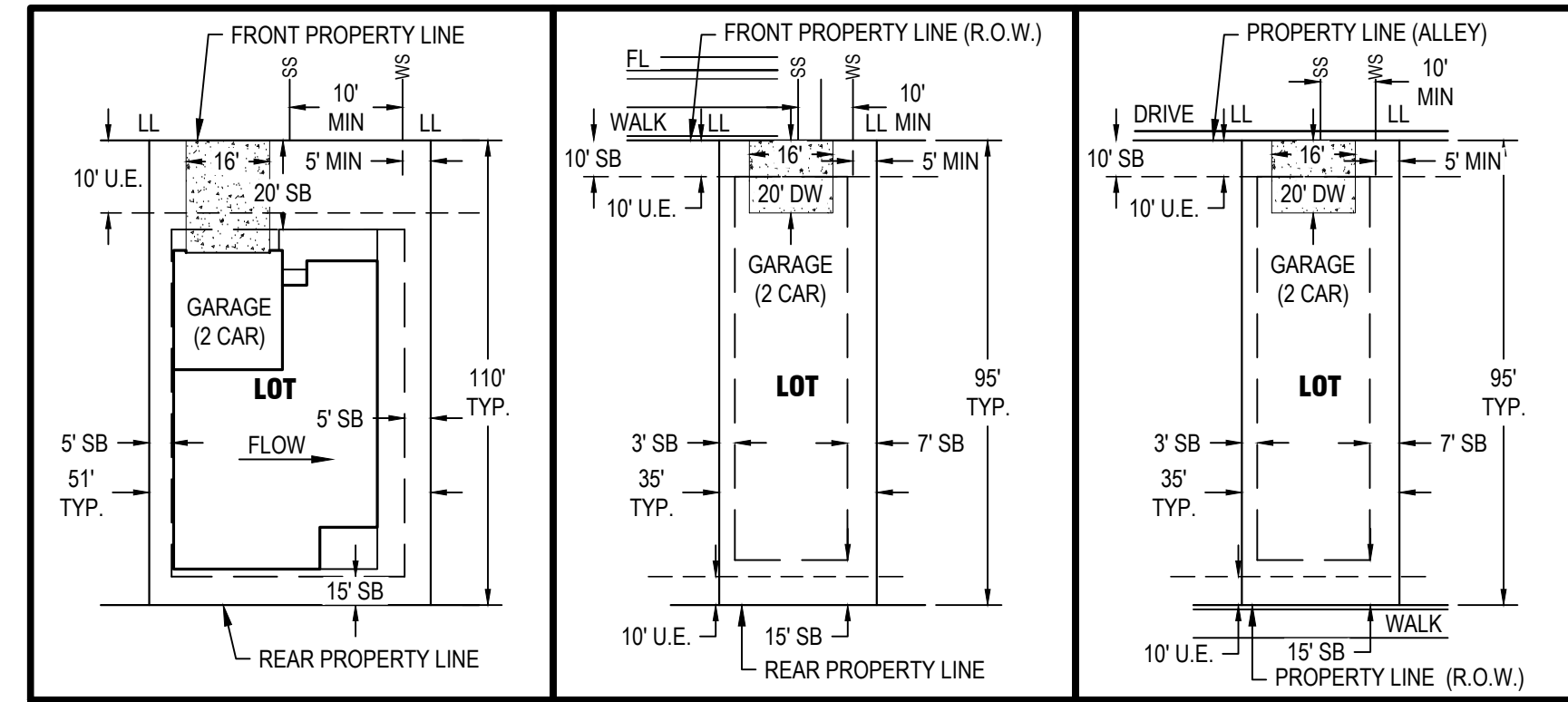
LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	2,077,213	47.69	39.4%
ROADWAY AREA	1,086,041	24.93	20.6%
OUTLOTS - DRIVES (B, C, D)	91,964	2.11	1.7%
OUTLOTS - PONDS (A, U)	339,743	7.80	6.4%
OUTLOTS - LANDSCAPE (E, F, G, H, I, J, K, M, N, O, P, Q, R, S, T, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF)	811,641	18.63	15.4%
OUTLOT GG - FUTURE DEVELOPMENT	871,131	20.00	16.5%
TOTAL AREA	5,277,732	121.16	100%
TOTAL LOTS		413	

(1) OUTLOTS A-FF DEDICATED FOR CITY'S PARK, RECREATION & OPEN SPACE CREDIT

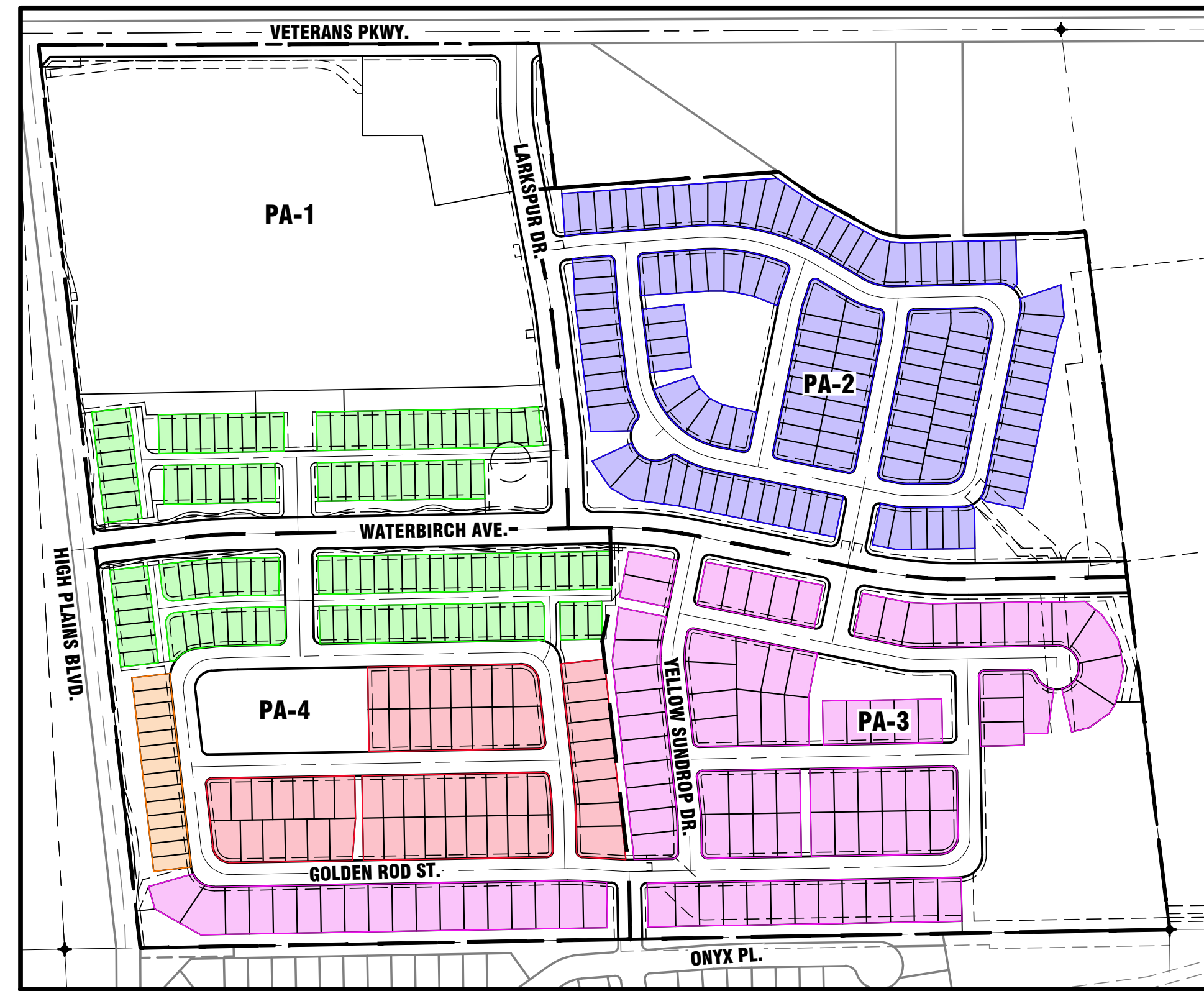
STREET SUMMARY	
TYPE	NAME(S)
PRIVATE DRIVE - 26'	BLUESTEM AVE., PRAIRIE SAGE AVE.
RESIDENTIAL LOCAL STREET (MOUNTABLE CURB)	JUNEGRASS AVE., DROPSSEED ST., GOLDEN ROD ST.
RESIDENTIAL LOCAL STREET (VERTICAL CURB)	RIVER ROCK DR.
ENTRY STREET WITH RAISED MEDIAN	WILD RYE DR.
RESIDENTIAL COLLECTOR	WATERBIRCH AVE., LARKSPUR DR.
MAJOR ARTERIAL	HIGH PLAINS BLVD., VETERANS PKWY.

BLUE SKY PRAIRIE - PRELIMINARY LOT MIX			
TYPICAL LOT FRONTAGE	LOT SIZE (sf)	HOME TYPE	EST. NUMBER OF DWELLING
60-feet	6,000 and greater	SFD	104
50-feet	5,000	SFD	51
40-feet	4,000	SFD	142
35-feet - Rear load	3,000	SFD	102
35-feet - Front load	3,000	SFD	14
25-feet - Rear load	2,000	Pairs	n/a
30-feet - Front load	2,400		n/a
20-feet	1,320	Cluster	n/a
22-feet	1,760	Townhomes	n/a
TOTAL			413

SIGHT LINES TABLE			
SIGHT LINE NUMBER	*1 (ft)	*2 (ft)	DESIGN SPEED (MPH)
SL1	500	350	45-50
SL2	400	275	35
SL3	300	200	25
SL4	300	200	25
SL5	300	200	25
SL6	300	200	25
SL7	300	200	25
SL8	300	200	25
SL9	300	200	25
SL10	300	200	25
SL11	300	200	25
SL12	400	275	35
SL13	500	350	45-50
SL14	400	275	35
SL15	300	200	25
SL16	300	200	25
SL17	300	200	25
SL18	300	200	25
SL19	300	200	25
SL20	300	200	25
SL21	300	200	25
SL22	300	200	25
SL23	300	200	25
SL24	300	200	25
SL25	300	200	25
SL26	300	200	25
SL27	300	200	25
SL28	300	200	25
SL29	300	200	25
SL30	300	200	25
SL31	400	275	35
SL32	400	275	35
SL33	400	275	35
SL34	400	275	35



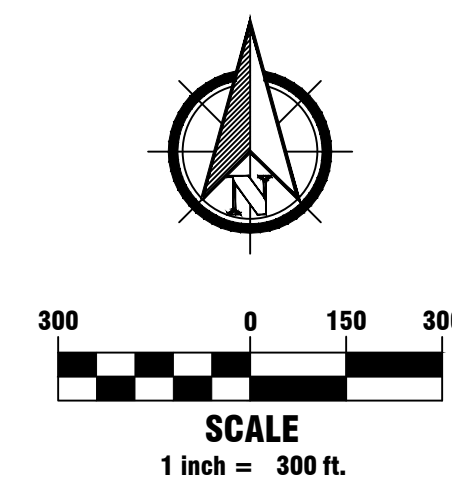
NOTES:  
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.



- 60' SINGLE FAMILY DETACHED      PLANNING AREA 1: 53 DU / 12.3 DEV. AC = 4.31 DU/AC
- 50' SINGLE FAMILY DETACHED      PLANNING AREA 2: 128 DU / 28.1 AC = 4.56 DU/AC
- 40' SINGLE FAMILY DETACHED      PLANNING AREA 3: 81 DU / 28.5 AC = 2.84 DU/AC
- 35' REAR-LOAD SINGLE FAMILY DETACHED      PLANNING AREA 4: 151 DU / 30.2 AC = 5.00 DU/AC
- 35' FRONT-LOAD SINGLE FAMILY DETACHED

**LEGEND**

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Site Line
- Sight Distance Line
- Top of Embankment
- 100-YR W.S.E.
- Phase Line
- Retaining Wall
- Prop. Asphalt Pavement
- Prop. Asphalt Mill & Overlay
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Sight Distance Area
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Ex. Sanitary Line
- Ex. Water Line
- Ex. Storm Sewer Line
- Ex. Irrigation Pipe
- Ex. Fiber Optic Line
- Ex. Gas Line
- Ex. Telephone Line
- Ex. Overhead Electric
- Ex. Fence
- Sanitary Service Line
- Water Service Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Thrust Block
- Water Valve
- Water Meter
- Storm Manhole
- Ex. Sanitary Sewer Manhole
- Ex. Water Valve
- Ex. Fire Hydrant
- Ex. Storm Manhole
- Ex. Street Light
- Ex. Sign
- Prop. Street Light
- Prop. Sign
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour



**GENERAL ABBREVIATIONS**

A.E.	ACCESS EASEMENT
BKL	BIKE LANE
BL CONST	BASELINE OF CONSTRUCTION
BS	BOTTOM ELEVATION OF RISE
B.S.I.	BY SEPARATE INSTRUMENT
CE	CURB EXTENSION
CL	CENTERLINE
CT	CURB TRANSITION
CWN	CROWN
DBO	DESIGN BY OTHERS
DC	MEDIAN CURB & GUTTER
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
EOP	EDGE OF PAVEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
E.A.T.T.E.	EXISTING AT&T EASEMENT
E.P.E.	EXISTING PIPELINE EASEMENT
FES	FLARED END SECTION
FGB	FINISHED GROUND AT BOTTOM WALL ELEVATION
FGT	FINISHED GROUND AT TOP WALL ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FV	FIELD VERIFY
G	FINISHED GROUND
G.E.	GAS EASEMENT
G.O.E.	GAS & OIL EASEMENT
GV	GATE VALVE
HP	HIGH POINT
I.E.	IRRIGATION EASEMENT
LL	LOT LINE
LP	LOW POINT
LTWD	LITTLE THOMPSON WATER DISTRICT
MC	MOUNTABLE CURB & GUTTER
MH	MANHOLE
MSE	MECHANICALLY STABILIZED EARTH
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PGL	PROFILE GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R.O.W.	RIGHT OF WAY
RN	RECORDING NUMBER
S.E.	SANITARY EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
SS	SANITARY SERVICE
SW	SIDEWALK
SW.E.	SIDEWALK EASEMENT
TB	THRUST BLOCK
TC	TOP OF CURB
T.C.E.	TEMP. CONSTRUCTION EASEMENT
T.R.E.	TRANSPORTATION EASEMENT
TS	TOP ELEVATION OF RISER
U.E.	UTILITY EASEMENT
U.G.E.	UTILITY & GAS EASEMENT
VC	VERTICAL CURB & GUTTER
W.E.	WATER EASEMENT
WL	WATER LINE
WS	WATER SERVICE
W.S.W.	WATER SURFACE ELEVATION
WV	WATER VALVE

VC	VERTICAL C&G
MC	URBAN MOUNTABLE C&G
DC	MEDIAN C&G

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**LJA ENGINEERING**

1501 W. Wazee St., Suite 1-C  
Denver, CO 80202  
Phone: 303.446.2388

**APPLICANT**

COLA, LLC / VIEW HOMES

555 MIDDLE CREEK PKWY, SUITE 600  
JOHNSTOWN, CO 80521

**CLIENT**

COLA, LLC / VIEW HOMES

**BLUE SKY PRAIRIE**  
JOHNSTOWN, COLORADO

**NOTES**

TIM BUSCHAR

**DATE**

08-18-2023

1 04-18-2023 1st SUBMITTAL

2 09-23-2023 2nd SUBMITTAL

3

REVISIONS

**DR. WWB** | **CH. KRL**

**P.M. KRL**

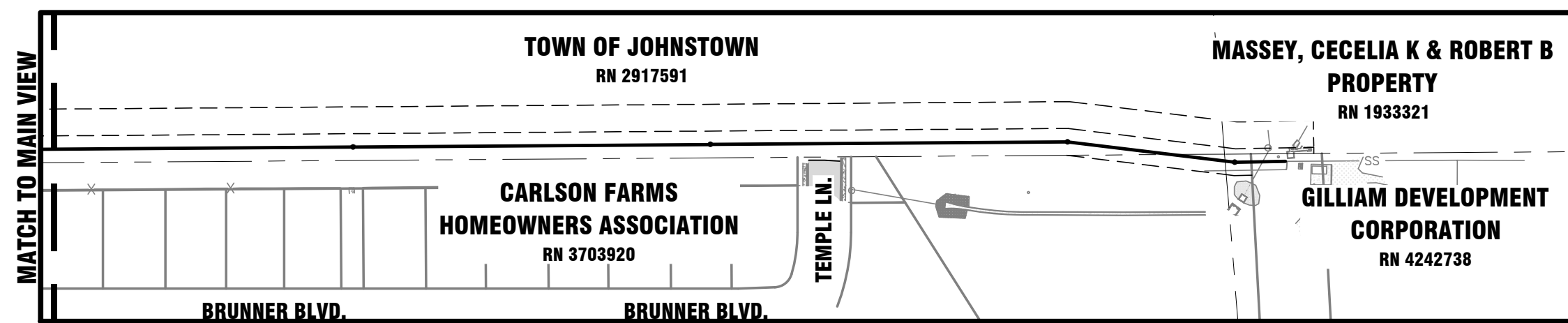
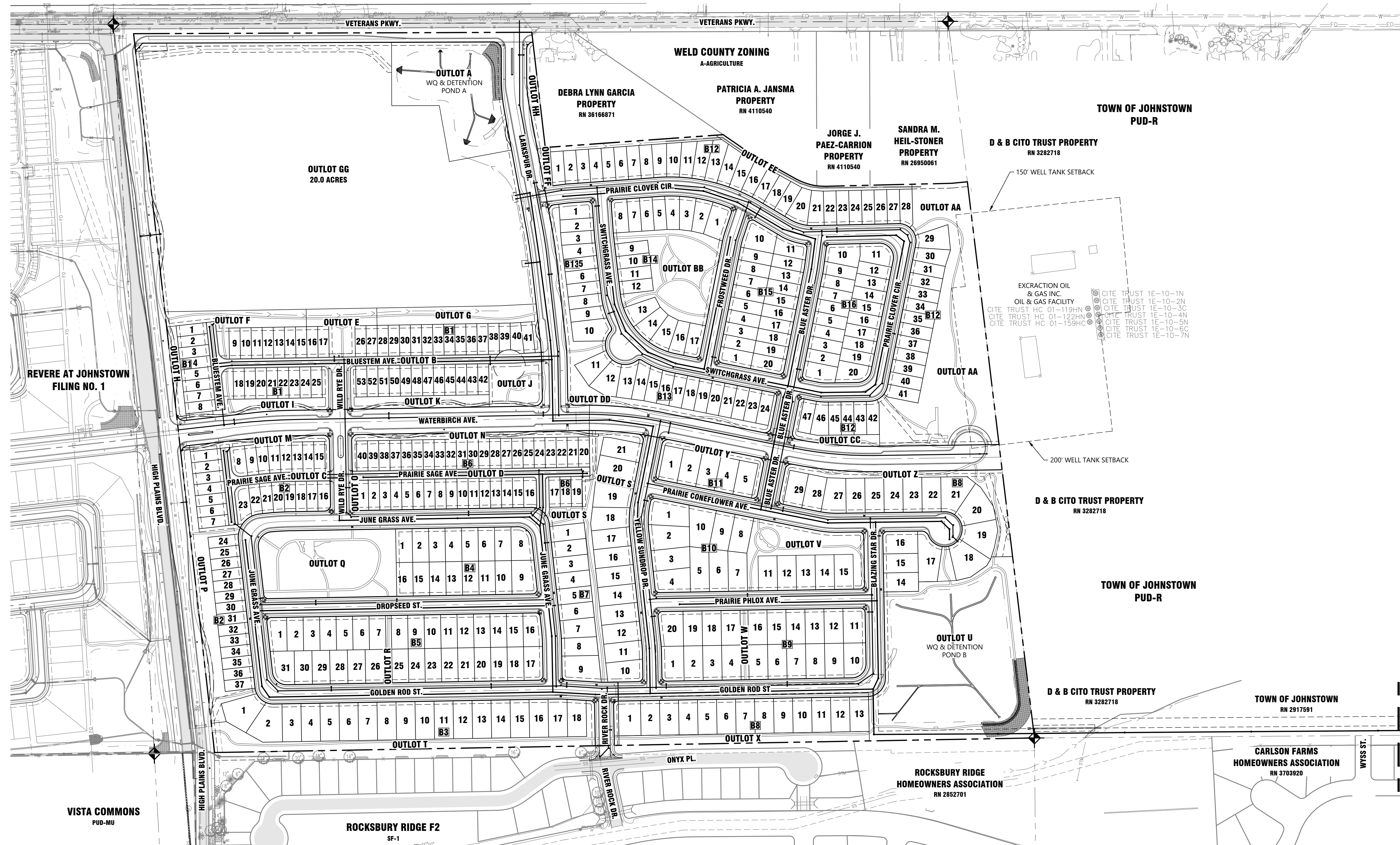
**JOB** 1073-01

**SHEET NO.**

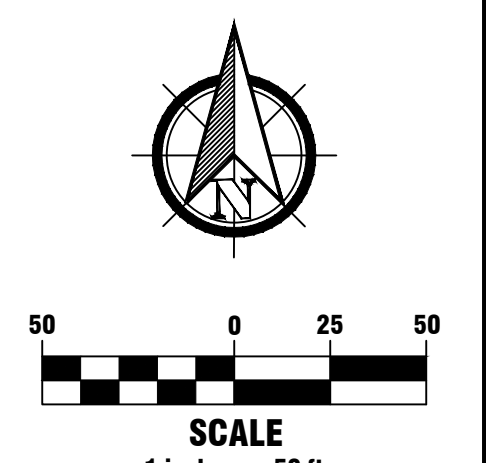
**NOT FOR CONSTRUCTION**


**2 OF 29**

# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO




**PROJECT BENCHMARK:**  
NGS CONTROL POINT "JOHNSON" BEING A 3/8" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.  
DATUM ELEV. = 5000.64 (NAVD88)






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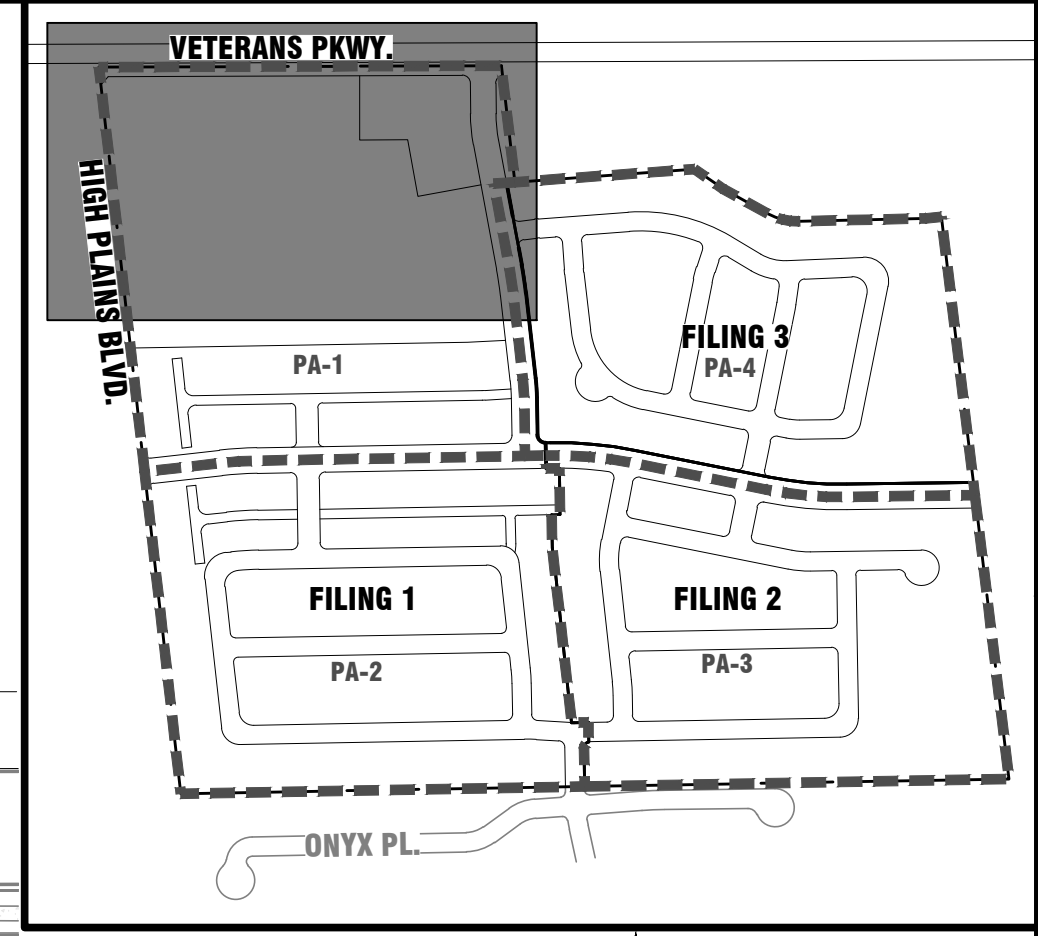
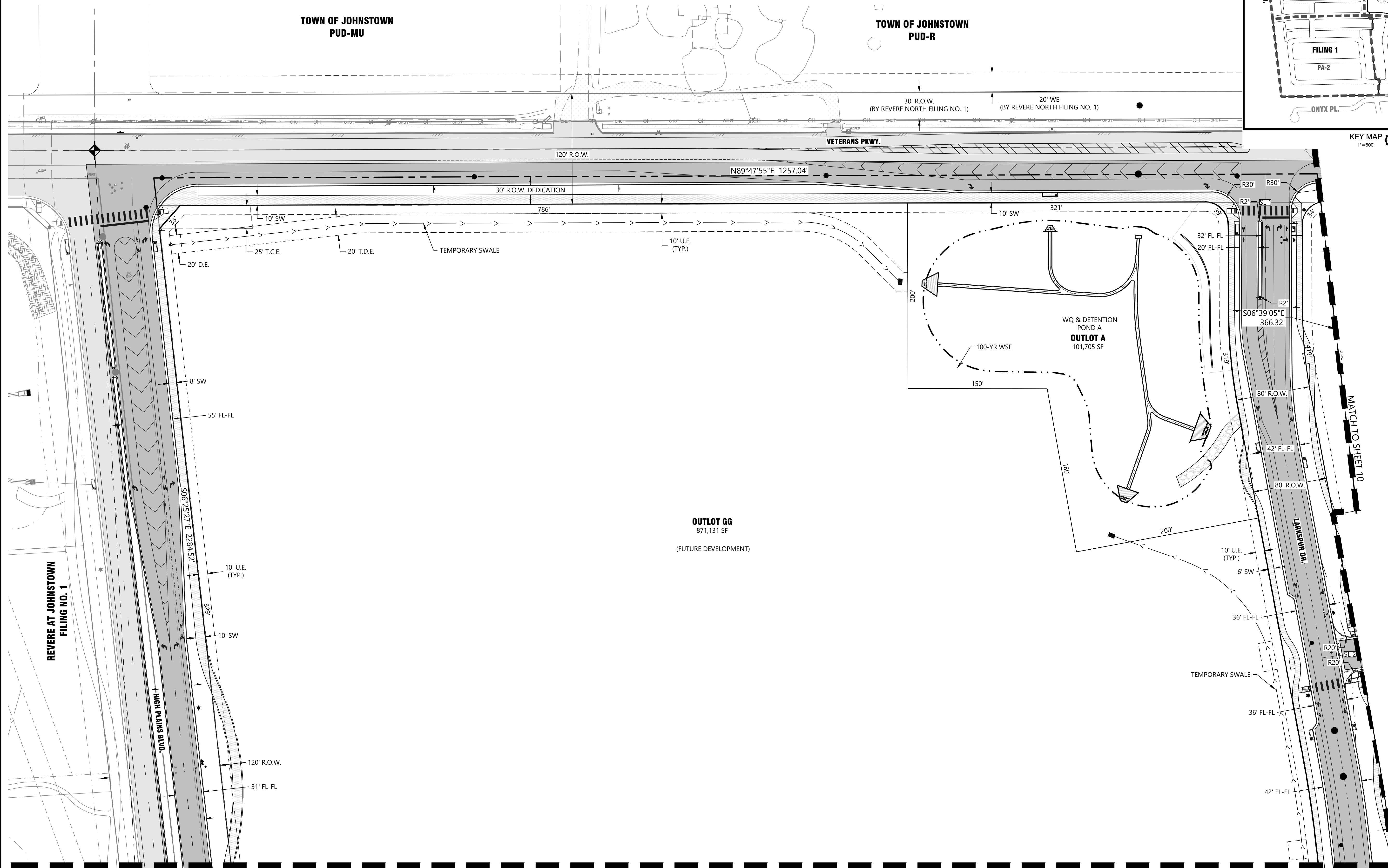
Henry Design Group  
1501 Wazee St., Suite 1-C  
Denver, CO 80202  
Phone: 303.446.2388

APPLICANT	COLA, LLC / VIEW HOMES						
CLIENT	COLA, LLC / VIEW HOMES BLUE SKY PRAIRIE JOHNSTOWN, COLORADO						
DATE	08-18-2023						
REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1</td> <td style="width: 95%;">04-18-2023 1st SUBMITTAL</td> </tr> <tr> <td>2</td> <td>09-23-2023 2nd SUBMITTAL</td> </tr> <tr> <td>3</td> <td></td> </tr> </table>	1	04-18-2023 1st SUBMITTAL	2	09-23-2023 2nd SUBMITTAL	3	
1	04-18-2023 1st SUBMITTAL						
2	09-23-2023 2nd SUBMITTAL						
3							
JOB SHEET NO.	1073-01						
OVERALL PLAN	3 OF 29						

# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

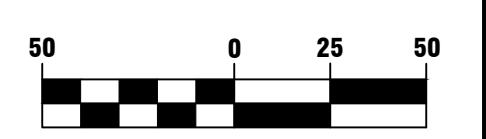
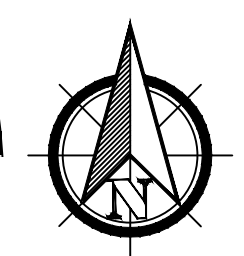
TOWN OF JOHNSTOWN  
PUD-MU

TOWN OF JOHNSTOWN  
PUD-R



KEY MAP  
1"=600'

MATCH TO SHEET 5

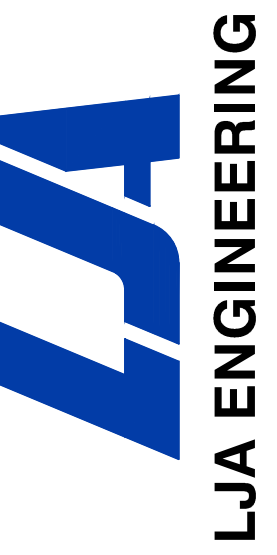


**SCALE**  
1 inch = 50 ft.

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**811**  
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**APPLICANT**  
COLA, LLC / VIEW HOMES  
555 MIDDLE CREEK PKWY, SUITE 500  
JOHNSTOWN, CO 80821

**CLIENT**  
COLA, LLC / VIEW HOMES  
BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO

**DATE** 08-18-2023

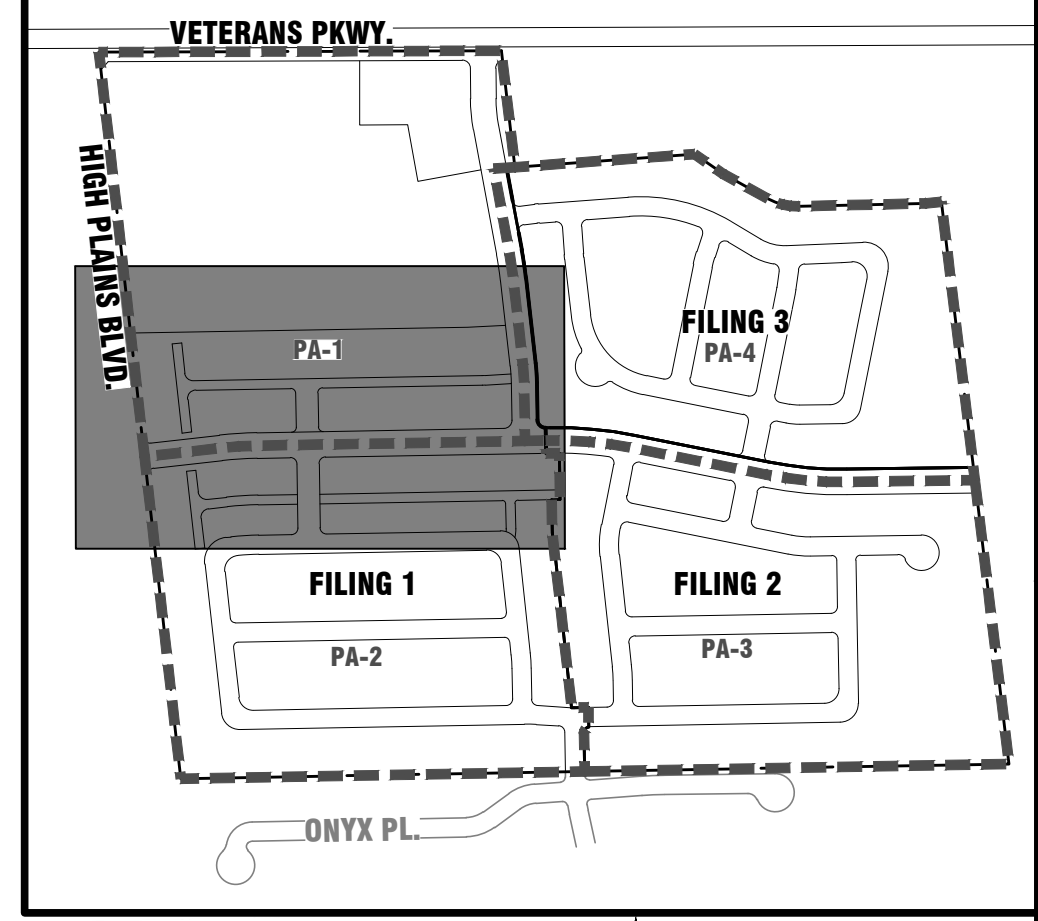
1	04-18-2023	1st SUBMITTAL
2	09-23-2023	2nd SUBMITTAL
3		

**REVISIONS**

DR.	ICA	CH.	KRL
P.M.	KRL		

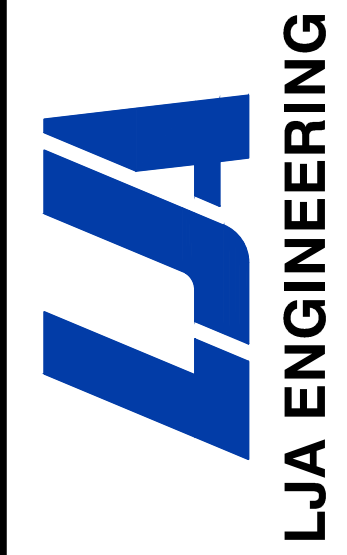
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**SHEET NO.** 4 OF 29

# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



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JOHNSTOWN, CO 80821

**CLIENT**  
COLA, LLC / VIEW HOMES  
BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO

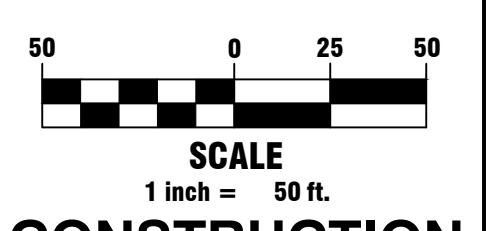
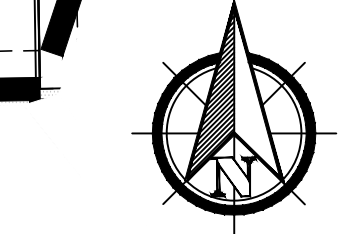
**REVISIONS**

