

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

COVER SHEET

APPROVALS

OWNERSHIP CERTIFICATION

HIGH PLAINS ESTATE JV, LLC
 a Delaware limited liability company

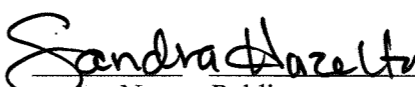
By: View Homes Incorporated, a Texas corporation
 Its Administrative Member

By: 
 Randy O'Leary, Chief Executive Officer

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 25 day of April, 2023, by Randy O'Leary, as Chief Executive Officer of View Homes Incorporated, a Texas corporation, as the Administrative Member of High Plains Estate JV, LLC, a Delaware limited liability company.

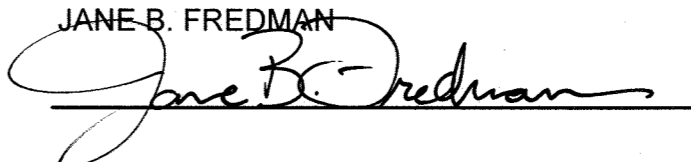
Witness my hand and official seal
 My commission expires: 10-17-2026


 Sandra Hazelton
 Notary Public

Sandra Hazelton
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID# 30229490127
 MY COMMISSION EXPIRES 10/17/2026

ATTORNEY CERTIFICATION

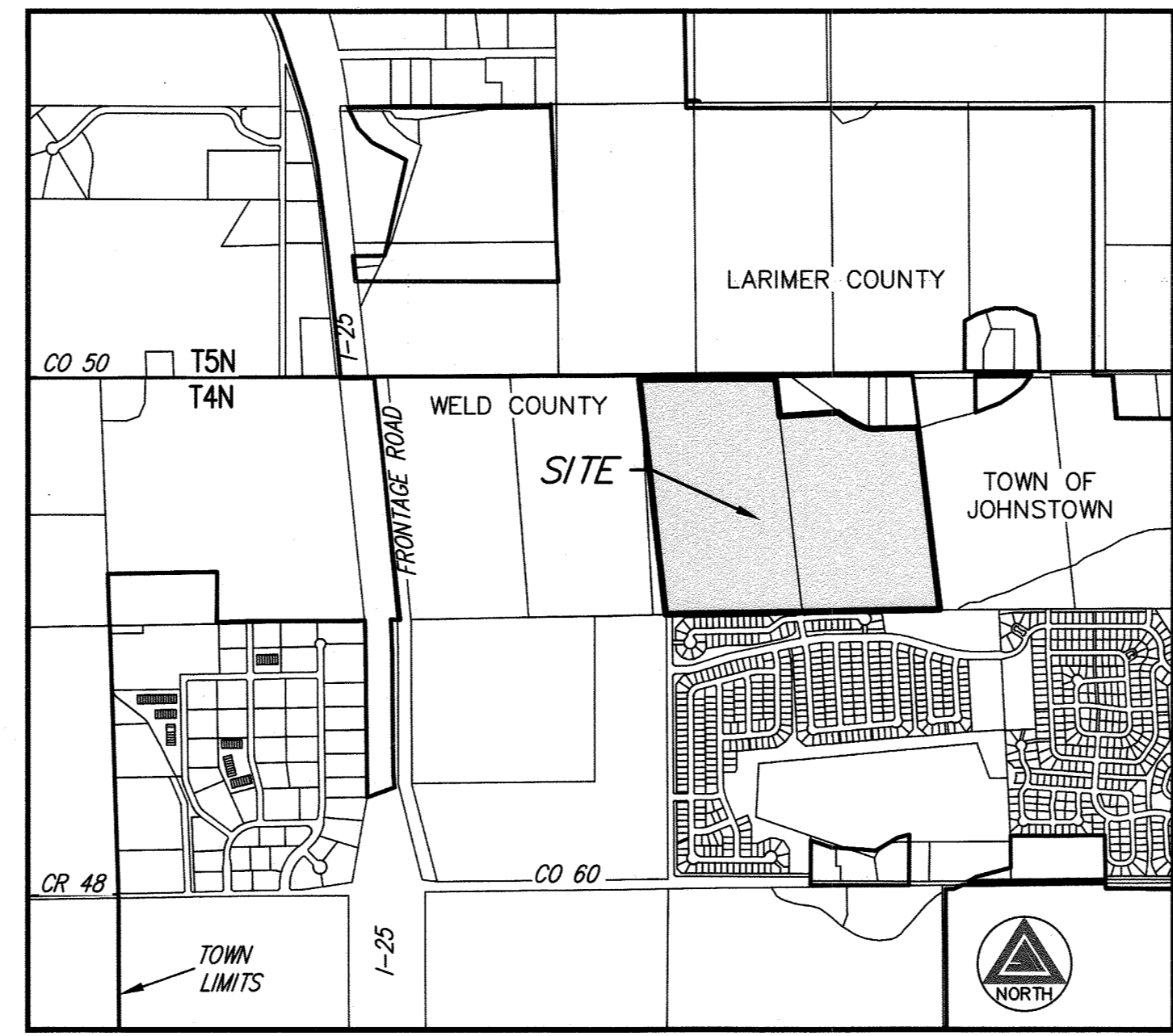
I, JANE B. FREDMAN, ATTORNEY AT LAW, DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED THEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY HIGH PLAINS ESTATE JV, LLC AT THE TIME OF THIS APPLICATION.

JANE B. FREDMAN

 REGISTRATION NUMBER 16903

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS High Plains Estates IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2023-241 PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 25 DAY OF February, 2023.

BY:  MAYOR ATTEST:  TOWN CLERK



VICINITY MAP

DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, SITE ACCESS AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

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

LEGAL DESCRIPTION

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

AND

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

TOTAL ACREAGE: 121.160

GENERAL NOTES

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING. LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS. FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE SHALL NOT EXCEED THE MAXIMUM DENSITY INDICATED WITHIN THE PLANNING AREA. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF SUBDIVISION PLATTING.
- GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
- AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREAS AND STREETS MAY VARY FROM THAT SHOWN.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATION OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTNING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY TOWN COUNCIL PRIOR TO IMPLEMENTATION.
- NOISE STUDY: THE APPLICANT WILL CONDUCT A NOISE STUDY FOR THE OIL AND GAS FACILITY AT THE TIME OF FUTURE DEVELOPMENT PLANS THAT INCLUDE THE EASTERN PORTION OF THE HIGH PLAINS ESTATES PUD.

SHEET INDEX

- | | |
|----|---|
| 1 | COVER |
| 2 | EXISTING SITE CONDITIONS |
| 3 | ODP ZONING PLAN |
| 4 | PARKS, TRAILS, AND OPEN SPACE PLAN |
| 5 | ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES |
| 6 | LOT TYPICALS |
| 7 | LOT TYPICALS |
| 8 | CIRCULATION PLAN |
| 9 | PHASE 1 MASTER UTILITY REPORT/PLAN |
| 10 | PRELIMINARY MASTER GRADING PLAN |
| 11 | ODP ILLUSTRATIVE CONCEPT PLAN |

DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

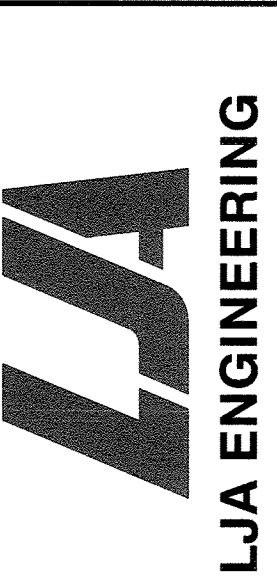
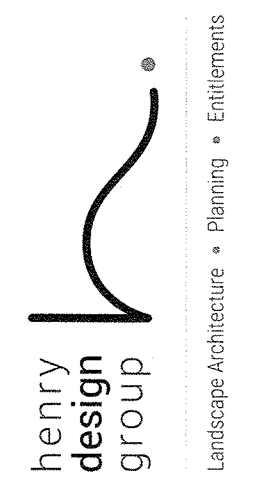
KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898



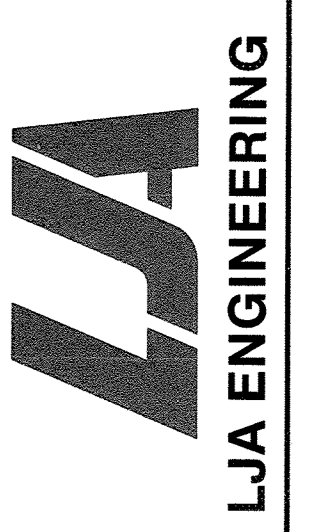
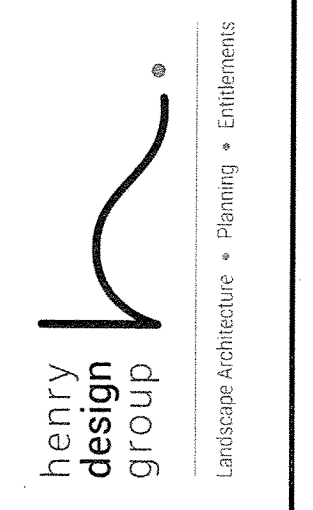
REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 COVER

DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KZH

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

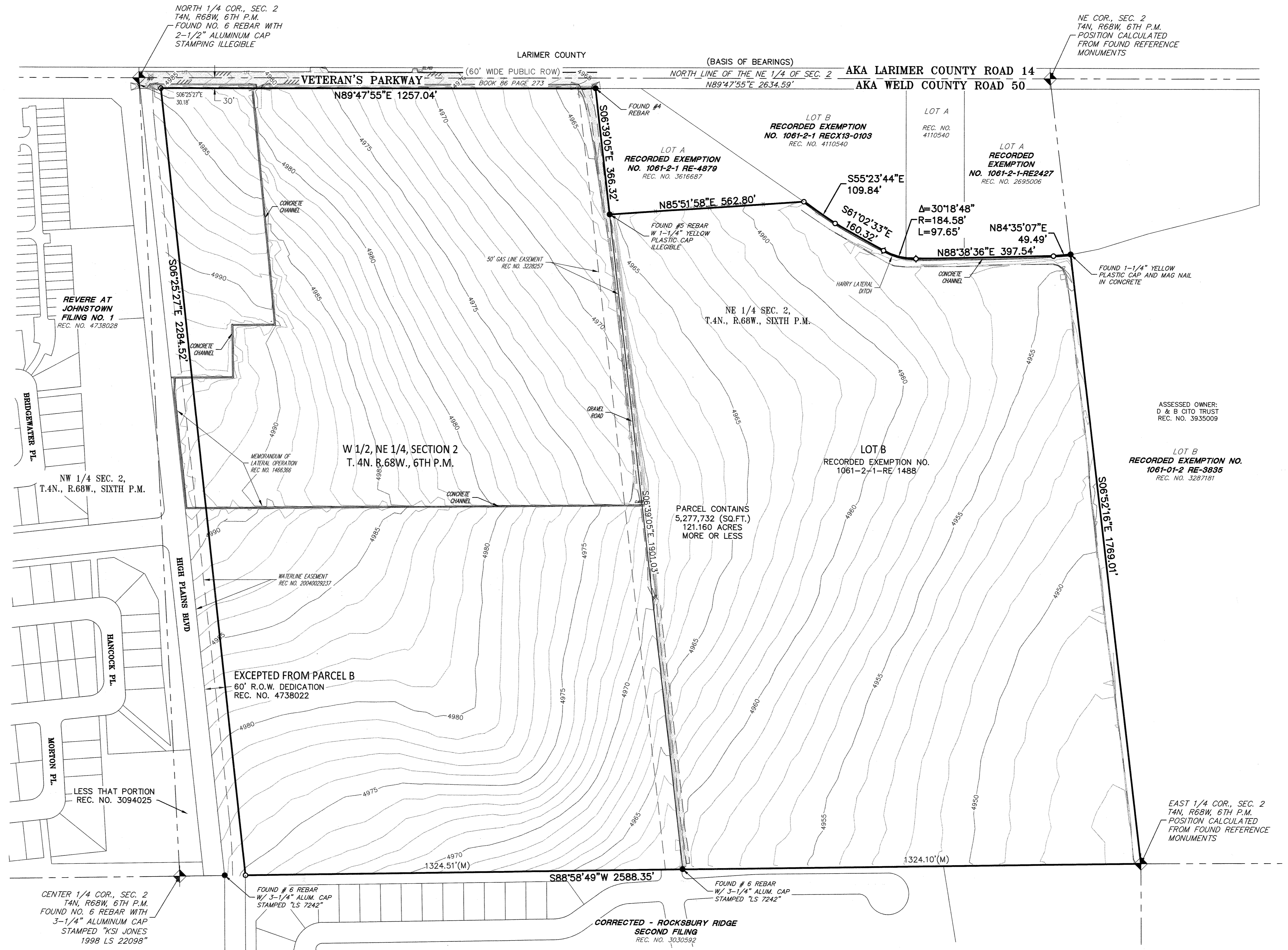
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



DATE	REVISION DESCRIPTION

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 EXISTING CONDITIONS SURVEY

DESIGNED BY: JEL
 DRAWN BY: JEL
 CHECKED BY: JEL



- ### LEGEND
- STORM LINE UNDERGROUND
 - STORM FES
 - WATER VALVE
 - TELEPHONE LINE UNDERGROUND
 - TELEPHONE PEDESTAL
 - GAS MKR POST
 - EX CONT-MJR
 - EX CONT-MNR
 - FENCE
 - EDGE ASPHALT
 - EDGE CONCRETE
 - EDGE ROAD
 - CURB TOP BACK
 - FLOWLINE
 - DITCH FLOWLINE
 - CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL ROAD

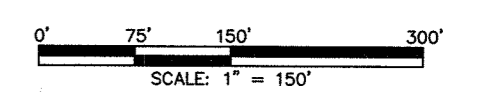
- ### MONUMENT SYMBOL LEGEND
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
 - FOUND MONUMENT AS DESCRIBED
 - ◆ FOUND SECTION CORNER AS DESCRIBED
 - (M) MEASURED DISTANCE

DEVELOPER
 TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER
 KEVIN LOVELACE
 HENRY DESIGN GROUP, INC.
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER
 KAREN HENRY
 HENRY DESIGN GROUP
 300 EAST MINERAL AVENUE
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR
 JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898



HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

ODP ZONING PLAN

1. Statement of Intent

A. Outline Development Plan Amendment
 High Plains Estates Outline Development Plan is the 1st Amendment to the Klein 125 Annexation Outline Development Plan. The overall project concept remains the same as originally intended.

