



BLUE SKY PRAIRIE - PDP/PRELIMINARY PLAT HEARING
NOVEMBER 20, 2023

PROJECT TEAM



PROJECT DIRECTOR
Joe Stifter



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

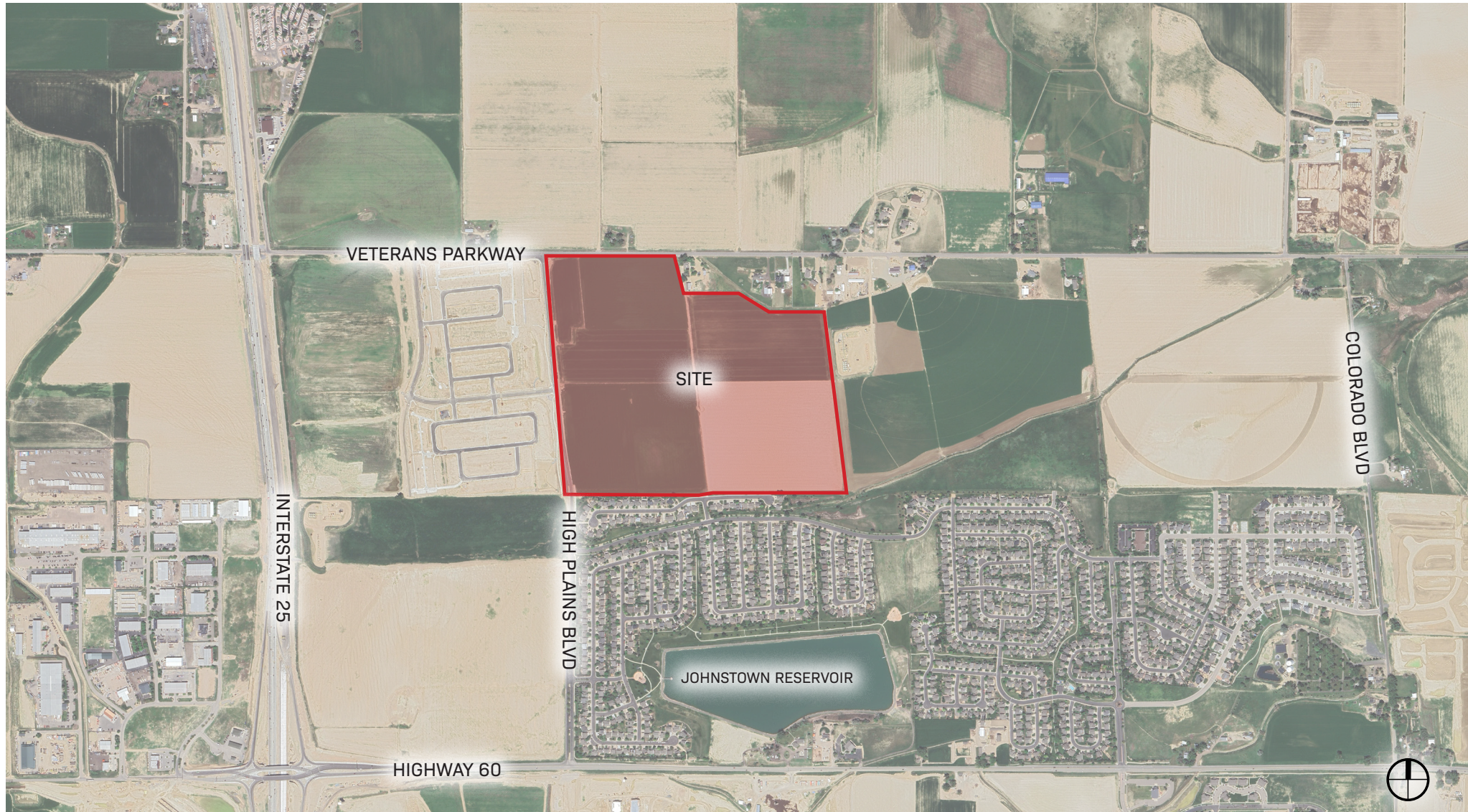


TRAFFIC ENGINEER
Stephen Simon, EIT
Fred Lantz, PE

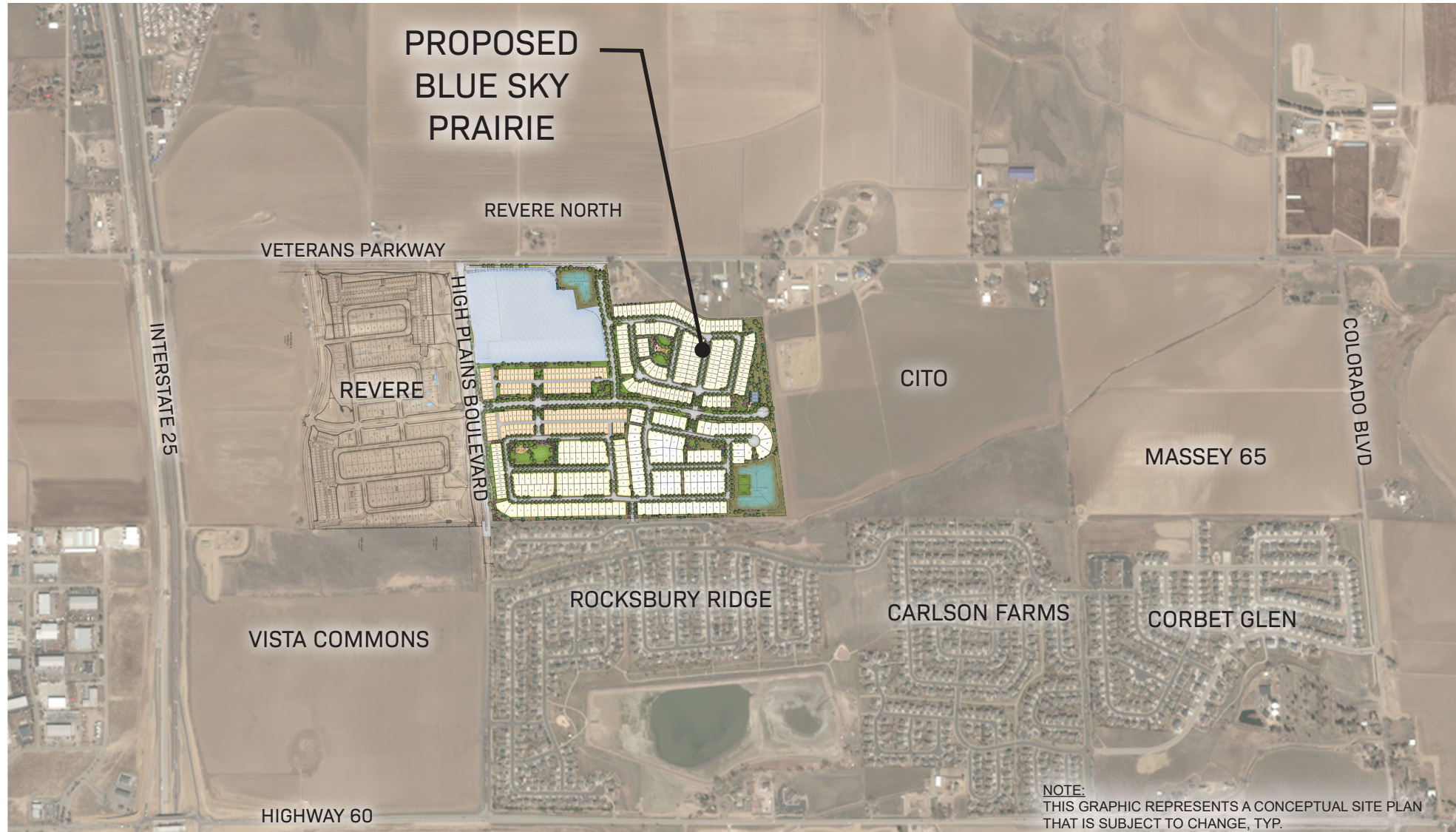


PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA

VICINITY MAP

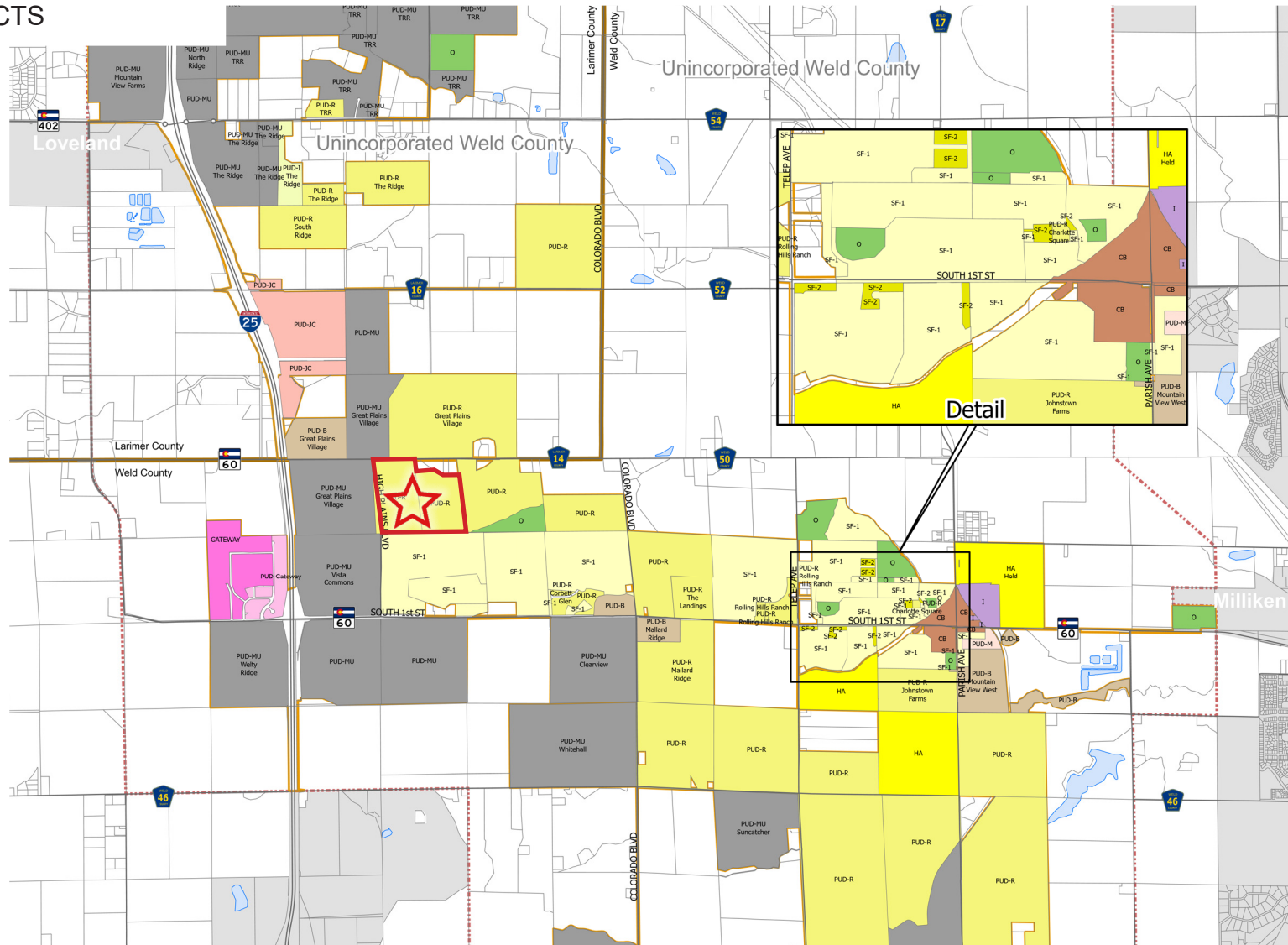


CONTEXTUAL MAP



JOHNSTOWN COMPREHENSIVE PLAN - 2006

ZONING DISTRICTS



- IN COMPLIANCE WITH COMP. PLAN

Legend

Zone Description

- CB - Central Business
- Gateway
- HA, Holding Agriculture
- I, Industrial
- O, Open Space
- PUD, No Underlying Zone
- PUD-B, Business PUDs
- PUD, Gateway
- PUD-I, Industrial
- PUD-JC, Johnson's Corner
- PUD-M, Mobile Homes
- PUD-MU, Mixed Use
- PUD-R, Residential
- Single Family 1 Residential
- Single Family 2 Residential
- Town Limits
- GrowthManagementArea

