



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, July 26, 2023 at 7:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes of June 28, 2023

PUBLIC COMMENTS - Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)

NEW BUSINESS

2. Public Hearing & Recommendation to Council for The Ridge Filing No. 3 Final Subdivision
3. Public Hearing & Recommendation to Council for The Row Townhomes at 2534 (Aliversa) Final Subdivision and Final Development Plan

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



Town of Johnstown

Item 1.

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, June 28, 2023

SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Flores, Hatfield, Hayward, Salo and Chairman Grentz. Campbell was absent and excused.

Agenda was approved 5/0.

Minutes of the regular meetings held on May 24, 2023, were approved unanimously.

No general public comment.

A general discussion ensued relative to proposed amendments to the Land Use & Development Code. Kim Meyer, Director, provided an overview of discussion and issues held with Council at a work session. Staff will bring back proposed language once additional work and research is completed on these issues.

Kim Meyer provided a brief department update noting the addition of the Town's three new planning staff. Next PZC meeting is expected mid or end of July. Please let Staff know if you have upcoming travel plans that may interfere. Council did appoint new commissioners at the June 19th meeting, effective July 1.

Commissioners had no reports. Meeting was adjourned.

Respectfully Submitted
Kim Meyer, Director

Accepted by Chair:

The Community That Cares

johnstown.colorado.gov

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Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM: Public Hearing and Consideration of the Final Subdivision for The Ridge at Johnstown Filing No. 3

PROJECT NO: SUB23-0006

PARCEL NO: 8526200037, 8526000014, 8526000013, 8527000018, 8527200002, 8527100904

DESCRIPTION: Subdivision of approximately 159.3 acres to create one lot for multifamily residential and large tracts for future development

LOCATION: South of Freedom Parkway (LCR 18) and East of Frontage Road

DEVELOPER: J-25 Land Holdings, LLC

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: July 26, 2023

ATTACHMENTS

- 1. Vicinity Map
- 2. Proposed Final Plat
- 3. Preliminary Plat – The Villages at Johnstown (2018)

EXECUTIVE SUMMARY

The Developer, J-25 Land Holdings, LLC, is requesting approval for a final Subdivision within The Ridge at Johnstown PUD. The subdivision will consist of 1 buildable 23.8-acre lot, 4 tracts and dedicated road right-of-way (ROW), with one small “outlot” for drainage and irrigation easement. The subdivision will also plat various grading, stormwater, and utility easements throughout (Attachment 2).

ZONING: PUD, per ORD #2023-247
 Prior zoning included a mix of PUD-MU, PUD-I, and PUD-R per ORD #2001-651 where the western portion was PUD-MU, the northeast portion was PUD-I, and the southeast portion was PUD-R

ADJACENT ZONING & LAND USE:

North: PUD - North Ridge PUD, mixed use commercial
East: PUD - Ridge Filing 2, Single family residential under development
South: Unincorp Ag, & PUD - South Ridge, Future single family residential development
West: Interstate 25 and City of Loveland

PROPERTY LAND USE HISTORY

- The subject property was annexed into Johnstown as part of the R&D No's 1,2 & 3 Annexation. It was annexed into the Town by way of Ordinance #2001-648, effective January 1, 2002; PUD-MU, PUD-R & PUD-I Zoning by Ordinance #2001-651.
- This subdivision is subject to the Villages at Johnstown Performance Standards approved through Resolution #2005-43 and revised in 2018 per Town of Johnstown Resolution #2019-02.
- A general, non-technical, Preliminary Plat was approved in 2018 (Attachment 3) as "The Villages at Johnstown".

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision plat, as well as interim engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- IMEG (Town Engineer)
- Front Range Fire Rescue
- JUB (Water Engineer)
- Felsburg, Holt & Ullevig (Town Traffic Engineer)
- Public Works & Utilities Departments

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision is intended to serve as an interim subdivision, creating one single buildable lot and dedicated road rights-of-way, as well as large tracts for future resubdivision. The buildable lot is 23.8 acres and the tract sizes range from 2.7 to 98.6 acres. The subdivision will also plat various drainage and utility easements. And the lot being created and right of way dedicated is in substantial conformance to the approved 2018 preliminary plat.

A subsequent subdivision and associated engineering plans and reports is being reviewed concurrently, but due to the scope and scale of the proposed improvements to utilities, drainage, and roadways, that future "The Ridge Filing No 4" project has a longer timeline to reach final approvals. Fling No. 3 proposes to plat the needed right of way, easements, and lot to permit transfer of ownership of Lot 1, and future construction of a proposed multifamily site development plan also currently under review by the Town.

Outlot A encompasses a drainage and irrigation easement on the eastern edge of the subdivision. Tract A is located in the northwest corner of the subdivision between Interstate 25, the Frontage Road, and CR 18E. Tract B is the larger central portion of the subdivision and is transected by most of the Big Hollow Gulch drainage easement. Tract C is a smaller tract on the SW edge of the subdivision and Tract D is a small tract in the north central portion of the subdivision owned by Front Range Fire Rescue. No Final Development Plan is associated with this Plat.

The construction associated with the subdivision includes 20' gravel drives to provide emergency and fire access to the site during construction, and along easements needed to access and maintain existing sanitary sewer that run through the site. Existing water mains are available at The Ridge Filing No. 2, to the east, while sanitary mains would be extended to Lot 1 from existing mains that traverse the site. Minor necessary upgrades to stormwater would route existing stormwater to the Big Hollow drainage area, where it currently flows today. More substantial improvements, and full build out of the needed adjacent roadways to local and collector standards would be required prior to the Town issuing a Certificate of Occupancy for any uses on this Lot 1. These required improvements with full engineering plans and reports have been included as part of submittal and review for the separate project, The Ridge Filing No. 4.

The 2021 Comprehensive Plan identifies this area as appropriate for both high and medium density and intensity development depending on proximity to I-25. The western portion of this land use area is planned to support a high percentage of commercial and non-residential uses as it is located near I-25. The eastern portion of this subdivision is planned to support a higher percentage of residential usage with some supporting non-residential uses. Staff finds this subdivision is in alignment with that plan and that future development in this area should benefit from the I-25 transportation corridor and connecting street system.

Staff has no outstanding concerns with this subdivision and recommends a Recommendation of Approval to the Town Council. A development agreement will be proposed with the project when it is presented to Town Council, outlining the unique requirements and constraints related to withholding Certificates of Occupancy for any building permits until the adjacent and required public improvements as noted, and related to The Ridge Filing No. 4, are constructed by the Developer and receive Construction Acceptance from the Town.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, July 13, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested Final Subdivision for The Ridge at Johnstown Filing No. 3 based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the approved Preliminary Plat, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating a platted lot for future development which is intended to expand the diversity of housing types in this area of Johnstown.
4. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses. Additionally, the continued expansion of a regionally significant mixed-use development creates a comprehensive and full-service built environment that increasingly supports the needs and market for businesses.

Recommended Motion to Approve:

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision for The Ridge at Johnstown Filing No. 3.

Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision for The Ridge at Johnstown Filing No. 3 with the following conditions...

Motion to Recommend Denial

I move that the Planning & Zoning Commission recommend to the Town Council Denial of the Final Subdivision for The Ridge at Johnstown Filing No. 3, based on the following findings...



**402 Business
Park Annex.**

**Larimer Co – Rural
Residential**

Item 2.

**Larimer Co –
Light Industrial**

T05N
R68W

Loveland

25

NE

NW

27

**The Ridge
Filing 2**

2.6

**Larimer Co –
Rural
Residential**

**Johnstown -
Future Dev.**

SE

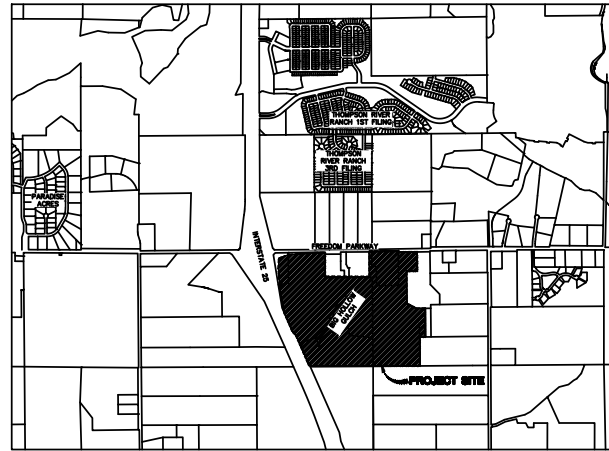
SW

7

THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3

FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26 AND NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

DESCRIPTION OF LAND USE	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 1 BLOCK 1 FUTURE DEVELOPMENT	23.80	14.94%	OWNER
TRACT A - FUTURE DEVELOPMENT	14.03	8.81%	OWNER
TRACT B - FUTURE DEVELOPMENT	98.64	61.91%	OWNER
TRACT C - FUTURE DEVELOPMENT	6.69	4.20%	OWNER
TRACT D - FUTURE DEVELOPMENT	2.70	1.69%	FRONT RANGE FIRE RESCUE
OUTLOT A - OPEN SPACE, DRAINAGE AND IRRIGATION EASEMENT	0.43	0.27%	OWNER
CDOT EXISTING RIGHT-OF-WAY	5.24	3.29%	CDOT
ADDITIONAL CR-18 RIGHT-OF-WAY	0.55	0.35%	TOWN OF JOHNSTOWN
JOHNSTOWN RIGHT-OF-WAY	7.36	4.56%	TOWN OF JOHNSTOWN
TOTAL LOTS	1	159.33	100.00%

TOTAL LOTS 1
TOTAL TRACTS 4
OUTLOTS 1

OWNER:
J-25 LAND HOLDINGS, LLC
8901 E MOUNTAIN VIEW RD., SUITE #150
SCOTTSDALE, AZ 85258
(480) 295-7600

ENGINEERING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

SURVEYING:
MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DR., SUITE #104
WINDSOR, CO 80550
(970) 883-5698

BASIS OF BEARING STATEMENT

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE IS ASSUMED TO BEAR N 89°28'22" W A DISTANCE OF 2645.21 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 27, MONUMENTED WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN RANGE BOX AND THE NORTH QUARTER CORNER OF SECTION 27, MONUMENTED NO. 6 REBAR WITH AN ILLEGIBLE 2-1/2" ALUMINUM CAP IN A RANGE BOX, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF JOHNSTOWN AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20__.

STEVEN PARKS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 38348

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF JOHNSTOWN, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE TOWN OF JOHNSTOWN FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF JOHNSTOWN SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: J-25 LAND HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20__.

NOTARIAL CERTIFICATE

NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER: FRONT RANGE FIRE RESCUE

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20__.

NOTARIAL CERTIFICATE

NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LIENHOLDER: EDGEWOOD MAC V LLC
A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____, 20__.

NOTARIAL CERTIFICATE

NAME _____ TITLE _____
STATE OF _____)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY: _____ ATTEST: _____
MAYOR - TROY D. MELLON TOWN CLERK

CERTIFICATION OF TITLE:

I/ WE HERITAGE TITLE COMPANY DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE
- EDGEWOOD MAC V LLC, A DELAWARE LIMITED LIABILITY COMPANY DEED OF TRUST
AMOUNT: \$16,500,000.00
PUBLIC TRUSTEE OF LARIMER COUNTY
RECORDED FEBRUARY 16, 2021
RECEPTION NO. 20210016245

COMPANY NAME _____
SIGNATURE _____ DATE _____
NAME OF AUTHORIZED OFFICIAL _____

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE TON OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, SITUATE IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 68 WEST AND THE POINT OF BEGINNING;
THENCE N 89°38'50" W A DISTANCE OF 1436.14 FEET;
THENCE N 23°25'56" W A DISTANCE OF 766.39 FEET;
THENCE N 44°41'20" W A DISTANCE OF 107.73 FEET;
THENCE N 23°23'12" W A DISTANCE OF 82.89 FEET;
THENCE N 23°23'12" W A DISTANCE OF 293.61 FEET;
THENCE N 23°23'12" W A DISTANCE OF 75.69 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 76°33'10" E, HAVING A RADIUS OF 4475.00 FEET, A CENTRAL ANGLE OF 08°43'04" AND AN ARC LENGTH OF 680.89 FEET;
THENCE N 04°43'46" W A DISTANCE OF 344.17 FEET;
THENCE N 03°01'06" E A DISTANCE OF 222.40 FEET;
THENCE N 69°19'02" E A DISTANCE OF 237.57 FEET;
THENCE N 86°30'13" E A DISTANCE OF 318.75 FEET;
THENCE N 85°31'12" E A DISTANCE OF 318.09 FEET;
THENCE S 89°28'22" E A DISTANCE OF 194.24 FEET;
THENCE S 00°24'20" E A DISTANCE OF 537.40 FEET;
THENCE S 89°36'10" E A DISTANCE OF 1012.07 FEET;
THENCE N 00°00'24" W A DISTANCE OF 580.13 FEET;
THENCE S 89°28'26" E A DISTANCE OF 60.00 FEET;
THENCE N 89°52'50" E A DISTANCE OF 599.92 FEET;
THENCE S 00°07'10" E A DISTANCE OF 20.00 FEET;
THENCE N 89°52'50" E A DISTANCE OF 423.32 FEET;
THENCE S 00°05'58" E A DISTANCE OF 433.47 FEET;
THENCE S 89°54'09" W A DISTANCE OF 243.32 FEET;
THENCE S 00°07'47" E A DISTANCE OF 732.92 FEET;
THENCE S 62°08'02" E A DISTANCE OF 244.73 FEET;
THENCE N 89°53'44" E A DISTANCE OF 200.92 FEET;
THENCE S 00°08'56" W A DISTANCE OF 649.00 FEET;
THENCE N 89°56'13" W A DISTANCE OF 115.28 FEET;
THENCE S 00°10'22" W A DISTANCE OF 659.60 FEET;
THENCE N 89°43'40" W A DISTANCE OF 1080.39 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS 6,940,571.66 SQUARE FEET OR 159.33 ACRES AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW OR IN USE OR OF RECORD.

