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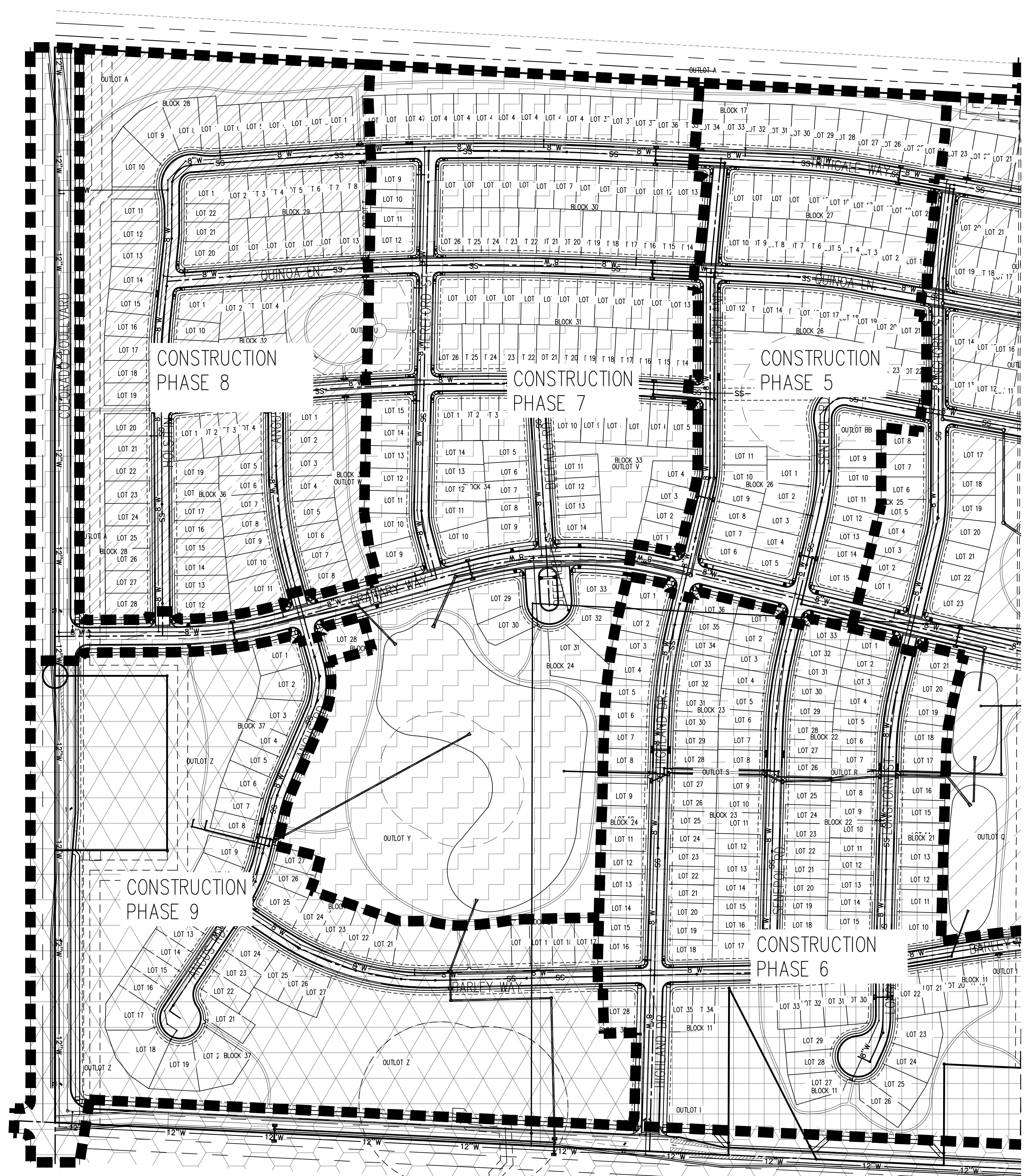


THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021
PHASING PLAN

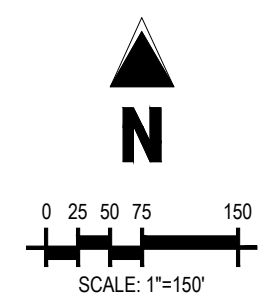
C2.2




LEGEND:

- ENTITLEMENT LINE
- PHASE LINE
- PHASE ONE FILING ONE
- PHASE TWO FILING ONE
- PHASE THREE FILING TWO
- PHASE FOUR FILING TWO
- PHASE FIVE FILING TWO
- PHASE SIX FILING TWO
- PHASE SEVEN FILING THREE
- PHASE EIGHT FILING THREE
- PHASE NINE FILING THREE
- ENTITLEMENT FILING 1
- ENTITLEMENT FILING 2
- ENTITLEMENT FILING 3

- NOTES:**
1. THE PHASE LINES SHOWN DELINEATE THE LOTS, UTILITIES, ROADWAYS, AND IMPROVEMENTS THAT ARE TO BE BUILT WITHIN A PHASE. GRADING AND INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
 2. ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE CITY PUBLIC WORKS DEPARTMENT. ALL PATCHING AND STREET REPAIRS SHALL BE PER THE MOST CURRENT CITY STANDARDS.
 3. PHASING WILL BE DETERMINED WITH FINAL DEVELOPMENT PLAN FOR EACH ENTITLEMENT FILING.
 4. FOR DETAILED OVERLOT GRADING SEE SHEETS C3.0-C3.16.
 5. CONTRACTOR SHALL ADEQUATELY MAINTAIN AND PROVIDE SNOW REMOVAL AS NEEDED DURING SITE CONSTRUCTION. TO INCLUDE MAINTENANCE OF UTILITIES, ROADWAYS, SIDEWALKS, TRAILS AND STORMWATER FACILITIES.



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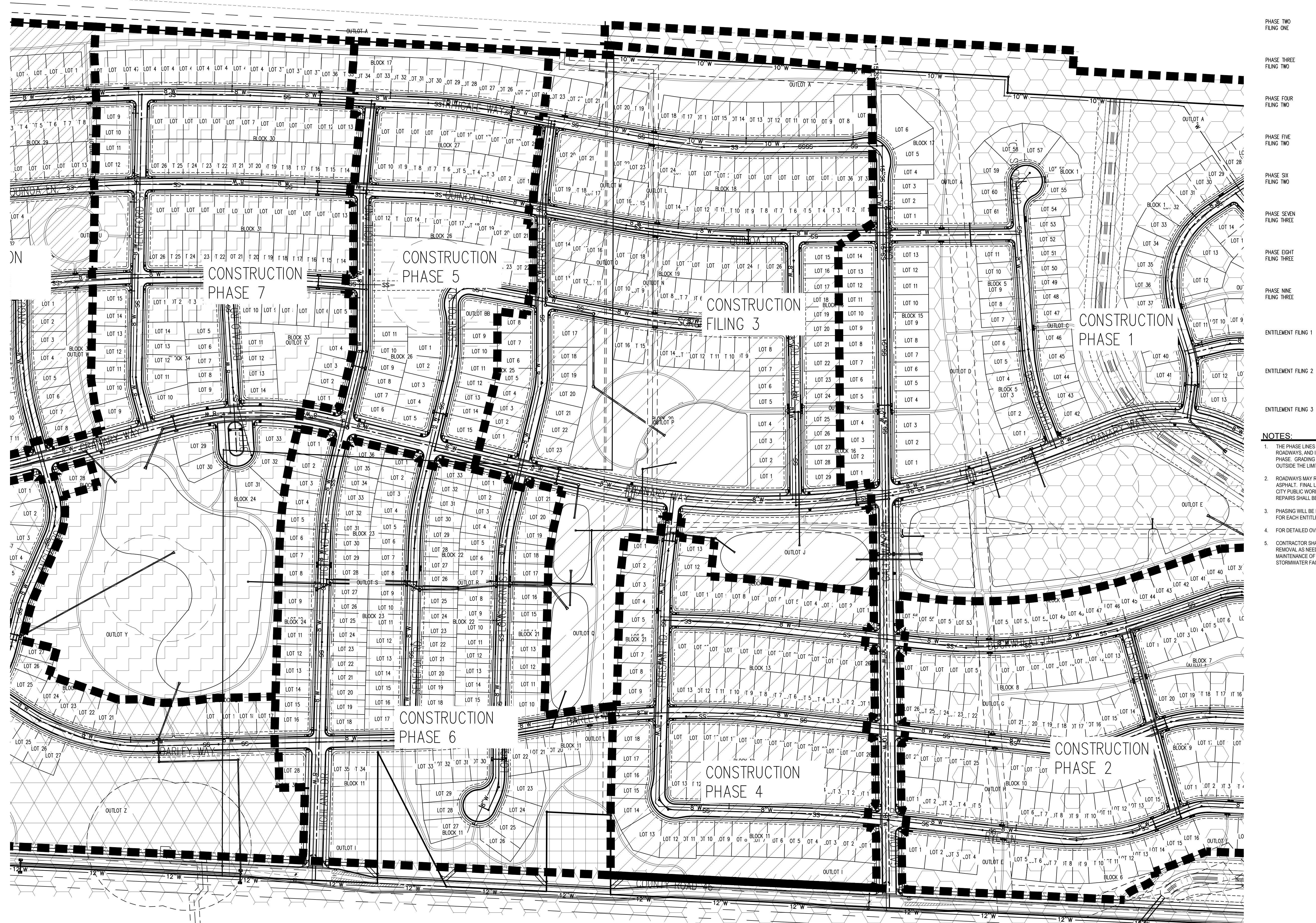
THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000220
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

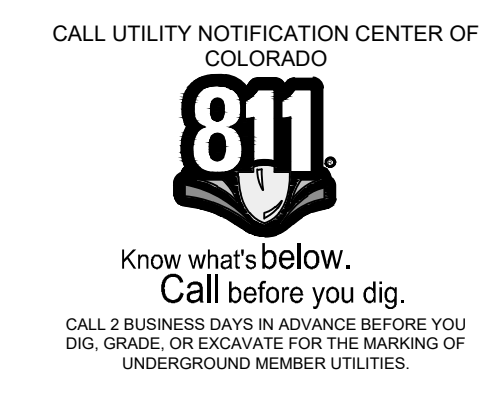
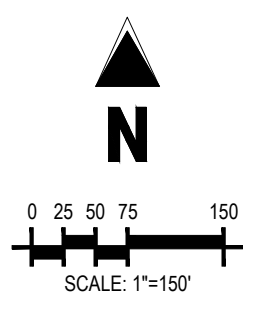
C2.3



LEGEND:

- ENTITLEMENT LINE
- PHASE LINE
- PHASE ONE
FLING ONE
- PHASE TWO
FLING ONE
- PHASE THREE
FLING TWO
- PHASE FOUR
FLING TWO
- PHASE FIVE
FLING TWO
- PHASE SIX
FLING TWO
- PHASE SEVEN
FLING THREE
- PHASE EIGHT
FLING THREE
- PHASE NINE
FLING THREE
- ENTITLEMENT FLING 1
- ENTITLEMENT FLING 2
- ENTITLEMENT FLING 3

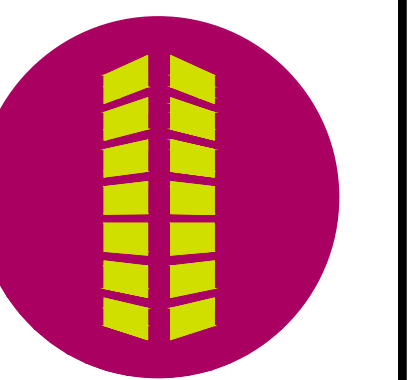
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THE GRANARY PRELIMINARY DEVELOPMENT PLAN, SHEET C2.3, 15'x30' PLANS, SCALE 1"=150', 04/09/2021. ALL RIGHTS RESERVED.

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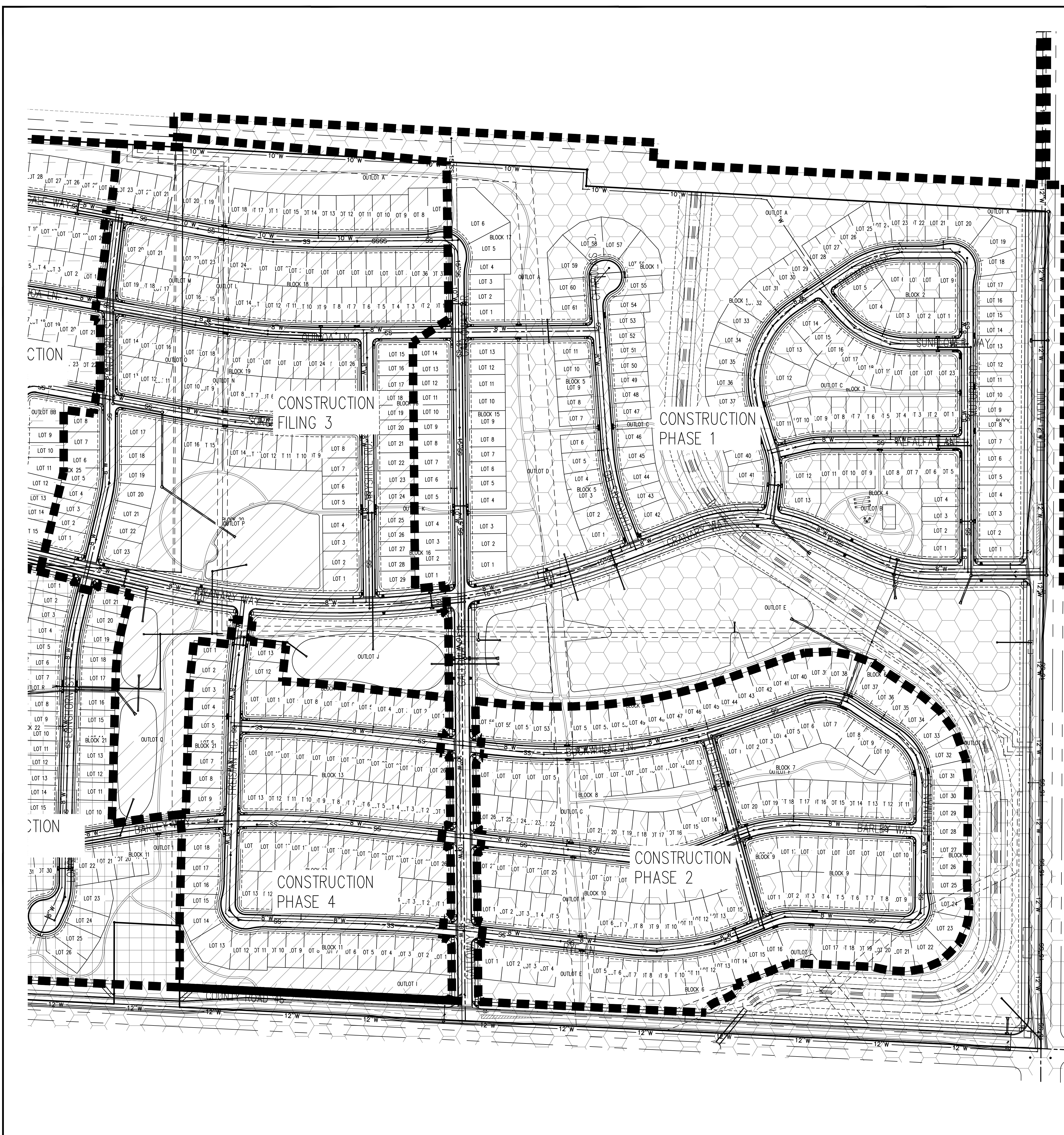
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

PHASING PLAN

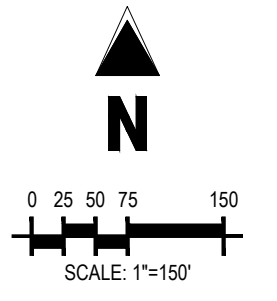
C2.4



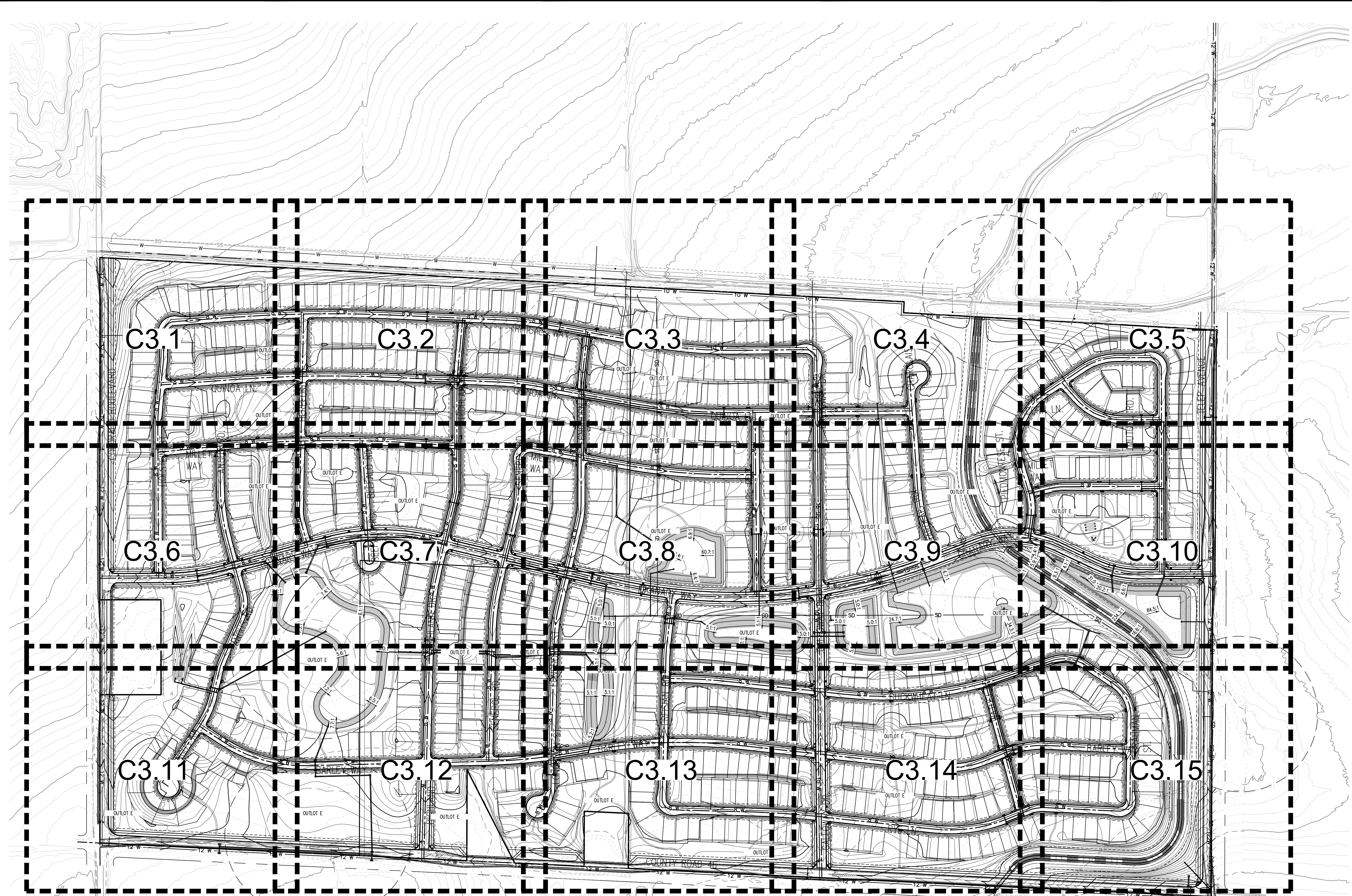
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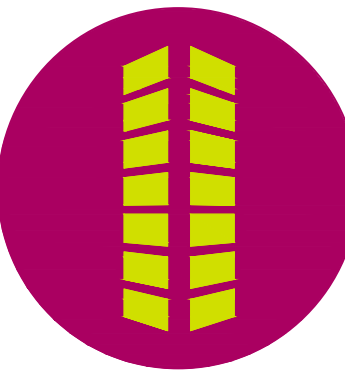
C3.1 C3.2 C3.3 C3.4 C3.5

C3.6 C3.7 C3.8 C3.9 C3.10

C3.11 C3.12 C3.13 C3.14 C3.15

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THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By: JKD
 Checked By: JEP
 Date: 04.09.2021

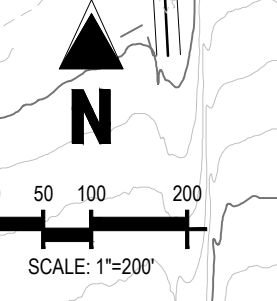
OVERALL GRADING PLAN

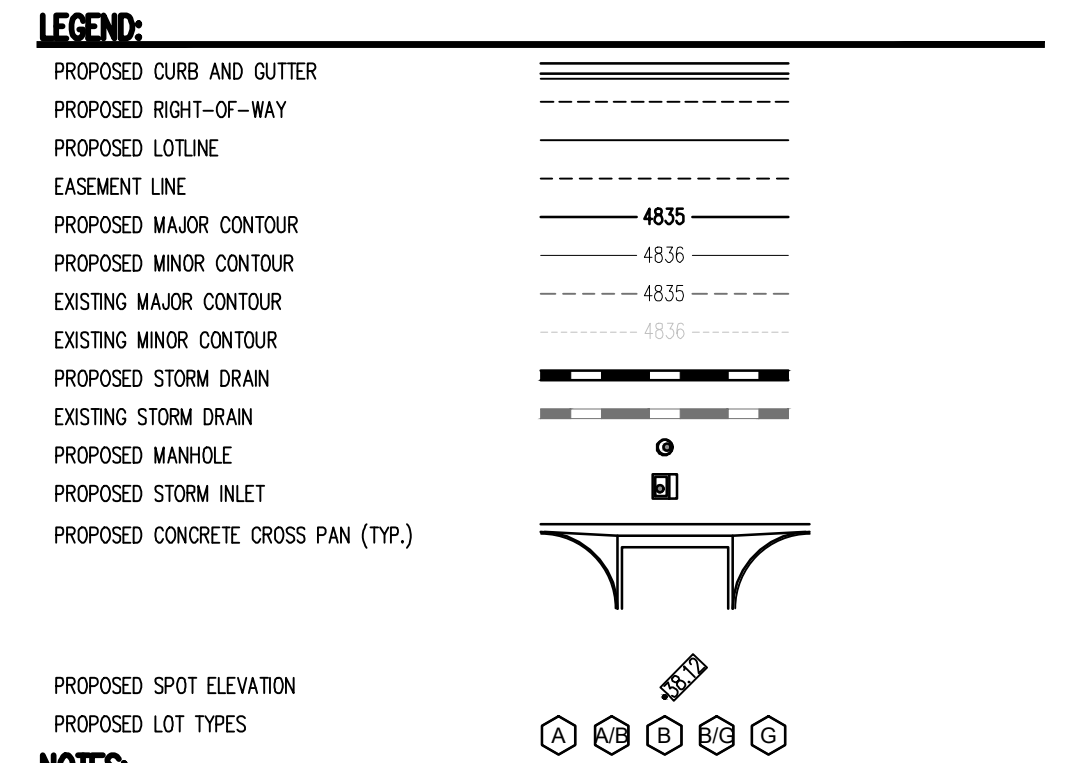
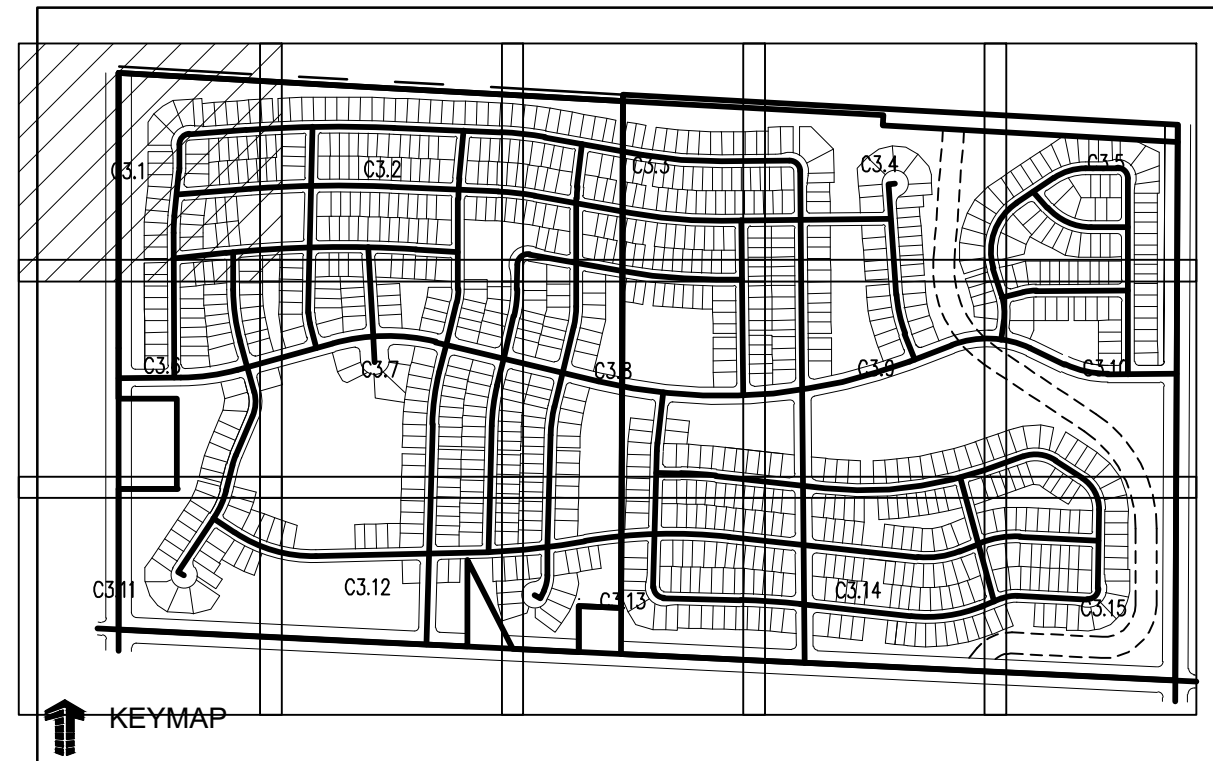
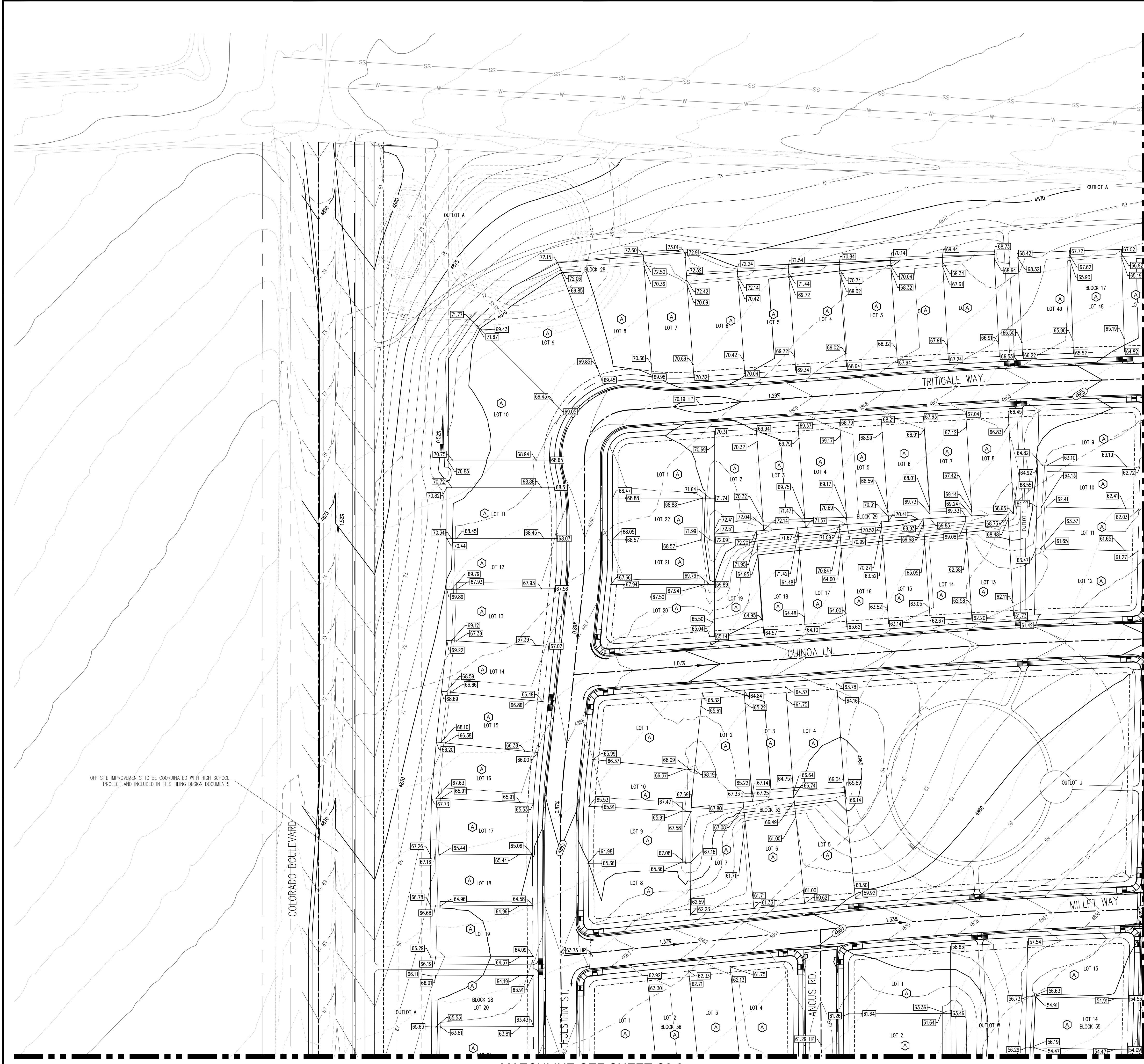
C3.0

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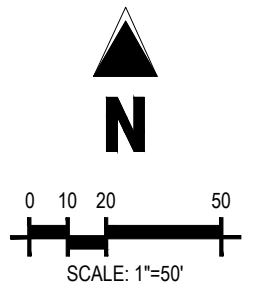


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 3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (48.71 = 4948.71).
 4. CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE. FHA WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTS. (2% SLOPES).
 5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS, GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
 6. AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY A SILT FENCE (TYP.). ALL CONDITIONS OF THE STORM WATER MANAGEMENT PLAN ARE TO BE ADHERED TO.



