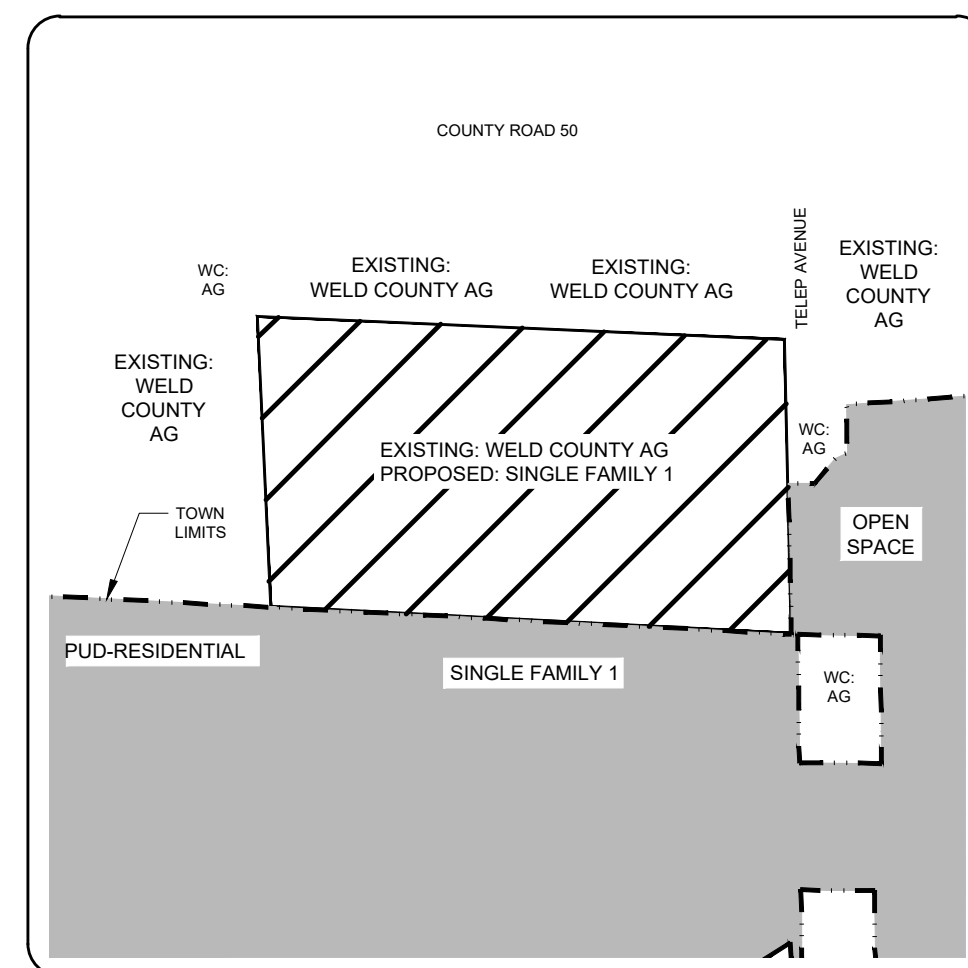
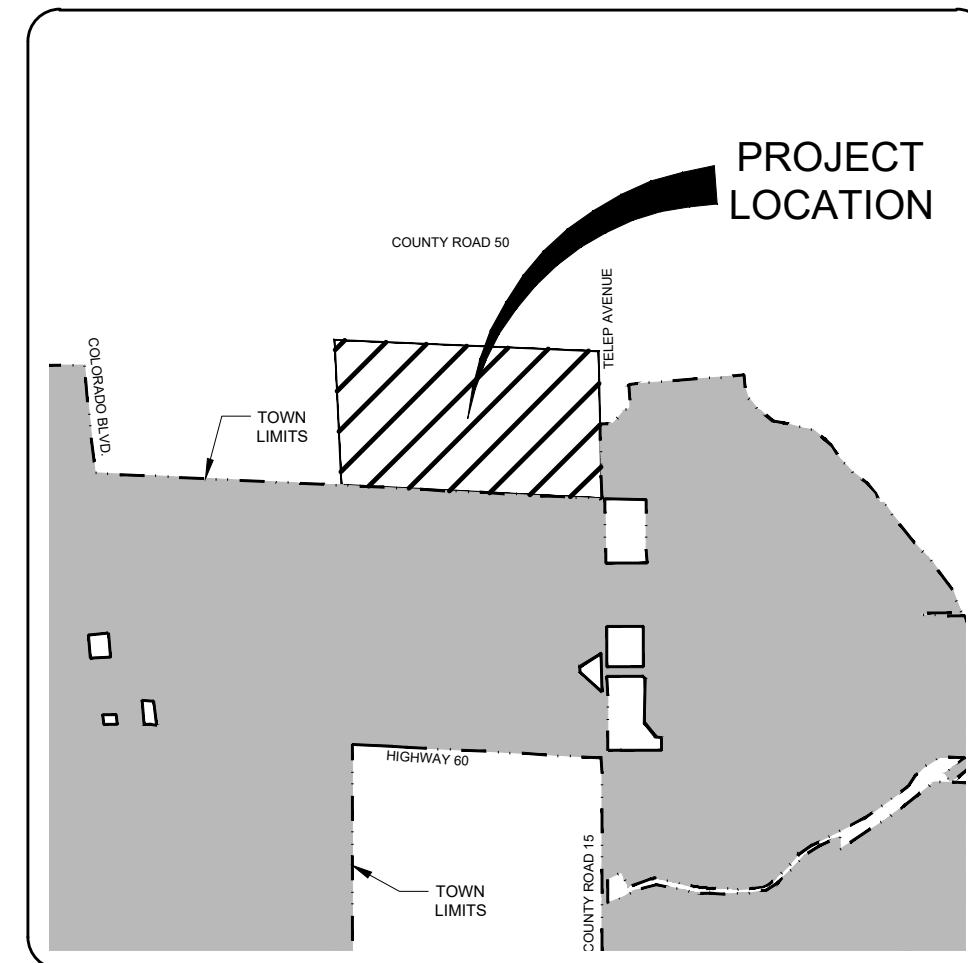


OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

AUGUST 2023



CONTACT INFORMATION

OWNER/APPLICANT

Johnstown North Investments LLC
Larry Buckendorf, Manager
7251 20th Street, Building L, Suite 200
Greeley, CO 80634
(970) 330-5480

SITE ENGINEER

Avant Civil Group, LLC
Robbie Lauer
1337 Riverside Ave., Suite 2
Fort Collins, Colorado 80524
(970) 286-7995

SITE SURVEYOR

Northern Engineering Services, Inc.
Aaron Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 221-4158

SHEET INDEX

1	ODP-1	COVER SHEET
2	ODP-2	LAND USE
3	ODP-3	HISTORIC DRAINAGE
4	ODP-4	EXISTING UTILITIES

GENERAL NOTES:

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE, AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS WILL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS.
- SINGLE FAMILY (SF) MINIMUM DENSITY 5.0 UNITS/ACRE AND MAXIMUM DENSITY 8.0 UNITS/ACRE. MULTI FAMILY (MF) MINIMUM DENSITY 20.0 UNITS/ACRE AND MAXIMUM DENSITY 23.0 UNITS/ACRE. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF RESIDENTIAL PARCEL PLATTING.
- AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION PONDS, CHANNELS, AND STORM DRAIN, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT OF THIS SINGLE-FAMILY RESIDENTIAL PROJECT WILL FOLLOW THE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE.