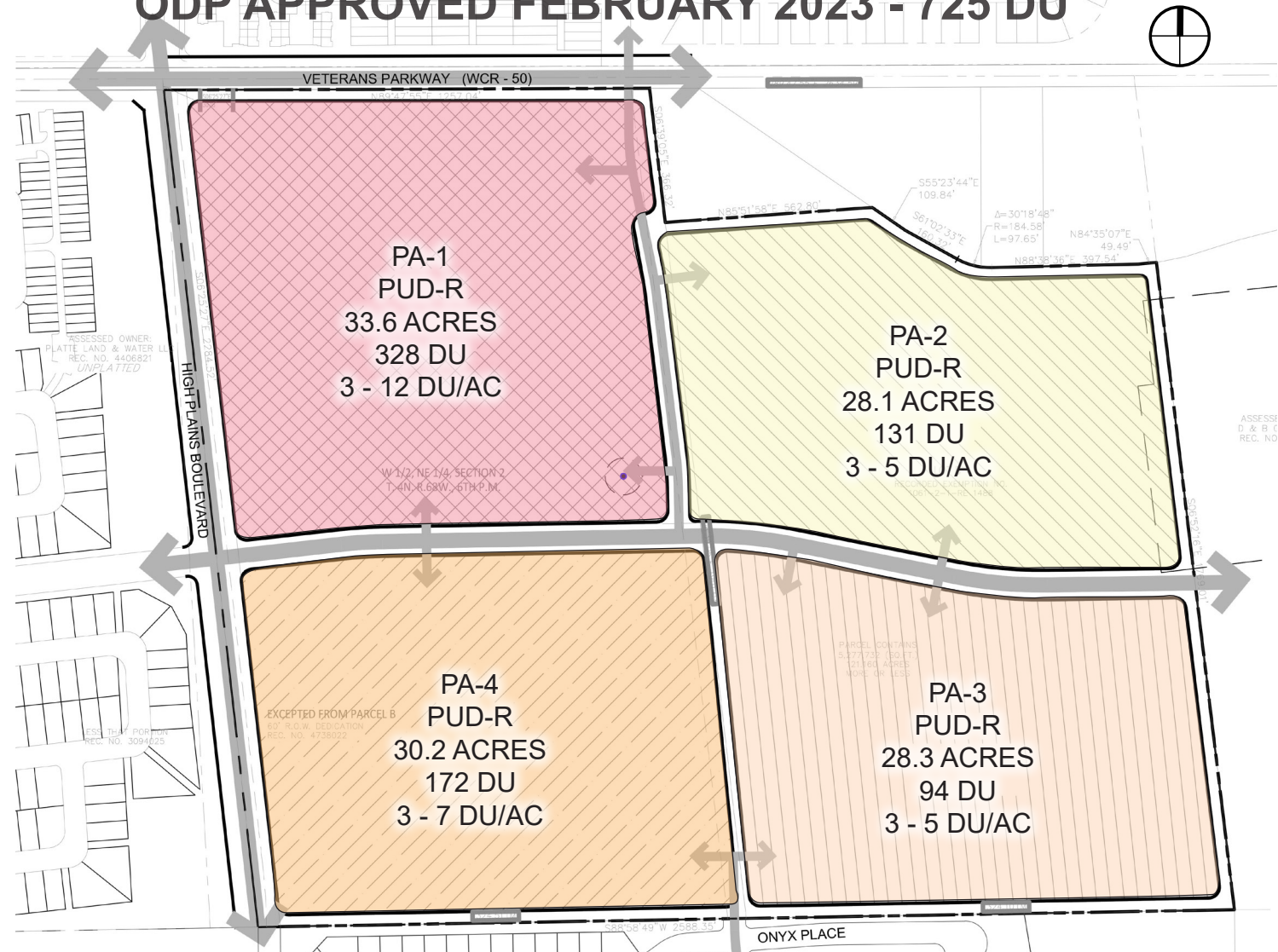
OVERALL DEVELOPMENT PLAN HIGH PLAINS ESTATES

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

PRELIMINARY LOT MIX

Lot Frontage	Lot Size	Home Type	Estimated Dwelling Unit
60-feet	6,000 SF	SFD	94
50-feet	5,000 SF	SFD	107
40-feet	4,000 SF	SFD	131
35-feet Rear Loaded	3,000 SF	SFD	121
25-feet Rear Loaded 30-feet Front Loaded	2,000 SF 2,400 SF	Paired Homes	272
20-feet	1,320 SF	Cluster	
22-feet	1,760 SF	Townhomes	
Maximum Number of Dwelling Units			725


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



CONCEPTUAL SITE PLAN

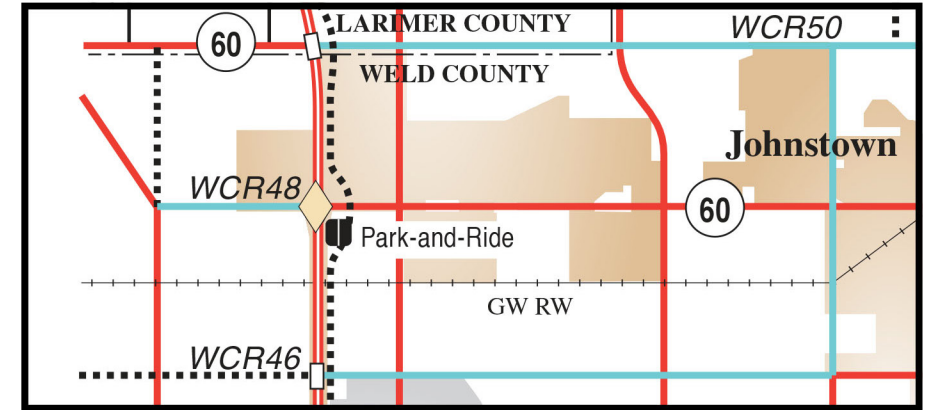
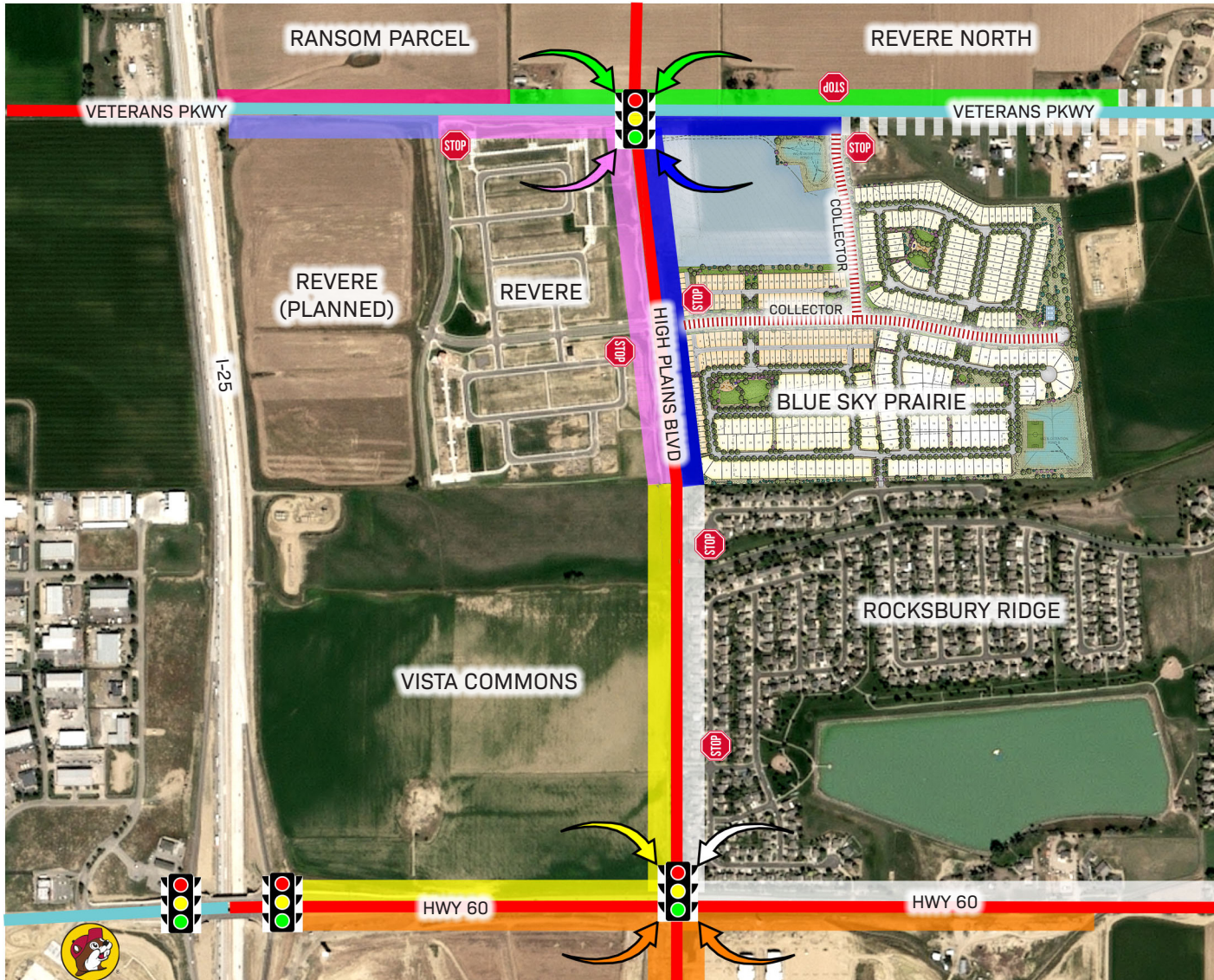


Planning Area	Dwelling Units permitted per ODP	Proposed Dwelling Units per Preliminary Plat and PDP
1	328	53 + Small Lot Comm. *
2	131	128
3	94	81
4	172	151
Total	725	413