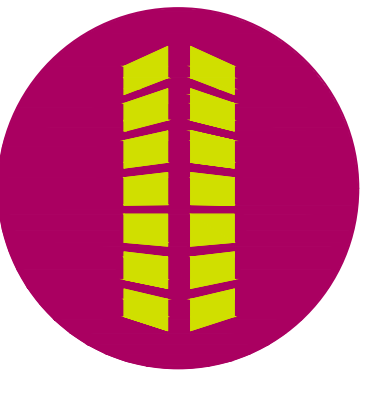
OFF SITE IMPROVEMENTS TO BE COORDINATED WITH HIGH SCHOOL PROJECT AND INCLUDED IN THIS FILING DESIGN DOCUMENTS

MATCHLINE-SEE SHEET C3.2

MATCHLINE-SEE SHEET C3.6

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

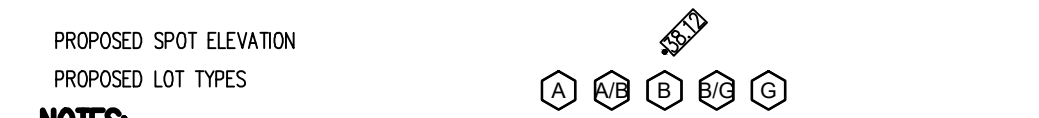
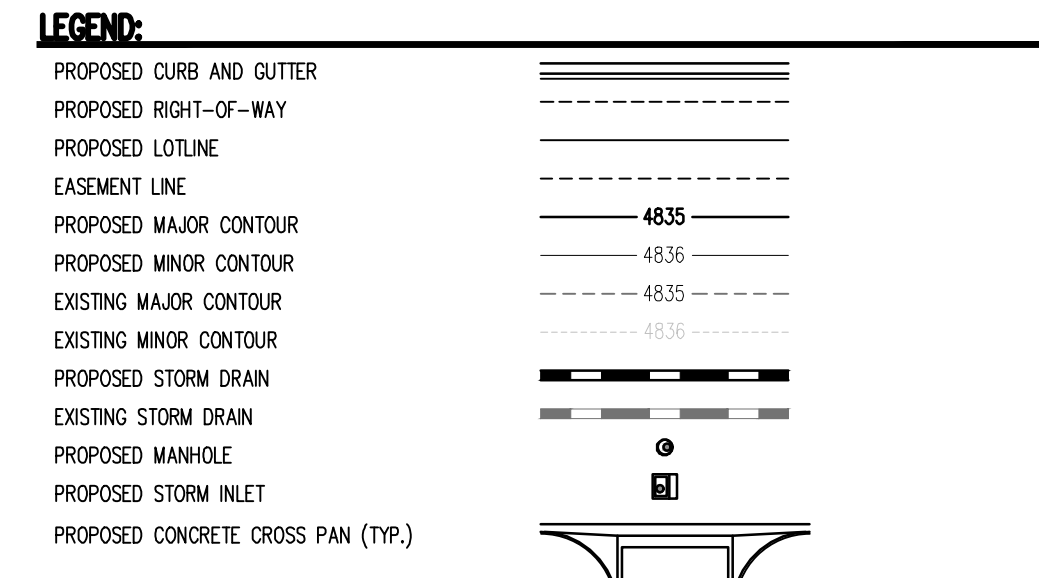
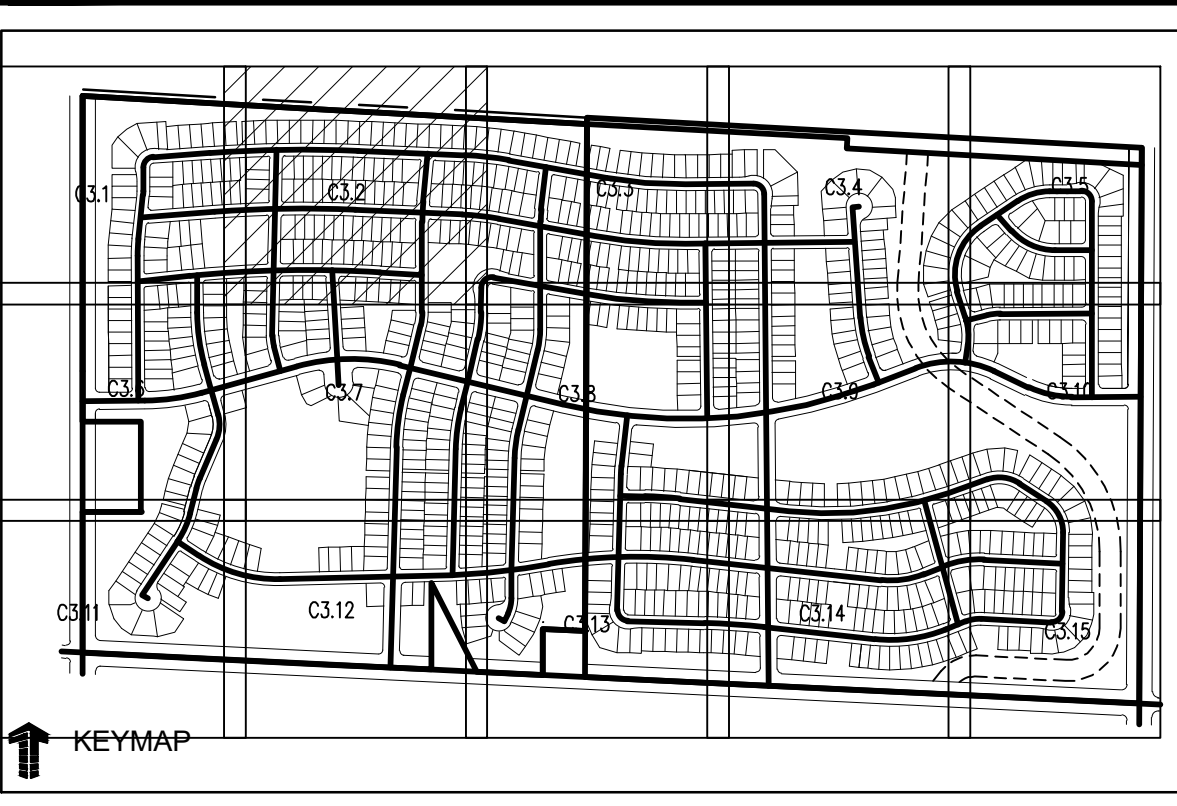
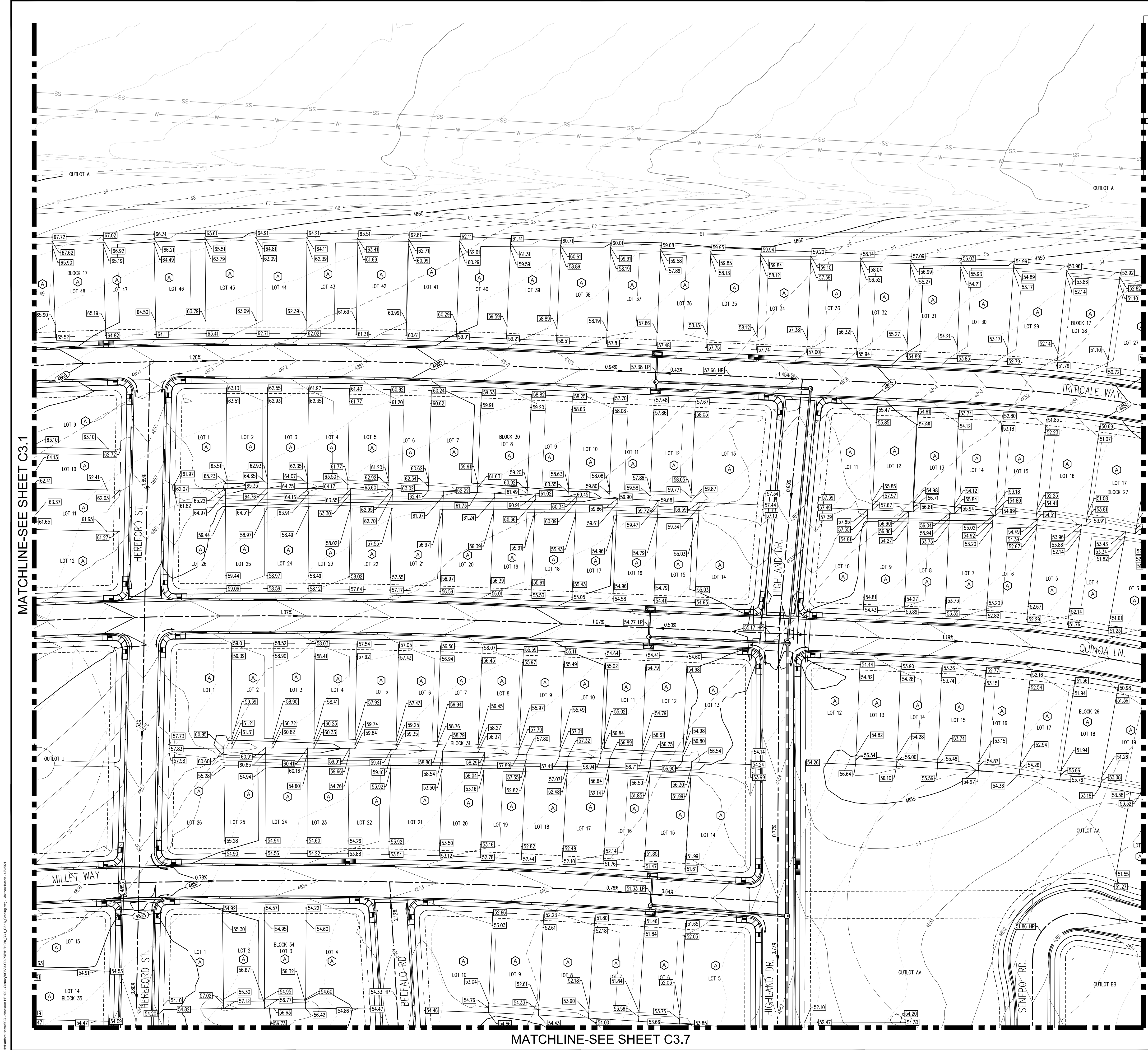
#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

CALL UTILITY NOTIFICATION CENTER OF COLORADO

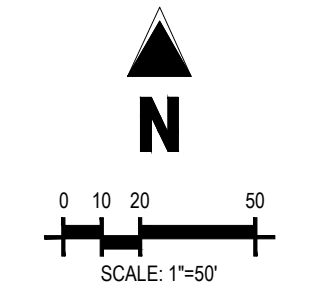
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C3.1



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MATCHLINE-SEE SHEET C3.1

MATCHLINE-SEE SHEET C3.3

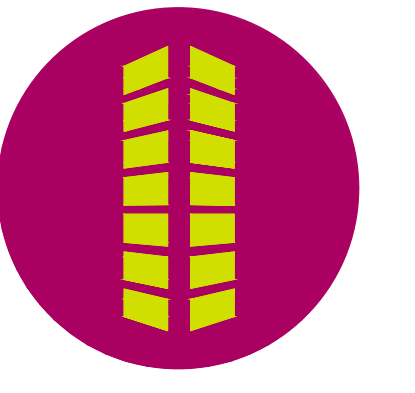
MATCHLINE-SEE SHEET C3.7

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH0000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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C3.2

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

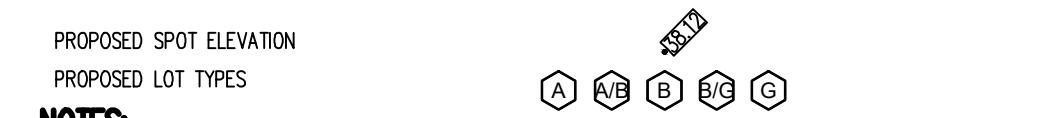
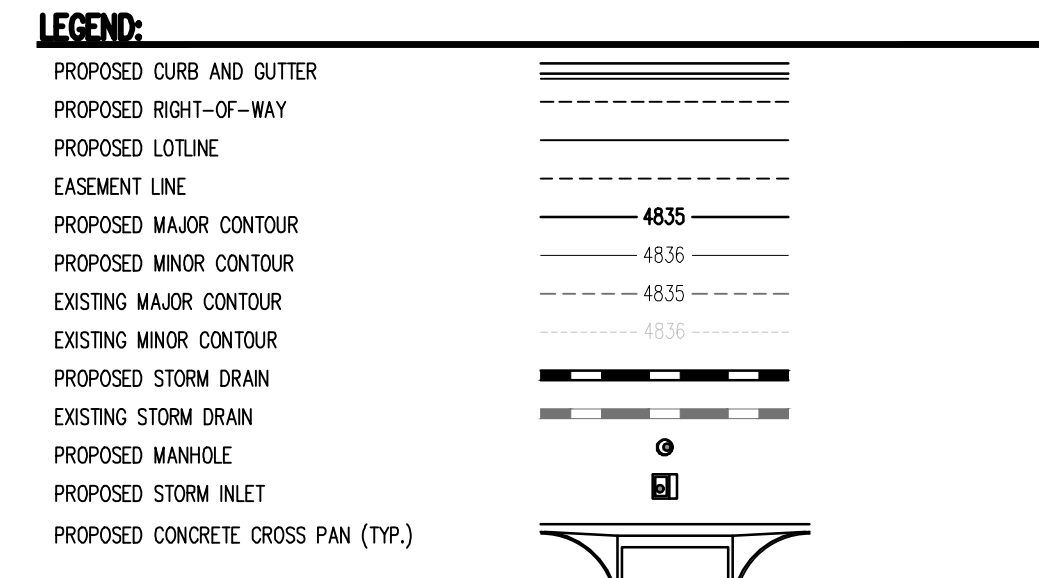
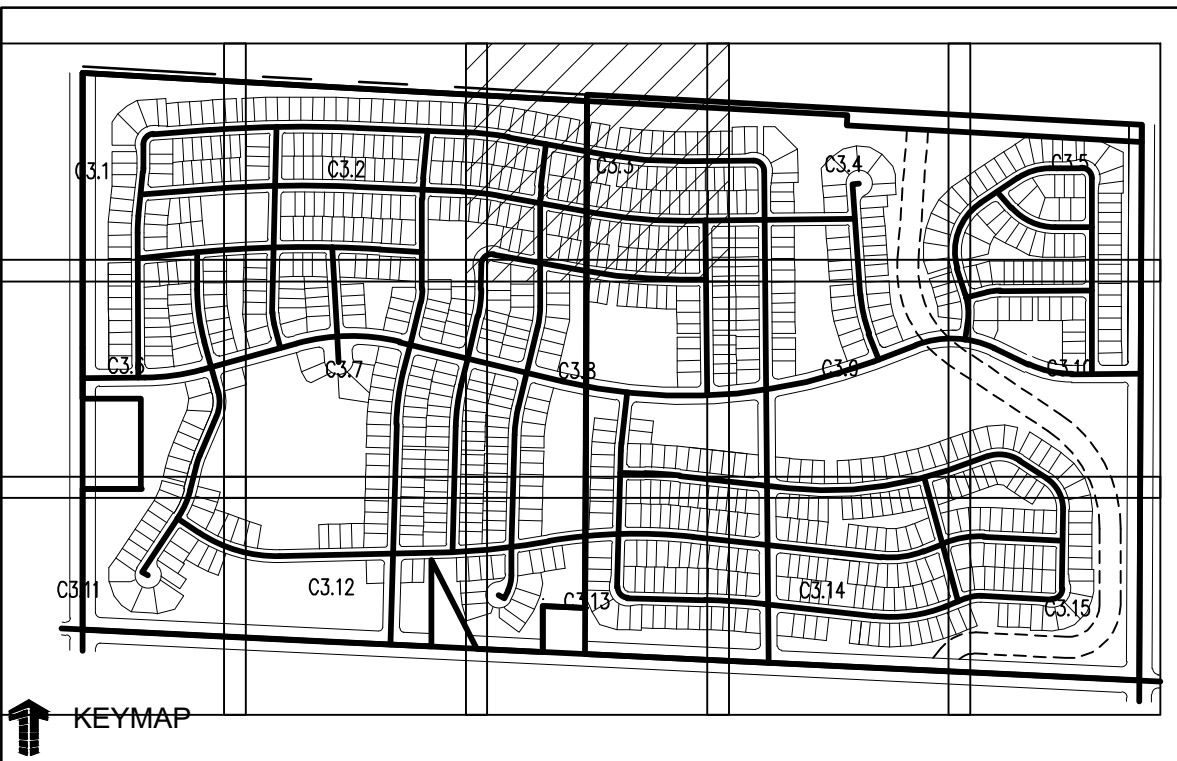
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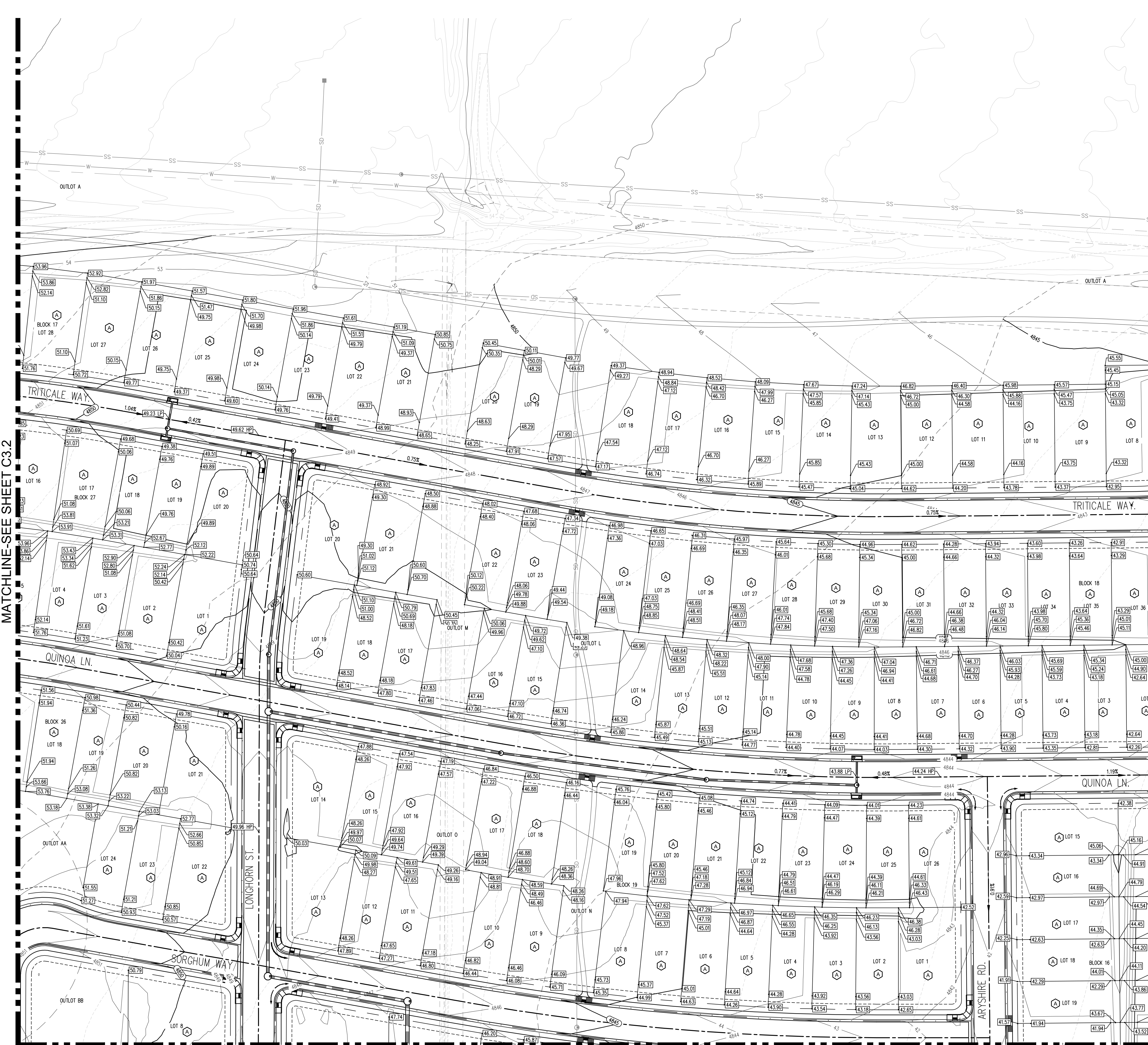
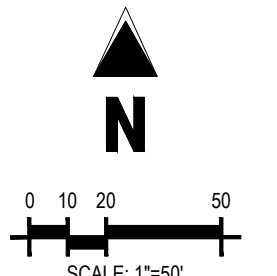
CALL UTILITY NOTIFICATION CENTER OF
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GRADING PLAN

C3.3



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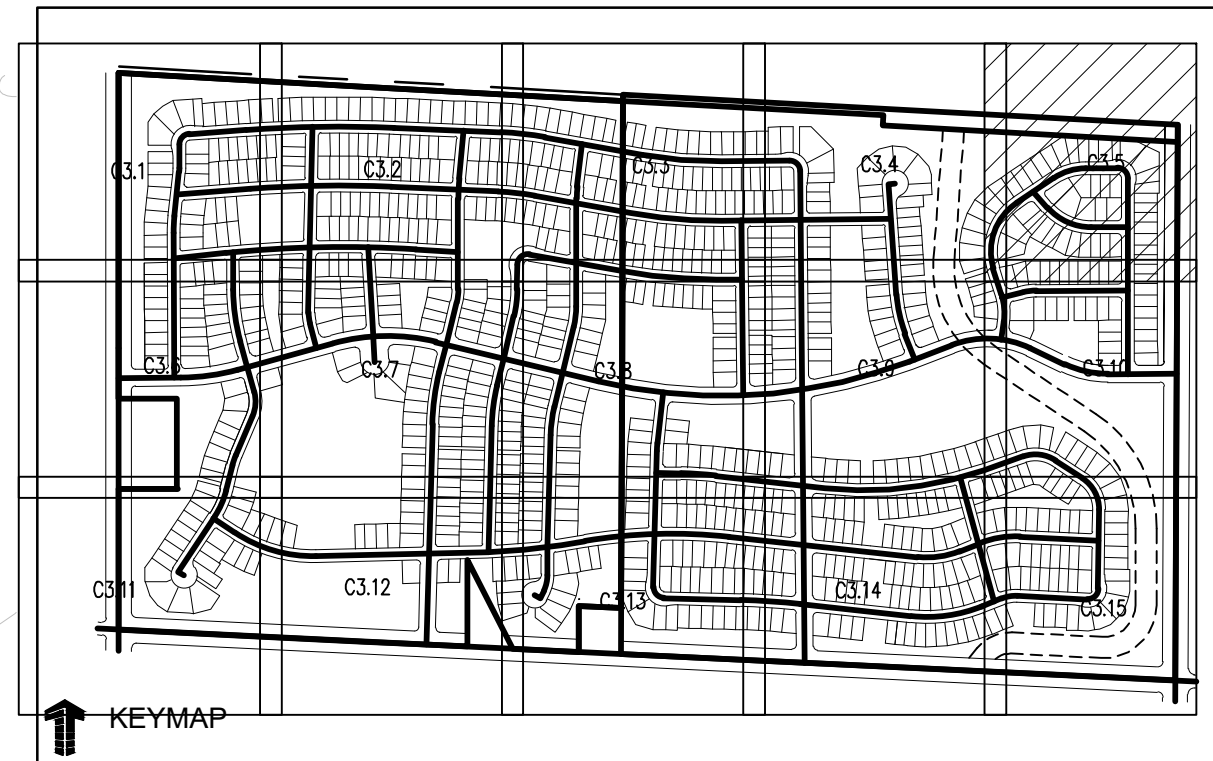
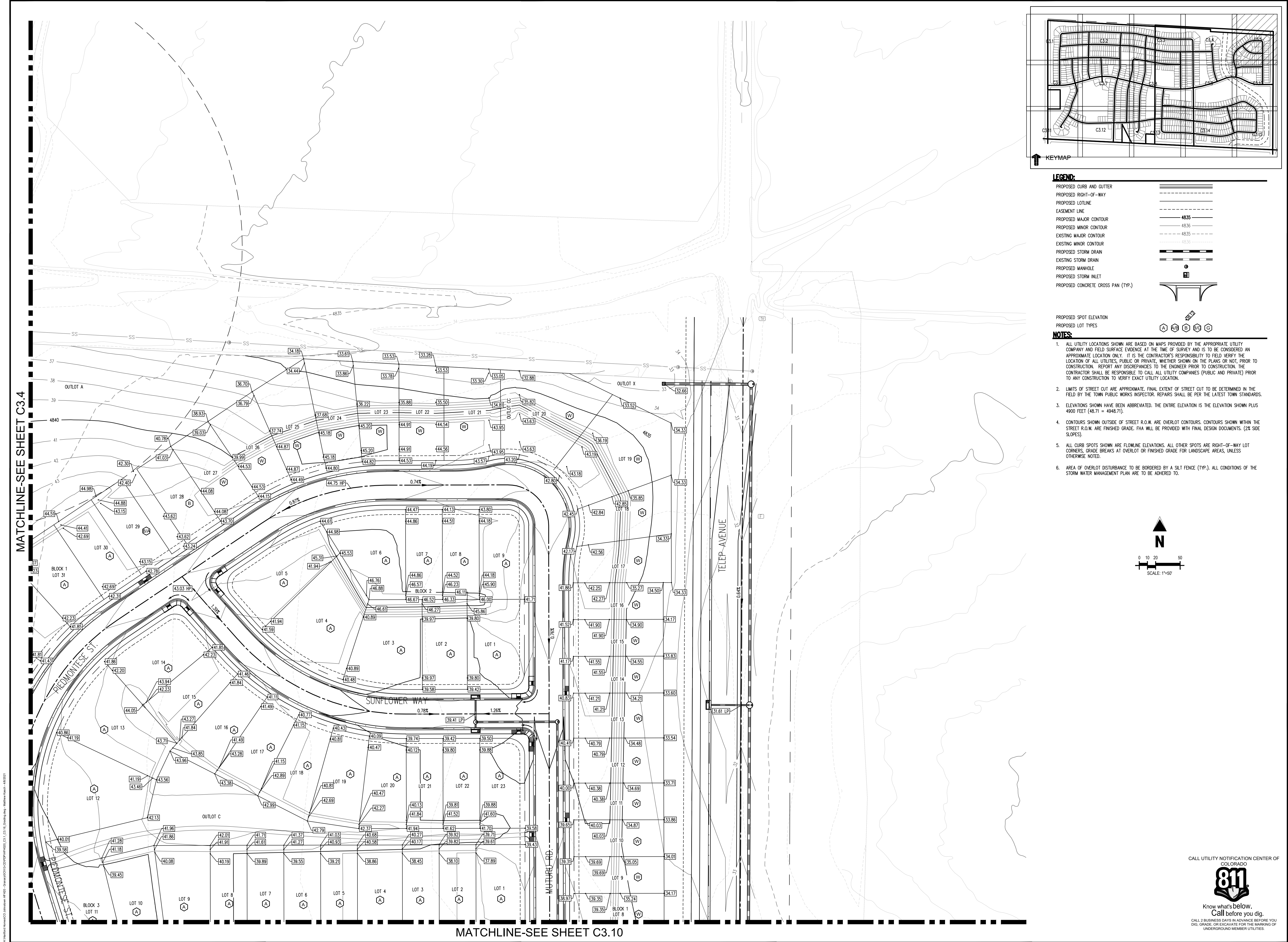


MATCHLINE-SEE SHEET C3.2

MATCHLINE-SEE SHEET C3.4

MATCHLINE-SEE SHEET C3.8

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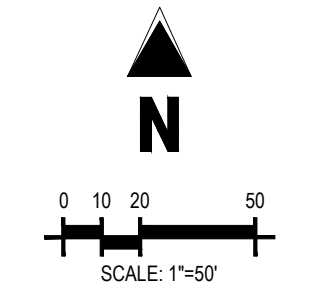
LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	

PROPOSED SPOT ELEVATION
 PROPOSED LOT TYPES

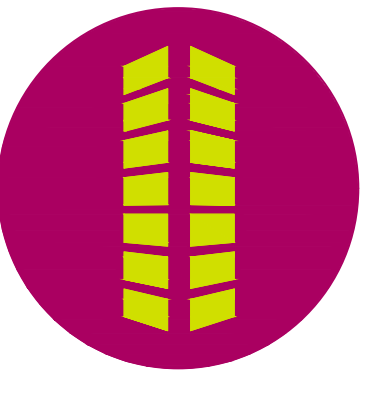
	A
	B
	C
	D
	E
	F
	G

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#	Date	Issue / Description	Init.