B. Neighborhood Concept
 The High Plains Estate Residential PUD Outline Development Plan is proposed as a 124.3-acre residential neighborhood. This PUD Document describes the permitted land uses, development intent and development standards for the property to establish and enhance the envisioned community character of an interconnected community. The permitted uses, road network and pedestrian corridors will allow residents to live and recreate in an interconnected community. High Plains Estates will encompass a wide variety of residential housing types attractive to a variety of households. Housing may include single family detached homes, small lot single family homes, paired homes, single family attached or townhomes, cluster homes on auto courts and green courts. The intent is to provide a range of homes of various sizes and price points for a wide demographic. The housing types will be attractive to young professionals, first-time home buyers and young families through all stages of life with the opportunity to move into larger homes within the same community. The community will be cohesively planned, with consistent streetscapes, unified architecture, and pedestrian connectivity between community gathering features.

Features of the PUD include:

1. An interconnected public street system that are bicycle and pedestrian friendly. Collector and arterial streets will be tree lined with detached sidewalks. Trails are provided in open space areas that connect to public and private park amenities within each sub-neighborhood.
2. Homes facing the public streets and green courts will have interesting elevations that are engaging to the passerby thereby enhancing the pedestrian experience.
3. Common open space and parks provide areas for passive and active recreational opportunities.
4. Covenants, conditions, and restrictions will be provided to ensure cohesive architecture and landscaping throughout the neighborhood.

C. General Community Framework

Four Planning Areas are proposed in a four-square configuration with the east-west collector street and abandoned north-south gas line defining the boundaries of the four quadrants. Each planning area is unique based on the adjacent land uses and road network. The four Planning Areas will be unified into a cohesive neighborhood through internal connecting trail systems, parks and road network. A mix of residential types and lot sizes differentiate the four planning areas.

D. Site Design Details

Various design details shall provide a distinguishing character and theme to the neighborhood. These include distinctive fencing, thematic street furnishings, play equipment, entry features, street names, and landscaping. Each sub-neighborhood will reinforce the overall theme of High Plains Estates.

E. Covenants

Architectural design covenants shall provide a standard of quality throughout the neighborhood. High Plains Estates guidelines will complement the Town of Johnstown's design guidelines and will address the attractive placement of fencing, architectural variety and harmony, landscape requirements within private lots, and the prohibition of uses and construction that would undermine neighborhood quality and livability.

The community association or metro district will be responsible for covenant enforcement and for the maintenance of common areas and elements.

F. Neighborhood Compatibility

Compatibility with adjoining neighborhoods will be achieved through either similar residential types and appropriate buffering achieved by landscaping, fencing, and setback or a combination of the above.

2. General Notes

A. Introduction

The purpose of this section is to state general provisions and clarify standards and requirements for development within High Plains Estates.

B. Conflicts

The provisions of this ODP shall prevail and govern the development of the High Plains Estates PUD provided; however, where the provisions of this ODP do not clearly address a specific subject, the provisions of the Town of Johnstown Municipal Code as amended for the similar underlying Zone District shall apply.

C. Zoning

The proposed zoning for the property is PUD-R, Planned Unit Development Residential. The intent is to allow for medium density residential which will enable the development to provide of a variety of single family detached, single family attached homes, and cluster homes lot types.

D. Density Ranges

Residential density ranges are specified in each Planning Area. The permitted number of dwelling units and density shall be further specified at the time of Preliminary Plat and Preliminary Development Plan and Final Development Plan and Final Plat, if there were changes between preliminary

design and final design due to engineering findings. There is no minimum density required in the Planning Areas.

E. Residential Density Transfer

Transfer of residential dwelling units from Planning Area to Planning Area (Maximum transfer of dwelling units may not exceed 30% of the receiving Planning Area cap density) is permitted. Transfer of units shall be tracked by the developer and a summary shall be provided at time of Final Plat for the Planning Area donating and the Planning Area receiving the transferred units.

Once a Planning Area is fully platted through the Final Plat process any remaining dwelling units as designated on the High Plains Estates ODP, shall remain available for transfer to another Planning Area per the 30% maximum provision as stated above. In no case shall the maximum density of the PUD exceed the total permitted units as specified on the ODP of 725 dwelling units.

F. Planning Area Boundaries

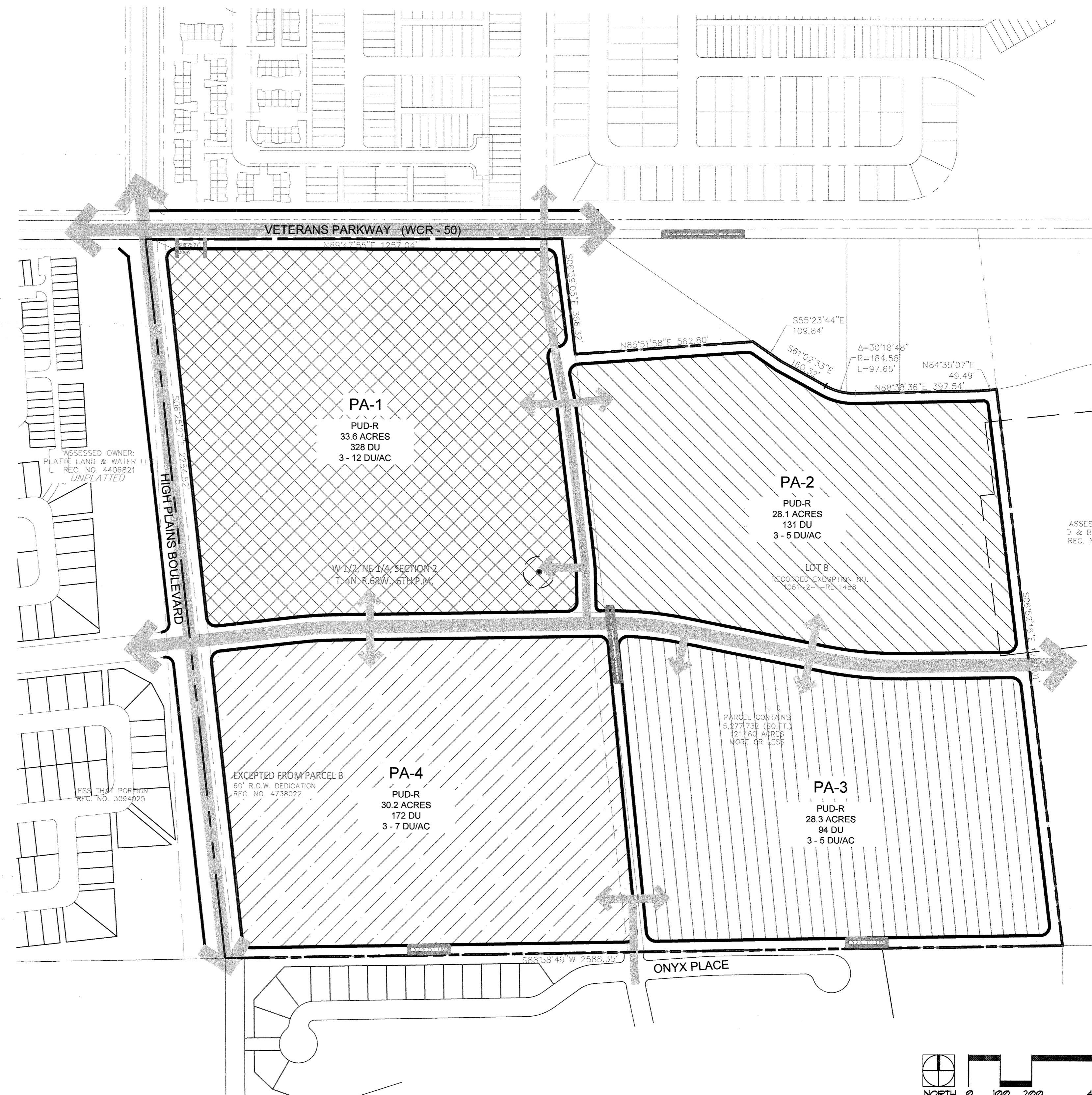
Planning Area acreages and boundaries are conceptual and subject to change with detailed planning and engineering. Planning Area acreages and boundaries may change up to 30%. Such changes will result in corresponding changes to the maximum number of dwelling units for the affected Planning Area(s). Such changes may also result in changes to all street classifications as shown in this ODP document.

NOTE:
 CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

LAND USE SUMMARY

PLANNING AREA	ACREAGE	DENSITY RANGE	MAXIMUM DWELLING UNITS	% OF TOTAL
1	33.6	3 - 12 DU/AC	328	27%
2	28.1	3 - 5 DU/AC	131	23%
3	28.3	3 - 5 DU/AC	94	23%
4	30.2	3 - 7 DU/AC	172	24%
Veterans PKWY	0.9	N/A	N/A	1%
Total	121.1	N/A	725	100%

*NOTE: DENSITY TRANSFERS ARE PERMITTED AS PROVIDED IN NOTE 2E ON SHEET 3 OF 11 OF THIS ODP.



DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 ODP ZONING PLAN

DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KZH

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

PARK, TRAILS, AND OPEN SPACE PLAN

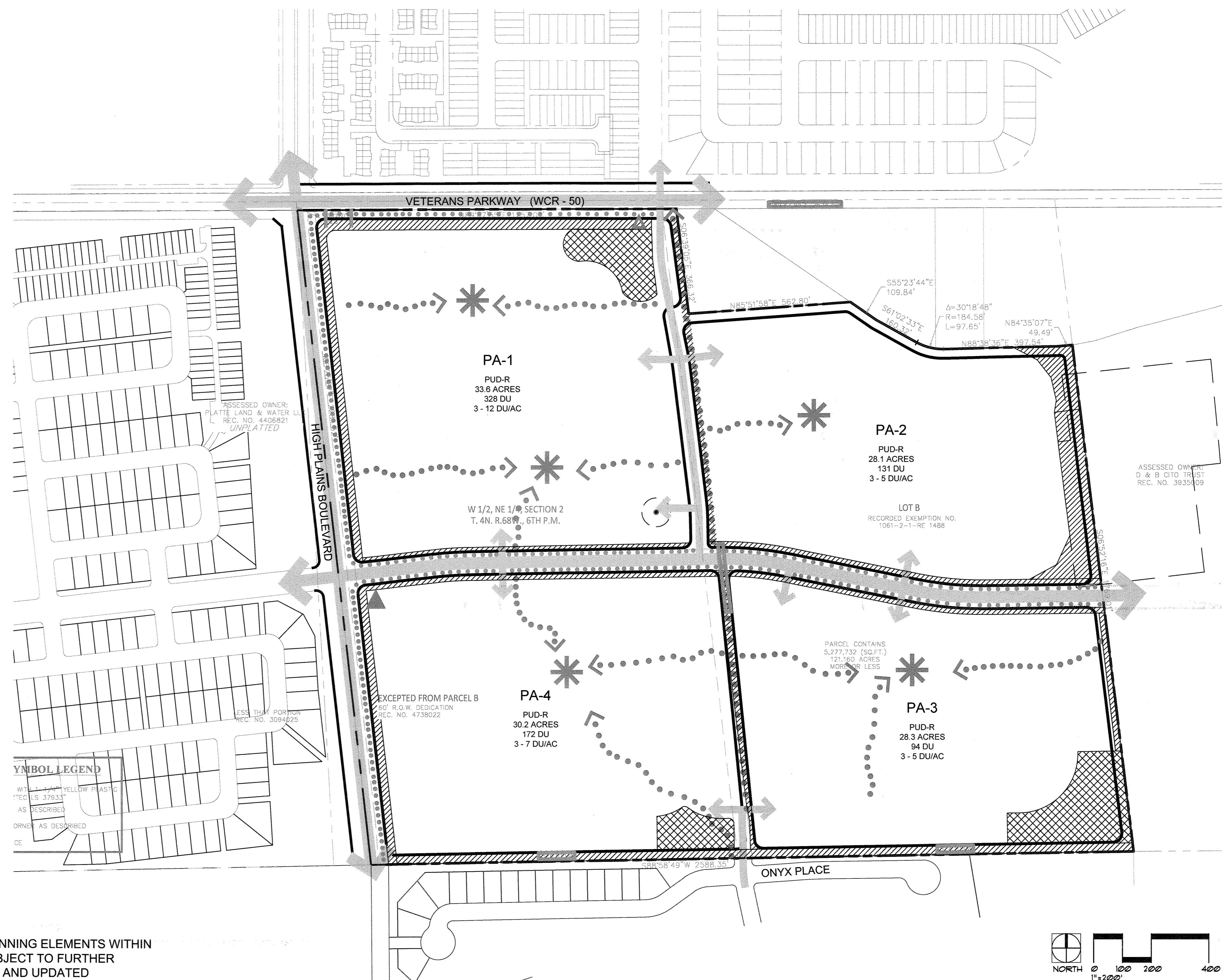
OPEN AREA, PARKS, AND PEDESTRIAN CONNECTIVITY

OPEN AREA

- FOR THE PURPOSES OF THIS PUD, OPEN AREA SHALL BE PROVIDED AS REQUIRED BY THE TOWN OF JOHNSTOWN CODE AT TIME OF PLATTING
- PARK/AMENITY LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF TIME PRELIMINARY AND FINAL PLATS AND PRELIMINARY AND FINAL DEVELOPMENT PLANS.

PEDESTRIAN CONNECTIVITY

- DETACHED SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC STREETS.
- TRAIL LINKAGES WILL ALSO BE PROVIDED WITHIN PORTIONS OF THE INTERNAL OPEN SPACE/PARK AREAS OF HIGH PLAINS ESTATES WITH A 6 OR 8-FOOT-WIDE PAVED TRAIL DEPENDING ON LOCATION. THE FOCUS OF THESE TRAIL CONNECTIONS WILL BE TO CONNECT MEANDERING WALKS ADJACENT TO ARTERIAL AND COLLECTOR STREETS TO THE SIDEWALK LINKAGES ALONG THE RESIDENTIAL AREAS AND INTO THE PARKS/OPEN SPACE AREAS. FINAL TRAIL LOCATIONS WILL BE DETERMINED AT TIME OF FINAL DEVELOPMENT PLAN AND FINAL PLAT.



LEGEND

- 6' - 8' PEDESTRIAN TRAIL
- DETACHED SIDEWALK
- PUBLIC OR PRIVATE PARK / AMENITY
- PRIMARY MONUMENT
- SECONDARY MONUMENT
- LANDSCAPE BUFFER / OPEN SPACE
- DETENTION

NOTE:
 CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 PARKS, TRAILS, AND OPEN SPACE PLAN

DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KZH

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

DEVELOPMENT STANDARDS NOTES

A. Permitted Land Uses

Overall, residential neighborhood at a medium density is proposed for a range of 3 to 12 dwelling units per acre (DU/Ac) depending on the Planning Area. Land uses permitted within the High Plains PUD-R district include:

1. Traditional Single family detached homes; front and rear loaded homes.
2. Single family attached homes from 2 (paired home) to 6 attached units.
3. Cluster homes.
4. Green court homes.
5. Auto court homes.
6. Carriage homes.
7. Detached garages.
8. Accessory Dwelling Unit (ADU).