NO.	DATE	DESCRIPTION
1	04-18-2023	1st SUBMITTAL
2	09-29-2023	2nd SUBMITTAL
3		

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**P.M. KRL**

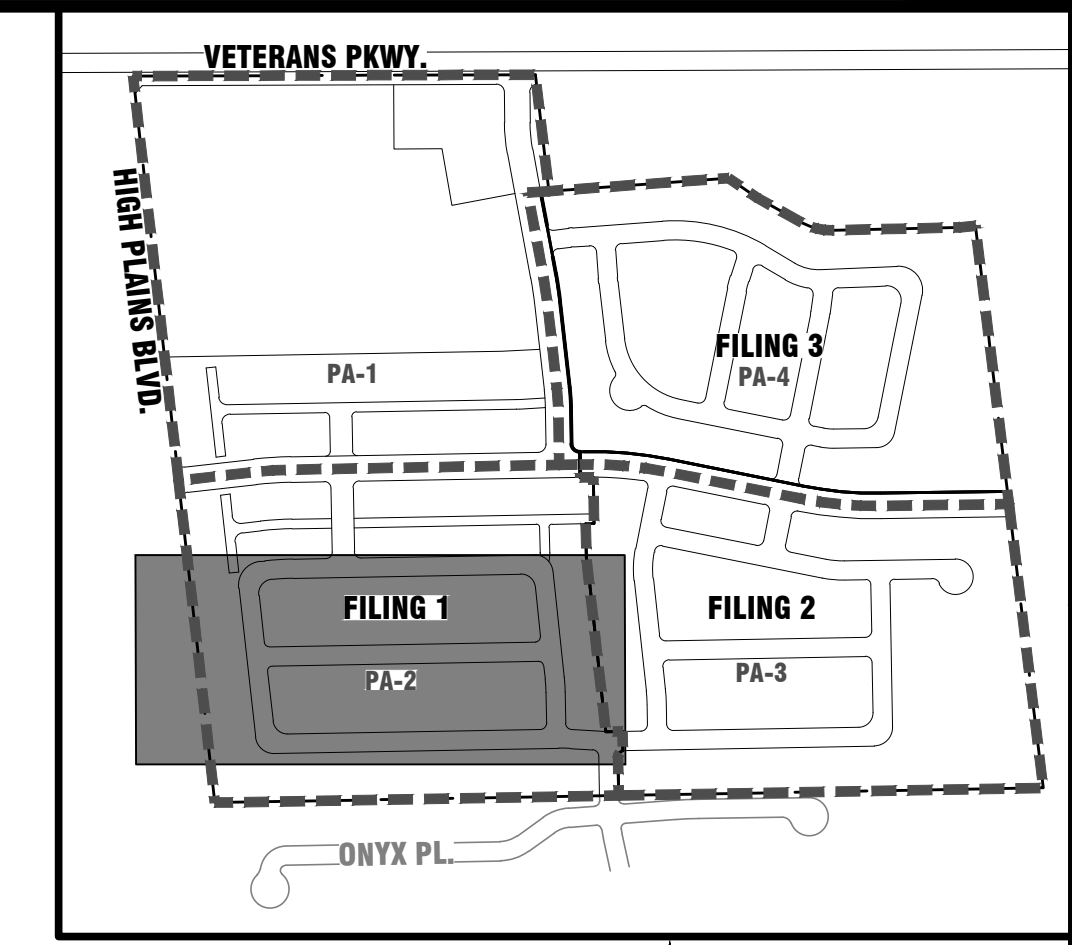
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**SHEET NO.** 5 OF 29

MATCH TO SHEET 4



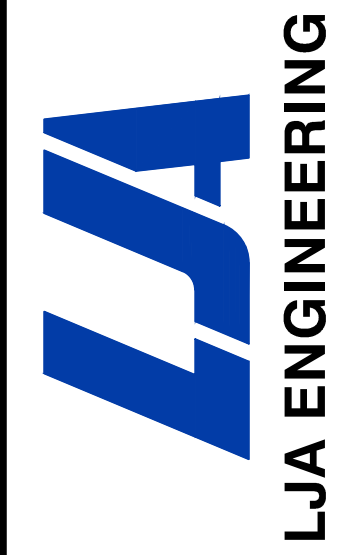
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# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



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Phone: 303.446.2388

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555 MIDDLE CREEK PKWY, SUITE 600  
JOHNSTOWN, CO 80821

**CLIENT**  
COLA, LLC / VIEW HOMES  
BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO

**PROJECT**  
SITE PLAN

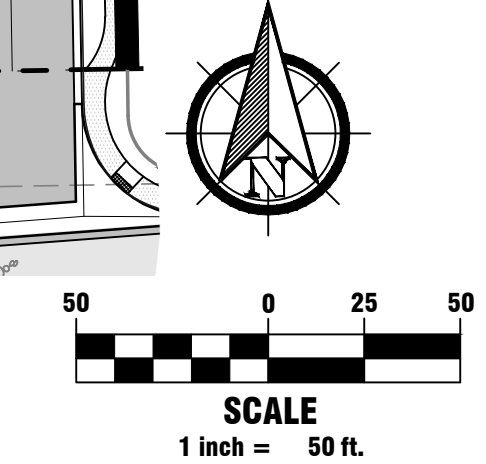
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**REVISIONS**

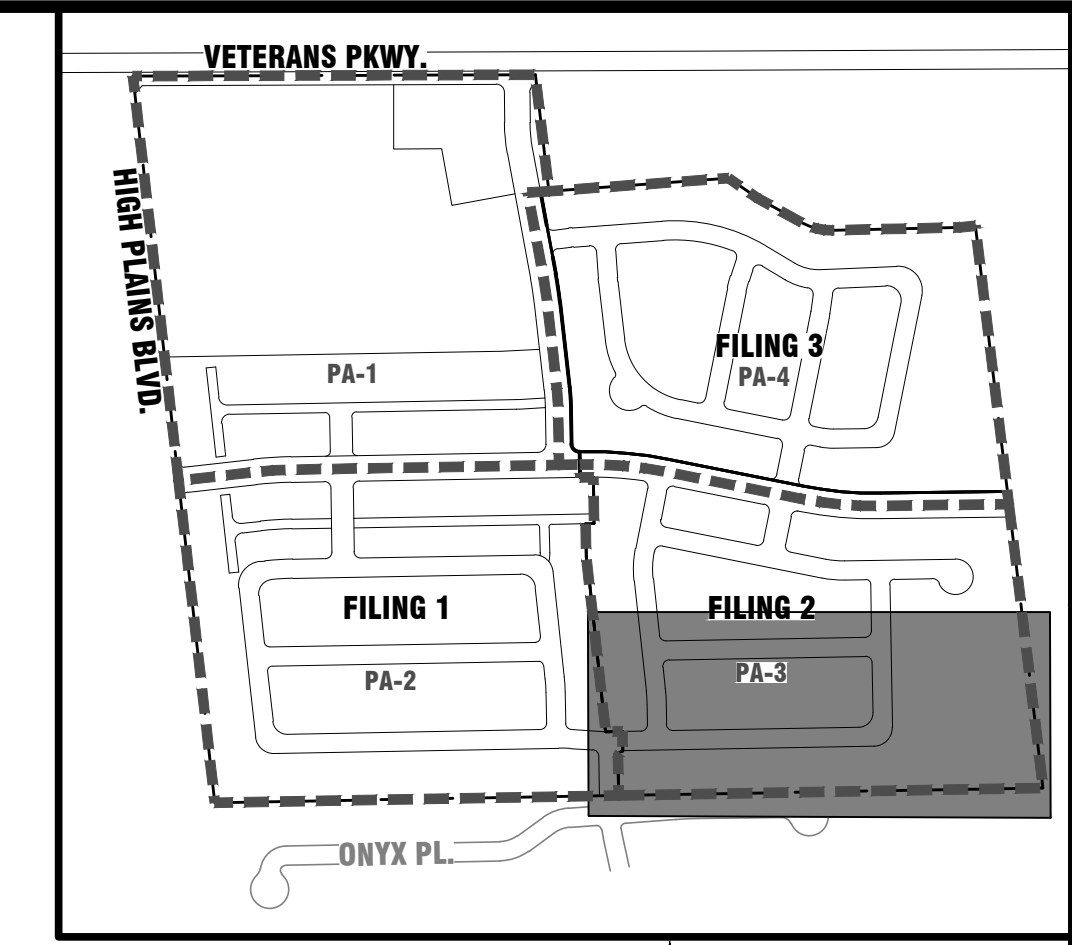

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**P.M.** KRL

**JOB** 1073-01  
**SHEET NO.** 6 OF 29



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# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



KEY MAP  
1"=600'

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303.446.2388 • hdesigngroup.com

**The Henry Design Group**  
1501 Wazee St., Suite 1-C  
Denver, CO 80202 Phone: 303.446.2388

CLIENT

APPLICANT  
COLA, LLC / VIEW HOMES  
555 MIDDLE CREEK PKWY, SUITE 500  
JOHNSTOWN, CO 80821

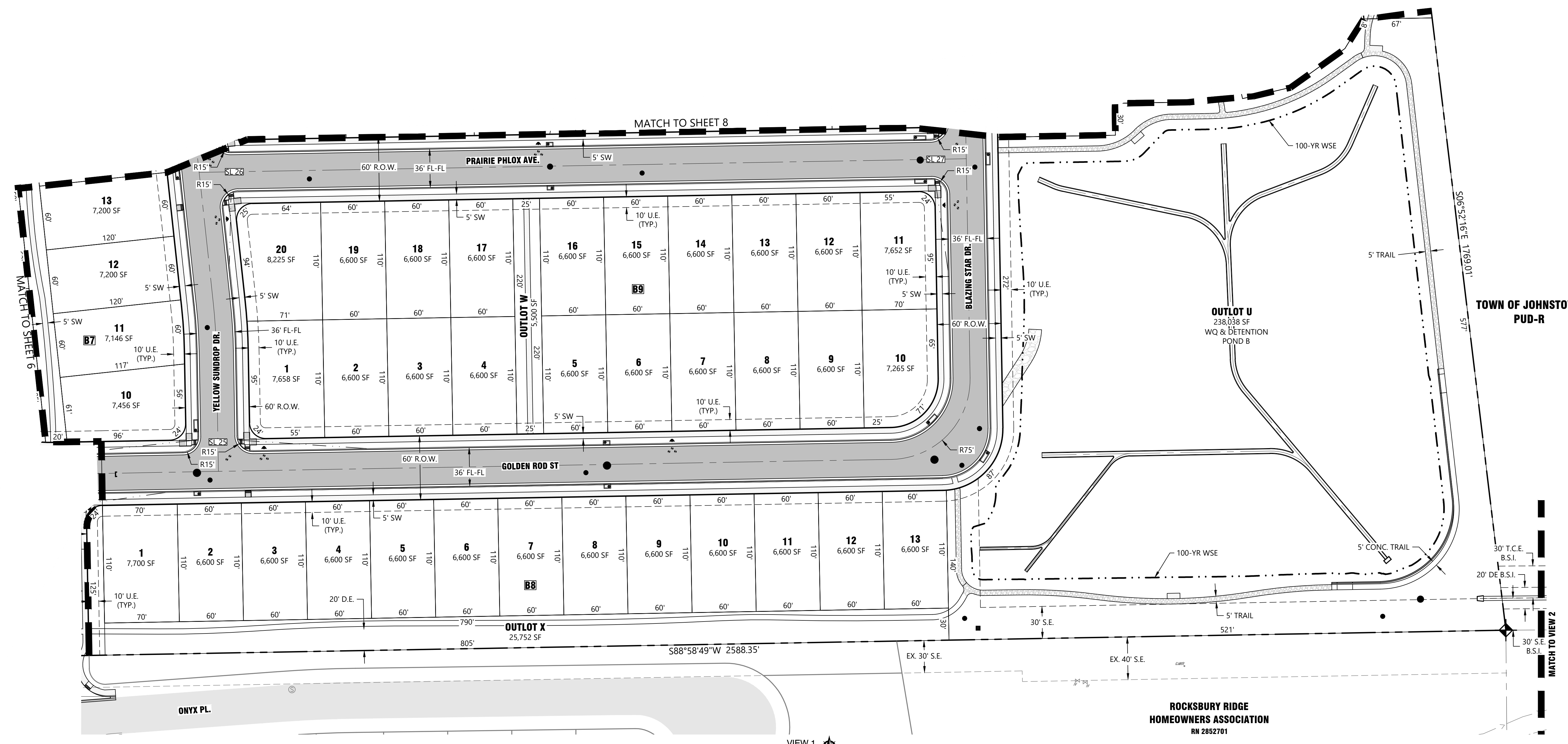
TIM BUSCHAR

CLIENT

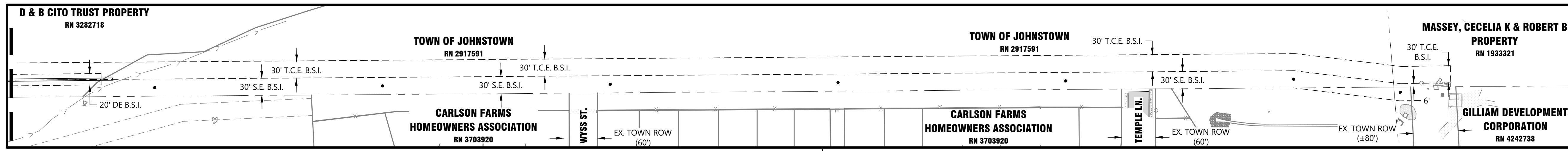
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BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO

**SITE PLAN**

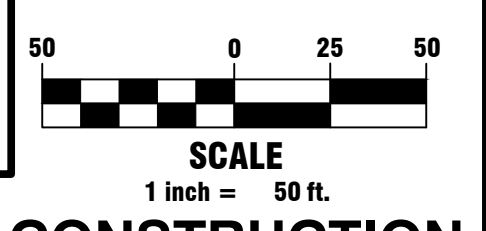
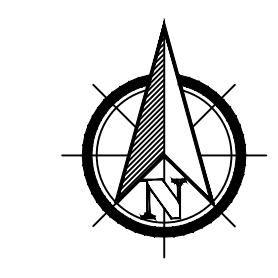
DATE	08-18-2023
1	04-18-2023 1st SUBMITTAL
2	09-29-2023 2nd SUBMITTAL
3	
REVISIONS	



VIEW 1  
1"=100'

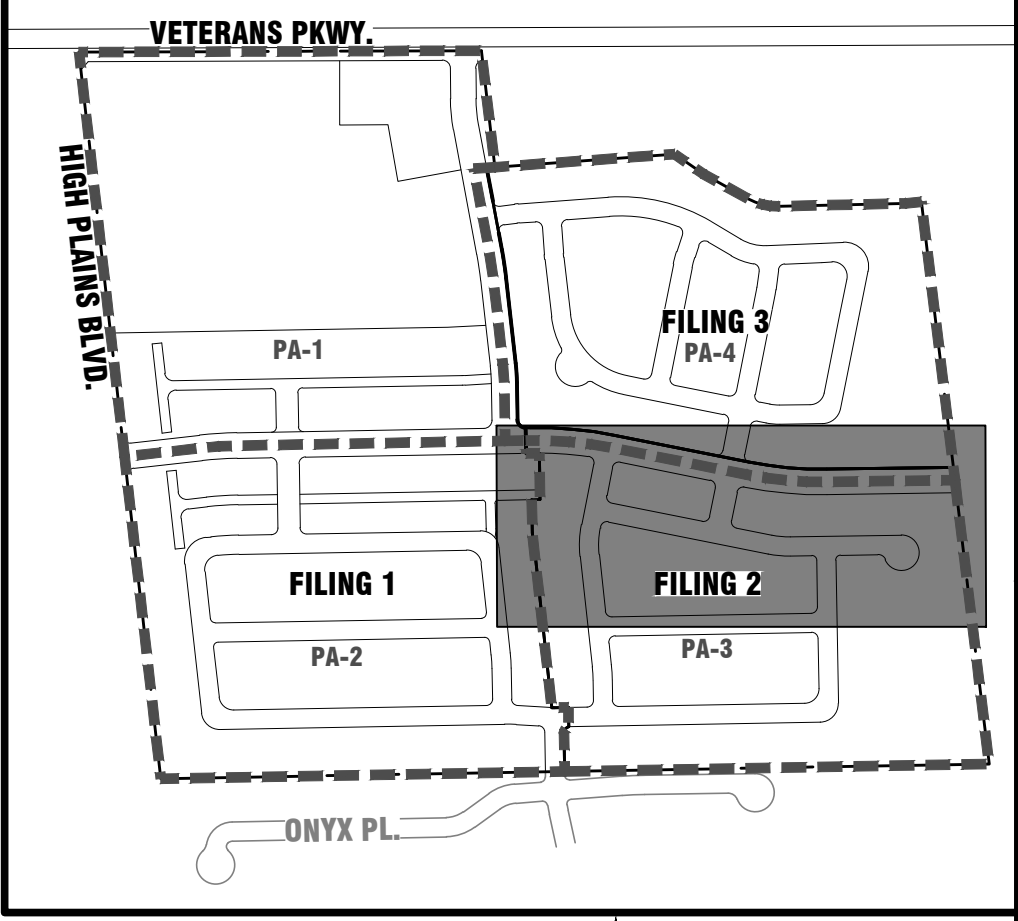


VIEW 2  
1"=100'



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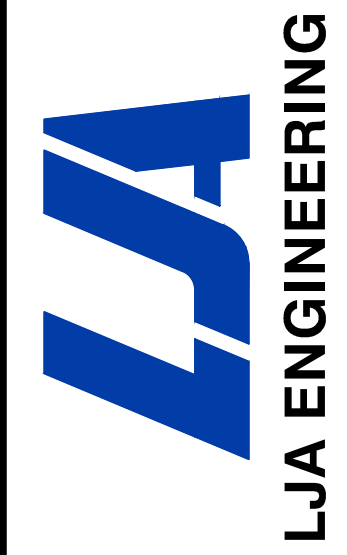
# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



KEY MAP  
1"=600'

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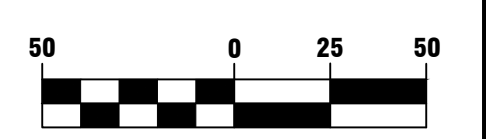
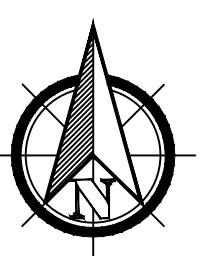
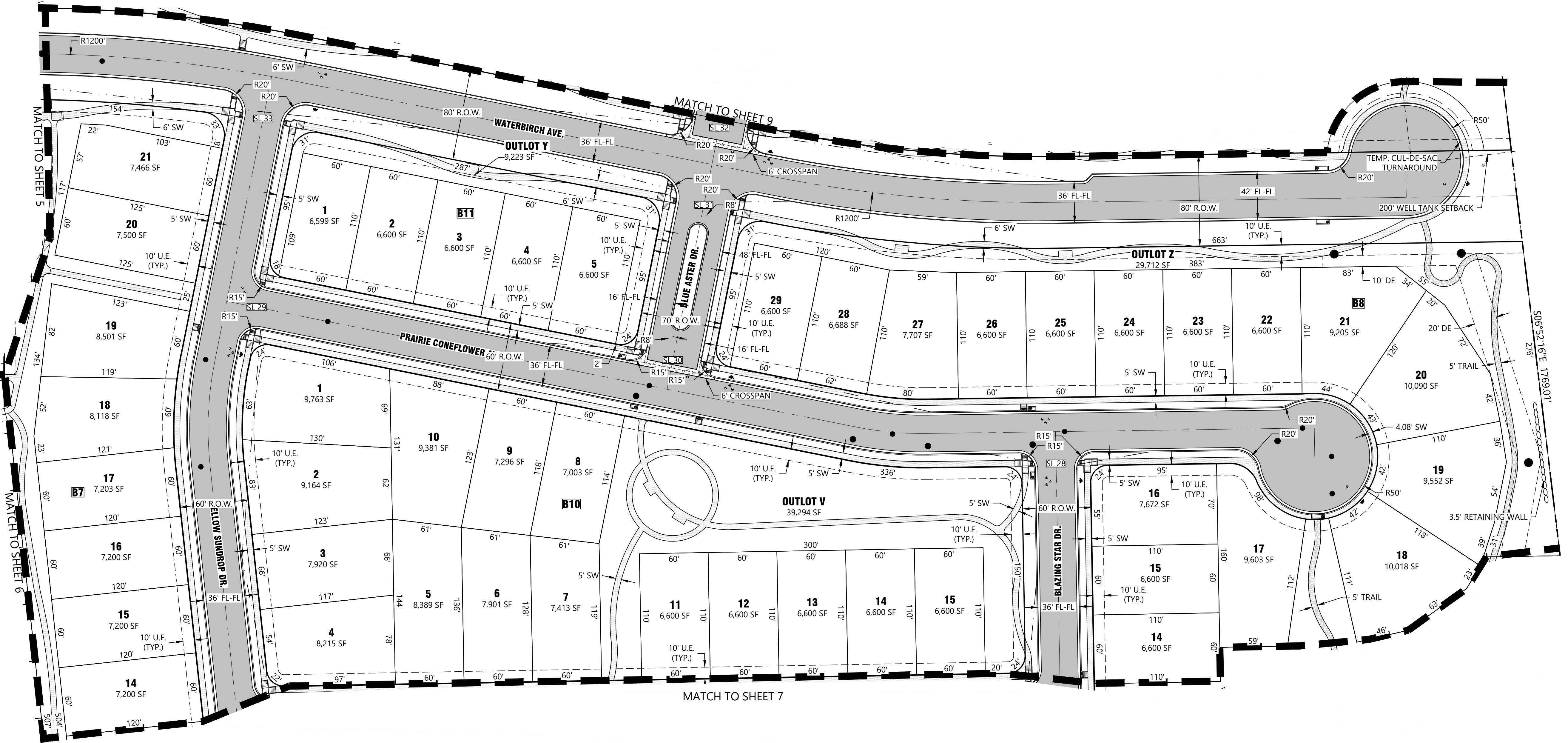
**APPLICANT**  
COLA, LLC / VIEW HOMES  
555 MIDDLE CREEK PKWY, SUITE 600  
JOHNSTOWN, CO 80821

**CLIENT**  
COLA, LLC / VIEW HOMES  
BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO

**PROJECT**  
SITE PLAN

DATE	08-18-2023
1	04-18-2023 1st SUBMITTAL
2	09-29-2023 2nd SUBMITTAL
3	
REVISIONS	

DR. ICA	CH. KRL
P.M. KRL	
JOB	1073-01
SHEET NO.	8 OF 29

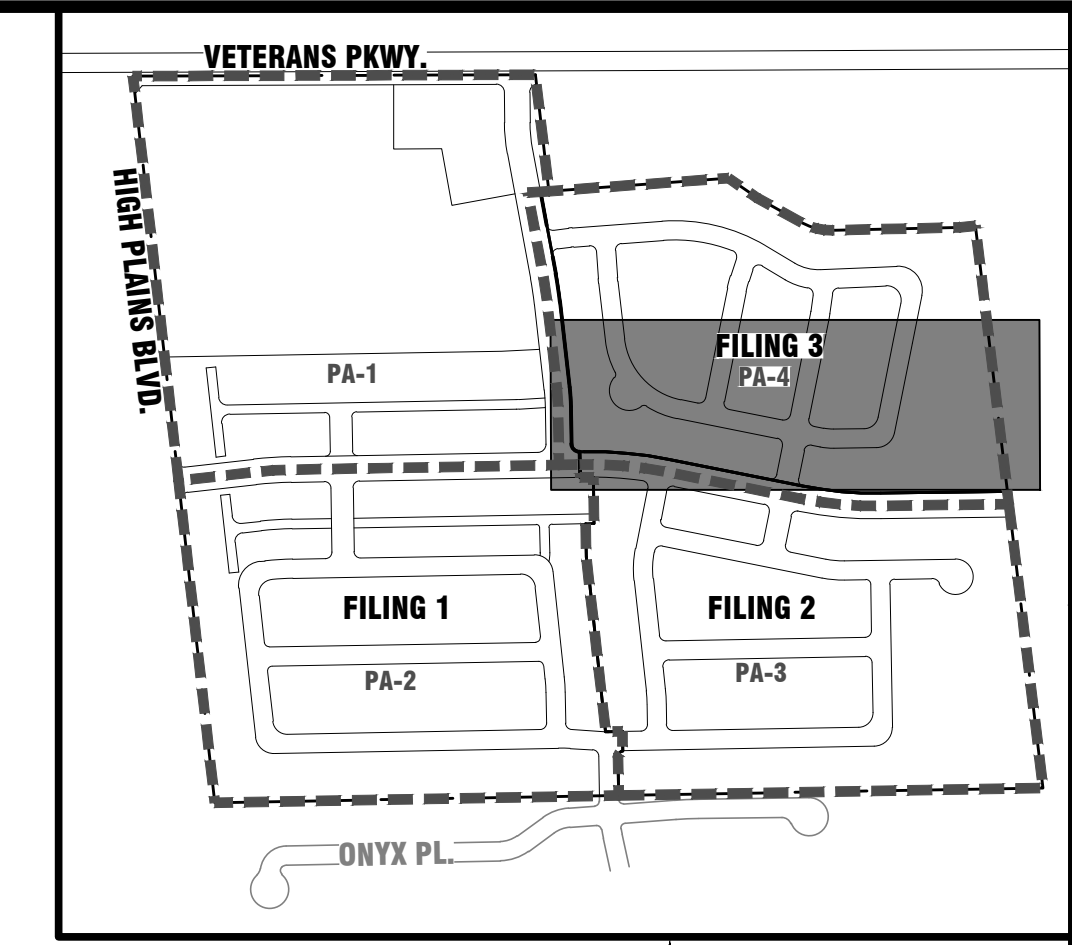


**SCALE**  
1 inch = 50 ft.

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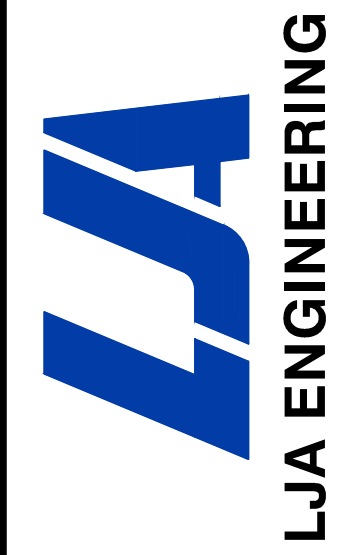
# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



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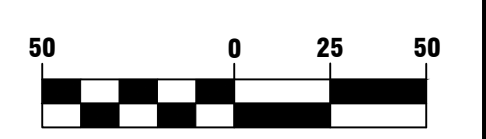
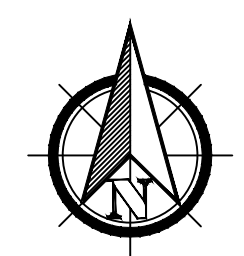
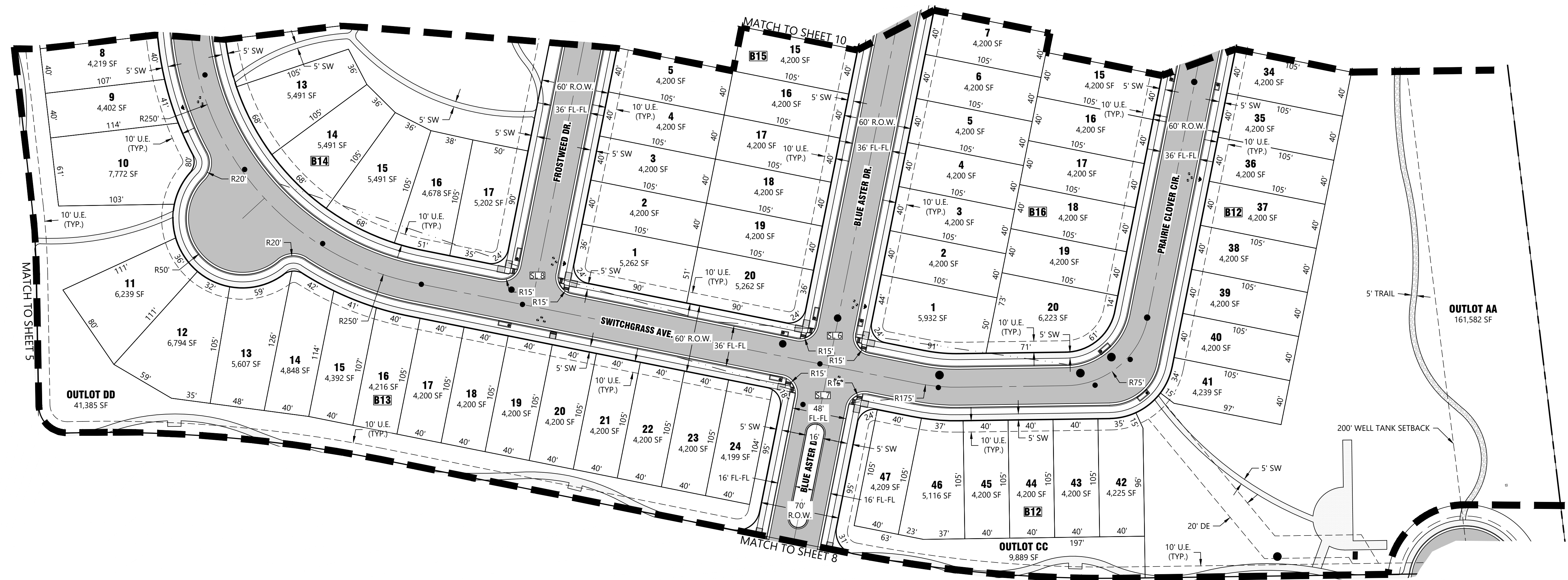
**CLIENT**  
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1501 Wazee St., Suite 1-C  
Denver, CO 80202  
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COLA, LLC / VIEW HOMES  
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JOHNSTOWN, COLORADO

**PROJECT**  
SITE PLAN

NO.	DATE	REVISIONS
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2	09-23-2023	2nd SUBMITTAL
3		
4		
5		

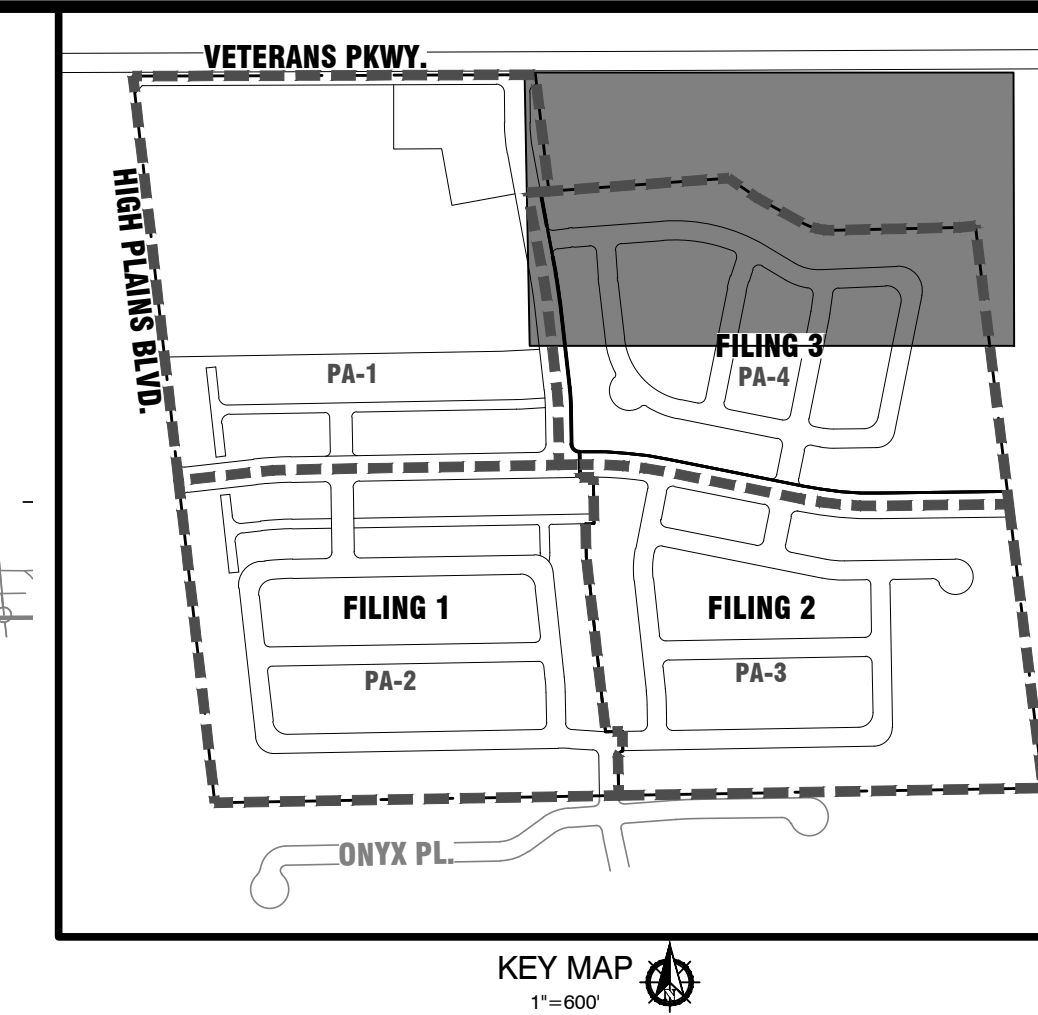
DR.	ICA	CH.	KRL
P.M.	KRL		
JOB	1073-01		
SHEET NO.	9 OF 29		



**SCALE**  
1 inch = 50 ft.

**NOT FOR CONSTRUCTION**

# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO



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JOHNSTOWN, CO 80521

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JOHNSTOWN, COLORADO

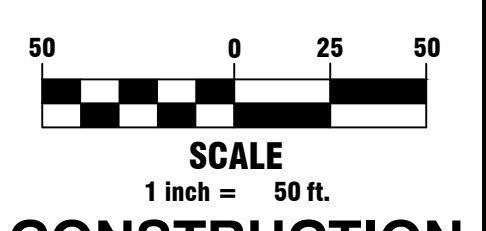
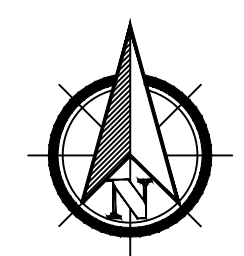
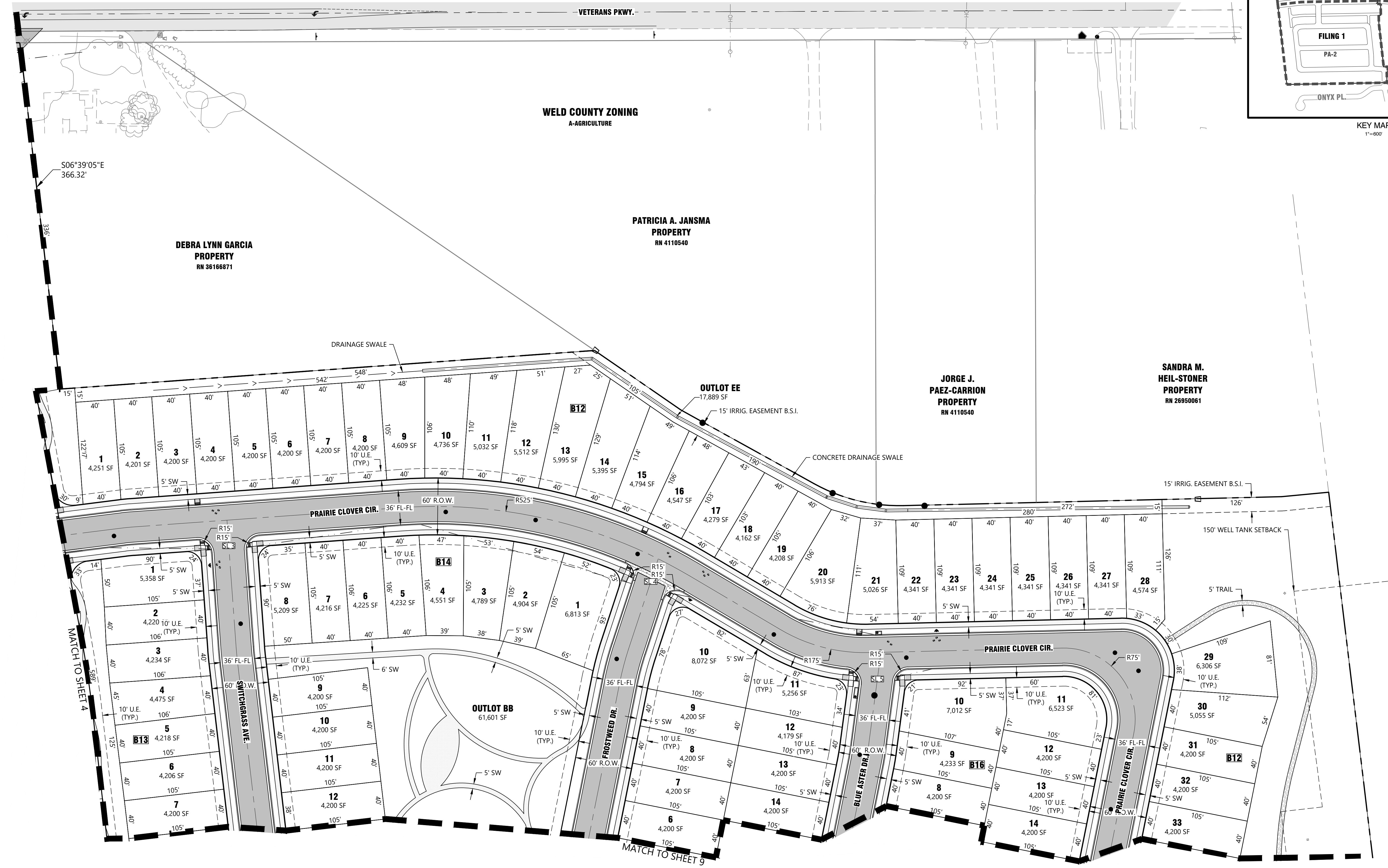
**DATE**  
08-18-2023