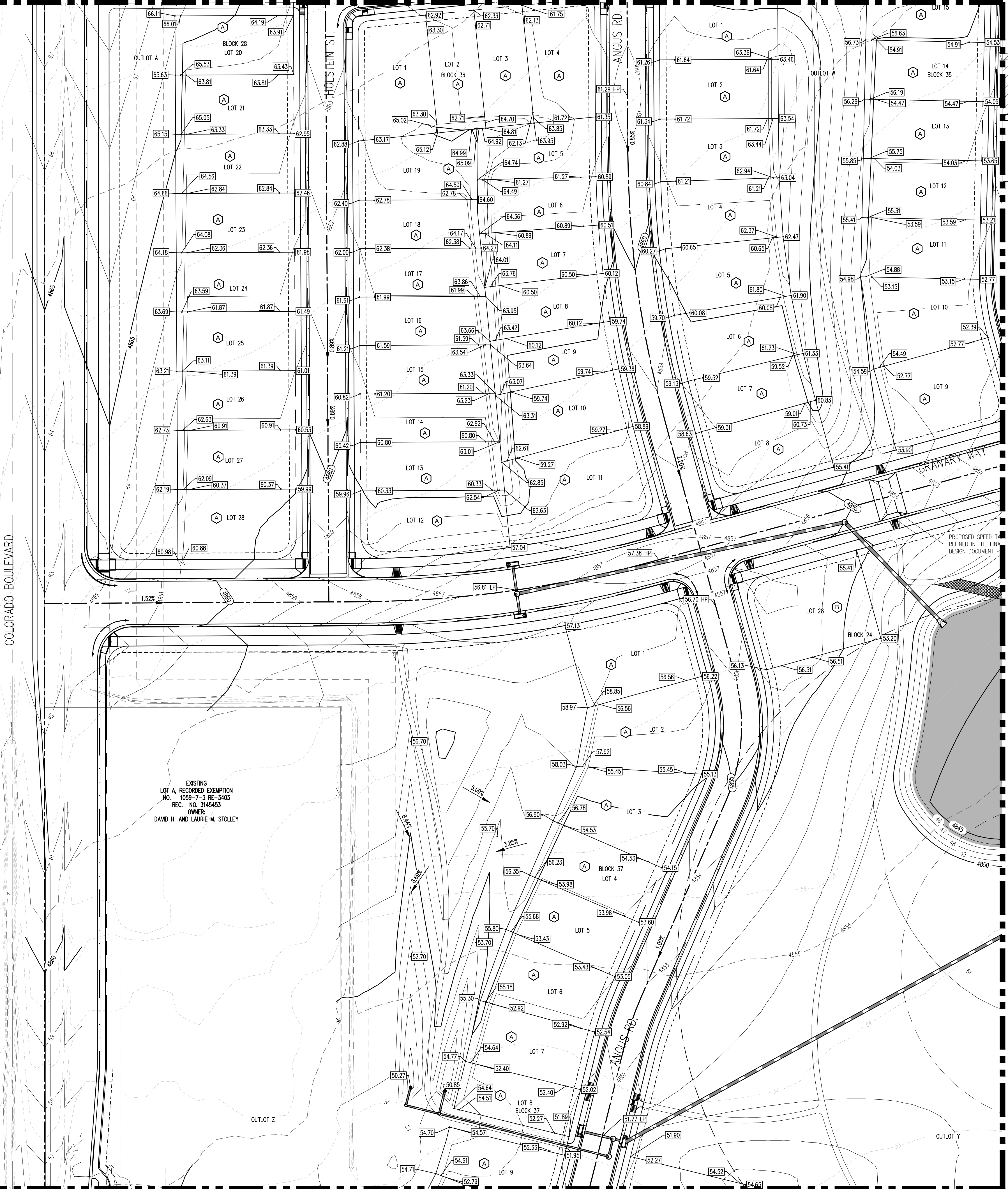
Project No: HFH000020
 Drawn By: JKD
 Checked By: JEP
 Date: 04.09.2021

CALL UTILITY NOTIFICATION CENTER OF CO/UTRADO
811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

MATCHLINE-SEE SHEET C3.4

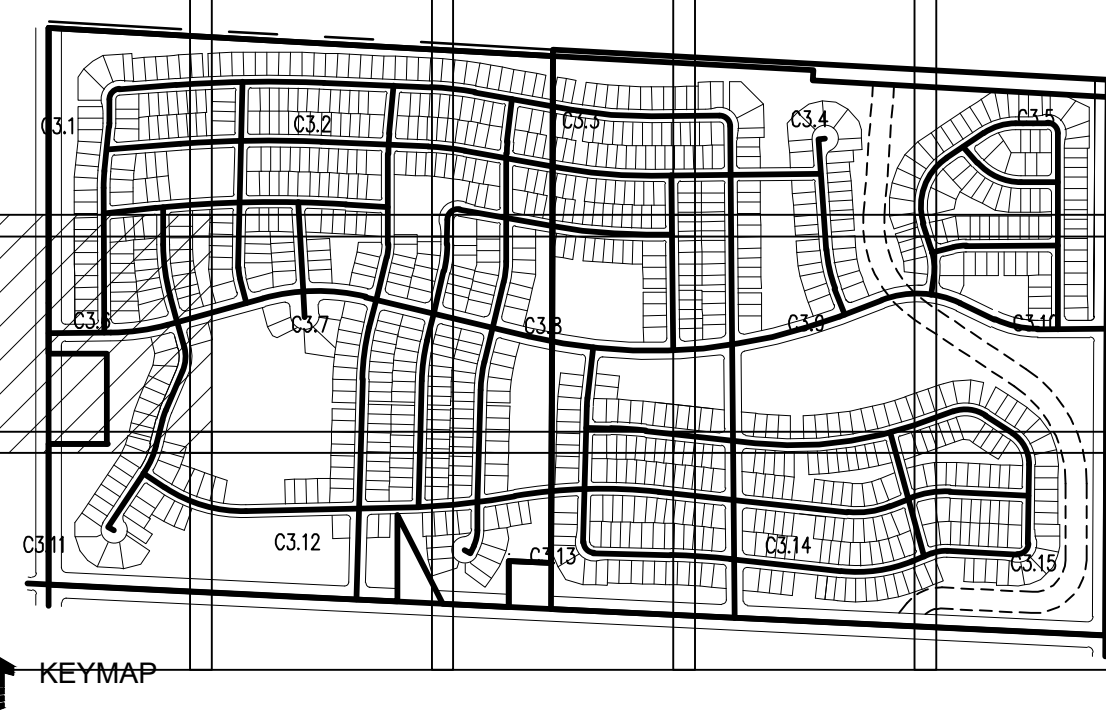
MATCHLINE-SEE SHEET C3.10

MATCHLINE-SEE SHEET C3.1



MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.11

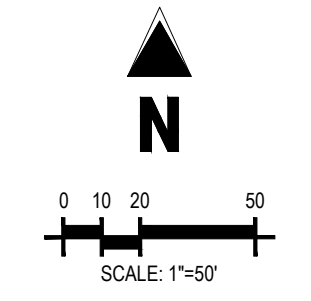


LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

NOTES:

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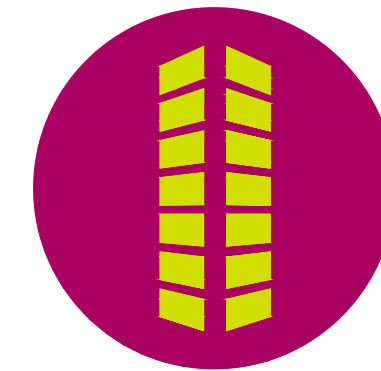
EXISTING LOT A RECORDED EXEMPTION NO. 1059-7-3 RE-3403 REC. NO. 3145453 OWNER: DAVID H. AND LAURIE M. STOLLEY



5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

GRADING PLAN

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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C3.6

MATCHLINE-SEE SHEET C3.2

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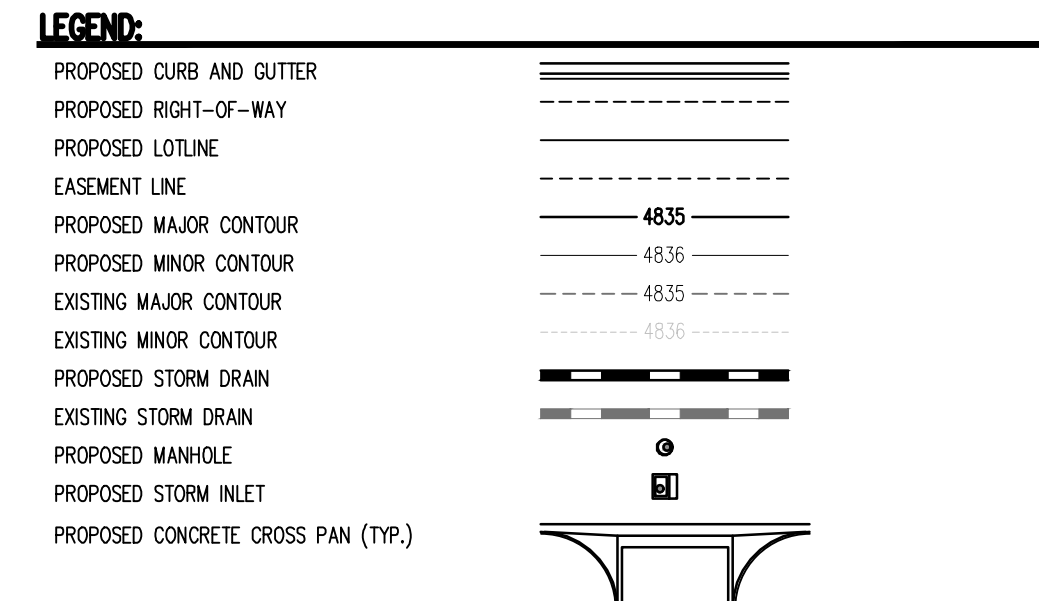
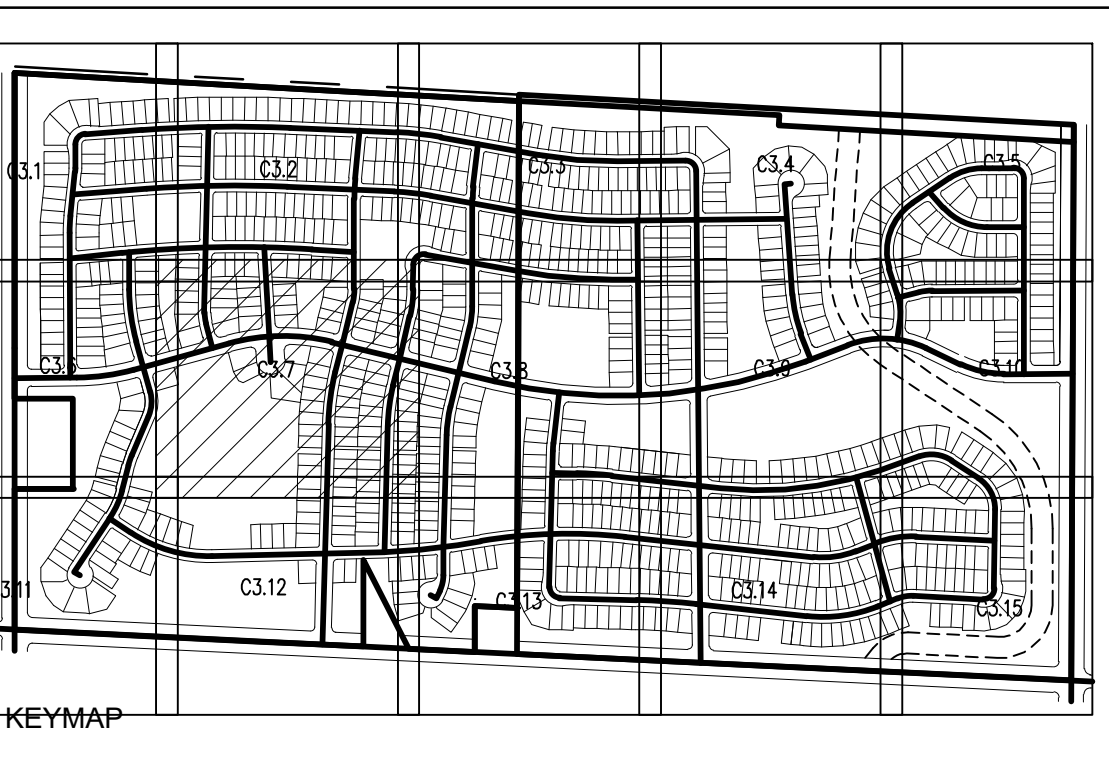
THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

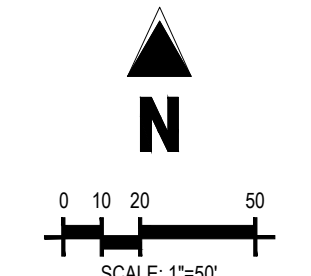
Project No: HFH0000020
 Drawn By: JKD
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 811
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GRADING PLAN
C3.7



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MATCHLINE-SEE SHEET C3.6

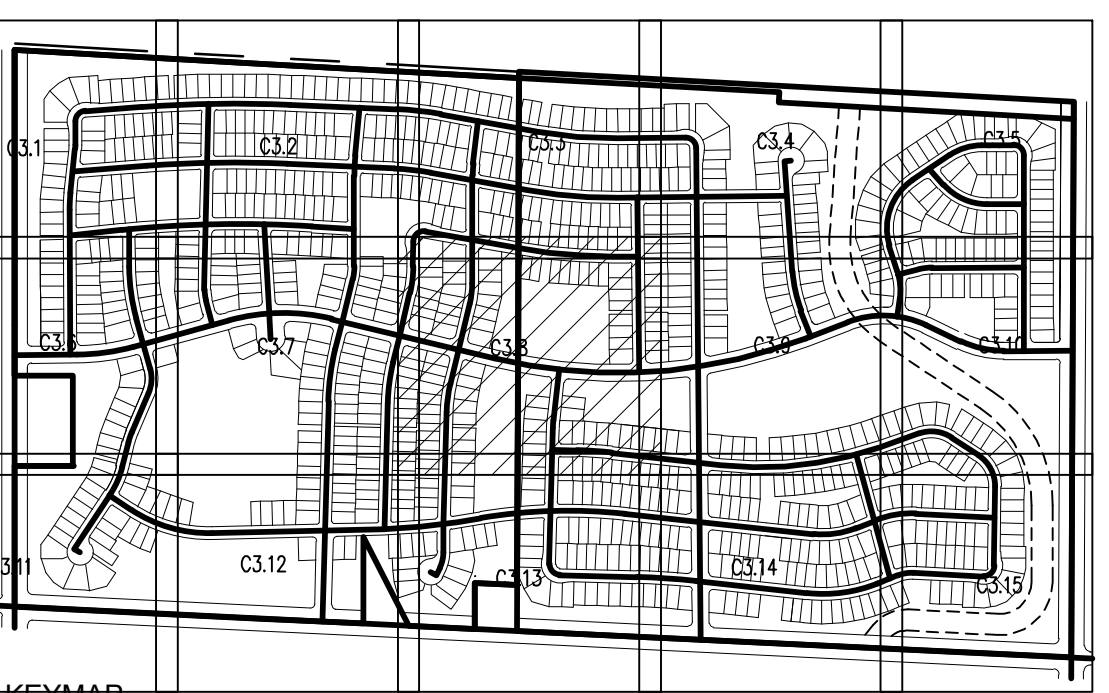
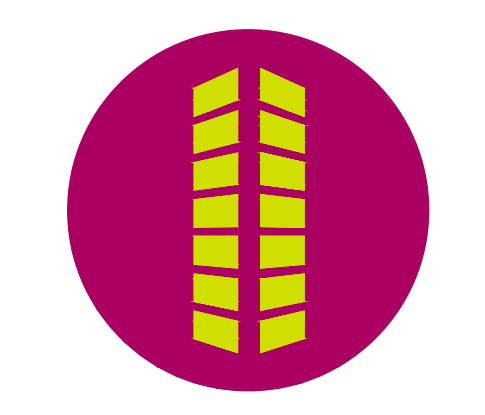
MATCHLINE-SEE SHEET C3.8

MATCHLINE-SEE SHEET C3.12

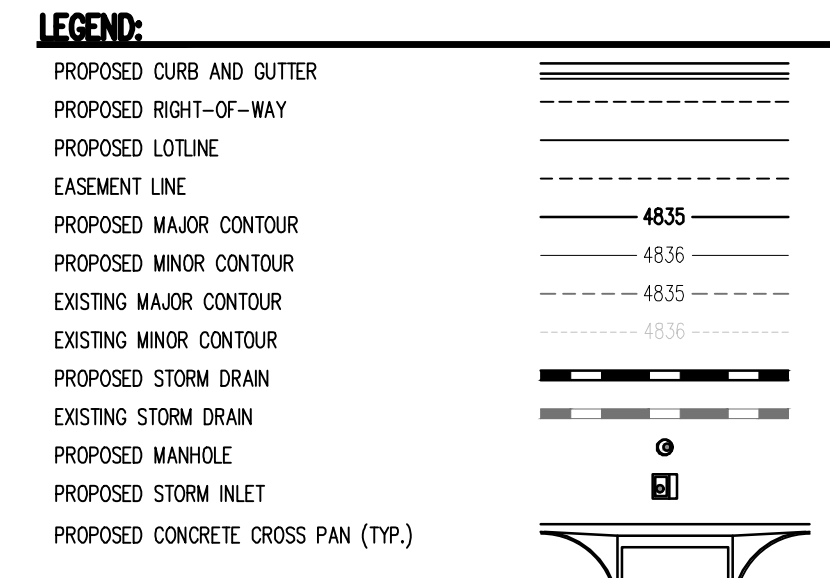


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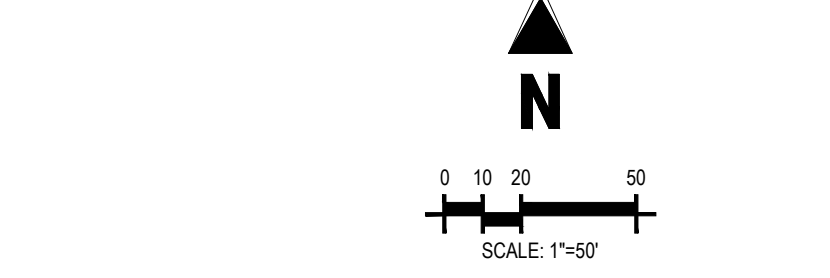
KEYMAP



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PROPOSED SPEED TABLE
DETAILS AND DRAINAGE ANALYSIS PROVIDED
WITH THE FINAL DESIGN DOCUMENTS



MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.9

**THE GRANARY
PRELIMINARY DEVELOPMENT PLAN**

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
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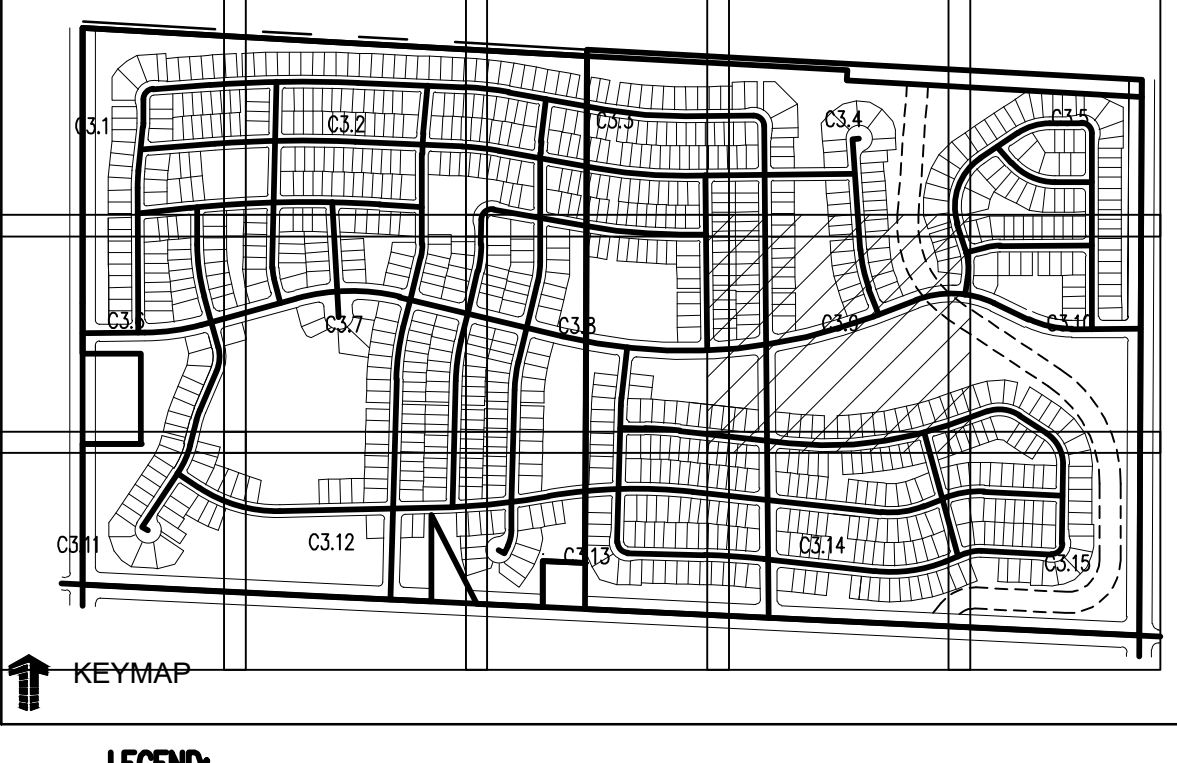
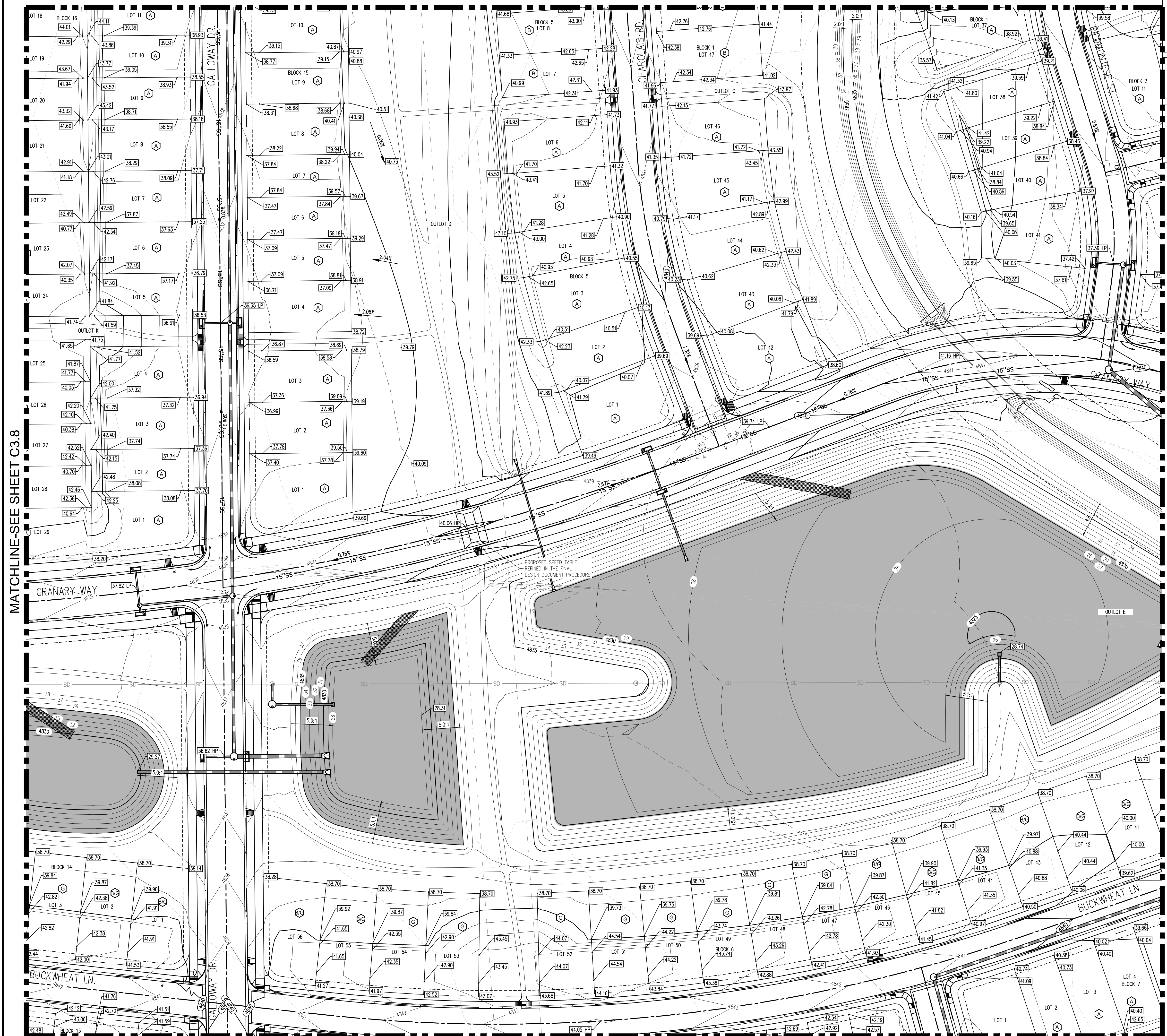
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GRADING PLAN
C3.8

MATCHLINE-SEE SHEET C3.4



- LEGEND:**
- PROPOSED CURB AND GUTTER
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOTLINE
 - EASEMENT LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
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 - PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION
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Johnstown, CO 80534
970.800.3300
gallowayus.com