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. 459-H0637024-820-GRO AMENDMENT NO. 2 PREPARED BY HERITAGE TITLE COMPANY, INC. EFFECTIVE JANUARY 13, 2023. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1215F, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, AND 08069C1213G, HAVING A MAP REVISED DATE OF JANUARY, 15, 2021, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY, THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- LOT 1 BLOCK 1, AND TRACTS A, B AND C ARE HEREBY DEDICATED AS A BLANKET UTILITY EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- 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 PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

Item 2

REVISIONS

DESCRIPTION

DATE

BY

DRAWN JSL

CHECKED JFS

DESIGNED JSL

FILENAME 0001_Plat Cover

THE RIDGE AT JOHNSTOWN SUBDIVISION FILING NO. 3

FINAL PLAT COVER

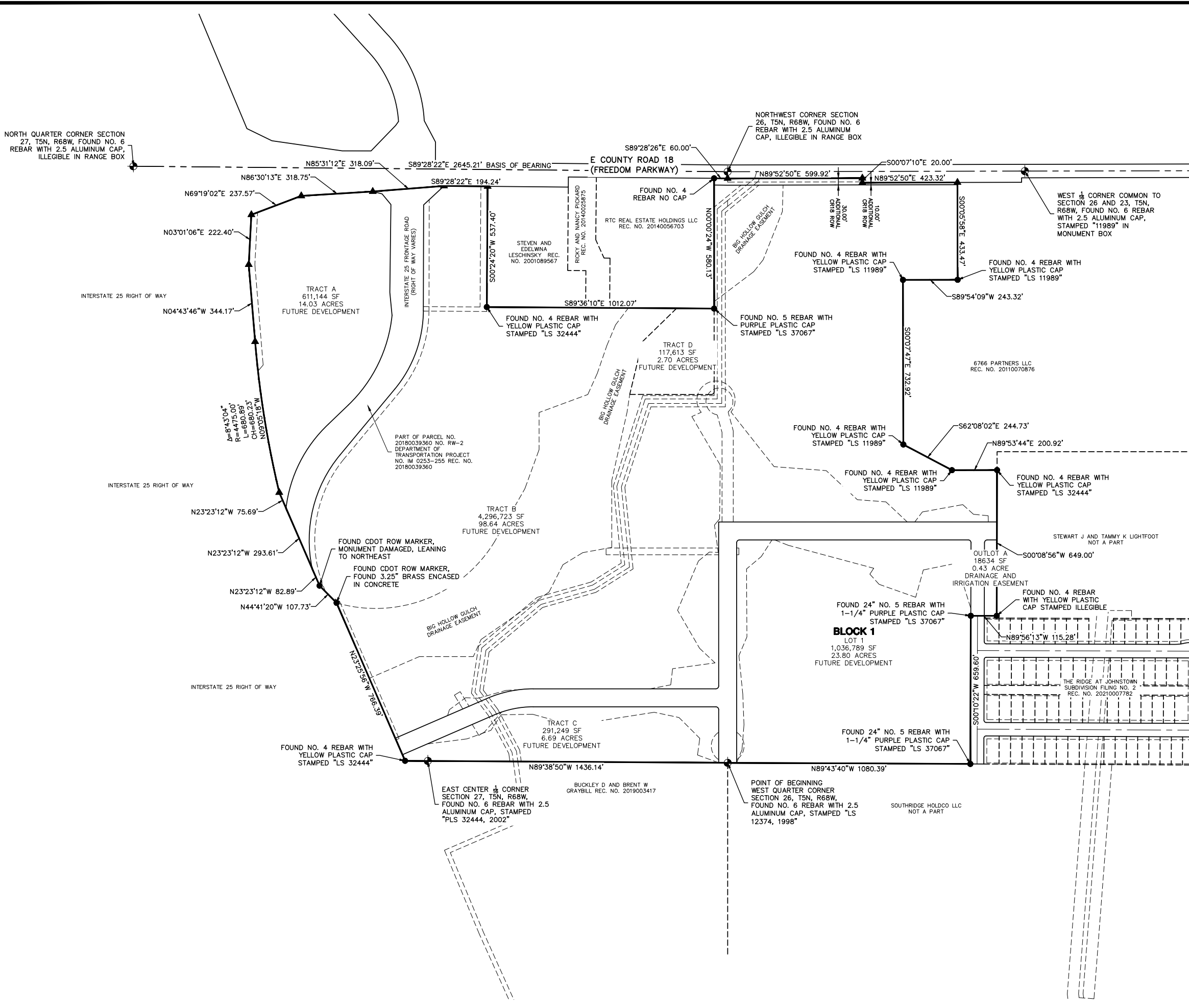
TST, INC. CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00

SCALE N/A

DATE JULY 2023

SHEET 1 of 10



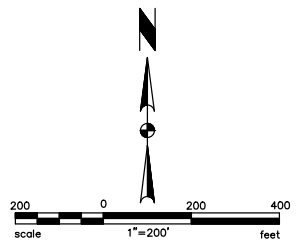
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	73.00'	144.67'	113°32'52"	S0°00'24"E	122.13'
C2	73.00'	144.67'	113°32'52"	N0°00'24"W	122.13'
C3	5.00'	5.46'	62°30'49"	N46°30'55"W	5.19'
C4	60.00'	319.42'	305°01'38"	N74°44'30"E	55.38'
C5	5.00'	5.46'	62°30'49"	S15°59'54"W	5.19'
C6	85.10'	382.88'	257°47'05"	S89°27'25"W	132.47'
C7	13.00'	20.42'	90°00'00"	N44°59'36"E	18.38'
C8	13.00'	20.46'	90°10'45"	S44°55'01"E	18.41'
C9	13.00'	20.38'	89°49'15"	N45°04'59"E	18.36'
C10	515.00'	8.38'	0°55'57"	N67°02'02"E	8.38'
C11	515.00'	140.59'	15°38'28"	N75°19'15"E	140.15'
C12	515.00'	61.59'	6°51'08"	N86°34'03"E	61.55'
C13	435.00'	143.29'	18°52'26"	S80°33'23"W	142.65'
C14	435.00'	9.17'	1°12'29"	S70°30'55"W	9.17'
C15	435.00'	25.39'	3°20'37"	S68°14'22"W	25.38'
C16	619.99'	810.93'	74°56'29"	S68°48'38"W	754.35'
C17	643.06'	453.60'	40°24'53"	S25°57'11"W	444.25'
C18	611.31'	427.41'	40°03'35"	S26°46'54"W	418.76'
C19	4475.00'	680.89'	8°43'04"	N9°05'18"W	680.23'
C20	593.92'	539.19'	52°00'58"	N13°43'09"E	520.86'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	551.06'	380.65'	39°34'41"	N19°56'18"E	373.13'
C22	13.00'	20.41'	89°58'13"	S44°59'11"W	18.38'
C23	13.00'	20.42'	90°00'00"	S44°59'36"W	18.38'
C24	515.00'	210.56'	23°25'32"	S78°16'50"W	209.10'
C25	435.00'	177.85'	23°25'32"	N78°16'50"E	176.62'
C26	13.00'	20.42'	90°00'00"	S45°00'24"E	18.38'

- LEGEND**
- RECOVERED ALIQUOT CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - SET 24 INCHES OF #4 REBAR W/ RED PLASTIC CAP 38348
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING SECTION LINE
 - EXISTING EASEMENT
 - PLAT BOUNDARY



THE RIDGE AT JOHNSTOWN SUBDIVISION

FILING NO. 3

FINAL PLAT OVERALL

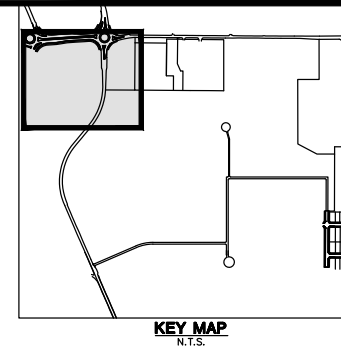
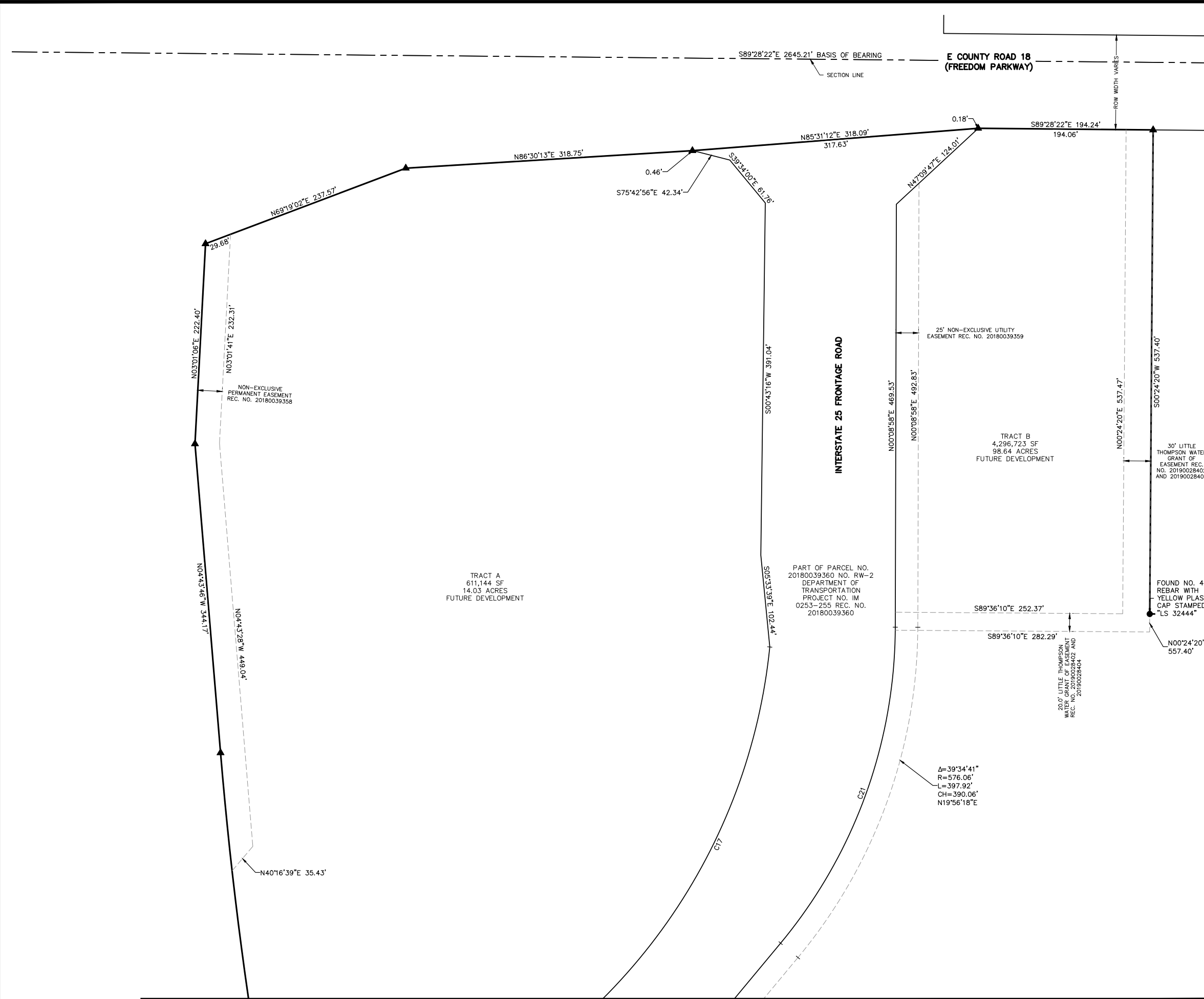
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CHECKED	JFS
DESIGNED	JSL
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JOB NO.	1258.0001.00
SCALE	1" = 200'
DATE	JULY 2023
SHEET	2 of 10

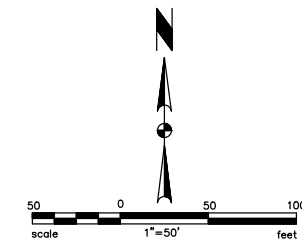
TST, INC.
 CONSULTING ENGINEERS
 748 Whalers Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.226.0557

7/11/2023 4:58 PM



LEGEND

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NO.	DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
FILENAME	0001_Plat

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3

FINAL PLAT

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
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Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00

SCALE 1" = 50'

DATE JULY 2023

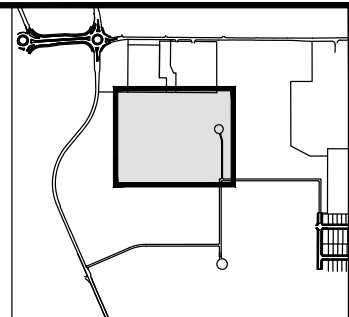
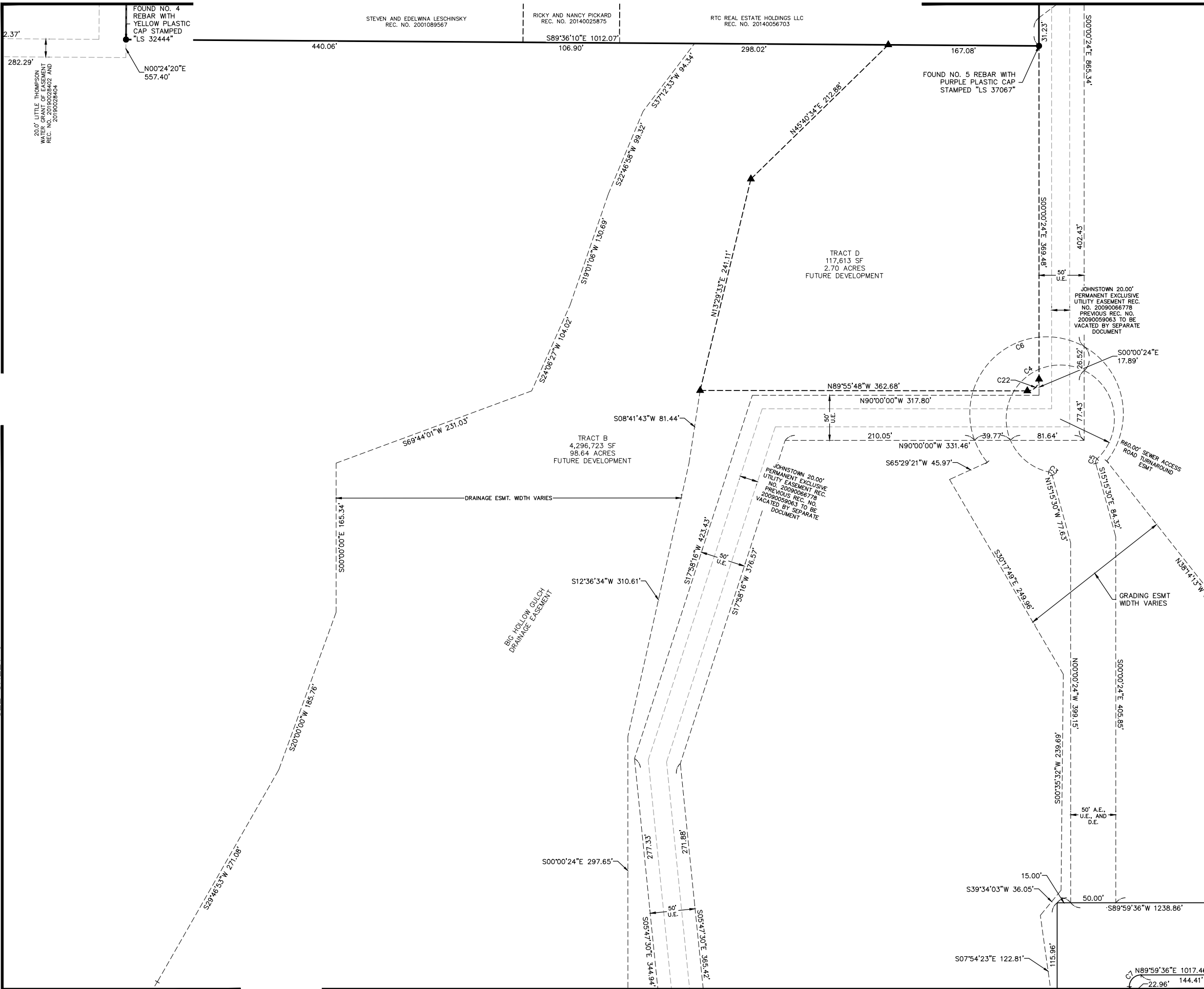
SHEET **3 of 10**

SEE SHEET 6

SEE SHEET 4

Item 2

10



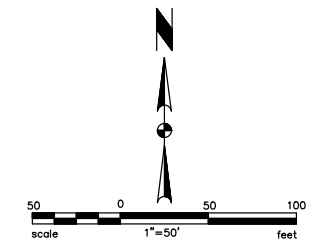
KEY MAP N.T.S.

