

JOHNSTOWN VILLAGE

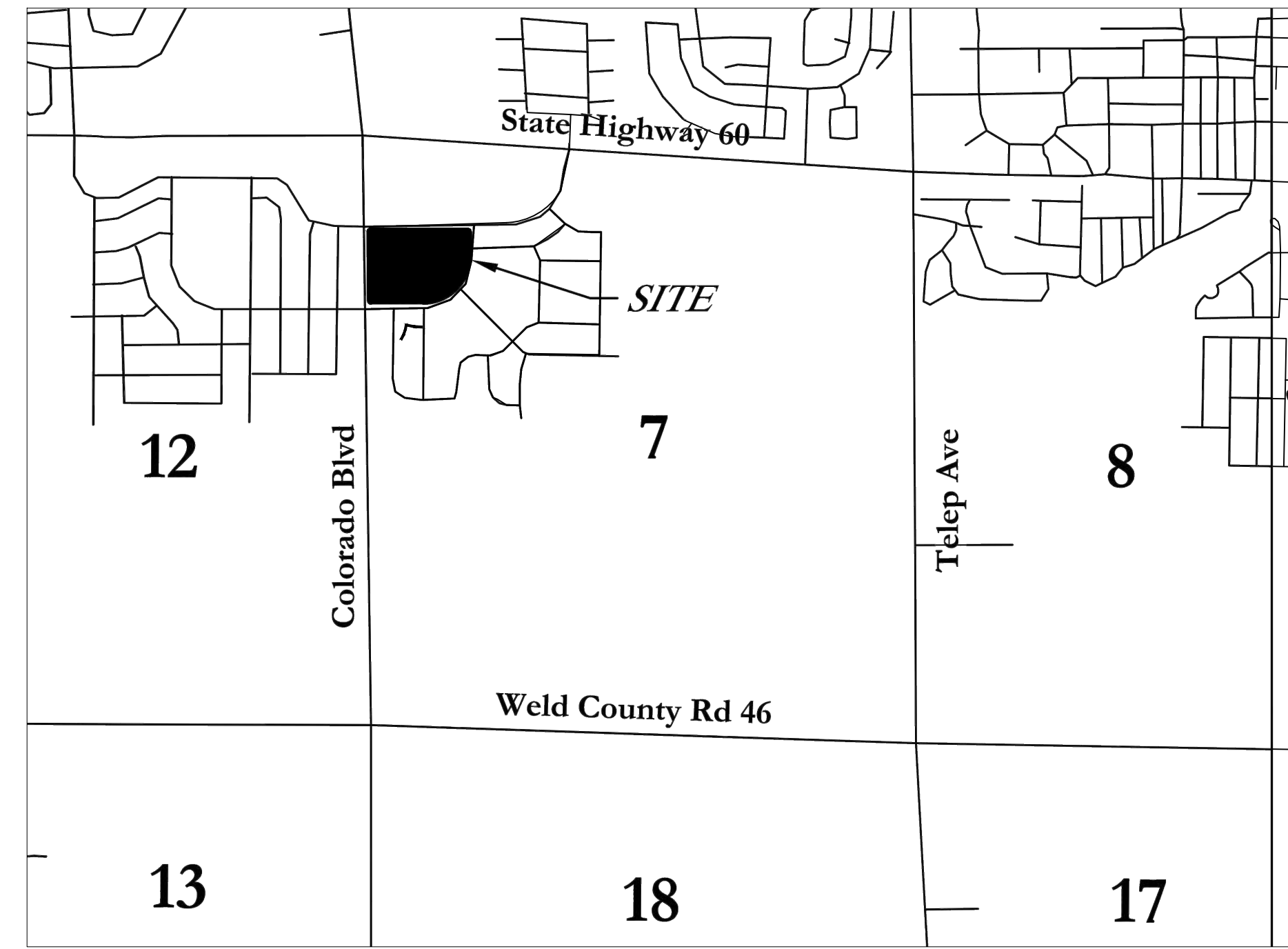
P.U.D. - FINAL DEVELOPMENT PLAN, FILING NO. 2

A RESUBDIVISION OF TRACT P, JOHNSTOWN VILLAGE FILING NO. 1
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



LEGEND

RIGHT OF WAY LINE	---
ALLEY TRACT LINE	---
LOT LINE	---
EASEMENT LINE	---
BLOCK NUMBER	BLOCK "X"
LOT NUMBER	1
PROPOSED WATER LINE	8"W
PROPOSED SANITARY LINE	8"SS
PROPOSED STORM LINE	---
EXISTING WATER LINE	W
EXISTING SANITARY LINE	SS
EXISTING GAS LINE	GAS
EXISTING IRRIGATION MAIN	I
PROPOSED HYDRANT	●



VICINITY MAP
NTS

ABBREVIATIONS

BLDG = BUILDING	MAX = MAXIMUM
BVC = BEGIN VERTICAL CURVE	M.E. = MATCH EXISTING
C&G = CURB & GUTTER	MIN = MINIMUM
CB = CATCHBASIN	PC = POINT OF CURVATURE
CL = CENTERLINE	PCC = POINT OF COMPOUND CURVATURE
EL = ELEVATION	PI = POINT OF INFLECTION
ESMT = EASEMENT	PKNG = PARKING
EVC = END VERTICAL CURVE	PRC = POINT OF REVERSE CURVATURE
FES = FLARED END SECTION	ROW = RIGHT OF WAY
FG = FINISHED GRADE	SD = STORM DRAIN
FH = FIRE HYDRANT	SS = SANITARY SEWER
FL = FLOWLINE	STBK = SETBACK
FOC = FACE OF CURB	SWK = SIDEWALK
GB = GRADE BREAK	WL = WATER LINE
HP = HIGH POINT	
INV = INVERT	
LP = LOW POINT	

JOHNSTOWN REVIEW COMMITTEE (JRC) SIGNATURES

PLANNING AND DEVELOPMENT DIRECTOR:
 APPROVED THIS ____ DAY OF ____ 2022 BY: _____

TOWN ENGINEER:
 APPROVED THIS ____ DAY OF ____ 2022 BY: _____

PLANNING AND DEVELOPMENT DIRECTOR,
 TOWN OF JOHNSTOWN, COLORADO

TOWN ENGINEER,
 TOWN OF JOHNSTOWN, COLORADO

PUBLIC WORKS DIRECTOR:
 APPROVED THIS ____ DAY OF ____ 2022 BY: _____

FRONT RANGE FIRE RESCUE:
 APPROVED THIS ____ DAY OF ____ 2022 BY: _____

PUBLIC WORKS DIRECTOR,
 TOWN OF JOHNSTOWN, COLORADO

FRONT RANGE FIRE RESCUE,
 TOWN OF JOHNSTOWN, COLORADO

LAND USE TABLE				
Parcel	Square Feet	Acres	Amenity Type and Blank Easement	Owned and Maintained By
TRACT A	61,398	1.410	Open Space, Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT B	22,592	0.519	Open Space, Pedestrian Access, Utility and Drainage Easement	HOME OWNERS ASSOCIATION
TRACT C	1,520	0.035	Pedestrian Access, Utility And Drainage Easement	HOME OWNERS ASSOCIATION
TRACT D	304	0.007	Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT E	58,145	1.335	Open Space, Pedestrian Access, Utility, Drainage Easement and Park Space	HOME OWNERS ASSOCIATION
TRACT F	7,386	0.170	Open Space, Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT G	4,722	0.108	Open Space, Pedestrian Access, Utility and Drainage Easement	HOME OWNERS ASSOCIATION
TRACT H	533	0.012	Pedestrian Access and Utility Easement	HOME OWNERS ASSOCIATION
TRACT I	15,615	0.358	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT J	15,948	0.366	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT K	13,103	0.301	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT L	13,103	0.301	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT M	12,952	0.297	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACT N	19,110	0.439	Private Right of Way, Utility, Drainage, Access and Emergency Access Easement	HOME OWNERS ASSOCIATION
TRACTS TOTAL	246,431	5.658	41%	Open Space requirement for single family attached (Tract P) is 20% of the total tract area per Filing 1 FDP
RIGHT OF WAY	54,599	1.253	9%	Open Space proved is 25.6% (Tracts A, B, E, F & G)
LOTS (150)	301,027	6.910	50%	REQUIRED 1.3 ACRES PUBLIC PARK PROVIDED 1.335 ACRES
TOTAL	602,057	13.821	100%	

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT STANDARDS
3	OVERALL SITE PLAN
4	LANDSCAPE CALLOUT PLAN
5	LANDSCAPE DETAILS (A-D)
6	LANDSCAPE DETAILS (G-J)
7	ENTRY SIGNAGE PLAN
8	LANDSCAPE LAYOUT PLAN
9	LANDSCAPE CONTOURS PLAN
10	OVERALL PLANTING PLAN
11	PLANTING NW QUARTER (1 OF 4)
12	PLANTING NE QUARTER (2 OF 4)
13	PLANTING SW QUARTER (3 OF 4)
14	PLANTING SE QUARTER (4 OF 4)
15	LANDSCAPE PLANTING TYPICAL DUPLEX PLAN
16	PLANTING PLAN - PINTAIL PARK
17	PLANTING DETAILS
18	PLANTING DETAILS
19	CONCEPTUAL ARCHITECTURAL ELEVATIONS
20-46	SPECIFICATIONS

BENCHMARK

3-1/4" ALUMINUM CAP IN TOP SE CORNER OF WALL OF LOWER CONCRETE IRRIGATION STRUCTURE, 70' NORTHEAST OF GAS REGULATION BUILDING, WEST JOHNSTOWN METER STATION, 25' SOUTH OF HWY 60 AT THE NORTHEAST CORNER OF POND AT GROUND SURFACE. NAVD 88 ELEVATION 4897.09'

BASIS OF BEARING

ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T.4N., R.67W., AS BEARING NORTH 00°25'15" WEST AS MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED LS23501 IN A MONUMENT BOX AT THE NORTHWEST CORNER OF SAID SECTION 7, AND A CALCULATED POSITION OF THE WEST 1/4 CORNER, MONUMENTED BY A 2.5" ALUMINUM CAP REFERENCE MONUMENT, STAMPED LS 38175, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2657.65 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN ARE BASED UPON THE 'US SURVEY FOOT'.

PROJECT CONTACT LIST

DEVELOPER/APPLICANT
 PROSPER LAND AND DEVELOPMENT
 428 KIMBARK STREET
 LONGMONT, CO 80501
 CONTACT: SHANE RUGG
 (814) 525-0807

LANDSCAPE ARCHITECT
 BSB DESIGN, INC. - DENVER
 7951 E. MAPLEWOOD AVE #250
 GREENWOOD VILLAGE, CO 80111
 CONTACT: BILL CRUMP
 (720) 548-1342

CIVIL ENGINEER
 ENERTIA CONSULTING GROUP, LLC
 1529 MARKET STREET, SUITE 200
 DENVER, CO 80202
 CONTACT: RICK HAGMAYER, PE
 (809) 234-5502

SURVEY
 KING SURVEYORS, INC.
 650 E. GARDEN DR.
 WINDSOR, CO 80550
 CONTACT: CHRIS DePAULIS
 (970)886-5011

ISSUE DATE: _____

REVISIONS

JOHNSTOWN VILLAGE TRACT P
PROSPER LAND & DEVELOPMENT - Longmont Colorado
Pintail Commons - Johnstown - Colorado

FINAL DEVELOPMENT PLAN



7951 E. Maplewood Ave, Suite 250
 Greenwood Village, Colorado 80111
 720 5481350

JOB NO: LP200414.00 PROJ MGR:
 DRAWN: _____ CHECKED: _____

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DEVELOPMENT STANDARDS

I. GENERAL INTENT

It is intended that Johnstown Village be a reasonably priced mixed use neighborhood with single family detached homes, single family attached/ townhomes, multi-family homes and community serving commercial. Pedestrian and vehicular connections are provided into the adjacent neighborhoods to create a sense of community and to not separate this neighborhood from the existing residents to the west and north and future residents to the east and south.

Johnstown Village will be a quality community with a homeowner's association or metro district responsible for maintenance of all common areas, landscaping, maintenance of the detention pond, internal parks and various open space areas. Attention will be taken to incorporate the landscape areas along the perimeter streets into the community so that a statement of quality is maintained throughout the development.