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

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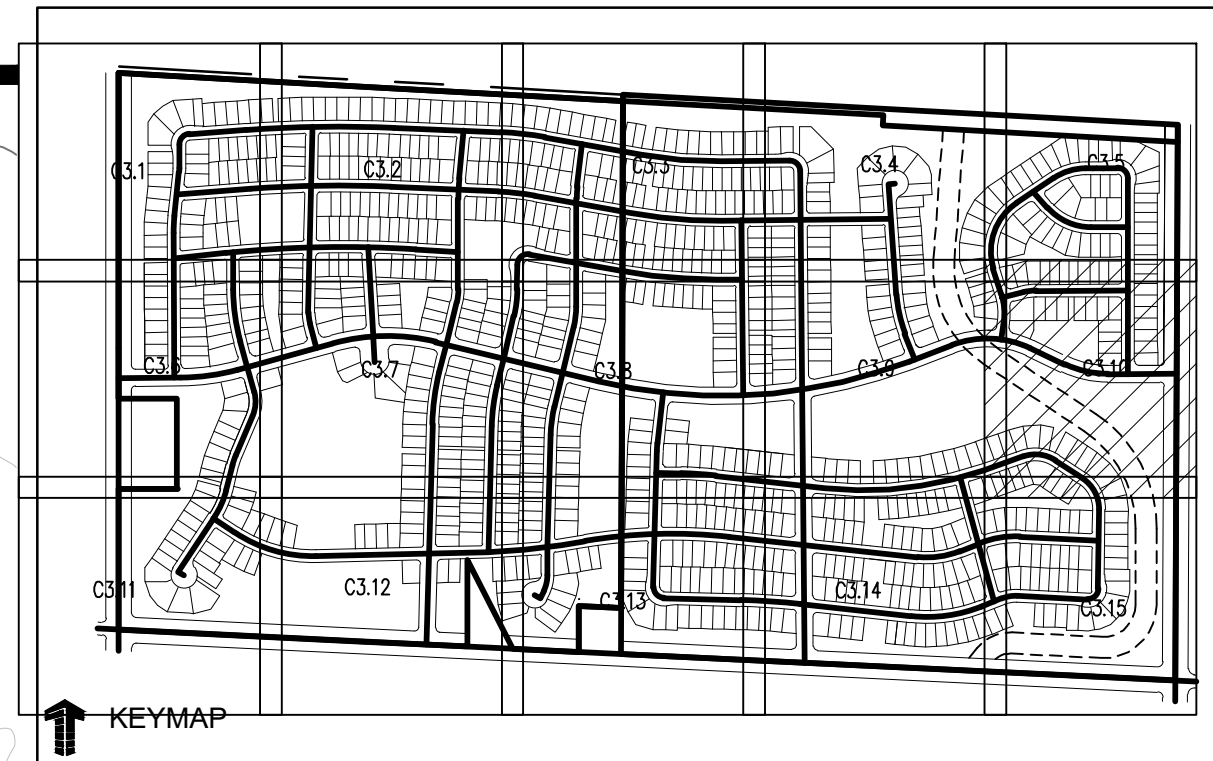
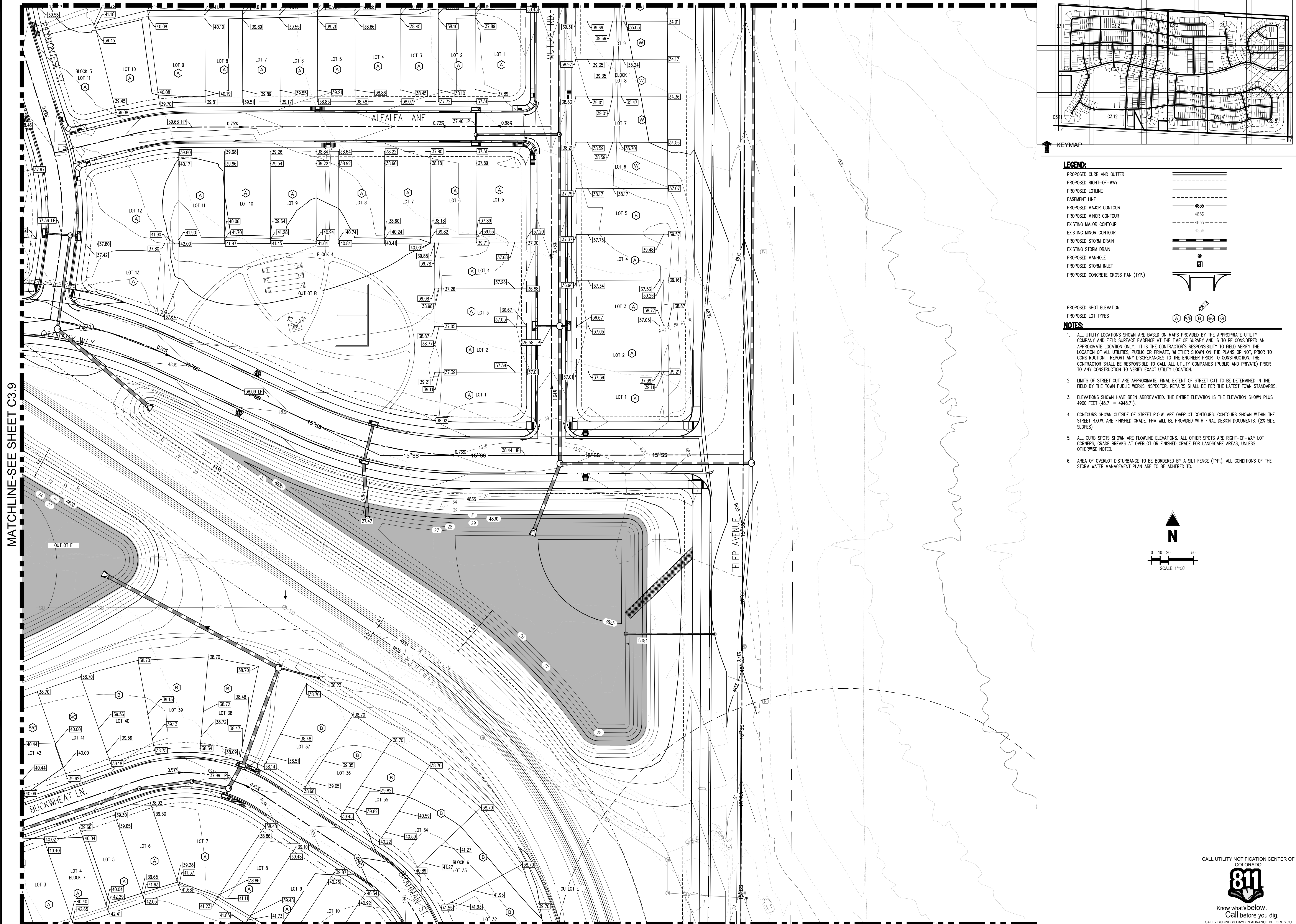
Project No: HFH0000020
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CALL UTILITY NOTIFICATION CENTER OF CO. OR GRAD 811

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C3.9

MATCHLINE-SEE SHEET C3.5



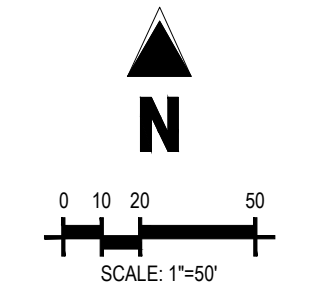
LEGEND:

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- EXISTING STORM DRAIN
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PROPOSED SPOT ELEVATION
 PROPOSED LOT TYPES

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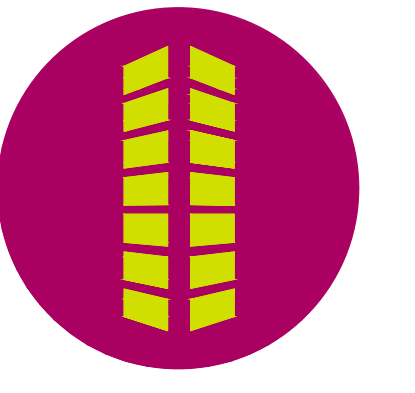


MATCHLINE-SEE SHEET C3.9

MATCHLINE-SEE SHEET C3.15

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THE GRANARY
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JOHNSTOWN, CO

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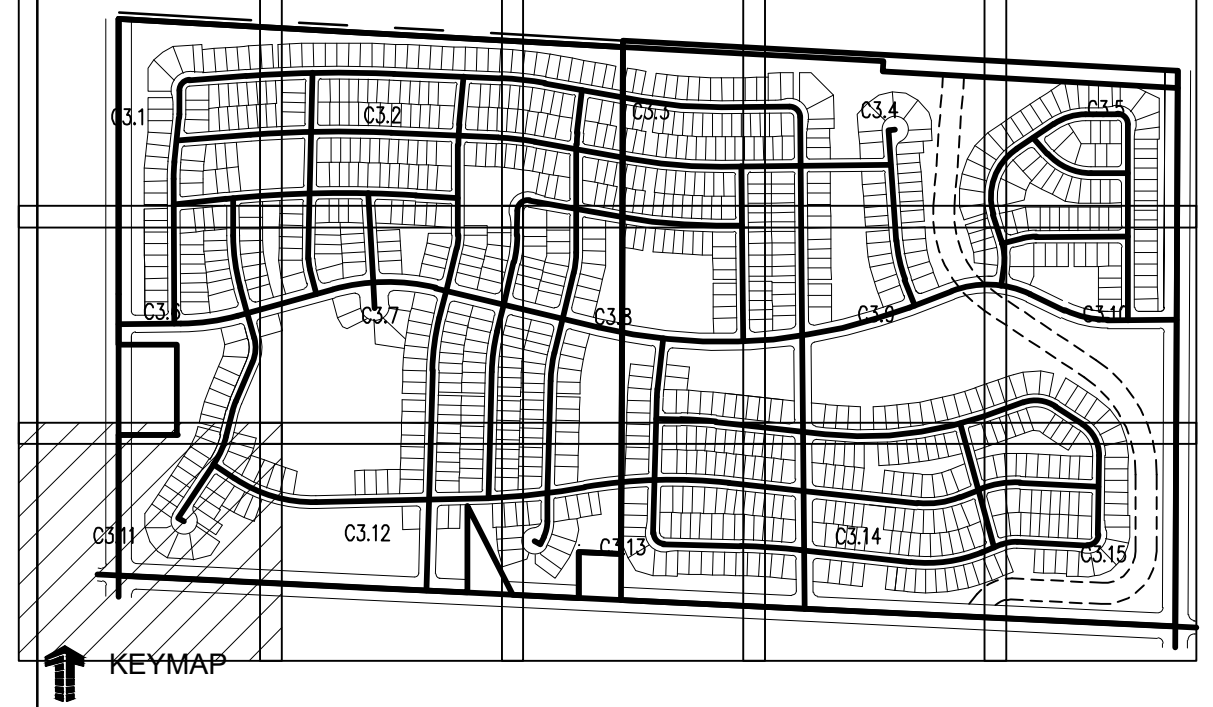
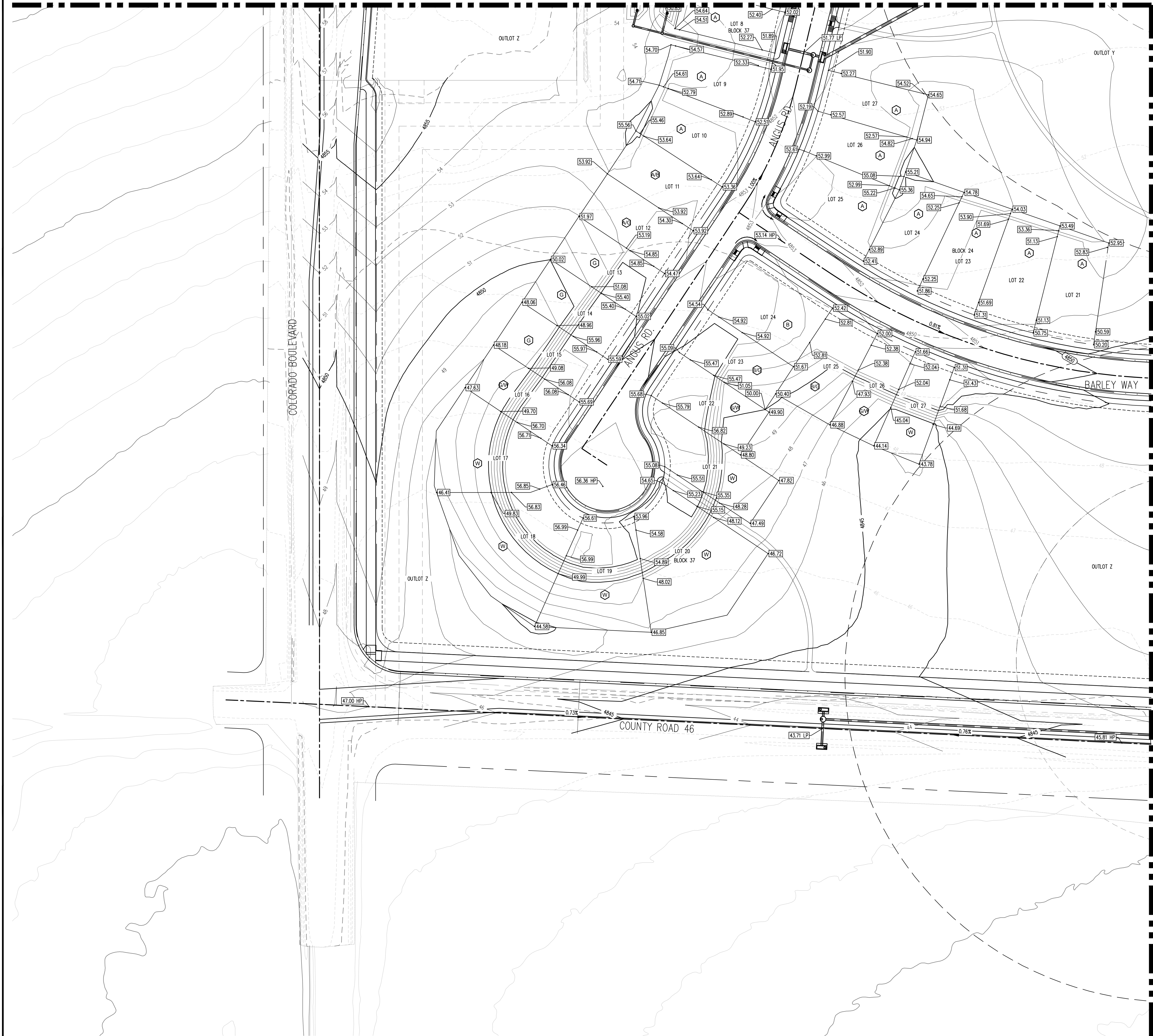
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C3.10

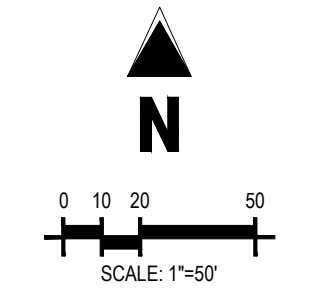
MATCHLINE-SEE SHEET C3.6



LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	48.35
PROPOSED MINOR CONTOUR	48.36
EXISTING MAJOR CONTOUR	48.35
EXISTING MINOR CONTOUR	48.36
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
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MATCHLINE-SEE SHEET C3.12

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THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

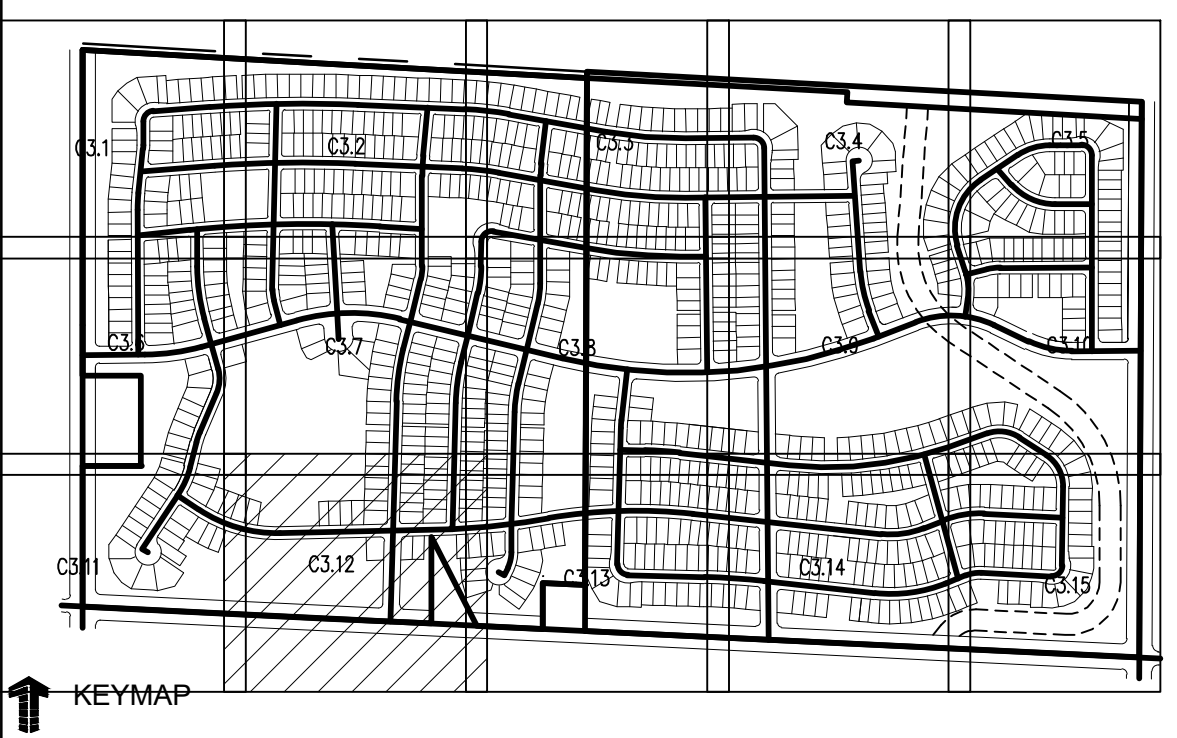
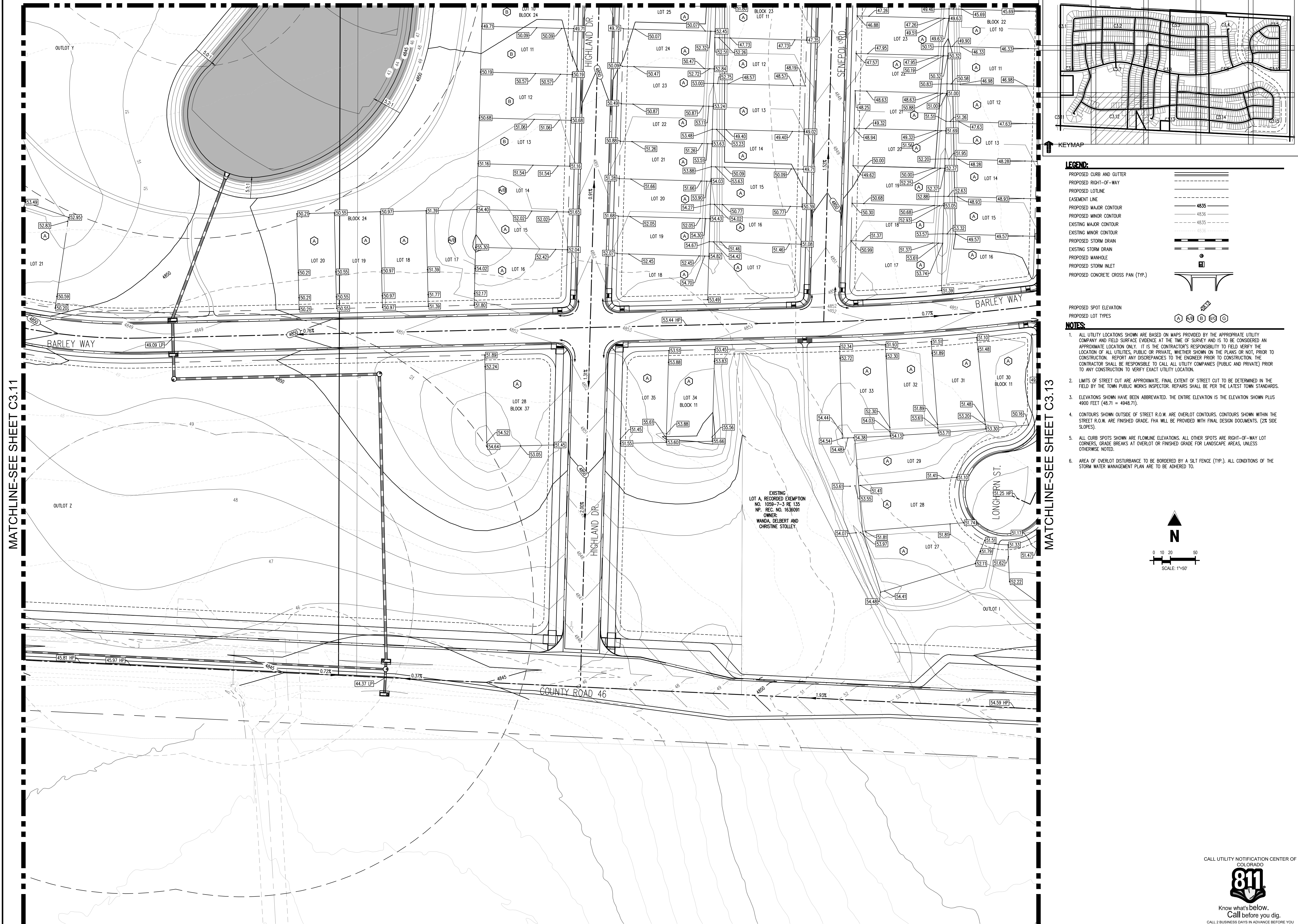
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C3.11

MATCHLINE-SEE SHEET C3.7

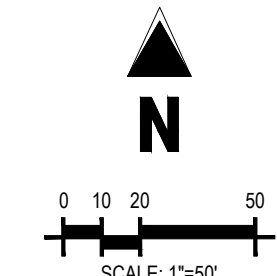


LEGEND:

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 EXISTING MINOR CONTOUR
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 PROPOSED LOT TYPES

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 - LIMITS OF STREET CUT ARE APPROXIMATE. FINAL EXTENT OF STREET CUT TO BE DETERMINED IN THE FIELD BY THE TOWN PUBLIC WORKS INSPECTOR. REPAIRS SHALL BE PER THE LATEST TOWN STANDARDS.
 - ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (48.71 = 4948.71).
 - CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE. FHA WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTS. (2% SIDE SLOPES).
 - ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS. GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
 - AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY A SILT FENCE (TYP.). ALL CONDITIONS OF THE STORM WATER MANAGEMENT PLAN ARE TO BE ADHERED TO.



MATCHLINE-SEE SHEET C3.11

MATCHLINE-SEE SHEET C3.13

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By: JKD
 Checked By: JEP
 Date: 04.09.2021
GRADING PLAN

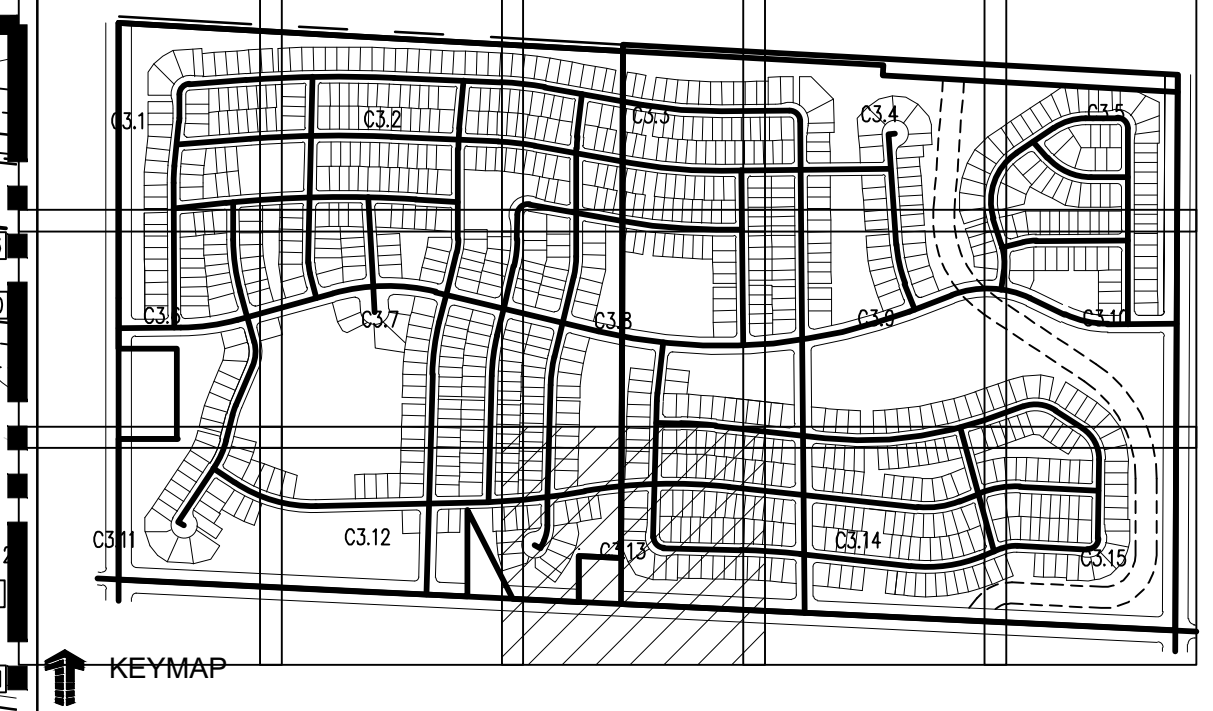
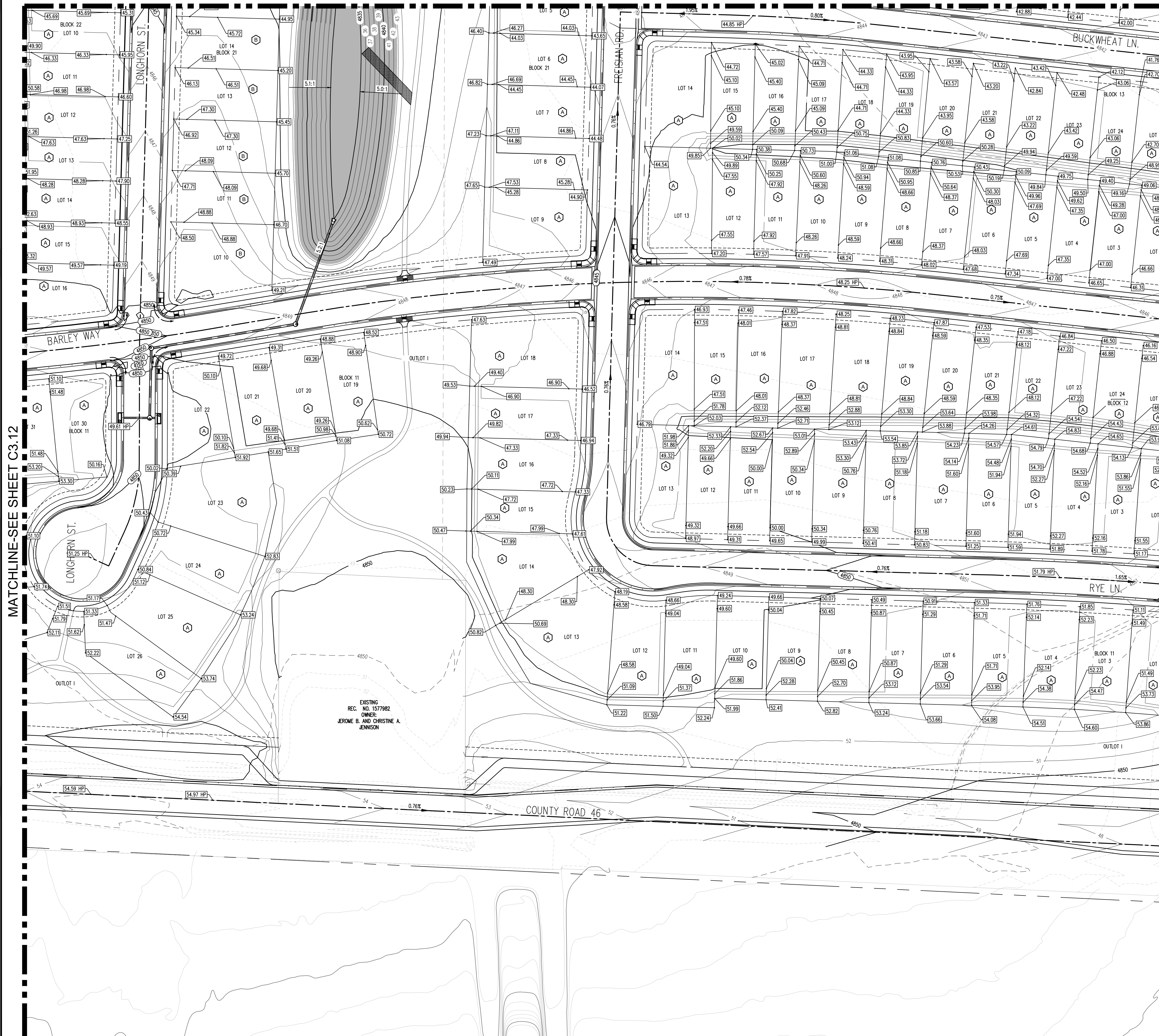
C3.12