DEVELOPMENT PHASING:

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

NARRATIVE/PROJECT INTENT:

- THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE LARSON PROPERTY PROJECT. THIS DEVELOPMENT WILL BRING/EXTEND INFRASTRUCTURE, SERVICES, AMENITIES, AND TAX REVENUE TO THE TOWN. THE PROJECT SITE USE IS A SINGLE FAMILY SUBDIVISION.
- THE ANNEXATION OF PARCEL 105906000036 AND PARCEL 105906000038 FOR THE LARSON PROPERTY WILL COMPLEMENT, AND ARE CONTIGUOUS TO, THE ROLLING HILLS RANCH SUBDIVISION TO THE SOUTH, ALLOWING INFRASTRUCTURE TO BE BROUGHT TO THE LARSON PROPERTY FROM THE SOUTH AND/OR EAST ALONG TELEP AVENUE.
- THE COMMUNITY WILL HAVE ADDITIONAL RESIDENTIAL UNITS NEEDED FOR A GROWING TOWN.

LEGAL DESCRIPTION:

- PARCEL 105906000036: LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2515
- PARCEL 105906000038: LOT B, RECORDED EXEMPTION NO. 1059-06-2-RE-2616

APPROVALS:

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS LARSON PROPERTY OUTLINE DEVELOPMENT PLAN, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ - _____, PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE _____ DAY OF _____, 202__.

BY: _____
TROY MELLON, MAYOR

ATTEST: _____
HANNAH HILL, TOWN CLERK



1337 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

LARSON PROPERTY
OUTLINE DEVELOPMENT PLAN
COVER SHEET

PROJECT MANAGER: R. LAUER
SUBMITTAL DATE: 10/4/2023

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
1 OF 4

OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

PARCEL DESIGN INTENT

THE DESIGN INTENT FOR THE LARSON PROPERTY IS TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3.5 TO 5.0 DWELLING UNITS PER ACRE OF SINGLE FAMILY DETACHED HOMES. RESIDENTIAL DEVELOPMENT WILL CONSIST OF AT LEAST TEN HOUSE PRODUCT TYPES ON 2 TYPES OF LOT SIZES. THE LAYOUT SHOWN IS CONCEPTUAL. FINAL LOCATIONS OF ROADWAYS, PARK, OPEN SPACE, AND DETENTION PONDS TO BE DETERMINED WITH PRELIMINARY AND FINAL DEVELOPMENT PLAN PROCESS. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

DENSITY

THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE	5,300 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15' MIN.
FRONT SETBACK TO GARAGE	20' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.
SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK (FRONT LOADED)	10' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.
BUILDING SEPARATION	PER FIRE CODE

NOTES:

- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT OF THIS SINGLE-FAMILY RESIDENTIAL PROJECT WILL FOLLOW THE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE.
- WHERE STANDARDS, PRELIMINARY, OR FINAL DEVELOPMENT PLANS DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OF ARE SILENT, THE JOHNSTOWN MUNICIPAL CODE AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED.
- ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

OPEN SPACE, PARKS & WALKS/TRAILS

OPEN SPACE:

- 30% OF ACREAGE IS REQUIRED TO BE OPEN SPACE.
- PARK SPACE WILL BE COUNTED TOWARD OPEN SPACE REQUIREMENTS.
- OPEN SPACE REQUIREMENTS WILL BE CALCULATED ON A NET BASIS, EXCLUDING PUBLIC RIGHT-OF-WAY.
- LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARD OPEN SPACE REQUIREMENTS. HOWEVER, NO MORE THAN 5% OF THE OPEN SPACE AREA REQUIREMENT CAN BE MET WITH THE DETENTION POND.