II. DESIGN INTENT

A. Buffering

The relationship to the perimeter arterial street as well as the collector streets will be very important. Therefore, all homes that front Colorado Boulevard will be setback from the street right-of-way and Tract A will serve as a buffer area. The existing trail in Tract A from Johnstown Village Filing No. 1 will receive landscape improvements on each side to create an attractive entry corridor along Colorado Blvd and homes in Johnstown Village Filing No. 2 will front all perimeter streets to provide an attractive streetscape for the community.

B. Landscaping

Community design elements will contribute to making Johnstown Village 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 front of each home, uniform perimeter fencing and other appropriate design features. The primary entry for Johnstown Village Filing No. 2 will be at the intersection of Meadowlark Dr and Bluebird Rd and will feature enhanced landscaping and monumentation to give the community an appealing entry from the street.

C. Trail Connections

Pedestrian and bicycle access will be provided along the arterial and collector street sidewalks that will link this residential area with developed areas of the town. Trail linkages will also be provided within portions of the internal open space/park areas of Johnstown Village with ten-foot wide concrete trails, at a minimum depth of six (6) inches. The focus of these trail connections will be to connect meandering walks adjacent to arterial and collector streets to the sidewalk linkages from the residential areas and into the parks and open space areas.

D. Parks and Open Space

A 1.30 acre pocket park will be provided in a central location in Johnstown Village Filing No. 2. This pocket park is expected to compliment the neighborhood park provided in Johnstown Village Filing No. 1 and serve as part of the larger Johnstown Village park network. The pocket park will include limited amenities including covered seating, a small playground area, and an open play field. The pocket park will be located along the primary community access street Bluebird Road and will feature convenient 90 degree parking spaces for ease of access. Sidewalks will also tie into the pocket park location from all portions of the neighborhood. Johnstown Village Filing No. 2 is required to provide no less than 20 percent common area open space by total site area.

E. Fencing and Screening

The fencing program for Johnstown Village shall be as follows (see Landscape Plan for general locations, types and details of Builder/Developer installed fences).

- Fencing for residential lots within Johnstown Village shall be cedar, as described herein.
- Privacy Fences shall be cedar, 6 feet in height along the rear property lines of those lots adjacent to WCR 13 / Colorado Blvd. and along the rear property lines of the lots, or lots that directly abut another lot's rear property line (see Landscape Plan for locations). The fence along WCR 13 / Colorado Blvd shall have 36" wide masonry columns with a pitched decorative cap at locations specified on landscape plan. Where fences of differing heights abut, the taller fence shall taper (at a maximum 2:1 ratio) to the height of the lower fence.
- Open Rail fencing between dwelling units towards the front shall be provided by the homebuilder.
- Open Rail fencing shall be cedar, 3.5 feet in height along the rear and side property lines of those lots that are adjacent to internal open space frontages within Johnstown Village. Where fences of differing heights abut, the taller fence shall taper (at a maximum 2:1 ratio) to the height of the lower fence.
- Internal lot line fencing shall be cedar privacy or rail; and shall be of a consistent design. If privacy fence is installed it shall taper (at a maximum 2:1 ratio) to the height of the approved rail fence or existing fence where it joins a common property line.
- Fencing in the single family attached, multi-family and commercial areas is optional. Privacy fencing shall be used to screen mechanical equipment and waster receptacles. Fencing in those areas shall complement the color, design and architecture of the structures.
- No fencing that creates a potential corner sight distance conflict may be constructed within any required sight distance triangles.

F. Architecture

The intent of the architecture within Johnstown Village is to provide homes, including single family detached homes, single family attached homes and multi-family 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 along streets. 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. All elevations are subject to Town staff review and approval at the time of permit. Single family detached homes shall have a minimum of a two-car space garage. Detailed elevations of the proposed homes and structures shall be submitted to and approved by the Town, illustrating compliance with the architectural features and standards listed within this PUD document, or the Town of Johnstown Design Guidelines where not addressed herein.

Commercial architecture shall provide high quality finishes and materials reflective of the region. Massing, scale, order and proportion shall be based on location and type of commercial use.

G. Utilities

All existing and proposed electrical, telephone and cable utilities shall be underground.

RELATIONSHIP TO TOWN REGULATIONS

The provisions of this PUD shall prevail and govern development of Johnstown Village to the extent permitted by the Town of Johnstown Municipal Code. Where the provisions of the PUD do not clearly address a specific subject, or are silent, the provisions of the Town of Johnstown Municipal Code, or any other codes or regulations of the Town of Johnstown shall prevail. All proposed development within the multifamily and commercial areas is subject to Town of Johnstown review procedures and will require additional amendment to this Final Development Plan with updated development plans for those areas.

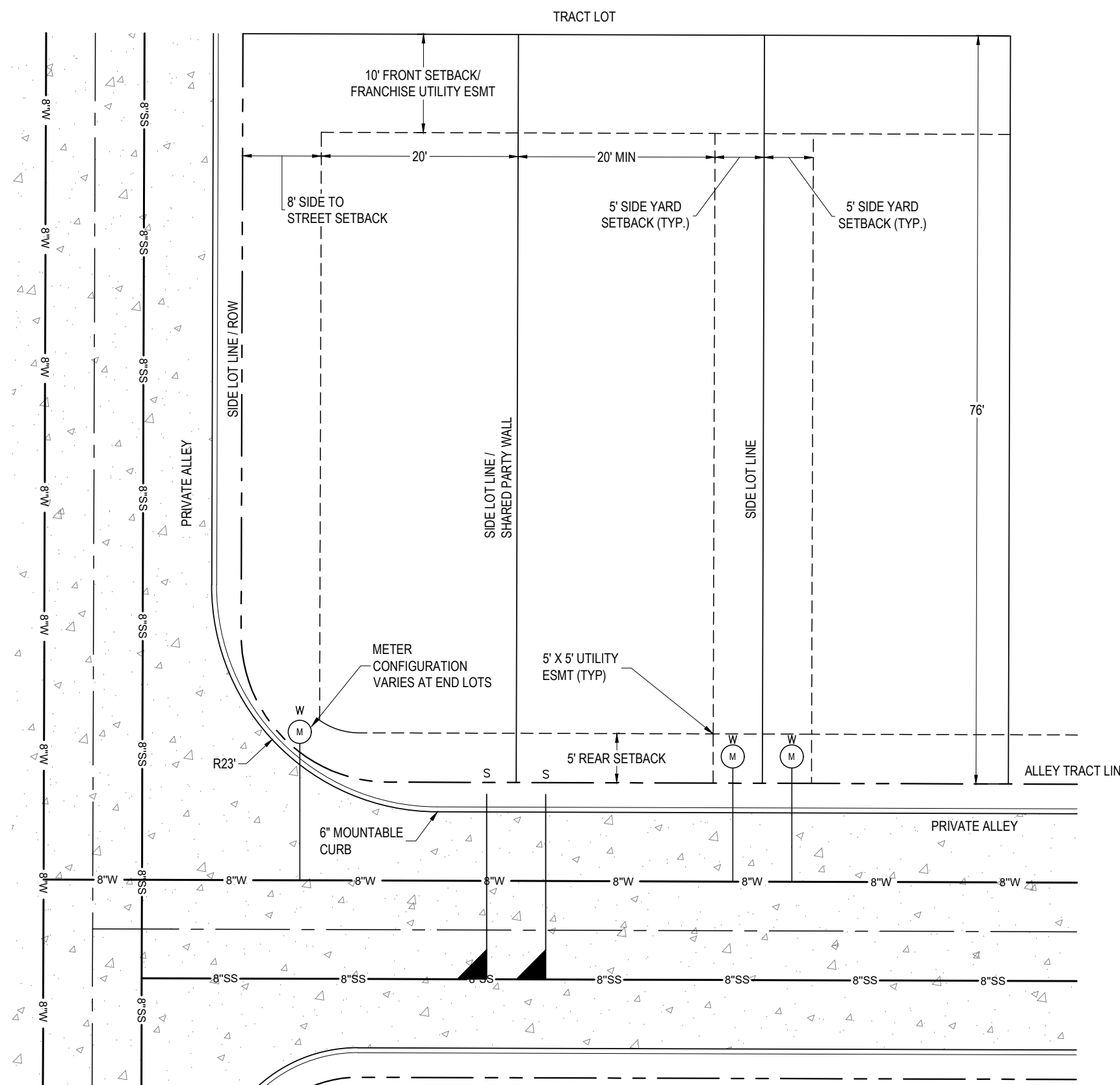
COMMUNITY DESIGN PRINCIPLES AND DEVELOPMENT STANDARDS

All Guidelines as established by the Town of Johnstown Municipal Code and Design Guidelines shall apply except as provided below:

A. Single Family Attached Housing

Single Family Attached housing shall meet the Town of Johnstown Design Guidelines in addition to the following architectural design standards.

- The façades of building structures shall be articulated to differentiate individual units.
- The street facing elevation (excluding doors, windows, and roof area) shall have a minimum of thirty (30) percent masonry (brick, stone, cultured stone or texture EIFS); and outside corners of street facing elevations shall be wrapped with masonry product a minimum of two (2) feet.
- Building side exterior wall areas shall be composed of one of the following:
 - At least 25 percent full-width brick or stone (excluding window and door areas and related trim areas) with the balance being any type of lap siding and/or stucco.
 - A maximum of 60 percent stucco (excluding window and door areas and related trim areas) with the balance being any type of lap siding, brick, stone, or combination thereof.
 - If side setback is less than 7.5 ft between buildings, exterior siding material selected must be non-combustible.
- Each individual single-family attached building shall provide a private outdoor patio or deck area with minimum floor area dimensions of at least five feet by seven feet. Such an area may be either at or above the surrounding grade, but shall be clearly demarked by patio paving, decking, a privacy screen, a three-foot wall, or landscape screening.
- No more than six building units may be attached in any single row or building cluster.
- Each street facing façade of each home shall have a minimum window area of 12 square feet of glass area. On any elevation requiring a window, the garage, basement or entry door windows shall not be used to satisfy the window requirement.
- Each window that is not located in a portion of the wall clad in masonry shall have either a minimum four-inch nominal wide wood trim border or shutters a minimum of twelve (12) inches wide.
- Window frames other than wood shall be either anodized, electrostatically painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.
- Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide trim border.
- All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof.
- Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.
- A primary roof slope of at least 5:12 shall be provided unless the architectural style dictates otherwise.
- It is encouraged that units be designed so that the unit's garage door or doors and its front entry appear on different sides of a building.
- Development of the single family attached tract shall be subject to development plan review and approval by Planning Commission and Town Council.



F LOT DIAGRAM
TYPICAL LAYOUT
1"=10'

SINGLE FAMILY ATTACHED RESIDENTIAL		
Maximum Building Height	40 feet	Primary structure and attached garage
Maximum Gross Density	12.0 Dwelling Units per Acre	
Dwelling Units per Lot	One (1) for fee simple buildings	
Number of attached dwelling units in a Structure	Two (2) or more units but no more than six (6)	
Minimum Floor Area for Principal Dwelling Unit	750 Square Feet	
Minimum Unit/Lot Frontage	16 feet	
Maximum Lot Coverage	80%	Includes structures and covered porch only

Building Setbacks		
Front		
Facing a Public Street or Private Drive when garage is front loaded	20 feet	To face of garage from back of right-of-way or edge of pavement on a private drive
	15 feet	To face of structure or living area
	10 feet	To covered porch with no living space above
Side		
Internal lot	0 feet	On the side attached to another dwelling
	7.5 feet	On the side not attached - three (3) or more attached units
	5 feet	On the side not attached - two (2) attached units

Corner side		
Adjacent to a Public Street	10 feet	To the structure
	20 feet	To face of garage from back of right-of-way when garage is side loaded
Adjacent to a Private Drive	8 feet	To the structure
	20 feet	To face of garage from back of private drive if garage is side loaded

Rear		
Rear loaded garages	5 feet from edge of private drive with no parking permitted	
Backing on WCR 13 Landscape Tract/Easement	0 feet	
Backing on HWY 60	15 feet	
Distance Between Structures		
Front to Front	30 feet	When SFA is on a common lot or when on fee simple
Rear to Rear	30 feet	lots between structures regardless of location of lot line
Front to Side or Rear	20 feet	

Landscaping		
Front yard	By Developer/builder	
Rear/side yard	By Homeowner	
Common Open Space and Landscape Area	By Developer/builder	
Pocket Park	A 1.3- acre pocket park shall be located within the Single Family Attached area	
Common Area Open space	20% of site area	May include common landscape area, private lot area and the Pocket Park. May not include areas covered by roads, parking or structures.