B. Definitions

1. **Single Family Detached Residential** is defined as a detached (freestanding and surrounded on all sides by open areas or yards) dwelling designed exclusively for occupancy by one family. Single family detached residential may be located on a fee simple lot or may be individual homes on a common lot.
2. **Single Family Attached/Townhome Residential** is defined as a dwelling containing two (2) to six (6) attached dwelling units, where each home is located side-by-side and totally separated from each other by an unpierced wall extending from ground to roof designed exclusively for occupancy by two or more families living independently of each other. Single family attached is typically on a common lot whereas a townhome sits on an individually owned lot for each dwelling. The different dwelling units are arranged on a side-by-side, rather than a stacked, configuration.
3. **Paired Home** is defined as two attached units sharing a common wall with separate entries and separate lots for each unit.
4. **Auto Court Home** is defined as an arrangement of single family attached or townhomes, single-family detached homes or paired homes sharing a common private access drive. Auto courts include relatively small areas of outdoor private space. The maximum length of a dead-end auto court shall be 150 feet or as permitted by fire code. An auto court private access drive shall gain access from an adjacent public street. Garages and driveways shall take access from the shared private access drive.
5. **Green Court** is defined as a form of development in which three or more single family attached, single family detached, or paired homes are arranged in a side by side lotting configuration and where the front door does not face a public or private street but instead faces a green court open space which acts as a communal front yard, is connected to a public street or private drive, and the development is oriented to direct pedestrian connectivity through the green courts rather than the street/alleys.
6. **Cluster Home** is any residential grouping of at least two (2) homes which access off a common/shared drive or alley. Cluster homes can be on individual lots or a common lot for all homes.
7. **Accessory Dwelling Unit (ADU)** is defined as a secondary dwelling unit located on the same lot as the primary dwelling unit and which functions as a fully capable dwelling unit with its own living, sleeping, cooking, and bathing facilities. The ADU typically has separate access and may be referred to as a "backyard cottage" or "mother-in-law unit" and counts toward the maximum density in the Planning Area. An ADU may be located above a detached garage.
8. **Carriage Unit** is defined as a single family dwelling located above a garage with separate access to the unit.

C. Development Standards Notes

1. Any housing type of a lower density may be developed within a higher density Planning Area as long as it follows the standards of the proposed use type.
2. Alley loaded single family residential may front on a collector or arterial street provided a buffer of 30-feet is provided.

DESIGN GUIDELINES

1. Applicability
 These guidelines are intended for use by builders, developers, residents, planners, architects, and engineers for the design and construction of High Plains Estates. These guidelines shall work in concert with the Town of Johnstown codes and guiding documents.

2. Architecture
 The intent of the architecture within High Plains Estates is to provide homes, including single family detached homes, single family attached homes, and cluster homes of various architectural designs, colors, and articulation which are complementary to one another but not monotonous. The homes shall relate to the street and create diversity and variety along the streetscape. It is encouraged that the homes have a variety of private outdoor living spaces which may include patios, front porches, or balconies. The elevations shall reflect traditional Colorado styles and neighborhoods, while also allowing complimentary modern designs.

3. Community Design Elements
 Community design elements will contribute to making High Plains Estates a quality community. These elements will include internal park amenity areas, connecting open space corridors, landscaped entry features and monumentation, appropriate lighting, pedestrian and bicycle circulation paths, street trees in the front yards of each home, uniform perimeter fencing, and other appropriate design features. The primary entry statement will be at the access point into the neighborhood from High Plains Boulevard and the secondary entry statement will be at Veterans Parkway. These areas will include an entry monument sign with landscaping to provide a pleasing presentation from the street and to announce arrival to the neighborhood. Tertiary monuments with a similar theme of the primary monuments are permitted at the entry to each sub-neighborhood.

4. Buffering
 The relationship to the perimeter arterial streets as well as the collector streets will be very important to establish the arrival sequencing of the neighborhood. Therefore, the rear lot lines that abut these major exterior street frontages will be setback from the street right-of-way to provide additional landscape area and visual buffer, and to allow the adjacent sidewalk to meander slightly. This is intended to create an attractive exterior streetscape for this community.

- 5. Streetscapes**
- A. High Plains Estates entries will contain both signage and landscaping that tie into the overall development streetscape design. The land use plan illustrates the major and secondary entries into the site.
 - B. In order to create an appropriate landscape along Veterans Parkway and High Plains Boulevard, large masses of trees and shrubs are required. Landscaping in the right-of-way (ROW) will be primarily drought tolerant turf or irrigated native seed. This treatment will transition to drifts of shrub/perennial beds and tree groupings that meander from just inside the row to the edge of landscape buffers and back. The goal is to avoid a straight-line treatment at the edge of the ROW. Trees, shrubs, ground covers, native grass, turf, and perennials are permitted to be planted within the public ROW and adjacent landscape buffers.
 - C. Walks will be detached and meander within the ROW and outside of the ROW into the landscape buffer if desired.
 - D. Medians will be planted in a similar fashion to the ROW landscaping or will be constructed of colored & stamped concrete.
 - E. Collector & arterial streets planting will be treated in a similar fashion in order to create a unified and significant streetscape image.
 - F. The streetscape design shall emphasize xeriscap principles and a unique look that sets High Plains Estates apart.
 - G. Arterial street landscape buffer: A 30' minimum landscape buffer shall be provided along Veterans Parkway and High Plains Boulevard.
 - H. Collector street landscape buffer: A 20' average landscape buffer shall be provided along the collector streets.
 - I. Sight distance lines: No planting over 30" in height shall occur within a sight distance lines. Refer to AASHTO requirements Regarding sight distance triangles.

6. Fencing
 The fencing program for High Plains Estates will be consistent with a unified design theme throughout the neighborhood. All fencing will be determined at the time of Preliminary and Final Development Plan.

7. Signage
 The intent of the signage within High Plains Estates is to create a unified sign program including primary monument signs, secondary, and tertiary signs announcing arrival into the overall community and sub neighborhoods. The signage shall incorporate the neighborhood theme including logo, name, color scheme, and materials as the unifying design elements. Signage locations and design shall be indicated at the time of Preliminary and Final Development Plan. All signage shall be permitted through the Town and in accordance with the Town's Sign Code.

8. Lighting
 Lighting within High Plains Estates will include streetlights in accordance with Town of Johnstown Public Works requirements. Private lighting within the neighborhood shall consist of downcast varieties and shall not cast any glare on adjacent land uses or rights-of-way. Location, style, height, and function shall reinforce the neighborhood design theme. All lighting shall be indicated at the time of Preliminary and Final Plat and Preliminary and Final Development Plan.

PLANNED UNIT DEVELOPMENT – RESIDENTIAL DISTRICT (PUD – R) RESIDENTIAL DEVELOPMENT STANDARDS						
PLANNING AREA	PA-1 Residential Medium	PA-2 Residential Medium	PA-3 Residential Medium	PA-4 Residential Medium	Johnstown Municipal Code	ACCESSORY USES AND DWELLING UNITS
Permitted Primary Land Use	Single family detached-SFD (front and rear loading)	Single family detached (front and rear loading)	Single family detached, Paired homes (front loading)	Single family detached (front and rear loading)	SF – 1, SF – 2 and MF Districts	Per the Johnstown Municipal Code
In addition to the uses as listed in the Use Regulations of the SF-1 and SF-2 Districts within the Town Municipal Code.	Multi-story Single family attached/ Townhomes (3 – 6 dwelling units in a row - front and rear loading); Paired homes (front and rear loading); Auto court and Green court homes (all home types)	Paired homes (front and rear loading)		Paired homes (front and rear loading)		
Secondary Permitted Use	ADU	ADU	ADU	ADU	Not addressed	
Land Area (Acres)	33.6	28.1	28.3	30.2		
Permitted Gross Density - Maximum (Dwelling units per acre – DU/Ac)	12 DU/Ac	7 DU/Ac	5 DU/Ac	7 DU/Ac	Not addressed	
Permitted Gross Density - Minimum (Dwelling units per acre – DU/Ac)	3 DU/Ac	3 DU/Ac	3 DU/Ac	3 DU/Ac		
Maximum number of dwelling units**	328	131	94	172	SF-1: 6,000 SF SF-2: 4,500 SF	
Minimum lot size				Front or rear loading		
	Front or rear loading SFD Fee simple lot: 3,000 SF SFA (Townhomes): Fee simple lot: 800 SF each lot	Front loading SFD Fee simple lot: 4,000 SF	Front loading SFD Fee simple lot: 6,500 SF	Front loading SFD Fee simple lot: 1,800 SF for the first row of homes along the southern property line SFD Fee simple lot internal to PA-4: 5,500 SF	SF-1: 6,000 SF SF-2: 4,500 SF	
	Pairs: Fee simple lot: 1,800 SF lot each half Auto or Green Court (Fee simple lot): SFD: 1,800 SF; Pairs: 1,800 SF each half	Rear loading SFD Fee simple lot: 3,000 SF (rear loading) Pairs: Fee simple lot: 1,800 SF lot each half	Pairs: Fee simple lot: 1,800 SF lot each half	3,000 SF for creative development options/staircase building types up to a maximum density of 7 DU/Ac. Must be located along the northern portion of the Planning Area adjacent to Water Birch Avenue Pairs Fee simple lot: 1,800 SF lot each half. Must be located along the northern portion of the Planning Area adjacent to Water Birch Avenue		
Minimum Lot Frontage as measured at the building setback for homes on a public street, private drive, auto court or green court for Fee Simple lots	Front loading SFD: 34 ft SFA: 22 ft Pairs: 25 ft, each half Auto or Green Court: SFD: 28 ft; Pairs: 22 ft Rear loading SFD: 35 ft SFA: 16 ft Auto or Green Court: SFD: 28 ft; Pairs: 25 ft	Front loading SFD: 35 ft Pairs: 25 ft, each half	Front loading SFD: 50 ft Pairs: 25 ft each half	Front loading SFD: 50 ft Pairs: 25 ft each half	Not addressed	
		Rear loading SFD: 35 ft Pairs: 25 ft each half		Rear loading SFD: 35 ft Pairs: 25 ft each half		
Maximum Building Height	35 ft	35 ft	35 ft	35 ft	35 ft	
Minimum Building Setbacks						
Front	To face of front-loaded garage from back of walk or pavement edge of private drive	20 ft	20 ft	20 ft	20 ft	Minimum setback of 20-foot Minimum offset is 5-foot
	To primary structure or covered porch: side or rear loading garage from property line or pavement edge of private drive	10 ft	10 ft	10 ft	10 ft	
	Auto Court as measured from property line or pavement edge of private drive	6 ft to primary structure or covered porch 20 ft to face of garage	NA	NA	NA	
Rear	No alley – to Property Line	10 ft	15 ft	15 ft	15 ft 20-ft adjacent to Rocksbury Ridge	
	From alley to garage - minimum	5 ft	NA	NA	5 ft	
		Building/garage setbacks from the alley/private drive shall be less than 7 feet or 20 feet				
Side	Interior lot line SFD	3 ft	5 ft	5 ft	3 ft	
	Interior lot SFA/Pairs	0 ft on attached side 3 ft on external side	0 ft on attached side 5 ft on external side	0 ft on attached side 5 ft on external side	0 ft on attached side 5 ft on external side	
	Corner side from Alley or ROW	10 ft	10 ft	10 ft	10 ft	
Building Separation Fee Simple Lots: 10 feet ft						
Building Separation - all home types on a common lot						
	Front to Front	20 ft				Not addressed
	Front to Side	10 ft				
	Side to Side	6 ft				
	Front to Back	15 ft				
	Back to Back	15 ft				
	Back to Side	6 ft				
Perimeter buffer adjacent the large lot homes		15-foot tract for drainage, landscape, and Harry Ditch lateral				
Encroachments permitted into Setbacks						
<ul style="list-style-type: none"> Encroachments of up to two (2) feet are allowed into setbacks for roof eaves/overhangs, cantilevered window boxes brick ledges, bay/window boxes, fireplaces/chimneys and entertainment center bump outs. Encroachments of up to three (3) feet are allowed into setbacks for window wells, stoops, counterforts and like features of the structure. Ramps for handicap accessibility may encroach as needed. Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. Uncovered or unenclosed patios and decks at less than 30-inches above ground level may encroach into any setback; a maximum of five (5) feet may not encroach into easements without consent of the easement holder. Uncovered or unenclosed patios and decks greater than 30-inches above grade may encroach into the rear yard setback only a maximum of seven (7) feet but may not encroach into easement without the consent of the easement holder. 						
Parking		Number of required spaces shall be per the Town of Johnstown Municipal Code.			2 spaces per dwelling unit	
Parks and Open Space		Guest parking may include on-street or off-street parking. Tandem garages and driveway aprons are permitted as required by the Town of Johnstown Code at time of platting				
**Density transfers are permitted as provided for in Note 2E on Sheet 3 of 11 of this ODP.						