PARKS AND RECREATION:

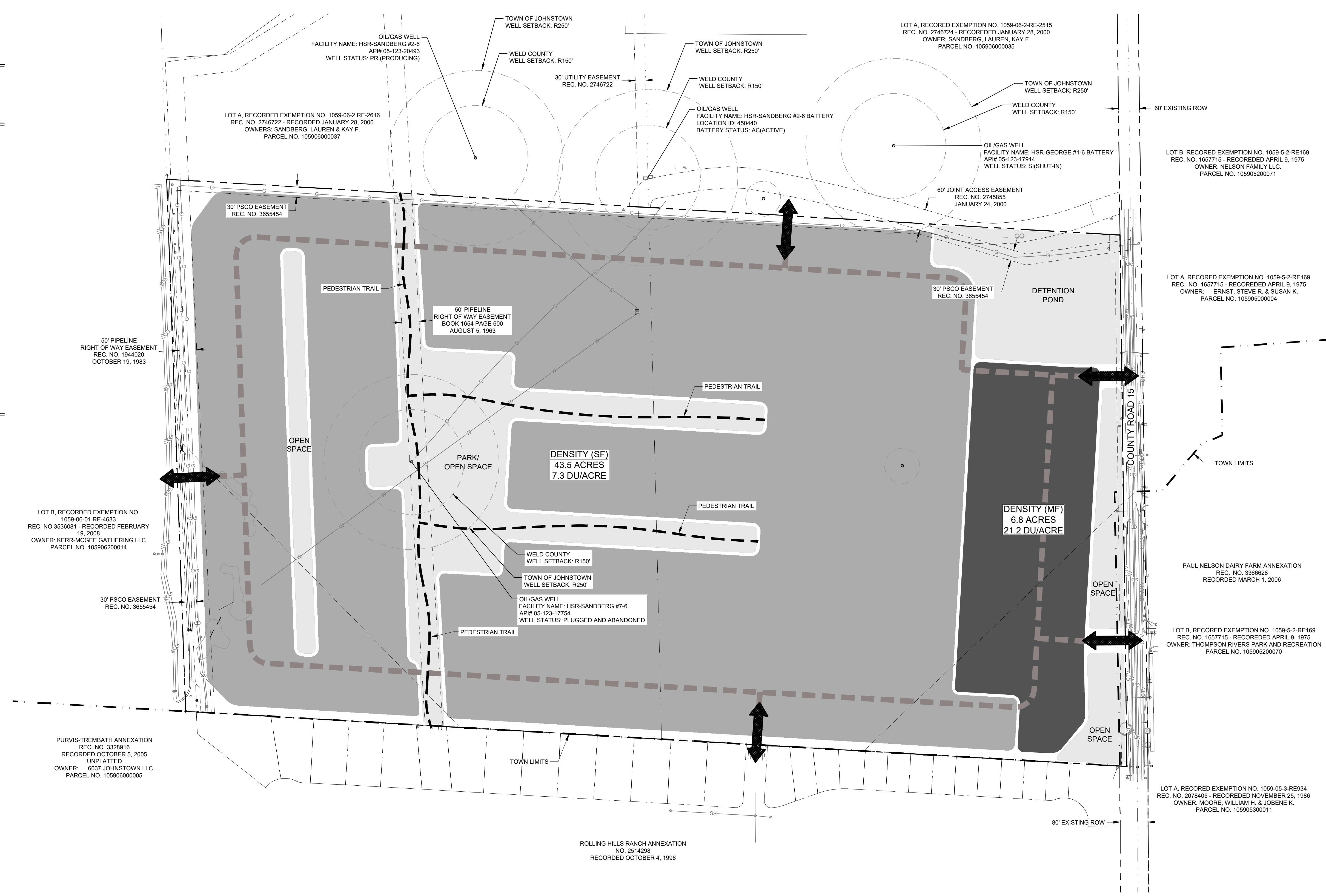
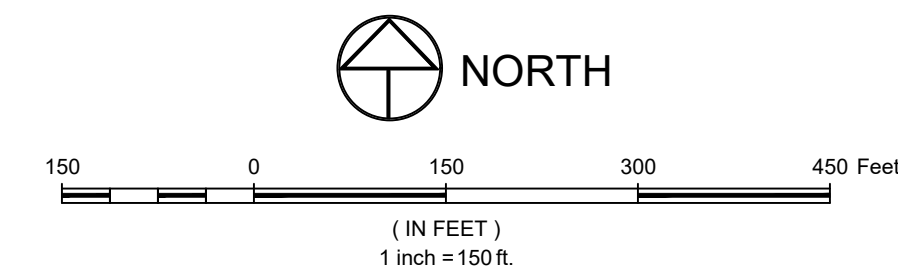
- DEVELOPMENT SHALL INCORPORATE CONNECTIVITY FROM PARKS, TRAILS, AND RECREATION.
- 10% OF GROSS ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED; TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