Johnstown Village Filing No. 2 PUD intends to follow all development standards from existing Filing No. 1 PUD with the exception of amendments found in Community Design Principles and Development Standards section B.3.c and Single Family Attached Residential Side Setbacks which were submitted on 3/17/2021 and approved administratively by Town Planning Department on 4/30/2021 and an amendment to Single Family Attached Development Standards A.2, which changes the 30 percent masonry requirement to exclude doors and windows which has also been administratively approved by Town Planning Staff.

MAINTENANCE NOTE: Maintenance access shall 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 development agreement. Should the Owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to the property Owner.



ISSUE DATE:	REVISIONS

JOHNSTOWN VILLAGE TRACT P
PROSPER LAND & DEVELOPMENT - Longmont Colorado
Pintail Commons - Johnstown - Colorado



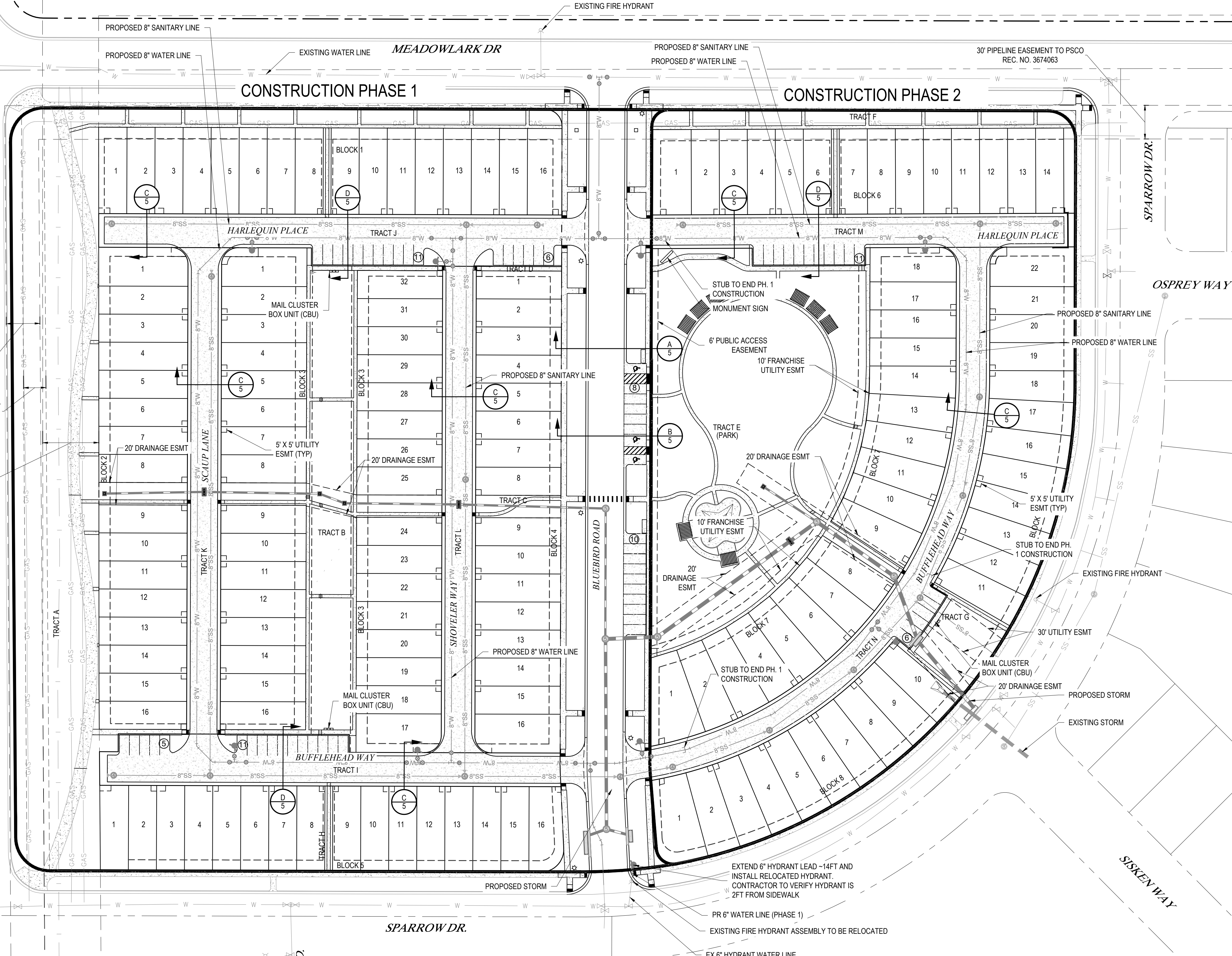
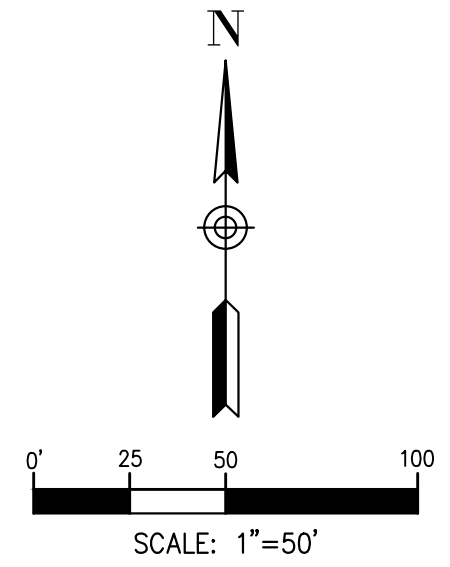
7951 E. Maplewood Ave, Suite 250
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720 5481350

JOB NO.: LP200414.00 PROJ MGR:
DRAWN: CHECKED:

JOHNSTOWN VILLAGE

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- EXISTING GAS LINE GAS
- EXISTING IRRIGATION MAIN I
- PROPOSED HYDRANT H
- PROPOSED GATE VALVE G
- PROPOSED SANITARY MANHOLE S
- PROPOSED STORM MANHOLE S
- PROPOSED STORM INLET S
- PROPOSED STREET LIGHT S

PH. 1 UTILITY CONSTRUCTION

1. WATER: WTR-A1, WTR-A2, WTR-B (STA: 1+00 TO 5+29.10), WTR-C (STA: 1+00 TO 5+48.57), WTR-D, WTR-E, SPARROW DRIVE HYDRANT EXTENSION
2. SAN SEWER: SS-A, SS-B, SS-C, SS-D, SS-E (STA: 1+00.00-1+22.67)
3. ALL STORM INFRASTRUCTURE TO BE INSTALLED WITH PHASE 1 CONSTRUCTION

PH. 2 UTILITY CONSTRUCTION

1. WTR-B (STA: 5+29.10-8+17.26), WTR-C (STA: 5+48.57-11+04.66)
2. SAN SEWER: SS-E (STA: 1+22.67-4+45.66), SS-F

NOTES

1. SURVEY MAY NOT REPRESENT ALL EXISTING SITE ENCUMBRANCES, AND EXISTING IMPROVEMENTS. CONTRACTOR IS TO FIELD VERIFY SITE CONDITIONS PRIOR TO MOBILIZATION
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
3. REFERENCE THE APPROVED FINAL PLAN FOR SITE HORIZONTAL CONTROL INFORMATION.
4. PHASING OF WATER AND SEWER STUBS SHOWN ON OVERALL UTILITY SHEETS (26 & 27)

PARKING SUMMARY	
RESIDENT PARKING (2 SPACES PER UNIT)	300
HANDICAP PARKING SPOTS	3
VISITOR ALLEY PARKING POTS	50
THOROUGHFARE PARKING (EXCL. HPS)	15
Total	368

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JOHNSTOWN VILLAGE TRACT P
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 Pintail Commons - Johnstown - Colorado

FINAL DEVELOPMENT PLAN



7951 E. Maplewood Ave, Suite 250
 Greenwood Village, Colorado 80111
 720 5481350

JOB NO: LP200414.00 PROJ MGR:
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**FOR BURIED UTILITY INFORMATION
 THREE (3) BUSINESS DAYS
 BEFORE YOU DIG
 CALL 811**
(OR 1-800-922-1987)
 UTILITY NOTIFICATION
 CENTER OF COLORADO (UNCC)
 WWW.UNCC.ORG