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

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

TRAFFIC IMPROVEMENTS



LEGEND

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

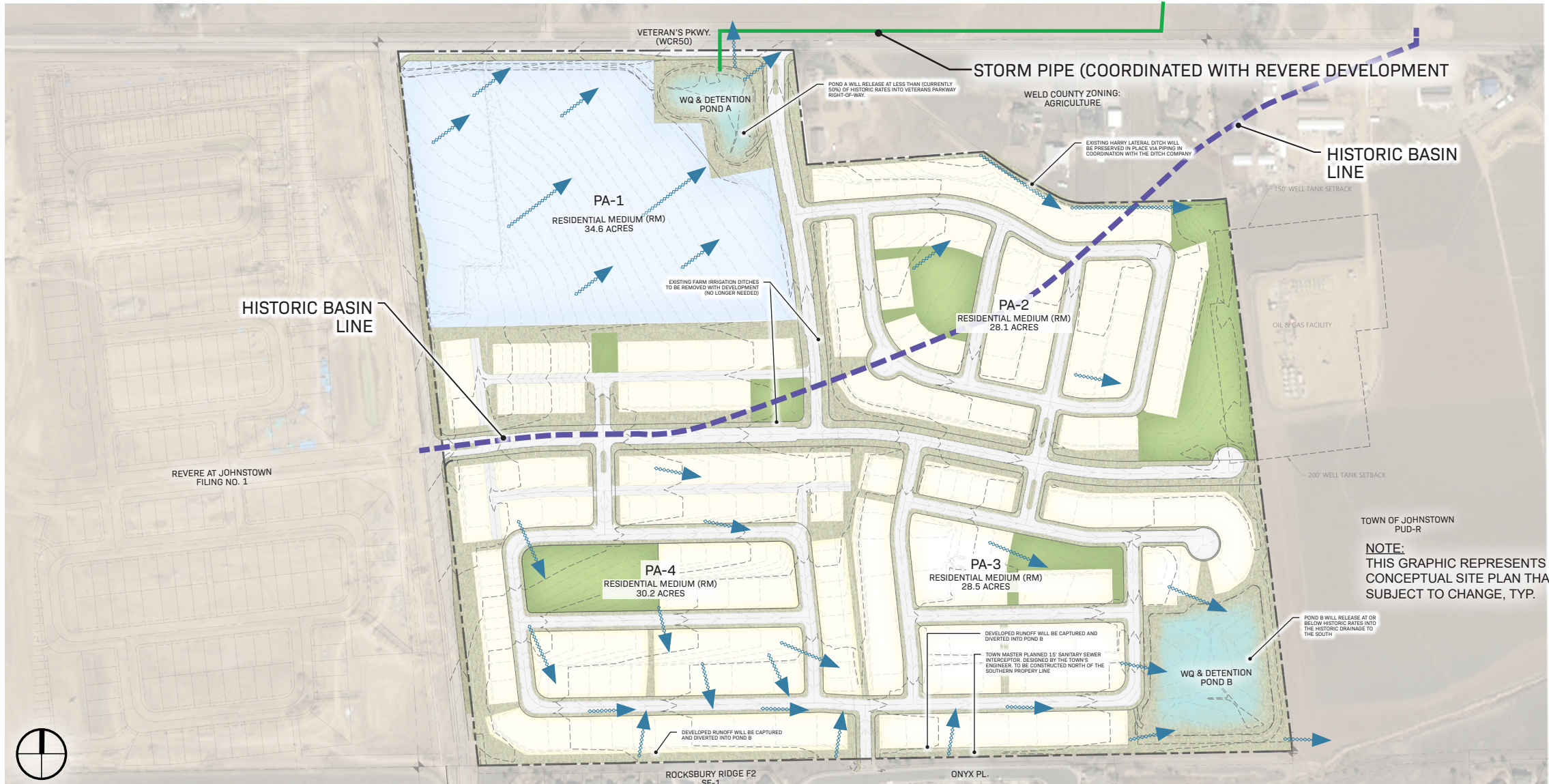
Figure 11

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

LEGEND

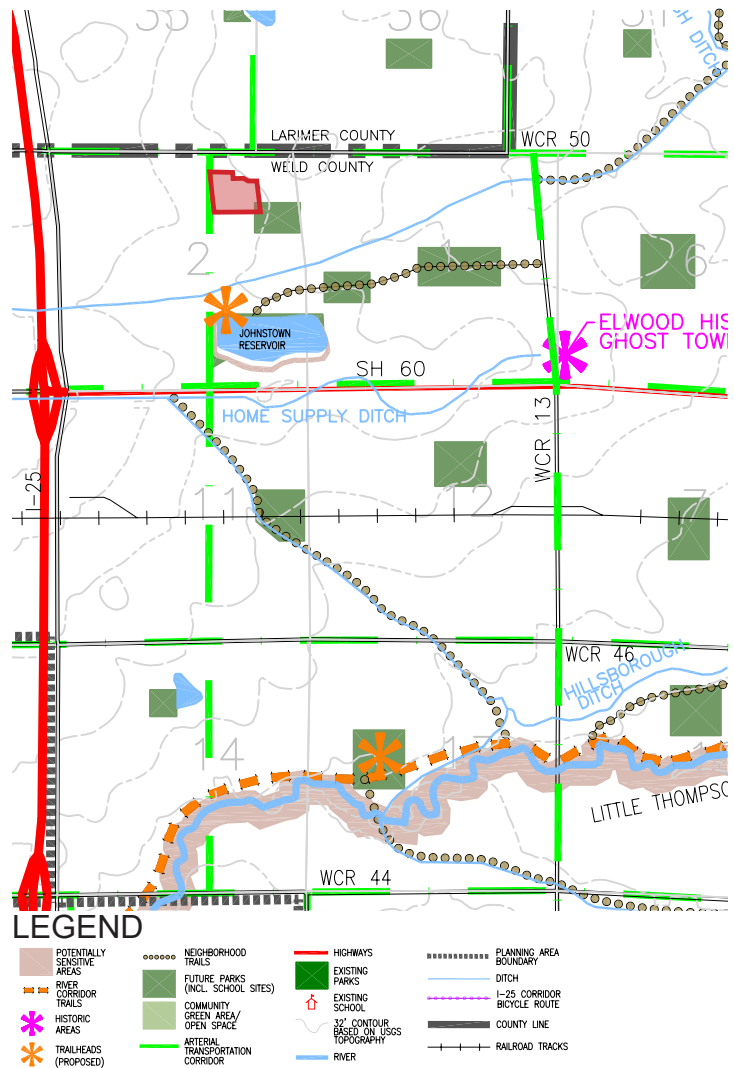
- Arterial Frontage - Blue Sky Prairie Responsibility (Planned)
- Arterial Frontage - Revere Responsibility (Existing)
- Arterial Frontage - Revere Responsibility (Planned)
- Arterial Frontage - Revere North Responsibility (Planned)
- Arterial Frontage - Ransom Parcel Responsibility (Planned)
- Arterial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

ILLUSTRATIVE DRAINAGE PLAN



PARKS, TRAILS & OPEN SPACE

PARKS, TRAILS & OPEN SPACE MASTER PLAN



PARKS, TRAILS & OPEN SPACE

LAND SUMMARY ¹				
LOT AREA	ACRES TOTAL	% TOTAL	ACRES OPEN SPACE	% OPEN
ARTERIAL ²	47.67 AC	48.23%	N/A	N/A
COLLECTOR ³	0.87 AC	0.88%	0.46 AC	0.47%
LOCAL ROADWAY ⁴	6.94 AC	7.02%	2.80 AC	2.83%
TRACT OPEN SPACE	17.12 AC	17.32%	0.91 AC	0.92%
ALLEY AREA	24.10 AC	24.39%	24.10 AC	24.32%
TOTALS ⁵	98.83 AC	100%	28.27 AC	28.60%

¹ EXCLUDING THE FUTURE SFA DEVELOPMENT PARCEL & POND A
² BASED ON THE TYPICAL SECTION, 34.2% OF THE ROW IS TREE LAWN & SIDEWALK
³ BASED ON THE TYPICAL SECTION, 38.75% OF THE ROW IS TREE LAWN & SIDEWALK
⁴ BASED ON THE TYPICAL SECTION, 40% OF THE ROW IS TREE LAWN & SIDEWALK IF ADJACENT TO A PARK

PARKS AND OPEN SPACE

- TOTAL SITE AREA: 121.16 Acres
- 19,998 Acres (Outlot GG - 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:

- Outlot GG 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.

LOT SUMMARY TABLE	
TOTAL ACREAGE	121.16 AC
TOTAL ACREAGE ¹	98.83 AC
ROADWAY OPEN SPACE ²	4.17 AC
TRACT ACREAGE ³	24.10 AC
OPEN SPACE % ¹	28.60%
PARK ACREAGE ¹	9.89 AC
PARK % ¹	10.00%
PA1 FUTURE ACREAGE ⁴	22.33 AC
PA1 FUTURE OPEN SPACE	30% (6.70 AC)
TOTAL OPEN SPACE	34.97 AC
OVERALL OPEN SPACE %	28.86%

¹ EXCLUDING THE FUTURE SFA DEVELOPMENT PARCEL & POND A
² AS CROSS-HATCHED GREEN IN PLAN VIEW
³ TRACT ACREAGE DOES NOT INCLUDE ALLEYS
⁴ INCLUDES POND A

OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE	OS CREDIT ACREAGE	PARK CREDIT ACREAGE
A	2.335	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	FUTURE OPEN SPACE/DETENTION	0	0
B	1.122	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
CC	0.366	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
D	0.59	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
E	0.466	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	0.466
F	0.586	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.586	0
G	0.686	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.686	0
H	0.204	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.204	0
I	0.487	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.487	0
J	0.525	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	0.525
K	0.422	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.422	0
L	0.013	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
M	0.234	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.234	0
N	0.375	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.375	0
O	0.031	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.031	0
P	1.067	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	1.067	0
Q	2.079	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	2.079
R	0.100	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.1	0
S	0.768	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.768	0
T	1.051	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	1.051	0
U	5.465	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / TRAIL/DETENTION	5.465	0
V	0.902	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	0.902
W	0.126	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.126	0
X	0.591	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / DETENTION/SS	0.591	0
Y	0.212	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / TRAIL/SS	0.212	0
Z	0.682	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.682	0
AA	3.709	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	3.709
BB	1.414	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	1.414
CC	0.227	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.227	0
DD	0.950	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.950	0
EE	0.411	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.411	0
FF	0.327	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE/DRAINAGE	0.327	0
CLURSIOD LANDSCAPE ADJACENT TO PARKS AND OPEN SPACE	4.965	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	4.17	0.795
TOTALS					19.17	9.89



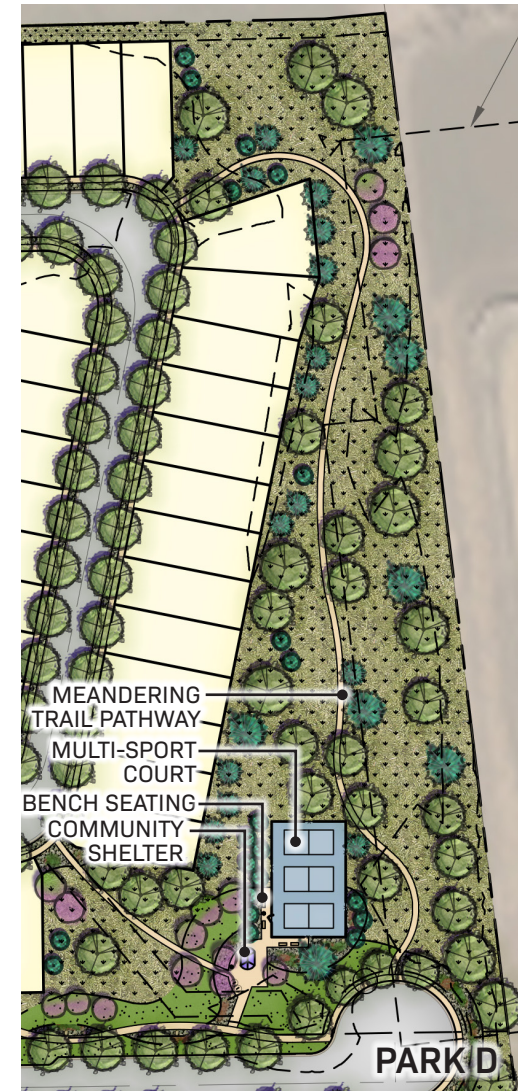
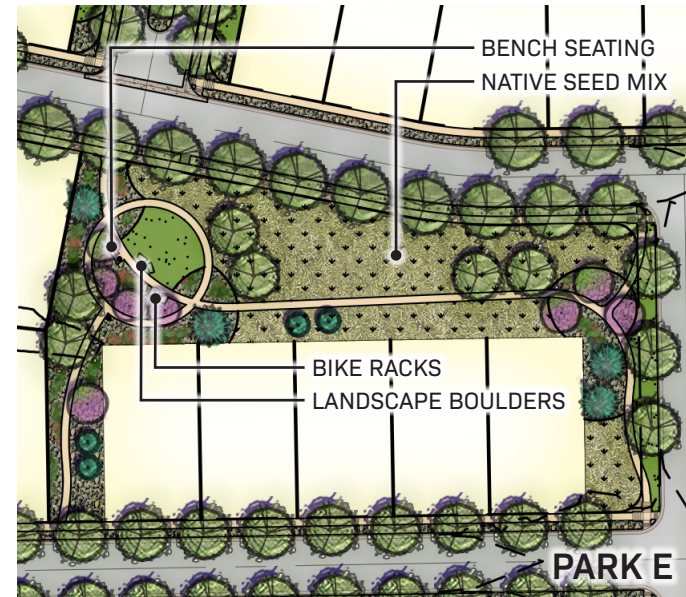
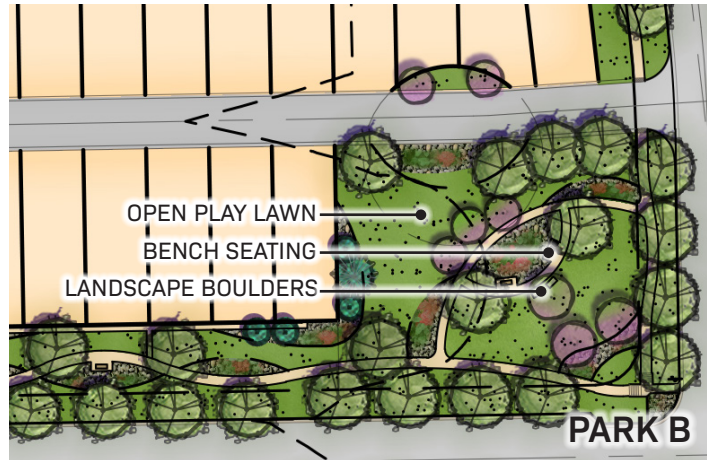
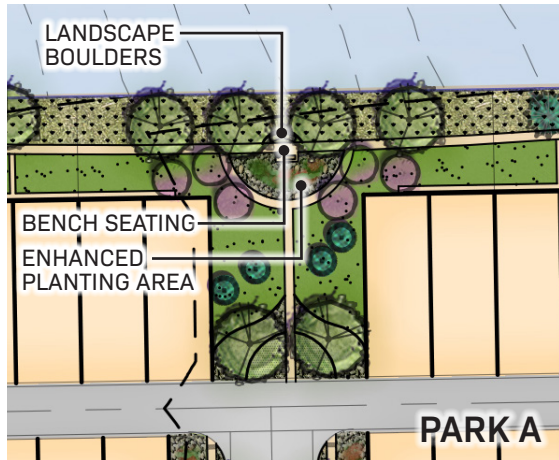
OVERALL LANDSCAPE AREA



WATERBIRCH AVENUE STREETScape IMPROVEMENTS



NEIGHBORHOOD PARKS

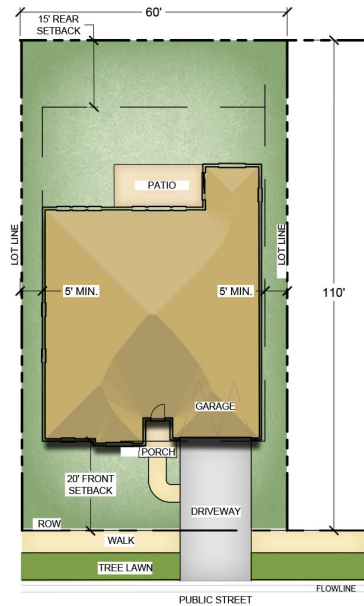


WATERBIRCH AVENUE - STREETSCAPE IMPROVEMENTS

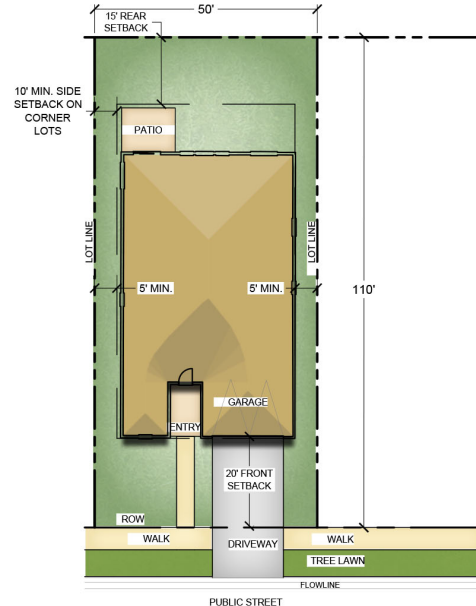


PROPOSED LOT TYPICALS

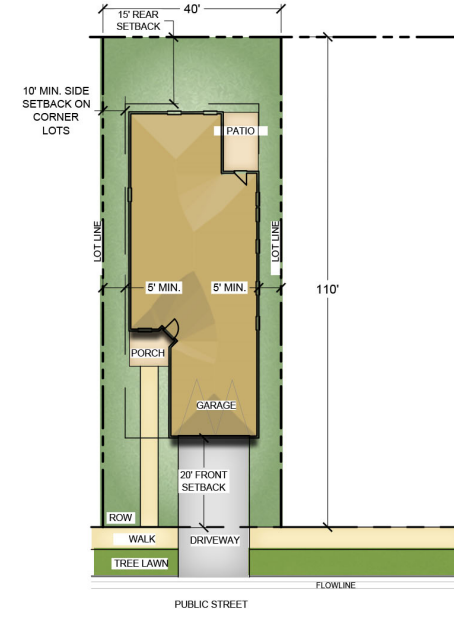
NEIGHBORHOOD LAYOUT TYPES



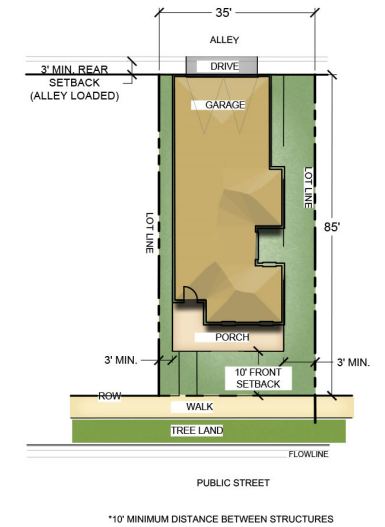
○ 50' SINGLE FAMILY DETACHED
FRONT LOADED 60' LOT TYPE