1	04-18-2023	1st SUBMITTAL
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3		
4		
5		

**REVISIONS**


**DR.** ICA | **CH.** KRL  
**P.M.** KRL

**JOB** 1073-01  
**SHEET NO.** 10 OF 29



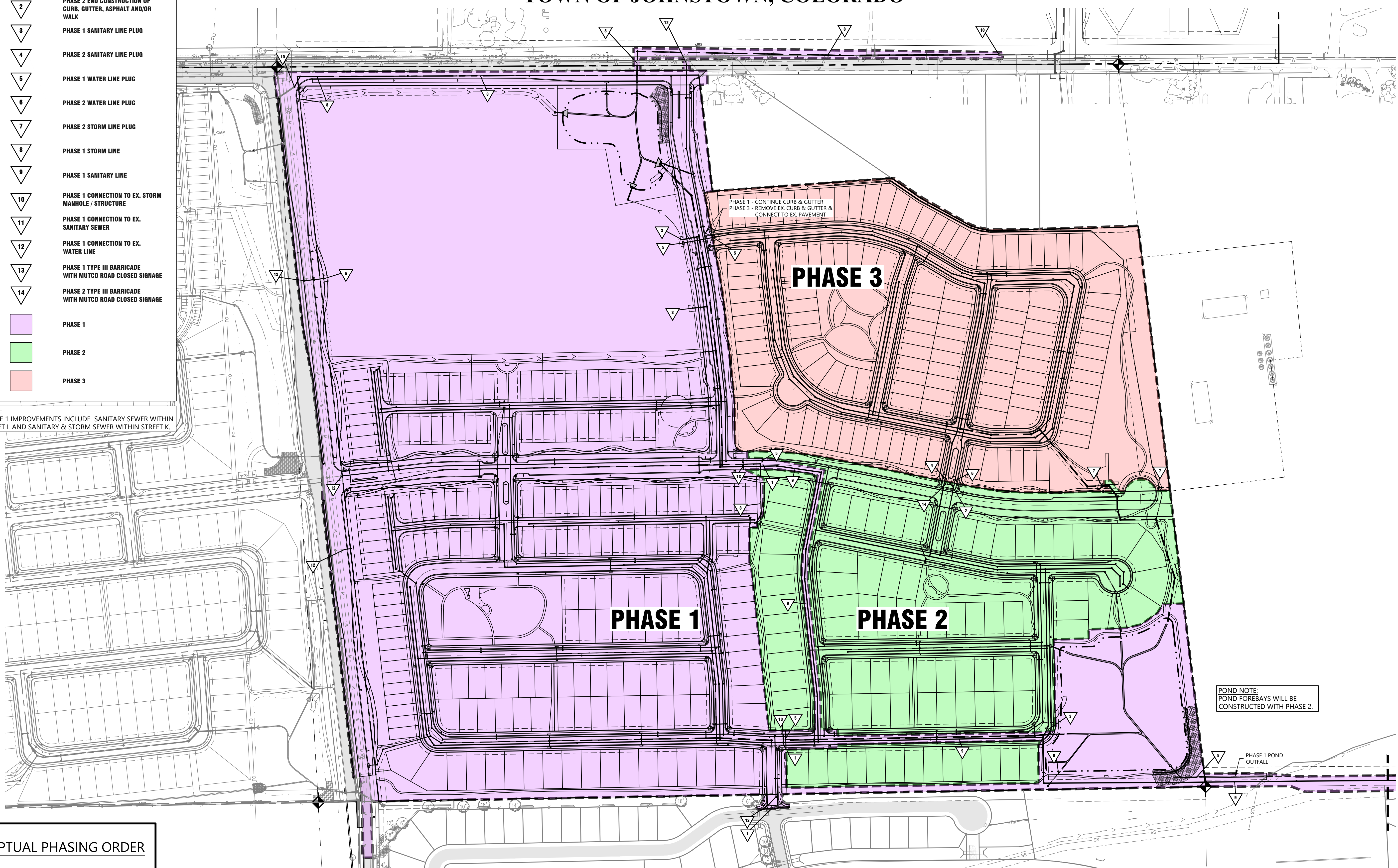
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# BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

### PHASING LEGEND

- |    |   |
|----|---|
| 1  | PHASE LINE  |
| 2  | PHASE 1 END CONSTRUCTION OF CURB, GUTTER, ASPHALT AND/OR WALK |
| 3  | PHASE 2 END CONSTRUCTION OF CURB, GUTTER, ASPHALT AND/OR WALK |
| 4  | PHASE 1 SANITARY LINE PLUG                                    |
| 5  | PHASE 2 SANITARY LINE PLUG                                    |
| 6  | PHASE 1 WATER LINE PLUG                                       |
| 7  | PHASE 2 WATER LINE PLUG                                       |
| 8  | PHASE 2 STORM LINE PLUG                                       |
| 9  | PHASE 1 STORM LINE  |
| 10 | PHASE 1 SANITARY LINE   |
| 11 | PHASE 1 CONNECTION TO EX. STORM MANHOLE / STRUCTURE           |
| 12 | PHASE 1 CONNECTION TO EX. SANITARY SEWER                      |
| 13 | PHASE 1 CONNECTION TO EX. WATER LINE                          |
| 14 | PHASE 1 TYPE III BARRICADE WITH MUTCD ROAD CLOSED SIGNAGE     |
| 15 | PHASE 2 TYPE III BARRICADE WITH MUTCD ROAD CLOSED SIGNAGE     |
| 16 | PHASE 1   |
| 17 | PHASE 2   |
| 18 | PHASE 3   |

NOTE:  
PHASE 1 IMPROVEMENTS INCLUDE SANITARY SEWER WITHIN STREET L AND SANITARY & STORM SEWER WITHIN STREET K.



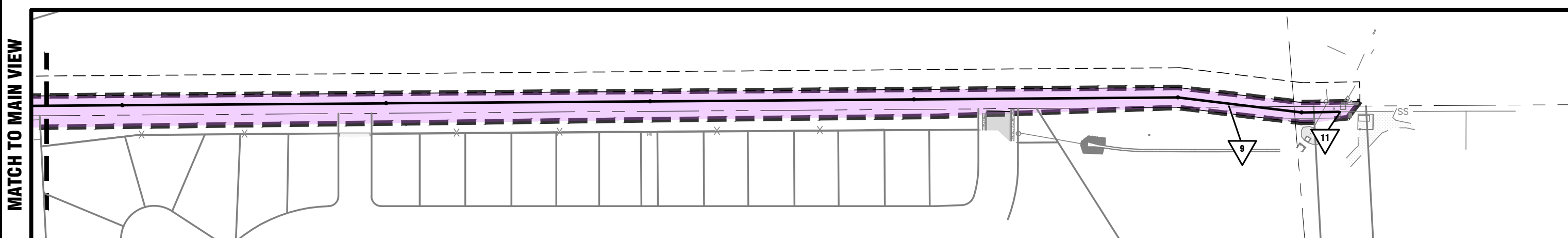
PHASE 1 - CONTINUE CURB & GUTTER  
PHASE 3 - REMOVE EX. CURB & GUTTER & CONNECT TO EX. PAVEMENT

POND NOTE:  
POND FOREBAYS WILL BE CONSTRUCTED WITH PHASE 2.

PHASE 1 POND OUTFALL

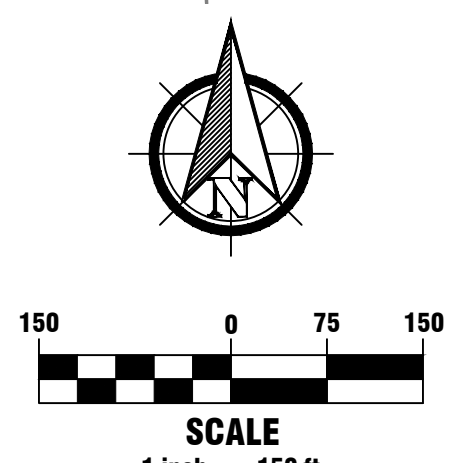
### CONCEPTUAL PHASING ORDER

- PHASE 1
- PHASE 2
- PHASE 3

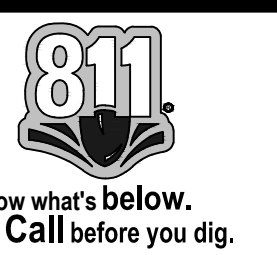


VIEW 1 - OFFSITE SANITARY CONNECTION

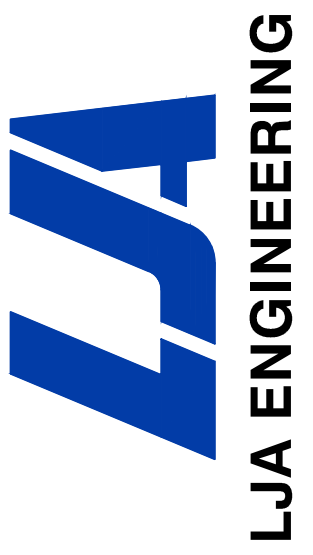
PROJECT BENCHMARK:  
NGS CONTROL POINT "JOHNSON" BEING A 1/2" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.  
DATUM ELEV. = 5000.64 (NAVD88)



NOT FOR CONSTRUCTION



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



The Henry Design Group  
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Phone: 303.446.2388

APPLICANT  
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JOHNSTOWN, CO 80821  
TIM BUSCHAR

CLIENT  
COLA, LLC / VIEW HOMES  
BLUE SKY PRAIRIE  
JOHNSTOWN, COLORADO  
PHASING PLAN

DATE  
08-18-2023

1	04-18-2023	1st SUBMITTAL
2	09-23-2023	2nd SUBMITTAL
3		

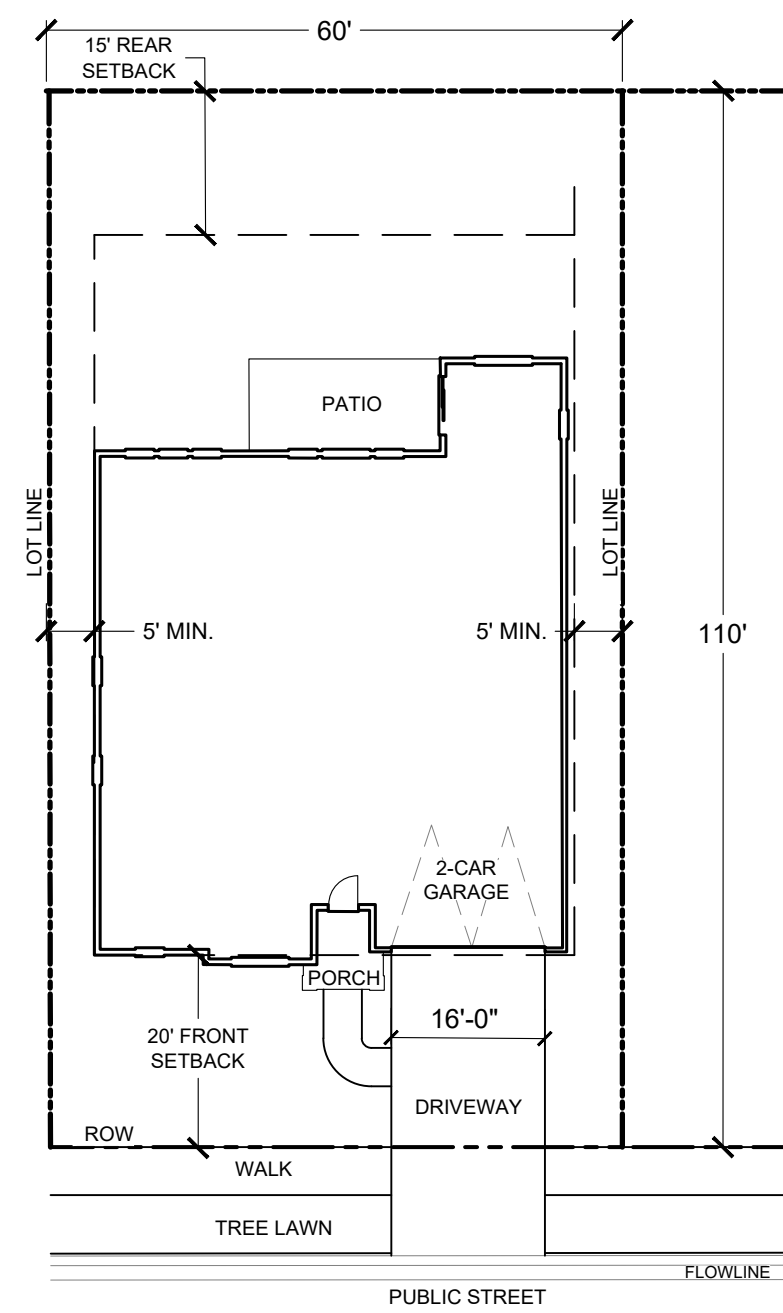
REVISIONS	

DR. ICA | CH. KRL  
P.M. KRL  
JOB 1073-01  
SHEET NO. 11 OF 29

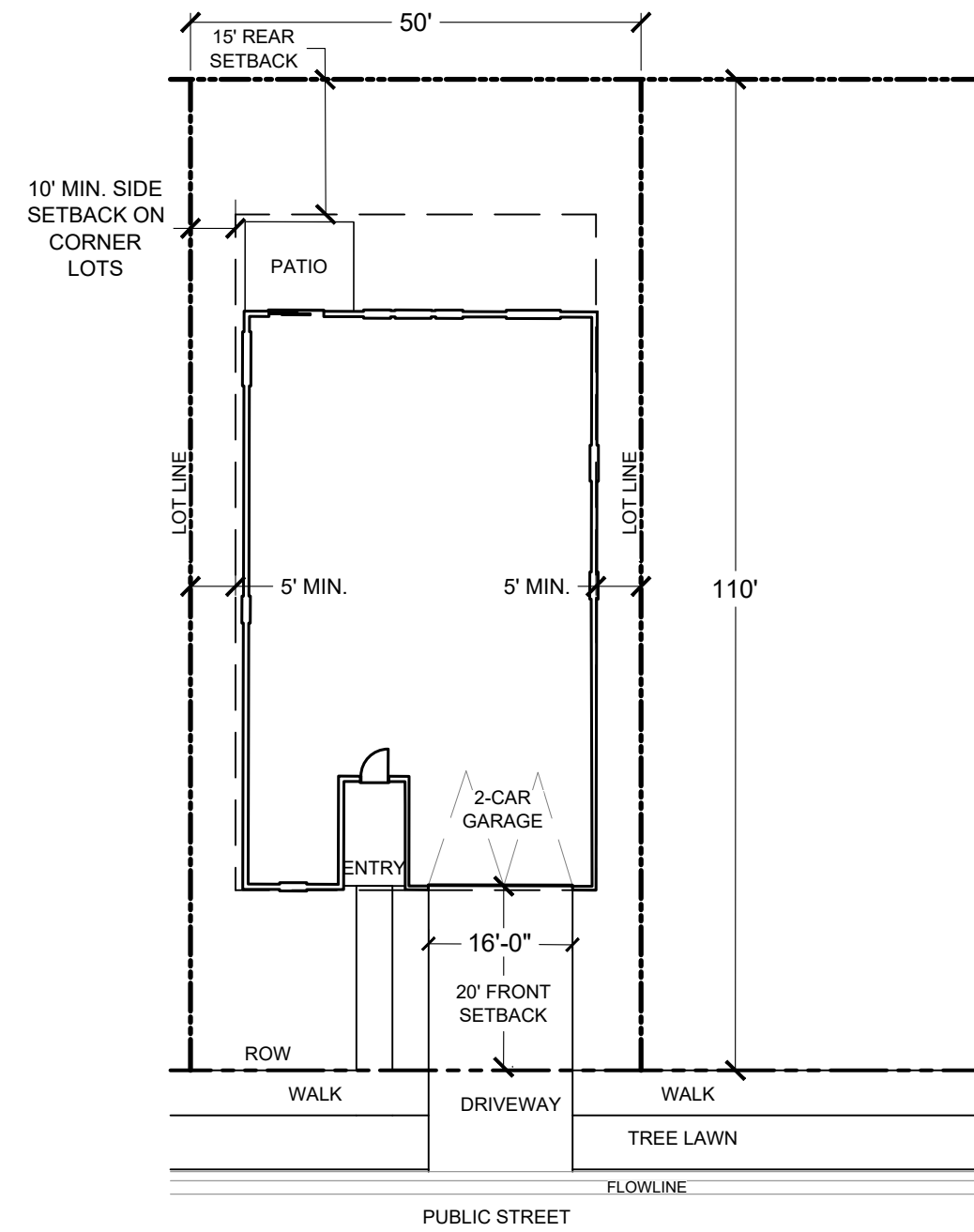
# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

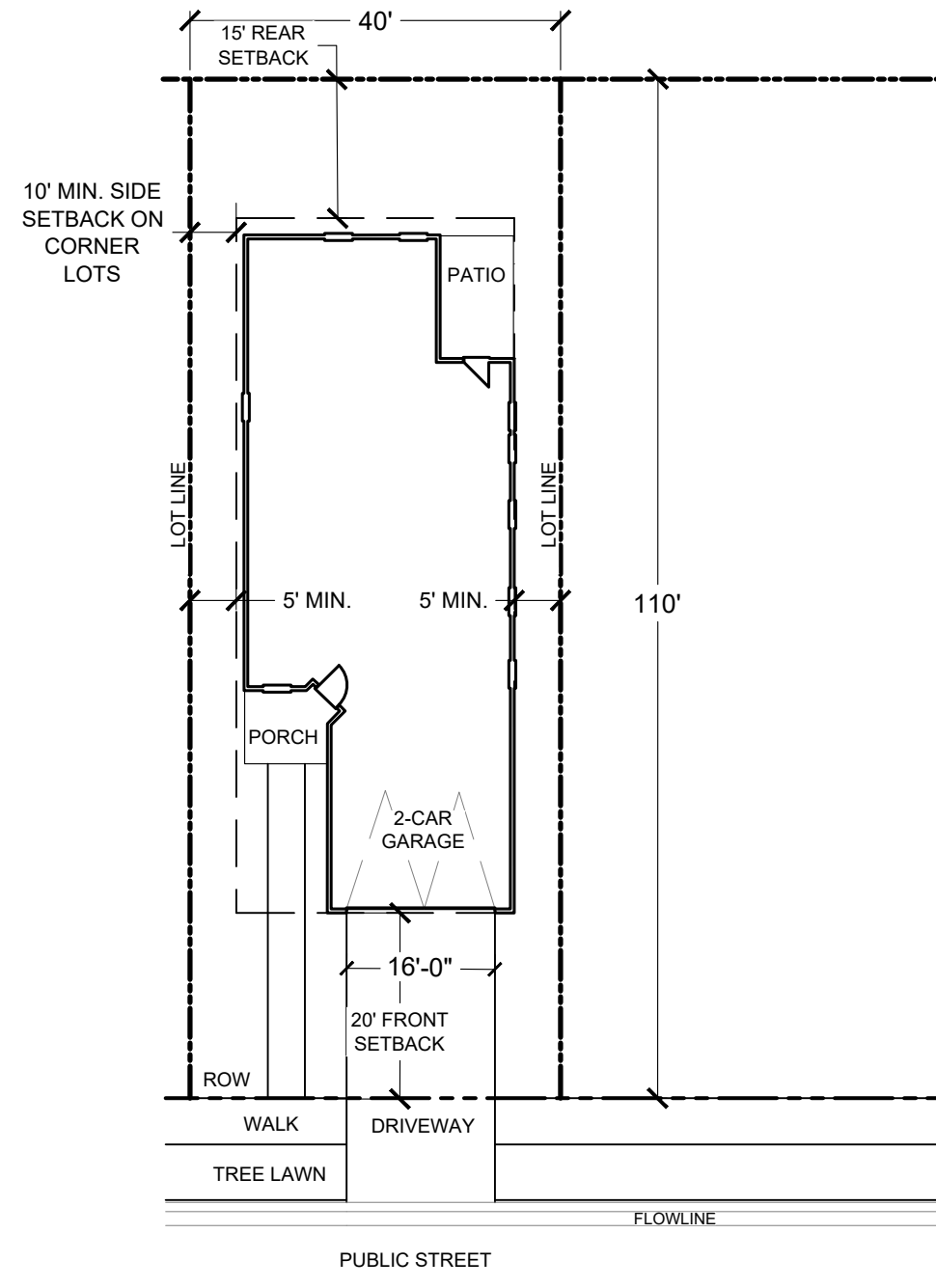
### TOWN OF JOHNSTOWN, COLORADO



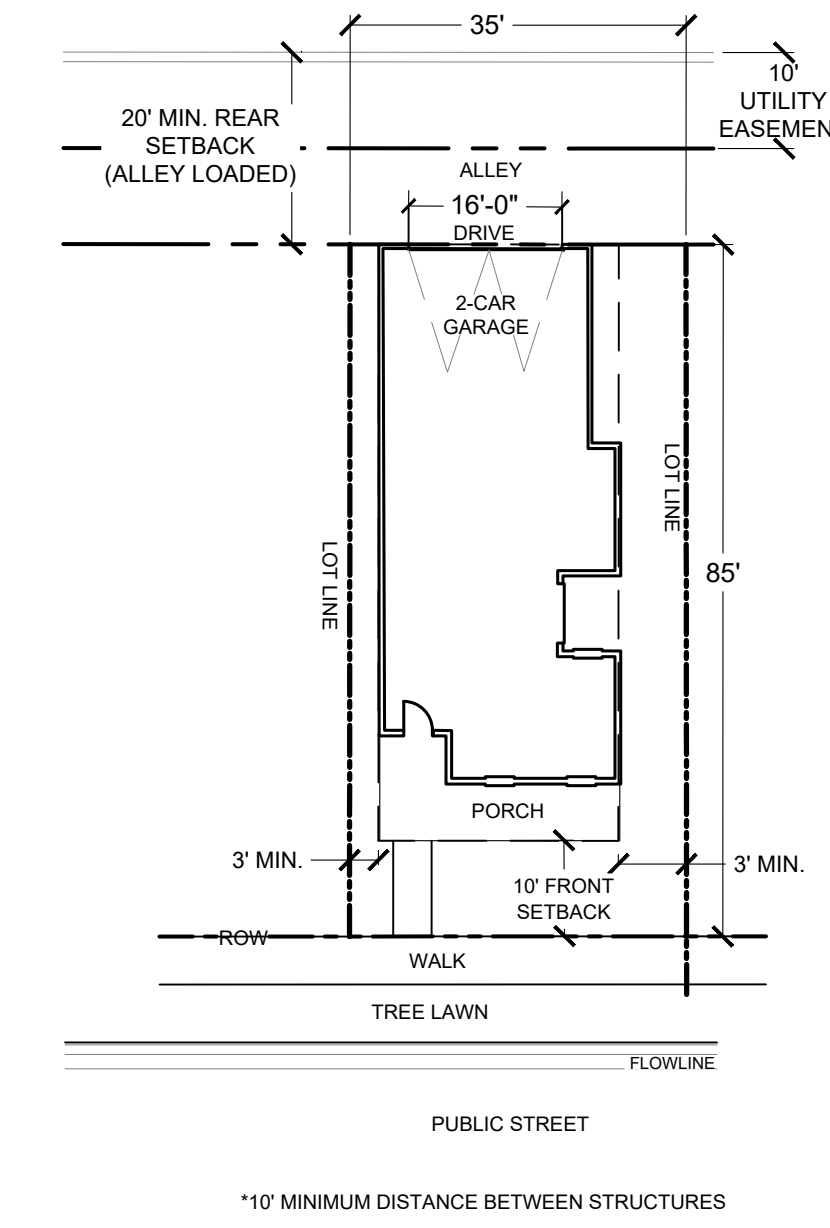
○ 50' SINGLE FAMILY DETACHED  
FRONT LOADED 60' LOT TYPE



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



○ 30' SINGLE FAMILY DETACHED  
FRONT LOADED 40' LOT TYPE



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

LAND USE DEVELOPMENT STANDARDS	
<b>MINIMUM LOT SIZE</b>	<b>PA-1:</b> 3,000 SF (Not including Tract 1) <b>PA-2:</b> 4,000 SF <b>PA-3:</b> 6,500 SF <b>PA-4:</b> SFD Fee simple lot 6,500 SF for the first row of homes along the southern property line SFD Fee simple lot internal to PA-4 5,500 SF 3,000 SF for creative development options/alternate building types up to a maximum density of 7 DU/Ac.
<b>BUILDING SETBACKS</b>	
<b>FRONT</b> to face of front-loading Garage	<b>PA-1, 2, 3, and 4:</b> 20-feet
<b>FRONT</b> to primary structure or covered porch on side or rear loading garage	<b>PA-1, 2, 3, and 4:</b> 10-feet
<b>REAR</b> to property line	<b>PA-1:</b> 10-feet <b>PA-2, 3, and 4:</b> 15- feet <b>PA- 4:</b> 20-feet adjacent to Rocksbury Ridge
<b>REAR</b> From alley to garage minimum	<b>PA-1 and 4:</b> 5-feet <b>PA- 3, and 4:</b> NA Building garage setback from alley or private drive shall be setback less than 7-feet or 20-feet or greater
<b>SIDE</b> Interior lot line SFD	<b>PA-1 and 4:</b> 3-feet <b>PA 2 and 3:</b> 5-feet
<b>CORNER SIDE</b> from alley or ROW	<b>PA-1, 2, 3, and 4:</b> 10-feet
<b>SIDE</b> to face of side loading garage	<b>PA-1, 2, 3, and 4:</b> 20-feet
<b>ACCESSORY USES AND DWELLING UNITS</b>	Per the Johnstown Municipal Code
<b>MAXIMUM BUILDING HEIGHT</b>	35-feet
<b>PARKING</b>	Per the Johnstown Municipal Code

○ LAND USE DEVELOPMENT STANDARDS

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE  
JOHNSTOWN, CO  
PRELIMINARY DEVELOPMENT PLAN  
LOT TYPICALS & DEVELOPMENT STANDARDS

DESIGNED BY: MK  
DRAWN BY: AKH  
CHECKED BY: KZH

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO



#### 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.

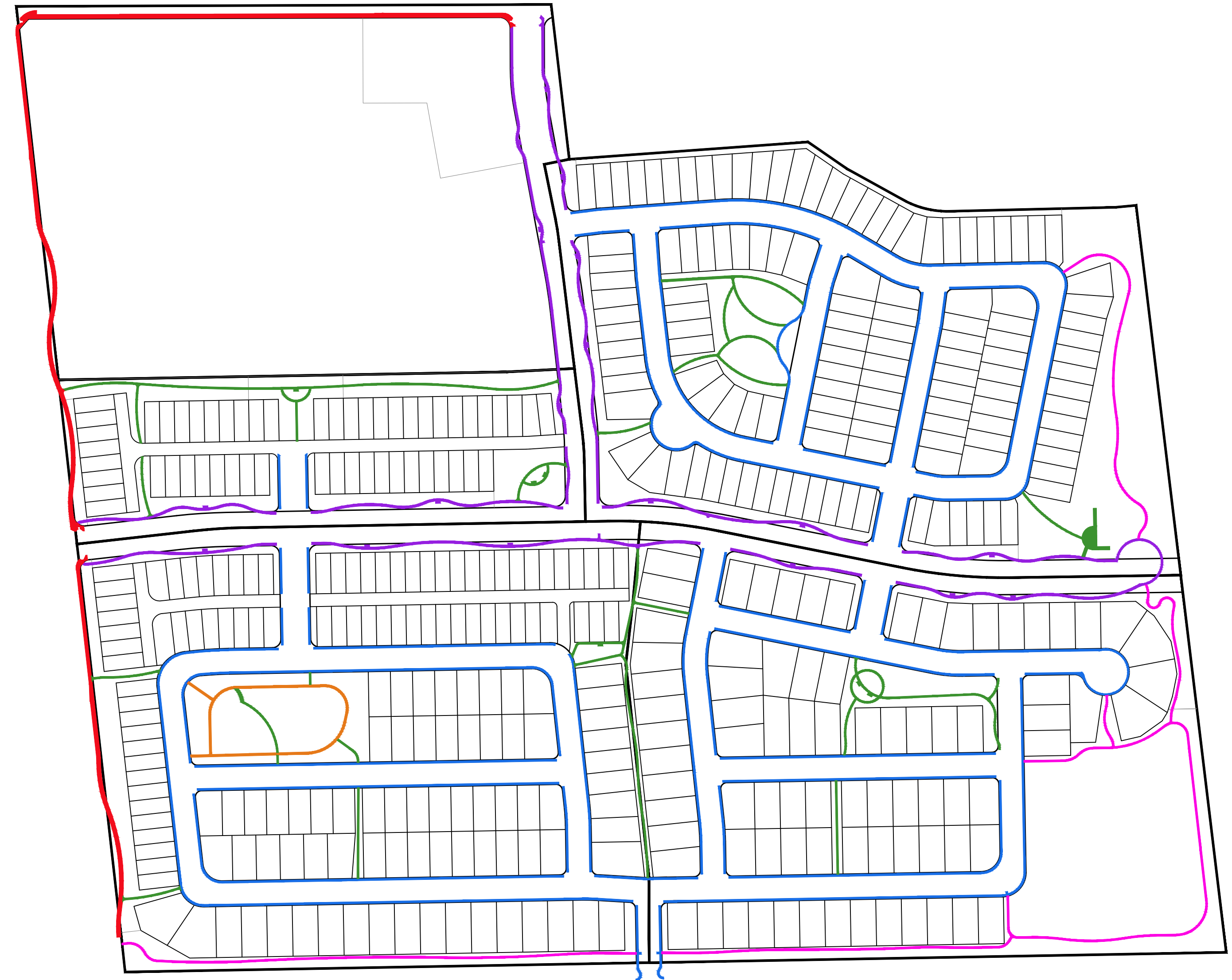
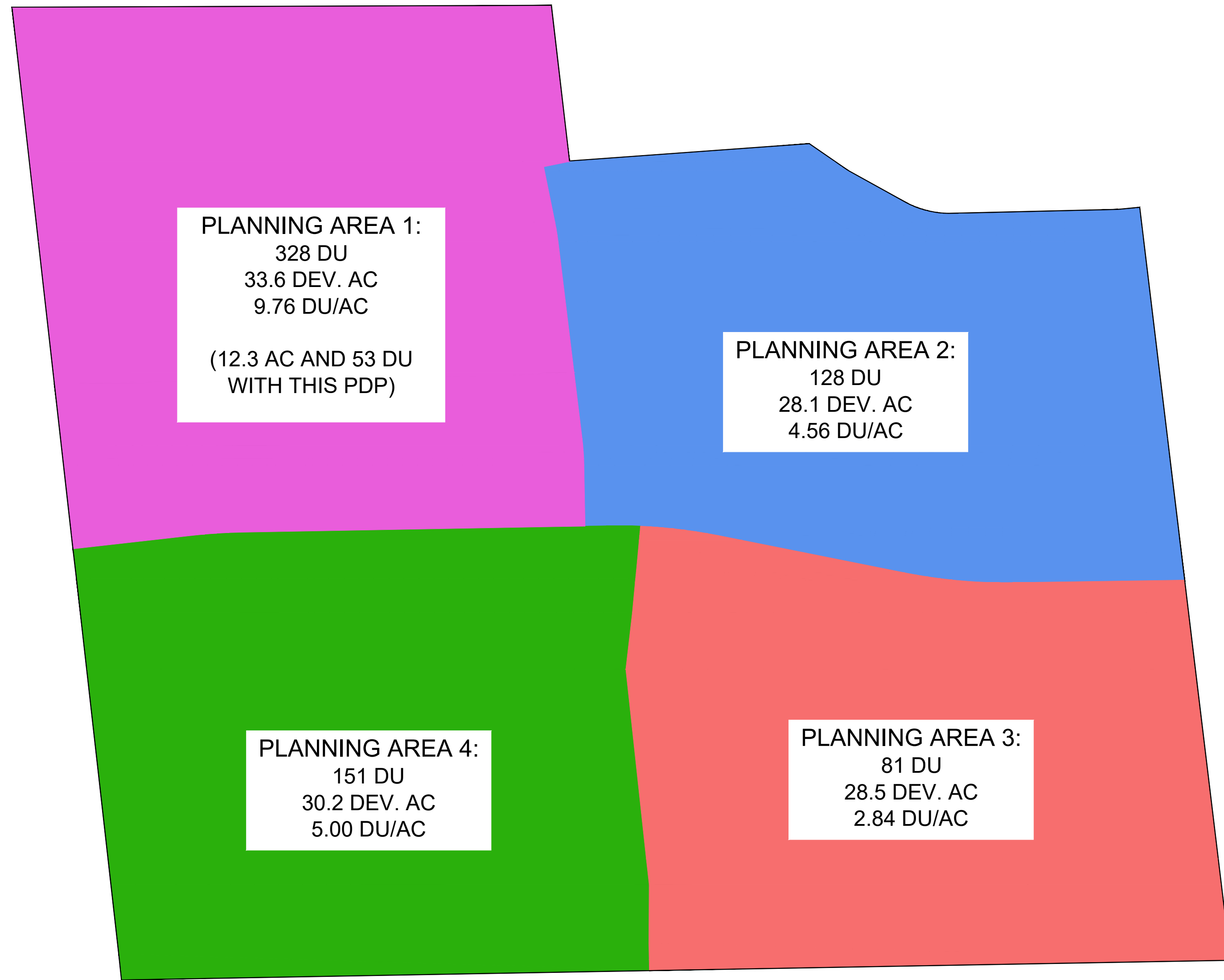
OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE	OS CREDIT ACREAGE	PARK CREDIT ACREAGE
A	2.335	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	FUTURE OPEN SPACE/DETENTION	0	0
B	1.122	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
C	0.386	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	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
F	0.586	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.586	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
M	0.234	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.234	0
N	0.375	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.375	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	0.100	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/LANDSCAPE	0.1	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	5.465	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / TRAIL/DETENTION	5.465	0
V	0.902	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.902
W	0.126	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/LANDSCAPE	0.126	0
X	0.591	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / DETENTION/SS	0.591	0
Y	0.212	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/TRAIL/SS	0.212	0
Z	0.682	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.682	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	0.227	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPENSPACE/LANDSCAPE	0.227	0
DD	0.950	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.950	0
EE	0.411	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.411	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
<b>TOTALS</b>					<b>19.17</b>	<b>9.89</b>