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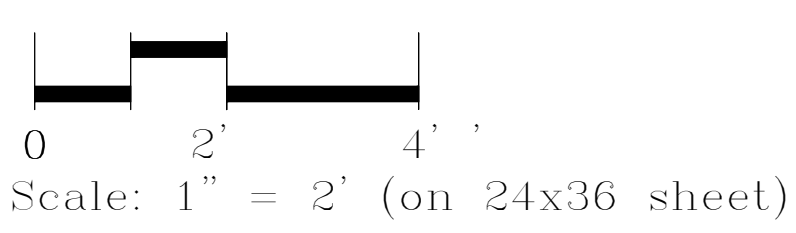
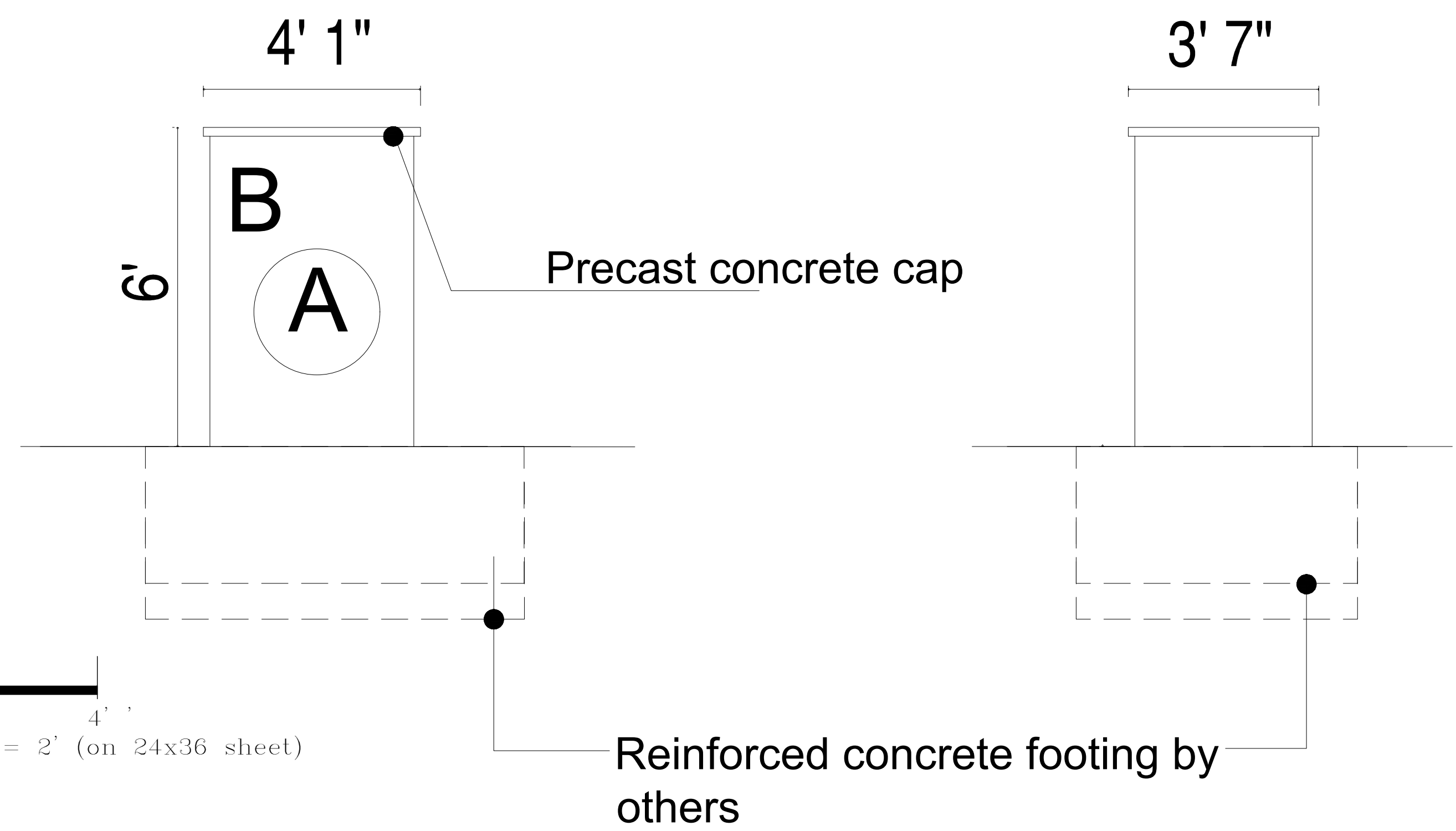
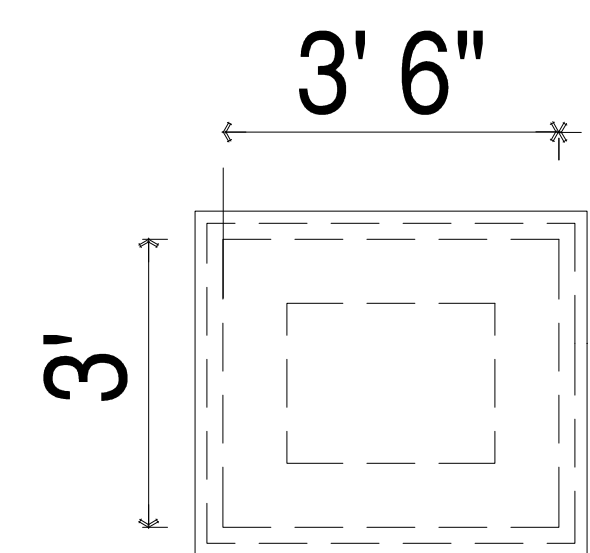
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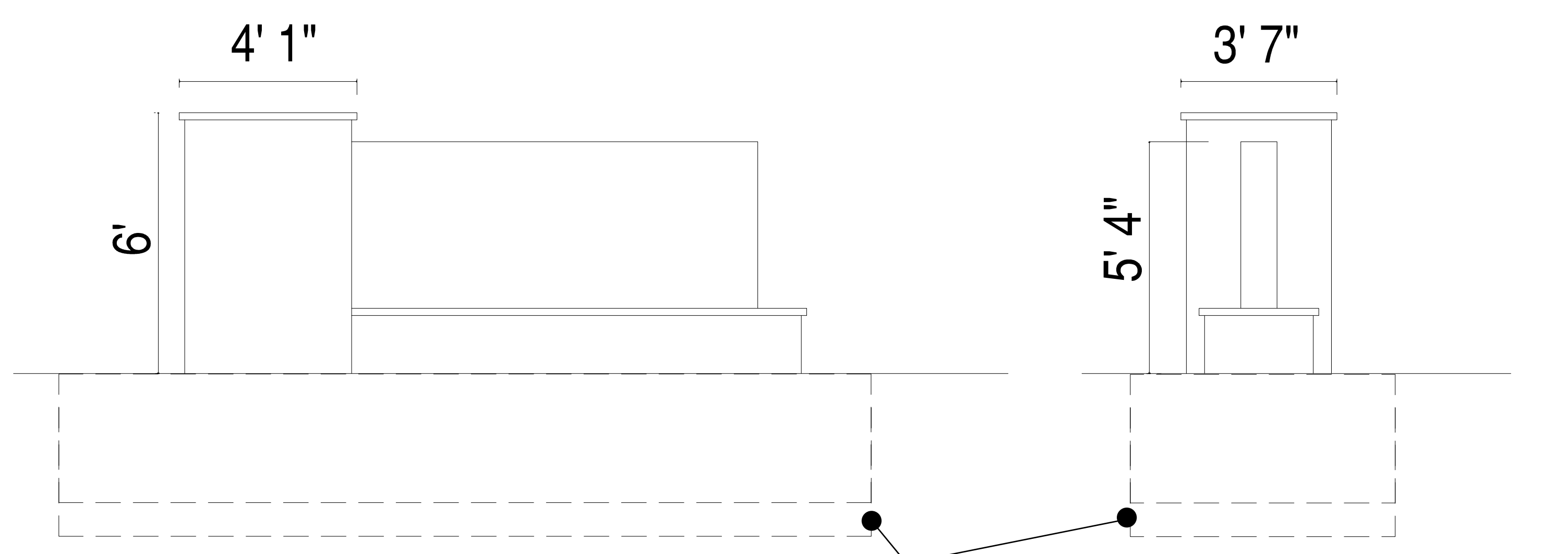
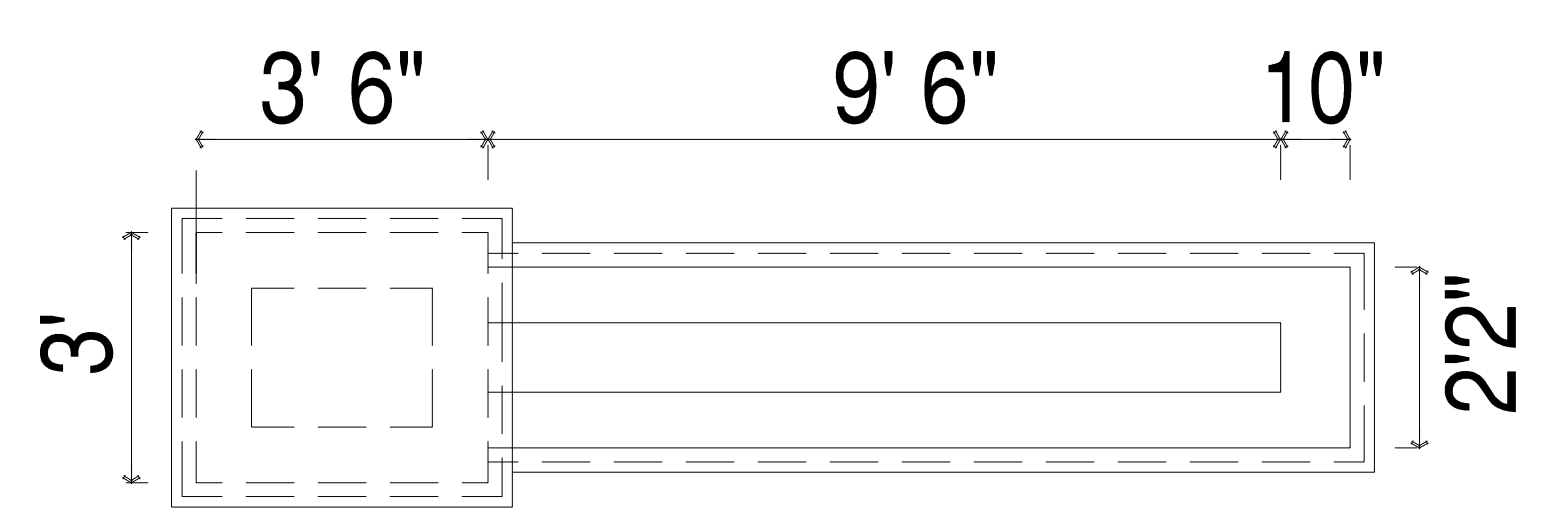
NOTE: SIGNAGE WALLS AND
 DETAILS NOT IN LANDSCAPE
 CONSTRUCTION BID (BY SPECIALTY
 CONTRACTOR) ALL SIGNS TO BE
 APPROVED BY SEPARATE PERMIT