NOTE:
 CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898

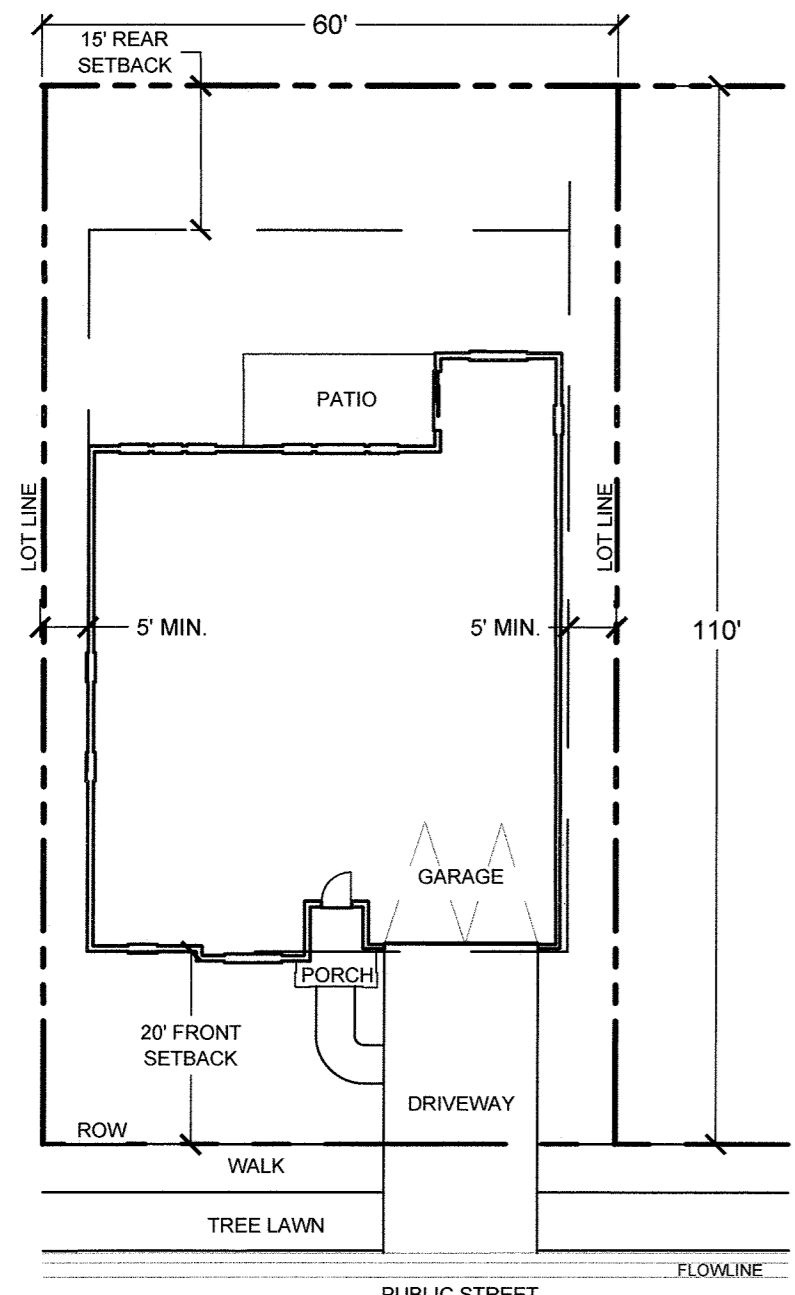
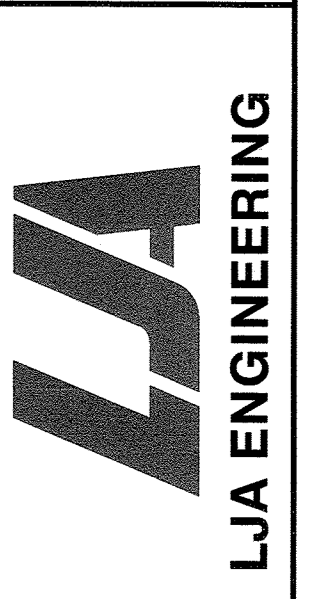
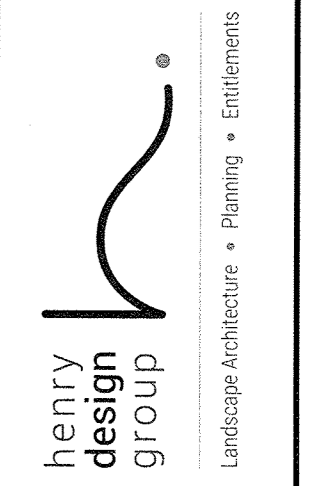
HIGH PLAINS ESTATES
 JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
 ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

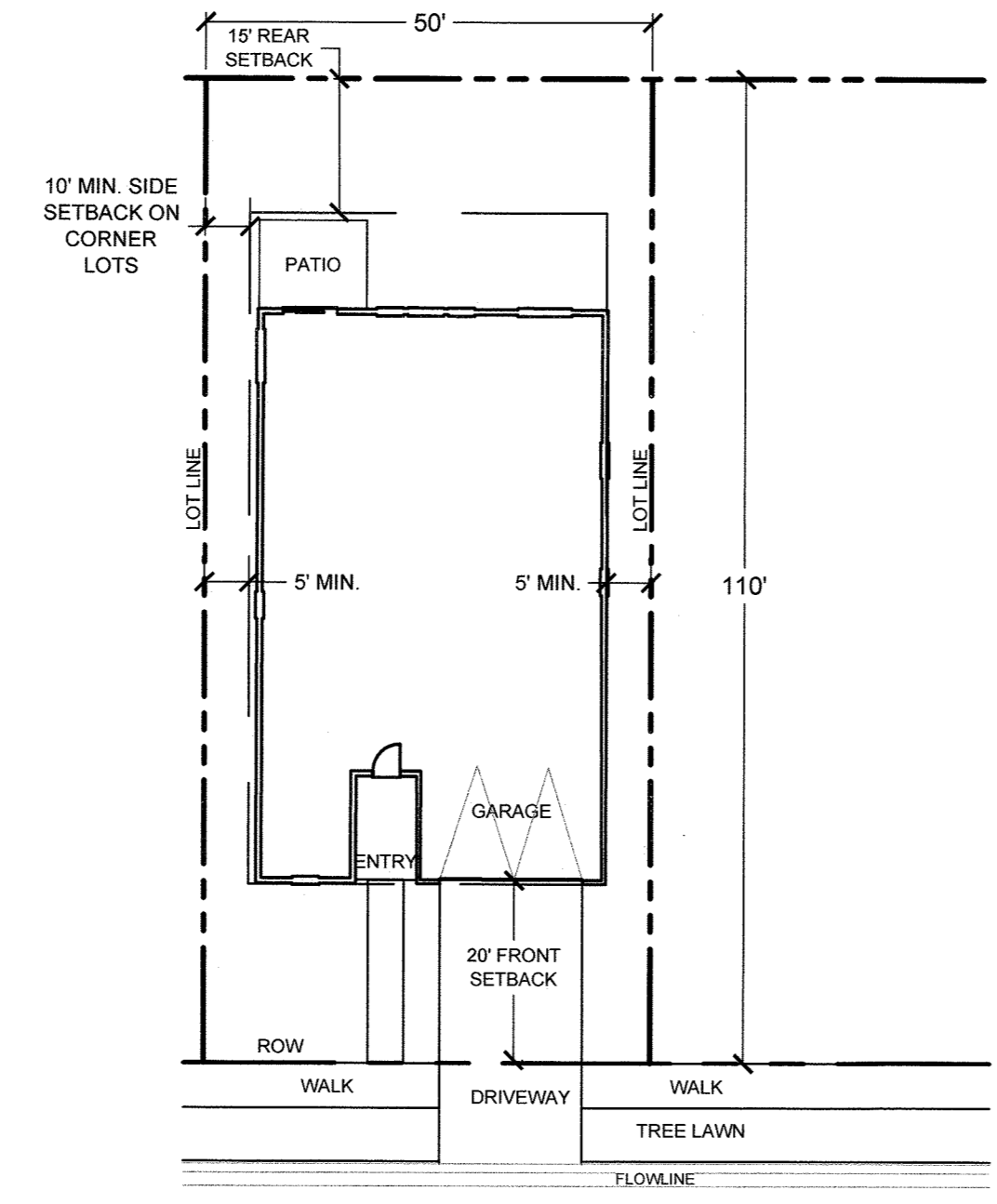
DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KZH

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

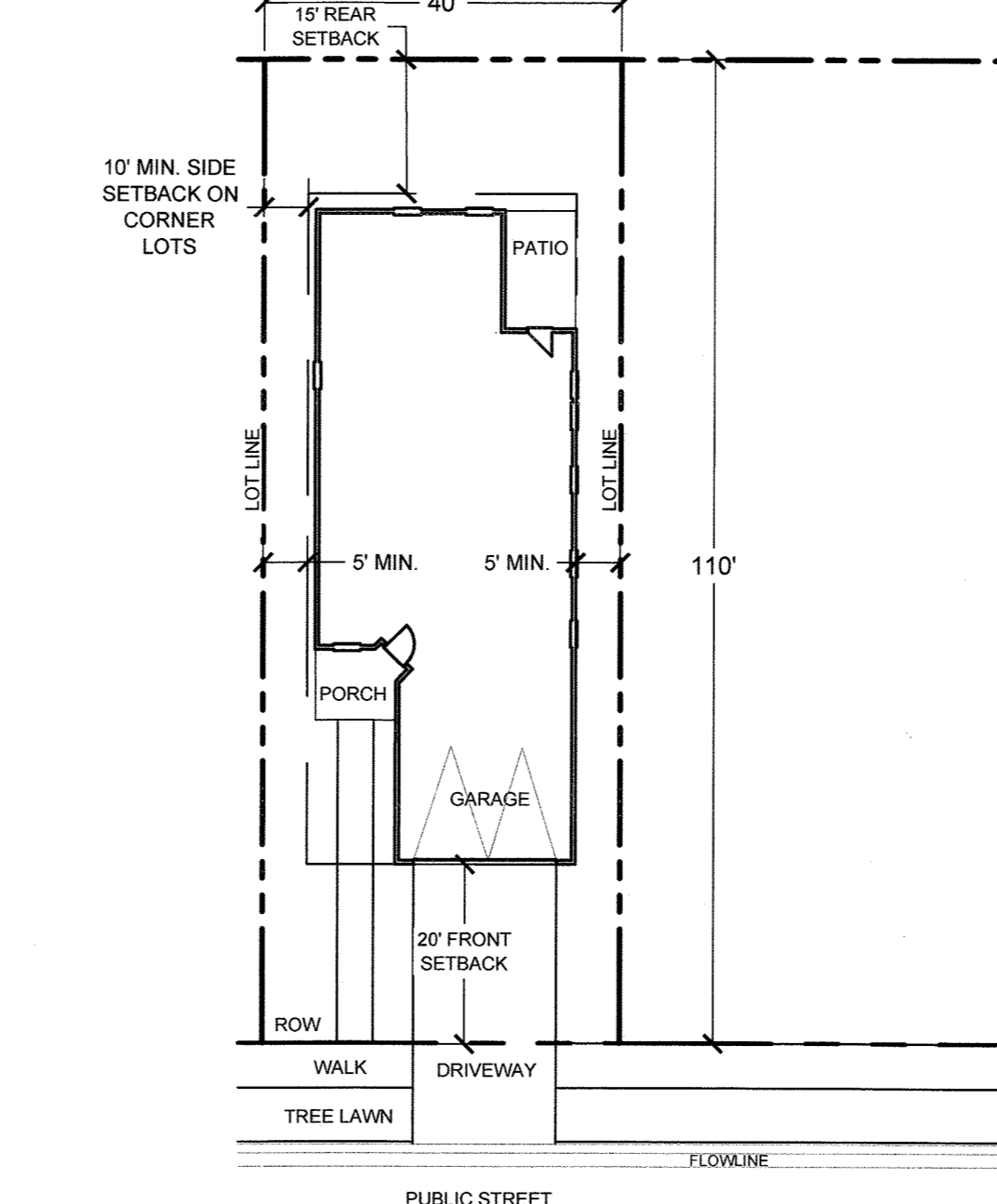
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO LOT TYPICALS



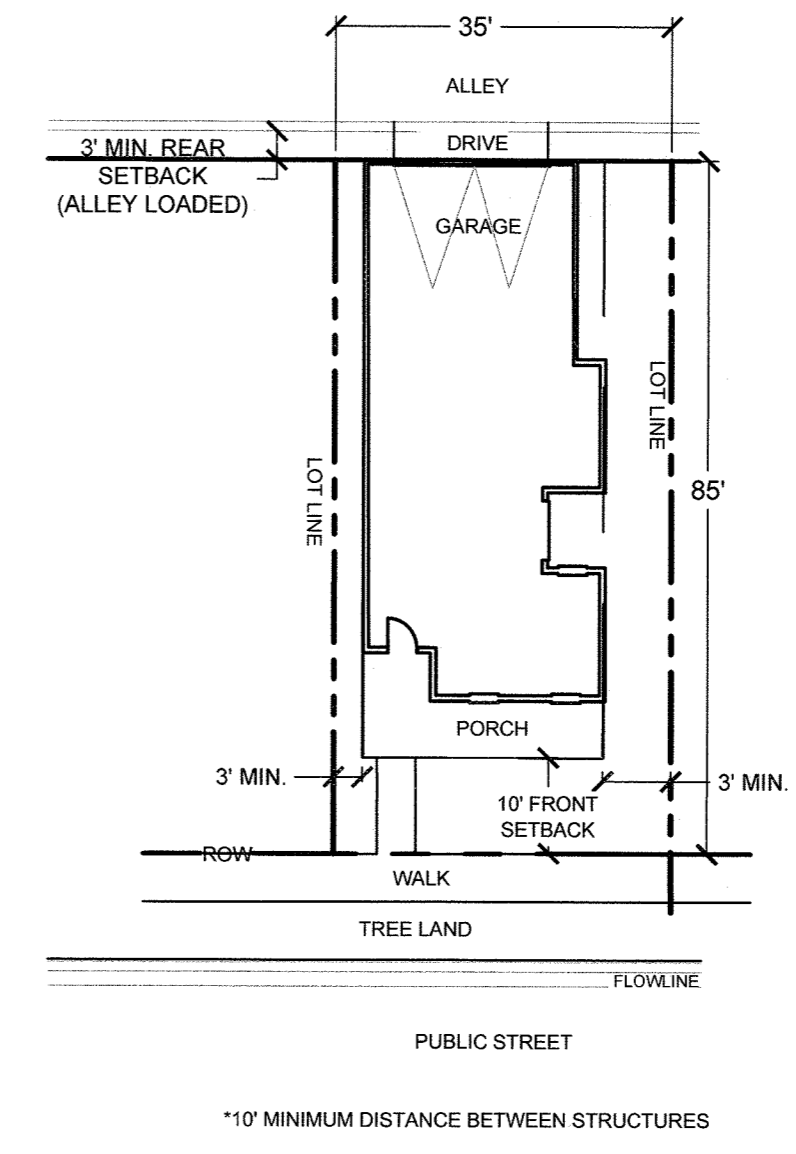
50' SINGLE FAMILY DETACHED
 FRONT LOADED 60' LOT TYPE