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

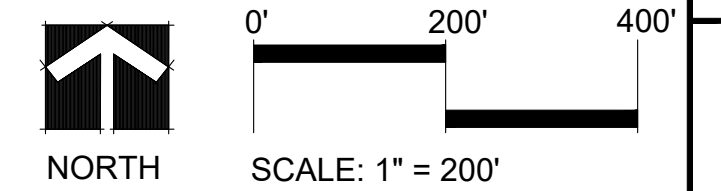


○ PLANNING AREAS  
SCALE: 1" = 200'-0"

○ PEDESTRIAN CIRCULATION PLAN  
SCALE: 1" = 200'-0"

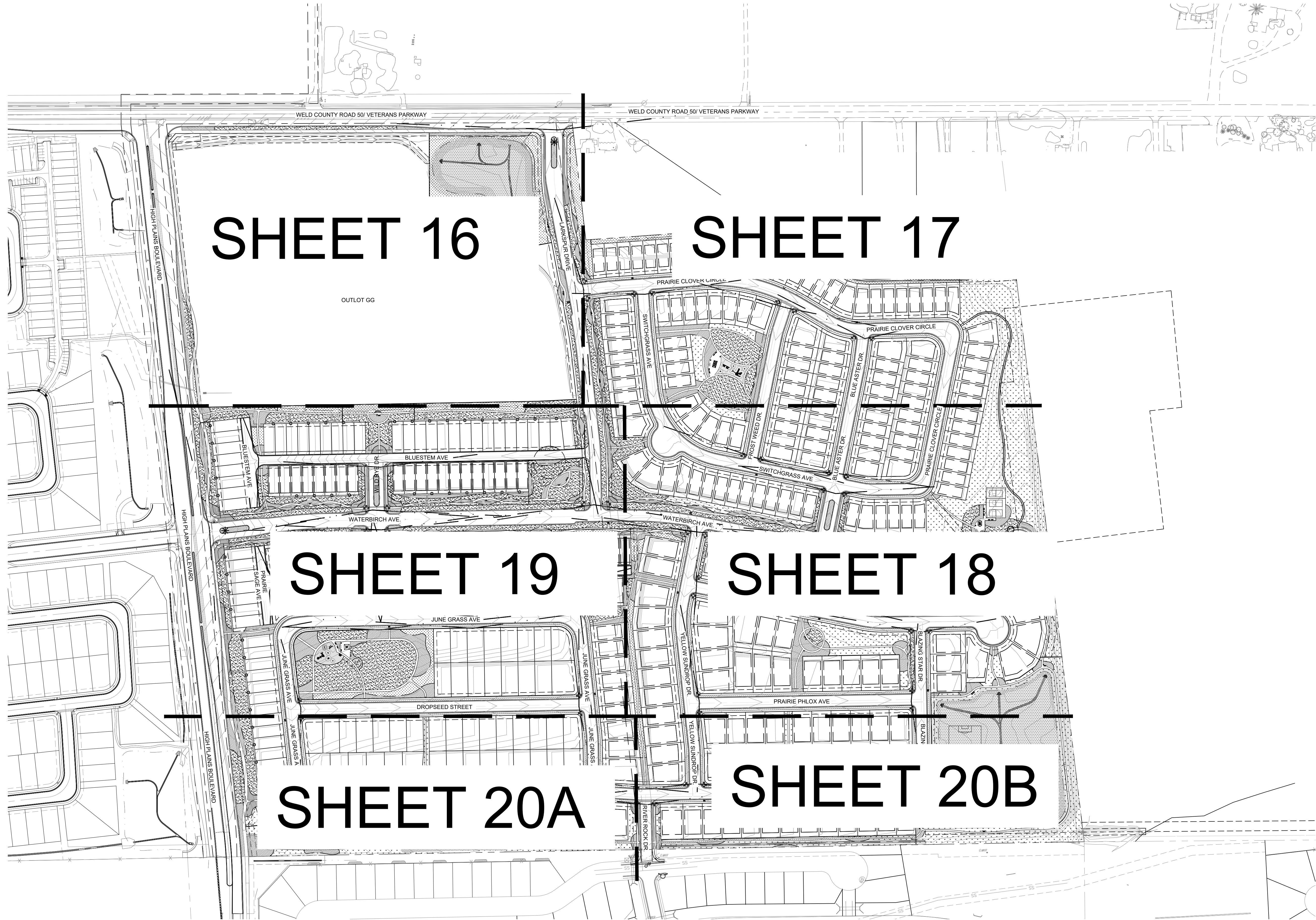
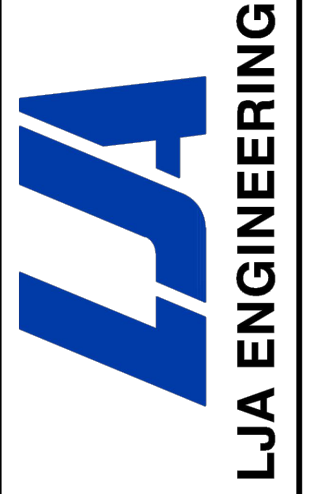
### LEGEND

- 10' REGIONAL TRAIL —
- 6' DETACHED SIDEWALK —
- 5' DETACHED SIDEWALK —
- 6' TRAIL WITHIN TRACT AREA —
- 5' TRAIL WITHIN TRACT AREA —
- 5' CRUSHER FINE TRAIL —



REVISION DESCRIPTION	DATE
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3rd PDP SUBMITTAL	2023-08-18

**BLUE SKY PRAIRIE**  
 PRELIMINARY DEVELOPMENT PLAN  
 TOWN OF JOHNSTOWN, COLORADO



**SHEET 16**

**SHEET 17**

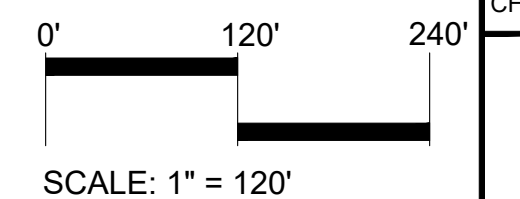
**SHEET 19**

**SHEET 18**

**SHEET 20A**

**SHEET 20B**

OVERALL LANDSCAPE SITE PLAN  
 SCALE: 1" = 120'-0"



REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
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3rd PDP SUBMITTAL	2023-08-18

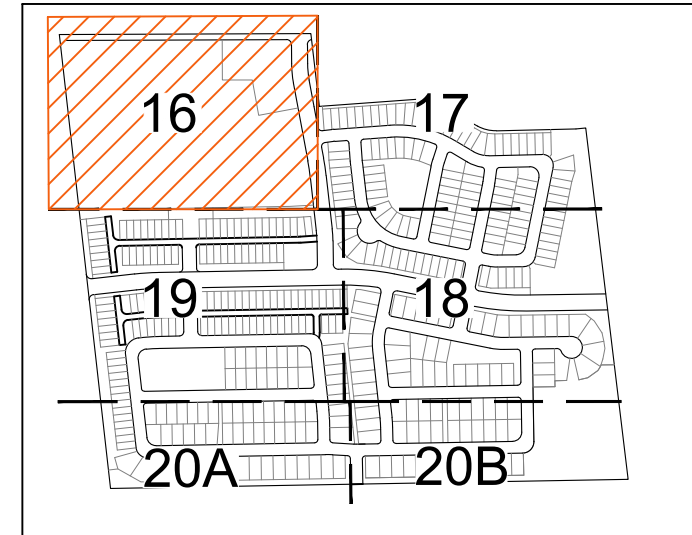
BLUE SKY PRAIRIE  
 JOHNSTOWN, CO  
 PRELIMINARY DEVELOPMENT PLAN  
 OVERALL LANDSCAPE PLAN

DESIGNED BY: MK  
 DRAWN BY: AKH  
 CHECKED BY: KZH

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



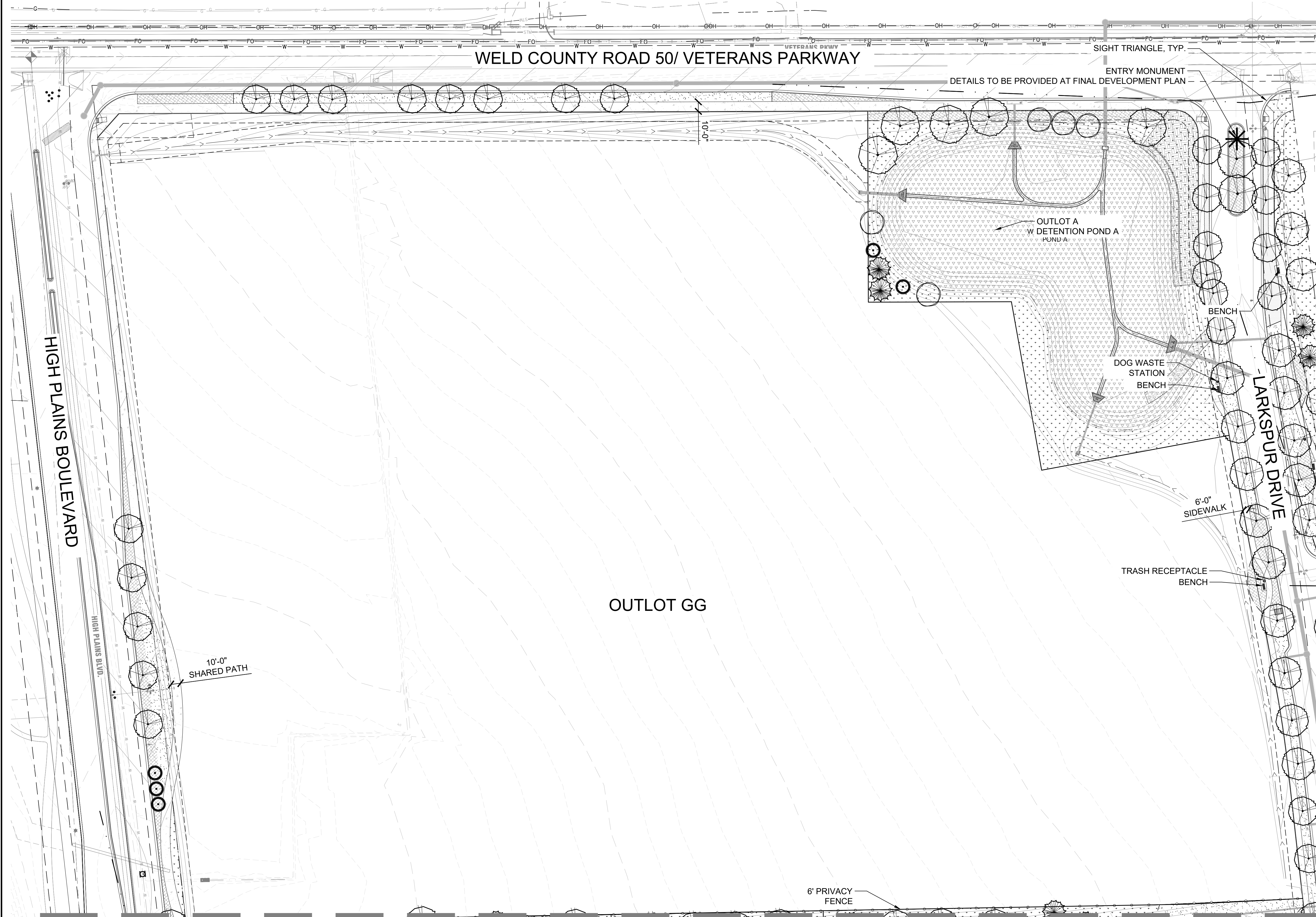
KEY MAP  
SCALE: NTS

NOTES:

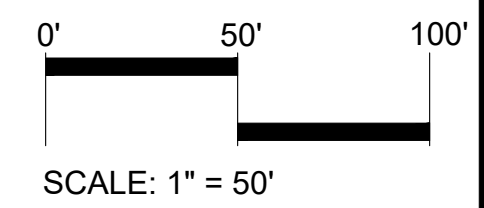
1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUIASS FIG. 7-16.
2. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAT, OR IF NOT THEN BY SEPARATE DOCUMENT).
3. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
4. NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL, (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
5. NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES.
6. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

### LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB (N/A)
	EVERGREEN SHRUB (N/A)
	ORNAMENTAL GRASS (N/A)
	TEMPORARILY IRRIGATED NATIVE SEED
	NON-IRRIGATED SEED AT DETENTION PONDS
	LOW GROW NATIVE SEED MIX
	SOD
	CEDAR MULCH
	1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
	CONCRETE WALK
	STABILIZED CRUSHER FINES - GRAY BREEZE
	GRAVEL PATH
	2"-4" COBBLE STONE
	ENGINEERED WOOD FIBER
	(PERFORATED) STEEL EDGER
	FIRE HYDRANT
	DOG WASTE STATION
	RETAINING WALL
	PROPERTY LINE
	RIGHT OF WAY
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SIGHT TRIANGLE



LANDSCAPE PLAN  
SCALE: 1" = 50'-0"



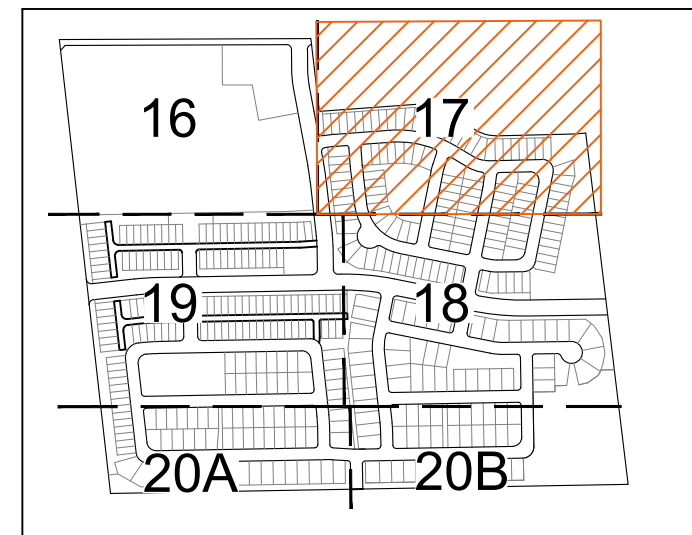
REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18



# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO



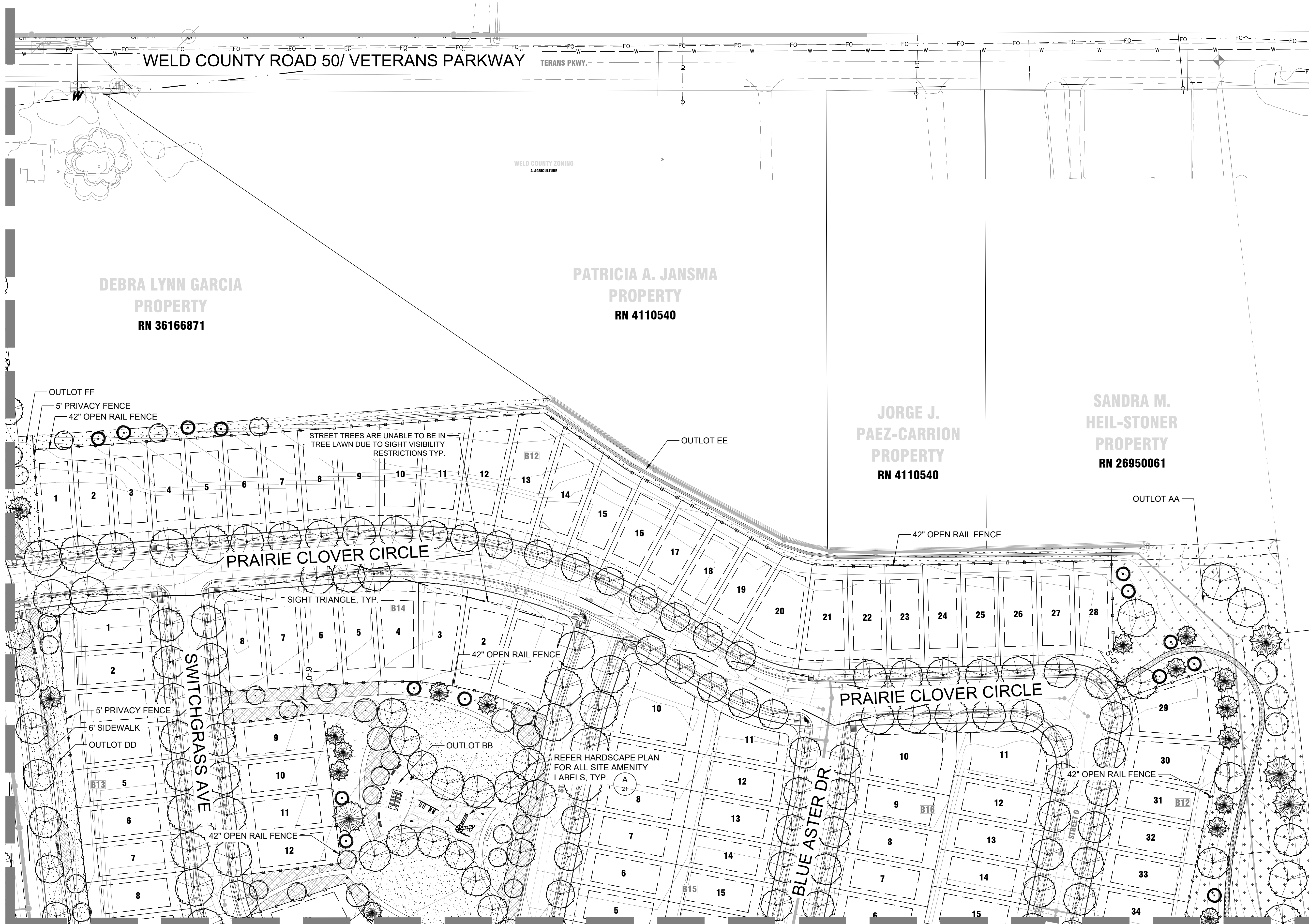
KEY MAP  
SCALE: NTS

NOTES:

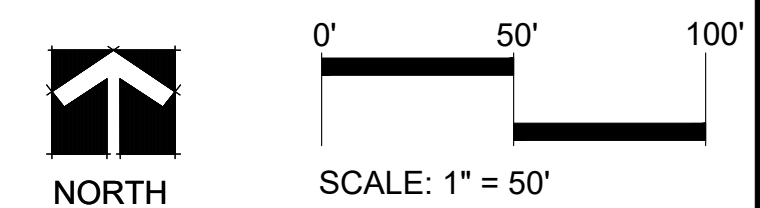
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#### LEGEND

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	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB (N/A)
	EVERGREEN SHRUB (N/A)
	ORNAMENTAL GRASS (N/A)
	TEMPORARILY IRRIGATED NATIVE SEED
	NON-IRRIGATED SEED AT DETENTION PONDS
	LOW GROW NATIVE SEED MIX
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	STABILIZED CRUSHER FINES - GRAY BREEZE
	GRAVEL PATH
	2"-4" COBBLE STONE
	ENGINEERED WOOD FIBER
	(PERFORATED) STEEL EDGER
	FIRE HYDRANT
	DOG WASTE STATION
	RETAINING WALL
	PROPERTY LINE
	RIGHT OF WAY
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SIGHT TRIANGLE



LANDSCAPE PLAN  
SCALE: 1" = 50'-0"



REVISION DESCRIPTION	DATE
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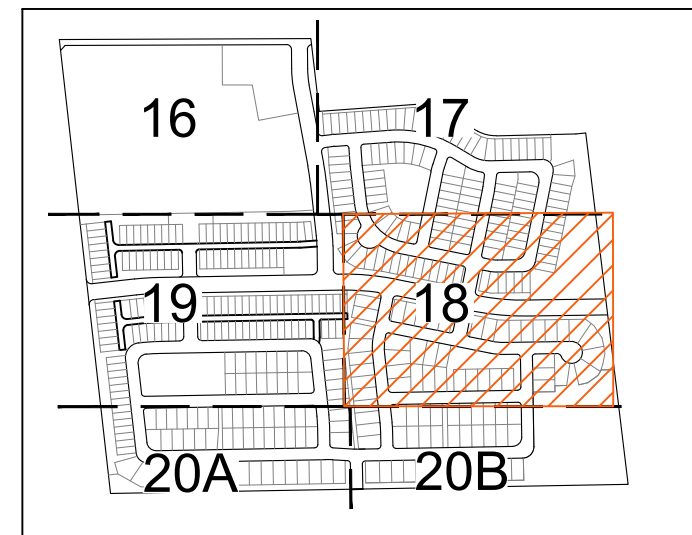
BLUE SKY PRAIRIE  
JOHNSTOWN, CO  
PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: MK  
DRAWN BY: AKH  
CHECKED BY: KZH

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO



KEY MAP  
SCALE: NTS

NOTES:

1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUIAS FIG. 7-16.
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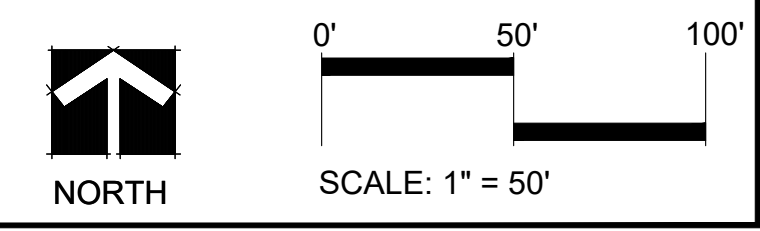
LEGEND

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	DECIDUOUS SHRUB (N/A)
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	ORNAMENTAL GRASS (N/A)
	TEMPORARILY IRRIGATED NATIVE SEED
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	PROPOSED CONTOUR
	EXISTING CONTOUR
	SIGHT TRIANGLE



STREET TREES ARE UNABLE TO BE IN TREE LAWN DUE TO SIGHT VISIBILITY RESTRICTIONS TYP.

LANDSCAPE PLAN  
SCALE: 1" = 50'-0"

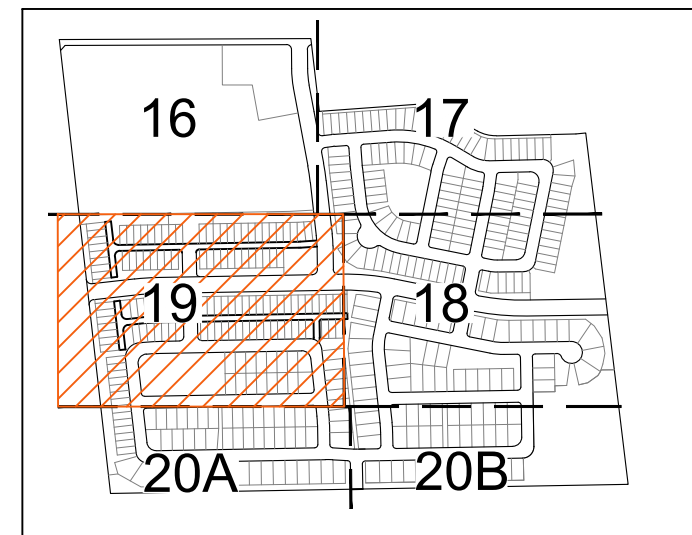


REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

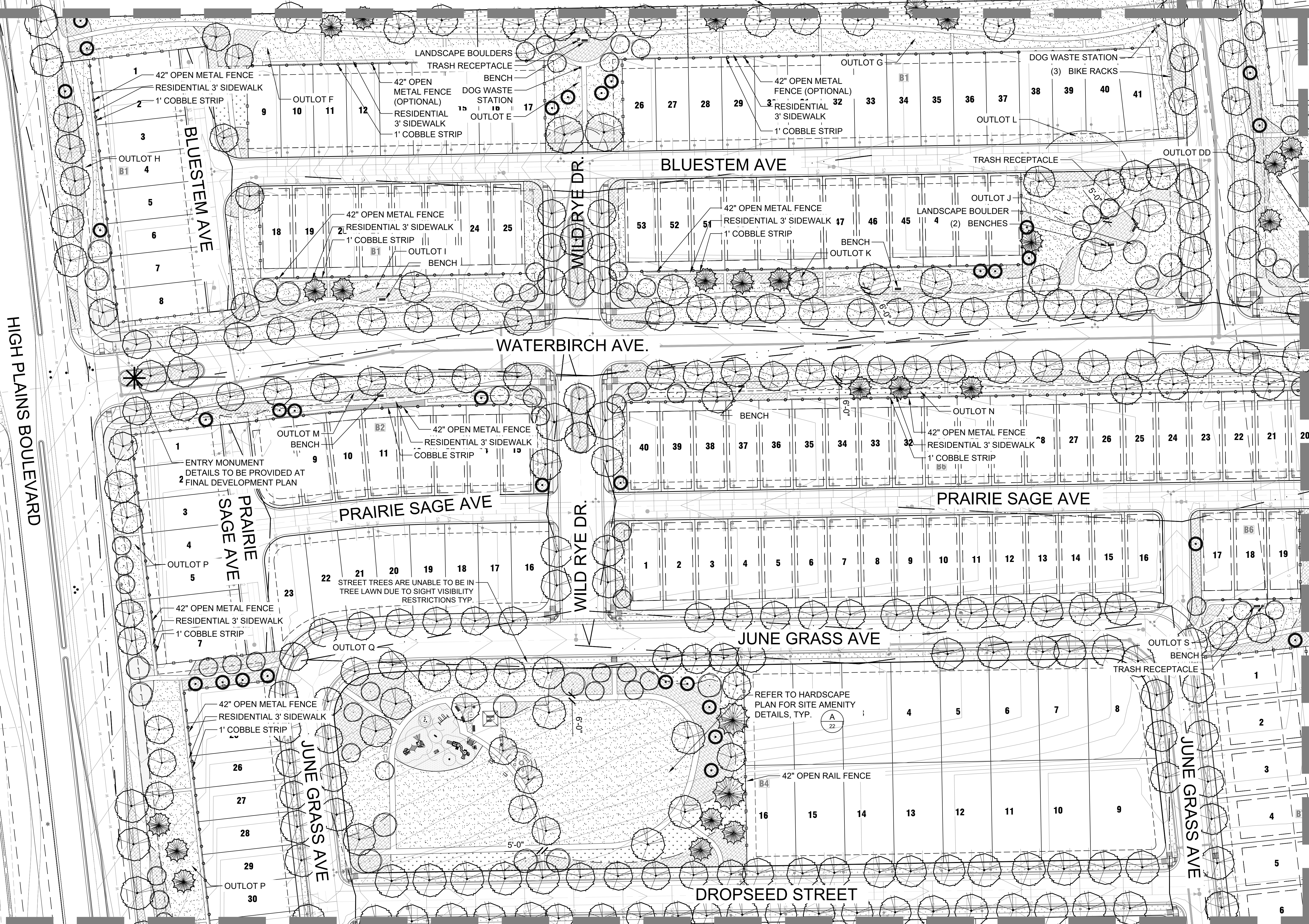
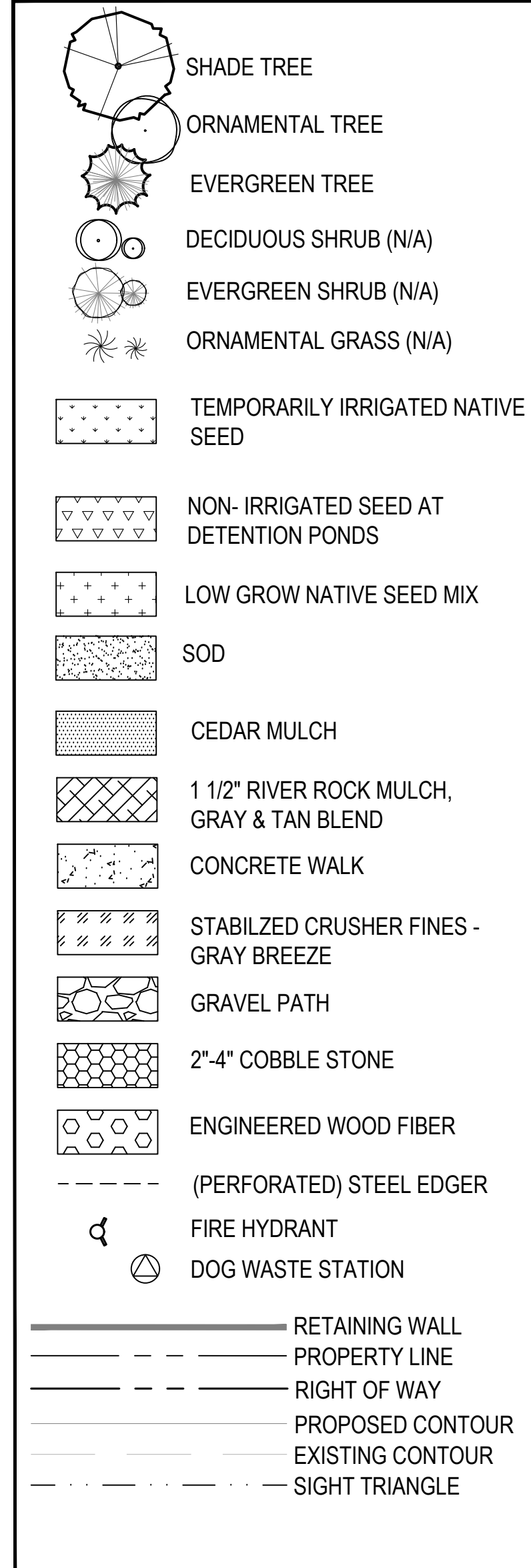


KEY MAP  
SCALE: NTS

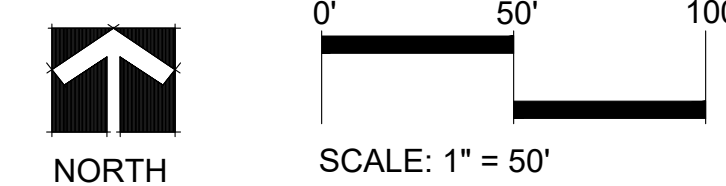
NOTES:

- SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUISS FIG. 7-16.
- SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAN, OR IF NOT THEN BY SEPARATE DOCUMENT).
- EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
- NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
- NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

LEGEND



LANDSCAPE PLAN  
SCALE: 1" = 50'-0"

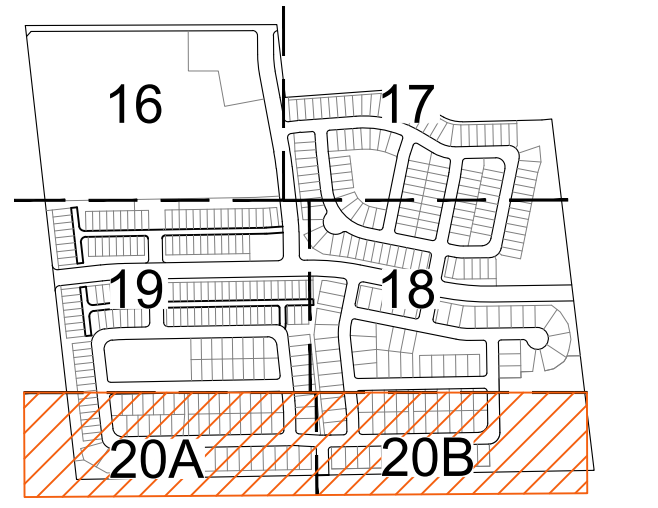


REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



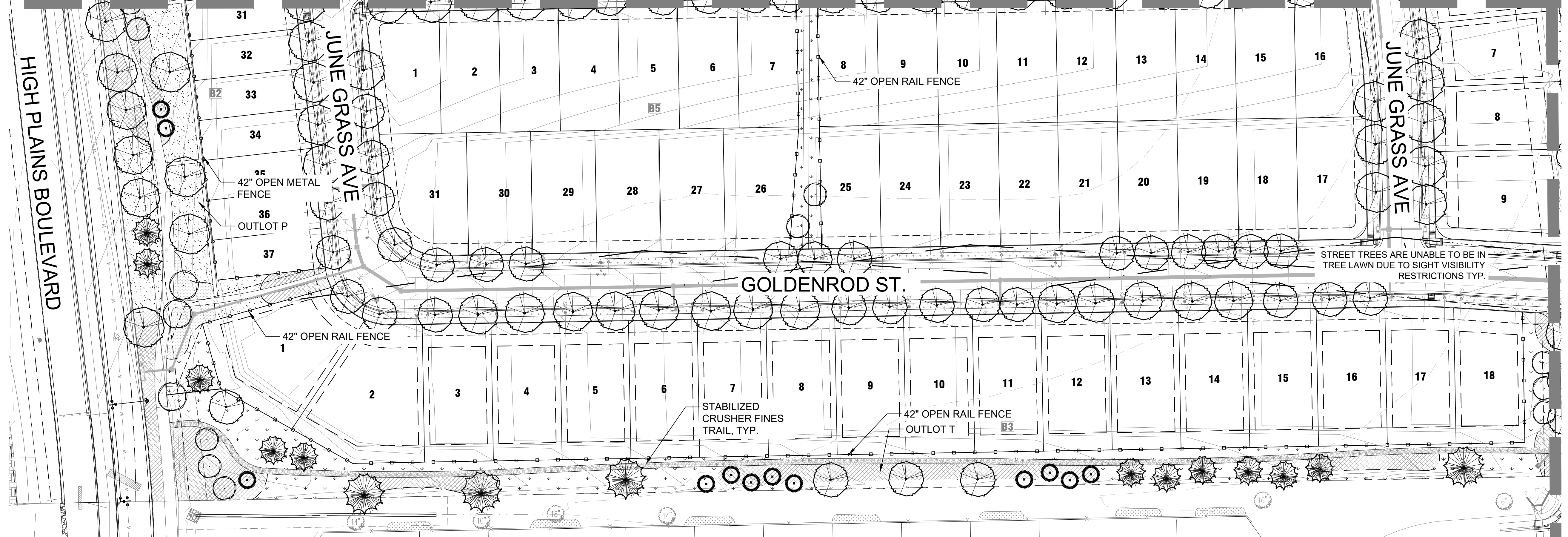
KEY MAP  
SCALE: NTS

NOTES:

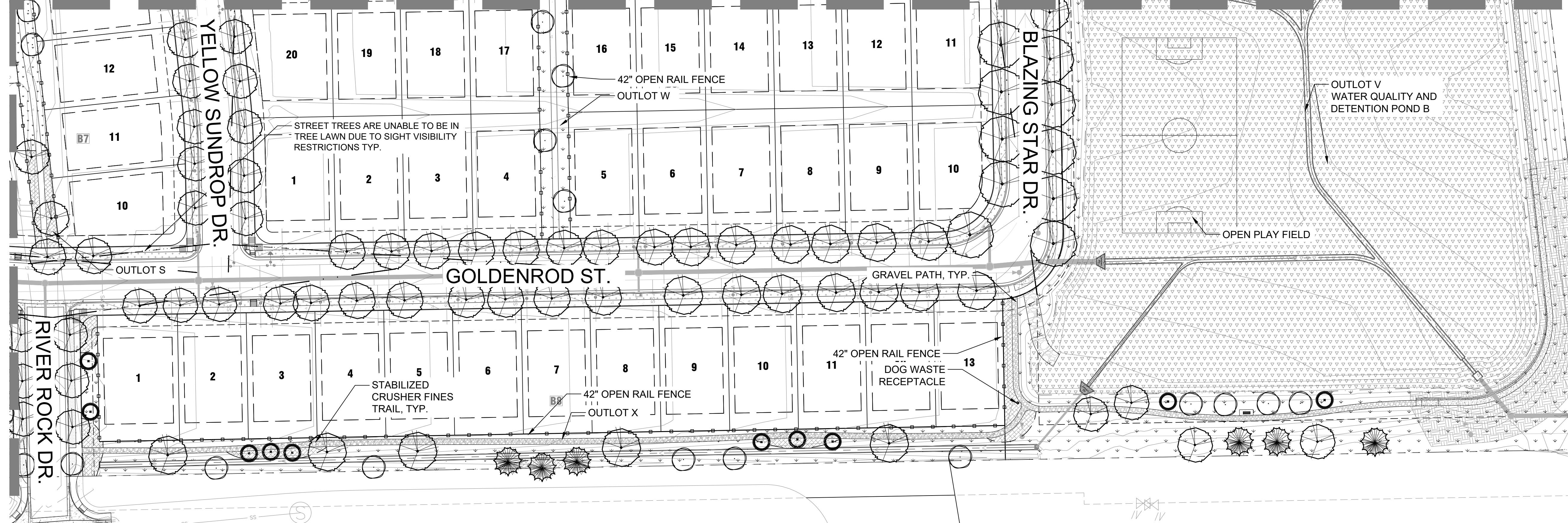
1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUISS FIG. 7-16.
2. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAN, OR IF NOT THEN BY SEPARATE DOCUMENT).
3. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
4. NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
5. NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES.
6. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