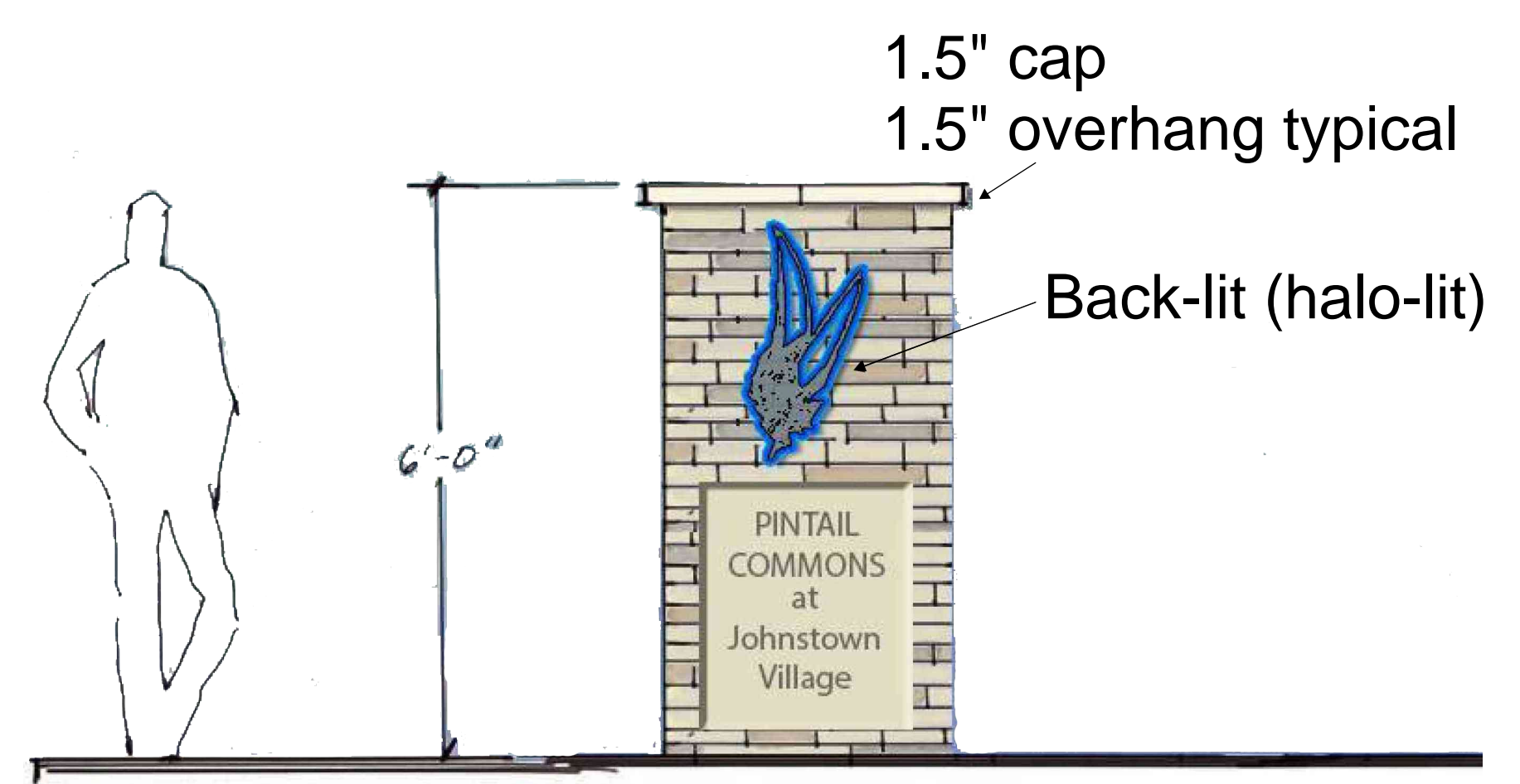
ISSUE DATE:	REVISIONS



Item E - Main Entry Signage, Qty=2



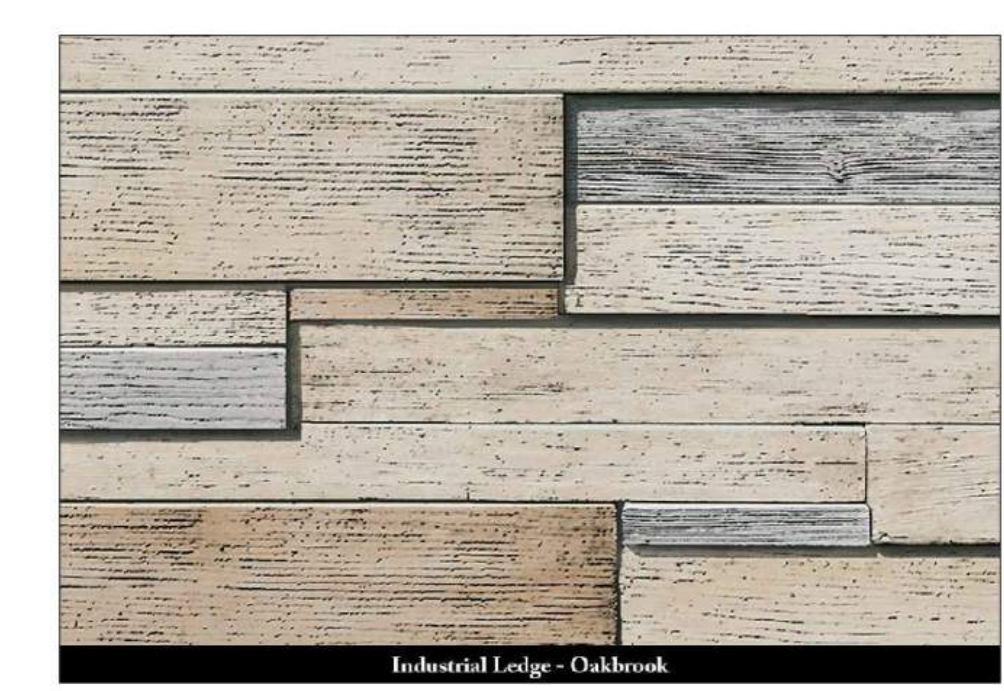
Item F - Park Entry Signage, Qty=1



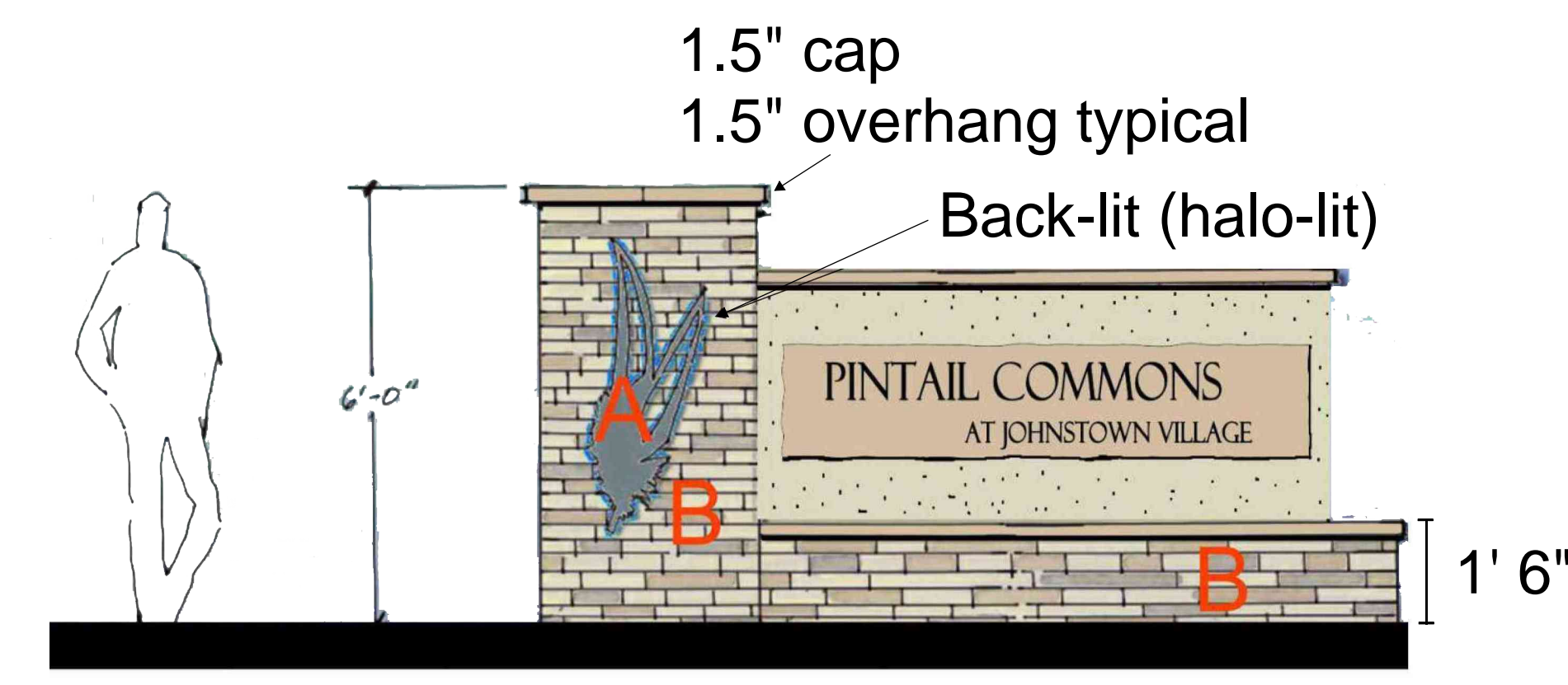
Pricing alternative: Stucco Finish main wall
 over CMU with Granite Slab and carved lettering by
 local signage manufacturer / supplier



A
 Laser cut Pintail Feather, Pin
 mounted hollow lit, Steel Gray
 SW 2120, 24" tall



B
 Synthetic stone veneer
 Industrial Ledge dry stack,
 Shale gray, Polymer modified grout



FINAL DEVELOPMENT PLAN

JOHNSTOWN VILLAGE TRACT P
PROSPER LAND & DEVELOPMENT - Longmont Colorado
Pintail Commons - Johnstown - Colorado



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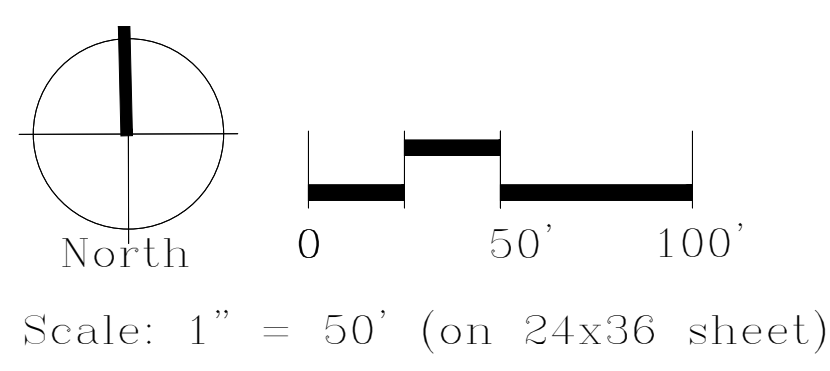
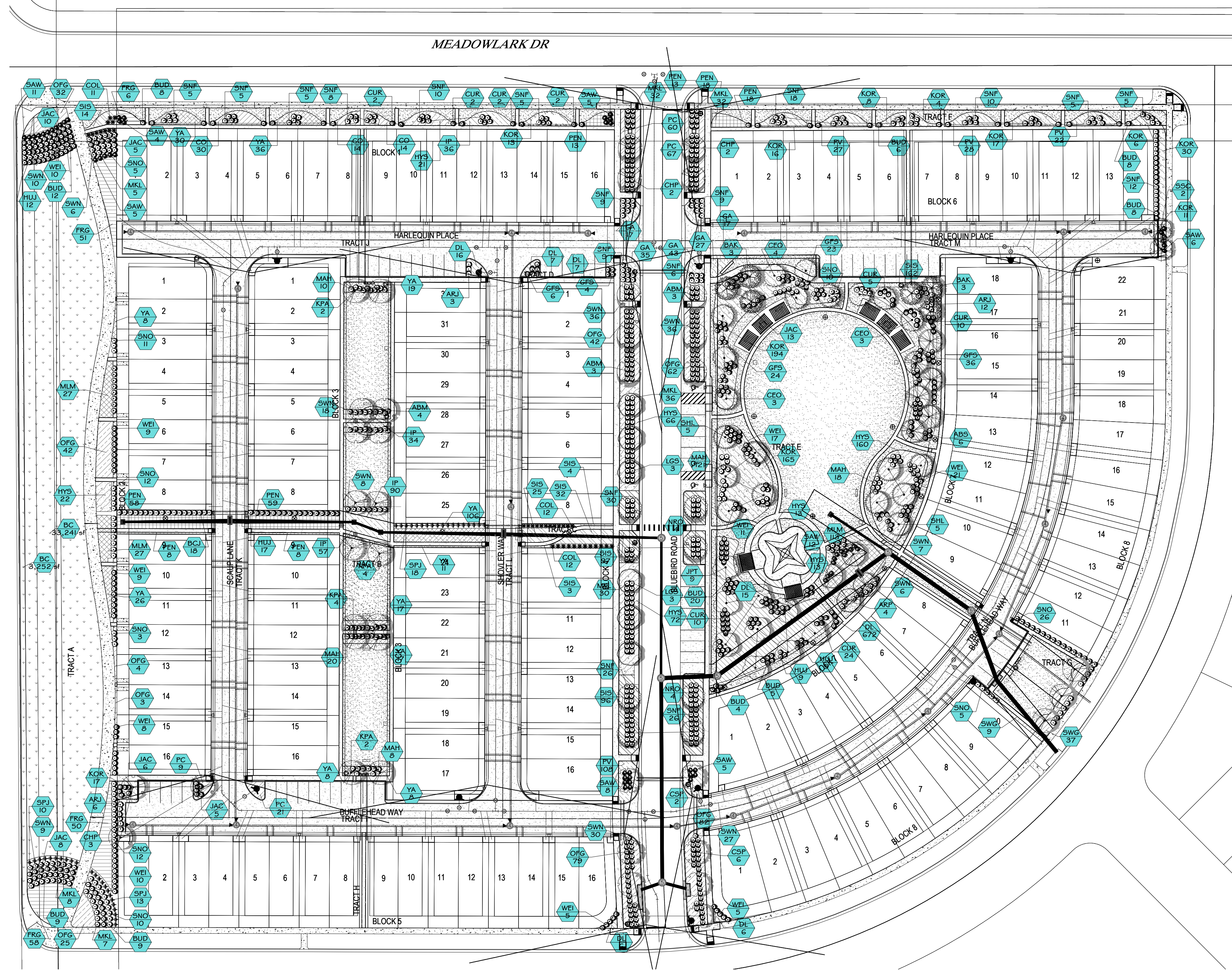
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PLANT SCHEDULE NEW							
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS	
	ABM	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	2" Cal.	10			
	ABS	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6" Ht.	6			
	CSP	Catalpa speciosa / Northern Catalpa	2" Cal.	8			
	CEO	Cercis occidentalis / Western Redbud	2" Cal.	10			
	SHL	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2" Cal.	10			
	KPA	Koeleruteria paniculata / Golden Rain Tree	1.5" Cal.	15			
	SSC	Malus x 'Spring Snow' / Spring Snow Crabapple	6" Ht.	2			
	BAK	Picea pungens 'Baker' / Baker Blue Spruce	6" Ht.	6			
	ARP	Pyrus calleryana 'Aristocrat' TM / Aristocrat Callery Pear	1.5" Cal.	4			
	CHP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	1.5" Cal.	7			
	NRO	Quercus rubra / Red Oak	2" Cal.	8			
	JPT	Sophora japonica 'Haika' TM / Millstone Japanese Pagoda Tree	2" Cal.	9			
	LGS	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Cal.	6			
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS	
	BUD	Buddleia x weyeriana / Weyeriana Butterfly Bush	5 gal.	95			
	ARJ	Juniperus chinensis 'Armstrong' / 'Armstrong' Mounding Juniper	5 gal.	21			
	SPJ	Juniperus chinensis 'Spartan' / Spartan Juniper	5 gal.	41			
	BCJ	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal.	18			
	HUJ	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 gal.	43			
	COL	Juniperus scopulorum 'Cologreen' / Cologreen Juniper	5 gal.	35			
	MAH	Mahonia aquifolium 'Orange Flame' / Oregon Grape	5 gal.	68			