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.
 Call before you dig.
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MATCHLINE-SEE SHEET C3.8

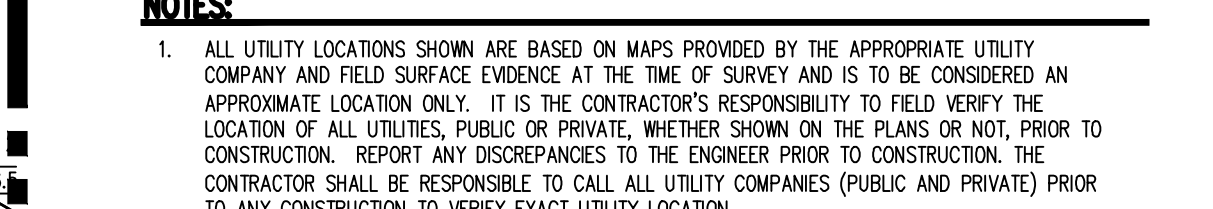


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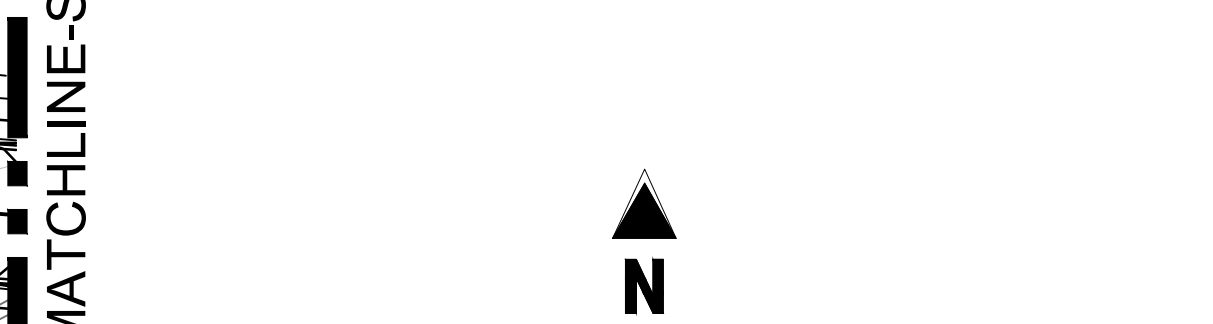
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

NOTES:

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- PROPOSED SPOT ELEVATION
- PROPOSED LOT TYPES



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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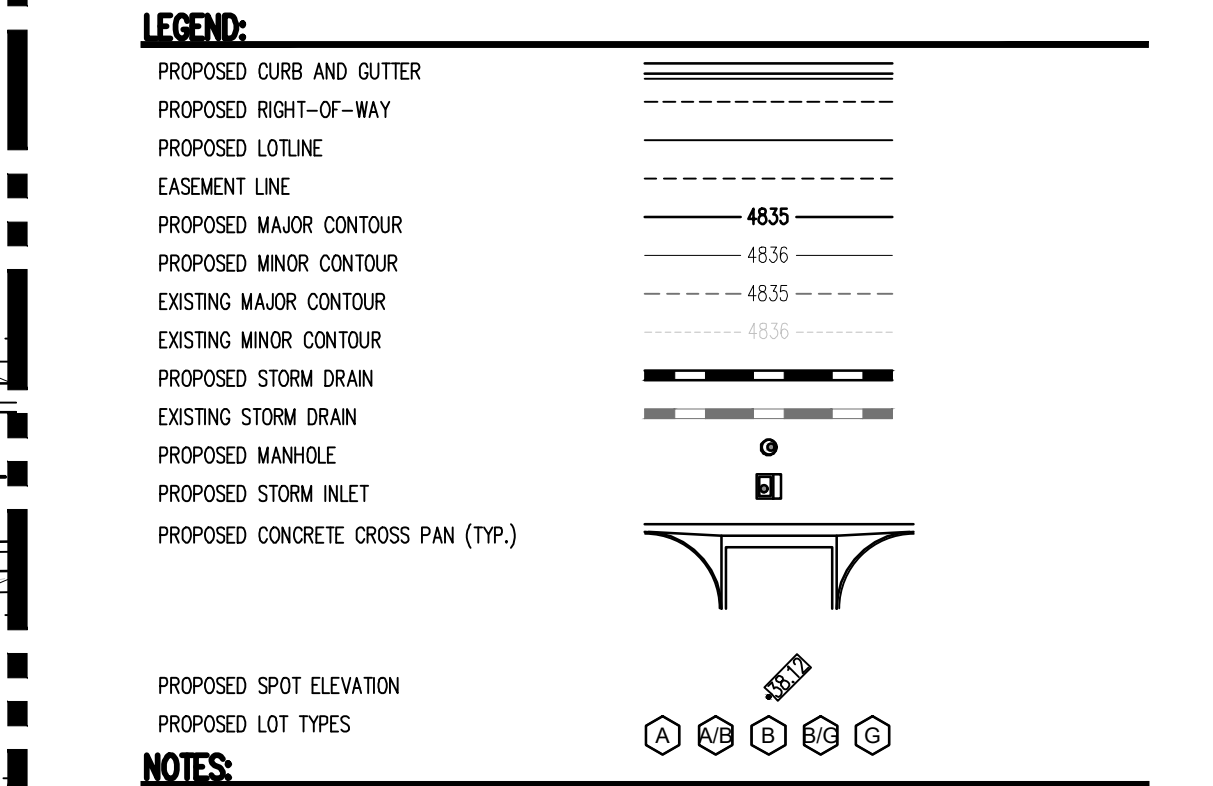
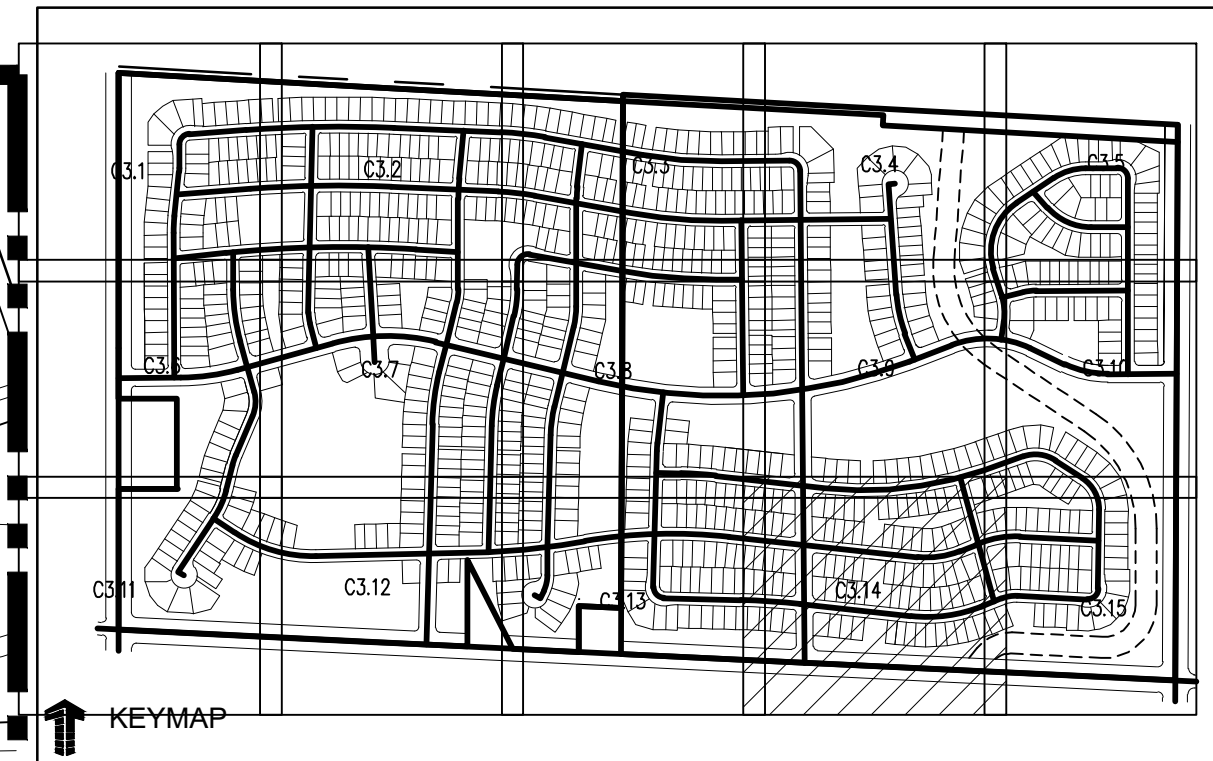
MATCHLINE-SEE SHEET C3.12

MATCHLINE-SEE SHEET C4.14

EXISTING REC. NO. 1577982
OWNER:
JEROME B. AND CHRISTINE A. JENNISON

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MATCHLINE-SEE SHEET C3.9



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Drawn By: JKD
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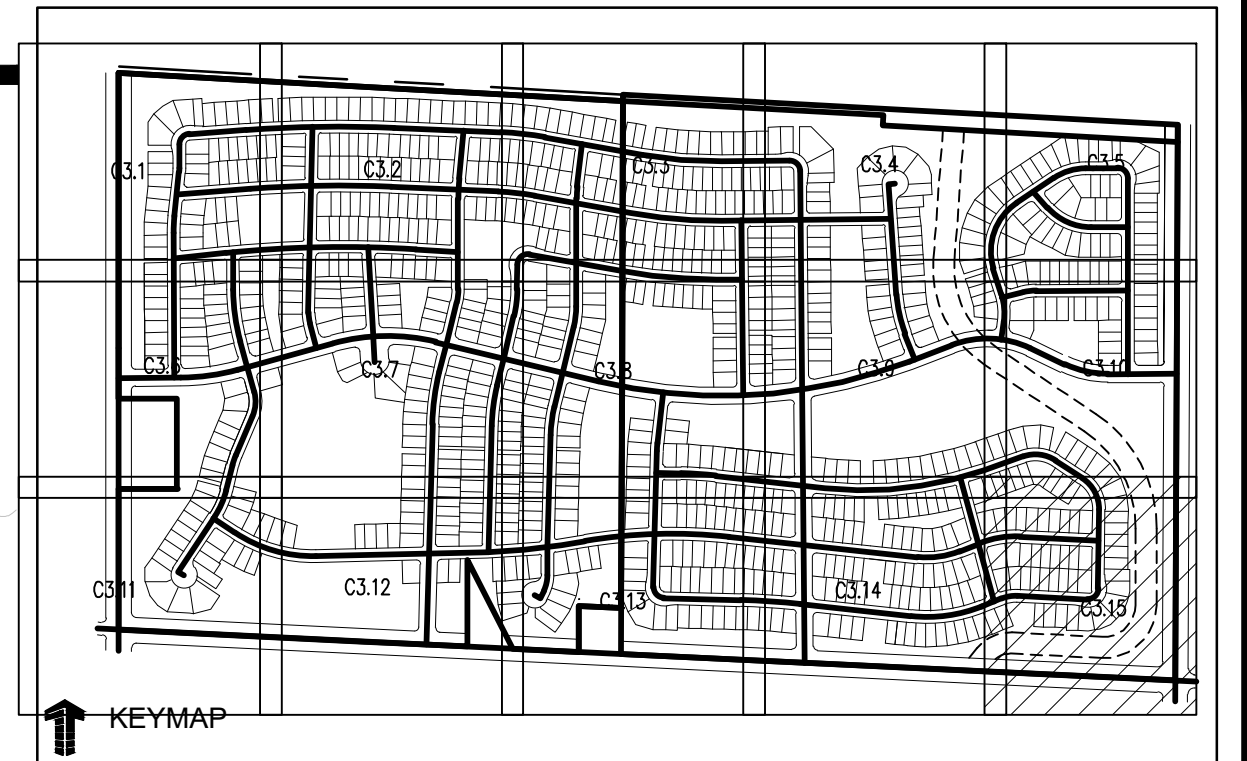
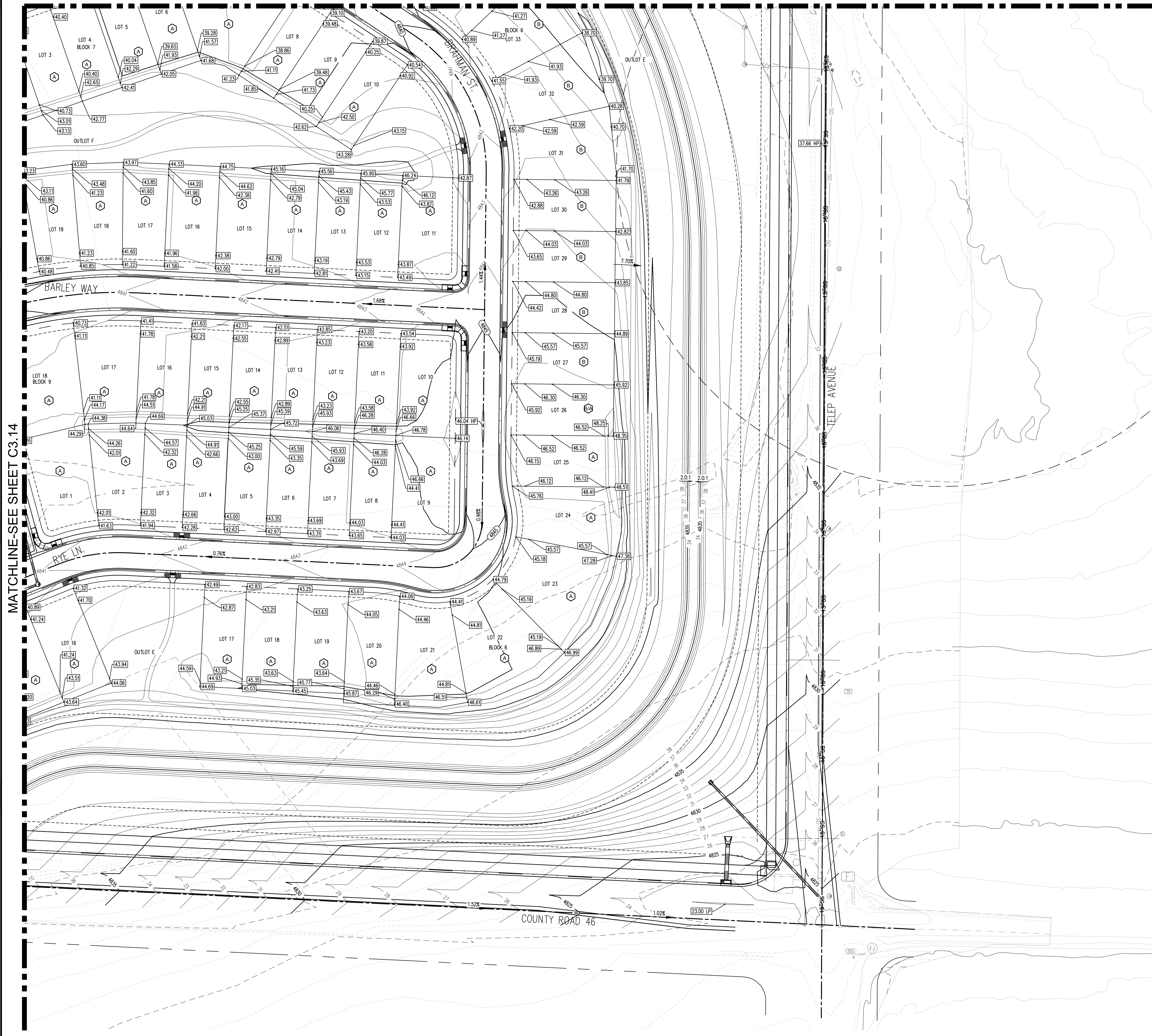
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C3.14

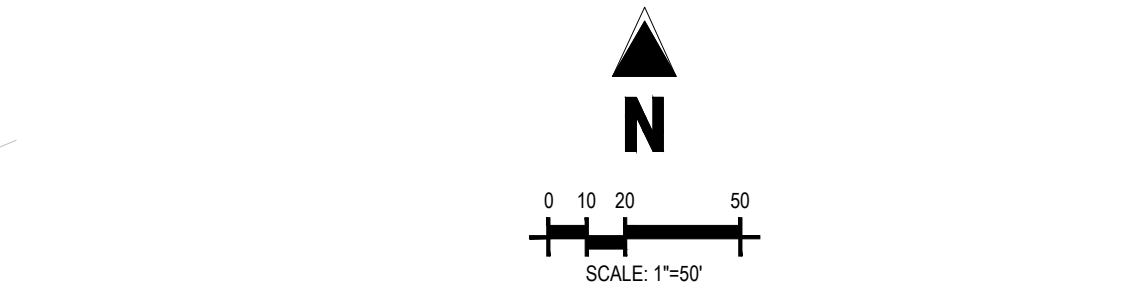
MATCHLINE-SEE SHEET C3.10



LEGEND:

PROPOSED CURB AND GUTTER	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED LOTLINE	---
EASEMENT LINE	---
PROPOSED MAJOR CONTOUR	-----4835-----
PROPOSED MINOR CONTOUR	-----4836-----
EXISTING MAJOR CONTOUR	-----4835-----
EXISTING MINOR CONTOUR	-----4836-----
PROPOSED STORM DRAIN	---
EXISTING STORM DRAIN	---
PROPOSED MANHOLE	(M)
PROPOSED STORM INLET	(I)
PROPOSED CONCRETE CROSS PAN (TYP.)	(C)

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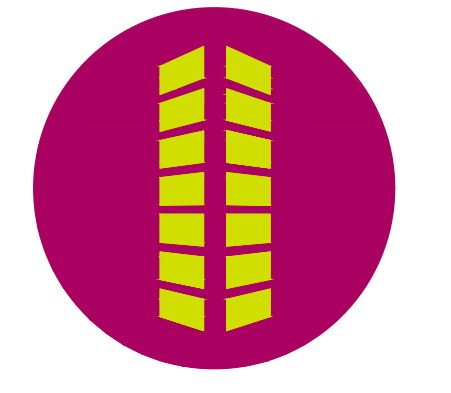


MATCHLINE-SEE SHEET C3.14

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**THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN**

JOHNSTOWN, CO

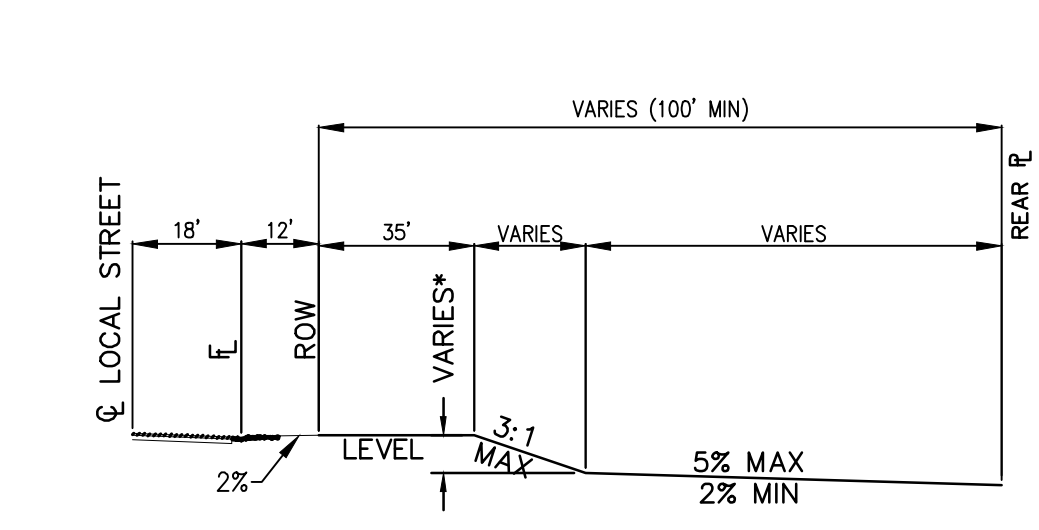
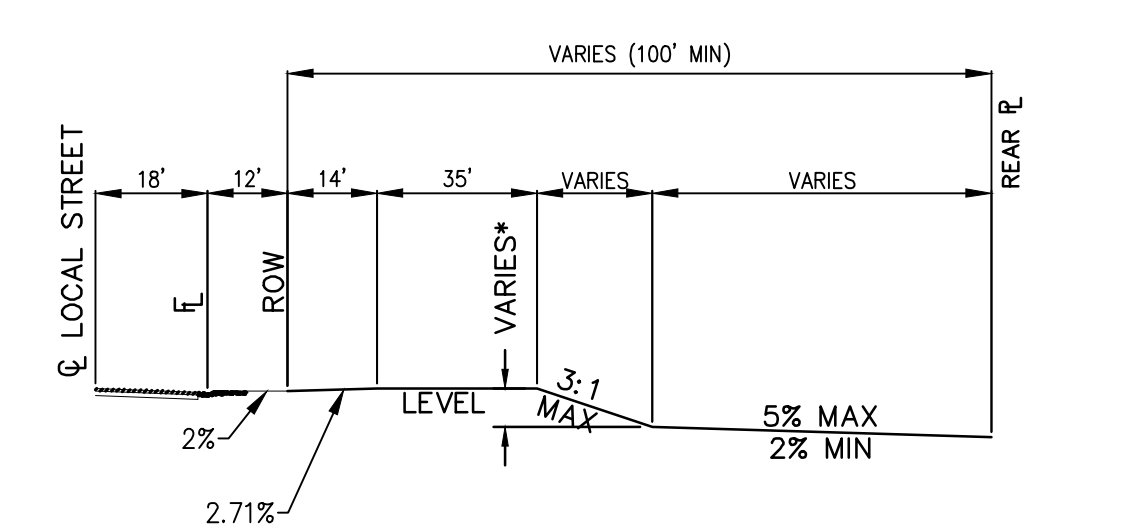
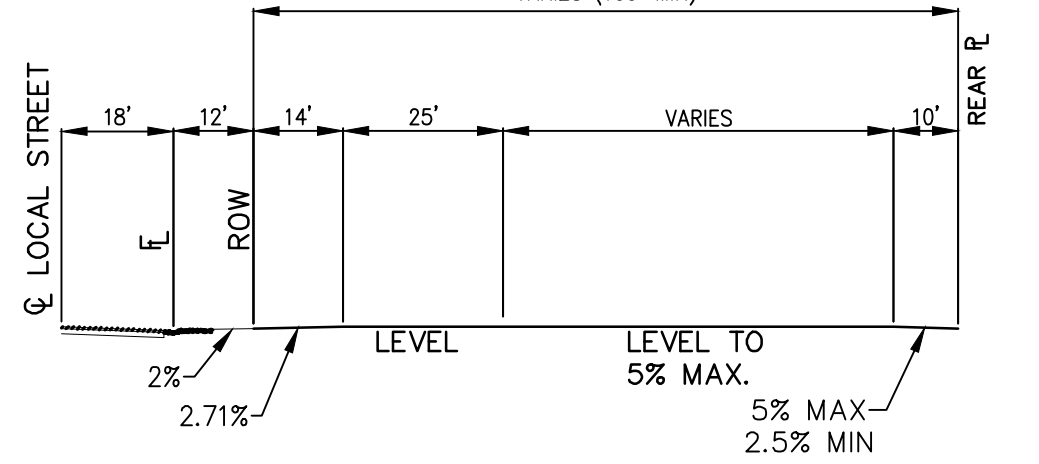
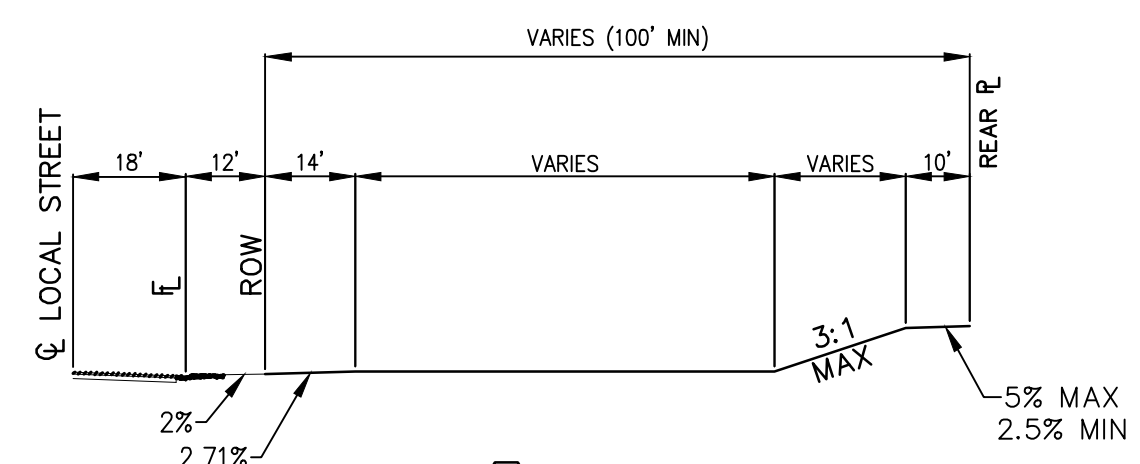
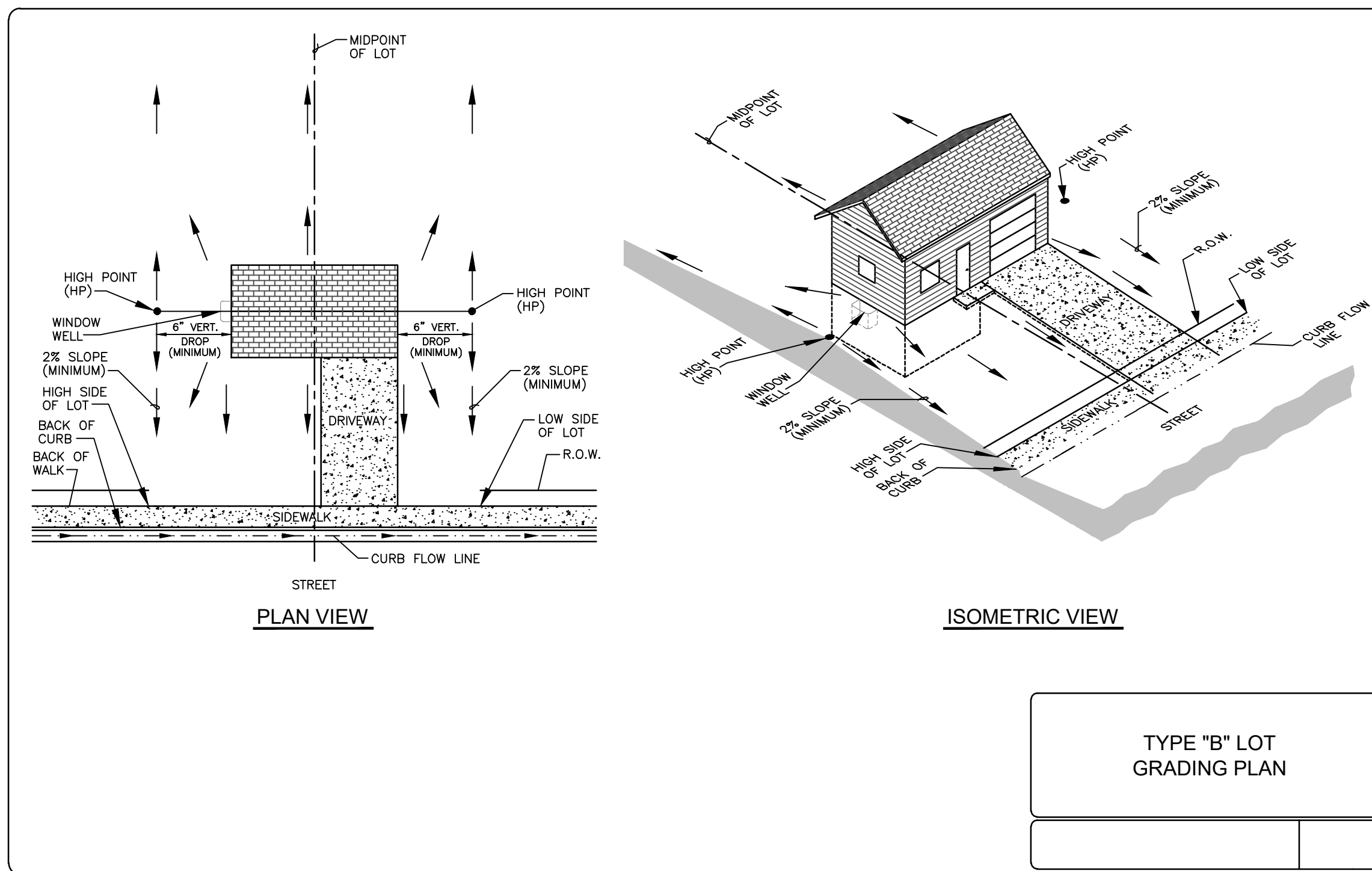
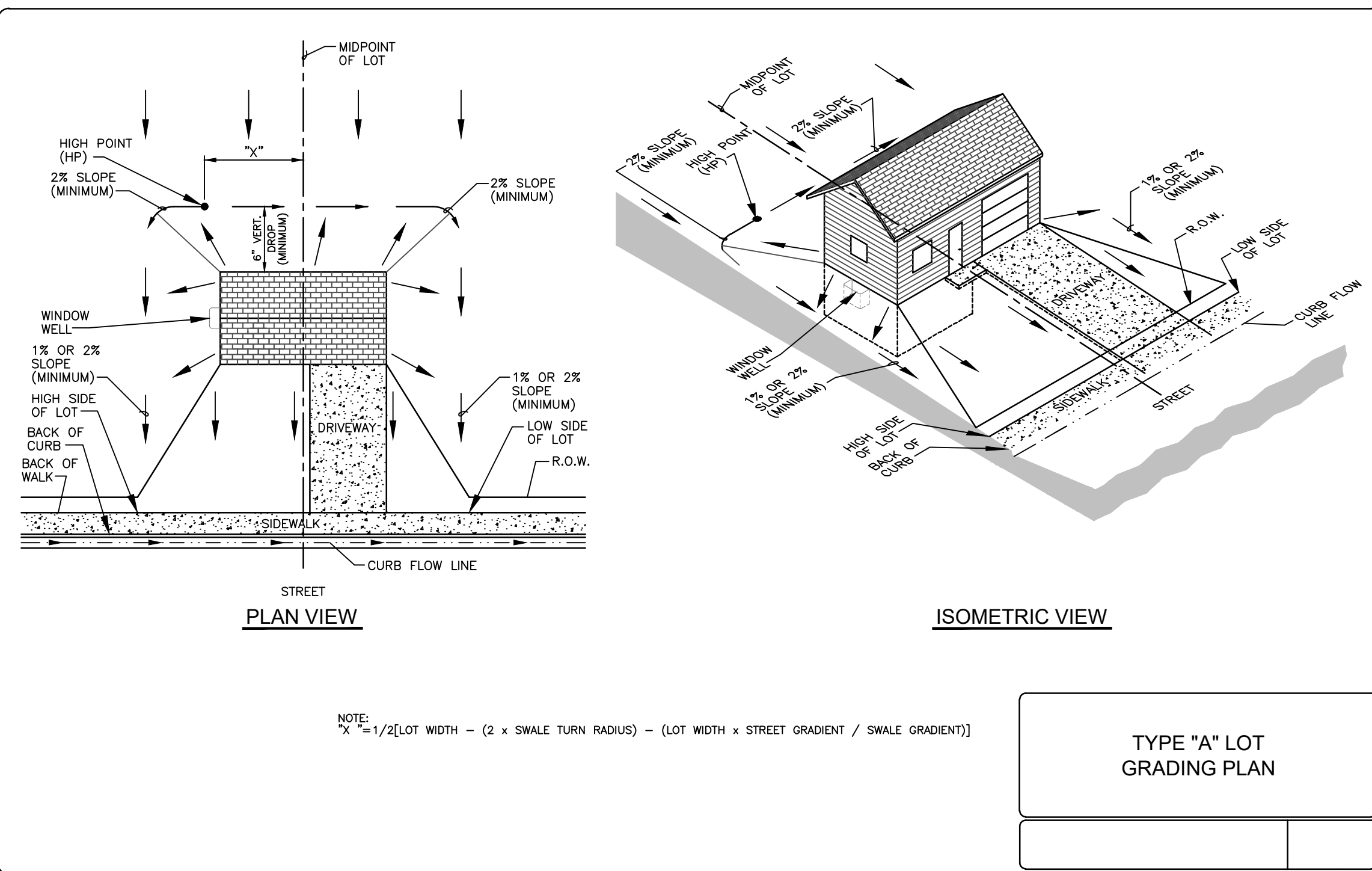
#	Date	Issue / Description	Init.