### LEGEND

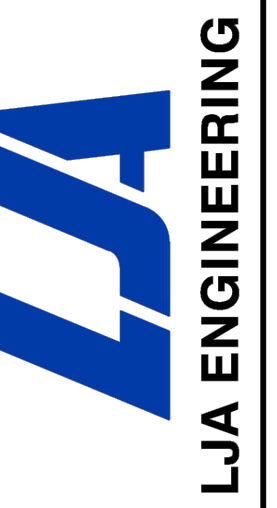
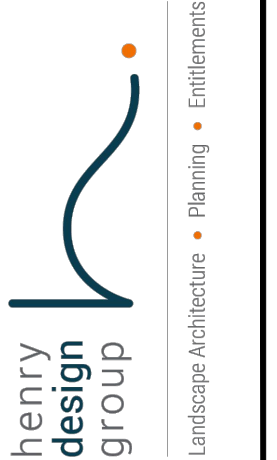
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON-IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
- SOD
- CEDAR MULCH
- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
- CONCRETE WALK
- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
- 2"-4" COBBLE STONE
- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



**A** LANDSCAPE PLAN  
SCALE: 1" = 50'-0"



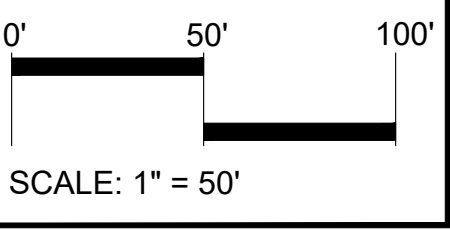
**B** LANDSCAPE PLAN  
SCALE: 1" = 50'-0"



REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE  
JOHNSTOWN, CO  
PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: MK  
DRAWN BY: AKH  
CHECKED BY: KZH



# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO

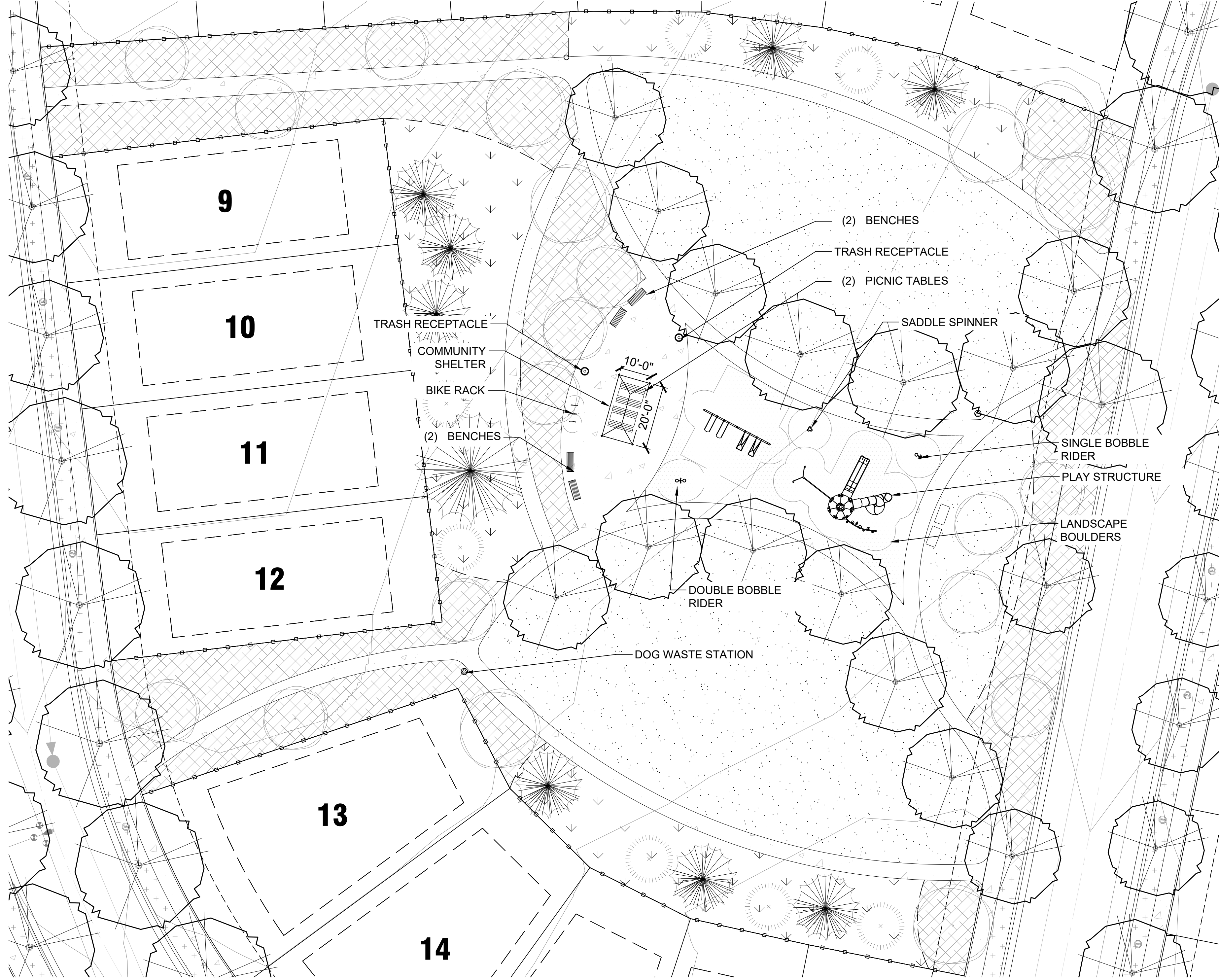


KEY MAP  
SCALE: NTS

**B** DOUBLE BOBBLE RIDER  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: DOUBLE BOBBLE RIDER; MODEL # 164075

**C** SADDLE SPINNER  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: SADDLE SPINNER; MODEL # 1152179

**D** SUPER NETPLEX 12  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: SUPER NETPLEX 12; MODEL # 254626



**E** SWING SET  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: SINGLE POST SWING FRAME; MODEL # 177332



**F** BOBBLE SPRING RIDER  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: BOBBLE RIDER, SINGLE; MODEL # 164074



**G** COMMUNITY SHELTER  
MANUFACTURER: POLIGON; PRODUCT: MARQUEE; MODEL # MAR-14X24

### LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON-IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
- SOD
- CEDAR MULCH
- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
- CONCRETE WALK
- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
- 2"-4" COBBLE STONE
- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

**A** HARDSCAPE PLAN  
SCALE: 1" = 20'-0"



DATE	REVISION DESCRIPTION
2023-04-18	1st PDP SUBMITTAL
2023-06-23	2nd PDP SUBMITTAL
2023-08-18	3rd PDP SUBMITTAL

BLUE SKY PRAIRIE  
JOHNSTOWN, CO  
PRELIMINARY DEVELOPMENT PLAN  
HARDSCAPE PLAN & PARK DETAILS

DESIGNED BY: MK  
DRAWN BY: AKH  
CHECKED BY: KZH

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO



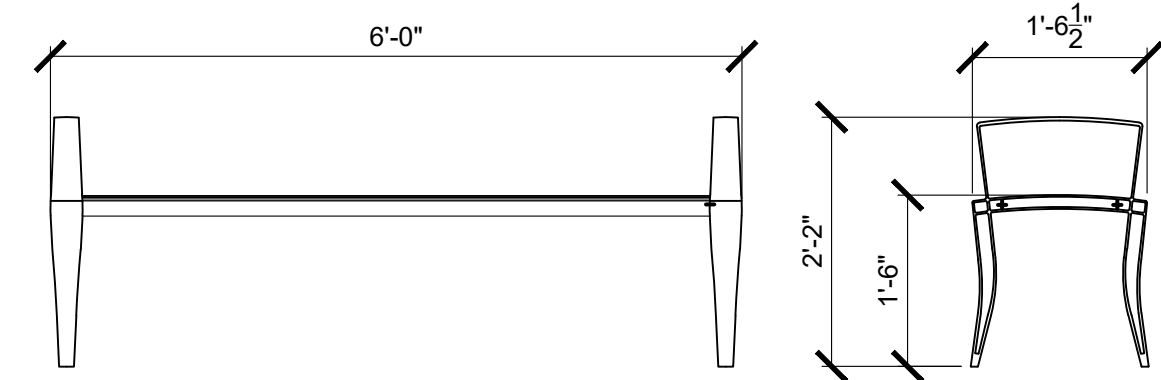
**B** MULTI-SPORT COURT- OPTION FOR THREE PICKLEBALL COURTS OR ONE FULL SIZE BASKETBALL COURT  
 MANUFACTURER: TO BE CONSTRUCTED BY DEVELOPER.  
 DETAILS TO BE PROVIDED AT FINAL DEVELOPMENT PLAN



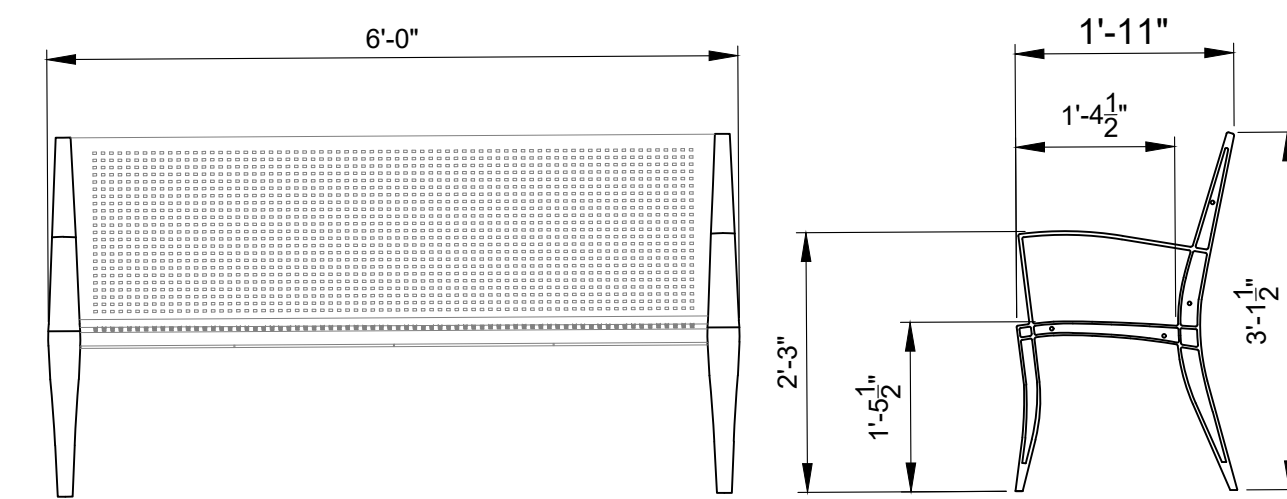
**C** MULTI-SPORT FENCE AND CLOSED MESH WIND SCREEN  
 MANUFACTURER: NATIONAL SPORTS PRODUCTS; PRODUCT: DOUGLAS POLYPRO PLUS PREMIUM OR EQUAL; MODEL # 21650Z



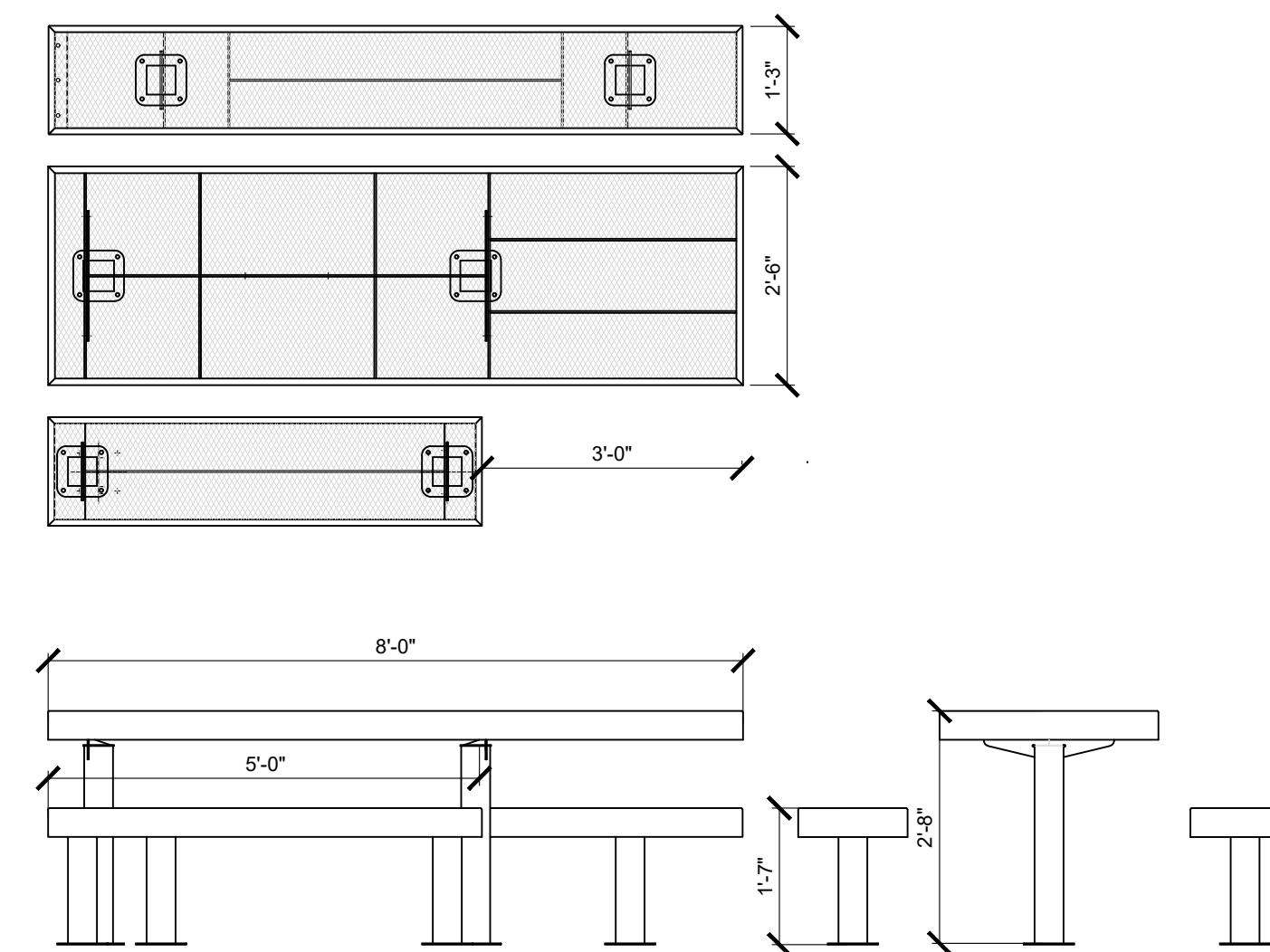
**D** DOUBLE BOBBLE RIDER  
 MANUFACTURER: POLIGON; PRODUCT: TIARA; MODEL # TIA-20x29



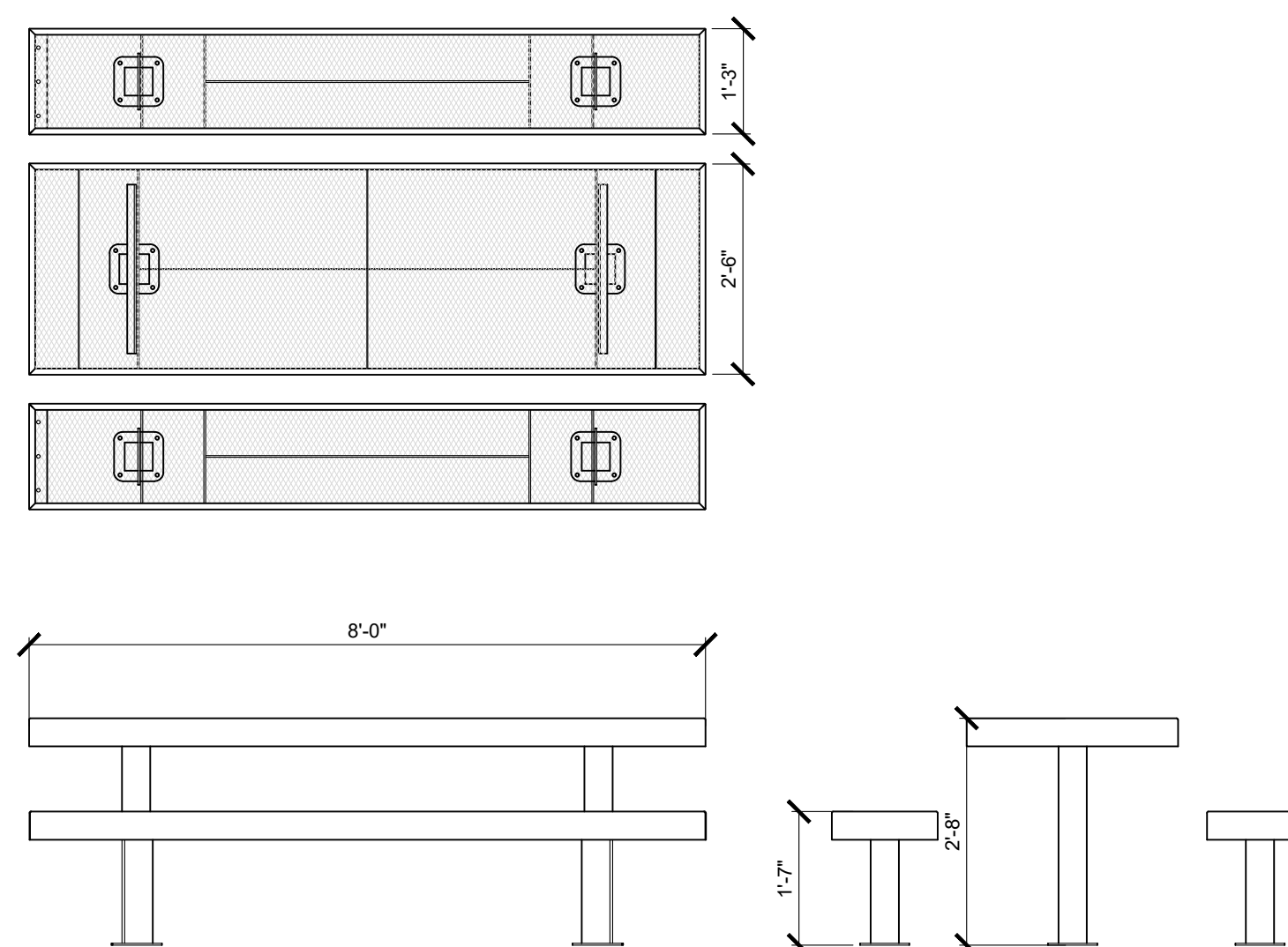
**E** BACKLESS BENCH  
 SCALE: 1/2"=1'-0"  
 MODEL: WABASH VALLEY; DEWART COLLECTION 6 FT OUTDOOR BENCH WITHOUT BACK, WITH ARMS, SLAT PATTERN, SURFACE MOUNT; COLOR: BLACK



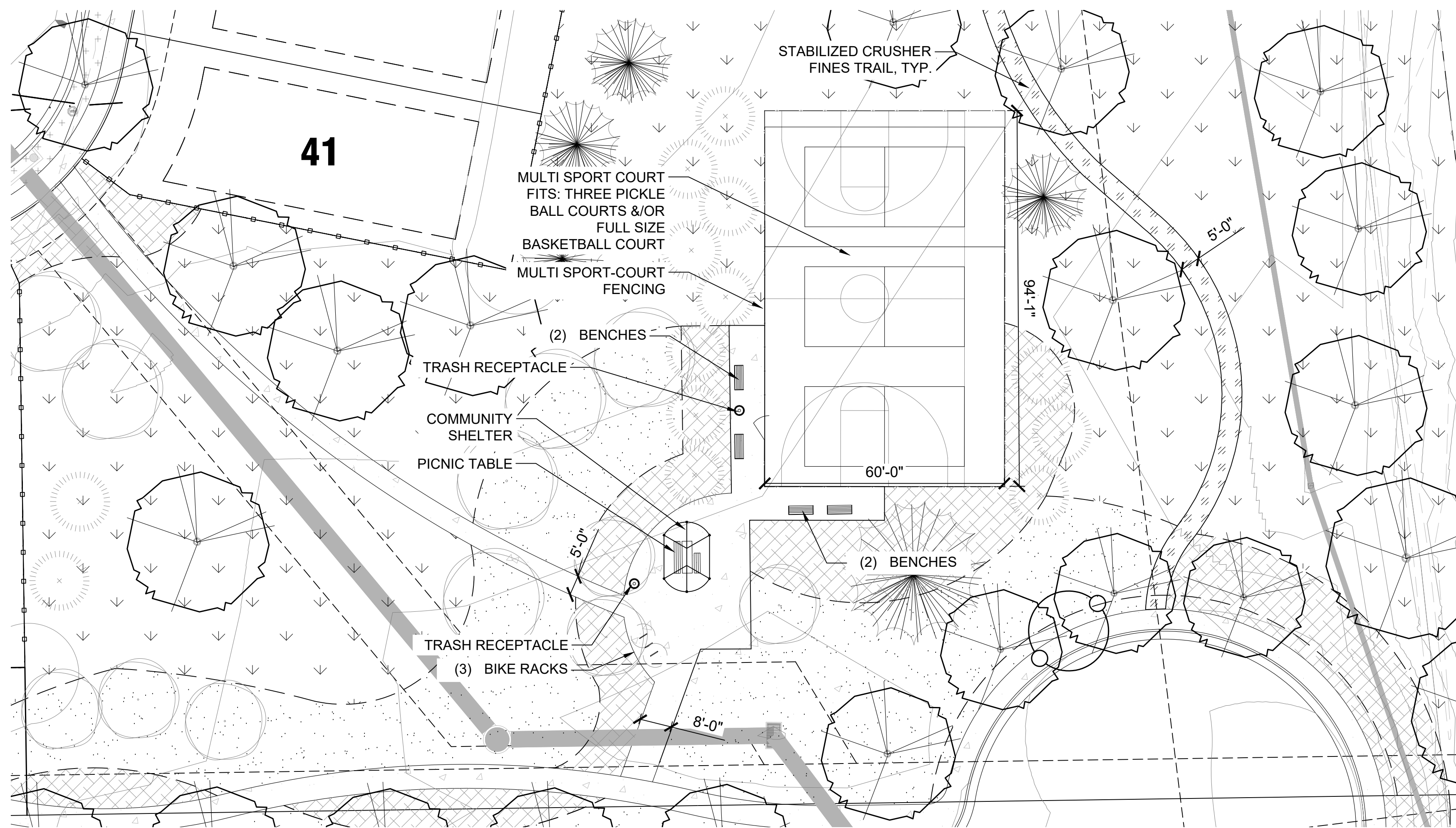
**F** BENCH  
 SCALE: 1/2"=1'-0"  
 MODEL: WABASH VALLEY; DEWART COLLECTION 6 FT OUTDOOR BENCH WITH BACK & ARMS, SLAT PATTERN, SURFACE MOUNT; COLOR: BLACK



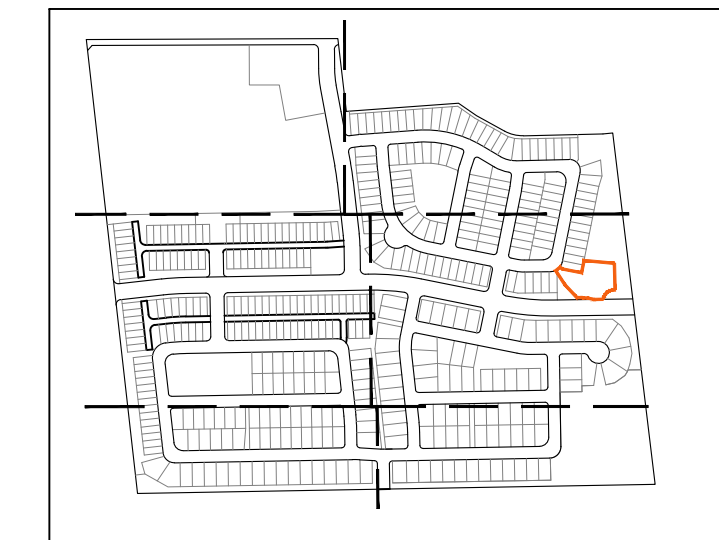
**G** PICNIC TABLE ADA  
 SCALE: 1/2"=1'-0"  
 MODEL: WABASH VALLEY; DESIGNER SERIES 8' ADA SIDE BY SIDE TABLE. SLAT PATTERN. COLOR: BLACK



**H** PICNIC TABLE  
 SCALE: 1/2"=1'-0"  
 MODEL: WABASH VALLEY; DESIGNER SERIES RECTANGULAR 6' PICNIC TABLE. SLAT PATTERN. COLOR: BLACK



**A** HARDSCAPE PLAN  
 SCALE: 1" = 20'-0"



KEY MAP  
 SCALE: NTS

#### LEGEND

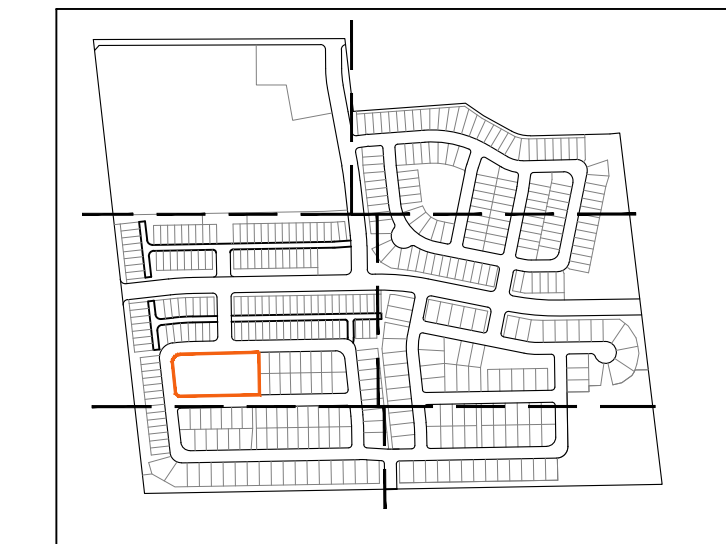
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON- IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
- SOD
- CEDAR MULCH
- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
- CONCRETE WALK
- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
- 2"-4" COBBLE STONE
- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
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- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
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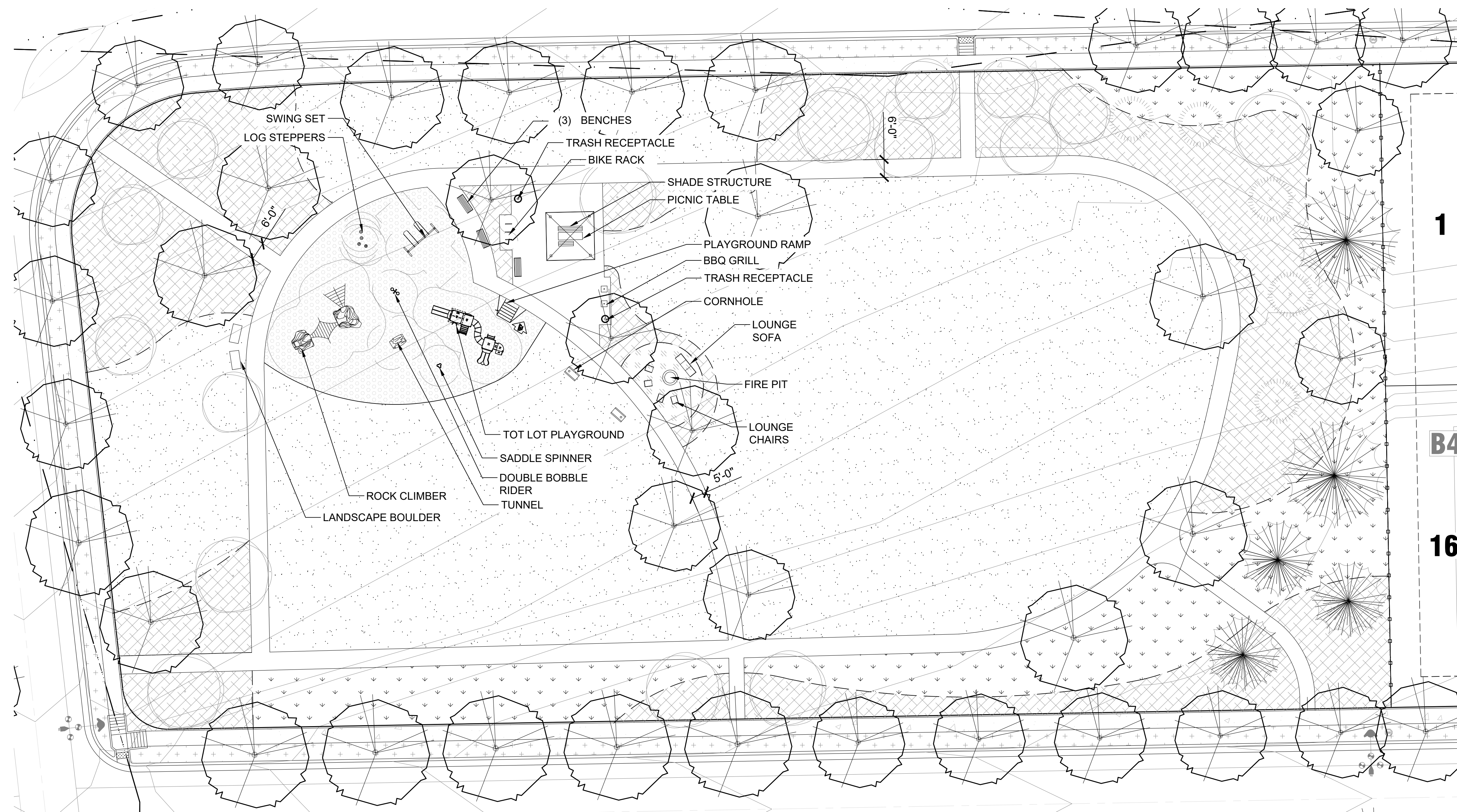
# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO

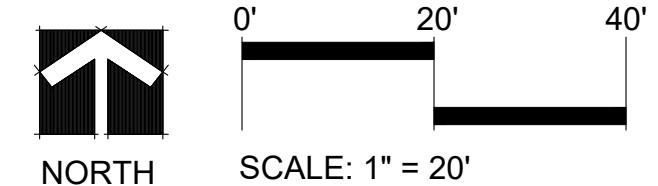


KEY MAP  
SCALE: NTS



#### LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON-IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
- SOD
- CEDAR MULCH
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- CONCRETE WALK
- STABILIZED CRUSHER FINES - GRAY BREEZE
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- 2"-4" COBBLE STONE
- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



**A** HARDSCAPE PLAN  
SCALE: 1" = 20'-0"



**B** ROCK CLIMBER  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: ADVENTURESAPES DESIGN 5; MODEL # 174454; COLORS: 'NATURE INSPIRED PRODUCT LINE'; BLACK CLIMBING CABLES



**C** TUNNEL  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: LOG CRAWL TUNNEL FRAME; MODEL # 173594; COLORS: 'NATURE INSPIRED PRODUCT LINE'



**D** TOT LOT PLAYGROUND  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: HIDDEN VALLEY PARK DESIGN 7142



**E** LOG STEPPERS  
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: LOG STEPPERS; MODEL # 185861; TYPE: (2) 8", (1) 18", (1) 28"

REVISION DESCRIPTION	DATE
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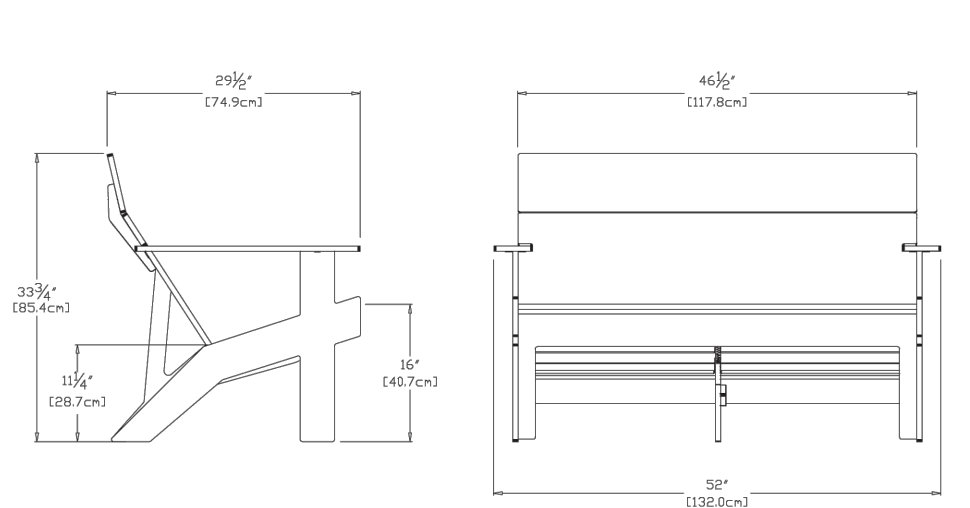
BLUE SKY PRAIRIE  
JOHNSTOWN, CO  
PRELIMINARY DEVELOPMENT PLAN  
HARDSCAPE PLAN & PARK DETAILS

DESIGNED BY: MK  
DRAWN BY: AKH  
CHECKED BY: KZH

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

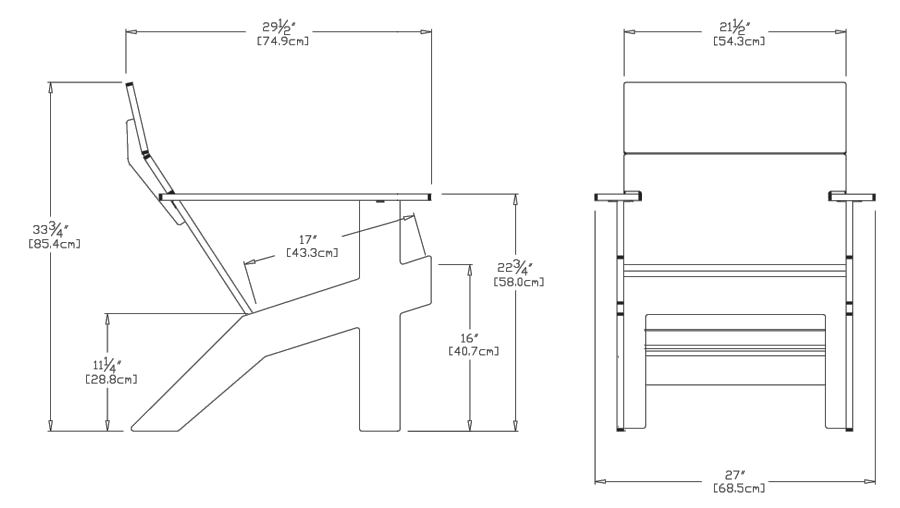
### TOWN OF JOHNSTOWN, COLORADO



collection: lollygagger  
 material: 100% recycled HDPE  
 dimensions: width: 52" (132.0cm)  
 depth: 29.5" (74.9cm)  
 height: 33.75" (85.4cm)  
 weight: 79 lbs (35.8kg)  
 shipping dimensions: 24" x 4" x 48"  
 shipping weight: 88 lbs (39.9kg)