	SWN	Physocarpus opulifolius / Ninebark	5 gal.	198			
	JAC	Potentilla fruticosa 'Jackmanii' / Jackman's Bush Cinquefoil	5 gal.	47			
	CUR	Ribes alpinum / Alpine Currant	5 gal.	57			
	SAW	Spiraea japonica / Japanese Spirea	5 gal.	56			
	GFS	Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	5 gal.	93			
	SNF	Spiraea japonica 'Neon Flash' / Neon Flash Japanese Spirea	5 gal.	203			
	SNO	Symphoricarpos albus oreophilus / Snowberry	5 gal.	94			
	MKL	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal.	150			
	WEI	Weigela florida 'Alexandra' TM / Wine & Roses Weigela	5 gal.	105			
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	CO	Coreopsis lanceolata / Lanceoleaf Tickseed	1 gal.	36" o.c.	58		
	GA	Gaura lindheimeri 'Summer Breeze' / Summer Breeze Gaura	1 gal.	36" o.c.	139		
	DL	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	1 gal.	36" o.c.	729		
	PV	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal.	36" o.c.	185		
	PC	Scabiosa columbaria 'Butterfly Blue' TM / Butterfly Blue Scabiosa	1 gal.	36" o.c.	157		
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	BC	Bouteloua dactyloides 'Bison' / Buffalo Grass	seed		36,493 sf		Pawnee Buttes Seed Inc. Broadcast 20 lbs/acre
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	YA	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	36" o.c.	283		
	KOR	Calamagrostis brachytricha / Korean Feather Reed Grass	1 gal.	48" o.c.	478		
	FRG	calamagrostis x acutiflora / Feather Reed Grass	1 gal.	48" o.c.	185		
	IP	Delosperma cooperi / Purple Ice Plant	1 gal.	36" o.c.	160		
	SIS	Festuca idahoensis 'Stakiyou Blue' / Stakiyou Blue Fescue	1 gal.	48" o.c.	433		
	HYS	Hyssopus officinalis / Hyssop	1 gal.	48" o.c.	367		
	MLM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	1 gal.	48" o.c.	167		
	SWG	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	48" o.c.	46		
	LAWN	Parthenocissus x 'Hacienda Creeper' / Hacienda Creeper	---		48,492 sf		
	PEN	Pennisetum alopecuroides 'Hamel' / Hameln Fountain Grass	1 gal.	48" o.c.	182		
	OFG	Pennisetum orientale / Oriental Fountain Grass	1 gal.	48" o.c.	371		

JOHNSTOWN VILLAGE

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NOTE: No trees, bushes or shrubs may be planted within five (5) feet of any wet utility location. Contractor will be responsible for ensuring all planting locations meet this requirement upon installation.