SEE SHEET 5

SEE SHEET 7

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Item 2

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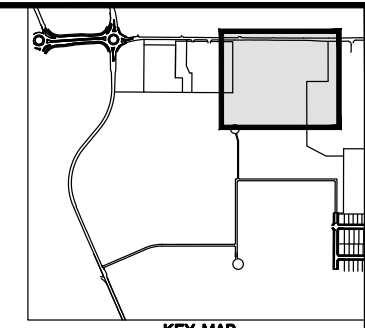
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DESIGNED	JSL
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THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
FINAL PLAT

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	1258.0001.00
SCALE	1" = 50'
DATE	JULY 2023
SHEET	4 of 10

SEE SHEET 9

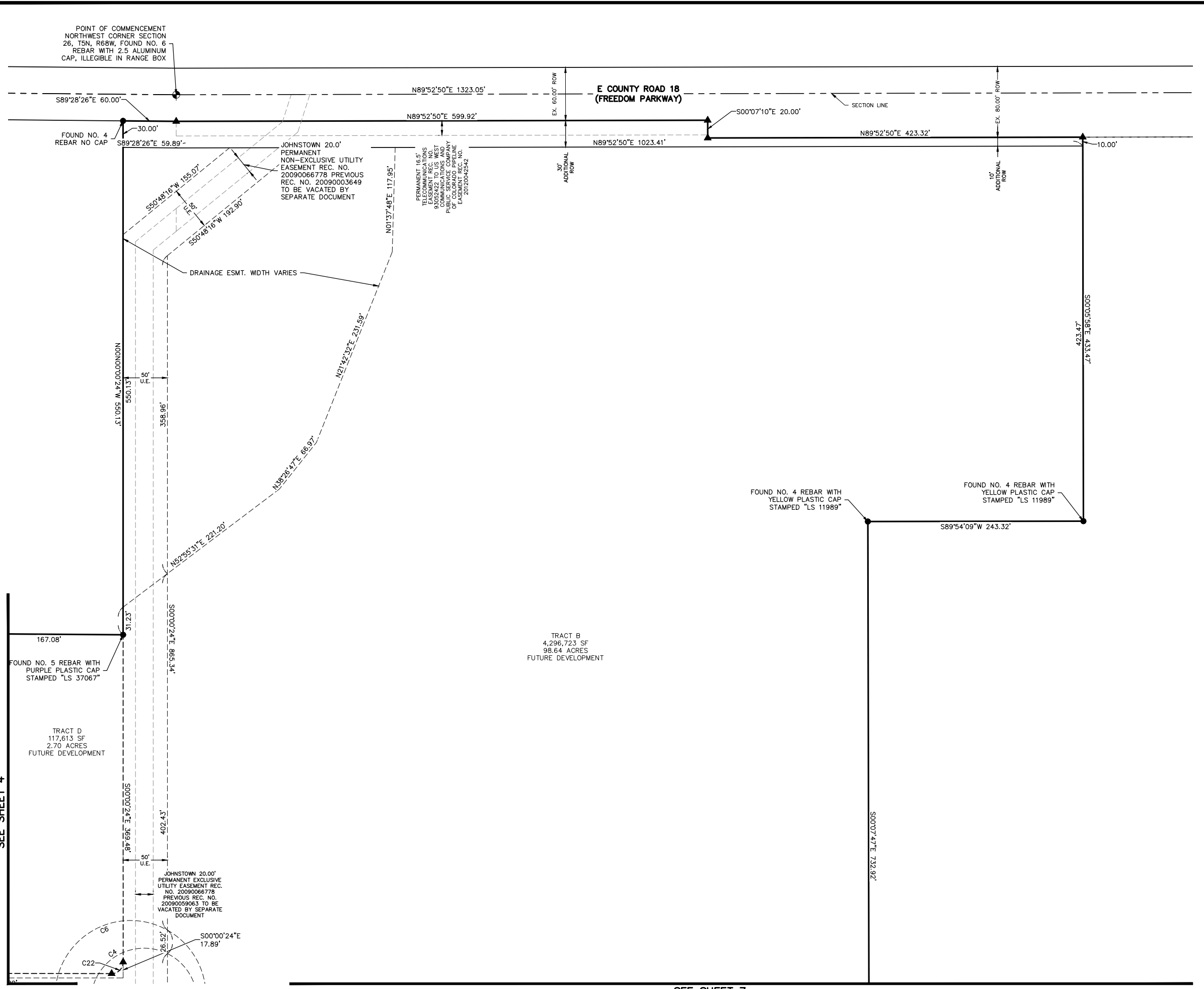
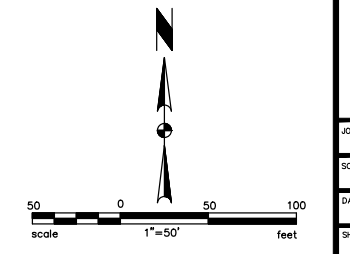


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DESIGNED	JSL
FILENAME	0001_Plat

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TRACT B
4,296,723 SF
98.64 ACRES
FUTURE DEVELOPMENT

TRACT D
117,613 SF
2.70 ACRES
FUTURE DEVELOPMENT

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3

FINAL PLAT



TST, INC.
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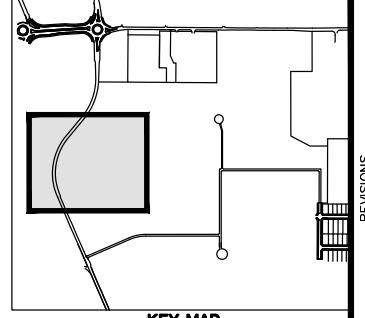
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DATE JULY 2023

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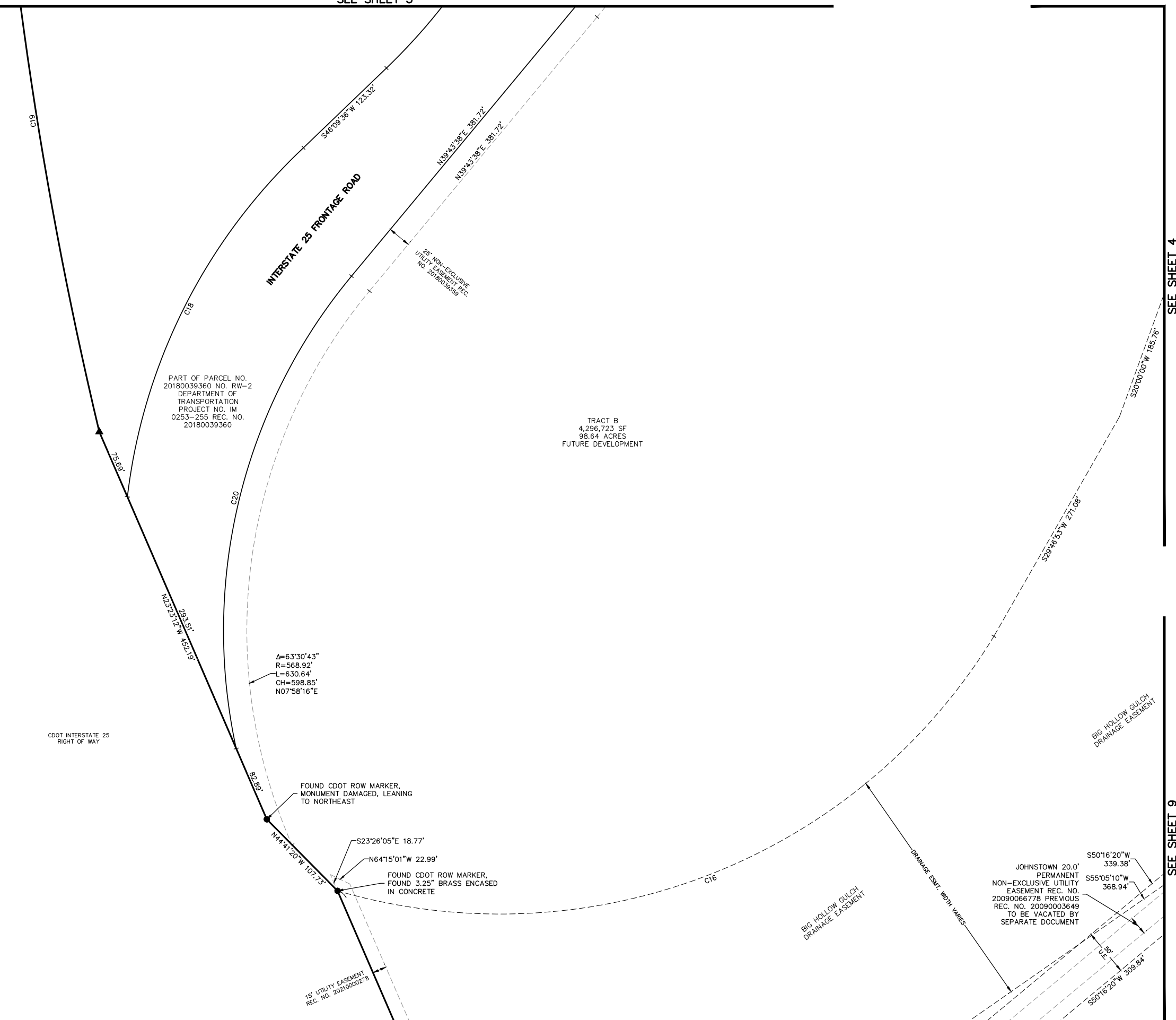
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Item 2



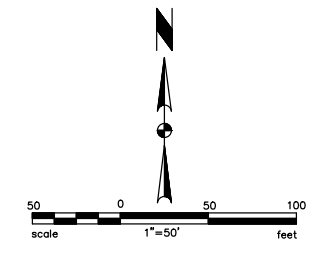
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SEE SHEET 4

SEE SHEET 9

TRACT B
4,296,723 SF
98.64 ACRES
FUTURE DEVELOPMENT

PART OF PARCEL NO.
20180039360 NO. RW-2
DEPARTMENT OF
TRANSPORTATION
PROJECT NO. IM
0253-255 REC. NO.
20180039360

$\Delta=63^{\circ}30'43''$
 $R=568.92'$
 $L=630.64'$
 $CH=598.85'$
 $N07^{\circ}58'16''E$

JOHNSTOWN 20.0'
PERMANENT
NON-EXCLUSIVE UTILITY
EASEMENT REC. NO.
20090066778 PREVIOUS
REC. NO. 20090003649
TO BE VACATED BY
SEPARATE DOCUMENT

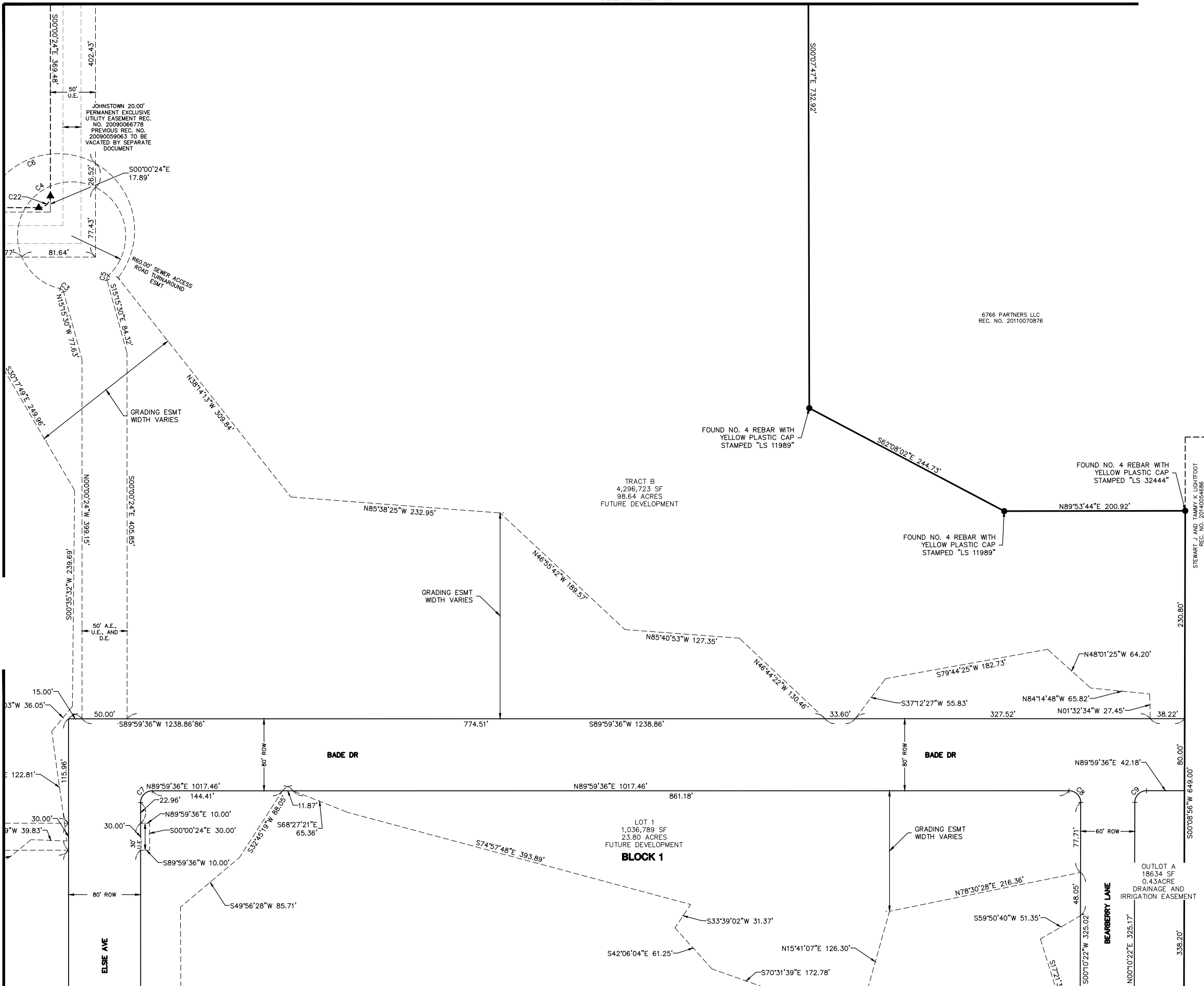
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SEE SHEET 8

THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3
FINAL PLAT

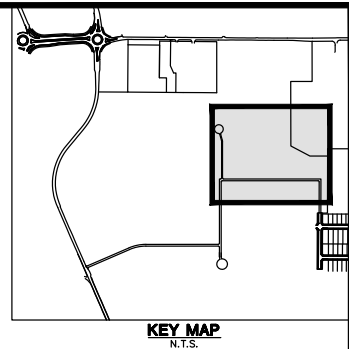
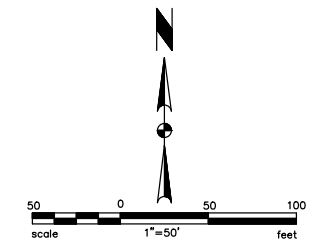
TST
TST, INC.
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Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1258.0001.00
SCALE 1" = 50'
DATE JULY 2023
SHEET 6 of 10



LEGEND

- Recovered Aliquot Corner as Described
- Found Monument as Described
- Set 24 Inches of #4 Rebar w/ Red Plastic Cap 38348
- A.E. Access Easement
- U.E. Utility Easement
- D.E. Drainage Easement
- Proposed Lot Line
- Proposed Easement
- Existing Lot Line
- Existing Right-of-Way
- Section Line
- Existing Easement
- Plat Boundary



REVISIONS		DESCRIPTION
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JFS		
JSL		
FILENAME		0001_Plat
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DESIGNED		JSL
JOB NO.		1258.0001.00
SCALE		1" = 50'
DATE		JULY 2023
SHEET		7 of 10

TST, INC.
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Colorado 80525
Phone: 970.226.0557

**THE RIDGE AT JOHNSTOWN SUBDIVISION
FILING NO. 3**

FINAL PLAT

$\Delta=63^{\circ}30'43''$
 $R=568.92'$
 $L=630.64'$
 $CH=598.85'$
 $N07^{\circ}58'16''E$

FOUND CDOT ROW MARKER,
 MONUMENT DAMAGED, LEANING
 TO NORTHEAST

S23°26'05"E 18.77'

N64°15'01"W 22.99'

FOUND CDOT ROW MARKER,
 FOUND 3.25" BRASS ENCASED
 IN CONCRETE

15' UTILITY EASEMENT
 REC. NO. 20210000278

CDOT INTERSTATE 25
 RIGHT OF WAY

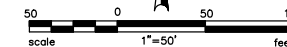
FOUND NO. 4 REBAR WITH
 YELLOW PLASTIC CAP
 STAMPED "LS 32444"

EAST CENTER 1/8 CORNER
 SECTION 27, T5N, R68W,
 FOUND NO. 6 REBAR WITH 2.5
 ALUMINUM CAP, STAMPED
 "PLS 32444, 2002"

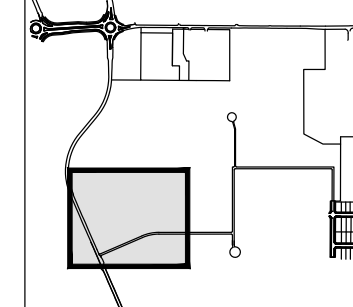
BUCKLEY D AND BRENT
 W GRAYBILL REC. NO.
 2019003417

LEGEND

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SEE SHEET 9



REVISIONS	
DATE	DESCRIPTION

DRAWN	JSL
CHECKED	JFS
DESIGNED	JSL
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**THE RIDGE AT JOHNSTOWN SUBDIVISION
 FILING NO. 3
 FINAL PLAT**



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SCALE 1" = 50'