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



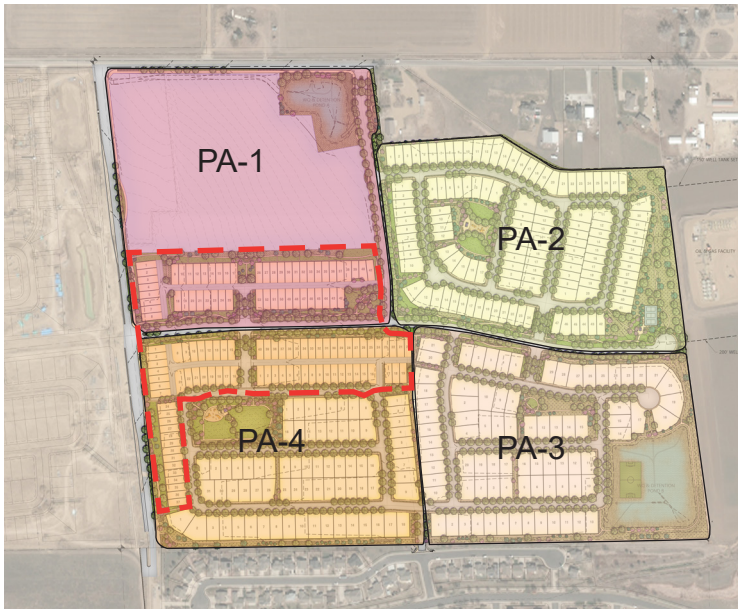
○ 30' SINGLE FAMILY DETACHED
FRONT LOADED 40' LOT TYPE



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

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

ARCHITECTURE-HOME TYPES



PA-1 & PA- 4

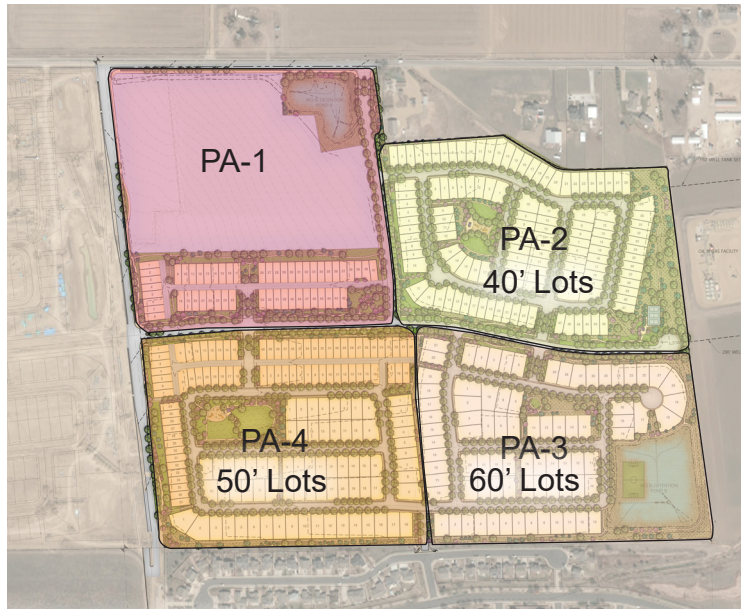
35' Lots / Alley-Loaded (SFD)
TWO STORY HOMES RANGING FROM
1,550 TO 2,150 SQ. FT.

 DENOTES ALLEY OR REAR-LOADED
LOTS



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

ARCHITECTURE- HOME TYPES CONTINUED



PA-2; 40' Lot



PA-3; 60' Lot



PA-4; 50' Lot

PA-2, PA-3 & PA-4

40' Lots: Single-Family Detached (PA 2)

- RANCH HOMES RANGING FROM 1,150 to 1,465 SQ. FT.
- TWO STORY HOMES FROM 1,895 to 2,365 SQ. FT.

60' Lots: Single-Family Detached (PA 3)

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

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

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

NOTE:

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

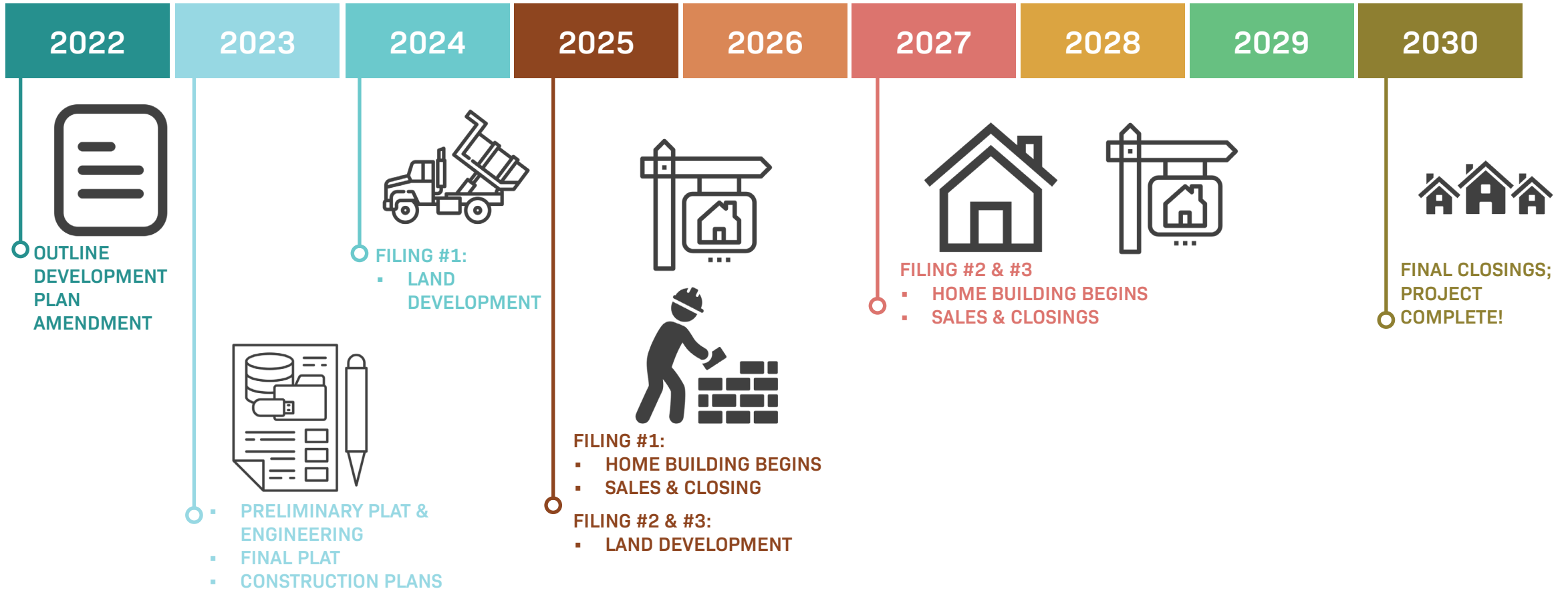
Blue Sky Prairie || PDP / Preliminary Plat || Nov. 20, 2023

APPROVAL CRITERIA

Review Criteria. (per Johnstown Land Use and Development Code effective May 11, 2023) A preliminary plat shall be reviewed according to the following criteria:

- A. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan. ✓
- B. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land. ✓
- C. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards this Chapter and are coordinated with existing or potential development on adjacent property. ✓
- D. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district. ✓
- E. The application demonstrates a preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements. ✓
- F. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases. ✓
- G. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. ✓
- H. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area. ✓
- I. The plat has addressed issues of professional staff or any other public entity or review agencies asked to officially review the preliminary plat and received ✓

PROPOSED PROJECT DEVELOPMENT TIMELINE



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

DEVELOPMENT TEAM





**COMMENTS, QUESTIONS,
CONCERNS?**

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SURROUNDING JOHNSTOWN DEVELOPMENTS

SUBDIVISION DISTRICTS



- Legend**
- Subdivisions
 - Annexations
 - Town Limits
 - Growth Management Area
 - County Line



BACKGROUND TRAFFIC - YEAR 2024

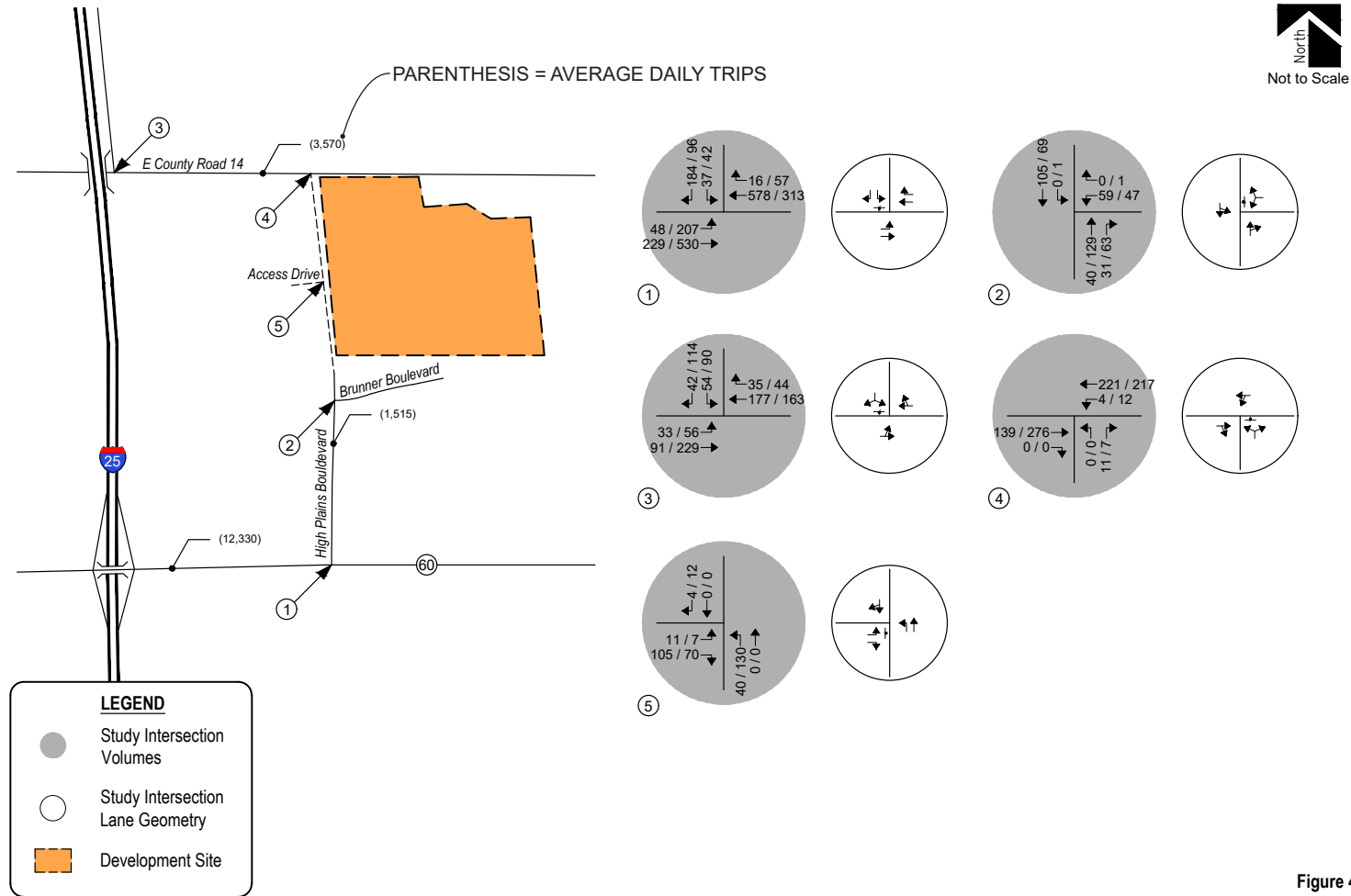


Figure 4
BACKGROUND TRAFFIC - YEAR 2024
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