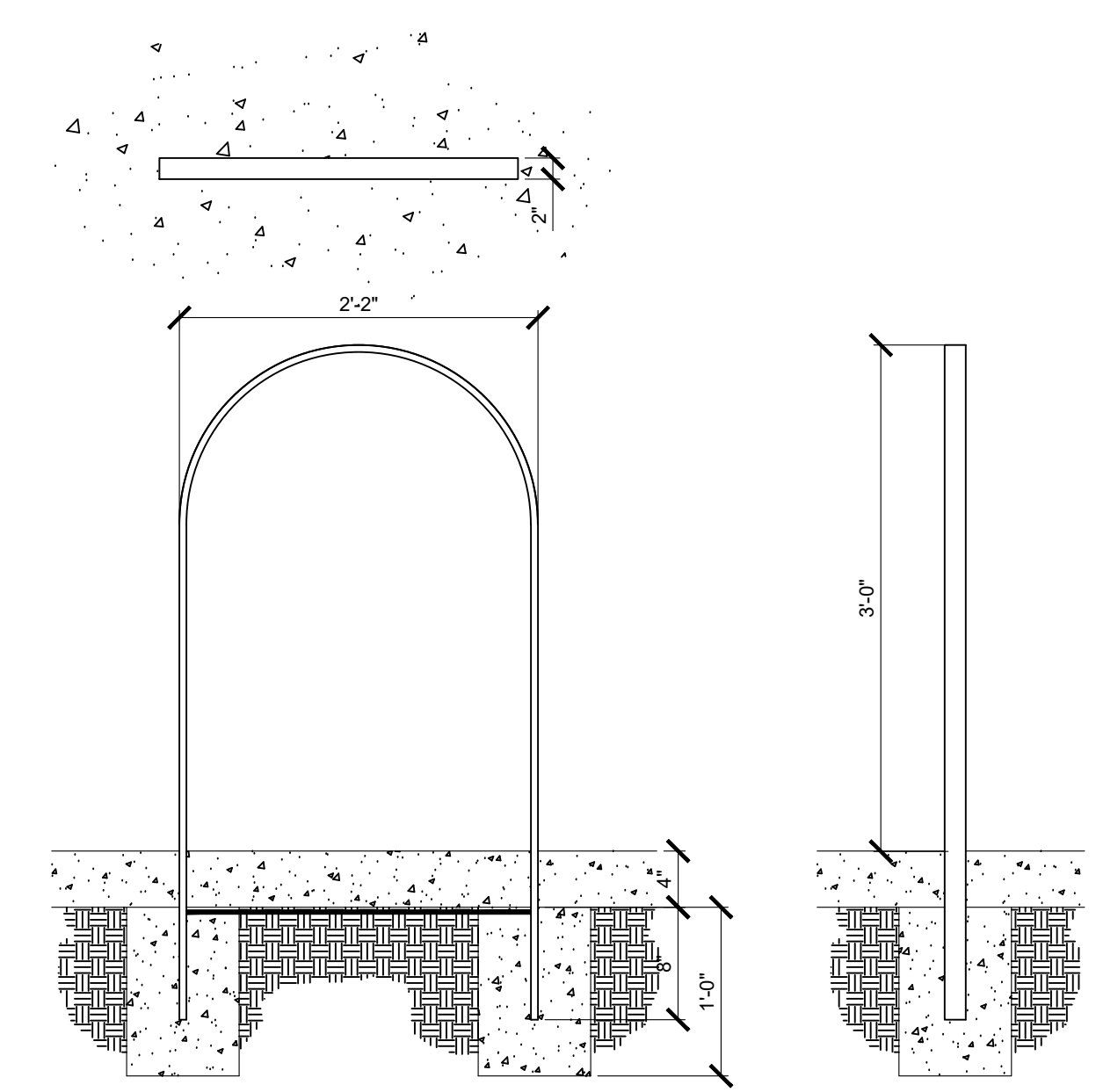
loll designs.com



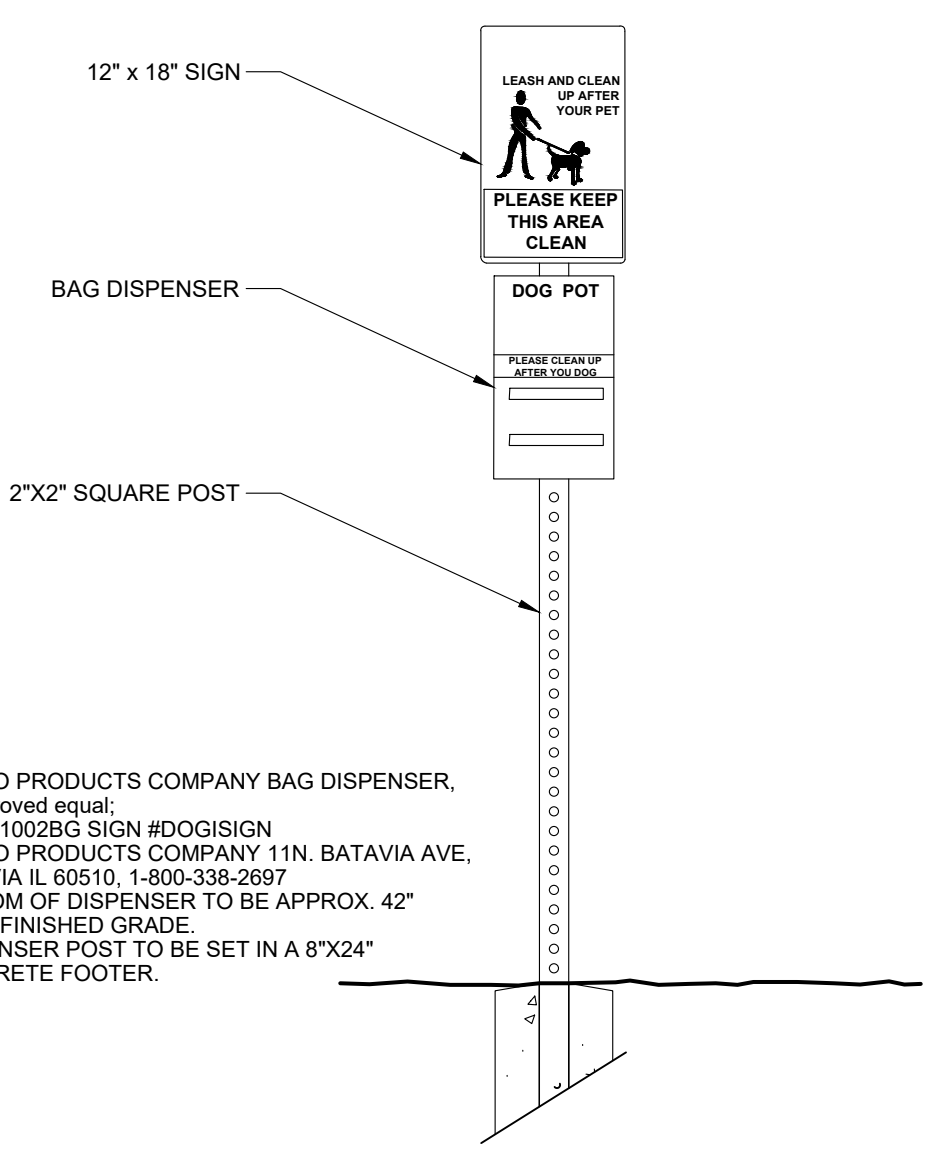
collection: lollygagger  
 material: 100% recycled HDPE  
 dimensions: width: 27" (68.5cm)  
 depth: 29.5" (74.9cm)  
 height: 33.75" (85.4cm)  
 weight: 42 lbs (19.1kg)  
 shipping dimensions: 30" x 5" x 24"  
 shipping weight: 45 lbs (20.4kg)



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**C BIKE RACK**  
 SCALE: 1/2"=1'-0"  
 MODEL: WABASH VALLEY; BIKE LOOP BRH5381  
 COLOR: BLACK



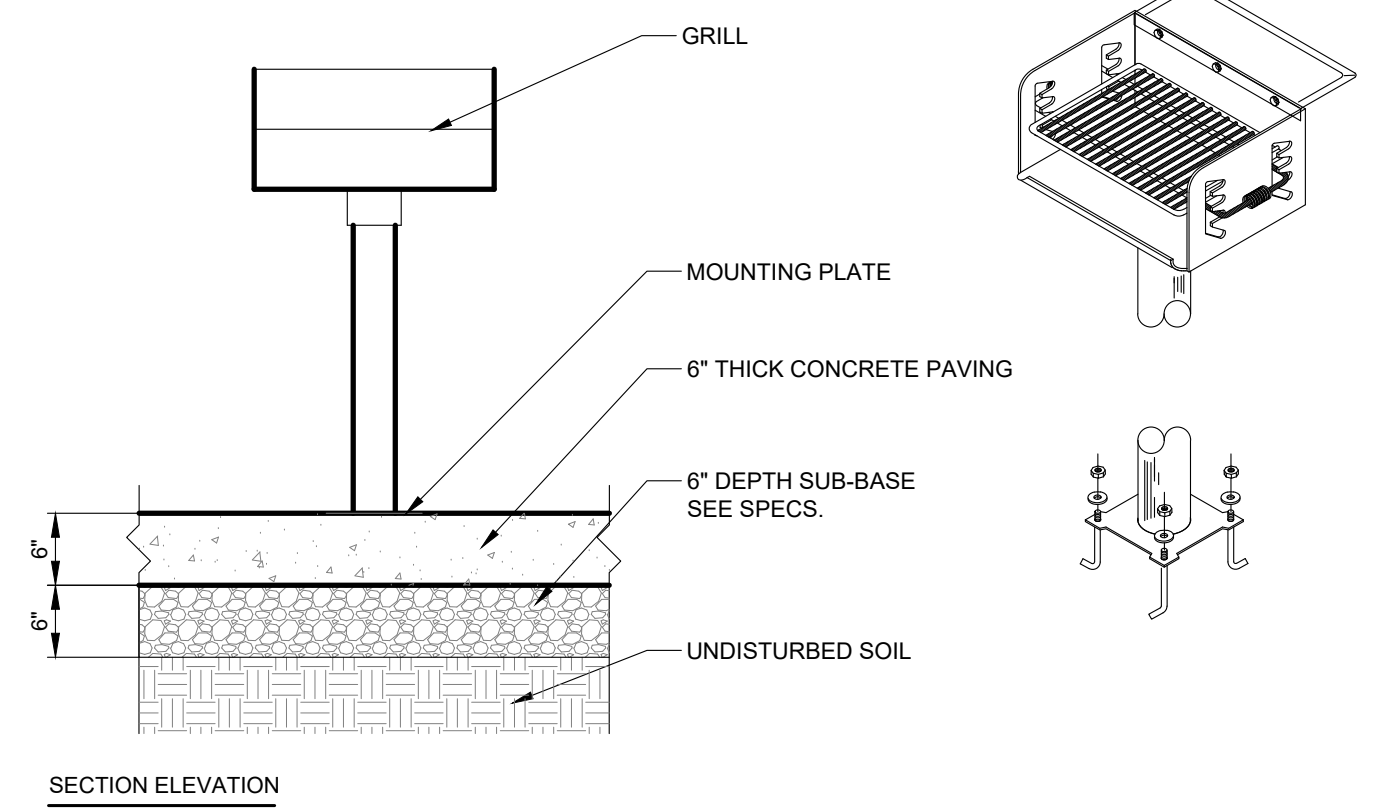
**D DOG STATION**  
 SCALE: 3/4"=1'-0"

NOTE:  
 BARCO PRODUCTS COMPANY BAG DISPENSER,  
 OR APPROVED EQUIV.  
 #DOG1002BG SIGN #DOGSIGN  
 BACRO PRODUCTS COMPANY 11N. BATAVIA AVE.  
 BATAVIA IL 60510, 1-800-338-2697  
 BOTTOM OF DISPENSER TO BE APPROX. 42"  
 FROM FINISHED GRADE.  
 DISPENSER POST TO BE SET IN A 8"X24"  
 CONCRETE FOOTER.

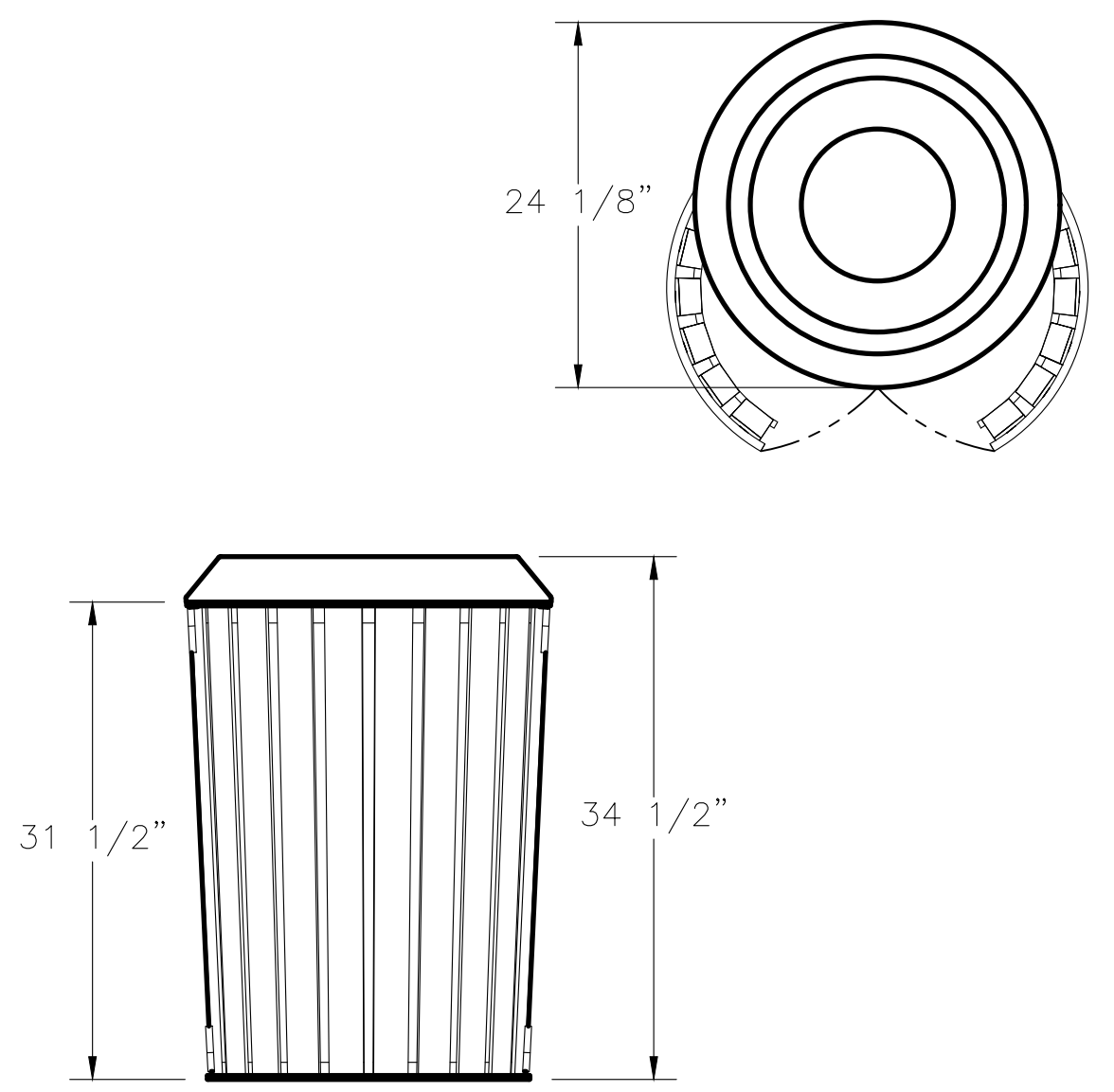
**A LOUNGE SOFA**  
 SCALE: 1/2"=1'-0"  
 MANUFACTURER: LOLL DESIGNS; PRODUCT: LOLLYGAGGER SOFA;  
 COLOR: CHARCOAL GREY

**B LOUNGE CHAIR**  
 SCALE: 1/2"=1'-0"  
 MANUFACTURER: LOLL DESIGNS; PRODUCT: LOLLYGAGGER LOUNGE CHAIR;  
 COLOR: CHARCOAL GREY

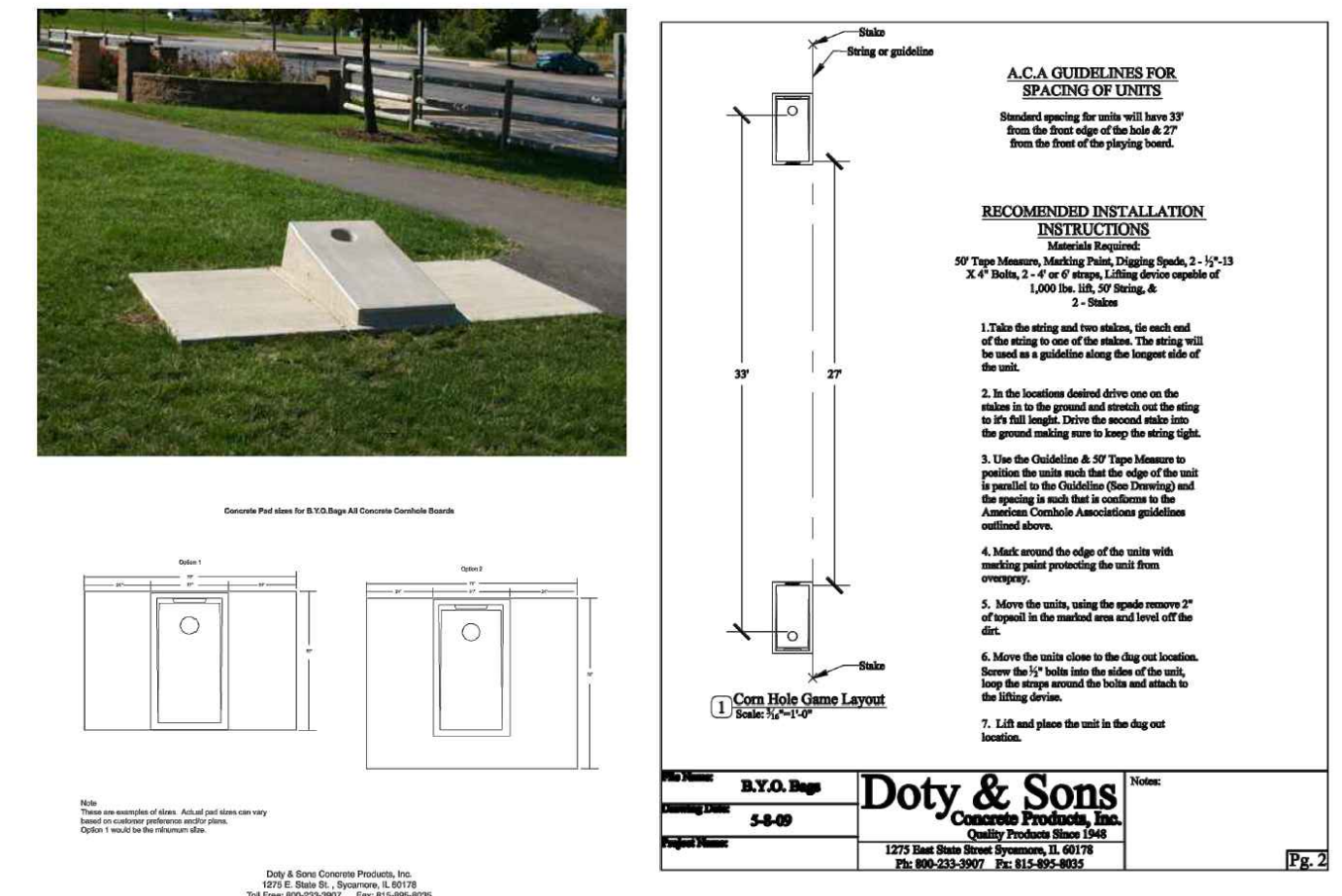
- NOTES:
- SEE PLANS FOR GRILL LOCATIONS.
  - GRILL TO BE PW ATHLETIC MFG. CO., MODEL#H140-00-SM
  - PW ATHLETIC MFG. CO. CONTACT INFORMATION:  
 1-800-678-6768, WWW.PWATHLETIC.COM
  - GRILLS TO BE SURFACE MOUNTED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



**G GRILL ON CONCRETE PAVING**  
 SCALE: 3/4"=1'-0"



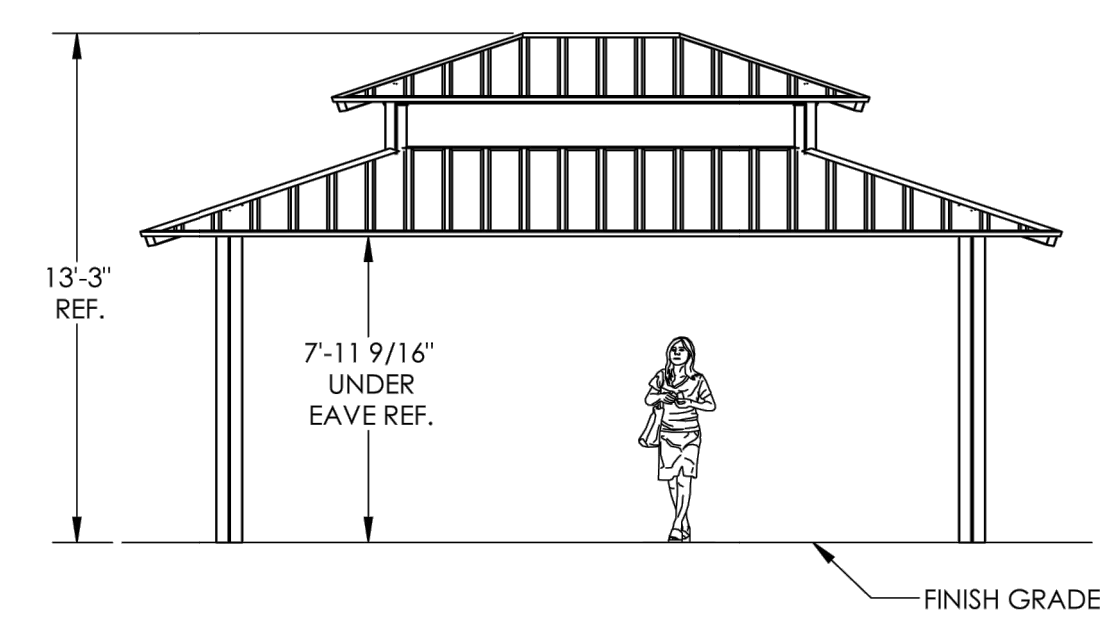
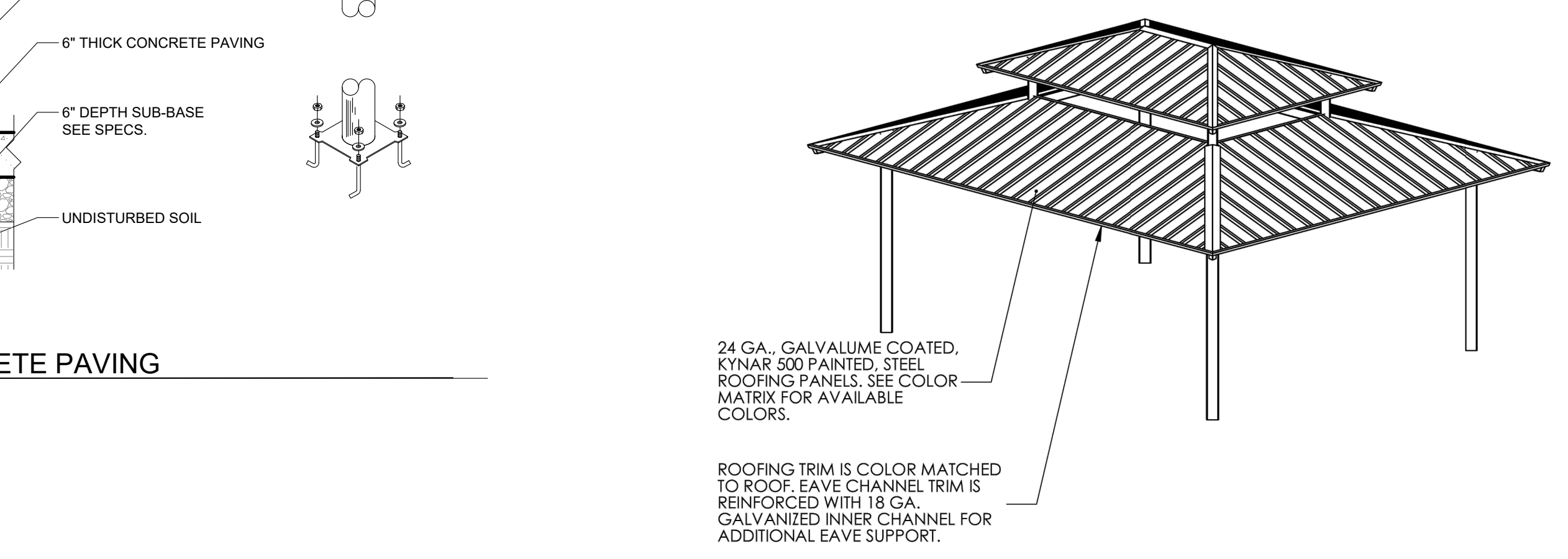
**E TRASH RECEPTACLE**  
 SCALE: N.T.S.  
 MANUFACTURER: WABASH VALLEY; PRODUCT: WOODRIDGE  
 COLLECTION, 'ELEGANCE'. 32 GALLON with FLAT TOP. COLOR: BLACK,  
 POWDER COAT.



**F CORNHOLE**  
 MANUFACTURER: DOTY & SONS CONCRETE  
 SCALE: N.T.S.



**I FIRE PIT**  
 MANUFACTURER: THE OUTDOOR PLUS; PRODUCT: TOP FIRES BY THE OUTDOOR PLUS  
 OPT-UNYXX60 24-INCH TALL UNITY FIRE PIT, 60-INCHES. COLOR: GREY POWDER COAT.  
 PRODUCT TYPE AS AN EXAMPLE ONLY.



**H SHADE STRUCTURE**  
 PRODUCT: POLIGON. MODEL: MARQUEE 20X 24; INSTALL PER MANUFACTURER'S  
 RECOMMENDATION AND DETAILS.





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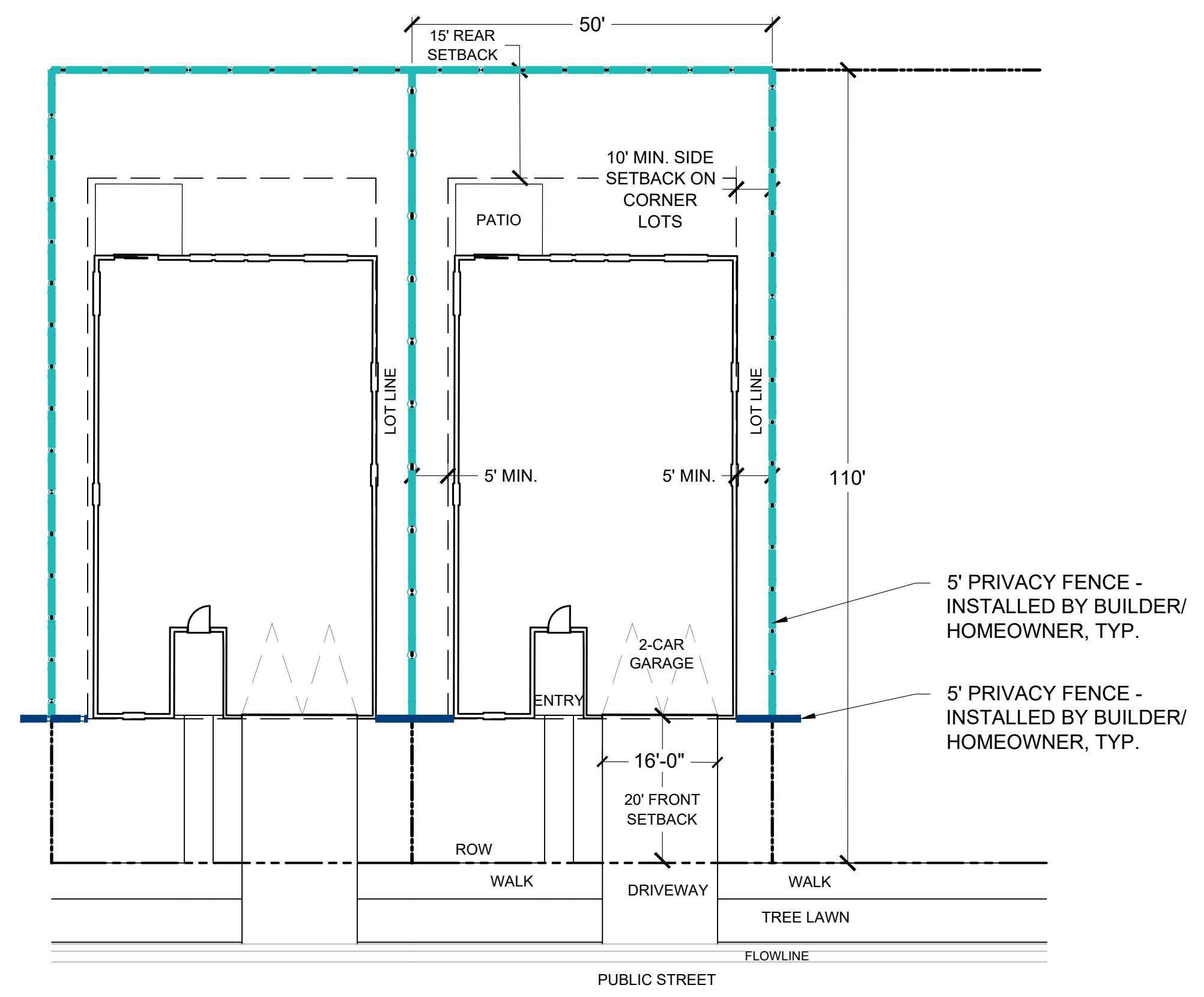
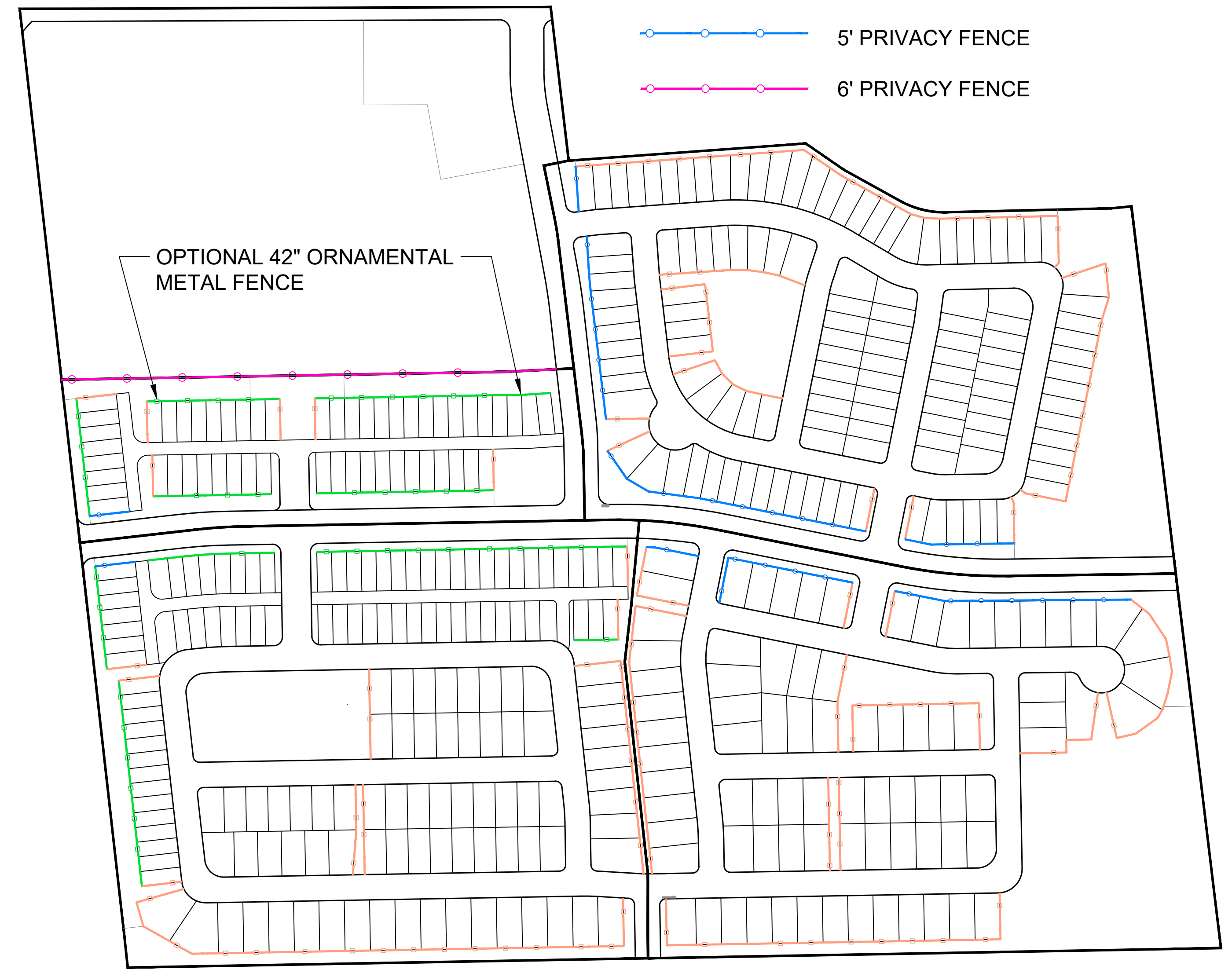


# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

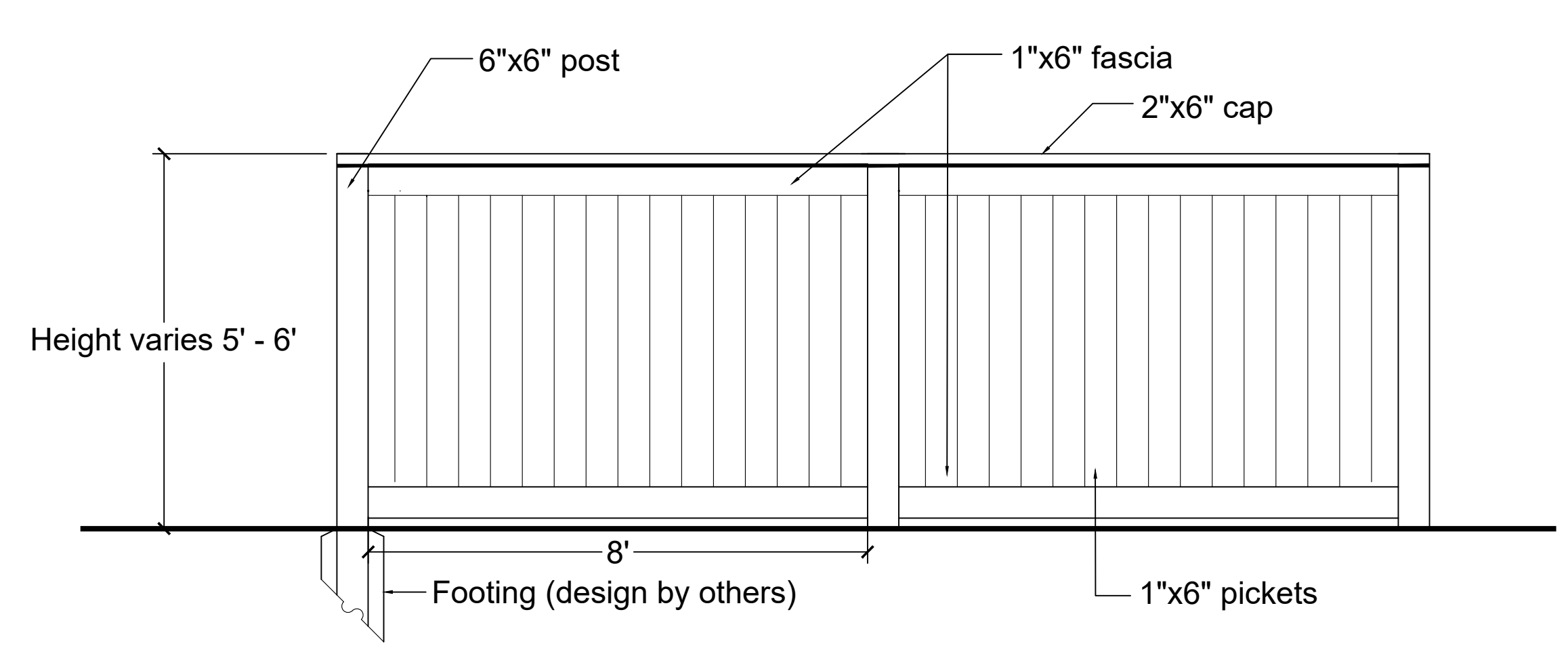
### TOWN OF JOHNSTOWN, COLORADO

-  42" ORNAMENTAL METAL FENCE
-  42" OPEN RAIL FENCE
-  5' PRIVACY FENCE
-  6' PRIVACY FENCE

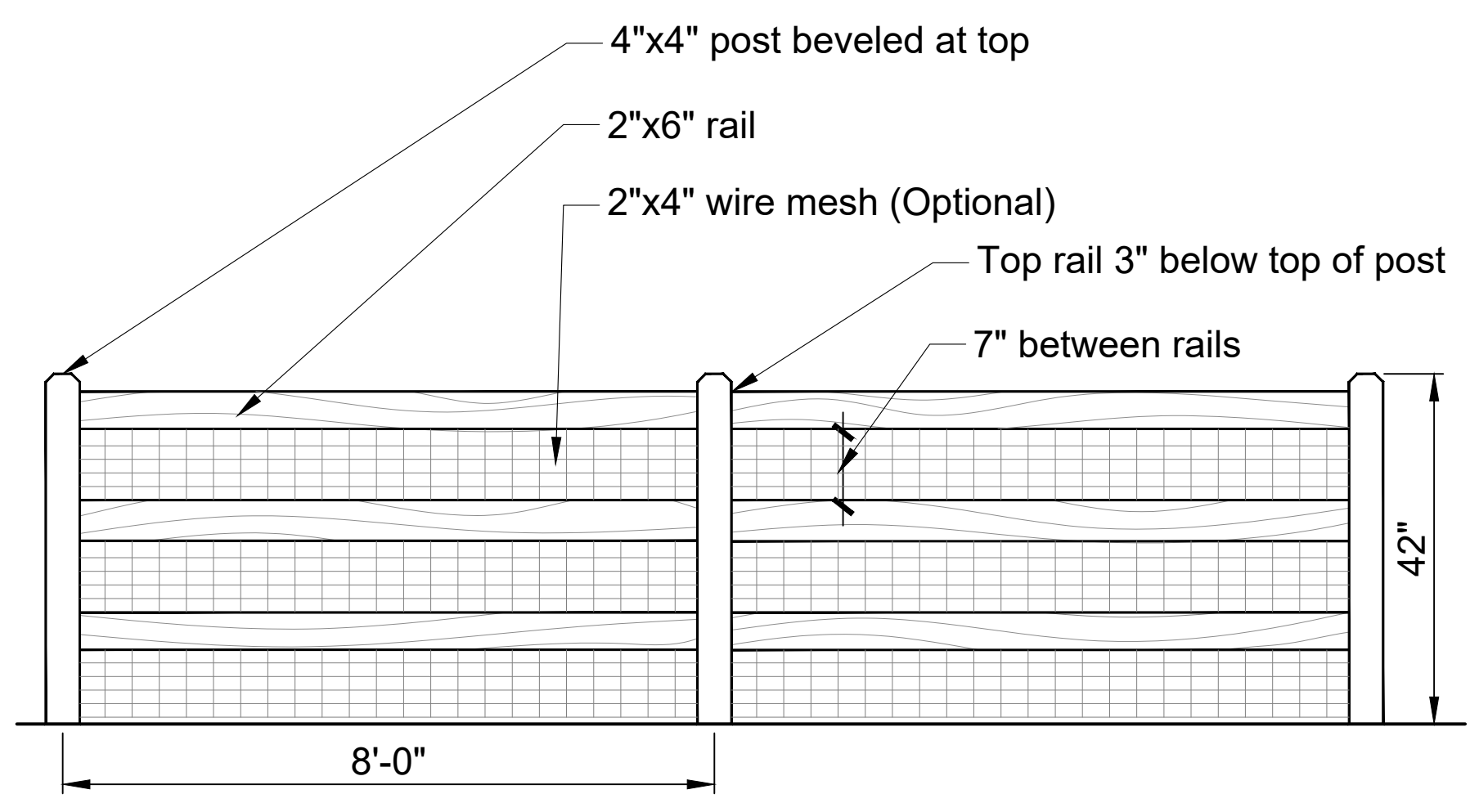


**B** HOMEOWNER & DEVELOPER FENCE INSTALLATION EXHIBIT  
SCALE: NTS

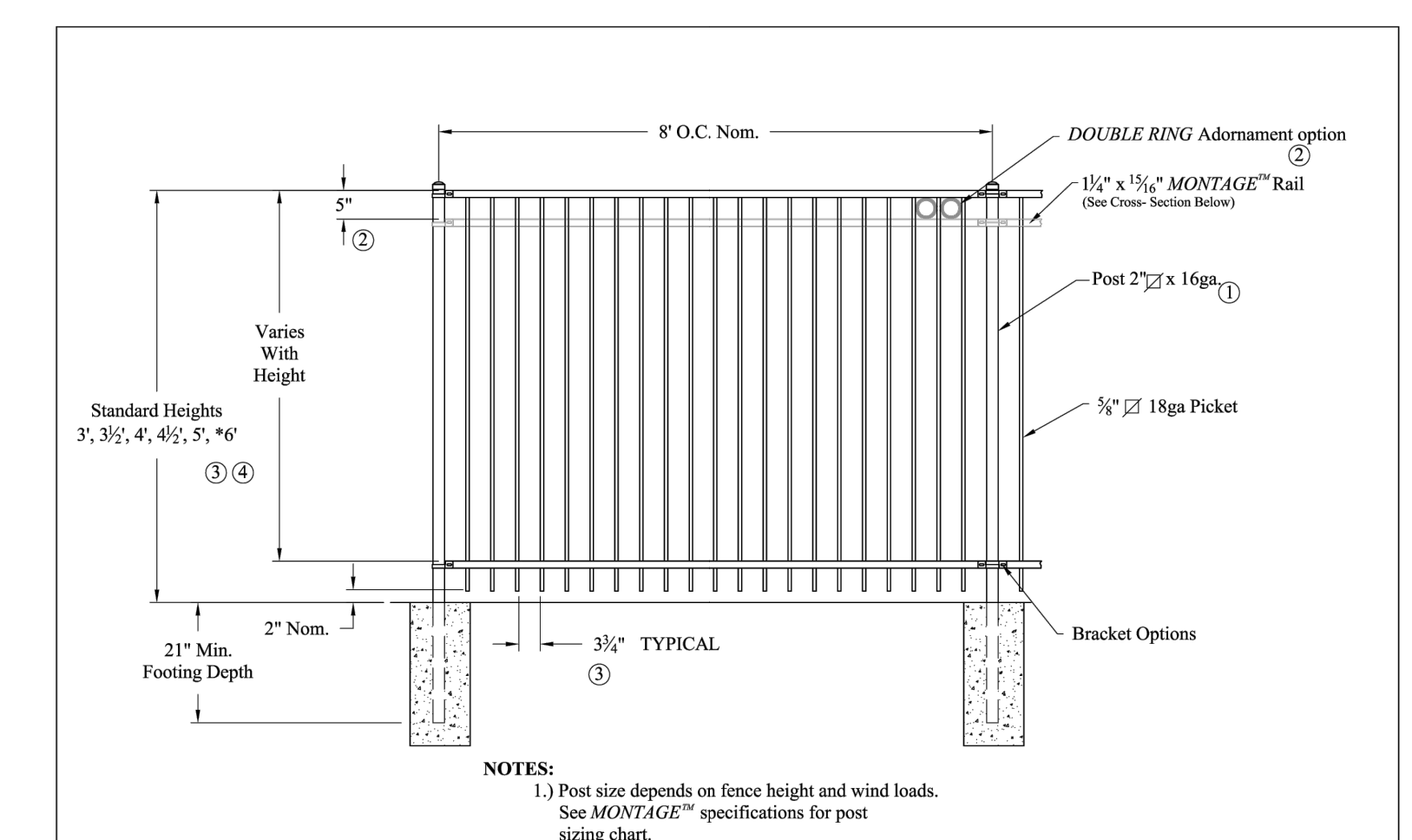
**A** FENCING EXHIBIT  
SCALE: 1"= 200'-0"



**C** SOLID PRIVACY FENCE



**D** OPEN RAIL FENCE



**E** 42" ORNAMENTAL METAL FENCE  
SCALE: NTS

REVISION DESCRIPTION	DATE
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2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

# BLUE SKY PRAIRIE

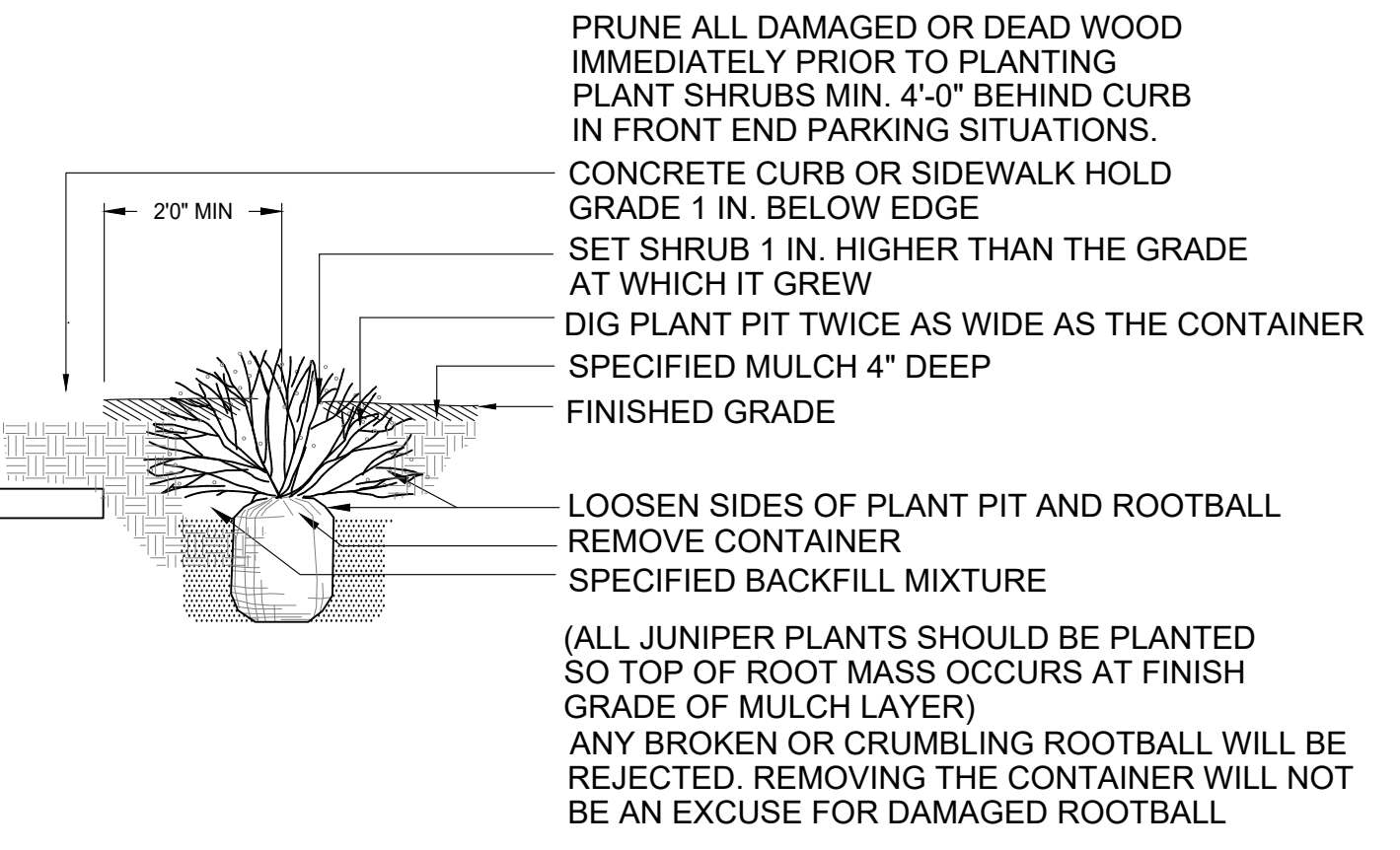
## PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

### SUGGESTED PLANT LIST

COMMON NAME	LATIN NAME	MATURE SIZE	SIZE	WATER USE
<b>DECIDUOUS SHADE TREES</b>				
BUR OAK	QUERCUS MACROCARPA	70' x 80'	2.5" CAL.	LOW
IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	35' x 35'	2.5" CAL.	MODERATE
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	60' x 40'	2.5" CAL.	LOW
SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	35' x 30'	2.5" CAL.	LOW
TRIUMPH ELM	ULMUS 'MORTON GLOSSY'	50' x 35'	2.5" CAL.	LOW
WESTERN CATALPA	CATALPA SPECIOSA	50' x 35'	2.5" CAL.	LOW
WESTERN HACKBERRY	CELTIS OCCIDENTALIS	50' x 40'	2.5" CAL.	LOW
<b>ORNAMENTAL TREES</b>				
AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	20' x 18'	1.5" CAL.	LOW
CANADA RED CHOKEBERRY	PRUNUS VIRGINIANA 'SHUBERT'	25' x 15'	1.5" CAL.	VERY LOW
CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	20' X 15'	1.5" CAL.	LOW
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	18' X 18'	1.5" CAL.	LOW
GOLDEN RAINTREE	KOELREUTERIA PANICULATA	20' X 25'	1.5" CAL.	LOW
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	25' x 25'	1.5" CAL.	LOW
<b>EVERGREEN TREES</b>				
AUSTRIAN PINE	PINUS NIGRA	50' x 35'	6'	LOW
COLORADO BLUE SPRUCE	PICEA PUNGENS	75' 20'	6'	LOW
PINION PINE	PINUS EDULUS	25' x 15'	6'	VERY LOW
PONDEROSA PINE	PINUS PONDEROSA	70' X 35'	6'	LOW
SCOTCH PINE	PINUS SYLVESTRIS	60' x 40'	6'	LOW
SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	18' x 12'	6'	LOW
<b>DECIDUOUS SHRUBS</b>				
APACHE PLUME	FALLUGIA PARADOXA	4' x 4'	5 GALLON	VERY LOW
AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	2.5' x 4.5'	5 GALLON	LOW
BEAUTY BUSH	KOLKWTZIA AMABILIS	12.5' x 13.5'	5 GALLON	LOW
BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	3' x 3'	5 GALLON	LOW
HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTI 'HANCOCK'	2.5' x 4.5'	5 GALLON	LOW
COMMON PURPLE LILAC	SYRINGA VULGARIS	15' x 10'	5 GALLON	LOW
CREEPING SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	1.5' x 1.5'	5 GALLON	LOW
DWARF BLACK CHOKECHERRY	ARONIA MELANOCARPA IROQUOIS BEAUTY	3' x 3'	5 GALLON	MODERATE
DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MODERATE
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'	5 GALLON	LOW
FILIGRAN RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'FILIGRAN'	3' x 3'	5 GALLON	VERY LOW
FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	5' x 7'	5 GALLON	VERY LOW
GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	2.5' x 2.5'	5 GALLON	LOW
GOLDEN CURRANT	RIBES AUREUM	6' x 7'	5 GALLON	VERY LOW
GRO LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	VERY LOW
MEIDLAND ROSE	ROSA MEDILAND	1.5' x 4'	5 GALLON	LOW
MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	LOW
MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	4' x 4'	5 GALLON	LOW
NEARLY WILD ROSE	ROSA x 'NEARLY WILD'	2.5' x 2.5'	5 GALLON	LOW
PEKING COTONEASTER	COTONEASTER LUCIDUS	5' x 4'	5 GALLON	LOW
PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	1.5' x 2'	5 GALLON	LOW
PYGMY PEASHRUB	CARAGANA PYGMAEA	3' x 4'	5 GALLON	VERY LOW
RED COLUMNAR BARBERRY	BERBERIS THUNBERGII 'HELMOND PILLAR'	4.5' x 2'	5 GALLON	LOW
RUSSIAN SAGE	PEROVSKIA ATRIPLIIFOLIA	3.5' x 3.5'	5 GALLON	VERY LOW
SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	8' x 8'	5 GALLON	LOW
SNOWBERRY	SYMPHORICARPOS ALBUS	4' x 5'	5 GALLON	LOW
SUMMER WINE NINEBARK	PHYSOCARPUS X 'SUMMER WINE'	5' x 5'	5 GALLON	LOW
SUTTERS LEAF POTENTILLA	POTENTILLA FRUTICOSA	1.5' x 2.5'	5 GALLON	LOW
THREE GOLD SUMAC	RHUS TRILOBATA	4.5' x 4.5'	5 GALLON	VERY LOW
VANHOUTTE OR SNOWMOUND SPIRAEA	SPIRAEA X 'VANHOUTTE'	6.5' x 8.5'	5 GALLON	LOW
WESTERN SANDCHERRY	PRUNUS BESSEYI	4.5' x 4.5'	5 GALLON	LOW
<b>EVERGREEN SHRUBS</b>				
ADAM'S NEEDLE	YUCCA FILAMENTOSA	6' x 2.5'	5 GALLON	VERY LOW
ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	3/4" x 3.5'	5 GALLON	LOW
BAR HARBOUR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	1' x 7'	5 GALLON	LOW
COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	LOW
ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	4" x 6'	5 GALLON	LOW
LENA BROOM	CYTISUS x LENA	2.5' x 3.5'	5 GALLON	MODERATE

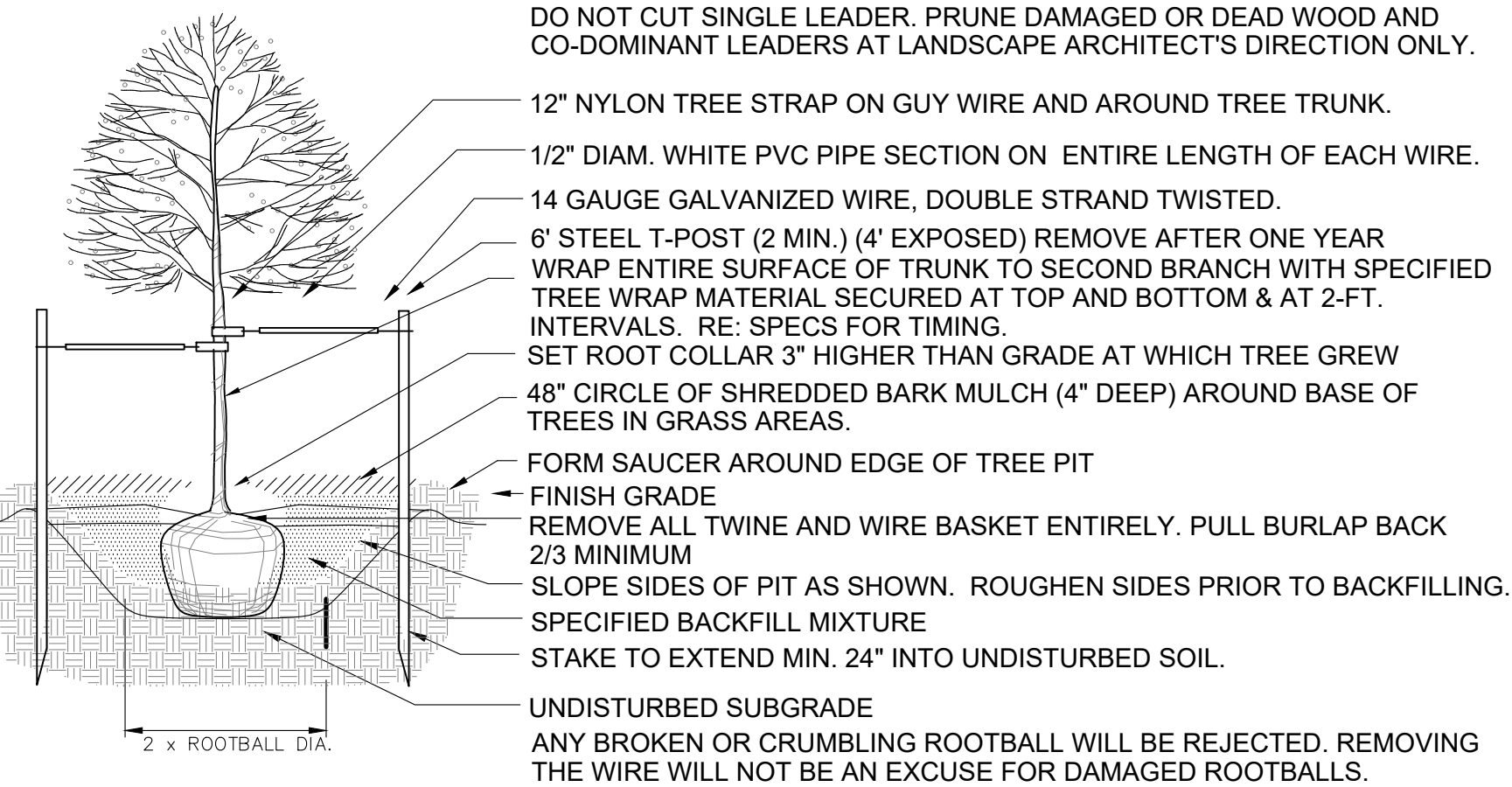
COMMON NAME	LATIN NAME	MATURE SIZE	SIZE	WATER USE
<b>PERENNIALS</b>				
AUTUMN SEDUM JOY	SEDUM TELEPHIUM 'AUTUMN JOY'	1.5' x 1.5'	1 GALLON	LOW
BLUE CATMINT	NEPETA FAASSENNI 'WALKER'S LOW'	1.5' x 1.5'	1 GALLON	VERY LOW
BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	2' x 2'	1 GALLON	LOW
ROYAL CANDLES VERONICA	VERONICA 'ROYAL CANDLES'	1.5' x 1.5'	1 GALLON	LOW
BLUE WOOLLY SPEEDWELL	VERONICA PECTINATA	2" x 1.5'	1 GALLON	LOW
DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1.5' x 1.5'	1 GALLON	VERY LOW
MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	2' x 1.5'	1 GALLON	VERY LOW
MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1.5' x 2'	1 GALLON	VERY LOW
ROTKUGEL ORNAMENTAL OREGANO	ORIGANUM 'ROTKUGEL'	1.5' x 1.5'	1 GALLON	LOW
WHIRLING BUTTERFLIES	GAURA LINDHEIMERI	3' x 3'	1 GALLON	LOW
<b>ORNAMENTAL GRASSES</b>				
BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	4' x 2'	1 GALLON	LOW
BLUE GRAMA GRASS	BOUTELOUA GRACILIS	1' x 1.5'	1 GALLON	VERY LOW
FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	4.5' x 2'	1 GALLON	LOW
LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3.5' x 1.5'	1 GALLON	VERY LOW
SWITCH GRASS	PANICUM VIRGATUM	3.5' x 3'	1 GALLON	LOW



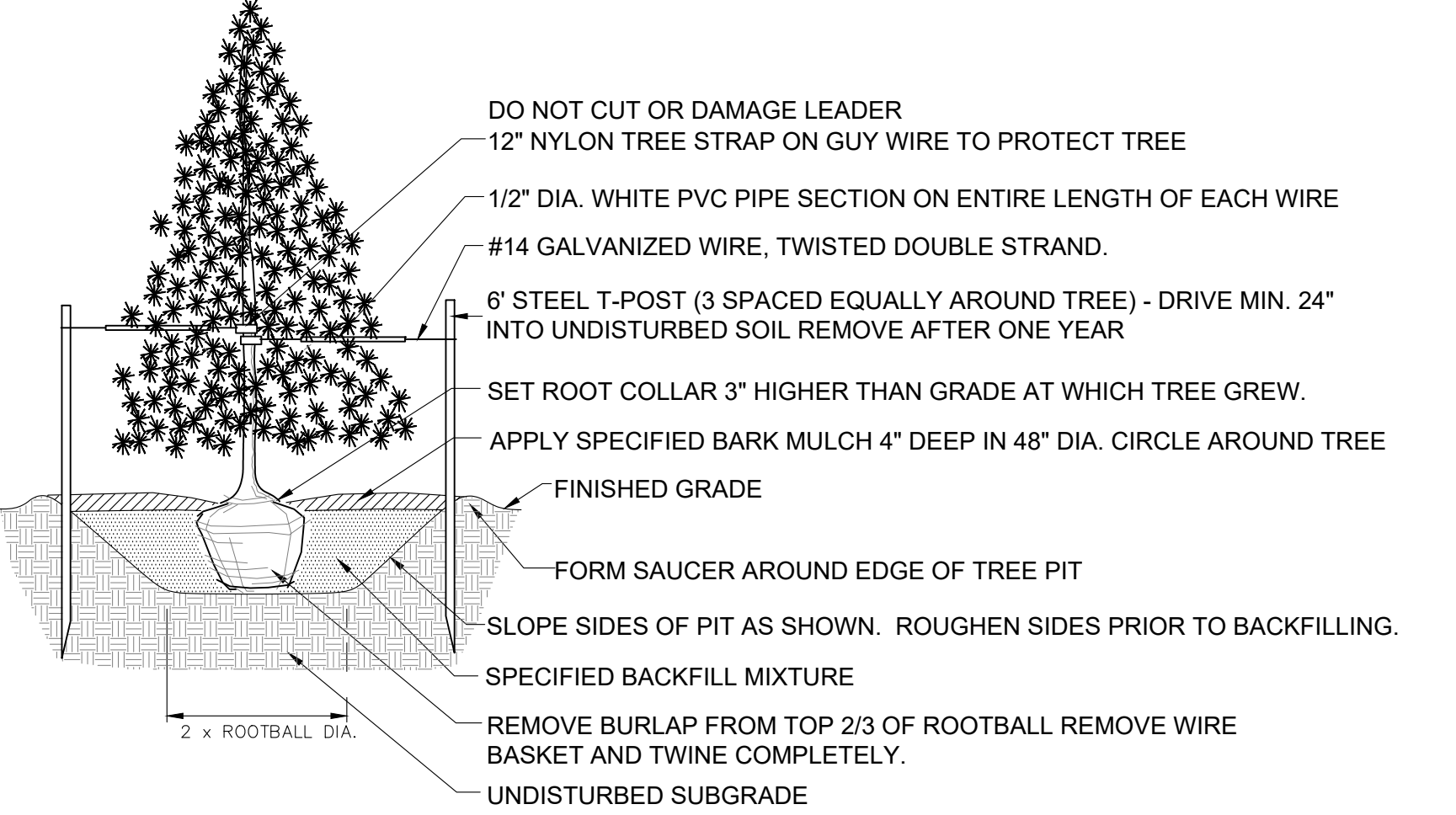
**B SHRUB PLANTING DETAIL**  
SCALE: N.T.S.

### LANDSCAPE NOTES

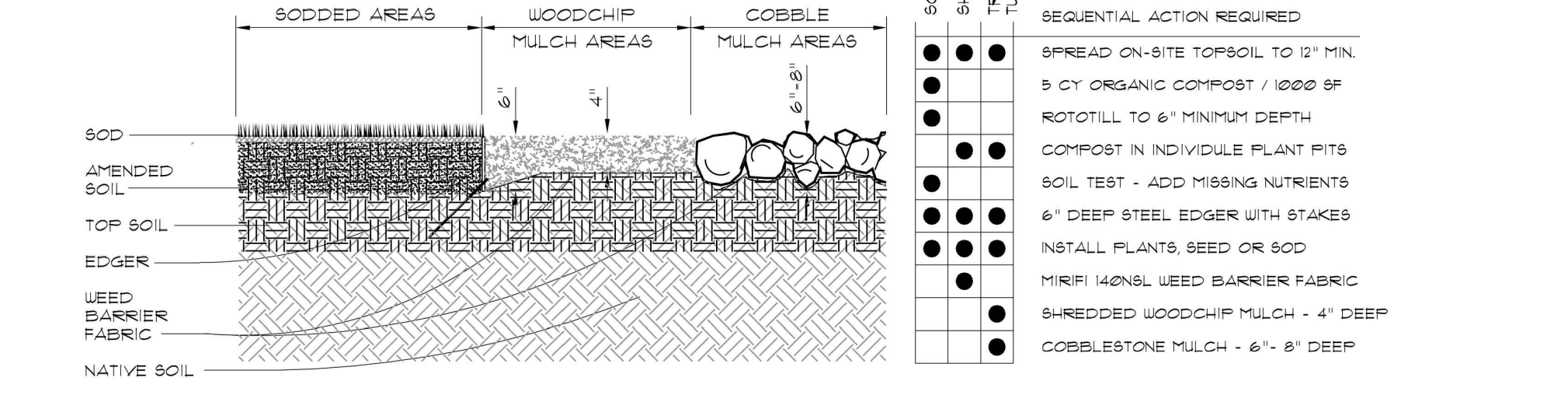
- THE SITE DOES NOT CONTAIN ANY KNOWN ENDANGERED SPECIES, ARCHAEOLOGICAL OR HISTORIC AREAS. ALSO, NO FLOODPLAINS, WETLANDS OR GEOLOGIC HAZARDS HAVE BEEN MAPPED ON THE SITE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS, AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE TOWN'S ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE DEVELOPER/CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
- IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ALL DEAD PLANT MATERIAL AND/OR RE-SOD OR SEED TURF AREAS THAT ARE NOT ESTABLISHED DURING THE WARRANTY PERIOD ESTABLISHED BY THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
- THE PROPOSED PARK AREAS WILL CONSIST OF PLAY EQUIPMENT, INCLUDING A MULTI-PLAY STRUCTURE, SLIDES, AND/OR A TODDLER PLAY SET; AS WELL AS NEARBY BENCHES AND OPEN TURFGRASS AREA.
- PROPOSED OPEN SPACE AREAS WILL BE PRIVATE AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION OR METRO DISTRICT.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY RE-VEGETATED SO AS NOT TO LEAVE ANY BARE GROUND.
- STREET TREES ARE SHOWN AT 40 FT INTERVALS AND/OR PLACED AT LOT LINES FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATIONS SHALL BE BASED UPON DRIVEWAYS AND UTILITY SERVICE LINES. STREET TREES SHALL BE LOCATED WITHIN THE ROW, PLACED IN FRONT OF THE SIDEWALK WHEN THE SIDEWALK IS DETACHED AND BEHIND WHEN ATTACHED. MINIMUM DISTANCES FROM STREET LIGHTS, SHALL BE 40 FEET BETWEEN SHADE TREES AND 15 FEET BETWEEN ORNAMENTAL TREES. STREET TREE IRRIGATION SHALL BE FROM THE DOMESTIC TAP FOR THE HOME. MAINTENANCE SHALL BE BY THE HOMEOWNER.
- STREET TREES SHALL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE ABUTTING HOMEOWNER.
- ALL HOA MAINTAINED LANDSCAPE AREAS TO BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH SHRUB BEDS ZONED SEPARATELY FROM TURF AREAS. A RAIN SHUT-OFF SENSOR IS REQUIRED WITH IRRIGATION SYSTEM.
- ALL TREES AND SHRUBS IN NATIVE SEED AREAS WILL BE DRIP IRRIGATED. NATIVE SEED IS REQUIRED TO HAVE TEMPORARY IRRIGATION DURING THE TWO YEAR WARRANTY PERIOD.
- A ONE INCH DIAMETER SHREDDED CEDAR MULCH RING SHALL SURROUND ALL ORNAMENTAL GRASSES AND PERENNIALS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH ROCK COBBLE MULCH 1" - 2" IN SIZE. PLACED OVER A SUITABLE WEED BARRIER FABRIC. MINIMUM DEPTH OF MULCH SHALL BE 3 INCHES. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY STEEL EDGING MATERIAL.
- ALL PARK FACILITIES INCLUDING TRAILS, SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND ASHTO GUIDELINES.
- ALL FENCING SHALL BE DETERMINED AT FINAL DEVELOPMENT PLAN. FENCING IS ANTICIPATED TO BE WOOD THREE RAIL AND/OR OPEN RAIL FENCE, ORNAMENTAL FENCING AT ALLEY LOADED LOTS AND PRIVACY FENCE AT AREAS SPECIFIED.
- NO TREE OR SHRUB WILL BE PLANTED WITHIN 5 FEET OF A FIRE HYDRANT.
- NO PLANT MATERIALS, BOULDERS, BERMS, FENCES OR VISUAL OBSTRUCTIONS SHALL EXCEED A HEIGHT OF 32" WITHIN SIGHT DISTANCE TRIANGLE AREA, PER TOWN STANDARD H.10.C.III.
- ALL SOD AREAS SHALL BE CONSIDERED LOW WATER USE VEGETATION. THE SOD FOR PARK AREAS SHALL BE 'ENVIRONMENTAL'. SOD AREAS WITH LOWER FOOT TRAFFIC SHALL BE NATURE'S PRAIRIE.



**C DECIDUOUS TREE PLANTING DETAIL**  
SCALE: N.T.S.



**D EVERGREEN TREE PLANTING DETAIL**  
SCALE: N.T.S.



**A EDGERS, MULCHES AND SOIL PREPARATION**

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO

#### RIGHT OF WAY REQUIREMENT CHART

**LANDSCAPE REQUIREMENT CHART- R.O.W.**

R.O.W.	TYPE	Unit of Measurement	AREA	CODE REQUIREMENT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHURBS PROVIDED
Weld County Road 50/ Veterans Parkway	Arterial	SF	7433.27	1 Tree & 5 Shrubs/ 1,000 SF; 75% shade trees, 25% evergreen	7.00	*	37.00	*
High Plains Boulevard	Arterial	SF	18720.70	1 Tree & 5 Shrubs/ 1,000 SF; 75% shade trees, 25% evergreen	19.00	*	94.00	*
Larkspur Drive	Collector	LF	2242.60	1 Tree/ 50 LF & 1 Shrub/ 200 LF	45.00	*	11.00	*
Waterbirch Ave	Collector	LF	4575.17	1 Tree/ 50 LF & 1 Shrub/ 200 LF	92.00	*	23.00	*
Wild Rye Drive	Local	LF	675.02	1 Tree/ 40 LF or 1 Tree per Lot	17.00	*	N/A	*
June Grass Ave	Local	LF	3656.80	1 Tree/ 40 LF or 1 Tree per Lot	91.00	*	N/A	*
Dropseed Street	Local	LF	1697.34	1 Tree/ 40 LF or 1 Tree per Lot	42.00	*	N/A	*
Goldenrod Street	Local	LF	3683.09	1 Tree/ 40 LF or 1 Tree per Lot	92.00	*	N/A	*
Yellow Sundrop Drive	Local	LF	1442.95	1 Tree/ 40 LF or 1 Tree per Lot	36.00	*	N/A	*
Prairie Phlox Ave	Local	LF	1321.07	1 Tree/ 40 LF or 1 Tree per Lot	33.00	*	N/A	*
Blazing Star Drive	Local	LF	932.86	1 Tree/ 40 LF or 1 Tree per Lot	23.00	*	N/A	*
Prairie Coneflower Ave	Local	LF	1636.80	1 Tree/ 40 LF or 1 Tree per Lot	41.00	*	N/A	*
Blue Aster Drive	Local	LF	849.30	1 Tree/ 40 LF or 1 Tree per Lot	21.00	*	N/A	*
Switchgrass Ave	Local	LF	2386.66	1 Tree/ 40 LF or 1 Tree per Lot	60.00	*	N/A	*
Frost Weed Drive	Local	LF	755.90	1 Tree/ 40 LF or 1 Tree per Lot	19.00	*	N/A	*
Prairie Clover Circle	Local	LF	3039.22	1 Tree/ 40 LF or 1 Tree per Lot	76.00	*	N/A	*
River Rock Drive	Local	LF	282.10	1 Tree/ 40 LF or 1 Tree per Lot	7.00	*	N/A	*

\* To be provided at Final Development Plan  
All totals represent both sides of the street, typ.