DATE JULY 2023

SHEET

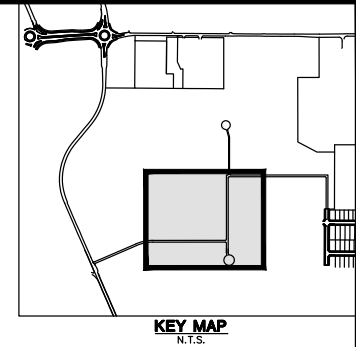
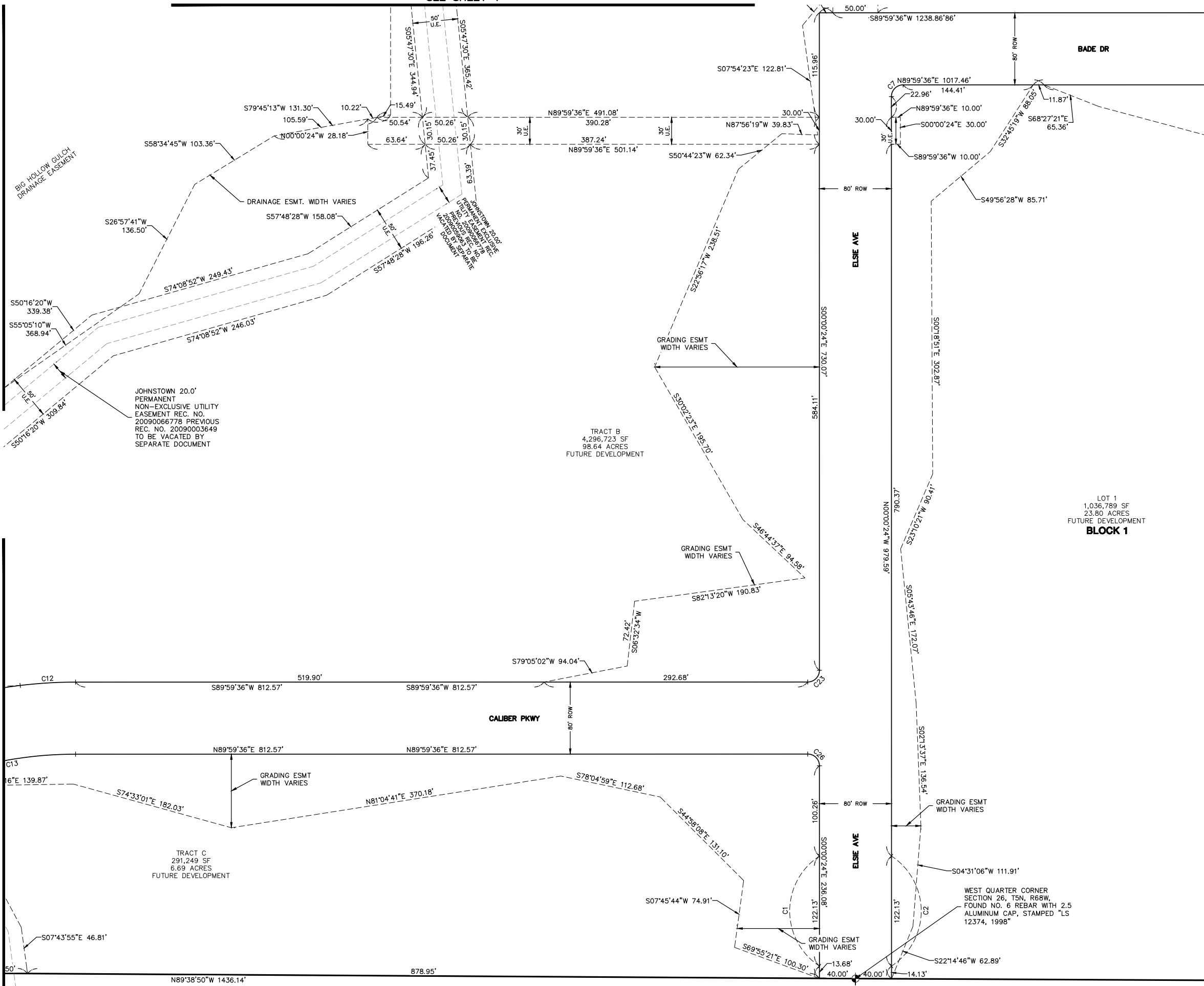
8 of 10

SEE SHEET 4

SEE SHEET 6

SEE SHEET 8

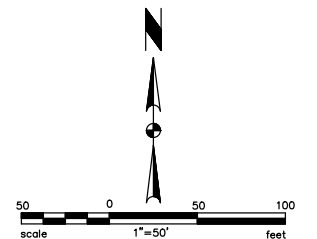
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REVISIONS	DESCRIPTION
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DRAWN	JSL
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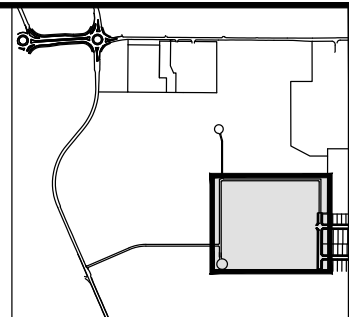
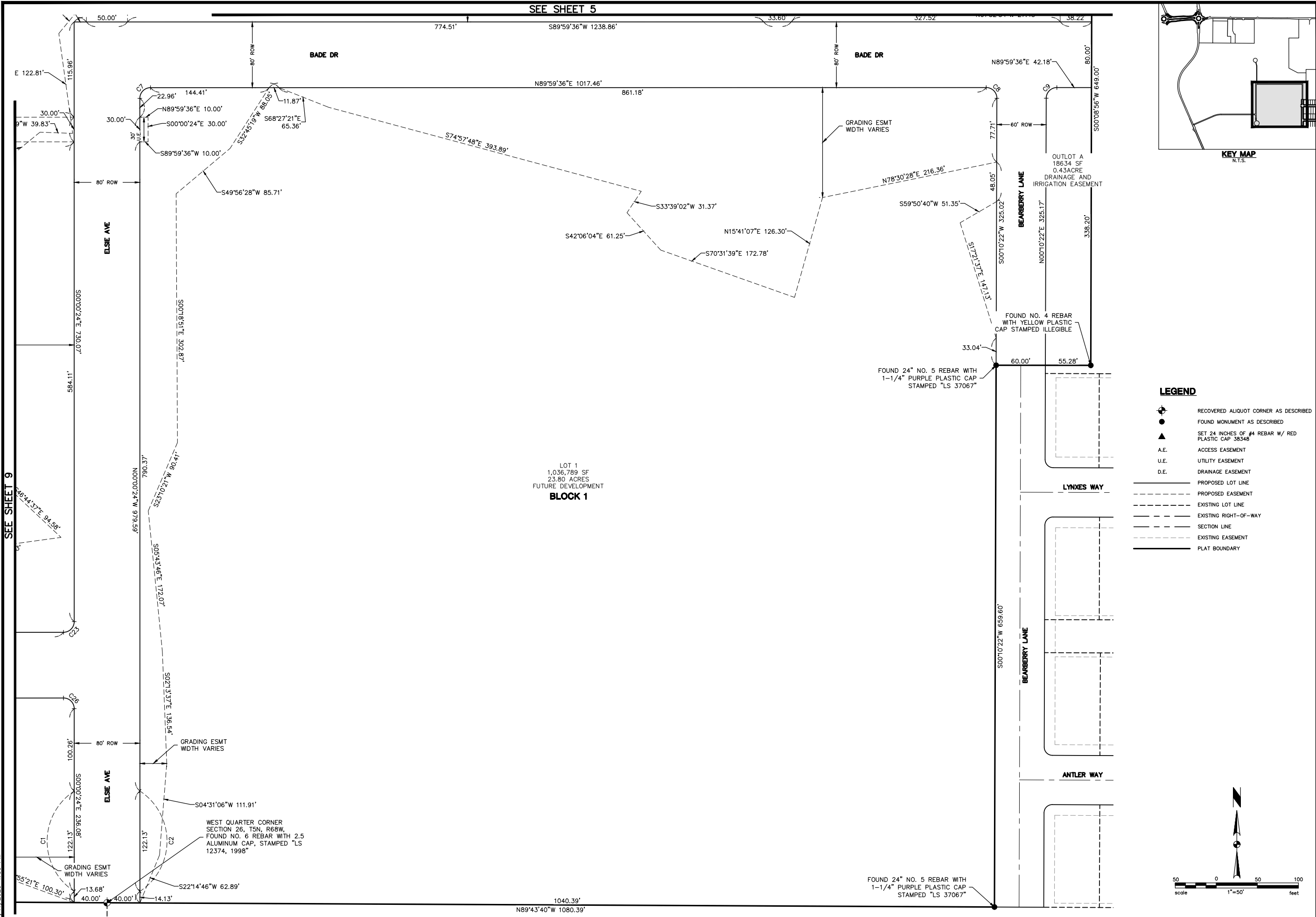
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SCALE 1" = 50'

DATE JULY 2023

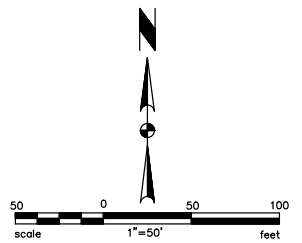
SHEET

SEE SHEET 5



LEGEND

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REVISIONS	
DATE	DESCRIPTION

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DESIGNED	JSL
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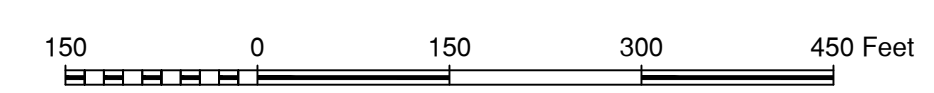
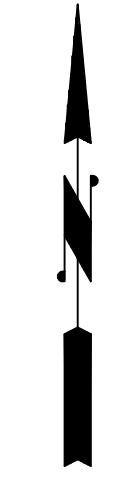
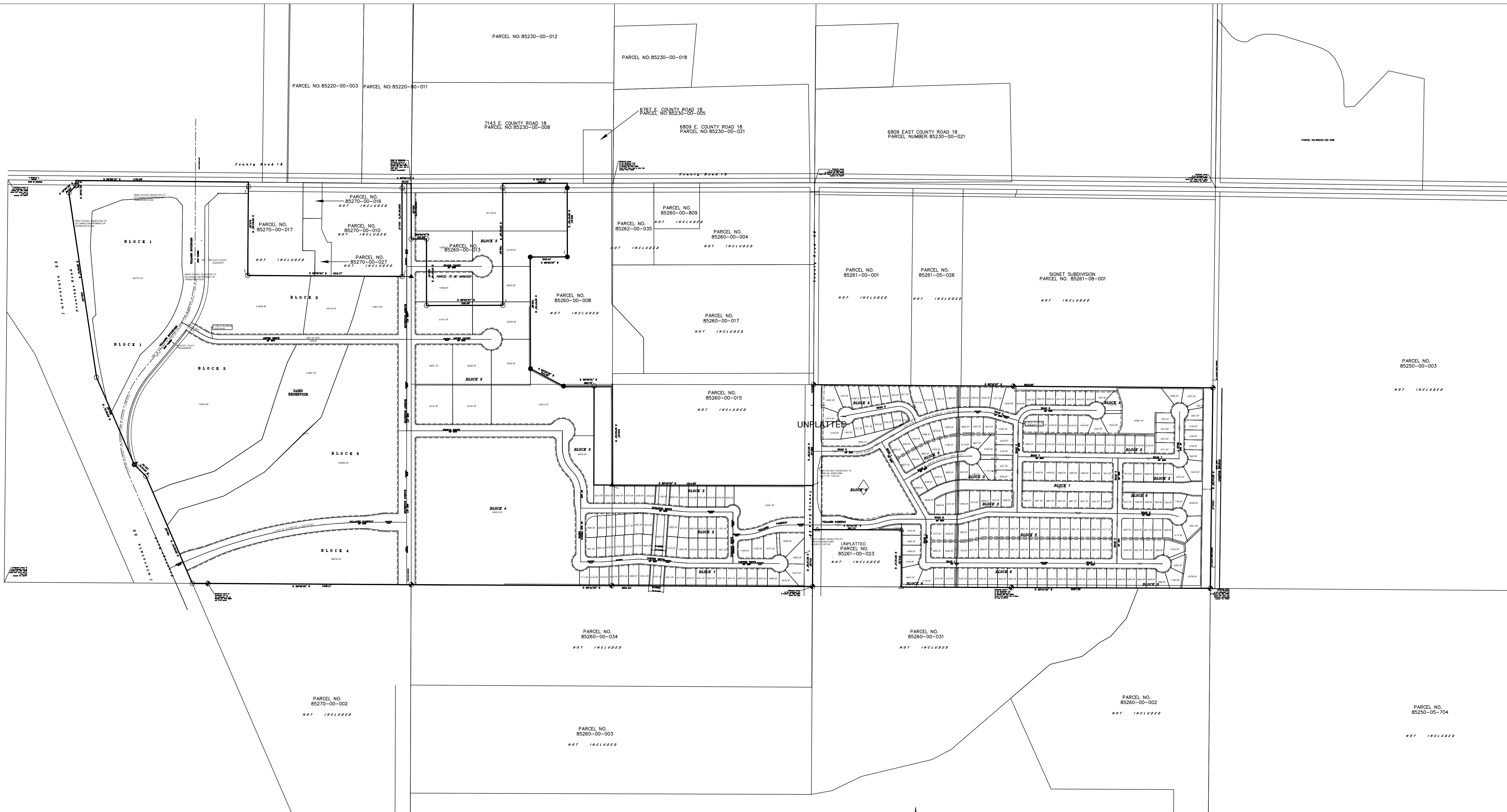
DATE JULY 2023

SHEET

THE VILLAGES AT JOHNSTOWN

PRELIMINARY PLAT AMENDMENT NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27 AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 05 NORTH, RANGE 68 WEST 6th PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.



SCALE: 1" = 150'

HL **HIGHLINE**
ENGINEERING & SURVEYING

ENGINEERING CONSULTANTS

PO BOX 1295
 PARKER, COLORADO 80134
 Tel. No.(303) 889-0044
 Fax. No.(303) 380-3320

JOB NO. 229PLAT2

DATE: 7/05/18

SHEET 1 OF 1



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM: Public Hearing and Consideration of A Final Subdivision Plat and Final Development Plan for The Row Townhomes at 2534

PROJECT NO: SUB23-0005

PARCEL NOs: 8545113003

DESCRIPTION: Subdivision for Townhome Community consisting of attached single family (townhomes) on approximately 2.08 acres, located within the 2534 PUD.

LOCATION: Located Northwest of the intersection of Exposition Drive and Thompson Parkway.

OWNER: MNC Holdings, LLC

APPLICANT: Nico Campana, / Aliversa Builders

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: July 26, 2023

ATTACHMENTS

- 1. Vicinity Map
- 2. Final Plat
- 3. Final Development Plan
- 4. Architectural Elevations (3, 4 & 5 unit buildings)

EXECUTIVE SUMMARY

The Applicant, Aliversa Builders, requests the approval of a Final Plat and Final Development Plan approval for a townhome development in the 2534 area. The applicant proposes single family townhomes for this site. A total of 7 buildings are proposed totaling 32 townhome units, composed of 3 to 5 unit buildings. The subdivision will also plat outlots for easements, landscaping, open space, parks, guest parking and stormwater facilities. (Attachment 2).

ZONING: PUD (2534)

ADJACENT ZONING & LAND USE:

North: PUD (2534) – B.2 (office, flex, retail, and multi-family) – Cortland at 2534 Apartments

East: PUD (2534) – G (gun store and related accessory uses) – Liberty Firearms Institute

South: PUD (2534) – B.2 (office, flex, retail, and multi-family) – Rise at 2534 Apartments

West: PUD (2534) – B.2 (office, flex, retail, and multi-family) – Cortland at 2534 Apartments

PROPERTY LAND USE HISTORY

The property comprising the 2534 P.U.D. was annexed into the Town of Johnstown in 2000. As part of that Annexation Agreement, Johnstown and the Property Owners agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within 2534.

The subject property has been part of the following land use actions:

- Land Use Amendment for 2.1 acres within the 2534 P.U.D. res. No. 2022-39. The land use amendment changed the designation from “B.1” to “B.2” to allow multi-family housing. This subdivision is subject to the 2534 P.U.D. Design Guidelines, which apply to the full area known as the 2534 P.U.D., as approved with the original Subdivision.