BACKGROUND TRAFFIC - YEAR 2042

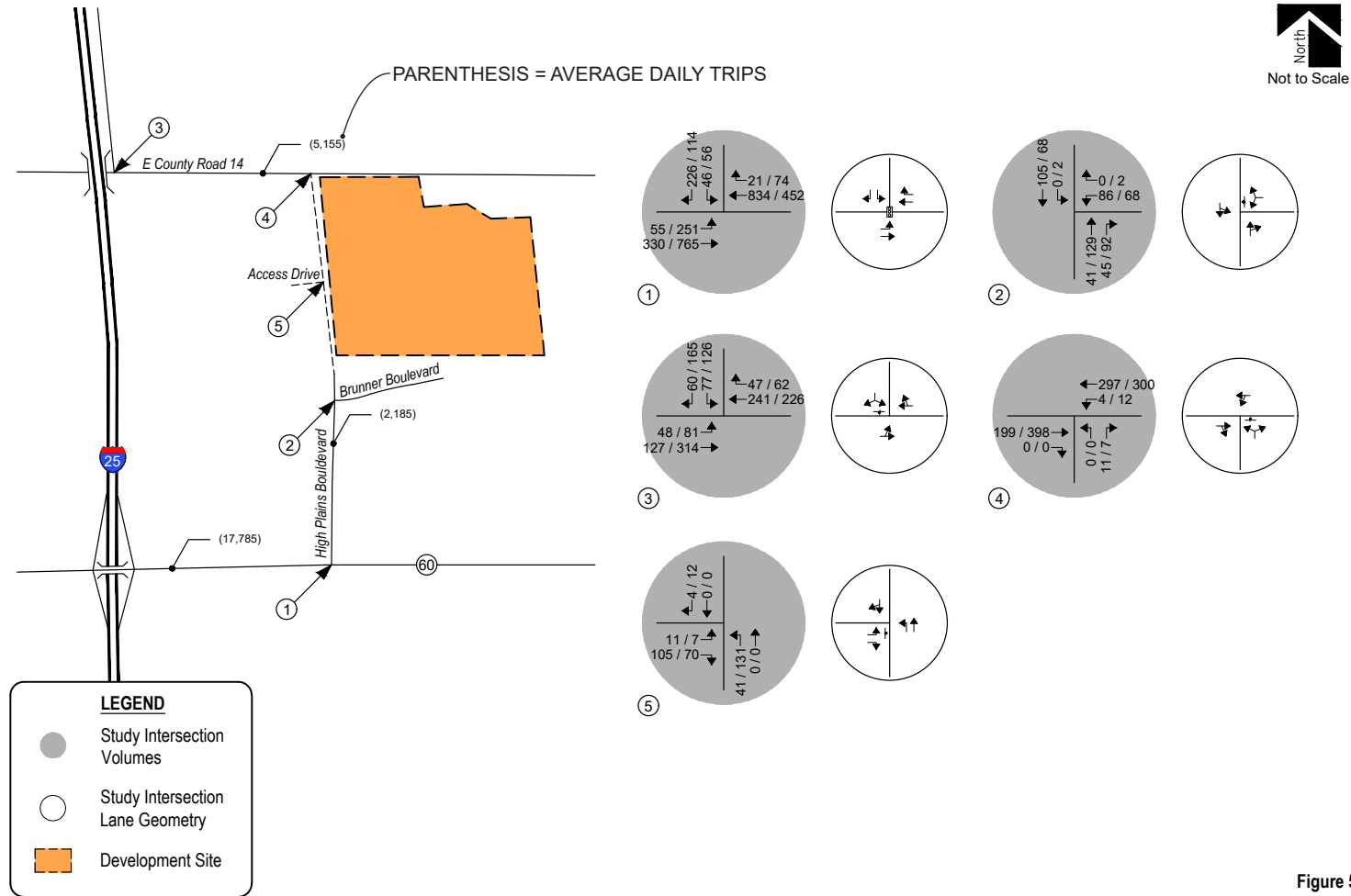


Figure 5
BACKGROUND TRAFFIC - YEAR 2042
 Volumes & Intersection Geometry
 AM / PM Peak Hour
 (ADT) : Average Daily Traffic

TOTAL TRAFFIC - YEAR 2024

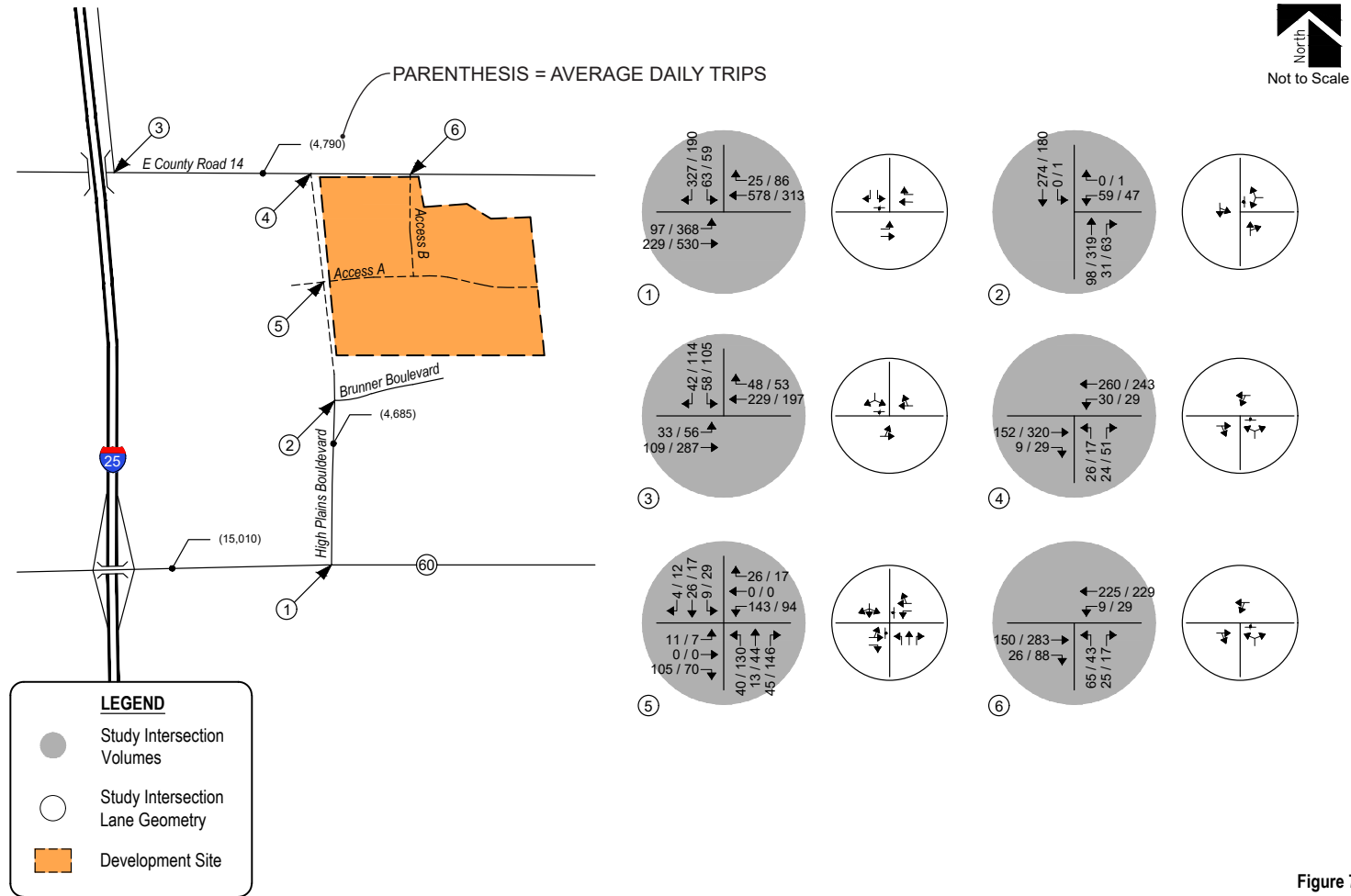


Figure 7
TOTAL TRAFFIC - YEAR 2024
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

TOTAL TRAFFIC - YEAR 2042

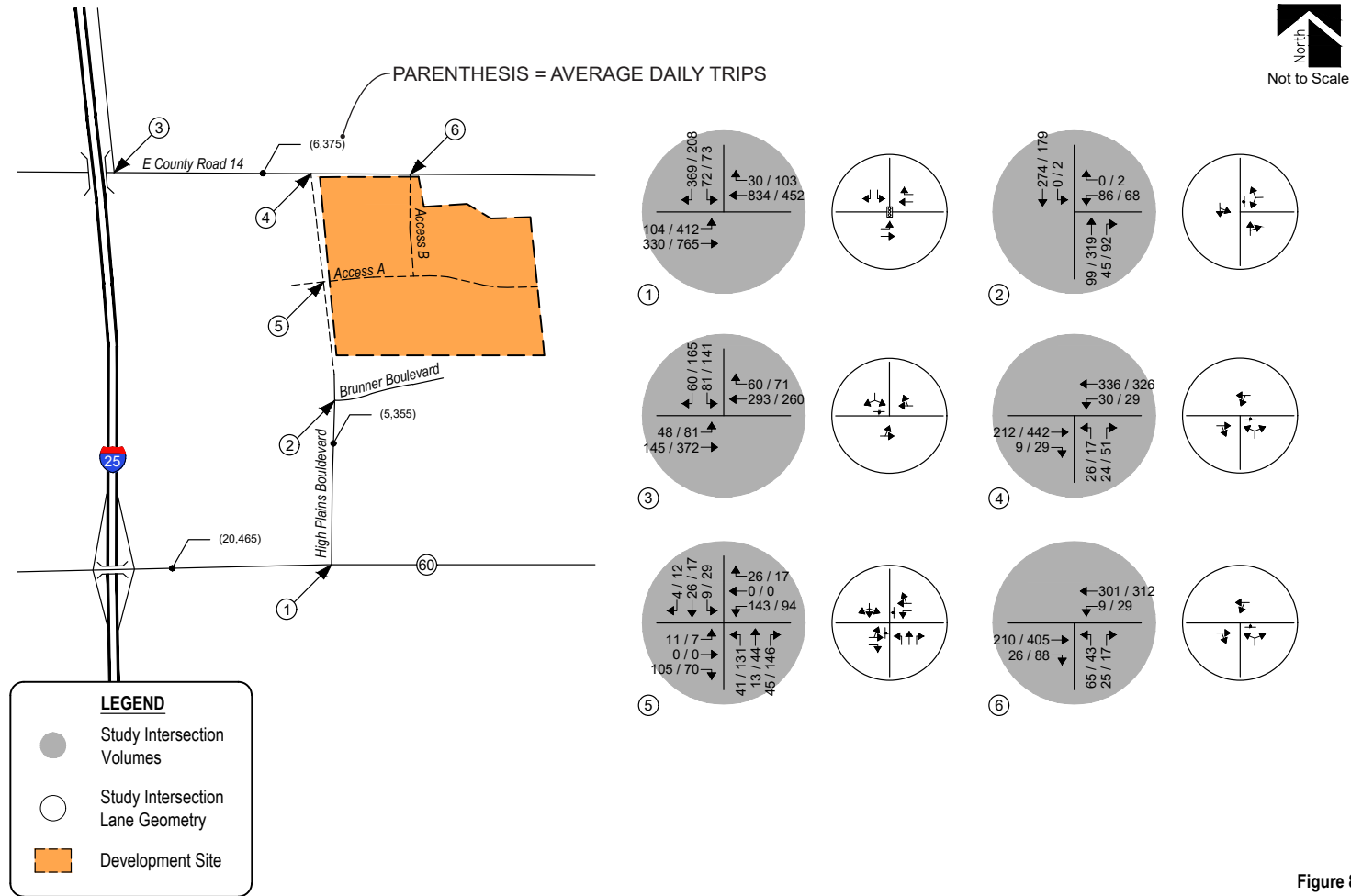


Figure 8
TOTAL TRAFFIC - YEAR 2042
 Volumes & Intersection Geometry
 AM / PM Peak Hour
 (ADT) : Average Daily Traffic