#### OUTLOT REQUIREMENT CHART

**LANDSCAPE REQUIREMENT CHART- OUTLOTS**

OUTLOT	USE	AREA (Acres)	AREA (Square Footage)	CODE REQUIREMENT	TREES REQUIRED	TREE TOTAL AMOUNT WITH 15% ENHANCEMENT	TREES PROVIDED	SHRUBS REQUIRED	SHRUB TOTAL AMOUNT WITH 25% ENHANCEMENT	SHRUBS PROVIDED
A	Detention	2.335	101712.60	1 Tree & 5 Shrubs/ 100 LF	14.00	N/A	*	70.00	N/A	*
E	Park	0.466	20298.96	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	10.00	N/A	*	41.00	N/A	*
F	Open Space	0.586	25526.16	1 Tree & 5 Shrubs/ 4,500 SF	6.00	N/A	*	28.00	N/A	*
G	Open Space	0.686	29882.16	1 Tree & 5 Shrubs/ 4,500 SF	7.00	N/A	*	33.00	N/A	*
H	Arterial Buffer	0.204	8886.24	1 Tree & 5 Shrubs/ 2,000 SF	4.00	5.00	**	44.00	55.00	**
I	Open Space	0.487	21213.72	1 Tree & 5 Shrubs/ 4,500 SF	5.00	6.00	**	24.00	28.00	**
J	Park	0.525	22869.00	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	11.00	N/A	*	46.00	N/A	*
K	Open Space	0.422	18382.32	1 Tree & 5 Shrubs/ 4,500 SF	4.00	5.00	**	20.00	23.00	**
M	Open Space	0.234	10193.04	1 Tree & 5 Shrubs/ 4,500 SF	2.00	2.00	**	11.00	13.00	**
N	Open Space	0.375	16335.00	1 Tree & 5 Shrubs/ 4,500 SF	4.00	5.00	**	18.00	21.00	**
O	Open Space	0.031	1350.36	1 Tree & 5 Shrubs/ 4,500 SF	1.00	N/A	**	2.00	N/A	*
P	Arterial Buffer	1.067	46478.52	1 Tree & 5 Shrubs/ 2,000 SF	23.00	26.00	**	232.00	267.00	**
Q	Park	2.079	90561.24	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	45.00	N/A	*	181.00	N/A	*
R	Open Space	0.1	4356.00	1 Tree & 5 Shrubs/ 4,500 SF	1.00	N/A	*	5.00	N/A	*
S	Open Space	0.768	33454.08	1 Tree & 5 Shrubs/ 4,500 SF	7.00	N/A	*	37.00	N/A	*
T	Open Space	1.051	45781.56	1 Tree & 5 Shrubs/ 4,500 SF	10.00	N/A	*	51.00	N/A	*
U	Detention	5.465	238055.40	1 Tree & 5 Shrubs/ 100 LF	18.00	N/A	*	265.00	N/A	*
V	Park	0.902	39291.12	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	20.00	N/A	*	79.00	N/A	*
W	Open Space	0.126	5488.56	1 Tree & 5 Shrubs/ 4,500 SF	1.00	N/A	*	11.00	N/A	*
X	Open Space	0.591	25743.96	1 Tree & 5 Shrubs/ 4,500 SF	6.00	N/A	*	29.00	N/A	*
Y	Open Space	0.212	9234.72	1 Tree & 5 Shrubs/ 4,500 SF	2.00	N/A	*	10.00	N/A	*
Z	Open Space	0.682	29707.92	1 Tree & 5 Shrubs/ 4,500 SF	7.00	8.00	**	33.00	38.00	**
AA	Open Space	3.709	161564.04	1 Tree & 5 Shrubs/ 4,500 SF	36.00	41.00	**	180.00	207.00	**
BB	Park	1.414	61593.84	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	31.00	N/A	*	123.00	N/A	*
CC	Open Space	0.227	9888.12	1 Tree & 5 Shrubs/ 4,500 SF	2.00	N/A	*	20.00	N/A	*
DD	Open Space	0.95	41382.00	1 Tree & 5 Shrubs/ 4,500 SF	9.00	10.00	**	46.00	53.00	**
EE	Open Space	0.411	17903.16	1 Tree & 5 Shrubs/ 4,500 SF	4.00	5.00	**	20.00	23.00	**
FF	Open Space	0.327	14244.12	1 Tree & 5 Shrubs/ 4,500 SF	3.00	N/A	*	16.00	N/A	*
GG	Open Space	19.998	871112.88	1 Tree & 5 Shrubs/ 4,500 SF	194.00	223.00	**	968.00	1113.00	**

\* Trees and shrubs provided to be determined at Final Development Plan  
\*\* Enhanced Landscape Area shall have an additional 25% shrubs and 15% additional trees provided.  
All totals represent both sides of the street, typ.

#### DRYLAND PASTURE NATIVE SEED MIX

A mixture of hardy, cool season grasses, that are drought tolerant and adapt well to the Northern Great Intermountain regions. It provides a good, palatable spring forage and fair regrowth in the fall. This mix may produce a hay crop depending upon available moisture. Widely adapted to many soil types and elevations of 3,000 to 10,000 feet. Ideal for areas not receiving regular irrigation.



Grows 30-48 inches at full potential. Great forage and hay producer.

**Seeding Rate:**  
New Seeding  
Broadcast: 20-25 lbs/acre  
Drilled: 15-20 lbs/acre

Overseeding  
Broadcast: 10-15 lbs/acre  
Drilled: 5-10 lbs/acre

#### Characteristics:

- Mix contains:**
- 20% **Tetraploid Perennial Rye**  
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It is leafy and fine stemmed.
  - 20% **Smooth Brome, Lincoln**  
Sod Forming grass with germination in 10-14 days. Smooth brome is resistant to drought and extremes in temperature. Lincoln smooth brome is the most widely used of the cultivated brome grasses.
  - 15% **Palute Orchardgrass**  
Bunchgrass with germination in 14-21 days. One of the earliest species to exhibit growth in the spring, making tremendous forage potential during cool conditions. Performs well on different textured soils. Is a great forage and hay producer.
  - 15% **Hycrest Crested Wheatgrass**  
Bunchgrass with germination in 14-21 days. A hybrid cross between Standard and Desert wheatgrass, resulting in a plant with excellent seeding vigor that establishes quickly. It is taller and has higher forage yield potential than its parents.
  - 15% **Pubescent Wheatgrass**  
Cool season, sod-forming with germination in 21-28 days. Stays green into the summer months when soil moisture is adequate.
  - 15% **Dahurian Wildrye**  
Bunchgrass with germination in 7 - 21 days. Deep rooted allowing good drought tolerance. Regrows aggressively after cutting and grazing, providing excellent palatable forage.

*Formulations & varieties are subject to change without notice!*

4300 Monaco Street  
Denver, CO 80216  
P. (303) 320-7500 F. (303) 320-7516  
877-907-3337  
www.avseeds.com

#### LOW GROW NATIVE SEED MIX

A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.



**Characteristics:**

- Grows 8-12 inches tall
- Requires little to no maintenance
- Grows well in elevations up to 10,000 ft

**Seeding Rate:**  
New Seeding  
Dryland: 20-25 lbs/acre  
Irrigated: 40 lbs/acre  
Overseeding  
Dryland: 10-15 lbs/acre  
Irrigated: 20 lbs/acre

#### Mix contains:

- 30% **Ephraim Crested Wheatgrass**  
Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
- 25% **Sheep Fescue**  
Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.
- 20% **Perennial Rye**  
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
- 15% **Chewings Fescue**  
Bunchgrass with germination in 7-21 days. Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.
- 10% **Canada Bluegrass**  
Sod-forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

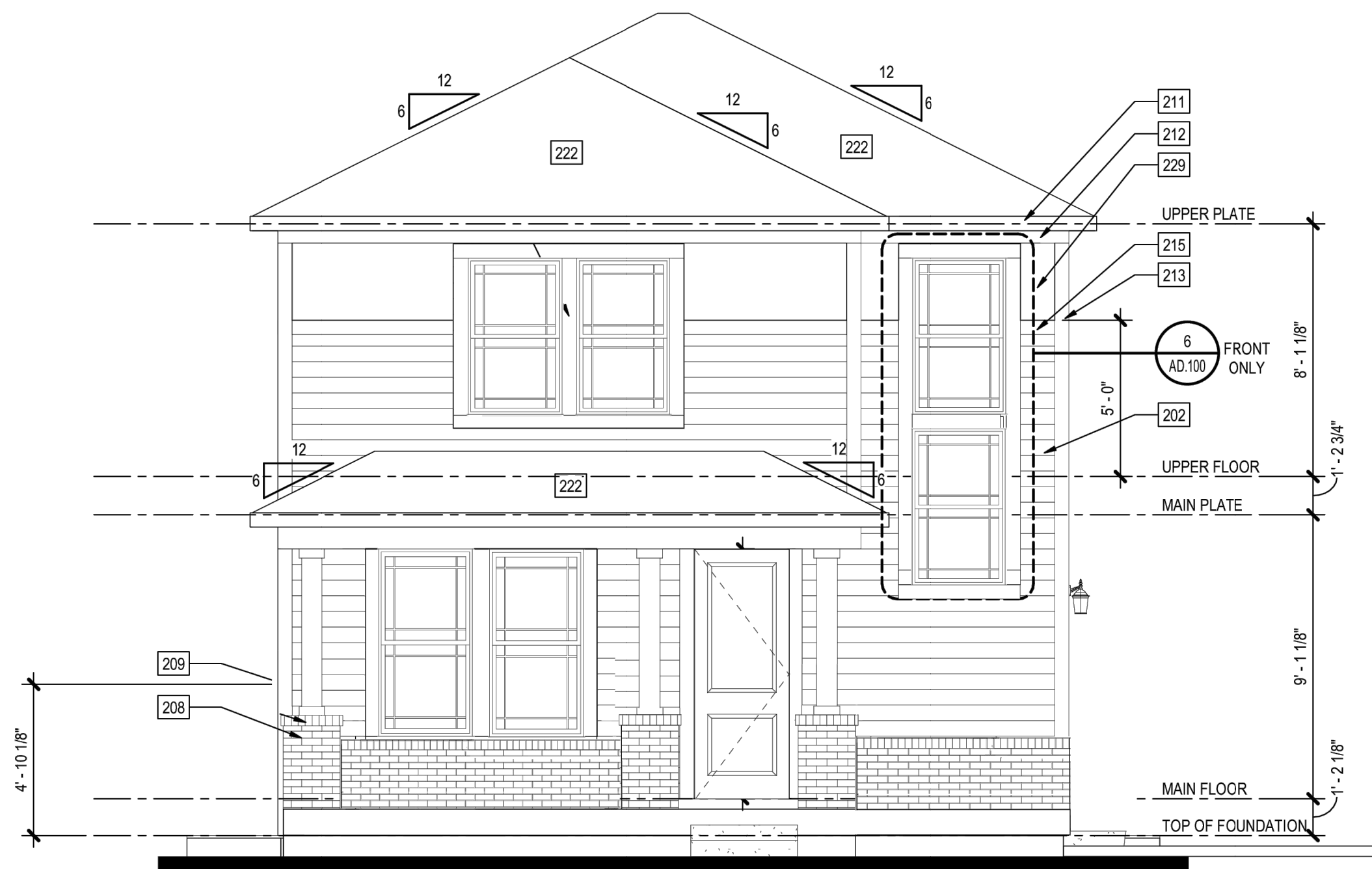
### TOWN OF JOHNSTOWN, COLORADO

NOTE:  
ALL ELEVATIONS ARE CONCEPTUAL  
AND WILL BE FINALIZED PRIOR TO  
APPROVAL OF THE FINAL  
DEVELOPMENT PLAN.

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE  
JOHNSTOWN, CO  
PRELIMINARY DEVELOPMENT PLAN  
ARCHITECTURE ELEVATIONS

DESIGNED BY: MK  
DRAWN BY: AKH  
CHECKED BY: KZH



**Front Elevation**

SCALE: 1/4" = 1'-0"

**Prairie - D**

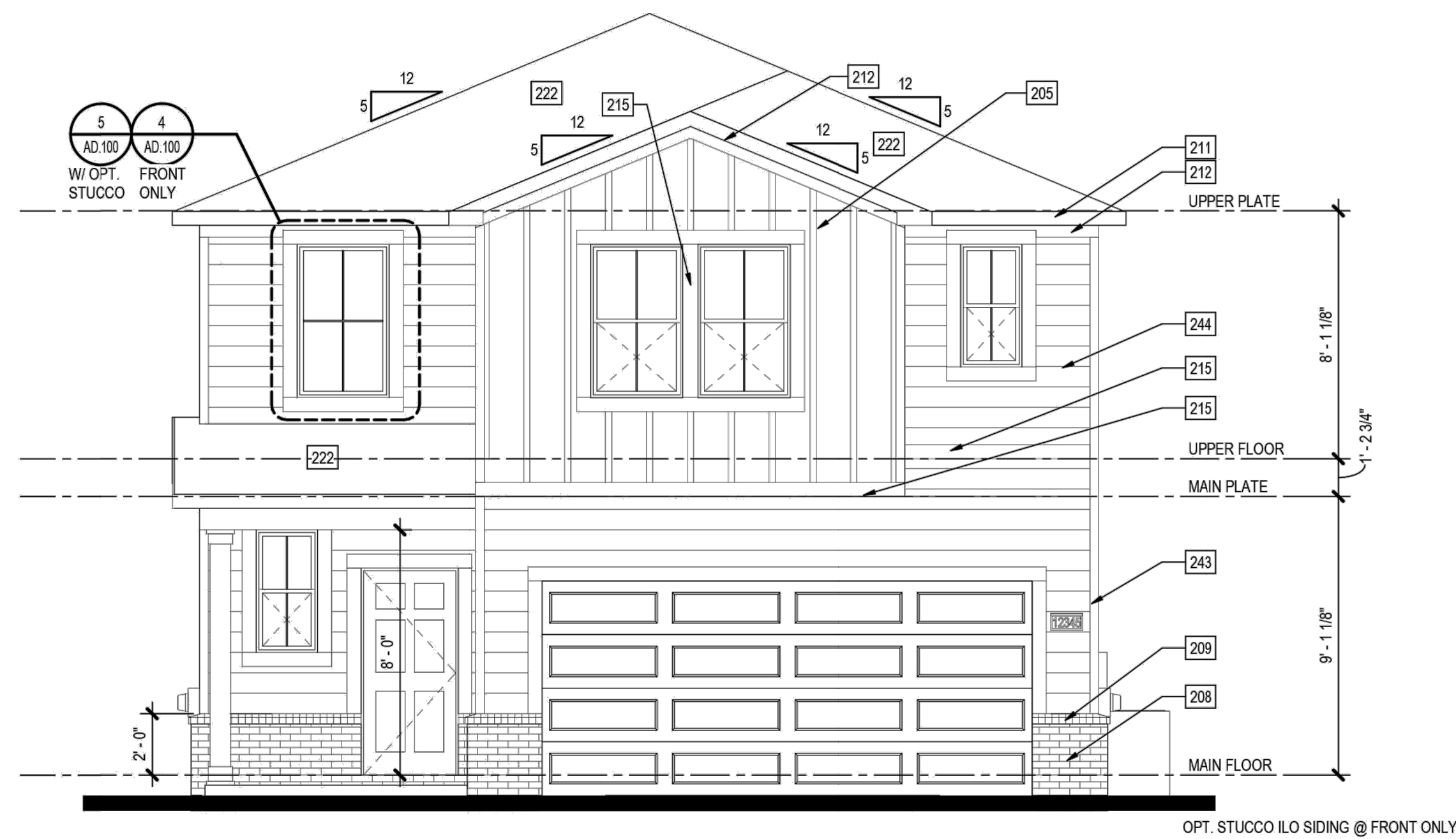


**Front Elevation**

SCALE: 1/4" = 1'-0"

**Prairie - D**

○ ALLEY LOADED SINGLE FAMILY HOME- TYPE 1



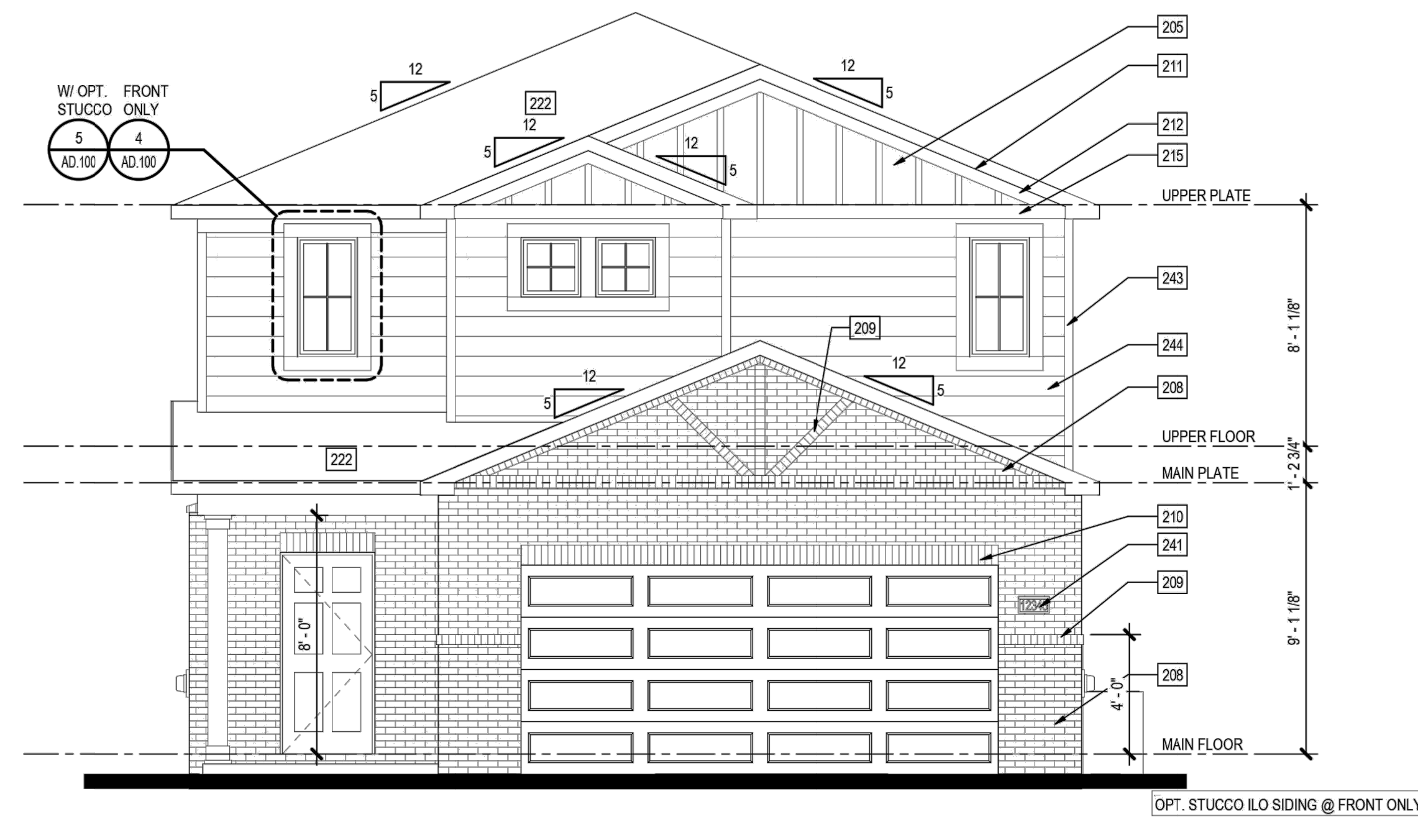
**Front Elevation**

SCALE: 1/4" = 1'-0"

**Farmhouse**

○ 30' SINGLE FAMILY HOME- TYPE 1

○ ALLEY LOADED SINGLE FAMILY HOME- TYPE 2



**Front Elevation**

SCALE: 1/4" = 1'-0"

**Traditional - B**

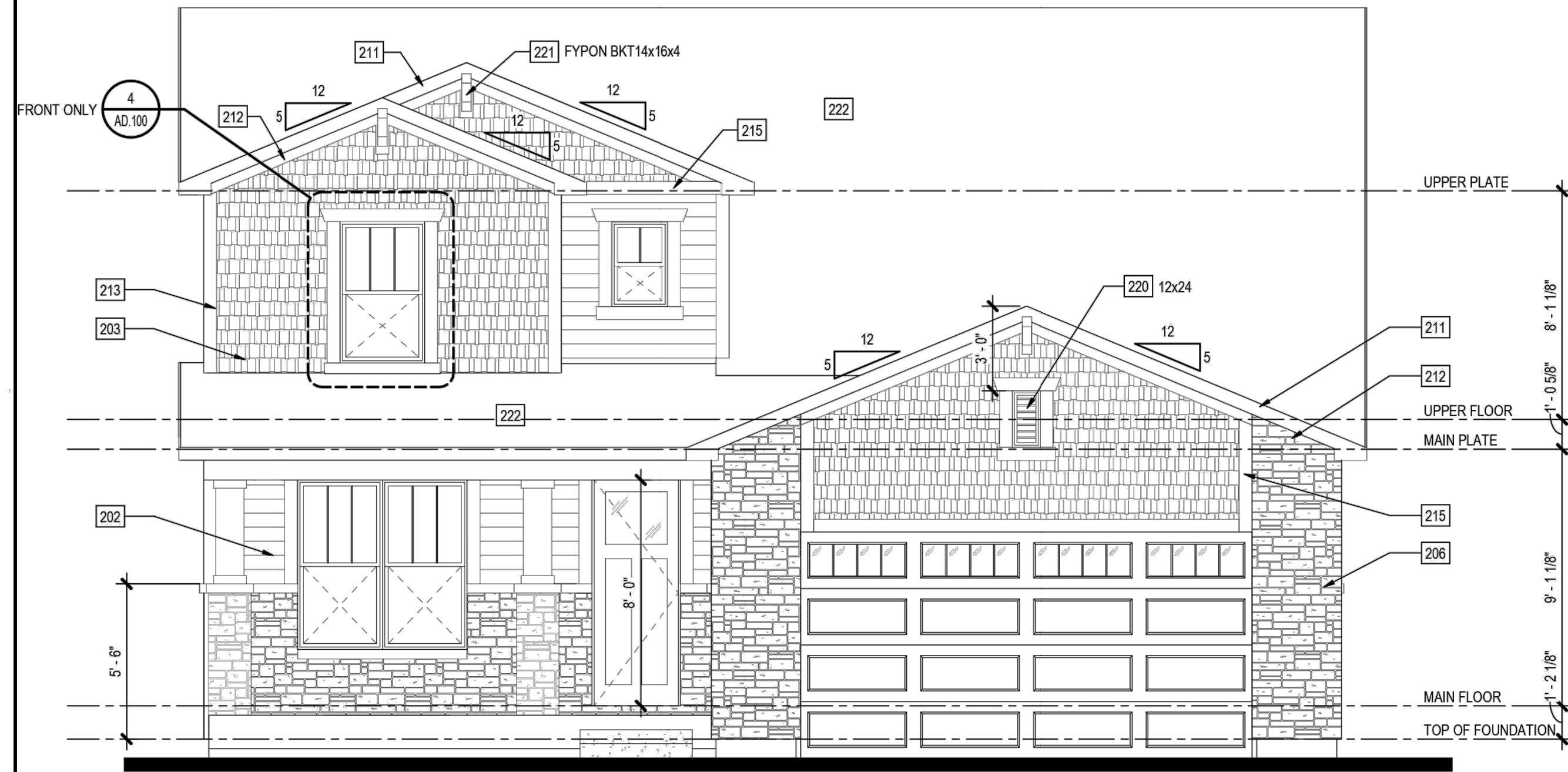
○ 30' SINGLE FAMILY HOME- TYPE 2

# BLUE SKY PRAIRIE

## PRELIMINARY DEVELOPMENT PLAN

### TOWN OF JOHNSTOWN, COLORADO

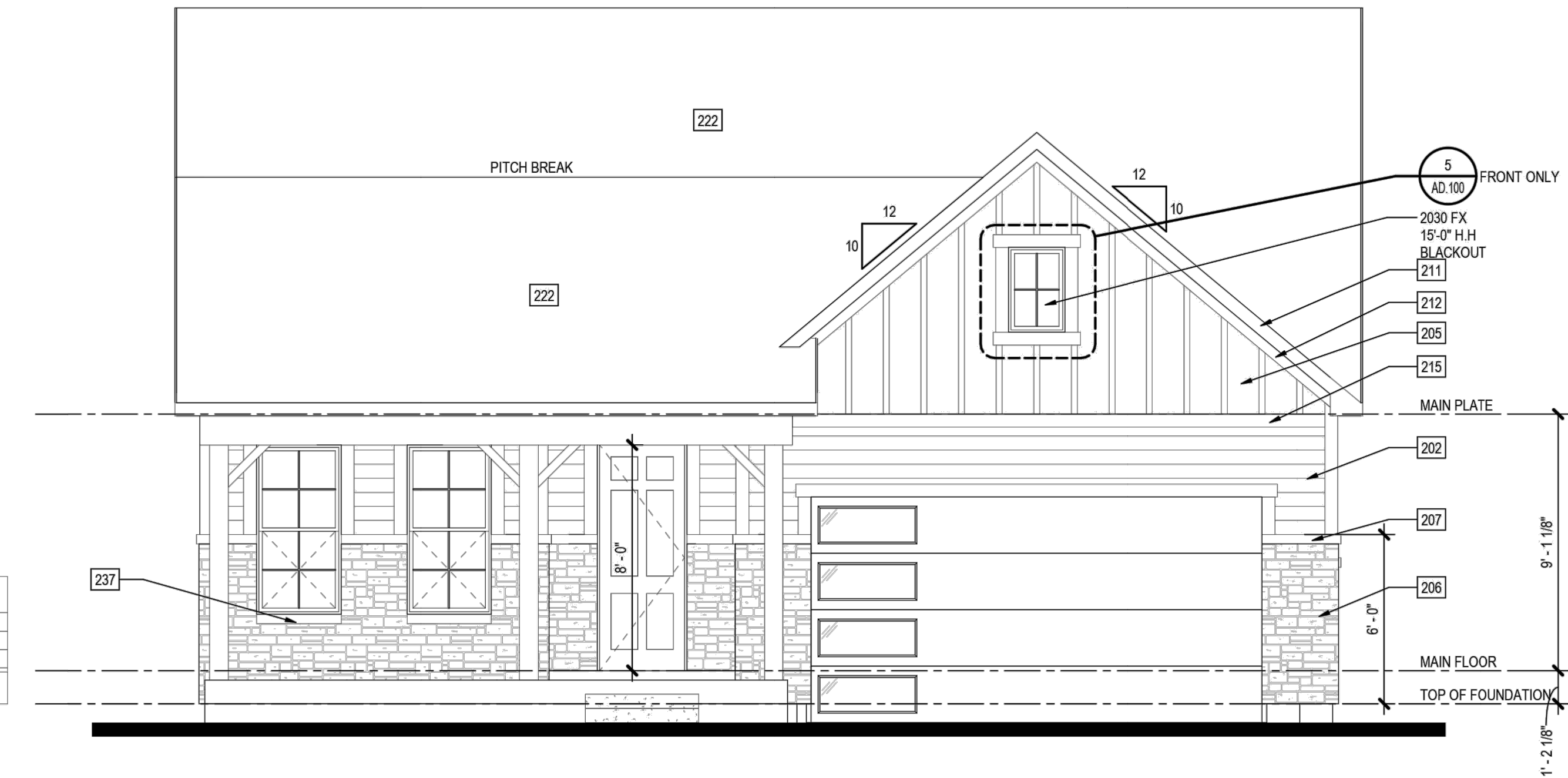
NOTE:  
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DEVELOPMENT PLAN.



**Front Elevation**

SCALE: 1/4" = 1'-0"

**Craftsman**



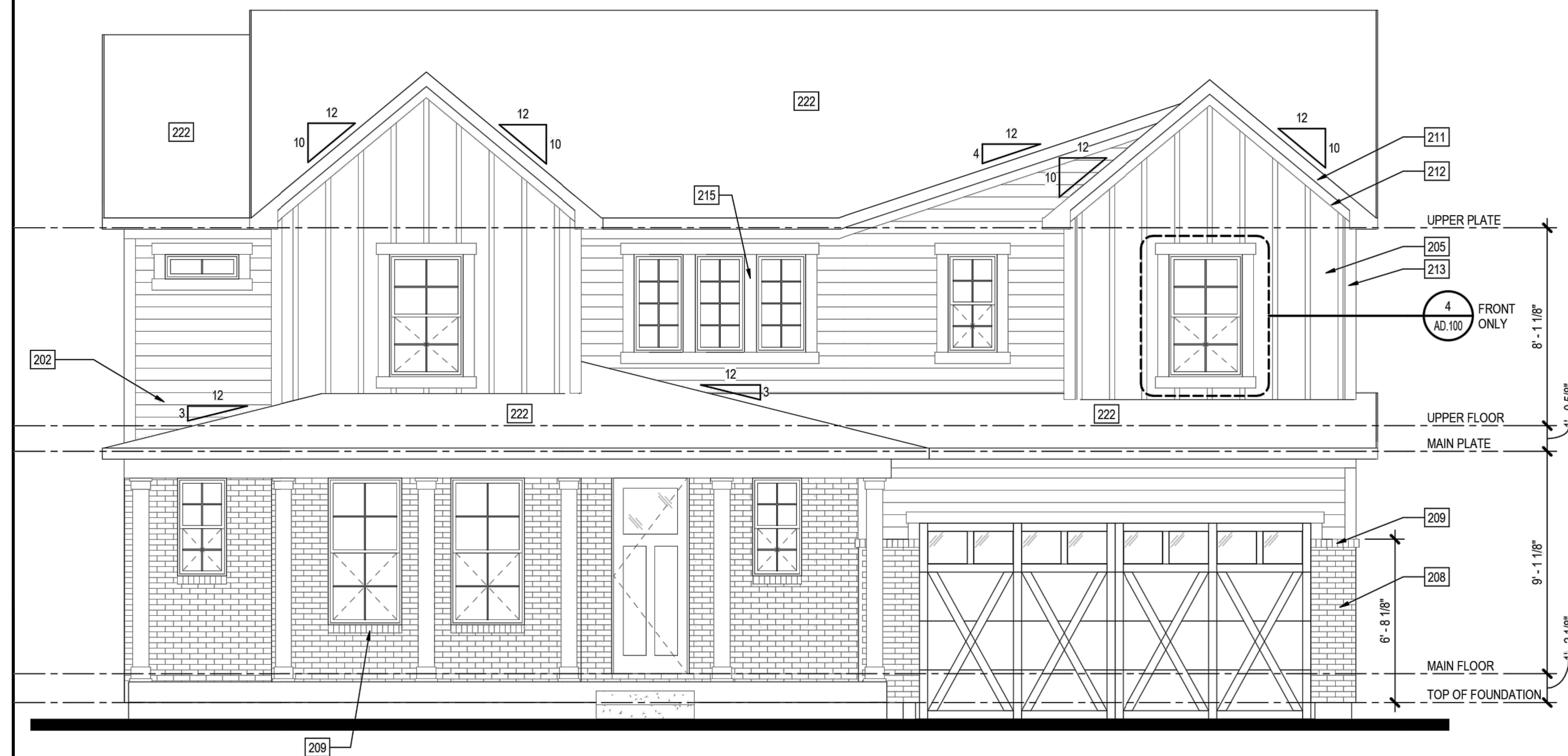
**Front Elevation**

SCALE: 1/4" = 1'-0"

**Modern Farmhouse**

40' SINGLE FAMILY HOME- TYPE 1

40' SINGLE FAMILY HOME- TYPE 2

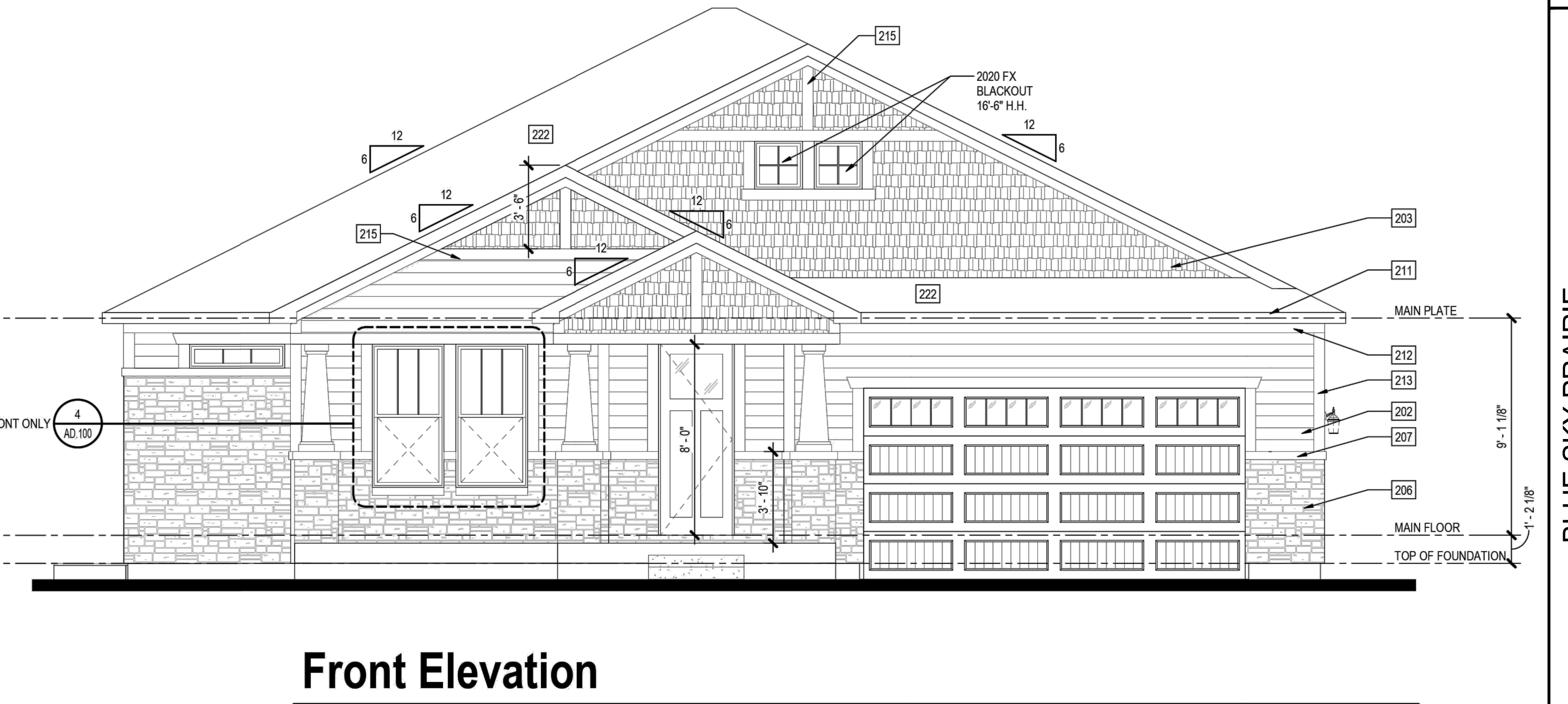


**Front Elevation**

SCALE: 1/4" = 1'-0"

**Modern Farmhouse**

50' SINGLE FAMILY HOME- TYPE 1



**Front Elevation**

SCALE: 1/4" = 1'-0"

**Craftsman**

50' SINGLE FAMILY HOME- TYPE 2

REVISION DESCRIPTION	DATE
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