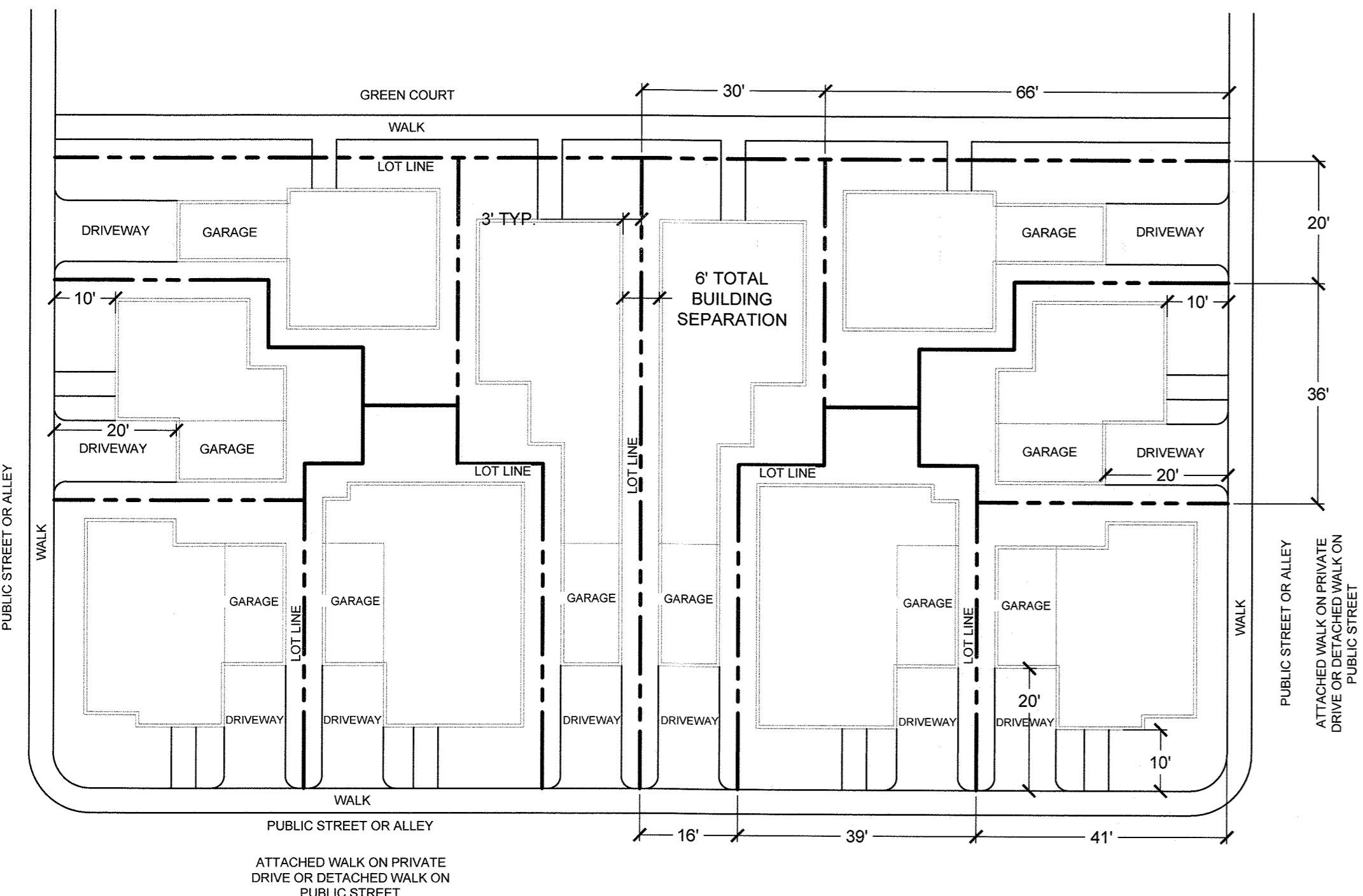
40' SINGLE FAMILY DETACHED
 FRONT LOADED 50' LOT TYPE



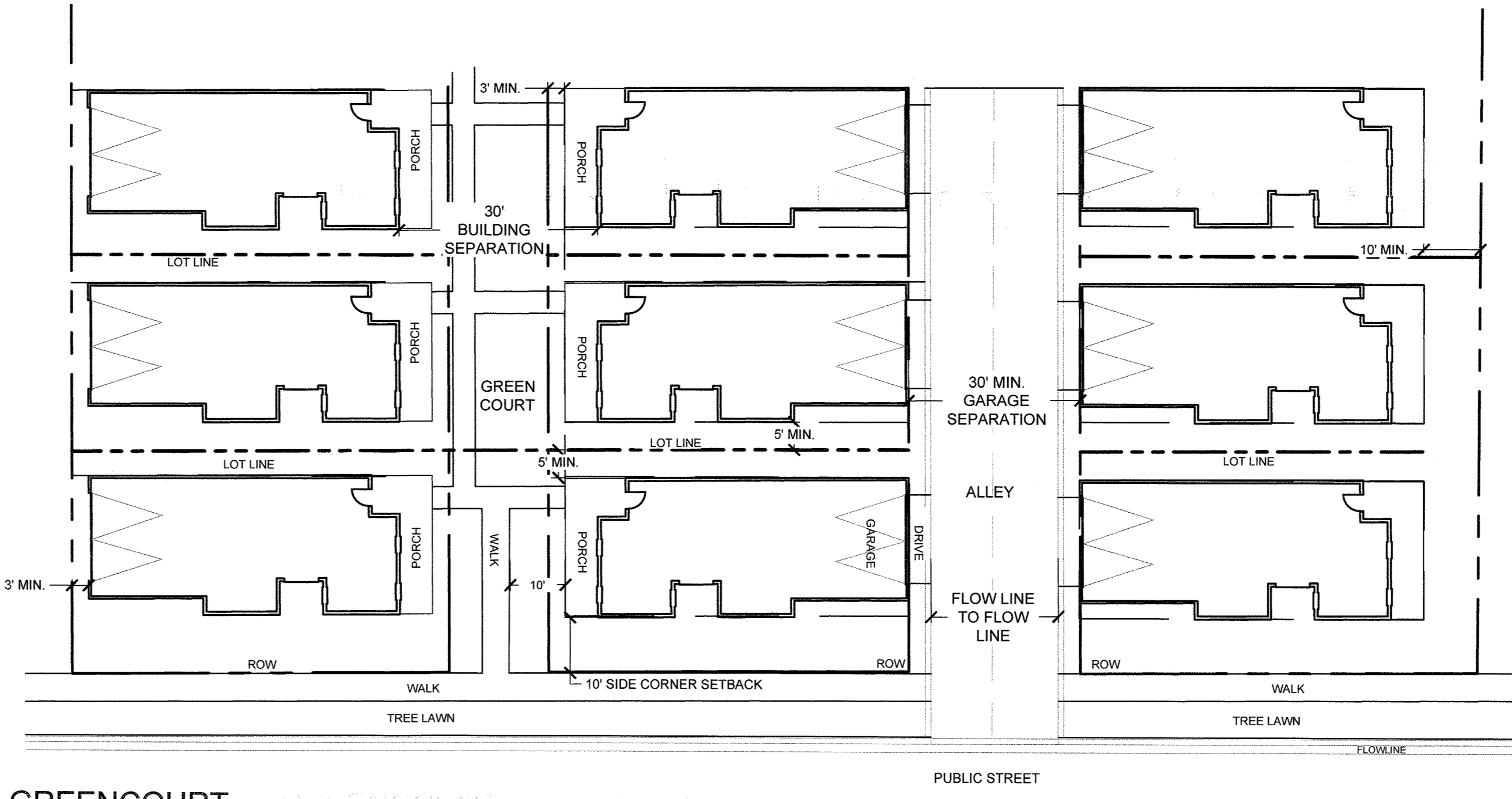
30' SINGLE FAMILY DETACHED
 FRONT LOADED 40' LOT TYPE



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



CLUSTER HOMES



GREENCOURT

NOTE:
 CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DRAWINGS NOT TO SCALE, TYP.

DEVELOPER
 TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER
 KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER
 KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR
 JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

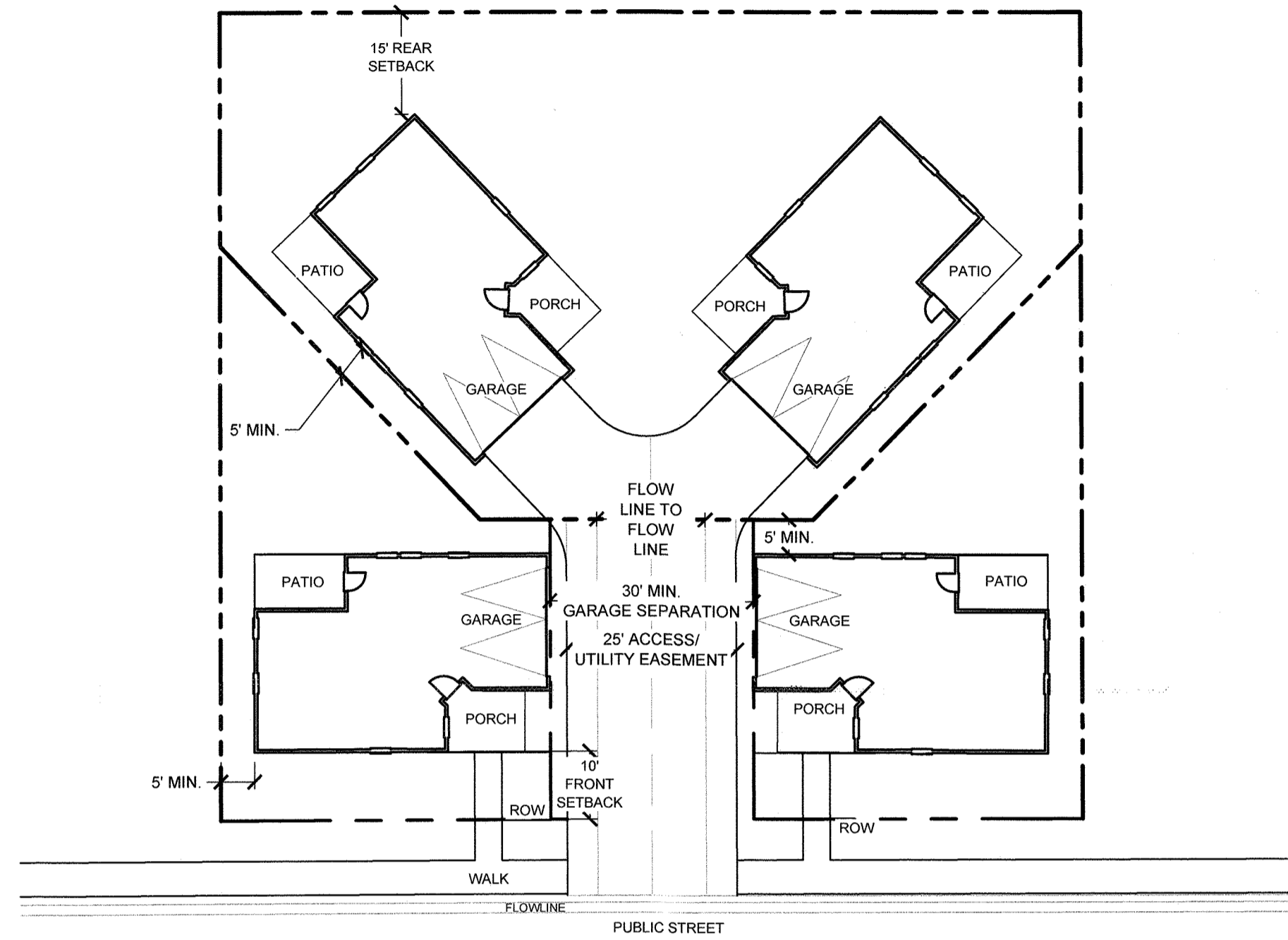
HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN- LOT TYPICALS

DESIGNED BY: AK
 DRAWN BY: AK
 CHECKED BY: KZH

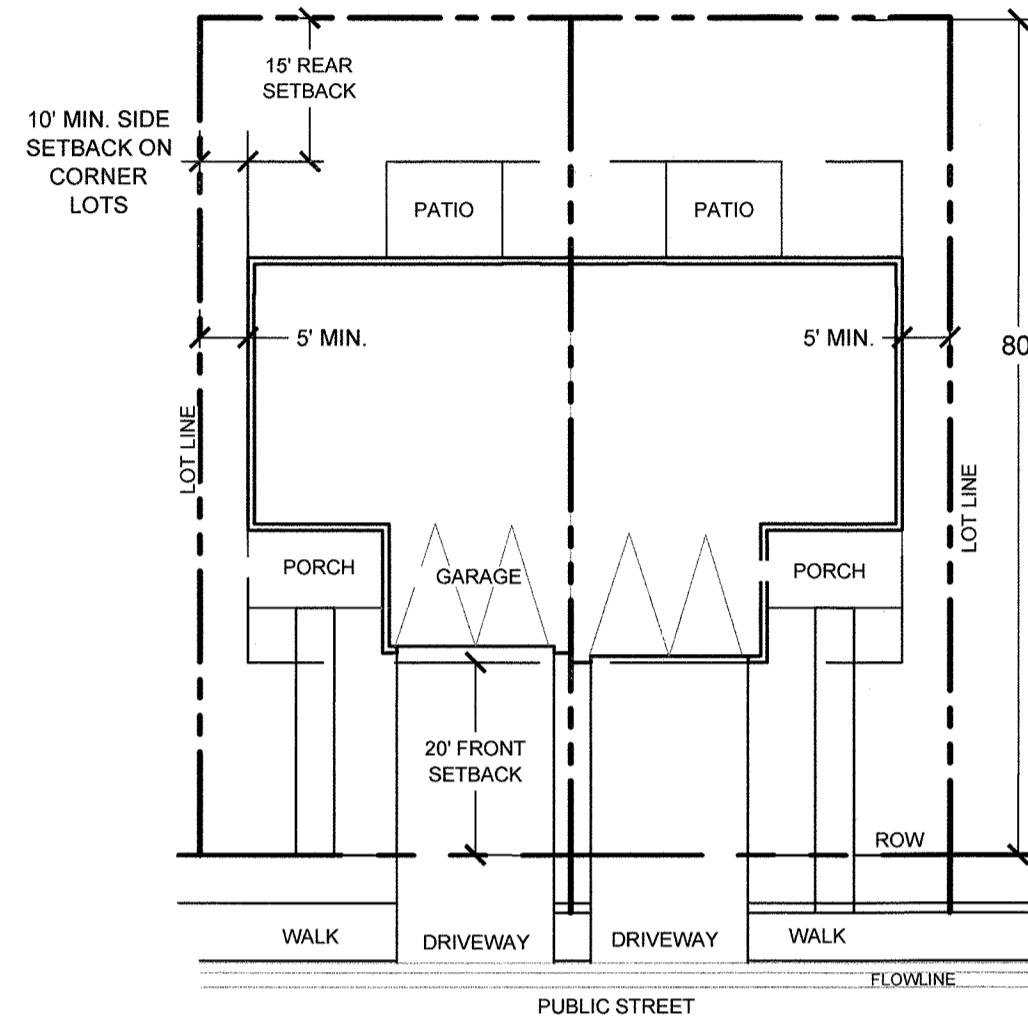
HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