Project No: HFG000020
 Drawn By: JKD
 Checked By: JEP
 Date: 04.09.2021

CALL UTILITY NOTIFICATION CENTER OF
811
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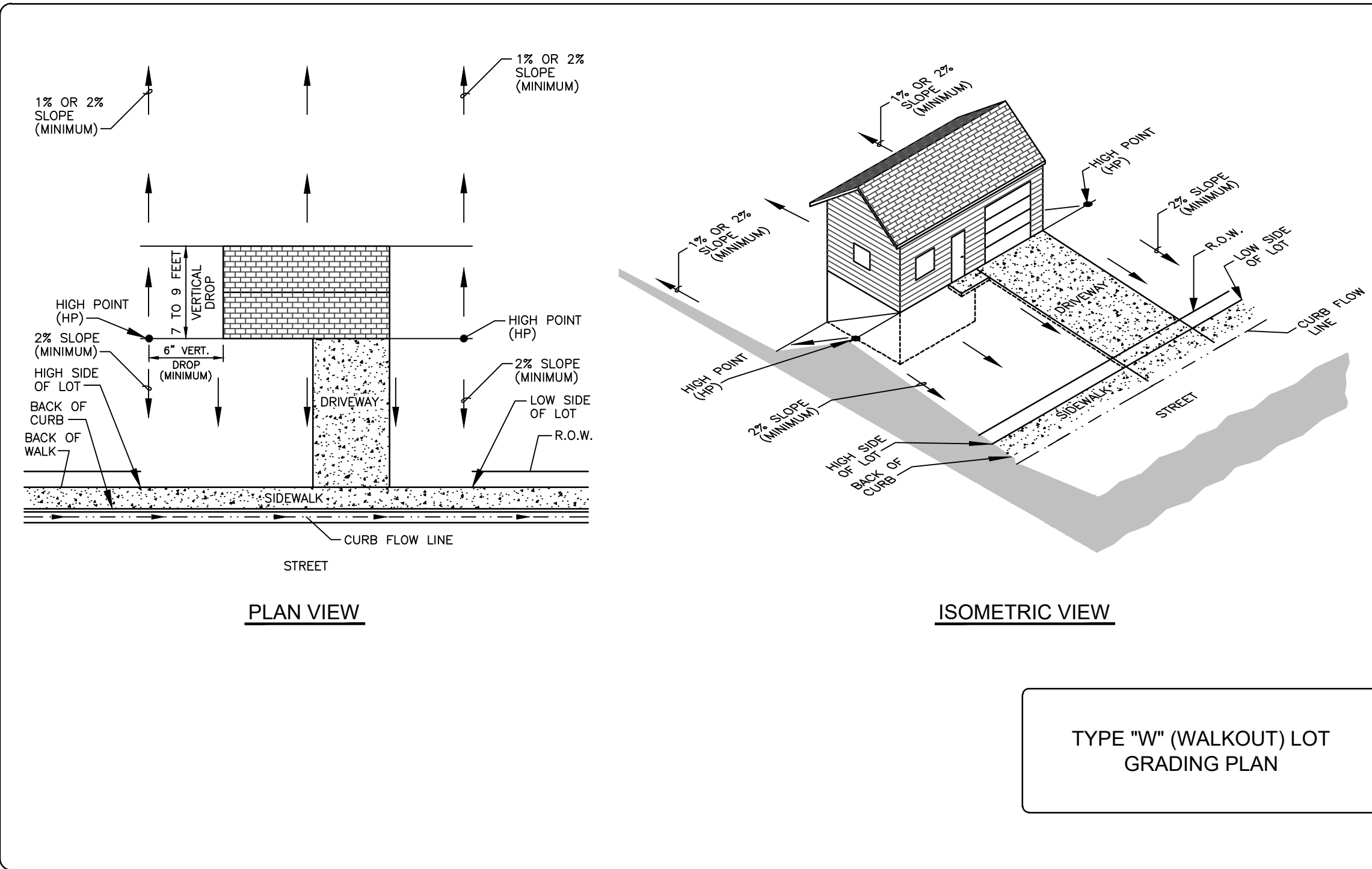
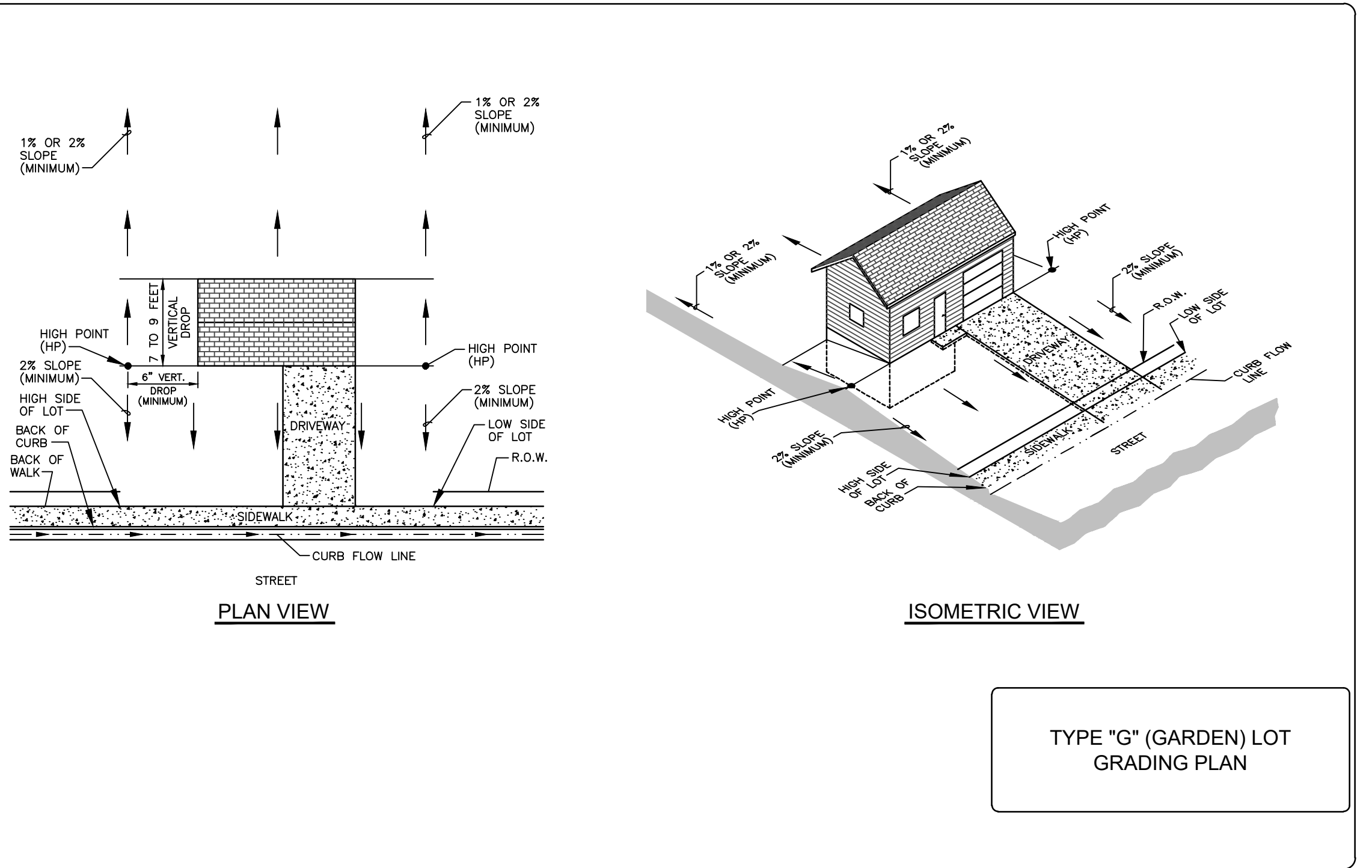
GRADING PLAN

C3.15



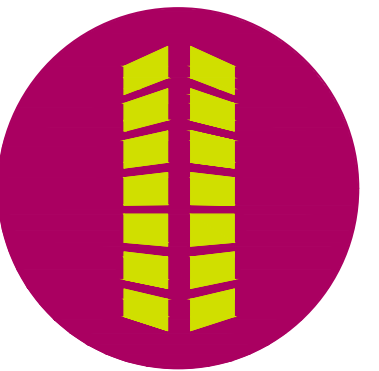
* HEIGHT VARIES FOR GARDEN LEVELS AS DESIGNATED ON PLANS

* HEIGHT VARIES FOR WALKOUT LEVELS AS DESIGNATED ON PLANS



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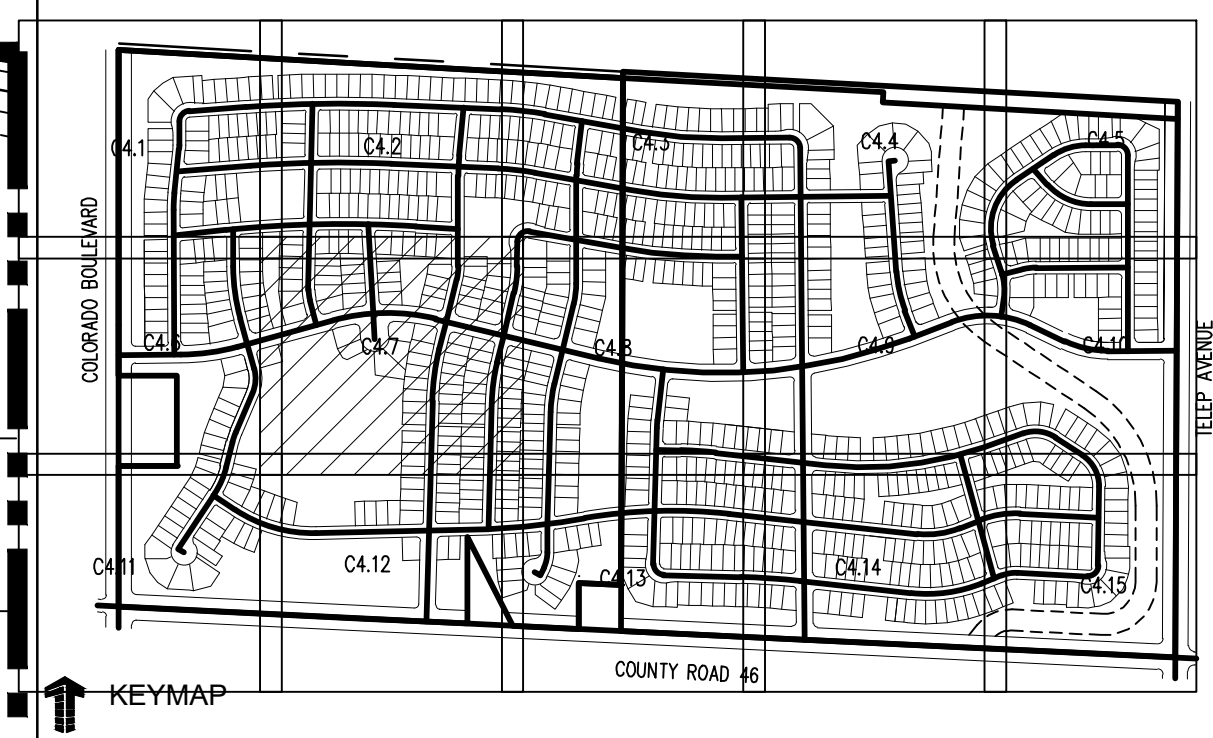


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Project No: HFH000020
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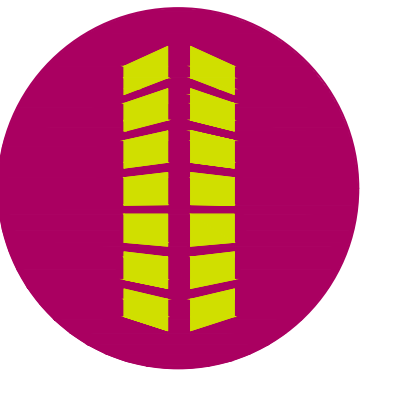
GRADING DETAILS

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021
UTILITY PLAN



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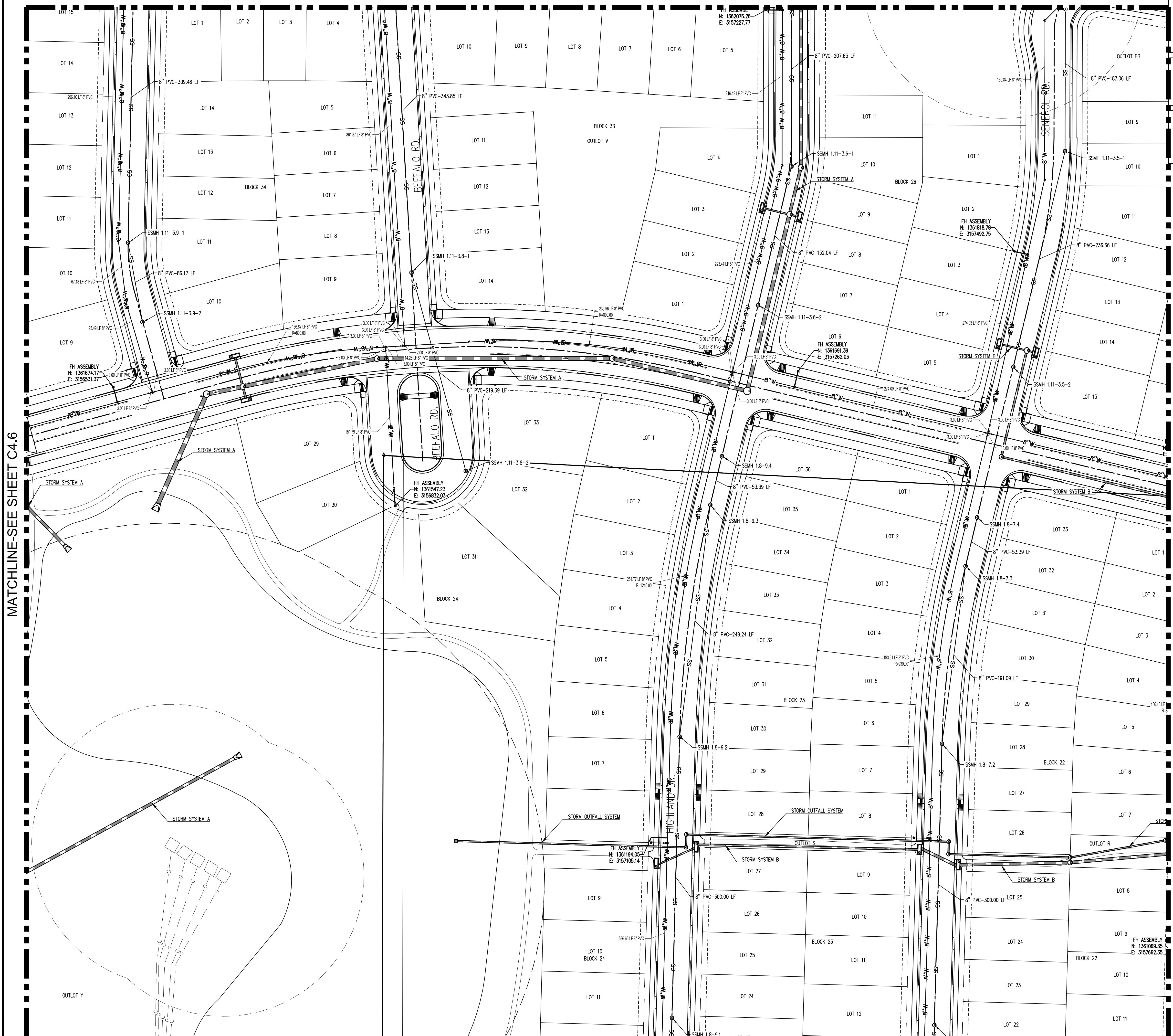
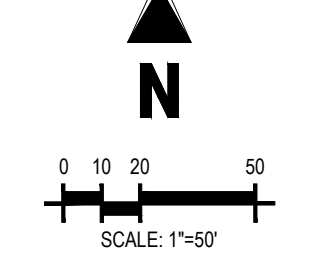
C4.7

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

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- ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- MAINTAIN 10' HORIZONTAL AND 24" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, STORM SEWER MAINS, WATER MAINS & SERVICES UNLESS OTHERWISE NOTED.
- CONFIRM HORIZONTAL AND VERTICAL LOCATION OF WATER, STORM AND SANITARY SEWER TIE-IN TO EXISTING LOCATIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN ENGINEER WITH ANY DISCREPANCIES.
- PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. LAYING LENGTH INCLUDES FLARED END SECTIONS.
- ROP SHALL BE CLASS II OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GOVERNED BY THE TOWN OF JOHNSTOWN ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. MUST BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE "WATERTIGHT" USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR ROP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
- ALL STORM MANHOLES LOCATED IN SIDEWALKS AND TRAILS SHALL HAVE PEDESTRIAN RATED LIDS.
- MANHOLE DIAMETERS REQUIRED TO PROVIDE A MINIMUM OF 1' CLEAR WALL BETWEEN THE OUTSIDE WALLS OF ADJACENT INCOMING LINES AT THE INSIDE WALL OF THE STRUCTURE. CONTRACTOR SHALL VERIFY THAT MANHOLE DIAMETERS MEET THE REQUIREMENTS AND ARE SUFFICIENT FOR INSTALLATION (I.E. WITHIN PRE-CASTER'S TOLERANCES, ETC.).
- PROVIDE WATER TIGHT JOINTS PER ASTM C443 AT ALL CIRCULAR STORM PIPE.
- MANHOLES SHALL BE SHAPED UNLESS OTHERWISE NOTED. REFER TO PLAN VIEW FOR SHAPED MANHOLES.
- ANY WATER MAIN CROSSING WITH LESS THAN 2' OF VERTICAL CLEARANCE TO STORM DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE WATER MAIN TO A MINIMUM OF 5" ON EACH SIDE OF THE STORM DRAIN.
- ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF A WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN DETAIL ON SHEET C4.13.
- WATER BELOW SANITARY/STORM OR WITH LESS THAN 18" SEPARATION ABOVE ENCASE SANITARY/STORM
- UTILITY PLANS ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS

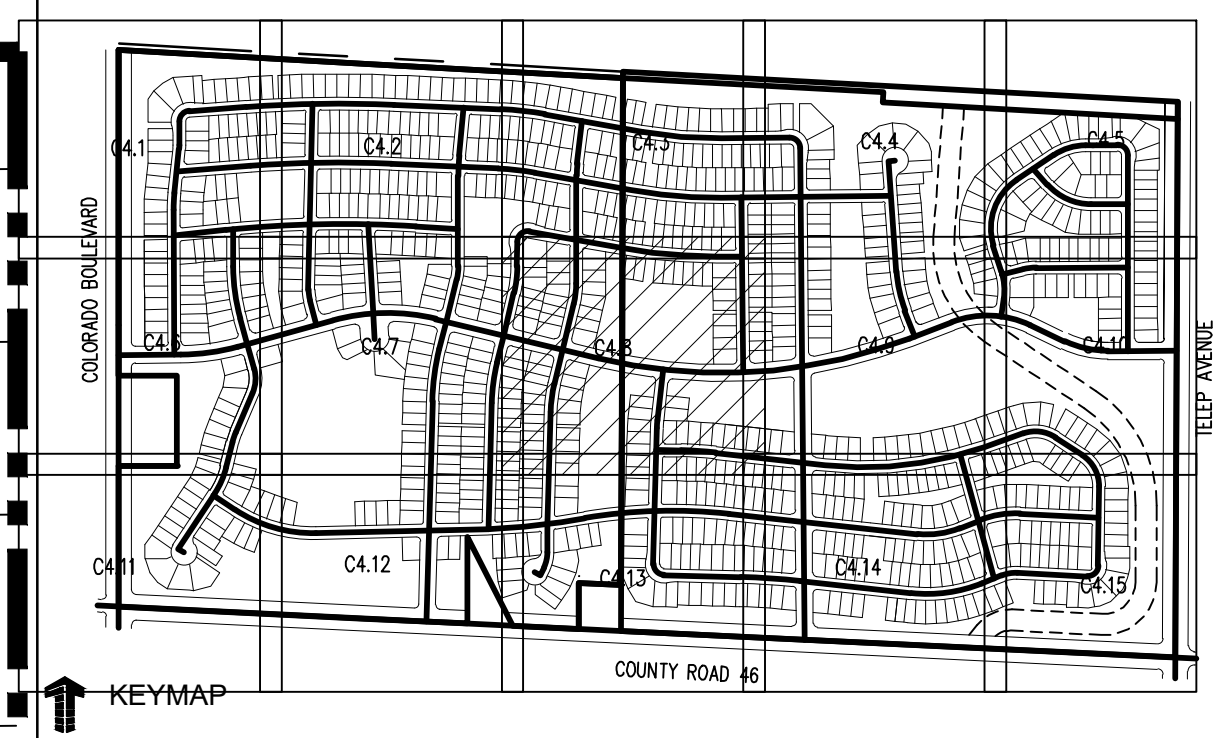
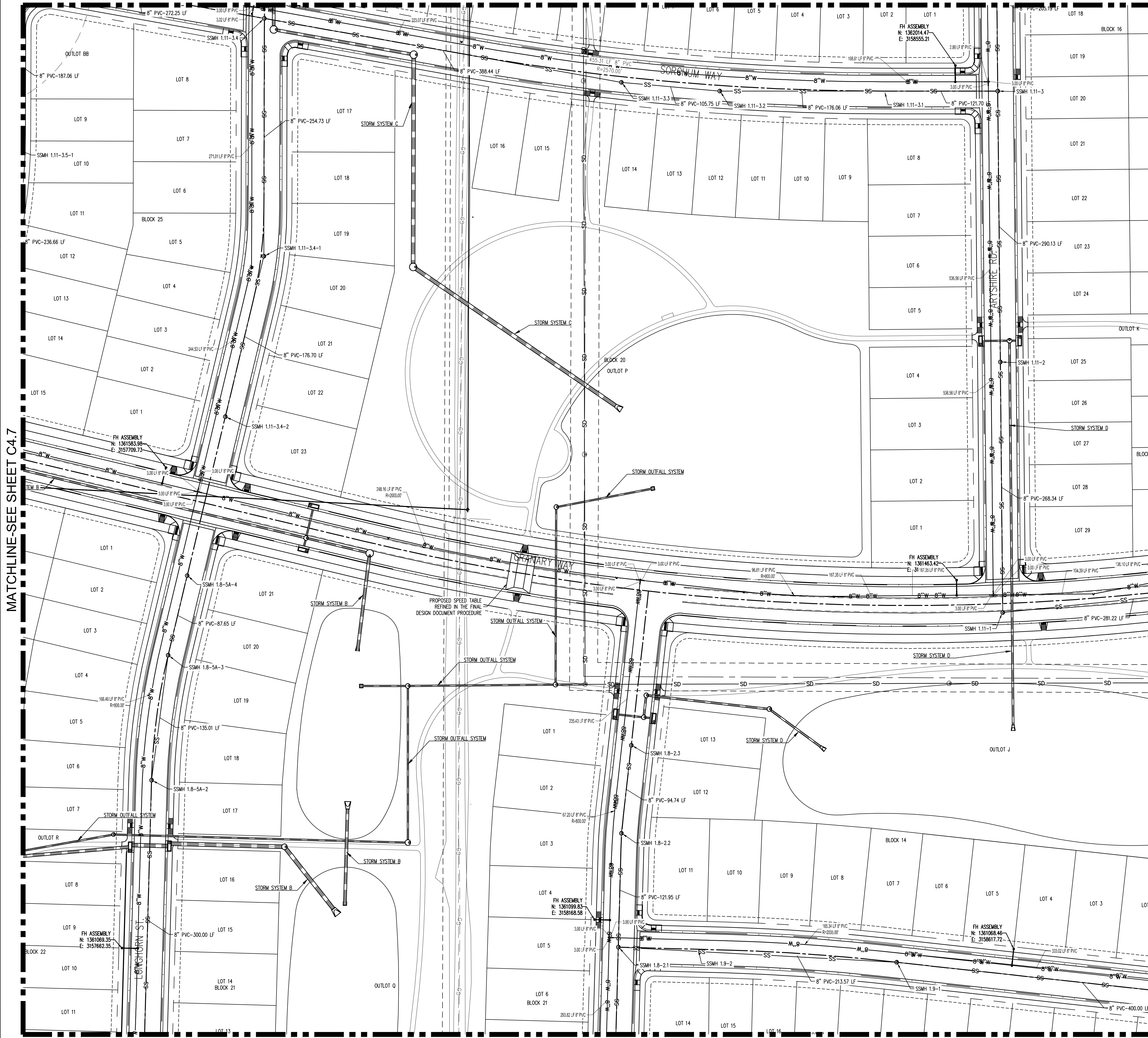