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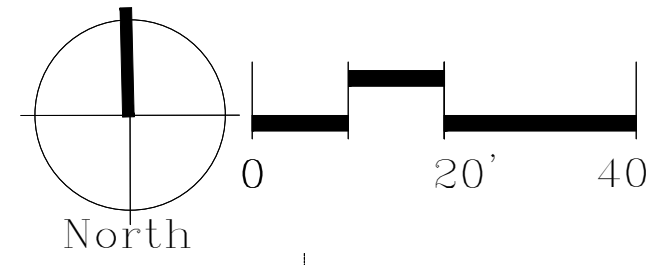
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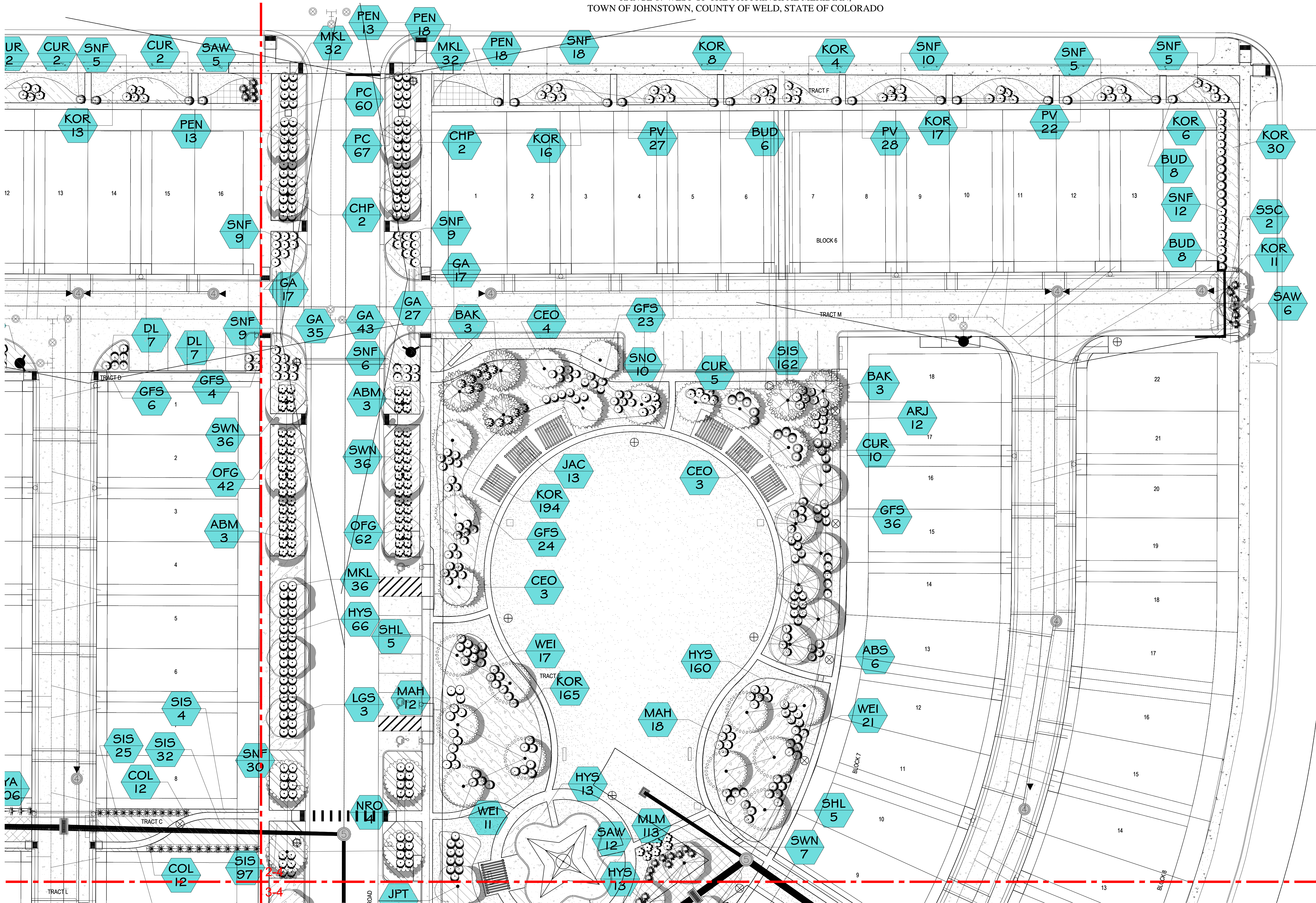
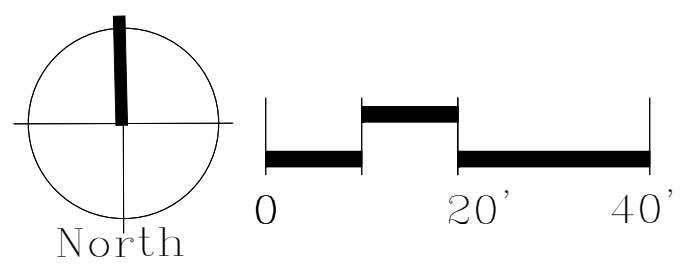
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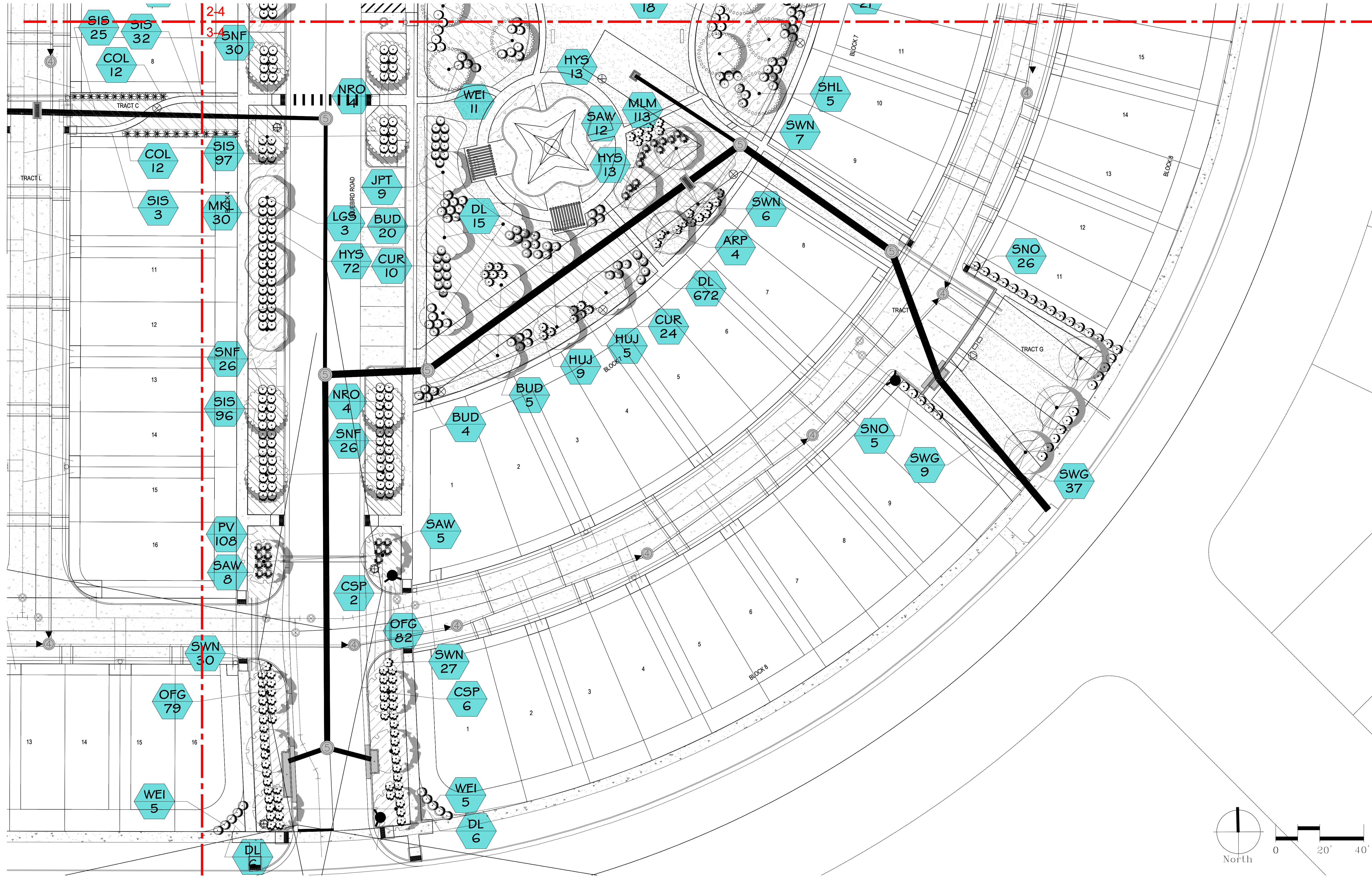
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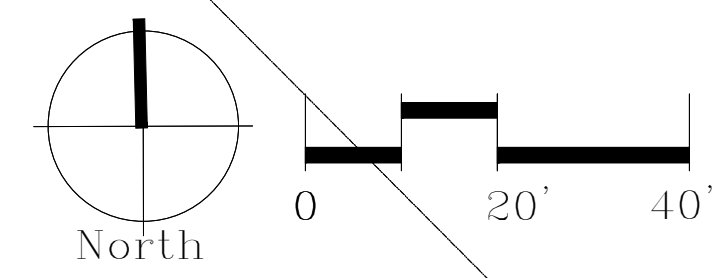
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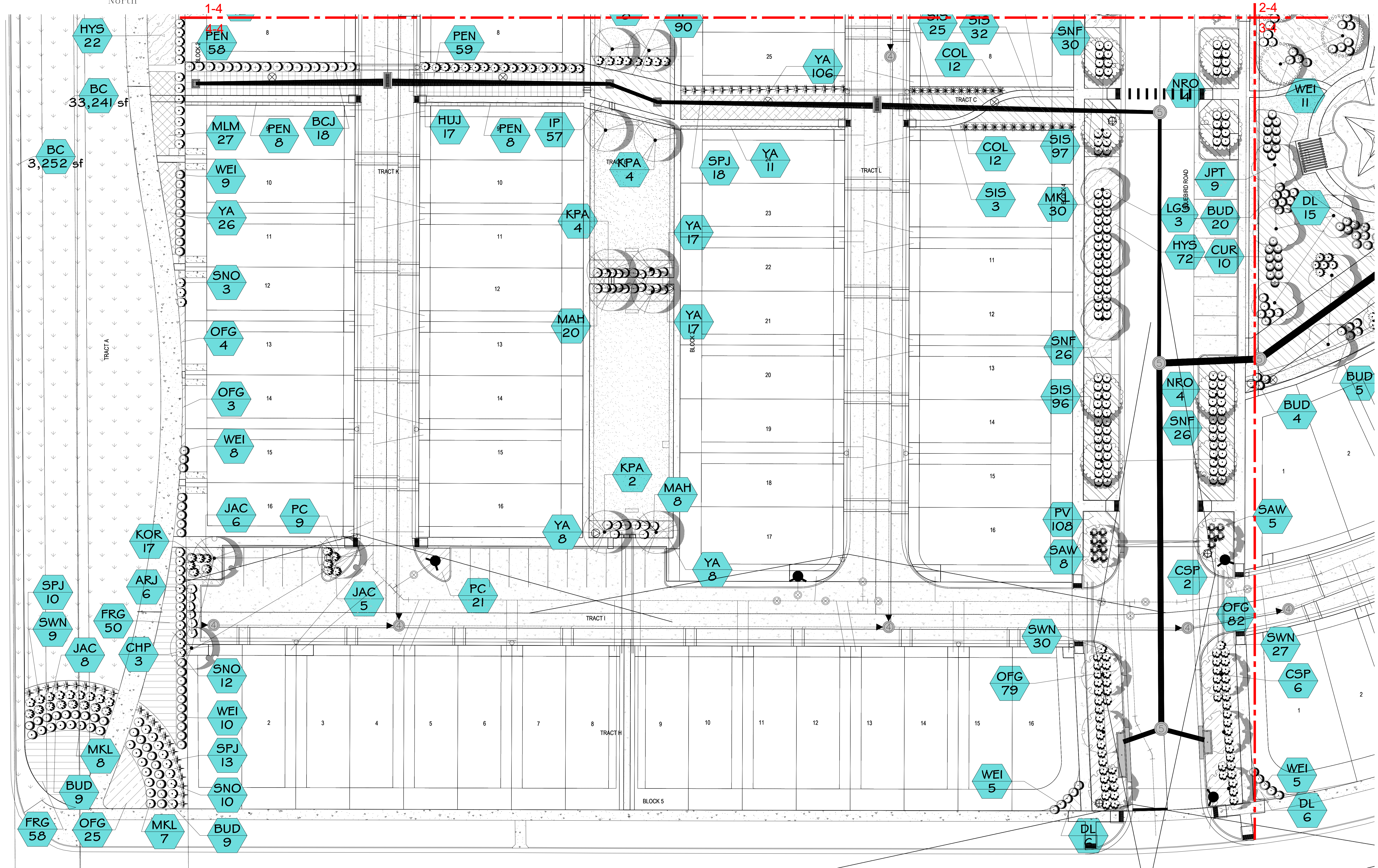
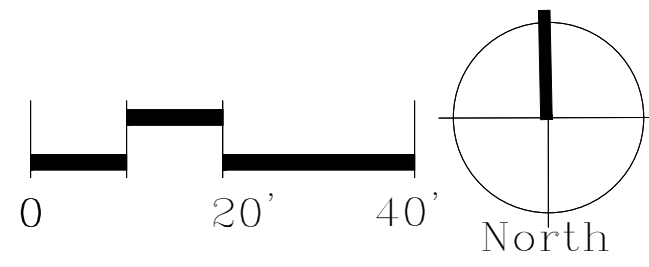
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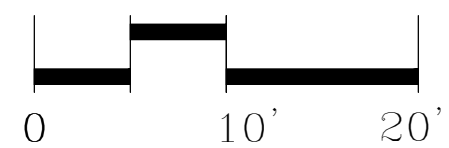
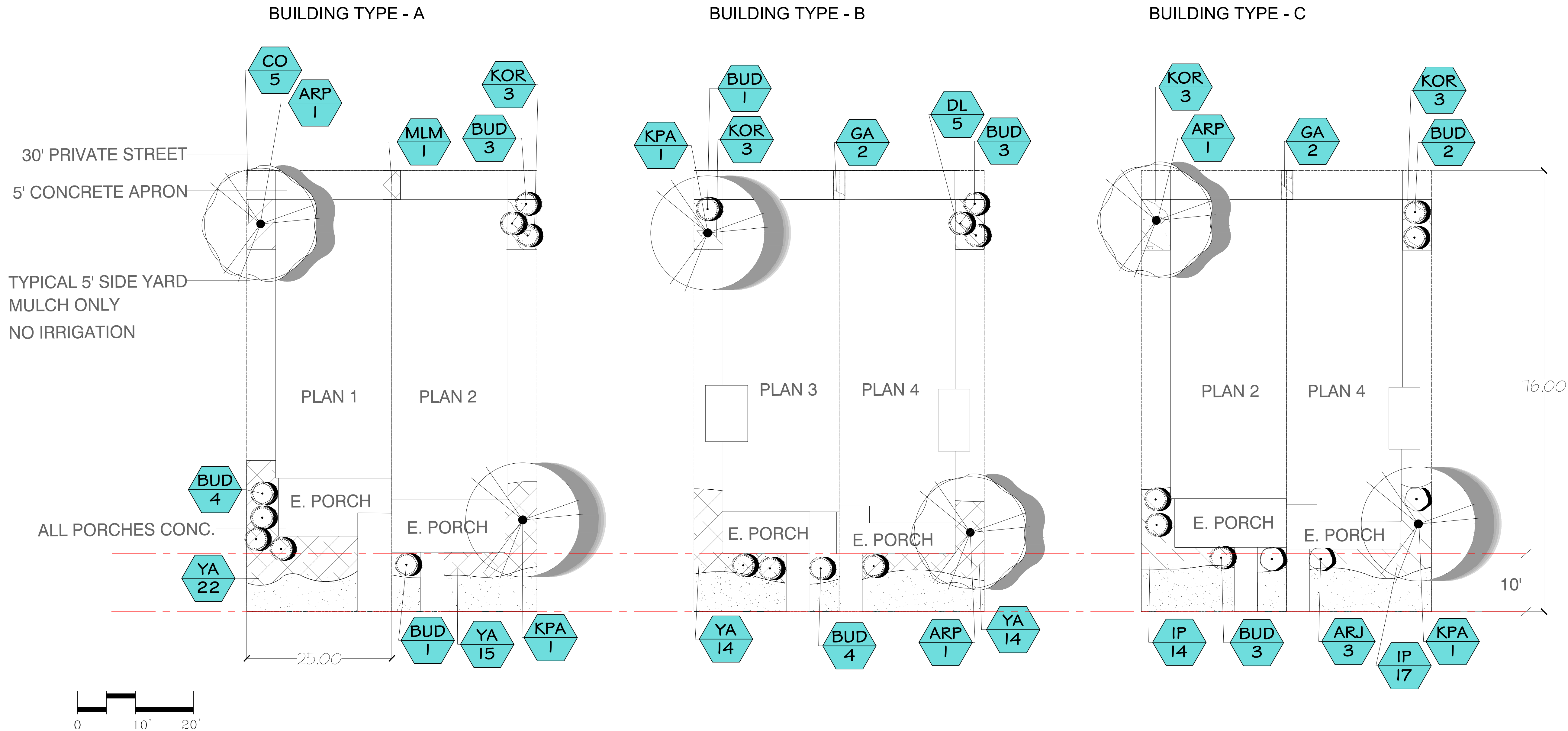
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PLANT SCHEDULE TYPICALS				
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	KPA	Koelreuteria paniculata / Golden Rain Tree	1.5" Cal.	3
	ARP	Pyrus calleryana 'Aristocrat' TM / Aristocrat Callery Pear	1.5" Cal.	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	BUD	Buddleia x weyeriana / Weyeriana Butterfly Bush	5 gal.	21
	ARJ	Juniperus chinensis 'Armstrong' / 'Armstrong' Mounding Juniper	5 gal.	3