MAJOR STREET NETWORKS

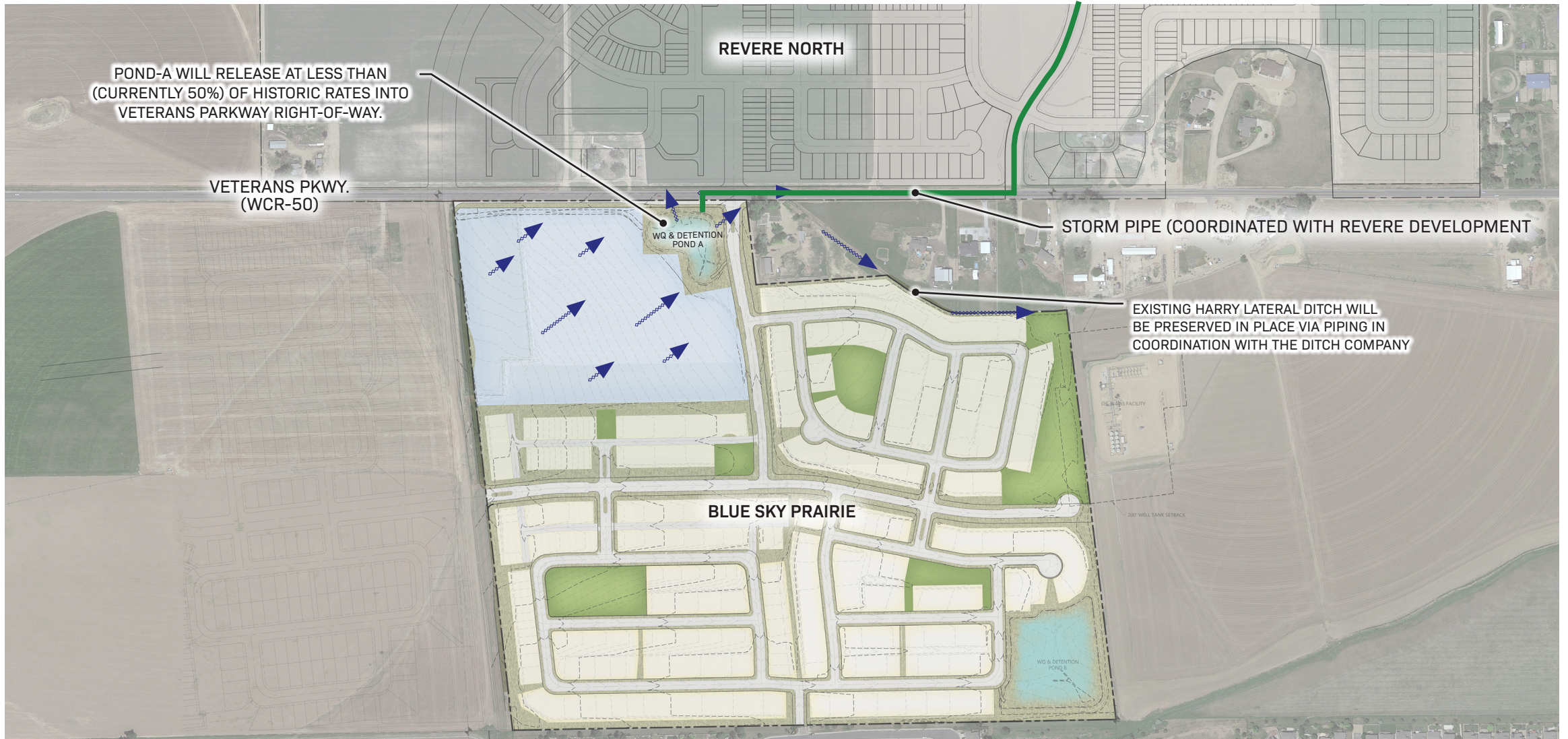
Waterbirch Avenue (Access A, East-West) and Larkspur Drive (Access B, North-South) are considered Collector Roadways and utilize two different street sections; one with parallel parking and one without. This variation, necking down at intersections and eliminating parallel parking along critical frontage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

ACCESS A

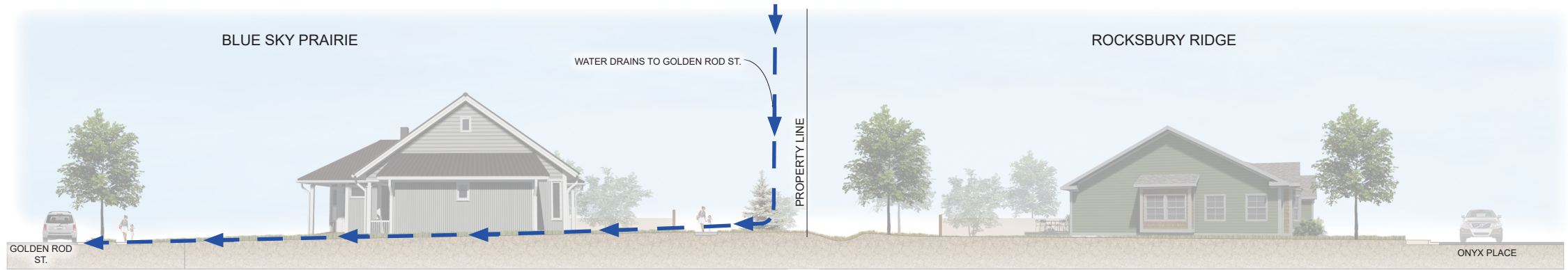
ACCESS B



DRAINAGE AT VETERANS PARKWAY

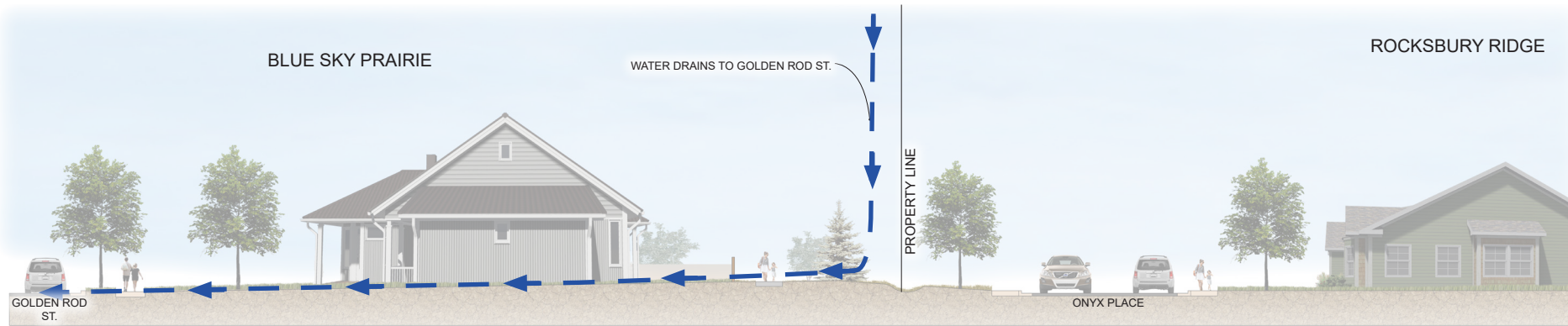


DRAINAGE AT SOUTHERN PROPERTY LINE



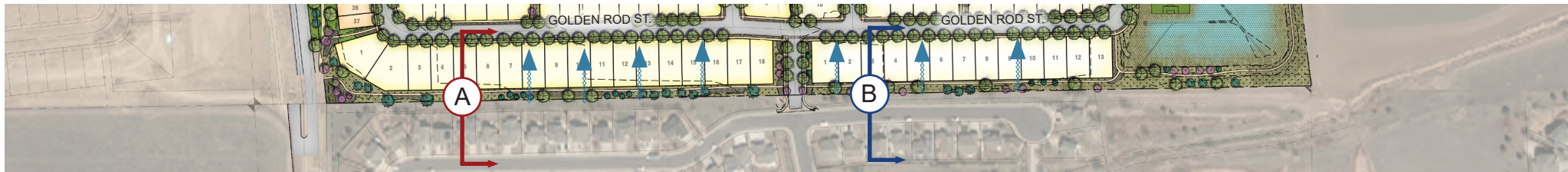
A SECTION A - DRAINAGE SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY

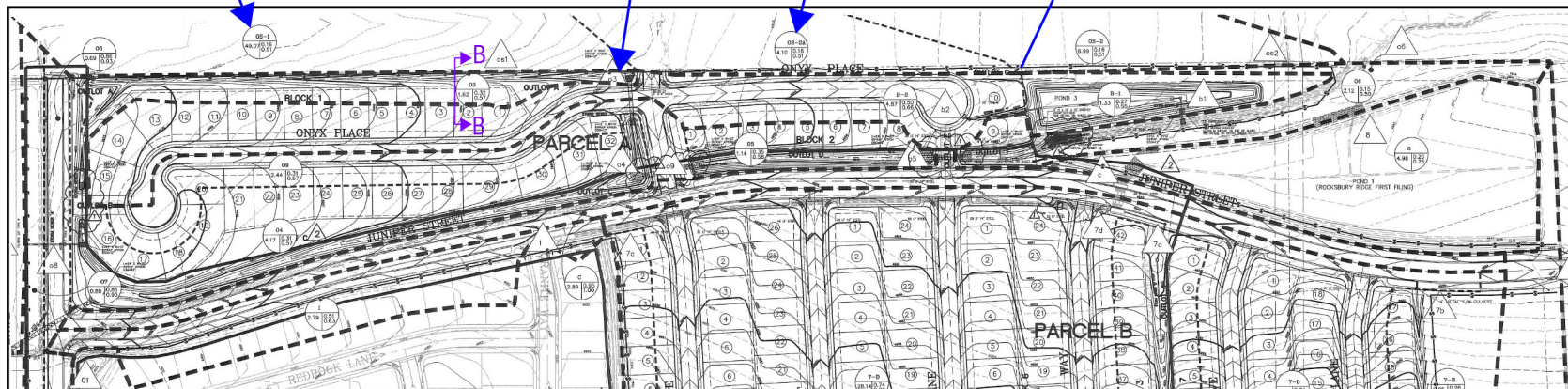
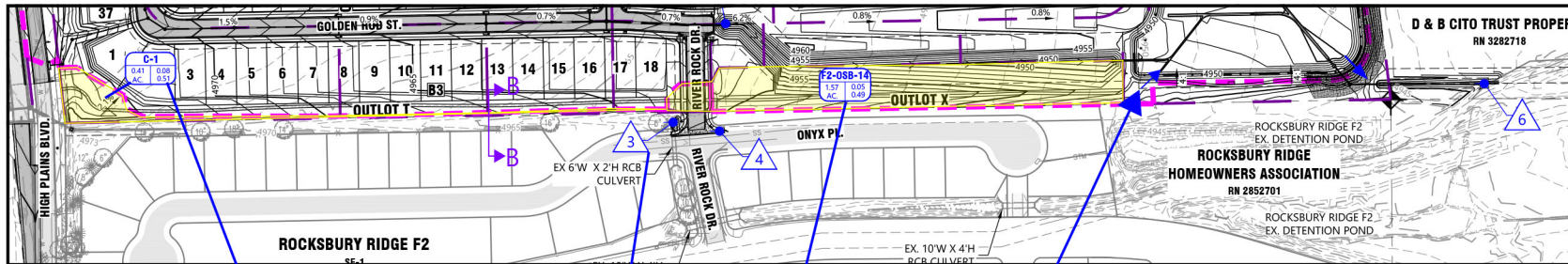


B SECTION B - DRAINAGE SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



ROCKSBURY RIDGE DRAINAGE



Final Drainage and Erosion Control Report

For

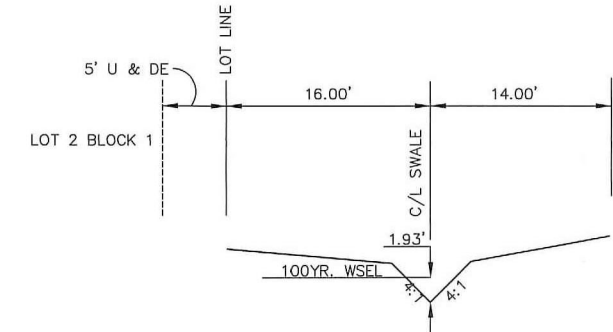
Rocksbury Ridge Second Filing

Johnstown, Colorado

Runoff Coefficients - Summary

Historic Site Breakdown		Area	Q5	Q100
Design Point	Contributing Sub-basins	acres	(cfs)	(cfs)
2	2	110.49		
4	4	5.62		