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- Johnstown Public Works & Utilities Departments
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Helton & Williamsen (Water Engineer)
- IMEG (Town Engineer)
- LFRA (Fire District)

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision would create a residential townhome development consisting of 7 townhome buildings, composed of 3 to 5 unit buildings, for a total of 32 residential lots. These buildings cover approximately 0.44 acres of the site. The subdivision will also plat two outlots (0.75 acres) for easements, landscaping, open space, and pedestrian access. In addition, one tract (0.41 acres) for parking and pedestrian/vehicle access, drainage, and emergency access. (Attachments 2 & 3)

This townhome community consists of attached single family (townhomes) on approximately 2.08 acres, located in the 2534 PUD. Notably, the Cortland apartments are located directly to the north and west, the existing RISE Apartment development is located directly south, and Liberty Firearms Institute is located to the east. (Attachment 1)

Lots are all approximately 1,254 square feet in area, with a typical width of 22.0 feet. The townhomes all have front doors accessing a network of walks, open and landscaped areas, some of which front small off-street parking. Each dwelling unit will have an attached two car garage, in addition to four guest parking spaces.

Outlots will contain requisite access, drainage, emergency, maintenance and utility easements and open space. Common open space areas are provided throughout the development and each unit has access to walkways that connect to parking and streets and the adjacent sidewalk network in 2534.

The development will contain a mixture of landscape surfaces, including small areas of irrigated turf, rock and wood mulch, and native grass. The two outlots will be open space areas and will be irrigated and maintained by a Homeowners Association. The streetscapes along Exposition Drive and Thompson Parkway have existing sidewalks installed. Landscaping will be installed for these streetscapes with this development.

Overall, Staff has no significant outstanding concerns with this development and believes it will promote the Town's goals of housing type diversity, walkable neighborhoods, efficient development patterns and logical extension of infrastructure. On a neighborhood level, it will activate and support the greater 2534 PUD, which is designed for a variety of complimentary land uses, including residential.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, July 13, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED FINDINGS, CONDITIONS, AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council, that the requested Final Plat and Final Development Plan for The Row Townhomes at 2534 Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable 2534 Design Guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by providing diverse townhome housing located close to essential community businesses. This type of development features an appropriately dense housing layout which is consistent with surrounding area and is also compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

Recommended Motion to Approve:

Based on the application received, information provided at this hearing, and findings noted, I move that the Planning & Zoning Commission recommend to the Town Council Approval of the Final Plat and Final Development Plan for The Row Townhomes at 2534.

Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat and Final Development Plan for The ROW Townhomes at 2534, with the following conditions...

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Approval of the Final Plat and Final Development Plan for The Row Townhomes, based on the following findings...

VICINITY MAP – THE ROW TOWNHOMES AT 2534



Notes



1:6,000

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet



This map was created by Larimer County GIS using data from multiple sources for informal purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of this content.

THE ROW TOWNHOMES AT 2534

REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 2,
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14,
 T. 5 N., R. 68 W. OF THE 6TH P.M.,
 TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MNC HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS DESCRIBED AS LOT 3, BLOCK 1, 2534 FILING NO. 2, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO.

SAID PARCEL CONTAINS A GROSS AREA OF 90,798 SQUARE FEET OR 2.084 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAY ON RECORD OR EXISTING, AND DO HEREBY SUBMIT THE SAME INTO LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHT OF WAY AND EASEMENTS, AS SHOWN ON THIS MAP; AND DO HEREBY DESIGNATE AND DEDICATE: (1) ALL SUCH RIGHT OF WAYS EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS MAP; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR THE PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME AS "THE ROW TOWNHOMES AT 2534".

MNC HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO) JSS

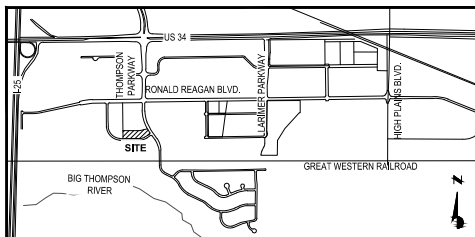
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY _____ AS _____ (TITLE) OF MNC HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP
 NOT TO SCALE

OWNER:
 MNC HOLDINGS, LLC
 3702 MANHATTAN AVE.
 FORT COLLINS, CO 80526

DEVELOPER:
 ALIVERSA BUILDERS
 3702 MANHATTAN AVENUE
 FORT COLLINS, COLORADO 80526
 CONTACT: NICHOLAS CAMPANA

ENGINEERS:
 GALLOWAY AND COMPANY, INC.
 5265 RONALD REAGAN BLVD., SUITE 210
 JOHNSTOWN, CO 80534

SURVEYOR:
 GALLOWAY AND COMPANY, INC.
 5265 RONALD REAGAN BLVD., SUITE 210
 JOHNSTOWN, CO 80534

TOWN APPROVAL

DIRECTOR OF PLANNING & DEVELOPMENT

THIS PLAT, TO BE KNOWN AS THE ROW TOWNHOMES AT 2534, WAS APPROVED AS MINOR RESUBDIVISION.

BY: DIRECTOR OF PLANNING AND DEVELOPMENT

MAYOR

THIS PLAT, TO BE KNOWN AS THE ROW TOWNHOMES AT 2534, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, AS A MINOR RESUBDIVISION.

BY: MAYOR ATTEST: TOWN CLERK

LAND USE SUMMARY							
THE ROW TOWNHOMES AT 2534							
TRACT	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE		% OF TOTAL
A	17,800	0.409	METRO DISTRICT	METRO DISTRICT	EMERGENCY ACCESS, PEDESTRIAN ACCESS, ACCESS, UTILITY, DRAINAGE EASEMENT		19.81%
OUTLOTS							
A	27,558	0.633	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY, DRAINAGE EASEMENT AND OPEN SPACE		
B	5,294	0.122	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY, DRAINAGE EASEMENT AND OPEN SPACE		
TOTAL OUTLOTS	32,852	0.754					36.18%
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS				
SINGLE FAMILY LOTS	40,126	0.921	32				44.19%
TOTAL AREA	90,798	2.084	TOTAL PERCENTAGE				100.00%

GENERAL NOTES

- 1) BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 IN WHICH THE WEST LINE OF LOT 3, BLOCK 1, 2534 FILING NO. 2 HAS AN ASSUMED BEARING OF NORTH 02° 21' 23" WEST A DISTANCE OF 194.02 FEET, MONUMENTED ON THE SOUTHWEST BY A NAIL AND DISK, STAMPED PLUS 3791H AND ON THE NORTHWEST BY FOUND NO. 3 REBAR AND REPEATED WITH A NUMBER 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED PLUS 3791H!
- 2) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 06099C021Z, HAVING A MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE V (0.2% ANNUAL CHANCE FLOOD HAZARD), AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ON SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON, C.R.S. 13-90-100(3)(A).
- 6) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF THE SURVEY BY THE CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FC2251939860, WITH AN EFFECTIVE DATE OF JANUARY 19, 2022 AT 5:00 P.M.
- 7) TRACT A, OUTLOTS A AND B ARE TO BE CONVEYED TO THE METRO DISTRICT BY SEPARATE DOCUMENT UPON RECORDATION OF THIS PLAT.
- 8) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF THE SURVEY BY THE CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 340-C05993-23, WITH AN EFFECTIVE DATE OF APRIL 22, 2023 AT 8:00 A.M.
- 9) THE LANDOWNERS OF LOTS IN BLOCK 4, 5, 6 AND 7 ARE RESPONSIBLE FOR MAINTAINING THE AREA IN THE LANDSCAPE EASEMENT.

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, CONDUITS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND PREVENTION BARRIERS 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.

GENERAL OVERLOT DRAINAGE NOTE:

LOTS AND TRACTS AS PLATTED MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN OF JOHNSTOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE DRAINAGE OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN OF JOHNSTOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER. 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 OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.

SURVEYOR'S CERTIFICATION:

I, READE COLIN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE ROW TOWNHOMES AT 2534 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2023.

READE COLIN ROSELLES
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Item 3

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THE ROW TOWNHOMES AT 2534

REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 2, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14, T. 5 N., R. 68 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO

No.	Date	Issue / Description	Initials
1.	01/22/2023	TOWN COMMENTS	JH

Project No. 2303001519
 Drawn By: AN
 Checked By: RCR
 Date: 1/23/2023

THE ROW TOWNHOMES AT 2534

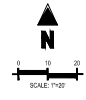
REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 2,
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14,
 T. 5 N., R. 68 W. OF THE 6TH P.M.,
 TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	615°33'	89.25	817.00	S32°08'49"E	89.21
C2	89°53'16"	15.69	10.00	S92°18'17"W	14.13
C3	35°07'46"	159.41	260.00	S72°07'43"W	156.93
C4	6°25'12"	29.13	260.00	S76°18'21"W	29.12
C5	2°14°56"	8.29	20.00	N25°32'38"W	8.23
C6	54°55'54"	19.17	20.00	N12°40'19"E	18.45
C7	90°00'00"	7.85	5.00	N80°22'45"W	7.07
C8	125°59'58"	21.85	10.00	S27°21'4"W	17.75
C9	90°00'00"	23.56	15.00	S45°12'47"E	21.21
C10	172°13'36"	6.07	20.00	S82°59'01"W	6.05
C11	170°13'42"	5.96	20.00	S844'38"E	5.93
C12	89°59'31"	23.56	15.00	S44°7'28"W	21.21
C13	15°40'20"	4.10	15.00	N82°22'33"W	4.09
C14	21°44'40"	7.59	20.00	N24°731"W	7.54
C15	182°8'55"	83.87	260.00	S63°51'17"W	83.51
C16	101°13'38"	46.41	260.00	S84°37'46"W	46.35
C17	54°55'54"	19.17	20.00	S12°40'19"W	18.45
C18	142°9'42"	5.06	20.00	S47°23'07"W	5.05
C19	89°59'31"	23.56	15.00	S44°7'28"W	21.21
C20	15°40'20"	4.10	15.00	N82°22'33"W	4.09
C21	60°52'37"	15.94	15.00	N44°19'09"W	15.20

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L2)	S89°47'13"W	2.48
(L3)	N89°47'13"E	7.97
(L4)	N07°24'7"W	14.69
(L5)	S80°34'32"W	11.27
(L6)	S92°28'2"E	10.00
(L7)	N80°34'32"E	10.60
(L8)	S13°59'50"E	2.14

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C22)	22°48'30"	7.96	20.00	S32°02"E	7.91

- LEGEND
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "1/5 37911" UNLESS OTHERWISE NOTED
 - REC. NO. 2534-F2 RECESSION NUMBER 2534 FILING NO. 2 AT REC. NO. 2006-0005231
 - PROPERTY LINE
 - LOT LINE
 - - - - EXISTING EASEMENT
 - Ⓜ ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS
 - Ⓢ BLOCK NUMBER



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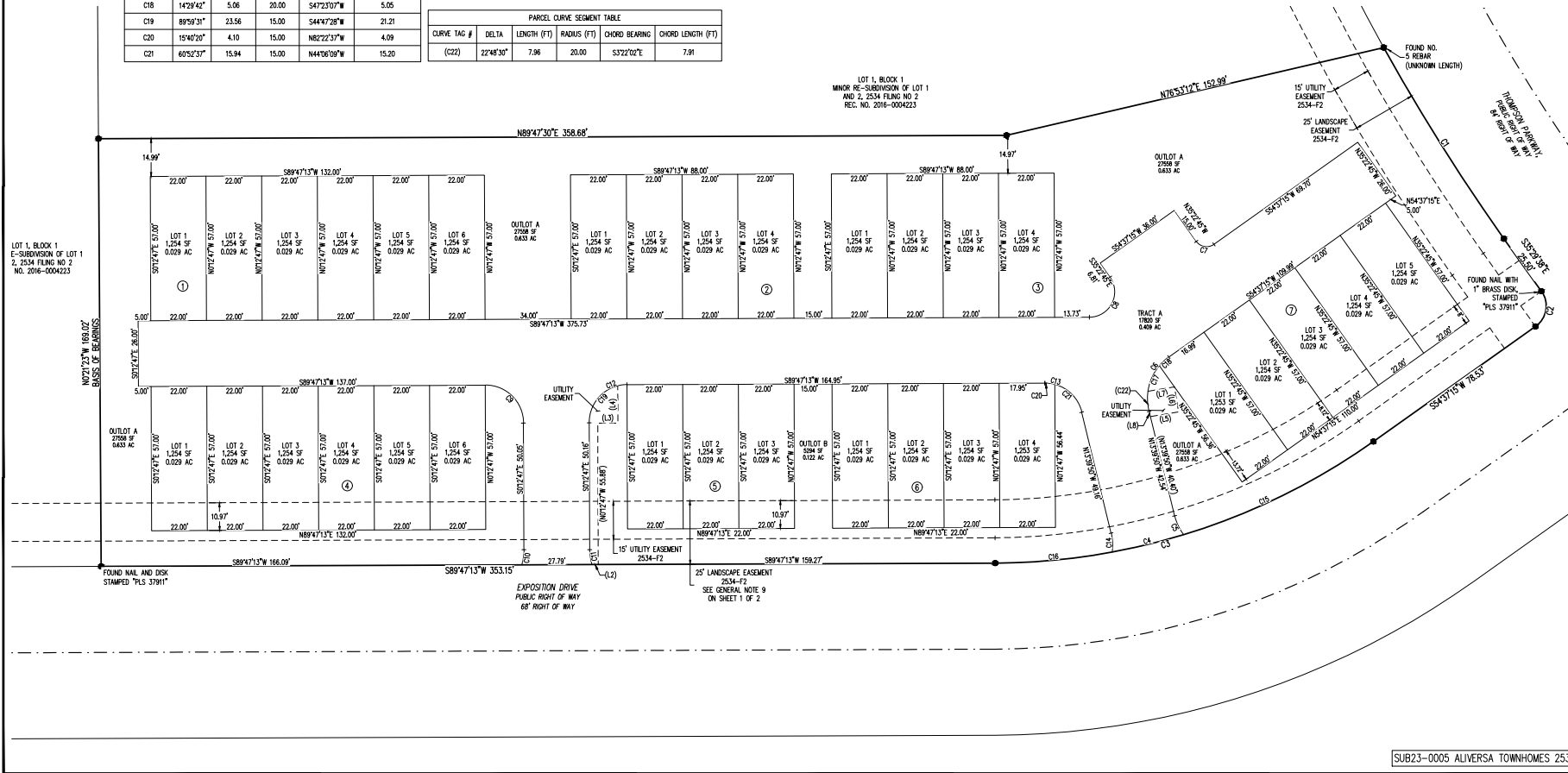
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THE ROW TOWNHOMES AT 2534
 REPLAT OF LOT 3, BLOCK 1, 2534 FILING NO. 2,
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 15 AND THE NORTHWEST QUARTER
 OF SECTION 14, T. 5 N., R. 68 W. OF THE 6TH P.M.,
 TOWN OF JOHNSTOWN, COUNTY OF LARIMER, COLORADO