MATCHLINE-SEE SHEET C4.6

MATCHLINE-SEE SHEET C4.8

DATE PLOTTED: 04/09/2021 10:58:11 AM; PLOT SCALE: 1/8\"/>

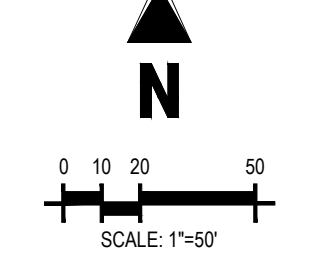
MATCHLINE-SEE SHEET C4.3



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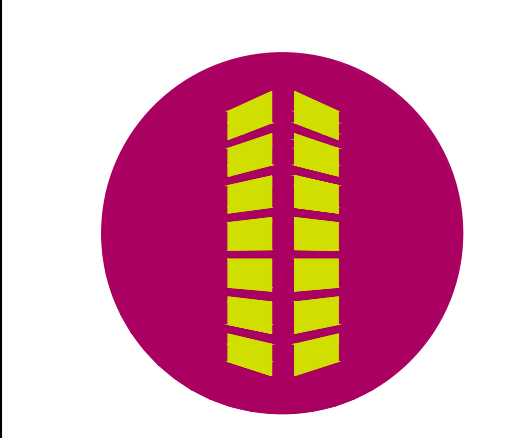
PROPOSED WATER MAIN	— W —
EXISTING WATER MAIN	— W —
PROPOSED SANITARY SEWER	— SS —
EXISTING SANITARY SEWER	— SS —
PROPOSED FIRE HYDRANT	— F —
EXISTING FIRE HYDRANT	— F —
PROPOSED STORM DRAIN	— S —
EXISTING STORM DRAIN	— S —
PROPOSED CURB AND GUTTER	— C —
PROPOSED RIGHT-OF-WAY	— R —
PROPOSED LOTLINE	— L —
EASEMENT LINE	— E —
FUTURE CURB AND GUTTER	— C —
FUTURE RIGHT-OF-WAY	— R —
FUTURE LOTLINE	— L —
FUTURE EASEMENT LINE	— E —
PROPOSED MANHOLE	— MH —
EXISTING MANHOLE	— MH —
PROPOSED WATER LOWERING	— WL —
PROPOSED STORM INLET	— SI —
EXISTING STORM INLET	— SI —
PROPOSED FES AND RIP RAP	— F —
EXISTING FES AND RIP RAP	— F —
PROPOSED SEWER SERVICE	— S —
PROPOSED WATER SERVICE	— W —

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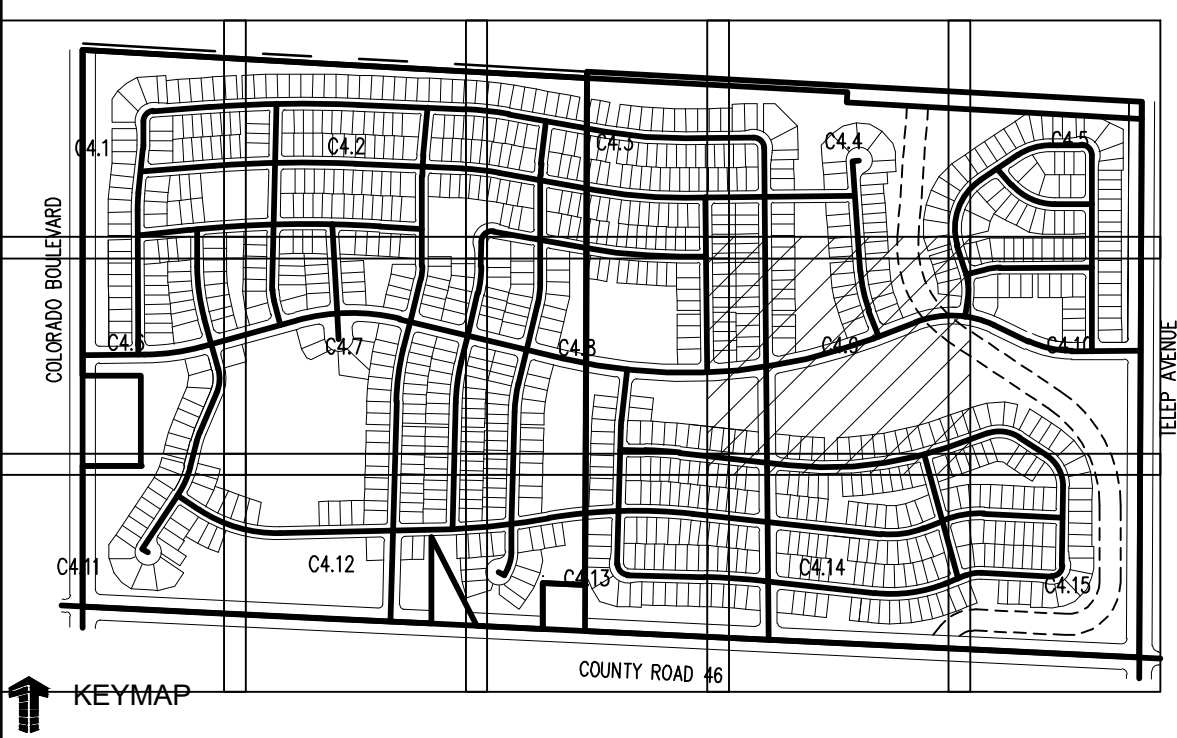
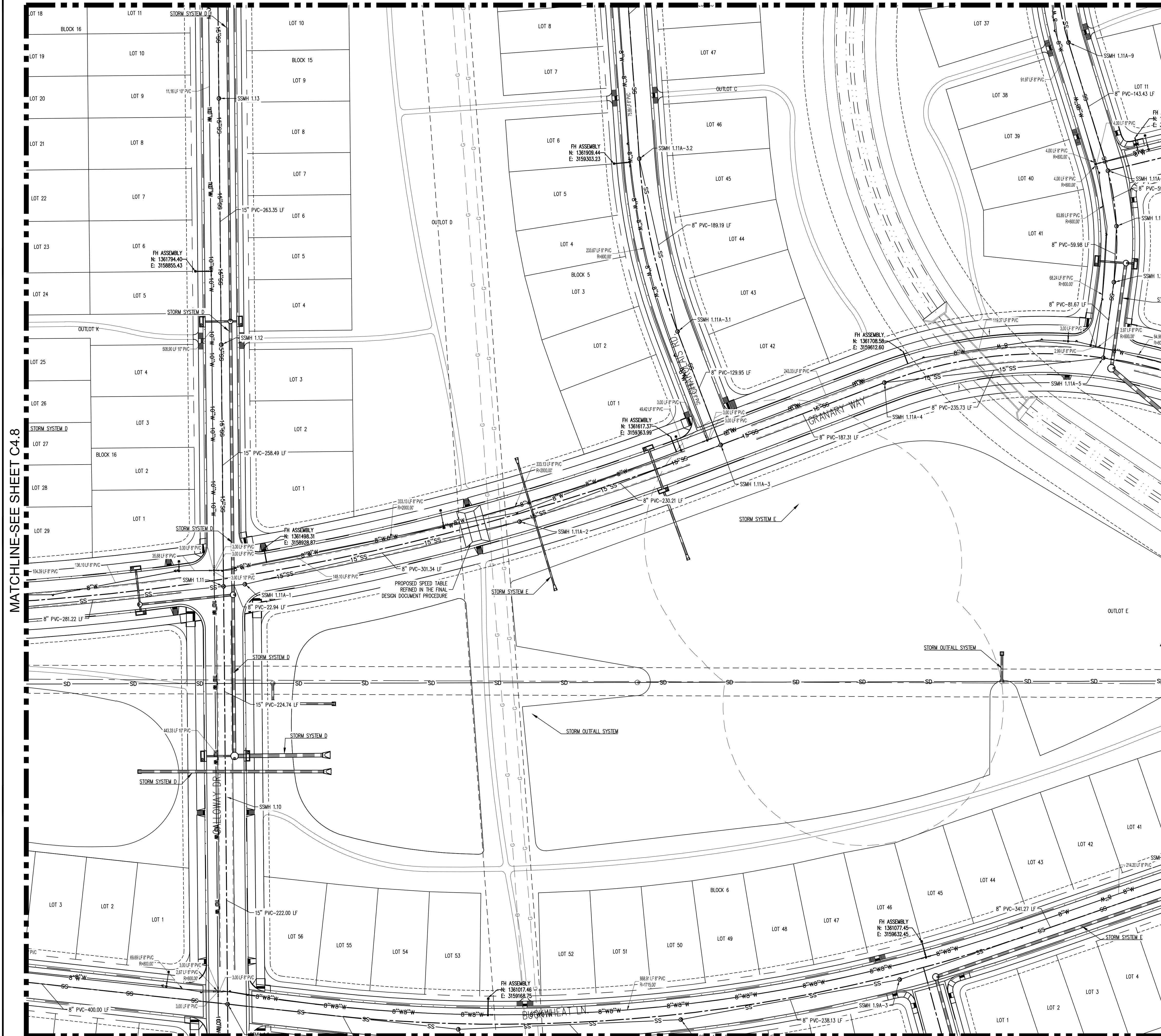
Project No: HFH000020
 Drawn By: JKD
 Checked By: JEP
 Date: 04.09.2021

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C4.8

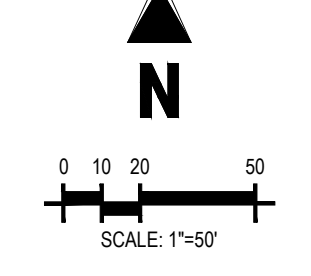
MATCHLINE-SEE SHEET C4.4



LEGEND:

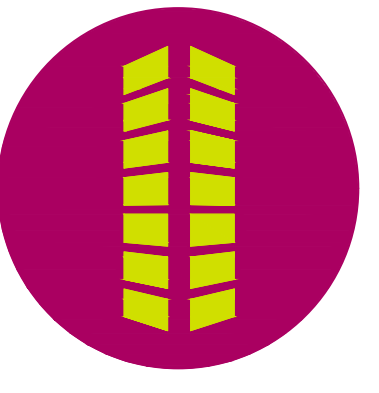
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THE GRANARY PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

UTILITY PLAN

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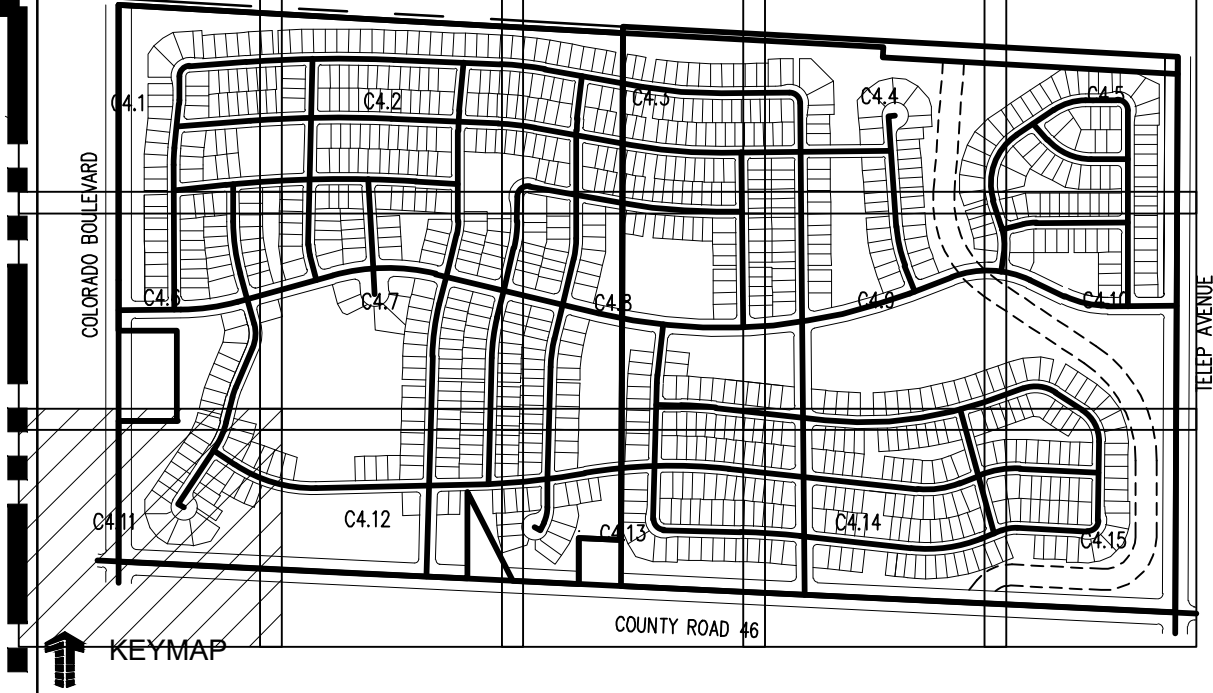
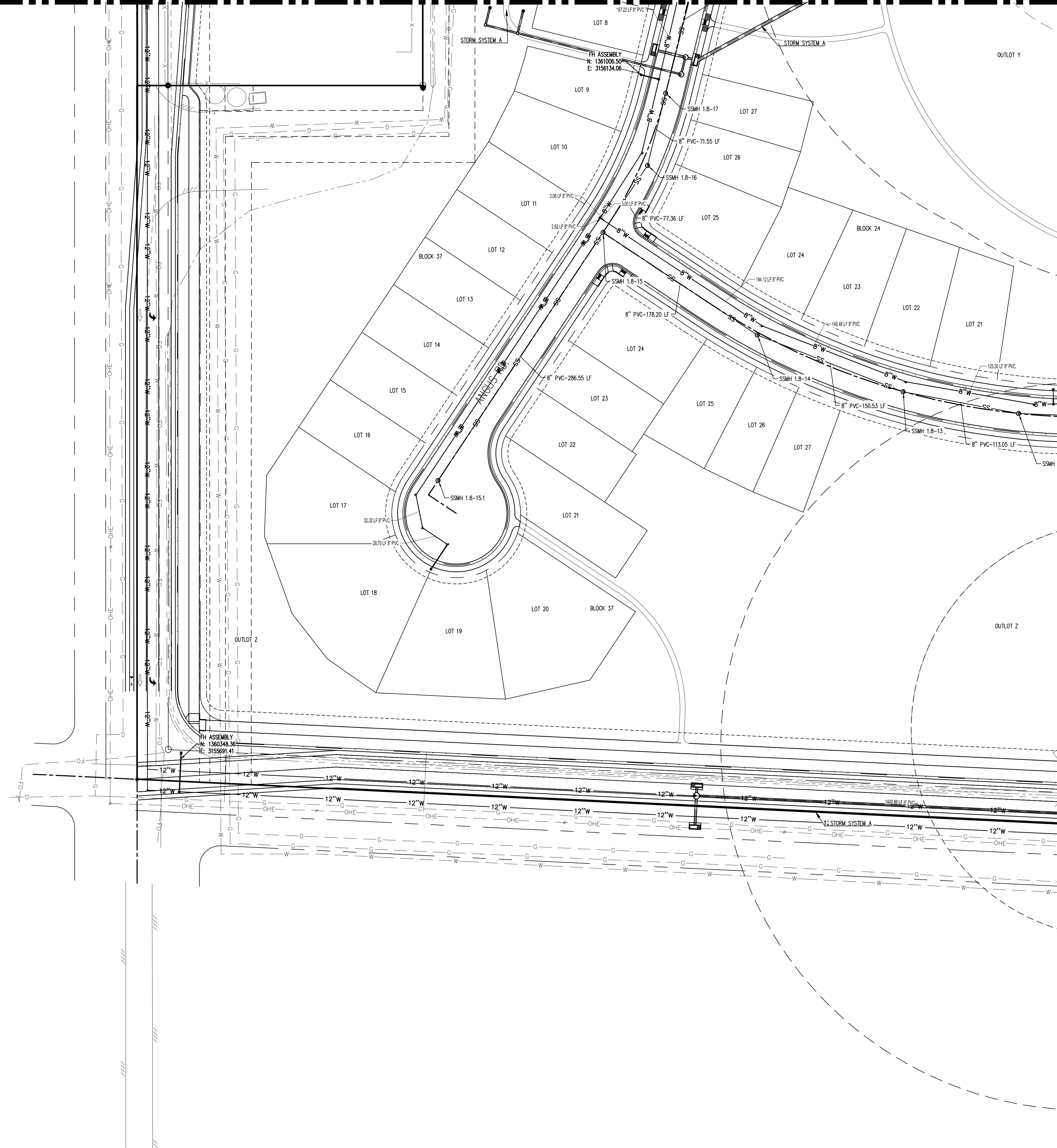
C4.9

MATCHLINE-SEE SHEET C4.8

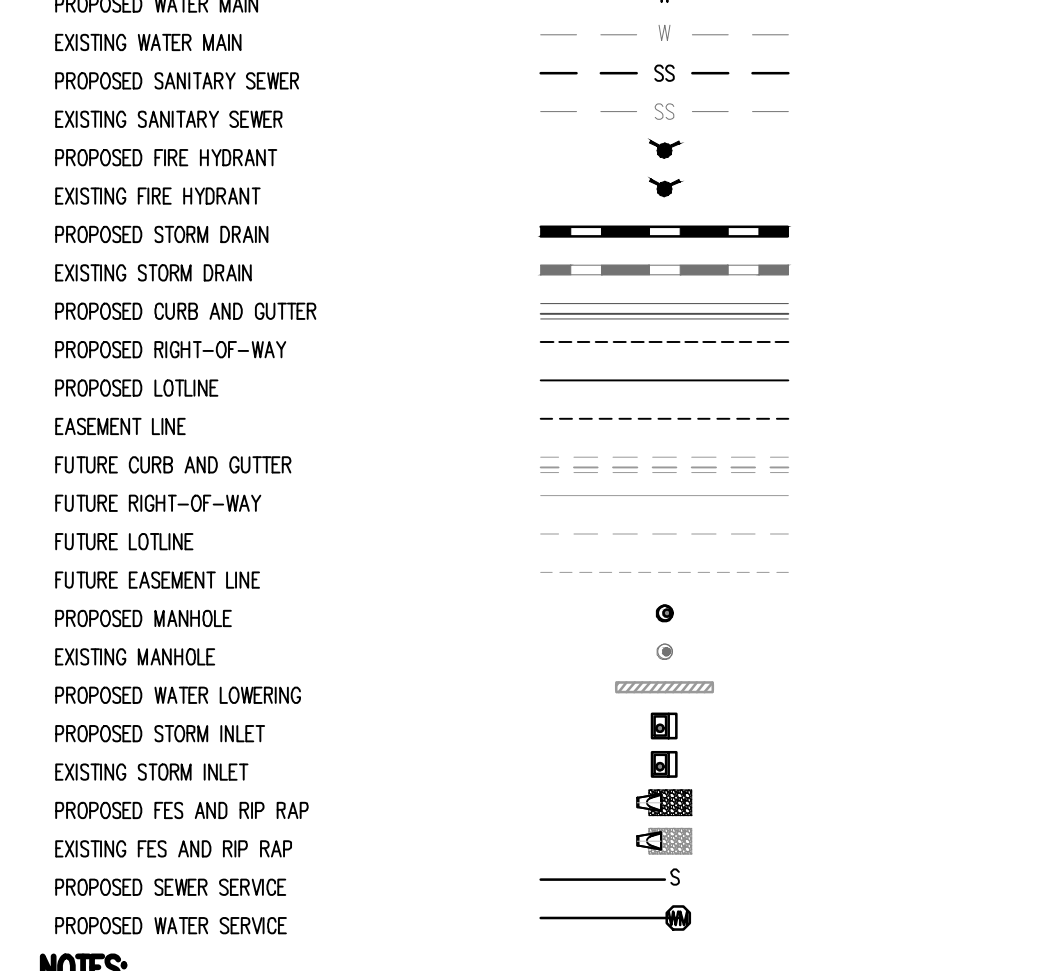
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MATCHLINE-SEE SHEET C4.14

MATCHLINE-SEE SHEET C4.6

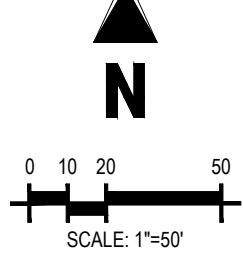


LEGEND:



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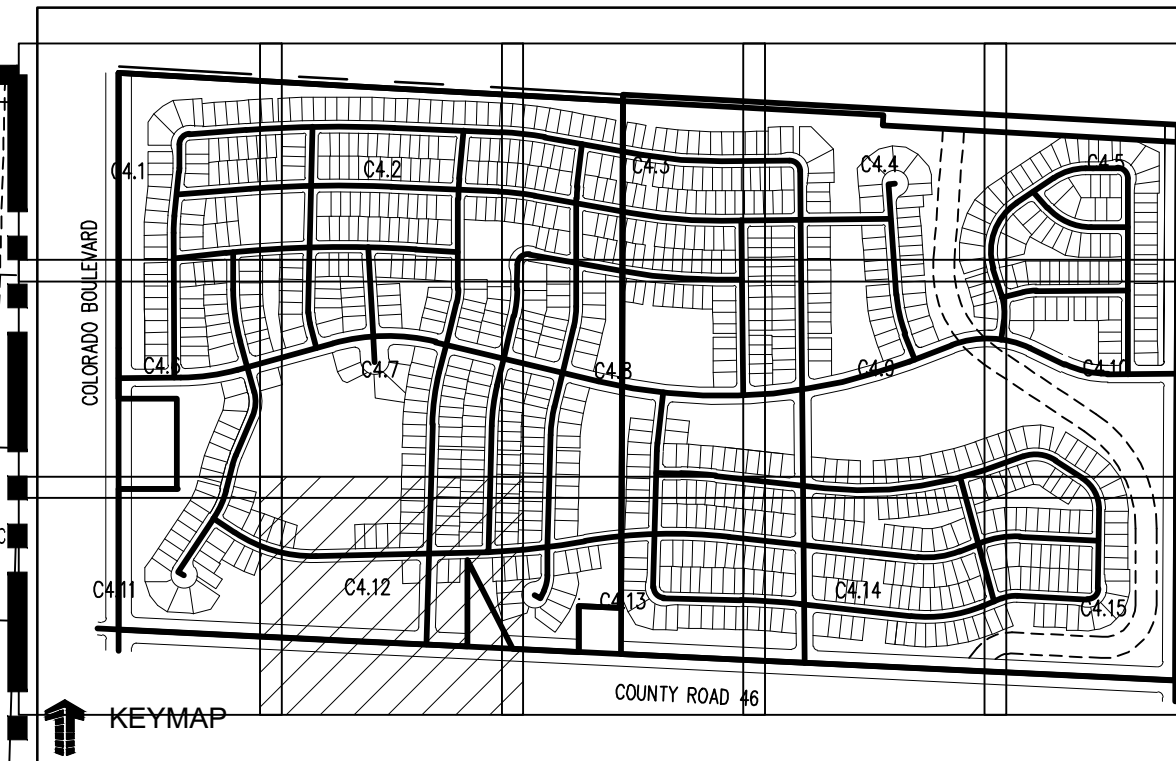
Project No: HFH000020
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UTILITY PLAN

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

MATCHLINE-SEE SHEET C4.11

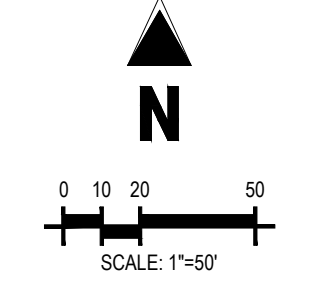
MATCHLINE-SEE SHEET C4.13

LEGEND:

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- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
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UTILITY PLAN

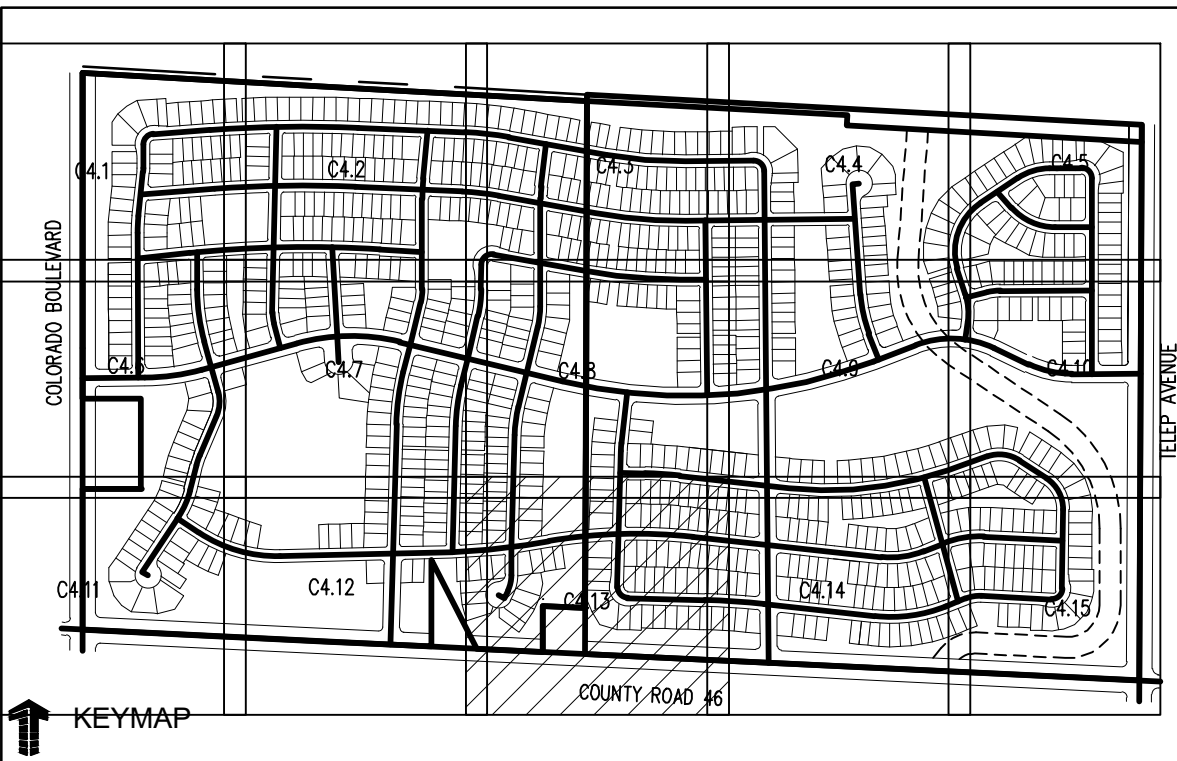
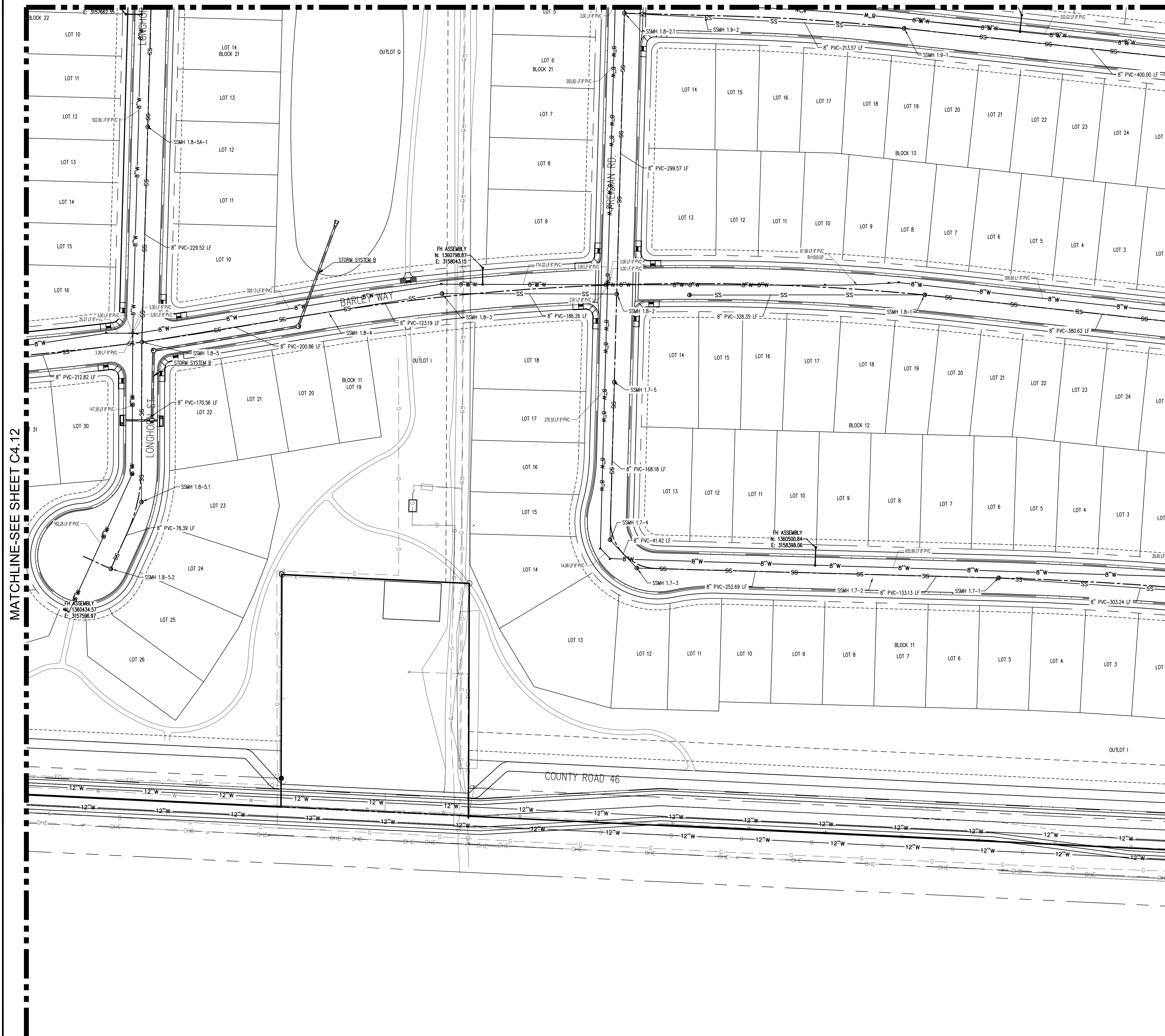
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C4.12