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



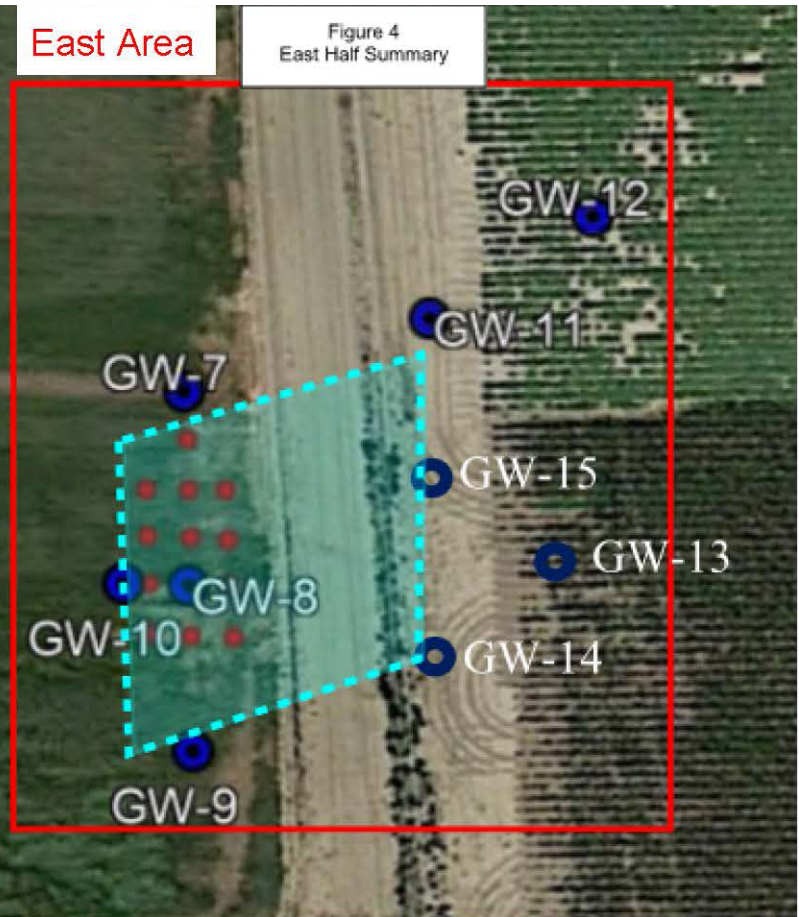
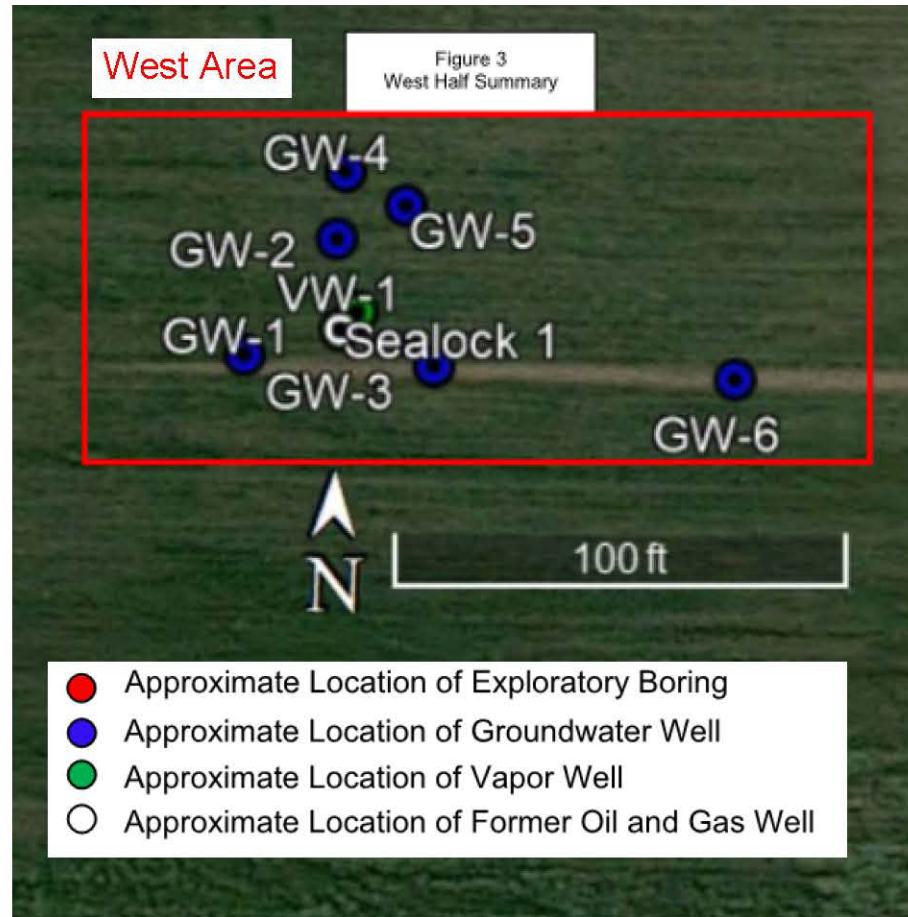
SWALE SECTION B-B

5. A triangular channel has been provided north of Block 1 and has been sized for design point o3.
 - a. The swale has a flow depth of 1.93 feet.
 - b. The design flow is 59.67 cfs.

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

GROUNDWATER & SOIL TESTING

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



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

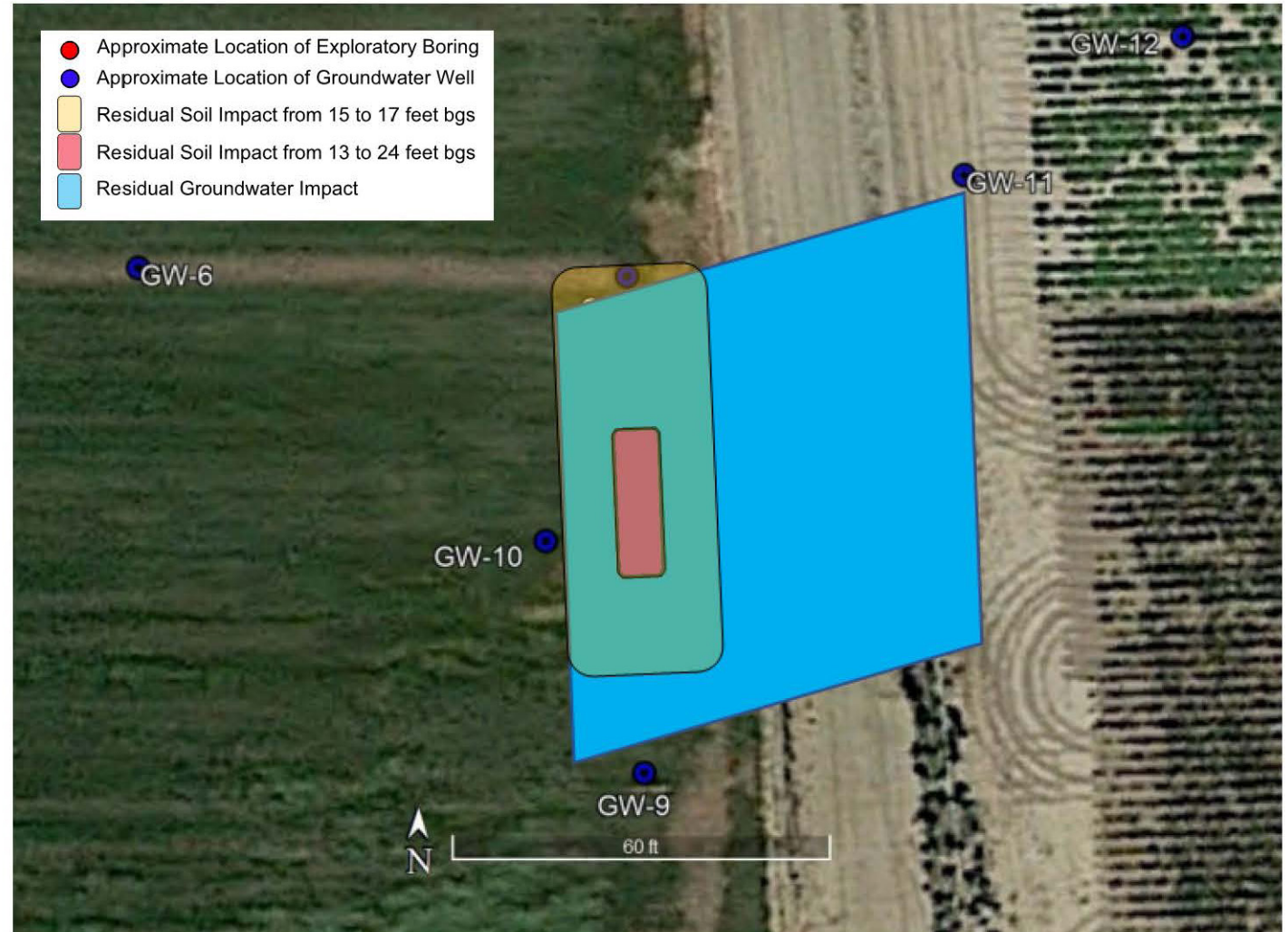
GW-8 test results

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

MITIGATION RECOMMENDATIONS/ OPTIONS

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

East Area



PARKS & OPEN SPACE



PARKS AREAS
FOR PARK CREDIT

Park Enhancements and Additional Amenities

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



COMMON & OPEN SPACE AREAS
FOR COMMON & OPEN SPACE CREDIT

Open Space and Buffer Landscape Enhancements

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

RIGHT OF WAY AREAS AND MONUMENTATION



○ RIGHT OF WAY AREAS
FOR COMMON & OPEN SPACE CREDIT

Open Space and Buffer Landscape Enhancements

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

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



○ MONUMENTATION PLAN
FOR PRIMARY, SECONDARY & TERTIARY SIGNAGE



WATERBIRCH AVENUE - REQUIRED STREETScape

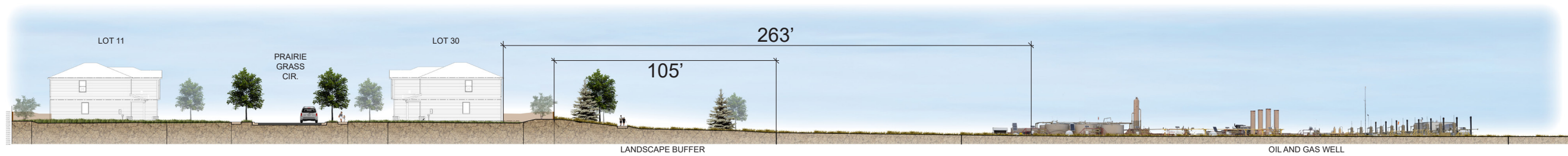
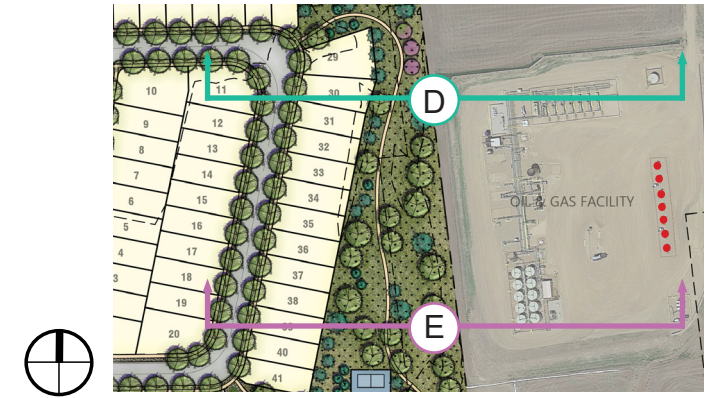


WATERBIRCH AVENUE - STREETSCAPE IMPROVEMENTS

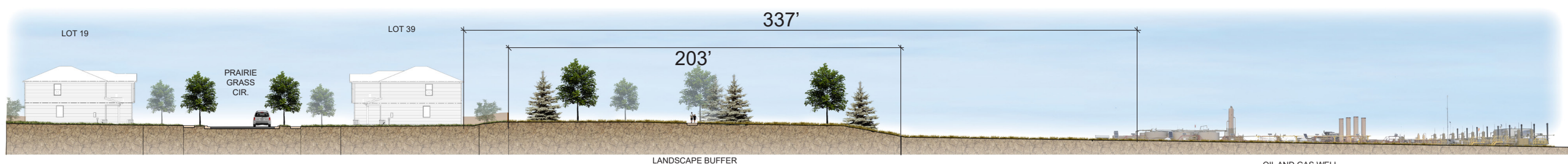


BUFFER AT EASTERN PROPERTY LINE

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

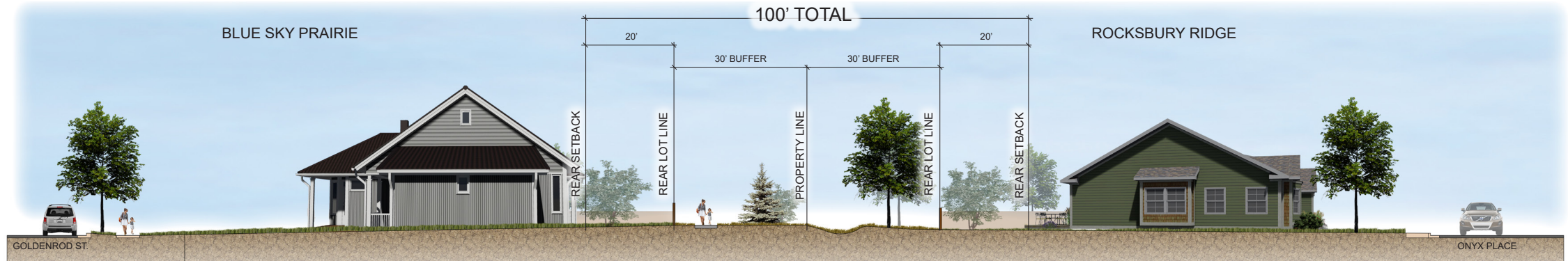


D SECTION D - EAST BUFFER AT WELL SITE



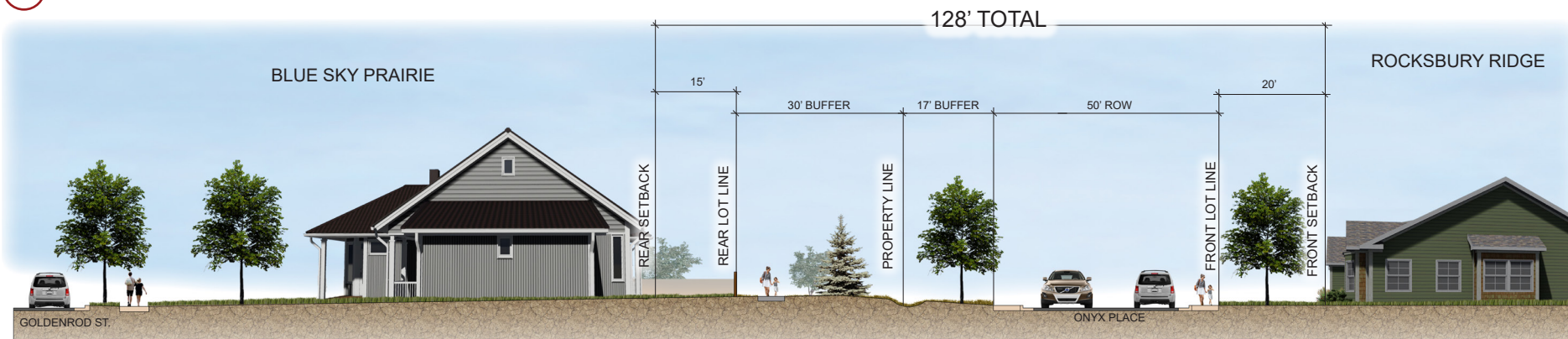
E SECTION E - EAST BUFFER AT WELL SITE

BUFFER AT SOUTHERN PROPERTY LINE



A SECTION A - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



B SECTION B - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



BUFFER AT NORTHERN PROPERTY LINE



PAEZ - CARRION PROPERTY

270'