#	Date	Issue/Description	Init.
1.	8/21/2023	ISSUE COMMENTS:	JH

Project No: 2383031519
 Drawn By: AN
 Checked By: JG
 Date: 1/12/2023



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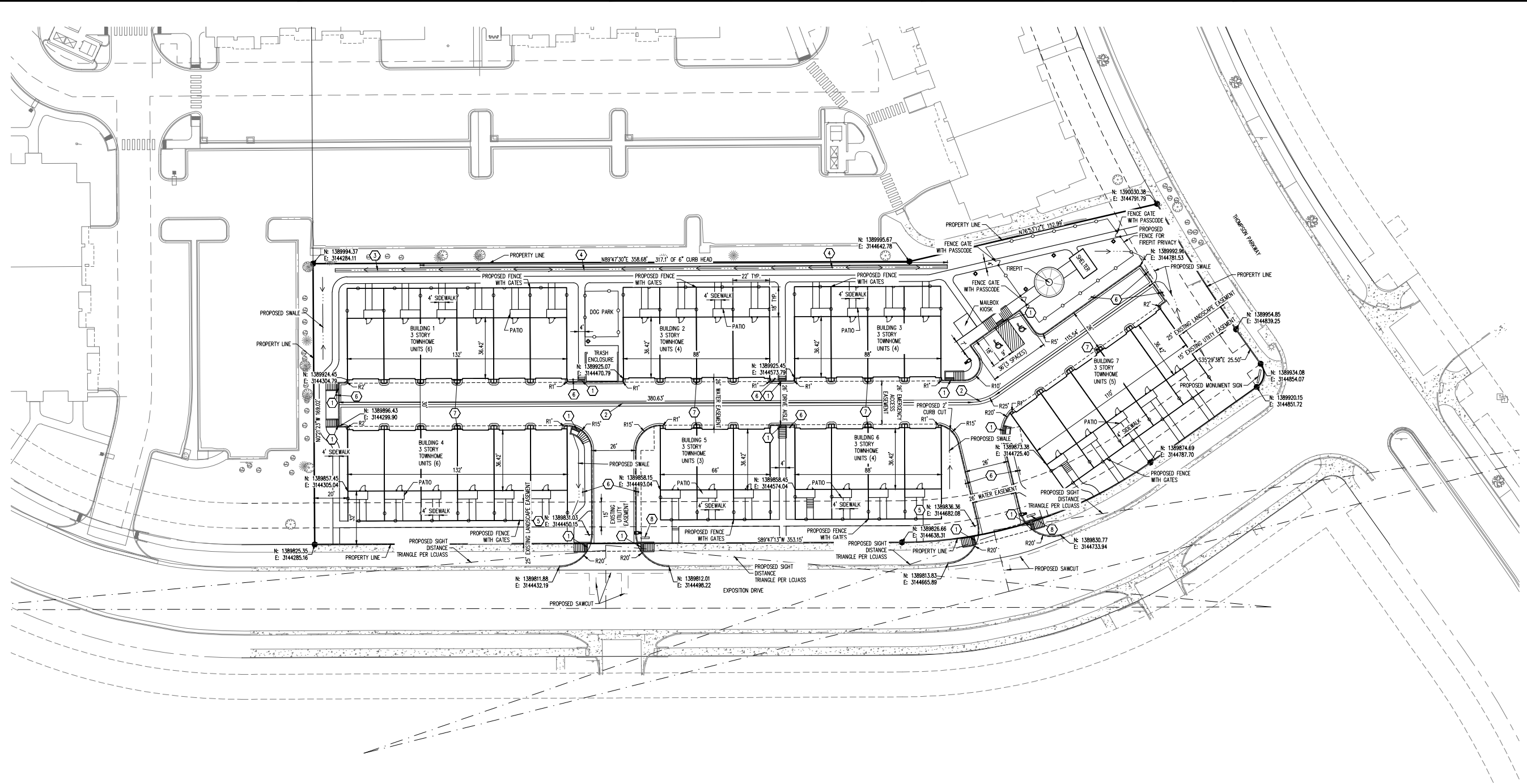
ALVERSA BUILDERS
THE ROW TOWNHOMES AT 2534
CONSTRUCTION, ENGINEERING, AND
SITE DEVELOPMENT PLANS

JOHNSTOWN, COLORADO

#	Date	Issue / Description	Init.

Project No:	AB00001
Drawn By:	APC
Checked By:	KJP
Date:	05.12.23

HORIZONTAL CONTROL AND SITE PLAN



LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SWALE FLOWLINE
- SETBACK LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED SAWCUT LINE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- FLAG POLE
- ADA PARKING SYMBOL
- EXISTING ELECTRICAL PULL BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ① HANDICAP RAMP WITH TRUNCATED DOME
- ② PROPOSED 3" TRICKLE PAN (SEE DETAIL SHEET C2.1)
- ③ PROPOSED 2" TRICKLE PAN (SEE DETAIL SHEET C2.1)
- ④ PROPOSED 2" TRICKLE PAN W/ 6" CURB (SEE DETAIL SHEET C2.1)
- ⑤ R1-1 STOP SIGN
- ⑥ "TIRE LANE NO PARKING" SIGN MOUNTED TO POST
- ⑦ "TIRE LANE NO PARKING" SIGN MOUNTED TO FACE OF BUILDING
- ⑧ ADDRESS MONUMENT SIGN - SIGN MUST SHOW ADDRESS RANGES FOR ALL UNITS AND ARROW SHOWING DIRECTION OF ADDRESSES

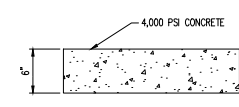
- NOTES**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY, EASEMENT AND ROADWAY CENTERLINE INFORMATION.
 3. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
 4. FOR ALL CATCH AND SPILL CURB INFORMATION AND TRANSITIONS, SEE GRADING PLANS C3.0.
 5. ALL STRIPING AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MUTCD AND SECTION 627 OF THE CDOT SPECIFICATIONS.
 6. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD WITH REGARD TO SIGN TYPE, SIZE, LOCATION AND MOUNTING SPECIFICATIONS.
 7. ALL ON-SITE CURB AND GUTTER SHALL BE 18" CATCH OR SPILL CURB AND GUTTER UNLESS NOTED OTHERWISE ON THESE PLANS (SEE DETAIL SHEET C2.1).
 8. ALL H/C RAMPS SHALL HAVE TRUNCATED DOMES PER DETAIL ON DETAIL SHEET C2.1.
 9. REFER TO DETAIL SHEET C2.1 FOR H/C PARKING STALL DETAILS AND SIGN REQUIREMENTS - ALL SPACES ARE VAN ACCESSIBLE AND SHOULD BE POSTED AS SUCH. PROVIDE 2.5' CLEAR FROM FLOWLINE TO POST.
 10. THERE SHALL BE A 3" MINIMUM TRANSITION FROM SPILL TO CATCH CURB AND GUTTER.
 11. ALL SIGNS TO BE H.I.P.
 12. BUILDINGS 4 THROUGH 7 SHALL HAVE ADDRESSES POSTED ON FRONT AND BACK OF THE UNITS.

SITE INFORMATION TABLE

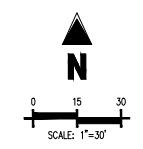
GROSS SITE AREA (SF / AC)	90,798 / 2.08
BUILDING AREA (SF)	25,700
GROSS BUILDING COVERAGE (% SITE)	28.30%
OPEN SPACE (SF)	37,026
OPEN SPACE (% SITE)	40.77%

PARKING TABLE

REQUIRED PARKING (2/DWELLING UNIT)	64
TOTAL PROVIDED PARKING	67
REGULAR PARKING SPACES	65
HANDICAP PARKING (2 REQUIRED)	2



PRELIMINARY PROPOSED PAVEMENT SECTIONS:
1. FOR FINAL SITE SPECIFIC ALTERNATIVE PAVEMENT SECTIONS AND RECOMMENDATIONS, REFER TO GEOTECHNICAL SUBSURFACE EXPLORATION REPORT AND ANY ADDITIONS PREPARED BY EARTH ENGINEERING COMPANY, INC. IEC PROJECT NO. 23-01-013.



C2.0

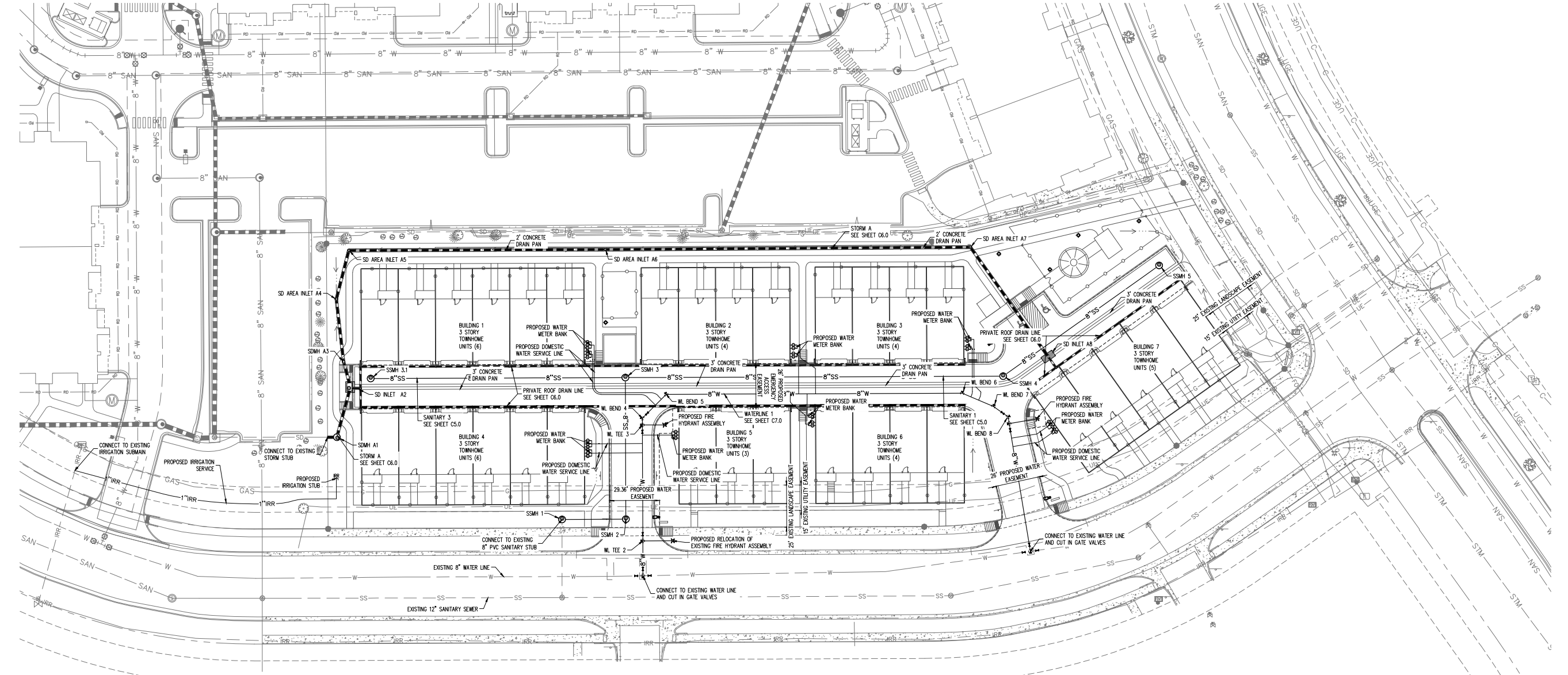


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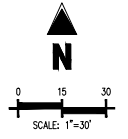


ALVERSA BUILDERS
THE ROW TOWNHOMES AT 2634
CONSTRUCTION, ENGINEERING, AND
SITE DEVELOPMENT PLANS
JOHNSTOWN, COLORADO



LEGEND	
PROPOSED WATER MAIN	— W —
EXISTING WATER MAIN	— W —
PROPOSED SANITARY SEWER	— SS —
EXISTING SANITARY SEWER	— SS —
PROPOSED FIRE HYDRANT	— FH —
EXISTING FIRE HYDRANT	— FH —
PROPOSED STORM SEWER	— SD —
EXISTING STORM SEWER	— SD —
PROPOSED CURB AND GUTTER	— CG —
PROPOSED RIGHT-OF-WAY	— ROW —
PROPOSED LOTLINE	— LOT —
EASEMENT LINE	— EAS —
EXISTING NATURAL HABITAT BUFFER ZONE	— NHB —
EXISTING CITY OF FORT COLLINS WETLAND	— WET —
PROPOSED MANHOLE	○
EXISTING MANHOLE	⊙

- NOTES**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL UTILITY CONSTRUCTION SHALL BE PER THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
 3. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, STORM SEWER MAINS, WATER MAINS & SERVICES.
 5. ALL JOINTS ON ELLIPTICAL PIPES SHALL BE TONGUE AND GROOVE WITH FLEXIBLE JOINT SEAL COMPOUND STANDARD WITH THE PIPE MANUFACTURER AND AS APPROVED BY TOWN INSPECTOR.
 6. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
 7. ALL ROP SHALL BE CLASS III OR GREATER, AS FIELD CONDITIONS WARRANT. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY THE TOWN OF JOHNSTOWN. ALTERNATES (SUCH AS ADS 14-12 OR RP SANITIES) OUTSIDE OF THE R.O.W. MAY BE ALLOWED, SUBJECT TO PRIOR APPROVAL BY THE TOWN ENGINEER OR ENGINEERING INSPECTOR. ALL JOINTS SHALL BE "WATERTIGHT" USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR ROP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
 8. ALL STORM MANHOLES LOCATED IN SIDEWALKS AND TRAILS SHALL HAVE PEDESTRIAN RATED LIDS.
 9. MANHOLE DIAMETERS REQUIRED TO PROVIDE A MINIMUM OF 1.0' CLEAR WALL BETWEEN THE OUTSIDE WALLS OF ADJACENT INCOMING LINES AT THE INSIDE WALL OF THE STRUCTURE. CONTRACTOR SHALL SHALL CONFIRM THAT MANHOLE DIAMETERS MEET THE REQUIREMENTS AND ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
 10. CONFIRM HORIZONTAL AND VERTICAL LOCATION OF WATER, STORM DRAIN AND SANITARY SEWER TIE-IN TO EXISTING LOCATIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN ENGINEER WITH ANY DISCREPANCIES.



#	Date	Issue / Description	Init.

Project No:	AB00001
Drawn By:	APC
Checked By:	KJP
Date:	05.12.23

OVERALL UTILITY PLAN



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 NOT FOR CONSTRUCTION

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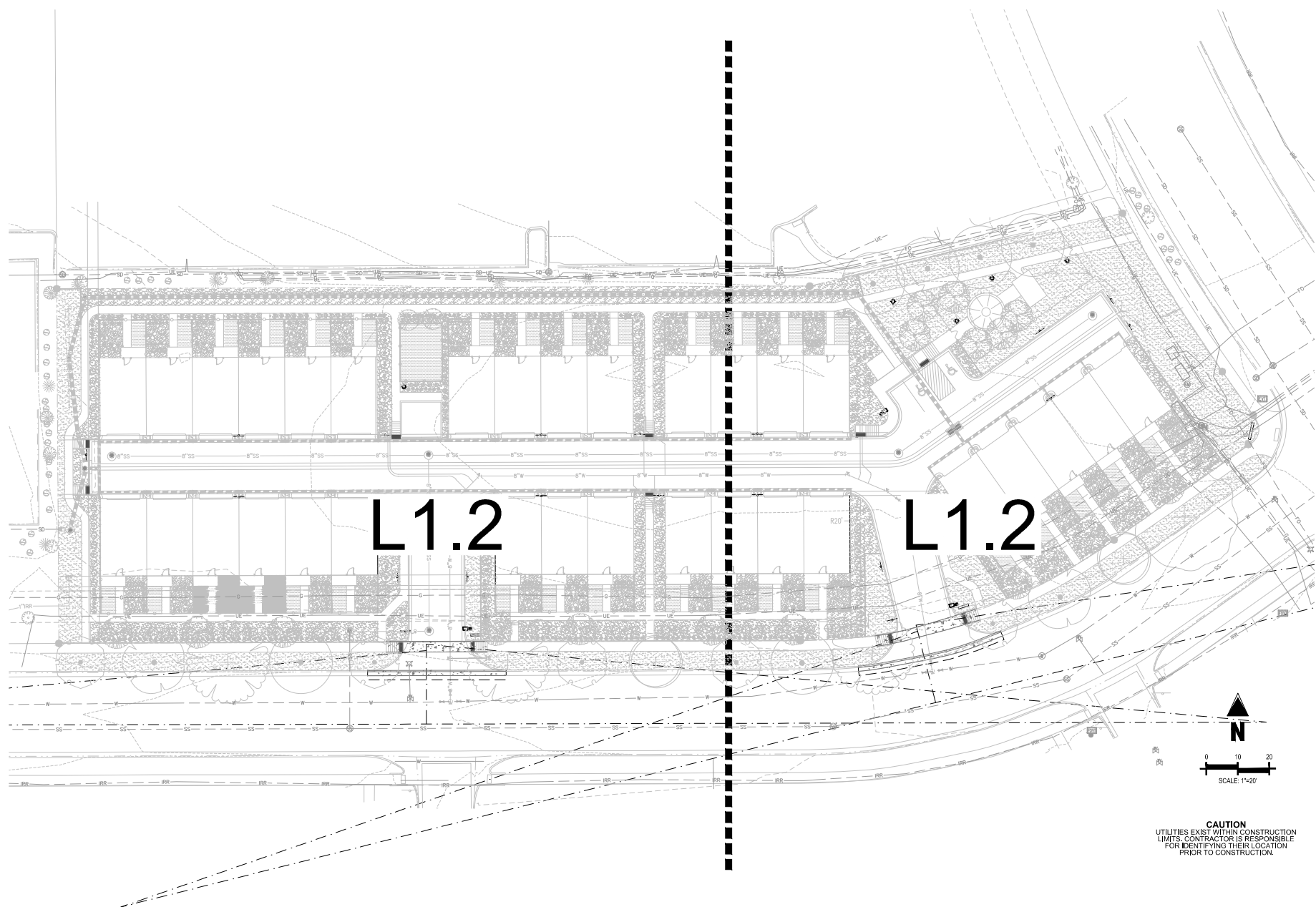