LAND USE SUMMARY:

RESIDENTIAL (SINGLE FAMILY)	43.5 AC	61%
RESIDENTIAL (MULTIFAMILY)	6.8 AC	9%
OPEN SPACE	21.2 AC	30%
TOTAL	71.5 AC	100%

LEGEND:

PROJECT BOUNDARY (GRAPHICAL)	
TOWN LIMITS	
PEDESTRIAN TRAIL	
ROADWAY ACCESS	



NO.	REVISIONS	BY:	DATE:



LARSON PROPERTY
 OUTLINE DEVELOPMENT PLAN
 LAND USE
 PROJECT MANAGER: R. LAUER
 SUBMITTAL DATE: 10/4/2023

CAUTION
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SCALE:
 HORIZ: 1" = 150'
 VERT: N/A

SHEET:
 2 OF 4

PROJECT NO. 1155-005

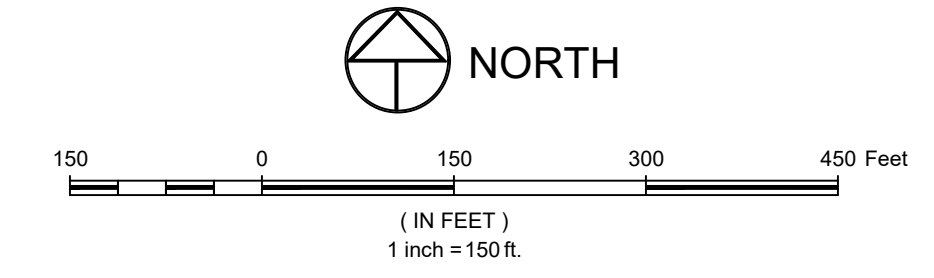
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OUTLINE DEVELOPMENT PLAN LARSON PROPERTY

LOT B, RE-2515 AND LOT B, RE-2616
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