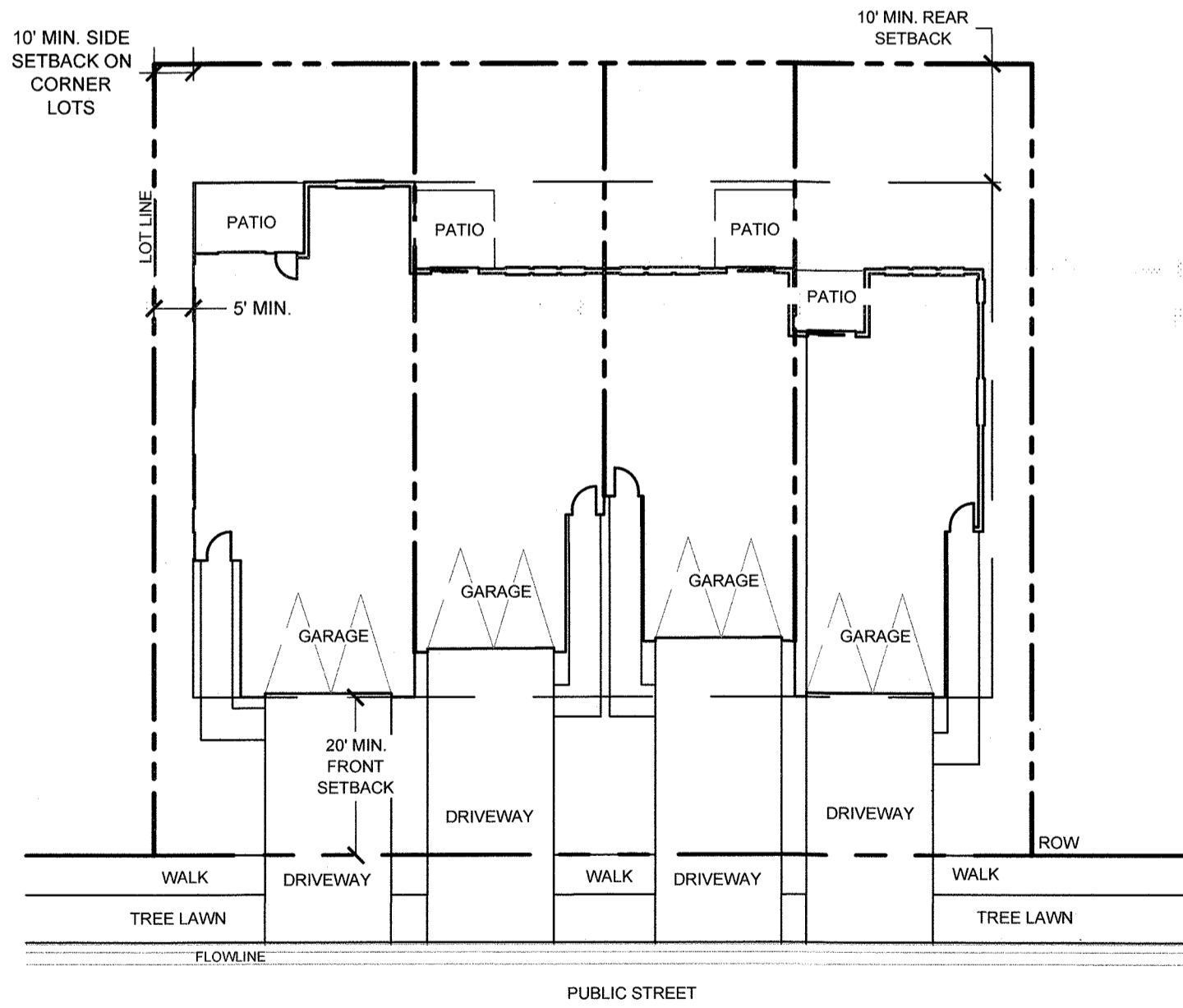
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO
LOT TYPICALS



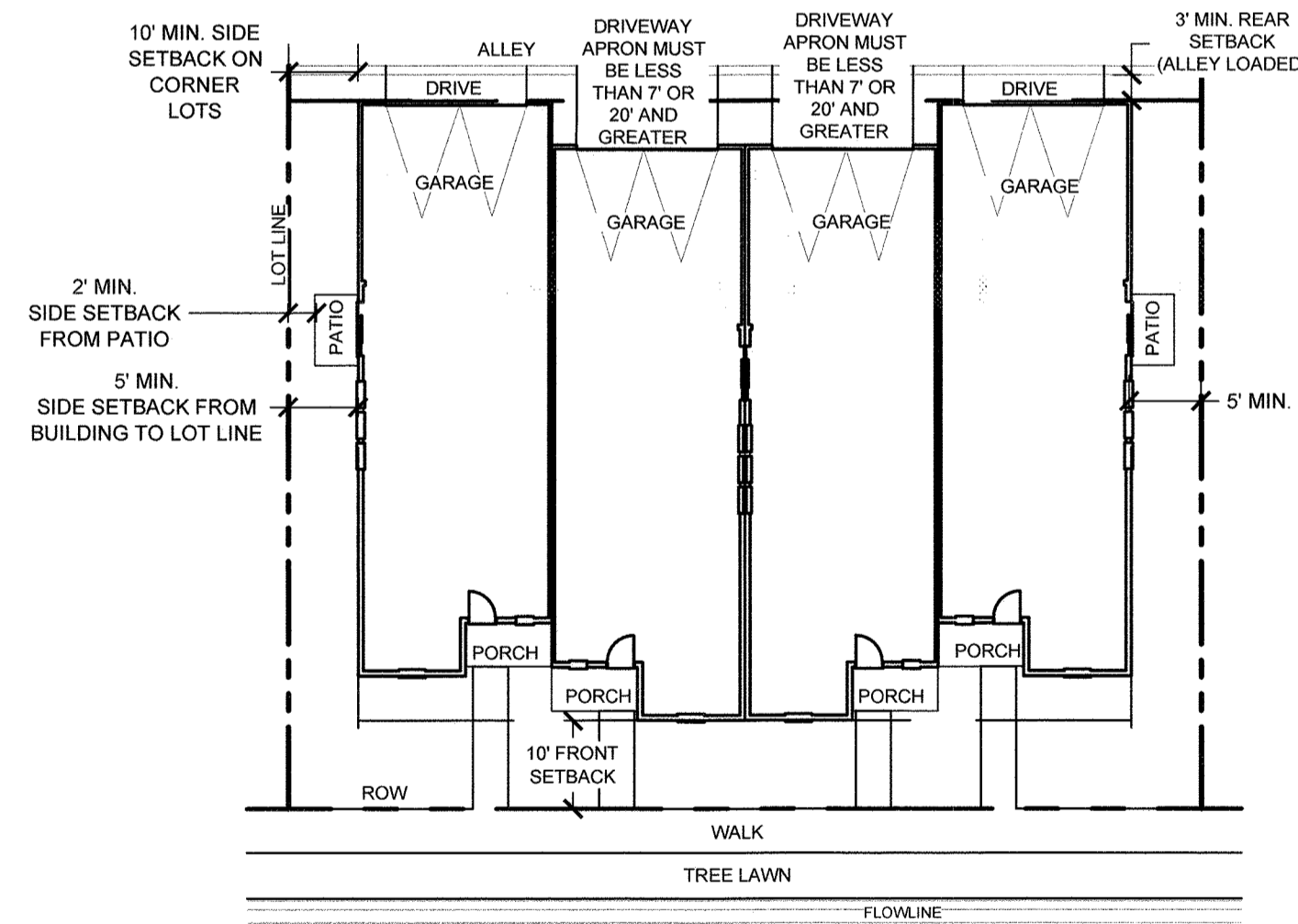
AUTO COURT



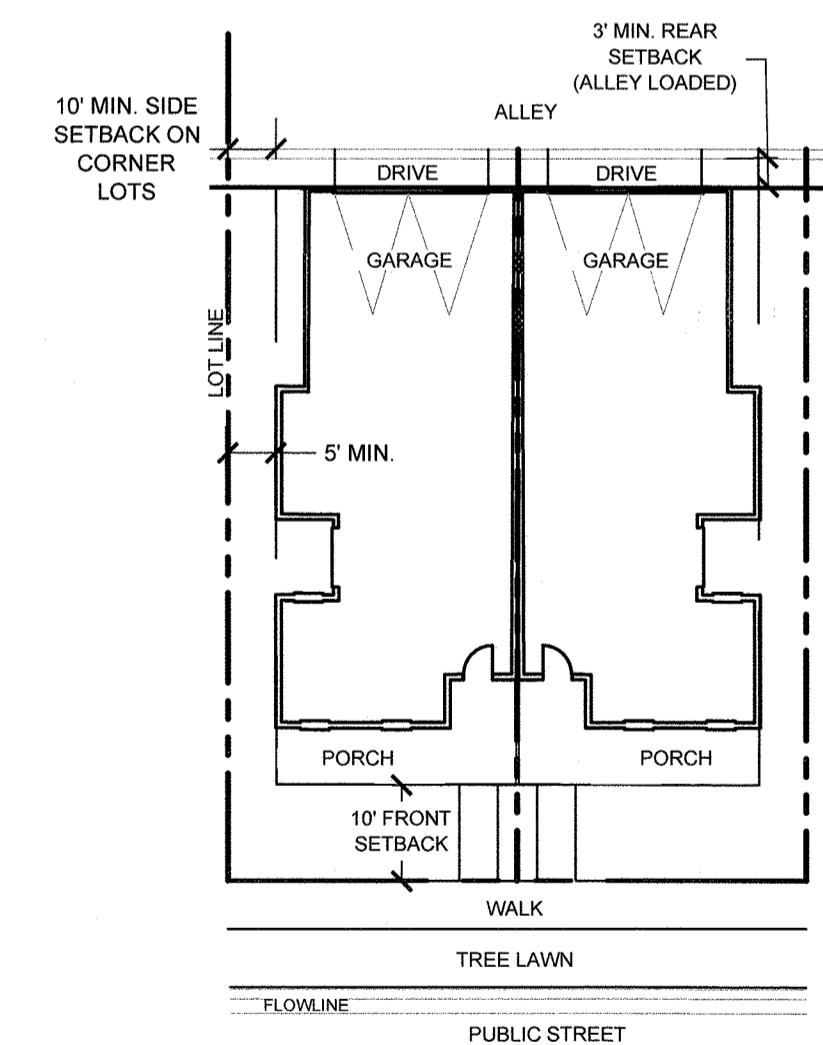
**PAIRED HOME
FRONT LOADED**



**TOWNHOME- SINGLE FAMILY ATTACHED
FRONT LOADED FOUR PLEX**



**TOWNHOME- SINGLE FAMILY ATTACHED
ALLEY LOADED FOUR PLEX**



**PAIRED HOME
ALLEY LOADED**

HIGH PLAINS ESTATES – PRELIMINARY LOT MIX			
Typical Lot Frontage	Lot Size	Home Type	Estimated Number of Dwelling Units
60-feet	6,000 SF and greater	SFD	94
50-feet	5,000 SF	SFD	107
40-feet	4,000 SF	SFD	131
35-feet- rear load	3,000 SF	SFD	121
25-feet- rear load	2,000 SF	Pairs	272
30-feet front load	2,400 SF		
20-feet	1,320 SF	Cluster	725
22-feet	1,760 SF	Townhomes	
Max Number of Dwelling Units			725

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN- LOT TYPICALS

NOTE:
 CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

KEVIN LOVELACE
 LJA ENGINEERING, INC
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

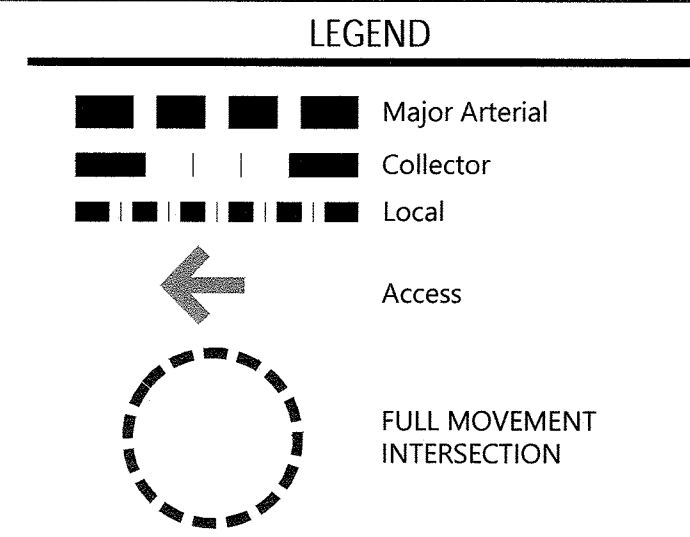
JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898