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CO	Coreopsis lanceolata / Lanceleaf Tickseed	1 gal.	36" o.c.	8
	GA	Gaura lindheimeri 'Summer Breeze' / Summer Breeze Gaura	1 gal.	36" o.c.	2
	DL	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	1 gal.	36" o.c.	16
	PV	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal.	36" o.c.	2
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	YA	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	36" o.c.	53
	KOR	Calamagrostis brachytricha / Korean Feather Reed Grass	1 gal.	48" o.c.	12
	MLM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	1 gal.	48" o.c.	2
	LAWN	Parthenocissus x 'Hacienda Creeper' / Hacienda Creeper	---		620 sf

THESE ITEMS TO BE CALCULATED ON A PER-LOT BASIS FOR THREE DIFFERENT LOT ARRANGEMENTS TIMES THE NUMBER OF EACH LOT TYPE TO BE BUILT BY THE DEVELOPER (TO BE DETERMINED BASED ON FUTURE LOT SALES) LANDSCAPE CONTRACTOR SHALL PROVIDE A COST FOR EACH OF THREE LOT TYPES X NUMBER OF LOTS PER PHASE (TO BE DETERMINED)

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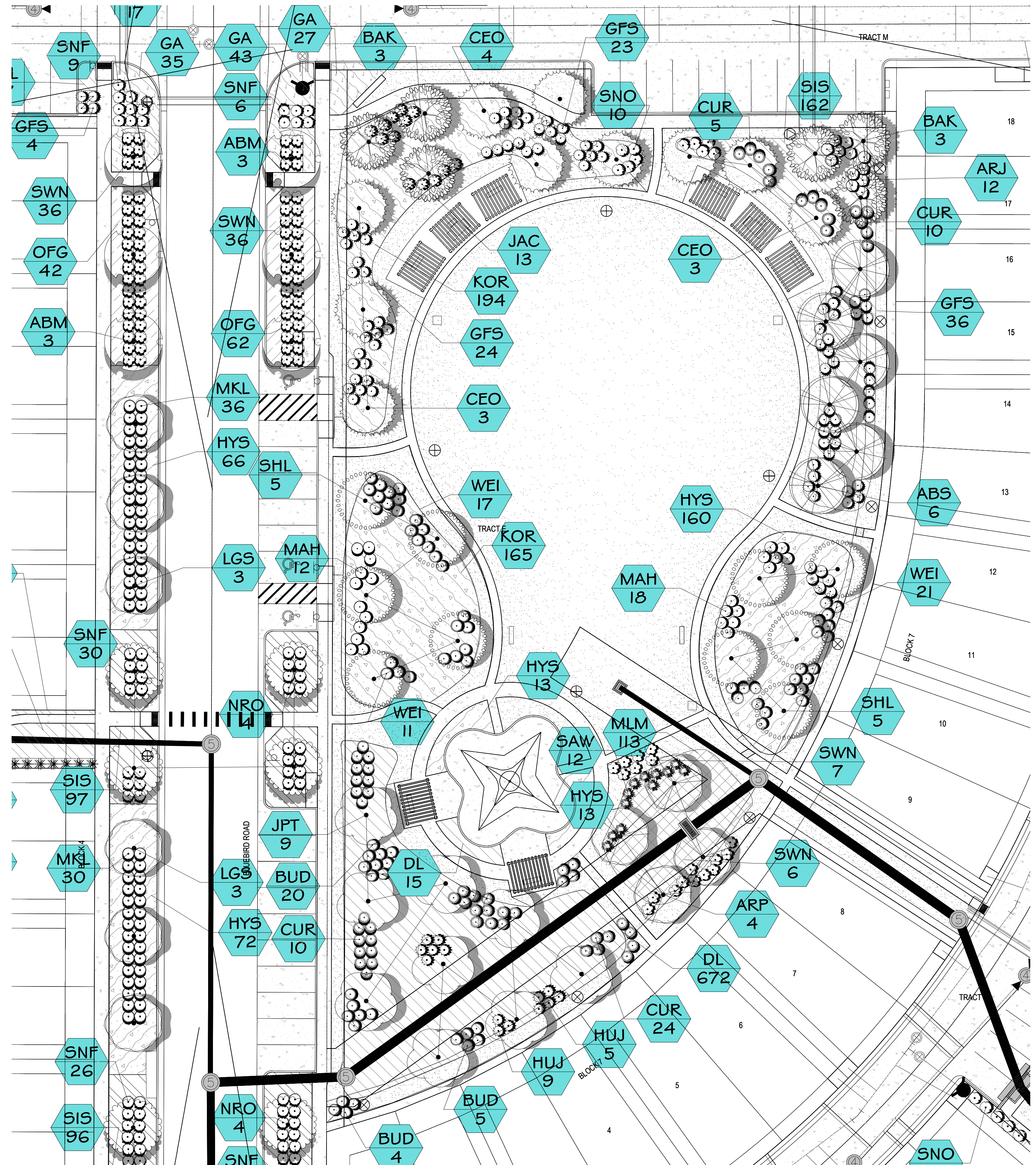
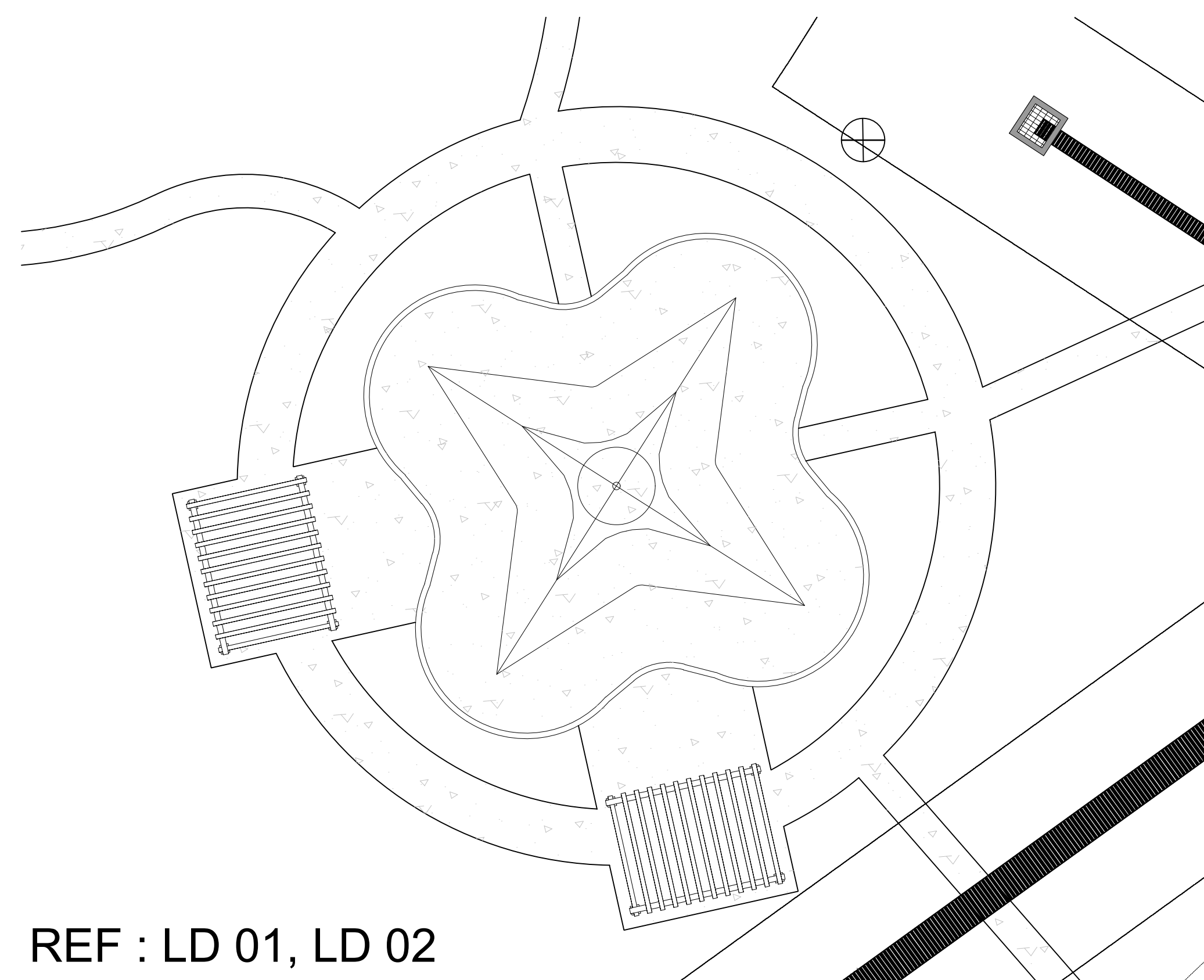
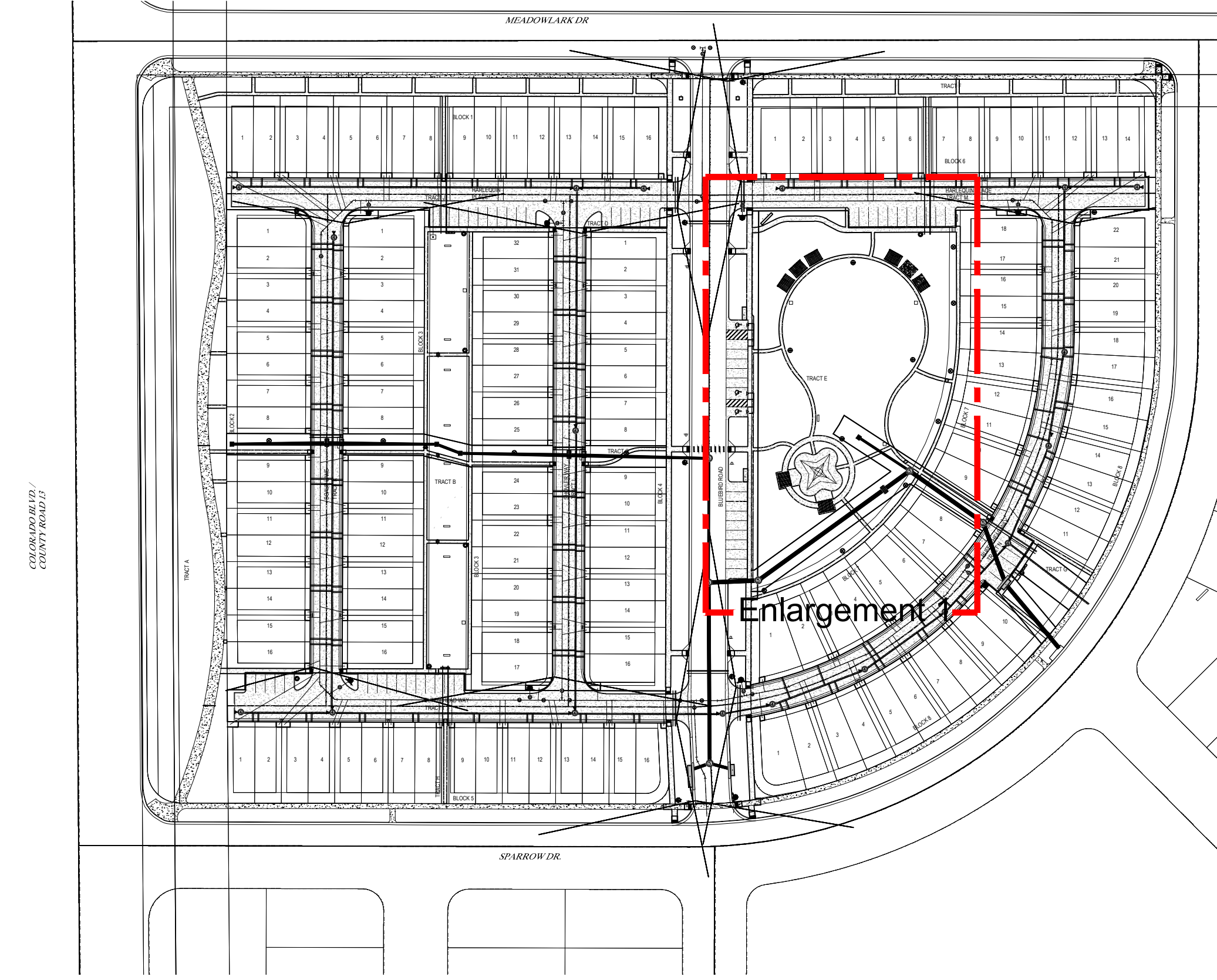
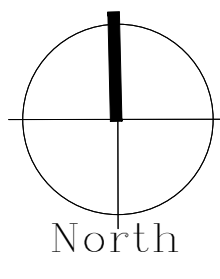
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REF : LD 01, LD 02

Notes:

Conceptual elevations are shown for illustrative purposes only and items that do not conform to the Development Standards found in this PDP document will be updated for FDP - Final Plat submission. Illustrations shown will be replaced by fully rendered models during the Final Plat - FDP submission. All elevations are subject to approval by the Town of Johnstown and will be designed to conform with the Development Standards found in this PDP document.

*Any street facing portions of columns and entry ways will count towards masonry requirements in Design Guidelines section A.2. per Town Planning staff.

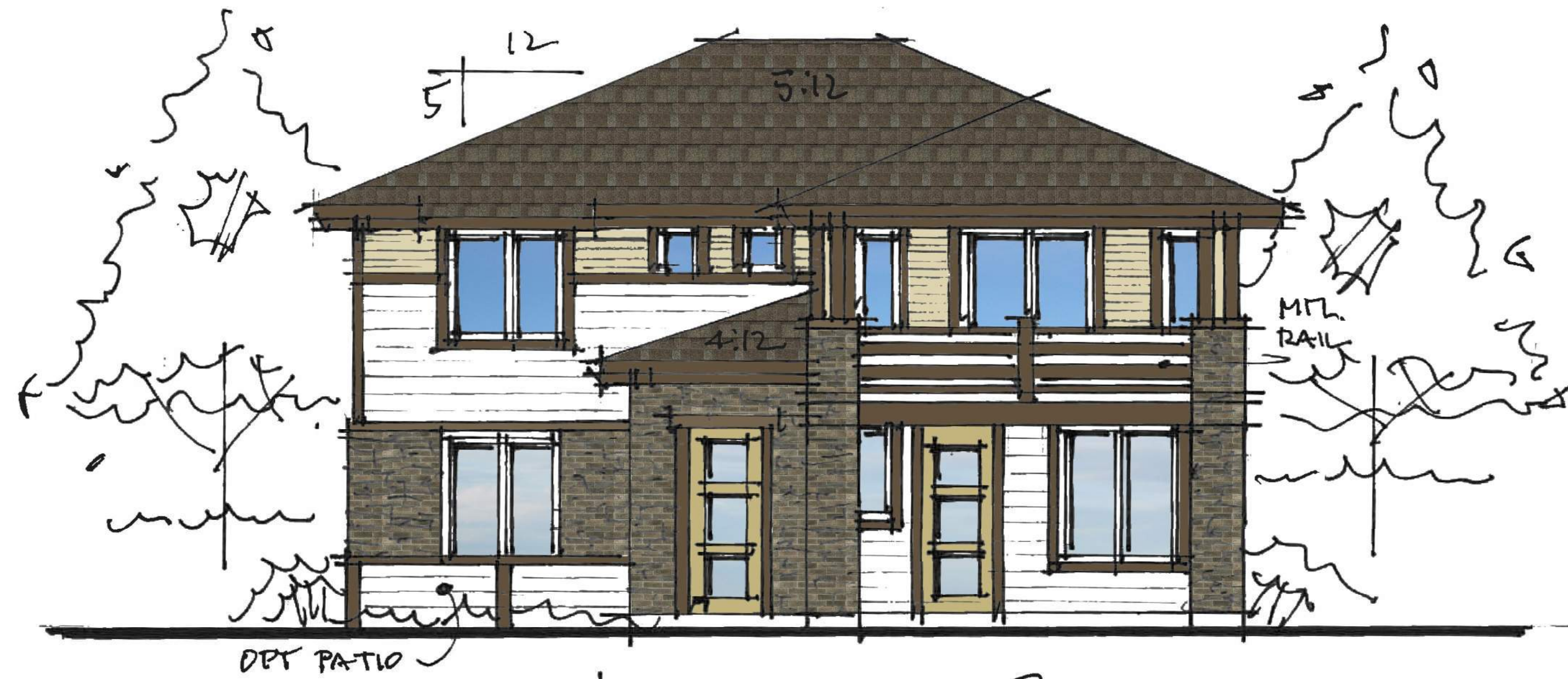
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BUILDING 1-2 • MOD. PRAIRIE



BUILDING 3-4 • MOD. FARMHOUSE



BUILDING 2-4 • MOD. MOUNTAIN



Waters Series - Paired Conceptual Color Palette

	Body 1	Body 2	Trim 1	Door	Shingle	Stone		Body 1	Body 2	Trim 1	Door	Shingle	Stone
#40	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]	#44	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]
#41	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]	#45	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]
#42	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]	#46	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]
#43	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]	#47	[Color]	[Color]	[Color]	[Color]	[Color]	[Color]

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