ALIVERSA BUILDERS
THE ROW TOWNHOMES AT 2634
CONSTRUCTION, ENGINEERING, AND
SITE DEVELOPMENT PLANS
 JOHNSTOWN, COLORADO

#	Date	Issue / Description	Init.

Project No:	AB000001
Drawn By:	KES
Checked By:	EN
Date:	05.12.23

OVERALL LANDSCAPE PLAN



PLANT SCHEDULE						
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.
	ACGR	6	BEGTOOTH MAPLE	ACER GRANDIDENTATUM	8&B	2' CAL 30'X30'
	CASP	2	NORTHERN CATALPA	CATALPA SPECIOSA	8&B	2' CAL 50'X30'
	GTII	5	IMPERIAL HONEY LOCUST	OLEDTSA TRICANTHOS INERMIS IMPCOLE TM	8&B	2' CAL 35'X25'
	KOPA	2	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	8&B	2' CAL 30'X25'
	LITU	1	TULIP POPLAR	LIRIODENDRON TULIPIFERA	8&B	2' CAL 90'X50'
	QURO	3	ENGLISH OAK	QUERCUS ROBUR	8&B	2' CAL 50'X40'
	PRF	2	FASTIGIATE BLUE SPRUCE	PICEA PUNGENS FASTIGIATA	8&B	6' HT 25'X8'
	AMCA	13	CANADIAN SERVICEBERRY	AMELANCHER CANADENSIS	8&B	1.5' CAL 15'X10'
	SYRI	16	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA IVORY SILK	8&B	1.5' CAL 20'X15'
	AMCS	93	LEADPLANT	AMORPHA CANESCENS	#5 CONT.	4'X4' VERY LOW
	CAXC	73	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	#5 CONT.	3'X3' VERY LOW
	AMAM	80	WAXFLOWER	JAMESIA AMERICANA	#5 CONT.	5'X4' VERY LOW
	SYAL	45	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	#5 CONT.	6'X4' LOW
	SYPA	22	MISS MIM KOREAN LILAC	SYRINGA PATULA MISS MIM	#5 CONT.	5'X5' VERY LOW
	CYPU	5	SPANISH GOLD BROOM	CYBUS PURGANS 'SPANISH GOLD'	#5 CONT.	4'X6' VERY LOW
	YUGS	51	GOLDEN SWORD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#5 CONT.	3'X3' LOW
	BOGR	204	BLUE GRAMA GRASS	BOUTELOUJA GRACILIS	#1 CONT.	1.5'X1.5' VERY LOW
	CAAK	87	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2' LOW
	PAVI	279	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	4'X1.5' LOW
	SCSC	124	LITTLE BLUESTEM	SCYZACHYRUM SCOPARIUM	#1 CONT.	3'X2' VERY LOW
	RC	13,746 SF	2"-4" ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH	MULCH	
	RR	6,176 SF	4"-8" MULTI-COLORED RIVER ROCK	4"-8" MULTI-COLORED RIVER ROCK	MULCH	
	PG	2,912 SF	PEA GRAVEL	PEA GRAVEL	MULCH	
	SOD4	14,410 SF	COLORADO BLUE BUFFALO SOD	COLORADO BLUE BUFFALO SOD	SOD	

CAUTION
 UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

- UTILITY NOTES**
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
 - THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
 - THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISIONS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	STEEL EDGER	1,310 LF	SEE NOTES

SIGHT DISTANCE AND LANDSCAPE NOTES

- SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LC/ASS FIG. 7-16.
- SIGHT TRIANGLES MUST FALL WITHIN PUBLIC ROW, OR DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAT, OR IF NOT THEN BY SEPARATE DOCUMENT).
- EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
- NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
- NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES.
- NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, OR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

LANDSCAPE CALCULATIONS

CODE SECTION	COMMON AREA LANDSCAPE	TOTAL AREA	20% REQUIRED LANDSCAPE	REQUIRED TREES (17000 SF OF REQUIRED LS)	PROPOSED TREES	REQUIRED SHRUBS (51000 SF)	PROPOSED SHRUBS
SEC. 3.6.3	MINIMUM 20% TOTAL SITE AREA MUST BE LANDSCAPED COMMON AREA (TOTAL SITE AREA: 59,444 S.F.)	90,799 S.F.	18,160 S.F. (36,320 S.F. PROV.)	36	36	180	180

CODE SECTION	PARKING LANDSCAPE	PARKING SPACES	REQUIRED ISLANDS	PROVIDED ISLANDS	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS (3 LG SHRUBS)	PROVIDED SHRUBS	PARKING PERIMETER LS REQ.	PARKING PERIMETER LS PROV.
SEC. 3.5.1 & 3.6.3	PARKING INTERIOR LANDSCAPE (1 TREE & 3 LG SHRUBS/ISLAND) REQUIRED ISLANDS (2 ISLANDS PER 20 PARKING SPACES)	3	NA	NA	2	2	6	6	2 TREE & 10 SHRUBS	2 TREE & 14 SHRUBS

CODE SECTION	PARKING PERIMETER LANDSCAPE	PARKING SPACES	REQUIRED ISLANDS	PROVIDED ISLANDS	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS (3 LG SHRUBS)	PROVIDED SHRUBS	PARKING PERIMETER LS REQ.	PARKING PERIMETER LS PROV.
SEC. 3.5.1 & 3.6.3	PARKING INTERIOR LANDSCAPE (1 TREE & 3 LG SHRUBS/ISLAND) REQUIRED ISLANDS (2 ISLANDS PER 20 PARKING SPACES)	4	NA	2 ENDS	2	2	12	12	2 TREE & 10 SHRUBS	2 TREE & 14 SHRUBS

GENERAL NOTES:
 1. ACCESS TO SITE IS FROM A PRIVATE ROAD

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ALVERSA BUILDERS
THE ROW TOWNHOMES AT 2534
CONSTRUCTION, ENGINEERING, AND
SITE DEVELOPMENT PLANS
JOHNSTOWN, COLORADO

#	Date	Issue / Description	Init.

Project No:	ABR00001
Drawn By:	KES
Checked By:	EN
Date:	05.12.23

LANDSCAPE PLAN

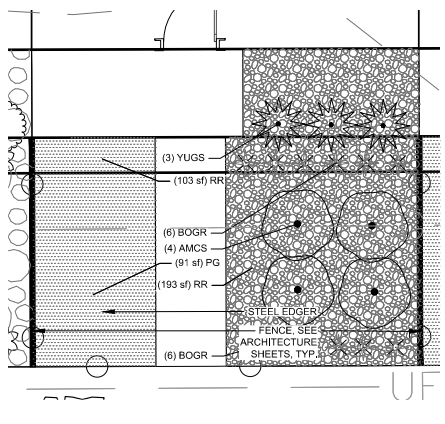
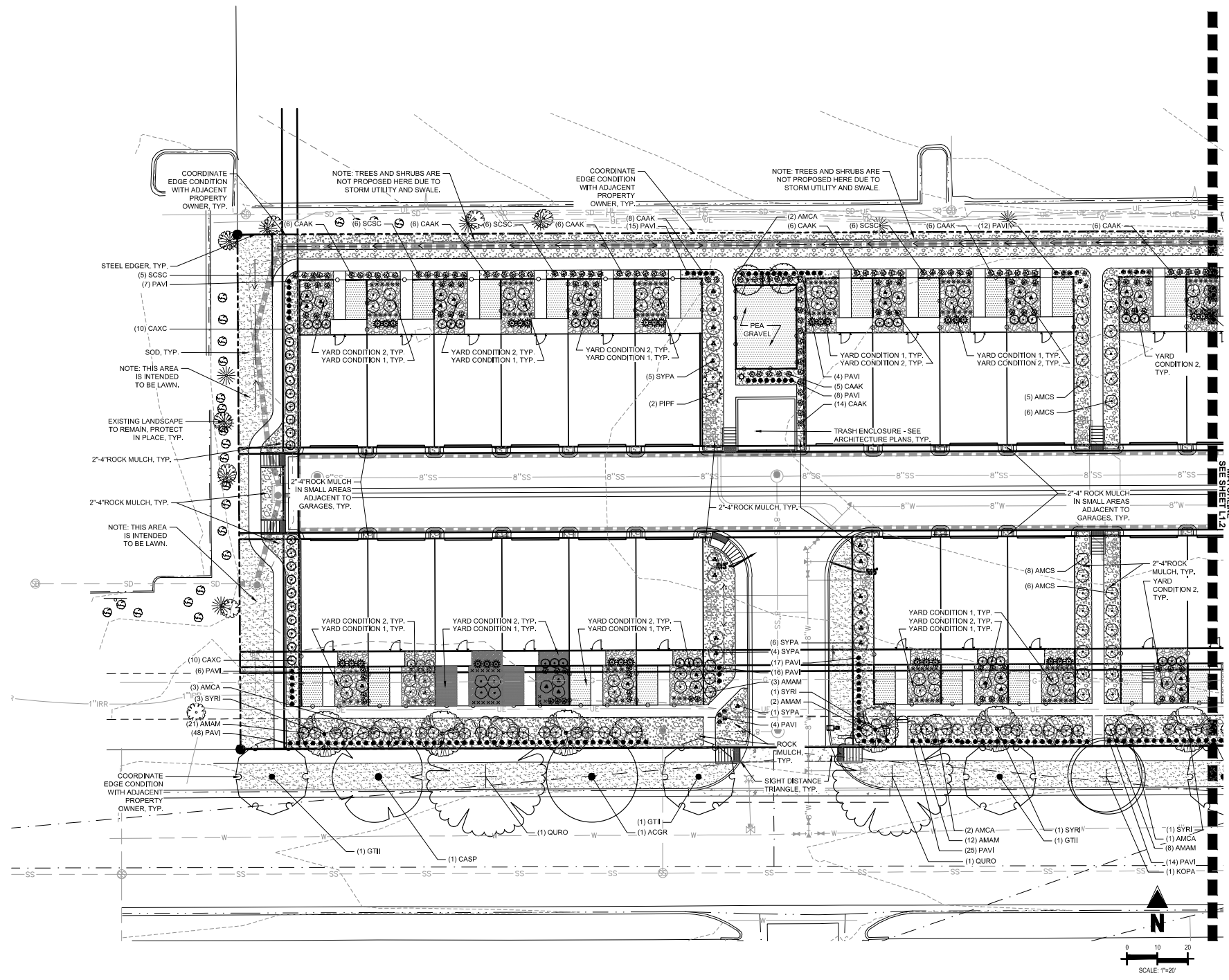
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME
	ACGR	6	BIGTOOTH MAPLE
	CASP	2	NORTHERN CATALPA
	GTII	5	IMPERIAL HONEY LOCUST
	KOPA	2	GOLDEN RAIN TREE
	LITU	1	TULIP POPLAR
	QURO	3	ENGLISH OAK
EVERGREEN TREES	CODE	QTY	COMMON NAME
	PIPF	2	FASTIGIATA BLUE SPRUCE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME
	AMCA	13	CANADIAN SERVICEBERRY
	SYRI	16	IVORY SILK JAPANESE TREE LILAC
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME
	AMCS	93	LEADPLANT
	CAXC	73	DARK KNIGHT SPIREA
	AMAM	80	WAXFLOWER
	SYAL	45	COMMON WHITE SNOWBERRY
	SYPA	22	MISS KIM KOREAN LILAC
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME
	CYPU	5	SPANISH GOLD BROOM
	YUGS	51	GOLDEN SWORD ADAM'S NEEDLE
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME
	BOGR	204	BLUE GRAMA GRASS
	CAAK	87	KARL FOERSTER FEATHER REED GRASS
	PAVI	279	HEAVY METAL SWITCH GRASS
	SCSC	124	LITTLE BLUESTEM
MULCH	CODE	QTY	COMMON NAME
	RC	13,746 SF	2"-4" ROCK COBBLE MULCH
	RR	6,176 SF	4"-6" MULT-COLORED RIVER ROCK
	PG	2,912 SF	PEA GRAVEL
SOD/SEED	CODE	QTY	COMMON NAME
	SOD4	14,410 SF	COLORADO BLUE BUFFALO SOD

REFERENCE NOTES SCHEDULE

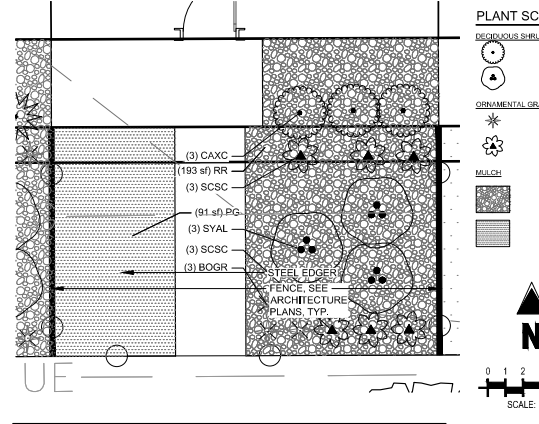
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	STEEL EDGER	1,310 LF	SEE NOTES

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



PLANT SCHEDULE YARD CONDITION 1

DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME
	AMCS	4	LEADPLANT
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME
	YUGS	3	GOLDEN SWORD ADAM'S NEEDLE
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME
	BOGR	12	BLUE GRAMA GRASS
MULCH	CODE	QTY	COMMON NAME
	RR	193 SF	4"-6" MULT-COLORED RIVER ROCK
	PG	182 SF	PEA GRAVEL
			STEEL EDGER



PLANT SCHEDULE YARD CONDITION 2

DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME
	CAXC	3	DARK KNIGHT SPIREA
	SYAL	3	COMMON WHITE SNOWBERRY
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME
	BOGR	5	BLUE GRAMA GRASS
	SCSC	6	LITTLE BLUESTEM
MULCH	CODE	QTY	COMMON NAME
	RR	193 SF	4"-6" MULT-COLORED RIVER ROCK
	PG	182 SF	PEA GRAVEL

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ALVERSA BUILDERS
THE ROW TOWNHOMES AT 2534
CONSTRUCTION, ENGINEERING, AND
SITE DEVELOPMENT PLANS
JOHNSTOWN, COLORADO