DESIGNED BY: AK
 DRAWN BY: AK
 CHECKED BY: KZH

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

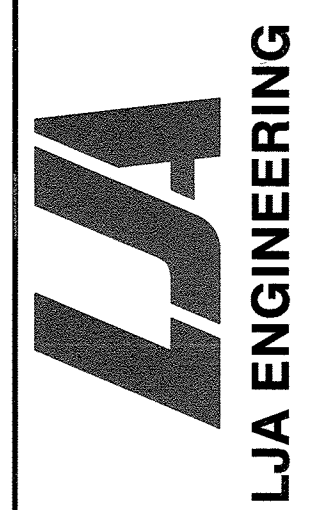
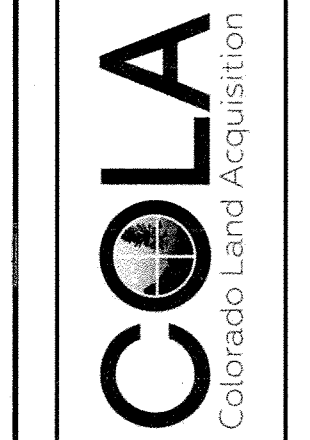
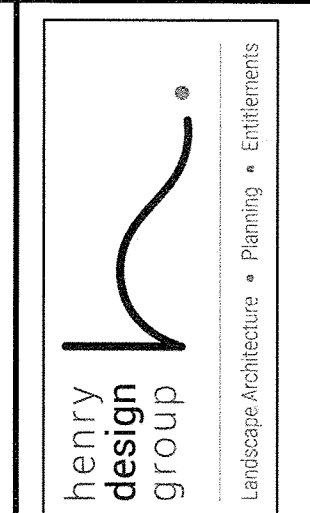
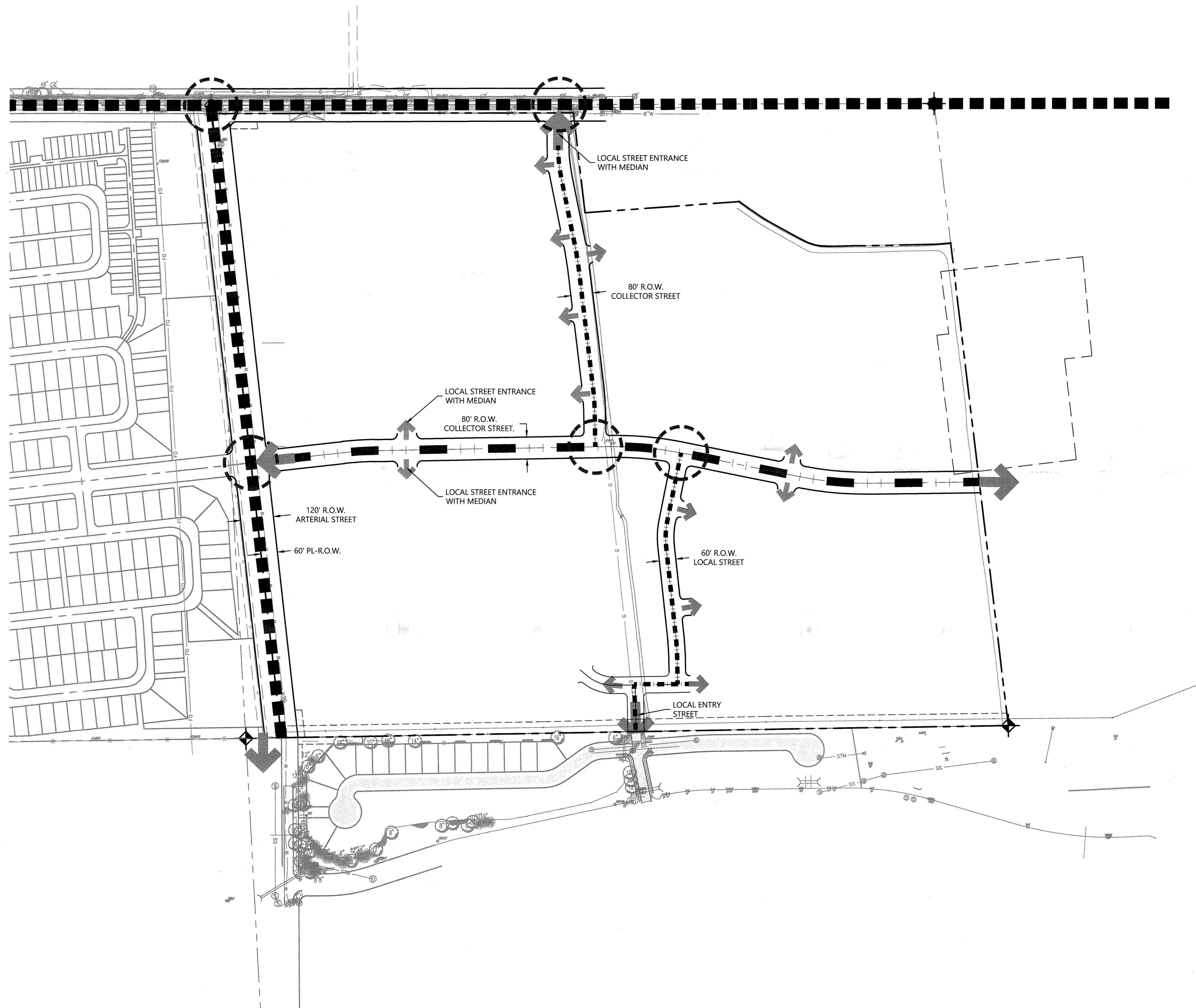
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO



CONCEPTUAL NOTES:

1. TOWN APPROVED TRAFFIC CALMING STUDIES AND ENGINEERING PLANS WILL DICTATE FINAL STREET CLASSIFICATIONS AND INTERSECTION CONFIGURATIONS.
2. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



REVISION DESCRIPTION	DATE

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 CIRCULATION PLAN & TYP. SECTIONS

DESIGNED BY: DKH
 DRAWN BY: DKH
 CHECKED BY: ROC

SHEET
 8 OF 11

DEVELOPER

TIM BUSCHAR
 COLA, LLC / VIEW HOMES
 719-306-2976

ENGINEER

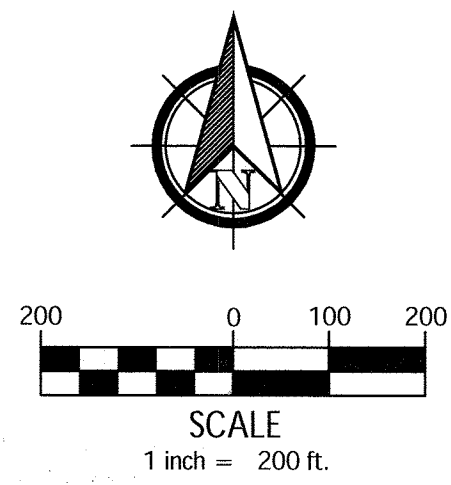
KEVIN LOVELACE
 LJA ENGINEERING, INC.
 1765 WEST 121ST AVENUE
 SUITE 300
 WESTMINSTER, CO 80234
 303-421-4224

PLANNER

KAREN HENRY
 HENRY DESIGN GROUP
 1501 WAZEE ST
 UNIT 1-C
 DENVER, CO 80202
 303-446-2368

SURVEYOR

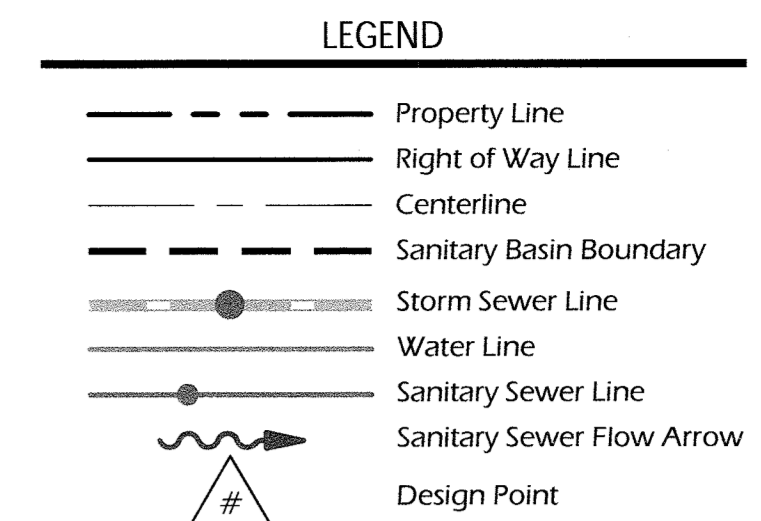
JIM LYNCH
 AZTEC CONSULTANTS, INC
 300 EAST MINERAL AVENUE
 SUITE 1
 LITTLETON, CO 80122
 303-713-1898



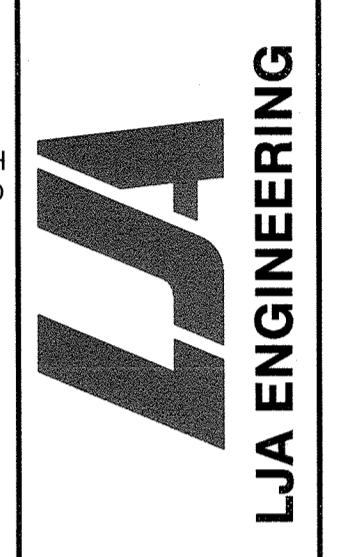
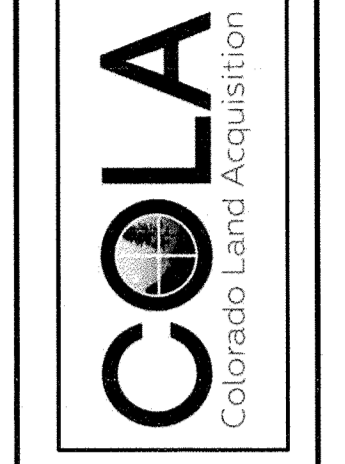
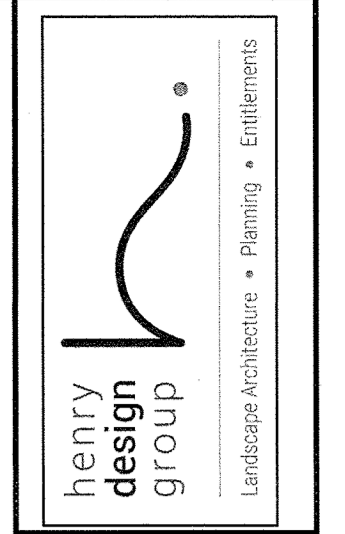
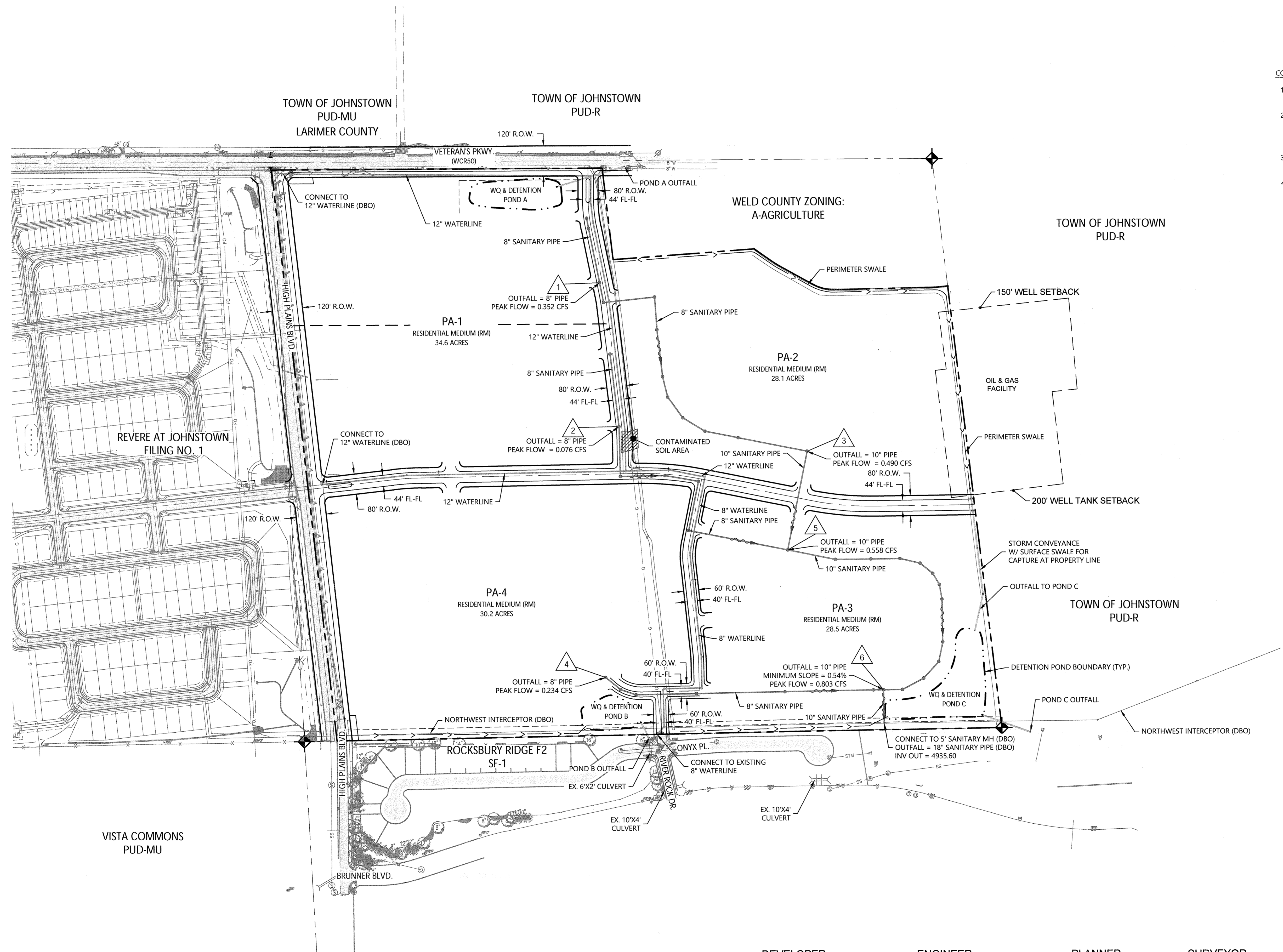
HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

4902691 Pages: 9 of 11
06/09/2023 04:22 PM R Fee: \$113.00
Carly Koops, City and Region, Weld County, CO



- CONCEPTUAL NOTE:**
1. ALL UTILITIES SHALL BE DESIGNED TO MEET TOWN STANDARDS.
 2. ALL WATER INFRASTRUCTURE UTILIZED TO SUPPORT THE DEVELOPMENT OF HIGH PLAINS ESTATES IS OWNED AND MAINTAINED BY THE TOWN OF JOHNSTOWN.
 3. INFRASTRUCTURE BEING DESIGNED BY OTHERS IS LABELED 'DBO'.
 4. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

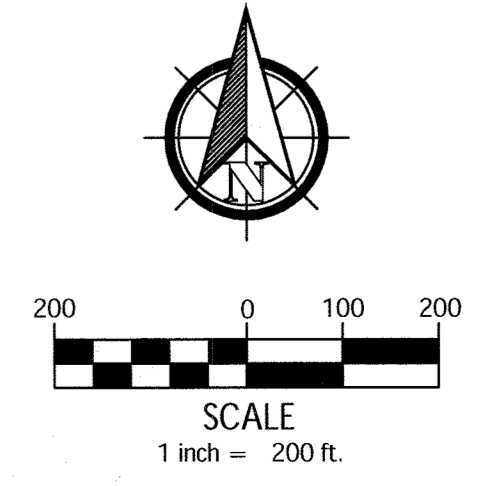


DATE	REVISION DESCRIPTION

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY: DKH
DRAWN BY: WWB
CHECKED BY: ROC