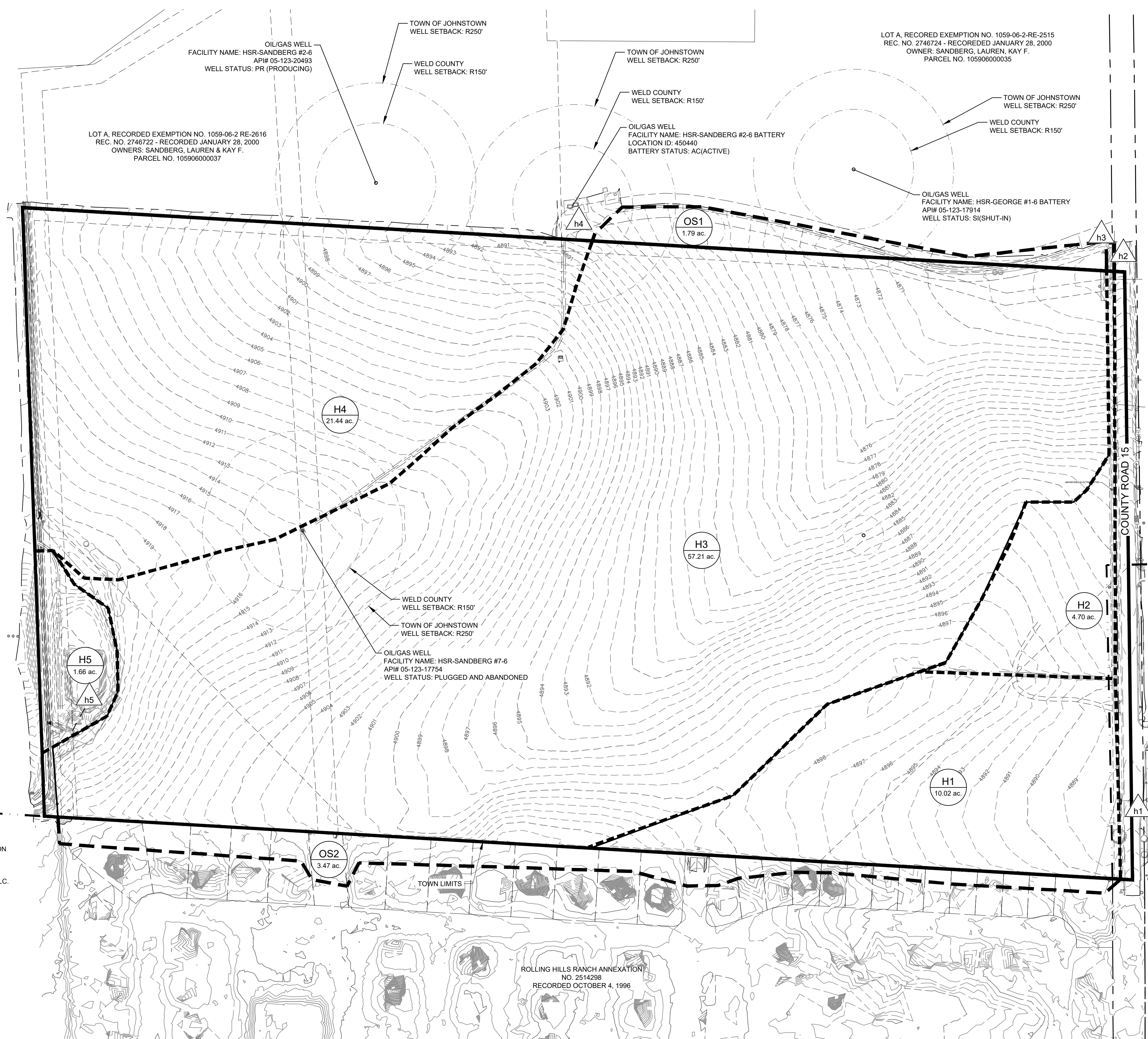
LEGEND:

TOWN LIMITS	---
EXISTING RIGHT-OF-WAY	----
EXISTING EASEMENT	-----
EXISTING MAJOR CONTOUR	- - -5015-
EXISTING MINOR CONTOUR	- - -5013-
BASIN BOUNDARY: PROPERTY LINE	=====
BASIN BOUNDARY: ONSITE	-----
BASIN BOUNDARY: OFFSITE	-----
DRAINAGE BASIN LABEL	
DRAINAGE BASIN DESIGN POINT	
OVERLAND FLOW ARROW	



DEVELOPED DRAINAGE BASINS							
Design Point	Basin ID	Total Area (acres)	Tc (min)	C2	C100	Q2 (cfs)	Q100 (cfs)
h1	H1	10.019	16.20	0.01	0.49	0.21	28.93
h2	H2	4.697	16.53	0.01	0.49	0.10	13.35
h3	H3	57.206	28.03	0.01	0.49	0.88	121.81
h4	H4	21.436	20.18	0.01	0.49	0.40	55.17
h5	H5	1.661	12.16	0.01	0.49	0.04	5.48
Offsite Basins							
os1	OS1	1.790	17.52	0.01	0.49	0.04	4.94
os2	OS2	3.472	8.72	0.01	0.49	0.10	13.17

NOTE:
THE ENTIRE LARSON PARCEL FALLS WITHIN THE FOLLOWING TWO STORMWATER MASTER PLAN BASINS (TEC, APRIL 2001):
1. BASIN H1 FALLS WITHIN THE OLD TOWN BASIN (SEE EXHIBIT 2 OF MASTER PLAN).
2. THE REMAINDER OF THE SITE FALLS WITHIN THE ELWELL BASIN (SEE EXHIBIT 6 OF MASTER PLAN).