#	Date	Issue / Description	Init.

Project No:	ARB00001
Drawn By:	KES
Checked By:	EN
Date:	05.12.23

LANDSCAPE

PLANT SCHEDULE

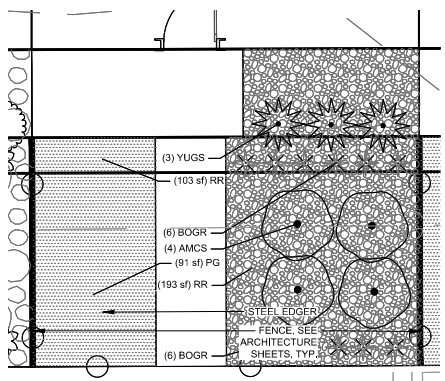
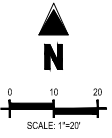
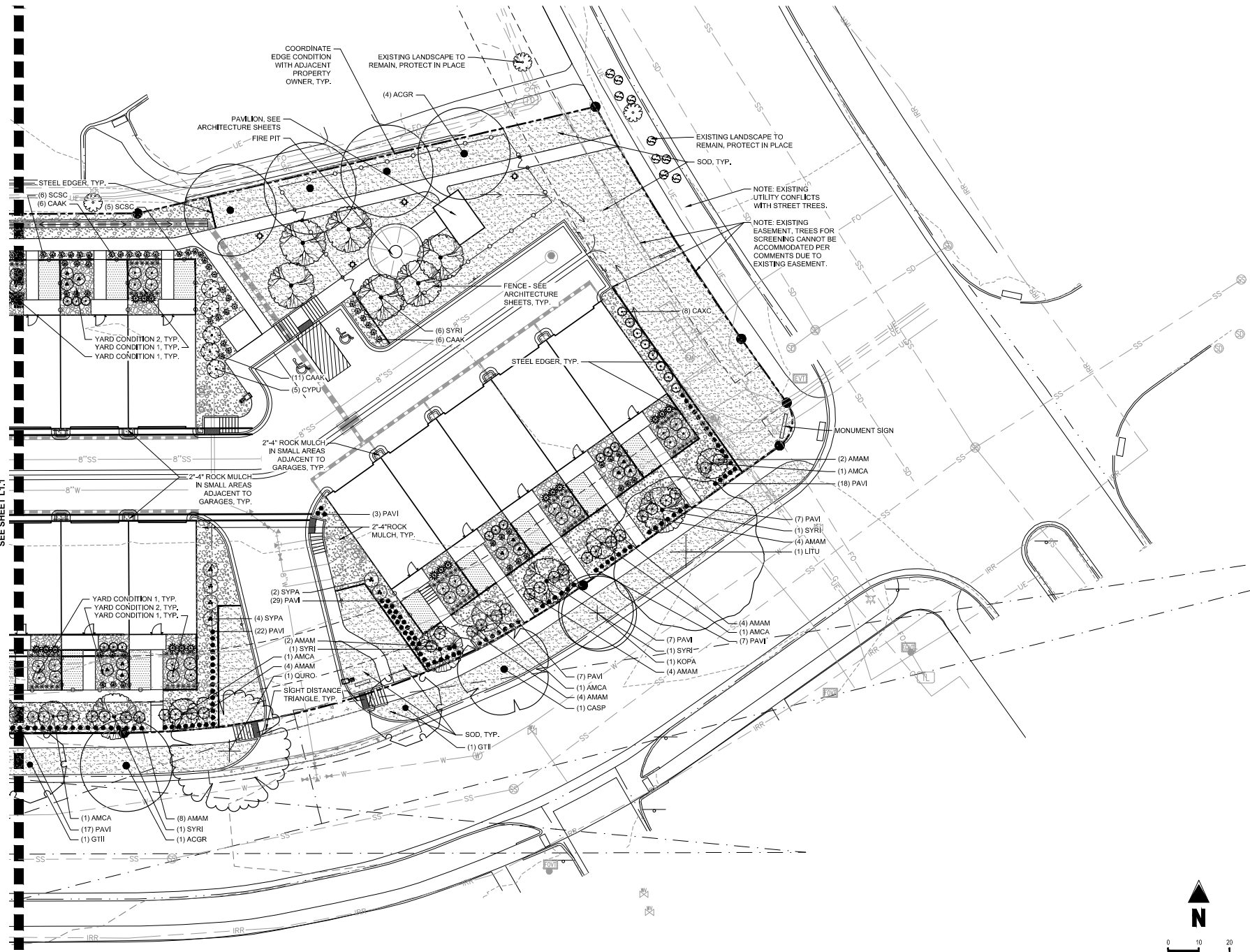
DECIDUOUS TREES	CODE	QTY	COMMON NAME
	ACGR	6	BIGTOOTH MAPLE
	CASP	2	NORTHERN CATALPA
	GTII	5	IMPERIAL HONEY LOCUST
	KOPA	2	GOLDEN RAIN TREE
	LITU	1	TULIP POPLAR
	QURO	3	ENGLISH OAK
EVERGREEN TREES	CODE	QTY	COMMON NAME
	PIPF	2	FASTIGIATA BLUE SPRUCE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME
	AMCA	13	CANADIAN SERVICEBERRY
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DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME
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	AMAM	80	WAXFLOWER
	SYAL	45	COMMON WHITE SNOWBERRY
	SYPA	22	MISS KIM KOREAN LILAC
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	CYPU	5	SPANISH GOLD BROOM
	YUGS	51	GOLDEN SWORD ADAM'S NEEDLE
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME
	BOGR	204	BLUE GRAMA GRASS
	CAAK	87	KARL FOERSTER FEATHER REED GRASS
	PAVI	279	HEAVY METAL SWITCH GRASS
	SCSC	124	LITTLE BLUESTEM

MULCH	CODE	QTY	COMMON NAME
	RC	13,746 SF	2"-4" ROCK COBBLE MULCH
	RR	6,176 SF	4"-6" MULT-COLORED RIVER ROCK
	PG	2,912 SF	PEA GRAVEL
SEED	CODE	QTY	COMMON NAME
	SOD4	14,410 SF	COLORADO BLUE BUFFALO SOD

REFERENCE NOTES SCHEDULE

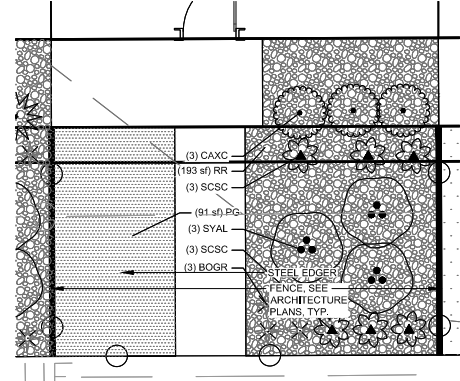
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	STEEL EDGER	1,310 LF	SEE NOTES

CAUTION
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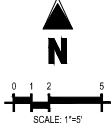
PLANT SCHEDULE YARD CONDITION 1

DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME
	AMCS	4	LEADPLANT
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME
	YUGS	3	GOLDEN SWORD ADAM'S NEEDLE
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME
	BOGR	12	BLUE GRAMA GRASS
MULCH	CODE	QTY	COMMON NAME
	RR	193 SF	4"-6" MULT-COLORED RIVER ROCK
	PG	182 SF	PEA GRAVEL
	SE		STEEL EDGER



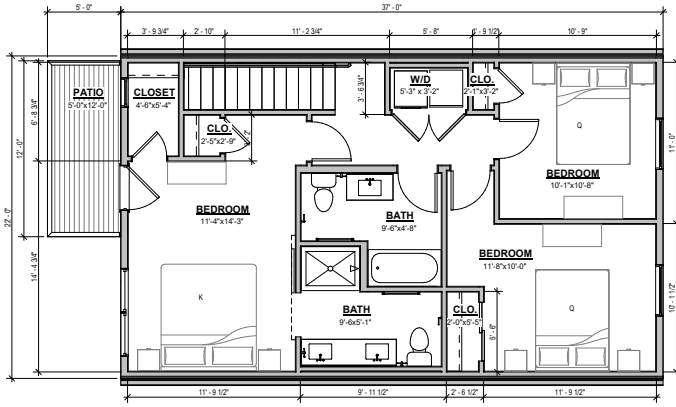
PLANT SCHEDULE YARD CONDITION 2

DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME
	CAXC	3	DARK KNIGHT SPIREA
	SYAL	3	COMMON WHITE SNOWBERRY
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME
	BOGR	5	BLUE GRAMA GRASS
	SCSC	6	LITTLE BLUESTEM
MULCH	CODE	QTY	COMMON NAME
	RR	193 SF	4"-6" MULT-COLORED RIVER ROCK
	PG	182 SF	PEA GRAVEL

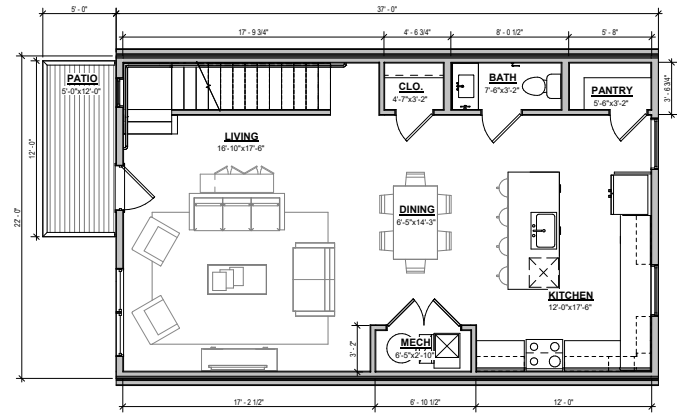


YARD CONDITION 1

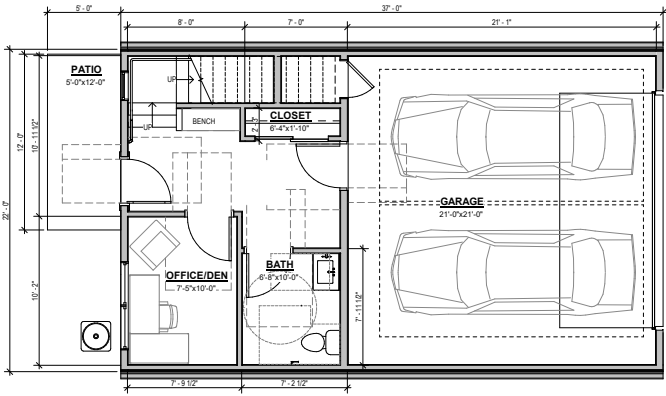
YARD CONDITION 2



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"

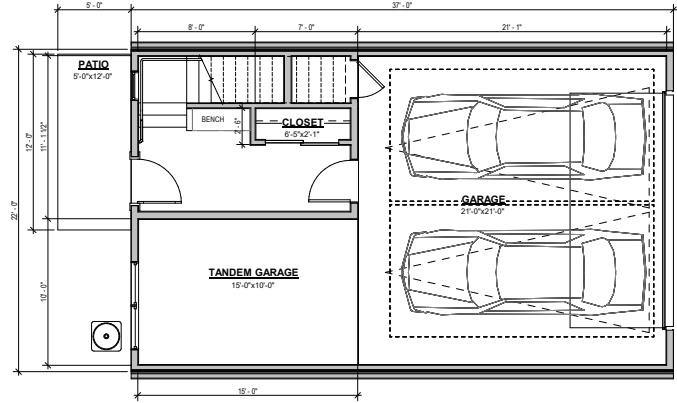


2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



1V FIRST FLOOR - VISITABLE UNIT
SCALE: 1/4" = 1'-0"

NOTE: OF 32 TOTAL UNITS IN THE PROJECT, 18 WILL BE REQUIRED TO BE TYPE B VISITABLE GROUND FLOOR UNITS TO ACHIEVE THE REQUIRED NUMBER OF ACCESSIBILITY POINTS REQUIRED PER COLORADO REVISED STATUTES TITLE 9, SECTION 9-5-105. LOCATIONS OF TYPE B VISITABLE UNITS TBD.



1 FIRST FLOOR - NON VISITABLE UNIT
SCALE: 1/4" = 1'-0"



EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	COLOR
BB-1	BOARD AND BATTEN	SW 7620
PS-1	PANEL SIDING	SW 7620
WS-1	WOOD-LOOK FIBER CEMENT LAP SIDING	SPRUCE
ST-1	STONE VENEER	ELDORADO STACKED STONE - CHAPEL HILL
AS-1	ASPHALT SHINGLES	CHARCOAL
MR-1	METAL RAILING	BLACK

Item 3.



① 3 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



④ 3 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



② 3 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



③ 3 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"

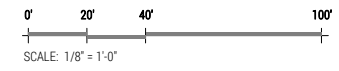


2534 TOWNHOMES

ALIVERSA BUILDERS

CONCEPT ELEVATIONS - 3 UNIT

03/01/2023



EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	COLOR
BB-1	BOARD AND BATTEN	SW 7620
PS-1	PANEL SIDING	SW 7620
WS-1	WOOD-LOOK FIBER CEMENT LAP SIDING	SPRUCE
ST-1	STONE VENEER	ELDORADO STACKED STONE - CHAPEL HILL
AS-1	ASPHALT SHINGLES	CHARCOAL
MR-1	METAL RAILING	BLACK

Item 3.



② 4 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



④ 4 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



① 4 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



③ 4 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	COLOR
BB-1	BOARD AND BATTEN	SW 7620
PS-1	PANEL SIDING	SW 7620
WS-1	WOOD-LOOK FIBER CEMENT LAP SIDING	SPRUCE
ST-1	STONE VENEER	ELDORADO STACKED STONE - CHAPEL HILL
AS-1	ASPHALT SHINGLES	CHARCOAL
MR-1	METAL RAILING	BLACK

Item 3.



2 5 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 5 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



1 5 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 5 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	COLOR
BB-1	BOARD AND BATTEN	SW 7620
PS-1	PANEL SIDING	SW 7620
WS-1	WOOD-LOOK FIBER CEMENT LAP SIDING	SPRUCE
ST-1	STONE VENEER	ELDORADO STACKED STONE - CHAPEL HILL
AS-1	ASPHALT SHINGLES	CHARCOAL
MR-1	METAL RAILING	BLACK

Item 3.



② 6 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



④ 6 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



① 6 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



③ 6 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



Item 3.



2534 TOWNHOMES

ALIVERSA BUILDERS

PRECEDENT IMAGERY

03/01/2023

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WOOD-LOOK FIBER CEMENT LAP SIDING
COLOR: SPRUCE



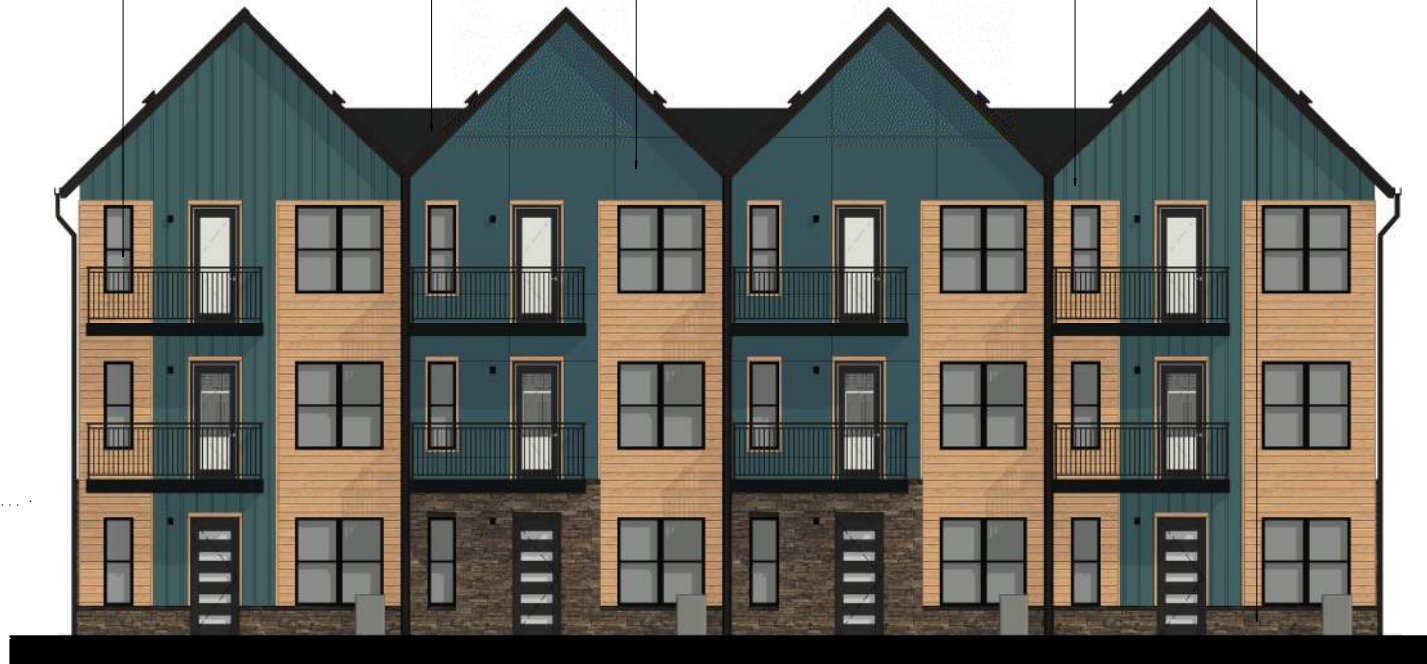
ASPHALT SHINGLES
COLOR: CHARCOAL



PANEL SIDING & BOARD AND BATTEN
COLOR: SW 7620 SEAWORTHY



STONE VENEER
COLOR: CHAPEL HILL





② 3D VIEW
SCALE: _____



① 3D VIEW
SCALE: _____