SHEET
9 OF 11



DEVELOPER
TIM BUSCHAR
COLA, LLC / VIEW HOMES
719-306-2976

ENGINEER
KEVIN LOVELACE
HENRY DESIGN GROUP, INC.
1785 WEST 121ST AVENUE
SUITE 300
WESTMINSTER, CO 80234
303-421-4224

PLANNER
KAREN HENRY
AZTEC CONSULTANTS, INC
1501 WAZEE ST
UNIT 1-C
DENVER, CO 80202
303-446-2368

SURVEYOR
JIM LYNCH
AZTEC CONSULTANTS, INC
300 EAST MINERAL AVENUE
SUITE 1
LITTLETON, CO 80122
303-713-1898

I:\JOB FOLDERS\1073\1073-01\PROD\ODP-UTILITY PRINTED ON: 12/18/2022 7:40 AM

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

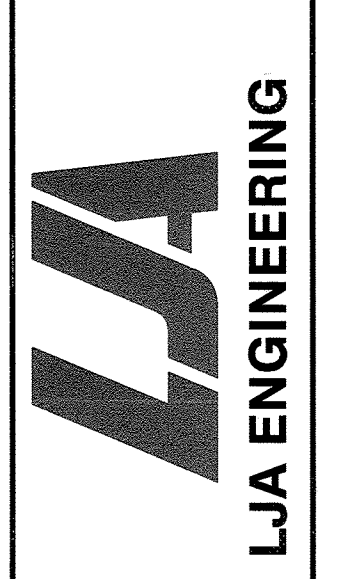
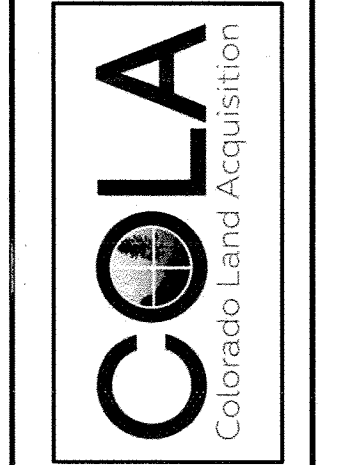
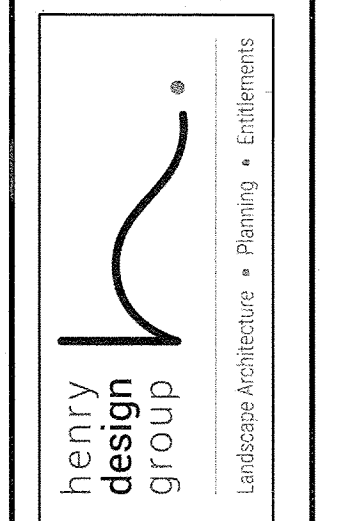
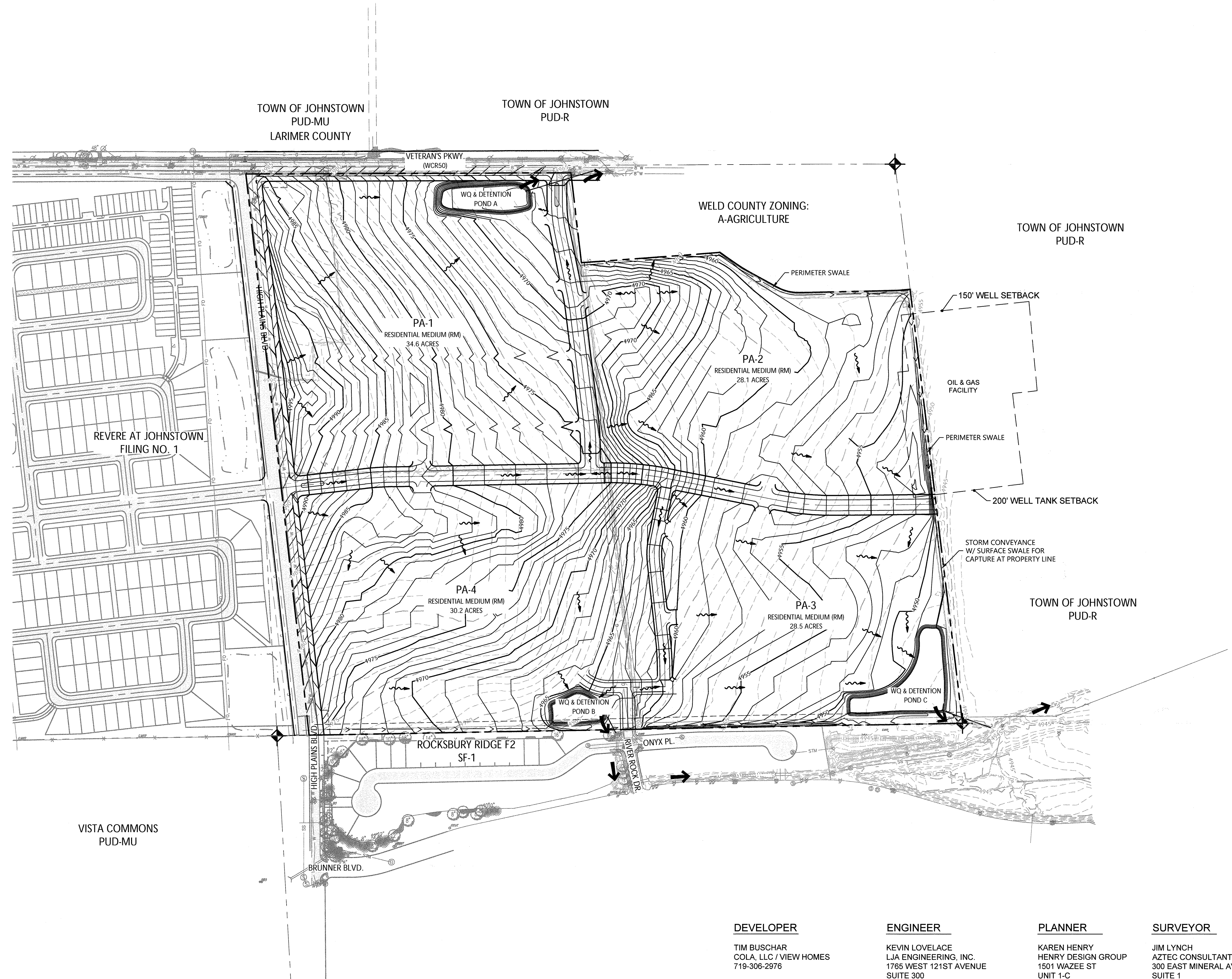
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

LEGEND

- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Drainage Flow Arrow
- Pond Outfall Arrow

CONCEPTUAL NOTES:

- CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



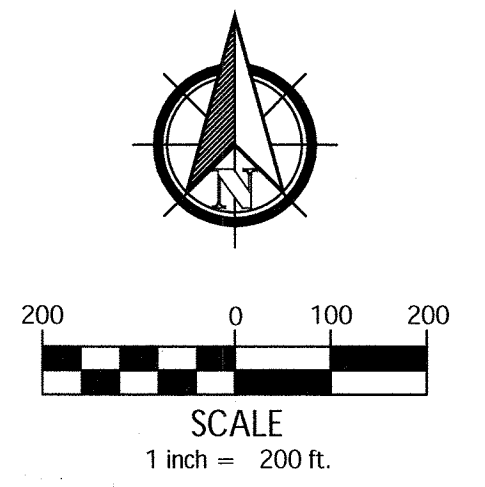
REVISION DESCRIPTION	DATE

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

DESIGNED BY: DKH
 DRAWN BY: DKH
 CHECKED BY: ROC

SHEET
 10 OF 11

DEVELOPER	ENGINEER	PLANNER	SURVEYOR
TIM BUSCHAR COLA, LLC / VIEW HOMES 719-306-2976	KEVIN LOVELACE LJA ENGINEERING, INC. 1765 WEST 121ST AVENUE SUITE 300 WESTMINSTER, CO 80234 303-421-4224	KAREN HENRY HENRY DESIGN GROUP 1501 WAZEE ST UNIT 1-C DENVER, CO 80202 303-446-2368	JIM LYNCH AZTEC CONSULTANTS, INC 300 EAST MINERAL AVENUE SUITE 1 LITTLETON, CO 80122 303-713-1898

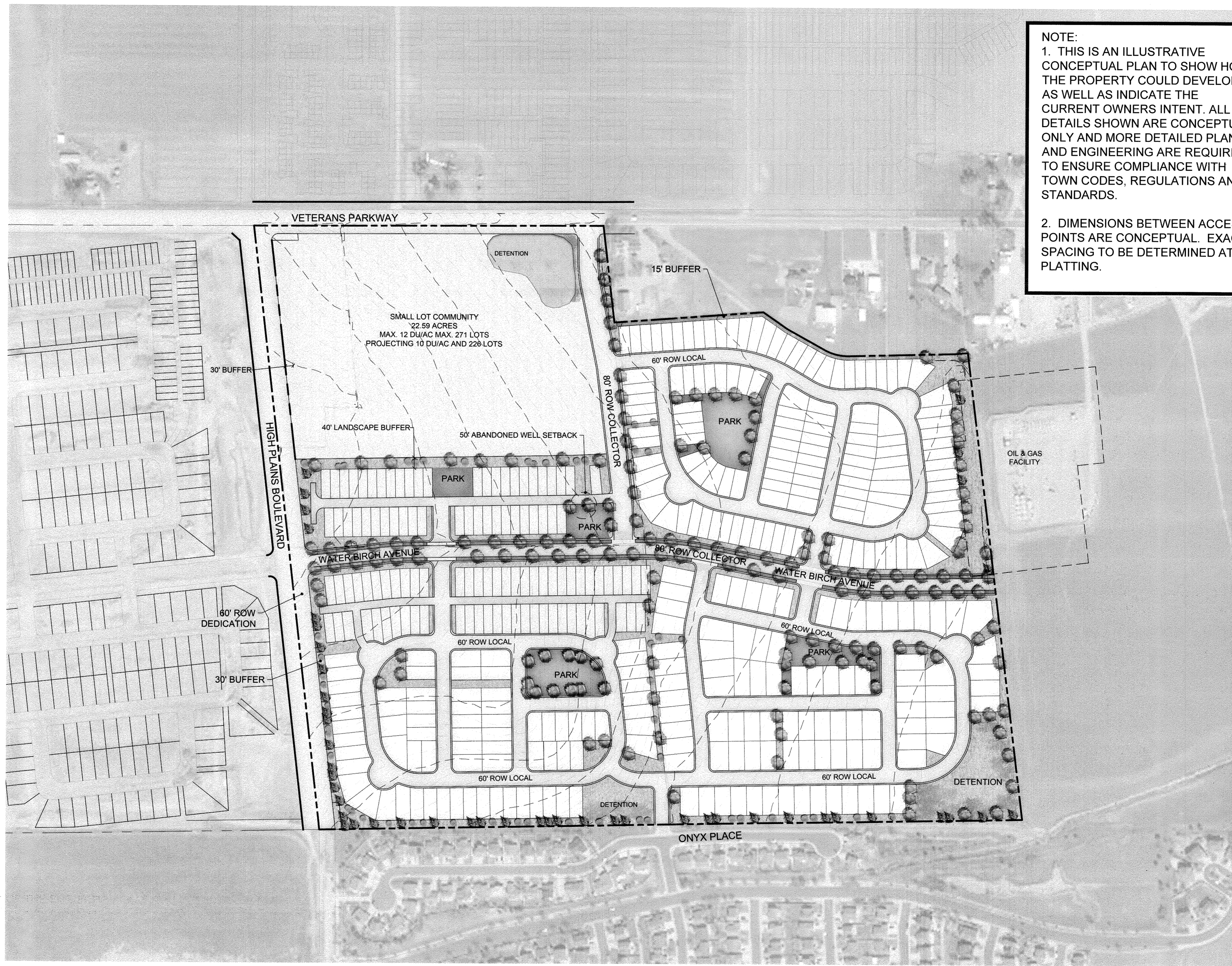
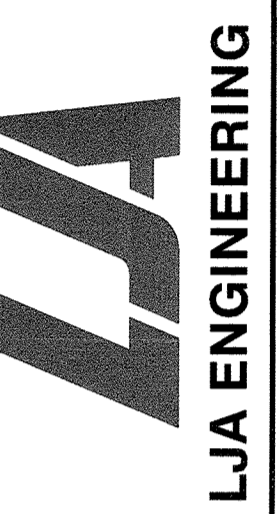
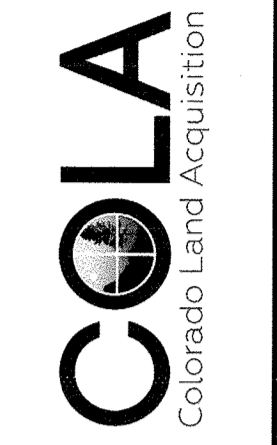
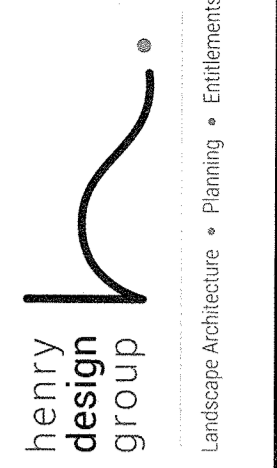


HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

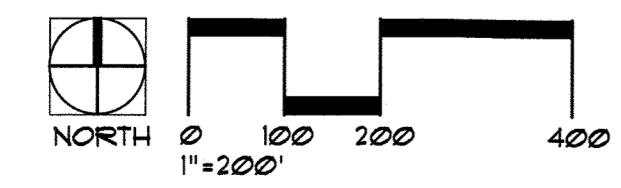
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

CONCEPTUAL SITE PLAN



NOTE:
 1. THIS IS AN ILLUSTRATIVE CONCEPTUAL PLAN TO SHOW HOW THE PROPERTY COULD DEVELOP, AS WELL AS INDICATE THE CURRENT OWNERS INTENT. ALL DETAILS SHOWN ARE CONCEPTUAL ONLY AND MORE DETAILED PLANS AND ENGINEERING ARE REQUIRED TO ENSURE COMPLIANCE WITH TOWN CODES, REGULATIONS AND STANDARDS.
 2. DIMENSIONS BETWEEN ACCESS POINTS ARE CONCEPTUAL. EXACT SPACING TO BE DETERMINED AT PLATTING.

NOTE:
 CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES
 JOHNSTOWN, CO
 OUTLINE DEVELOPMENT PLAN
 ODP ILLUSTRATIVE CONCEPT PLAN

DEVELOPER TIM BUSCHAR COLA, LLC / VIEW HOMES 719-306-2976	ENGINEER KEVIN LOVELACE LJA ENGINEERING, INC 1785 WEST 121ST AVENUE SUITE 300 WESTMINSTER, CO 80234 303-421-4224	PLANNER KAREN HENRY HENRY DESIGN GROUP 1501 WAZEE ST UNIT 1-C DENVER, CO 80202 303-446-2368	SURVEYOR JIM LYNCH AZTEC CONSULTANTS, INC 300 EAST MINERAL AVENUE SUITE 1 LITTLETON, CO 80122 303-713-1898
---	---	--	---

DESIGNED BY: AR
 DRAWN BY: AR
 CHECKED BY: KZH