OIL/GAS WELL FACILITY NAME: HSR-SANDBERG #2-6 API# 05-123-20493 WELL STATUS: PR (PRODUCING)
TOWN OF JOHNSTOWN WELL SETBACK: R250'
WELD COUNTY WELL SETBACK: R150'

OIL/GAS WELL FACILITY NAME: HSR-SANDBERG #2-6 BATTERY LOCATION ID: 450440 BATTERY STATUS: AC(ACTIVE)
TOWN OF JOHNSTOWN WELL SETBACK: R250'
WELD COUNTY WELL SETBACK: R150'

OIL/GAS WELL FACILITY NAME: HSR-GEORGE #1-6 BATTERY API# 05-123-17014 WELL STATUS: S(SHUT-IN)
TOWN OF JOHNSTOWN WELL SETBACK: R250'
WELD COUNTY WELL SETBACK: R150'

LOT A, RECORDED EXEMPTION NO. 1059-06-2-RE-2515 REC. NO. 2746724 - RECORDED JANUARY 29, 2000 OWNER: SANDBERG, LAUREN, KAY F. PARCEL NO. 10590600035

LOT B, RECORDED EXEMPTION NO. 1059-5-2-RE169 REC. NO. 1657715 - RECORDED APRIL 9, 1975 OWNER: NELSON FAMILY LLC. PARCEL NO. 10590520071

LOT A, RECORDED EXEMPTION NO. 1059-5-2-RE169 REC. NO. 1657715 - RECORDED APRIL 9, 1975 OWNER: ERNST, STEVE R. & SUSAN K. PARCEL NO. 10590500004

LOT B, RECORDED EXEMPTION NO. 1059-06-01 RE-4033 REC. NO. 3536081 - RECORDED FEBRUARY 19, 2008 OWNER: KERR/MCCEE GATHERING LLC PARCEL NO. 10590620014

OIL/GAS WELL FACILITY NAME: HSR-SANDBERG #7-6 API# 05-123-17754 WELL STATUS: PLUGGED AND ABANDONED
WELD COUNTY WELL SETBACK: R150'
TOWN OF JOHNSTOWN WELL SETBACK: R250'

PAUL NELSON DAIRY FARM ANNEXATION REC. NO. 3366628 RECORDED MARCH 1, 2006

LOT B, RECORDED EXEMPTION NO. 1059-5-2-RE169 REC. NO. 1657715 - RECORDED APRIL 9, 1975 OWNER: THOMPSON RIVERS PARK AND RECREATION PARCEL NO. 1059052000770

PURVIS-TREMBATH ANNEXATION REC. NO. 3328916 RECORDED OCTOBER 5, 2005 UNPLATTED OWNER: 6037 JOHNSTOWN LLC. PARCEL NO. 10590600005

ROLLING HILLS RANCH ANNEXATION NO. 2514288 RECORDED OCTOBER 4, 1996

LOT A, RECORDED EXEMPTION NO. 1059-05-3-RE934 REC. NO. 2078405 - RECORDED NOVEMBER 25, 1986 OWNER: MOORE, WILLIAM H. & JOSENE K. PARCEL NO. 10590530011

NO.	BY:	DATE:



1337 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.298.7995
SUBMITTAL DATE: 10/4/2023

LARSON PROPERTY
OUTLINE DEVELOPMENT PLAN
HISTORIC DRAINAGE

PROJECT MANAGER: R. LAUER

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3 OF 4