BLUE SKY PRAIRIE

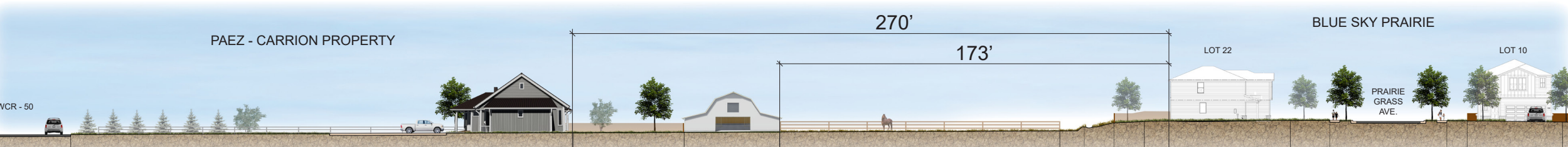
173'

LOT 22

LOT 10

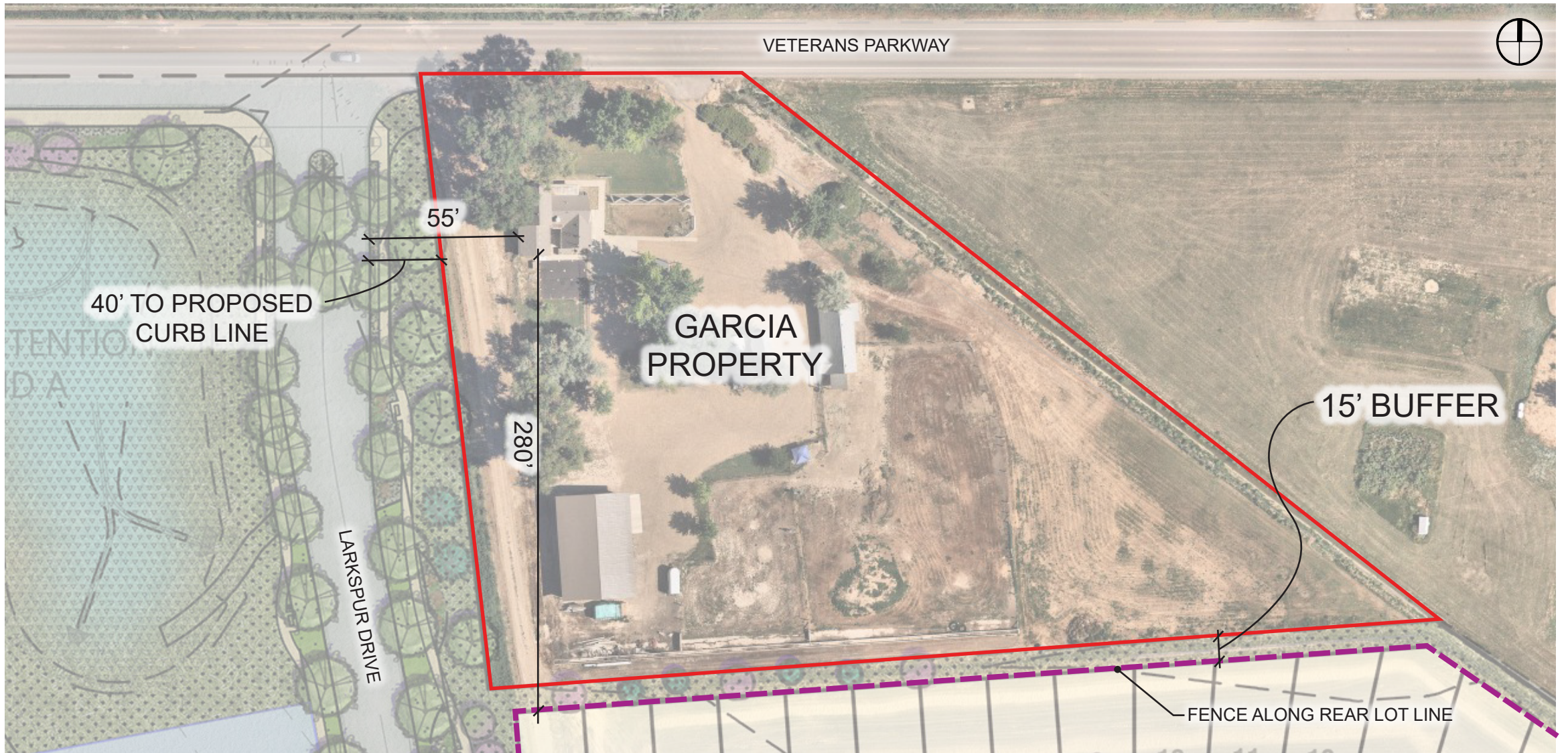
PRAIRIE GRASS AVE.

WCR - 50

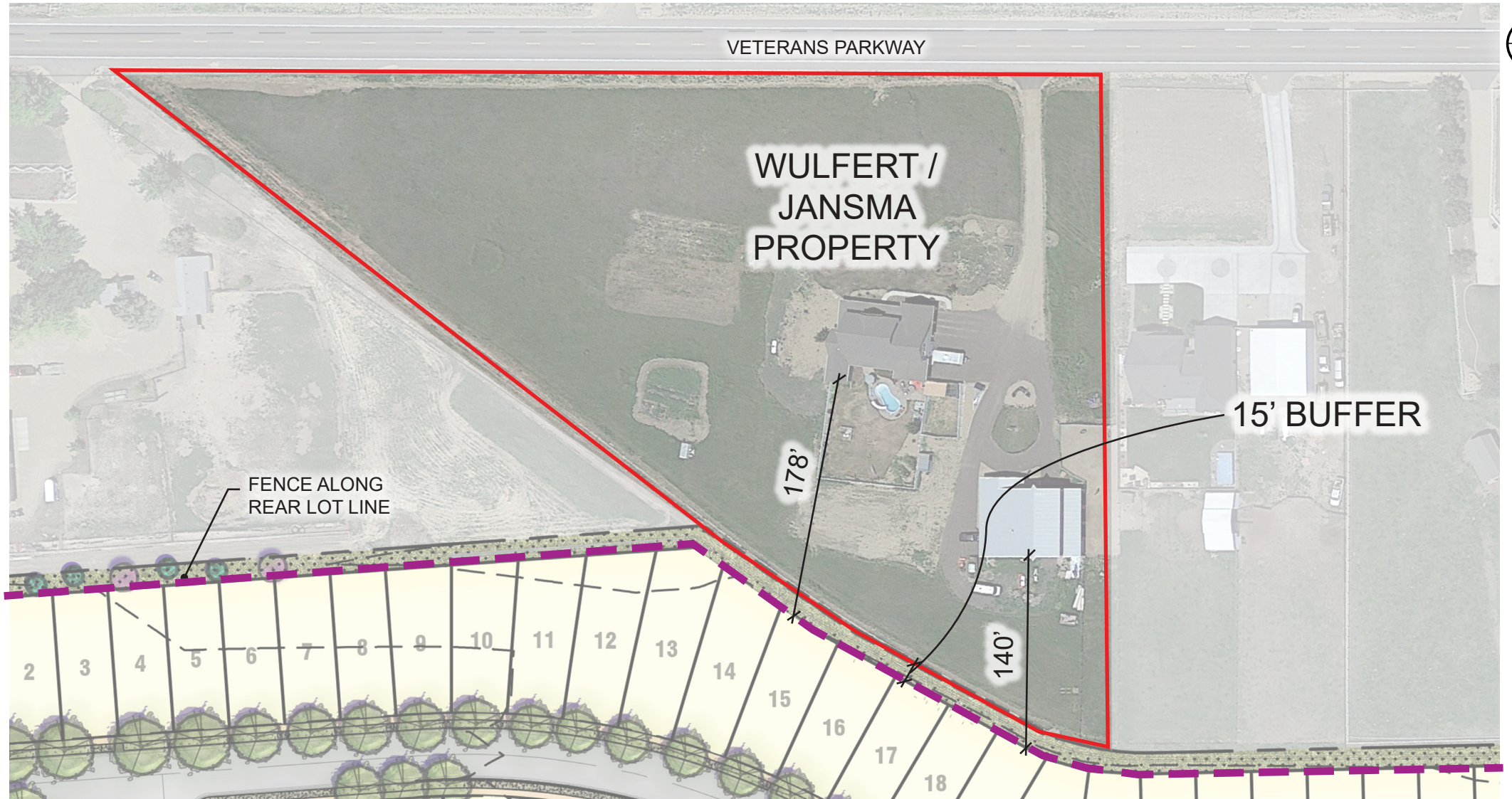


C SECTION C - NORTH BUFFER AT PAEZ - CARRION PROPERTY

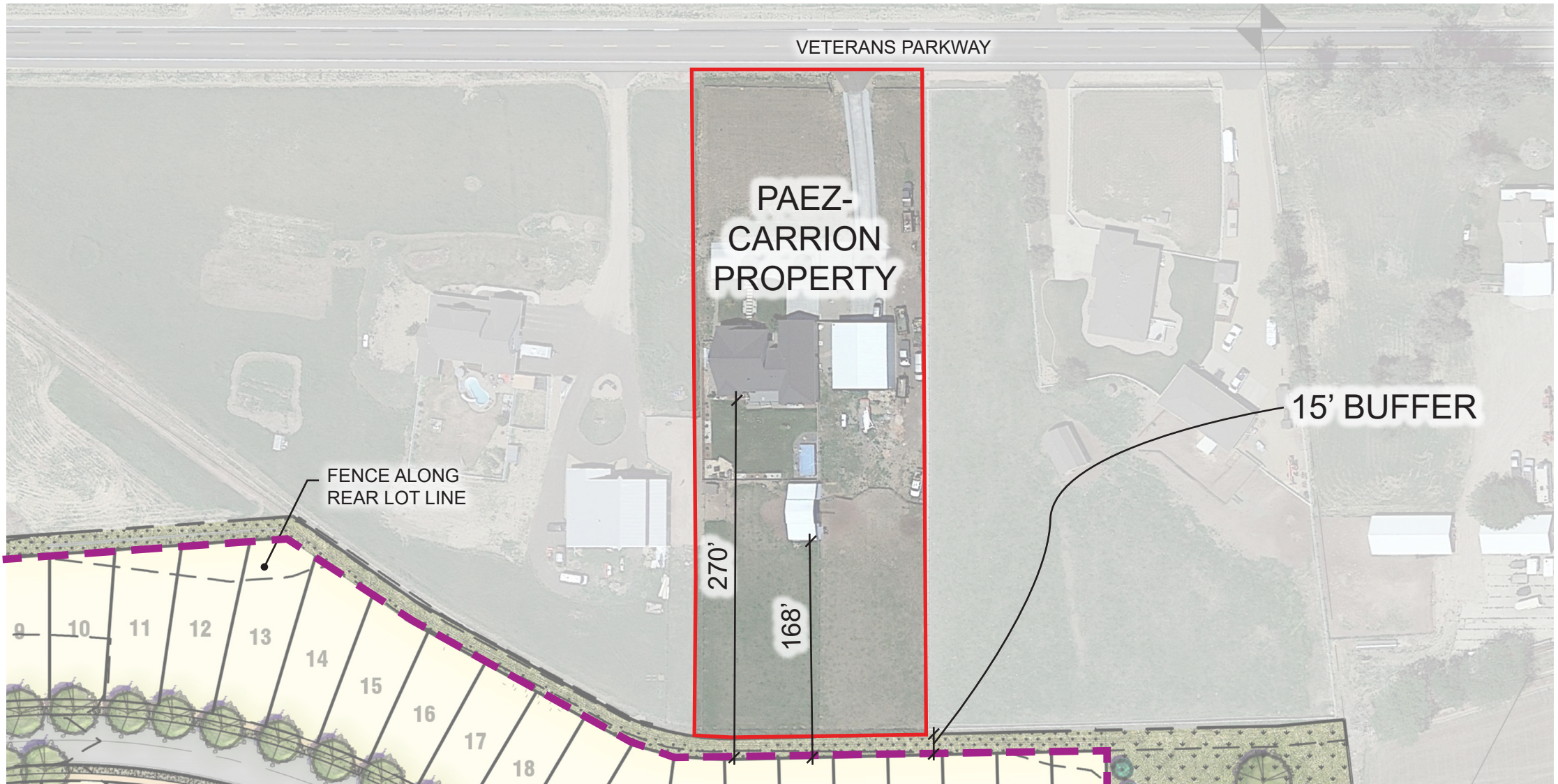
BUFFER AT GARCIA PROPERTY



BUFFER AT WULFERT / JANSMA PROPERTY



BUFFER AT PAEZ - CARRION PROPERTY



BUFFER AT HEIL-STONER PROPERTY