MATCHLINE-SEE SHEET C4.8

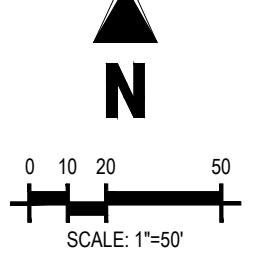


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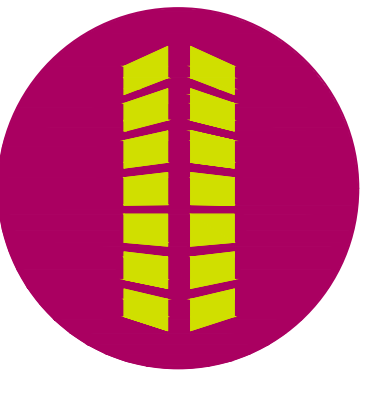


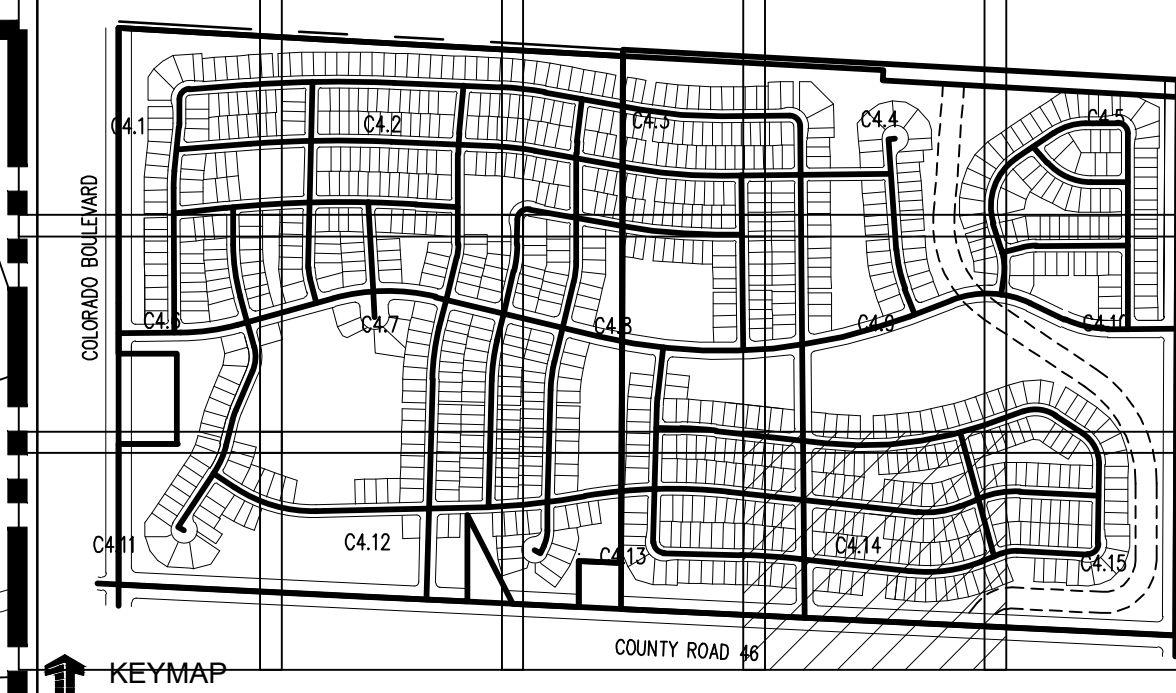
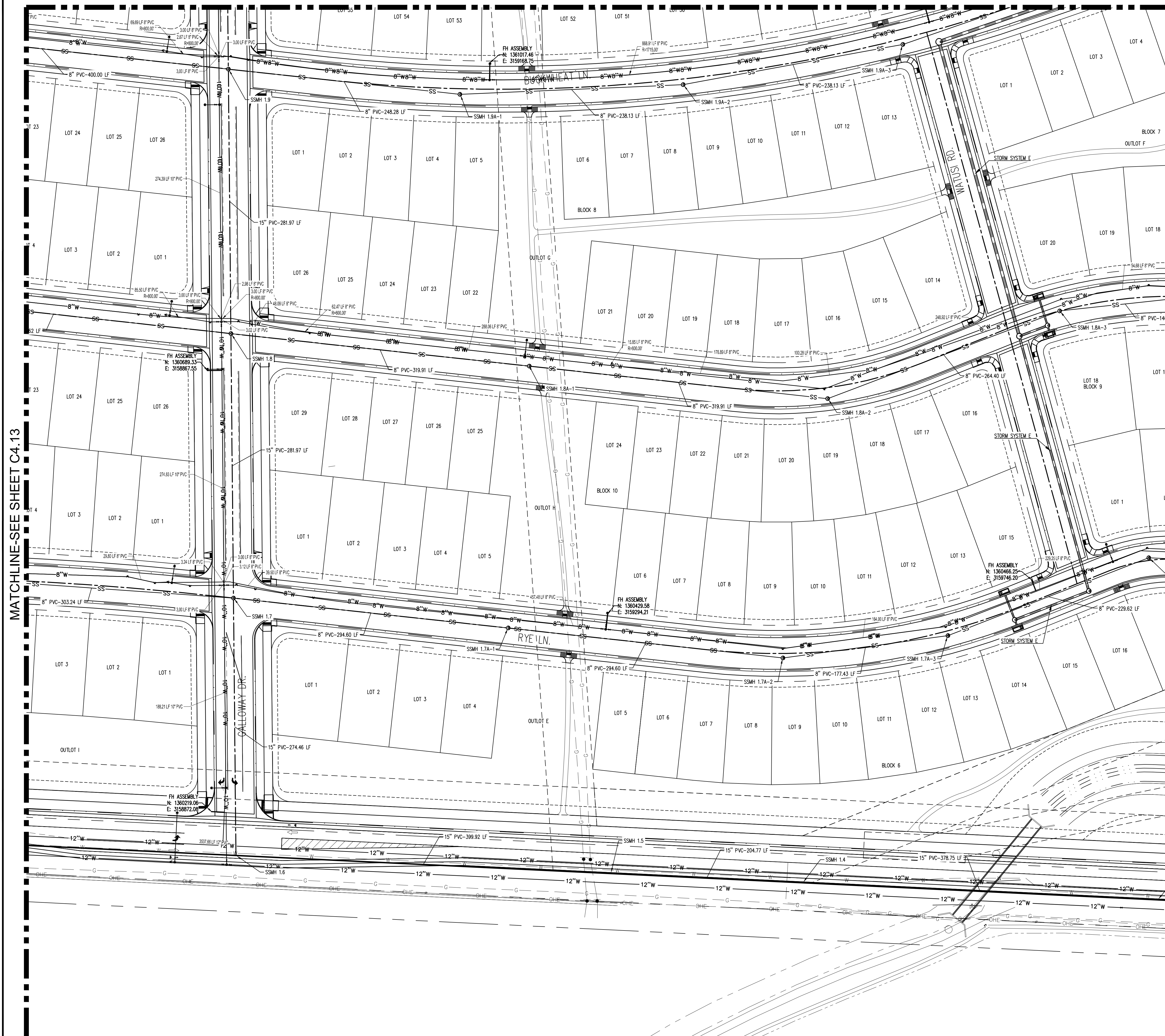
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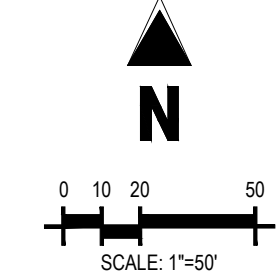


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- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. ALL WATER AND SEWER 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 24" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, STORM SEWER MAINS, WATER MAINS & SERVICES UNLESS OTHERWISE NOTED.
5. CONFIRM HORIZONTAL AND VERTICAL LOCATION OF WATER, STORM AND SANITARY SEWER TIE-IN TO EXISTING LOCATIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN ENGINEER WITH ANY DISCREPANCIES.
6. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. LAYING LENGTH INCLUDES FLARED END SECTIONS.
7. RCP SHALL BE CLASS II OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY THE TOWN OF JOHNSTOWN ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. MUST BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE "WATERTIGHT" USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP 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' CLEAR WALL BETWEEN THE OUTSIDE WALLS OF ADJACENT INCOMING LINES AT THE INSIDE WALL OF THE STRUCTURE. CONTRACTOR SHALL VERIFY THAT MANHOLE DIAMETERS MEET THE REQUIREMENTS AND ARE SUFFICIENT FOR INSTALLATION (I.E. WITHIN PRE-CASTER'S TOLERANCES, ETC.).
10. PROVIDE WATER TIGHT JOINTS PER ASTM C443 AT ALL CIRCULAR STORM PIPE.
11. MANHOLES SHALL BE SHAPED UNLESS OTHERWISE NOTED. REFER TO PLAN VIEW FOR SHAPED MANHOLES.
12. ANY WATER MAIN CROSSING WITH LESS THAN 2' OF VERTICAL CLEARANCE TO STORM DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE WATER MAIN TO A MINIMUM OF 5" ON EACH SIDE OF THE STORM DRAIN.
13. ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF A WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN DETAIL ON SHEET C4.13.
14. WATER BELOW SANITARY/STORM OR WITH LESS THAN 18" SEPARATION ABOVE ENCASE SANITARY/STORM
15. UTILITY PLANS ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS



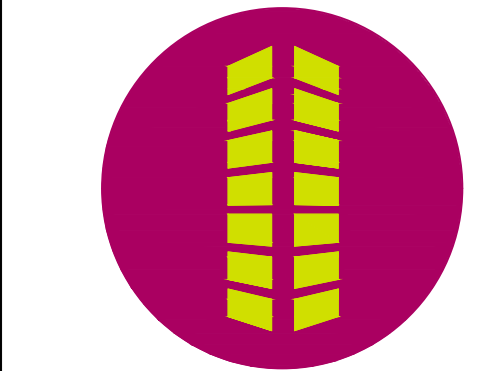
MATCHLINE-SEE SHEET C4.13

MATCHLINE-SEE SHEET C4.15

Galloway
 5265 Ronald Reagan Blvd., Suite 210
 Johnstown, CO 80534
 970.800.3300
gallowayus.com

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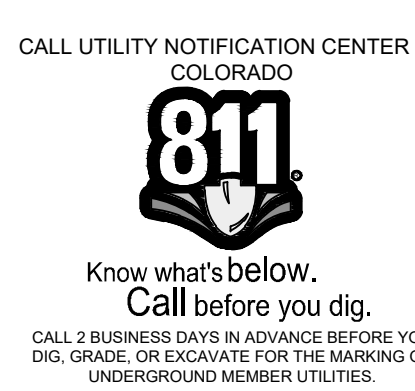
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THE GRANARY
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JOHNSTOWN, CO

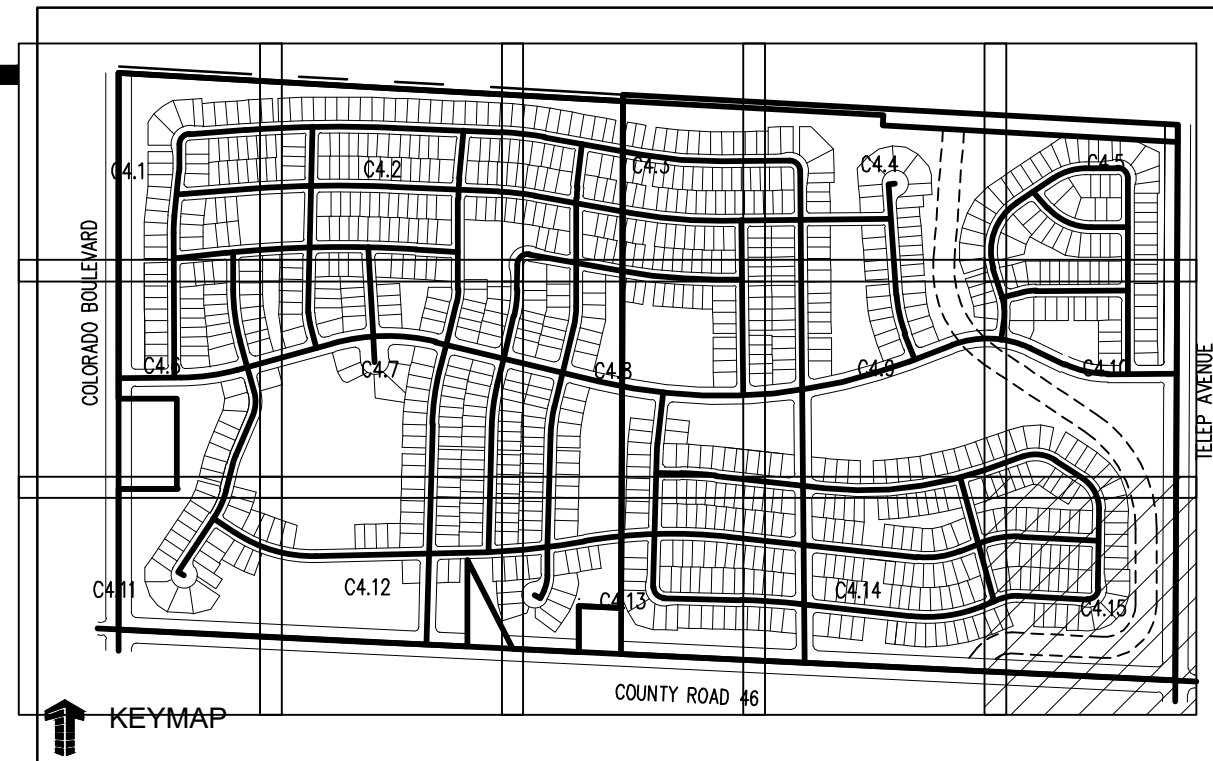
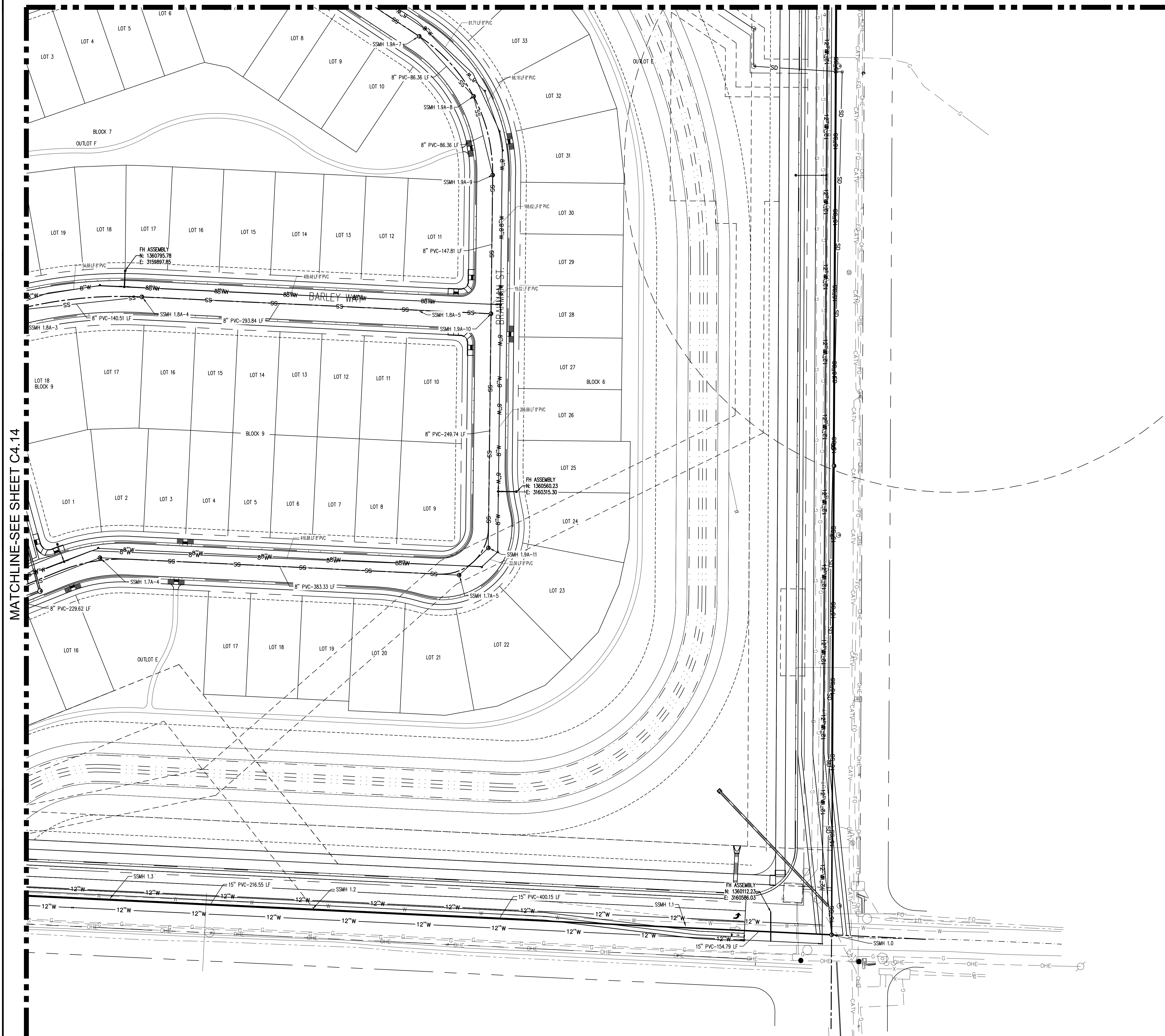
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Project No: HFH000020
 Drawn By: JKD
 Checked By: JEP
 Date: 04.09.2021
UTILITY PLAN



C4.14

MATCHLINE-SEE SHEET C4.10

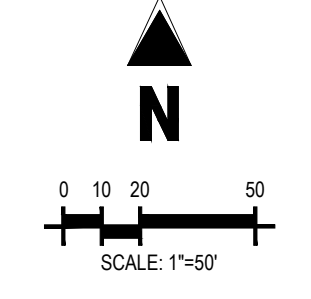


LEGEND:

- PROPOSED WATER MAIN
EXISTING WATER MAIN
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED CURB AND GUTTER
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
EASEMENT LINE
FUTURE CURB AND GUTTER
FUTURE RIGHT-OF-WAY
FUTURE LOTLINE
FUTURE EASEMENT LINE
PROPOSED MANHOLE
EXISTING MANHOLE
PROPOSED WATER LOWERING
PROPOSED STORM INLET
EXISTING STORM INLET
PROPOSED FES AND RIP RAP
EXISTING FES AND RIP RAP
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

Table with 3 columns: #, Date, Issue / Description, Init. (Revision table)

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

UTILITY PLAN

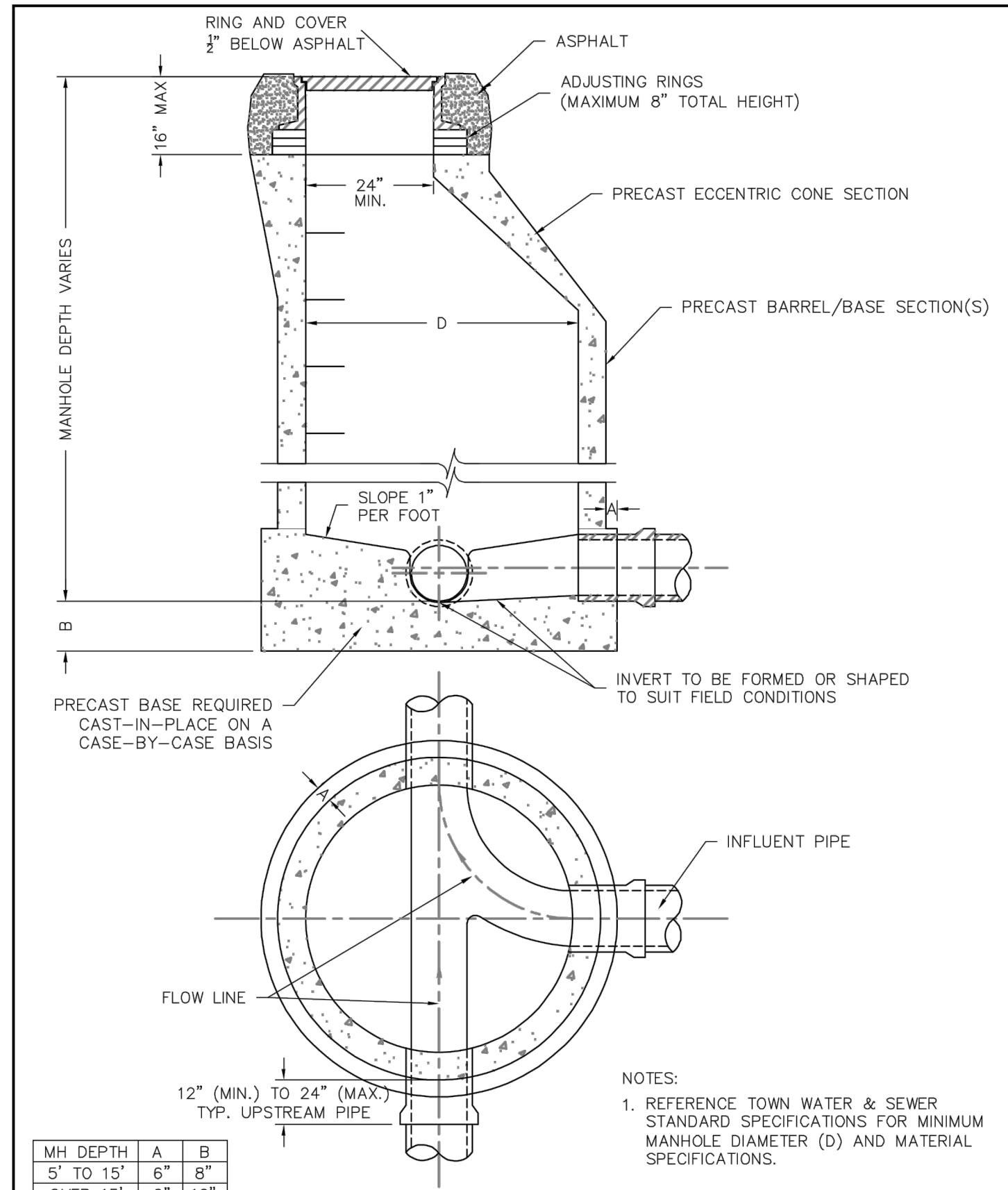
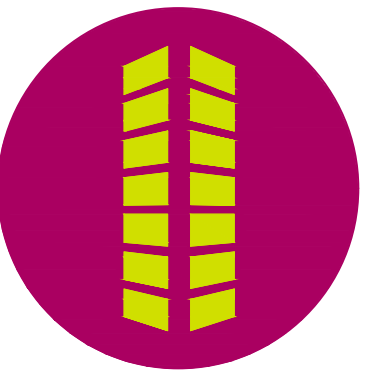
CALL UTILITY NOTIFICATION CENTER OF



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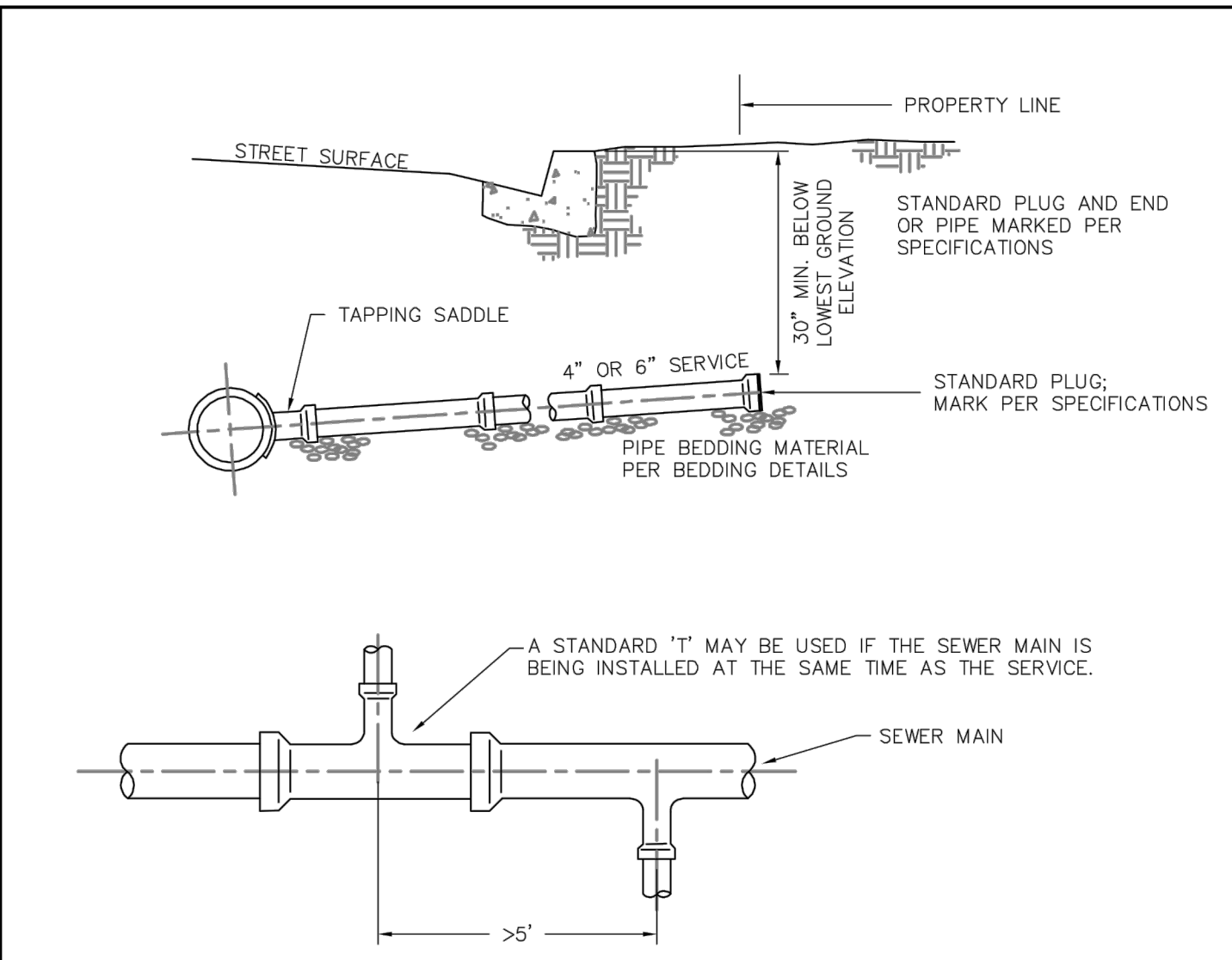
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TOWN OF JOHNSTOWN	STANDARD MANHOLE DETAIL	TST
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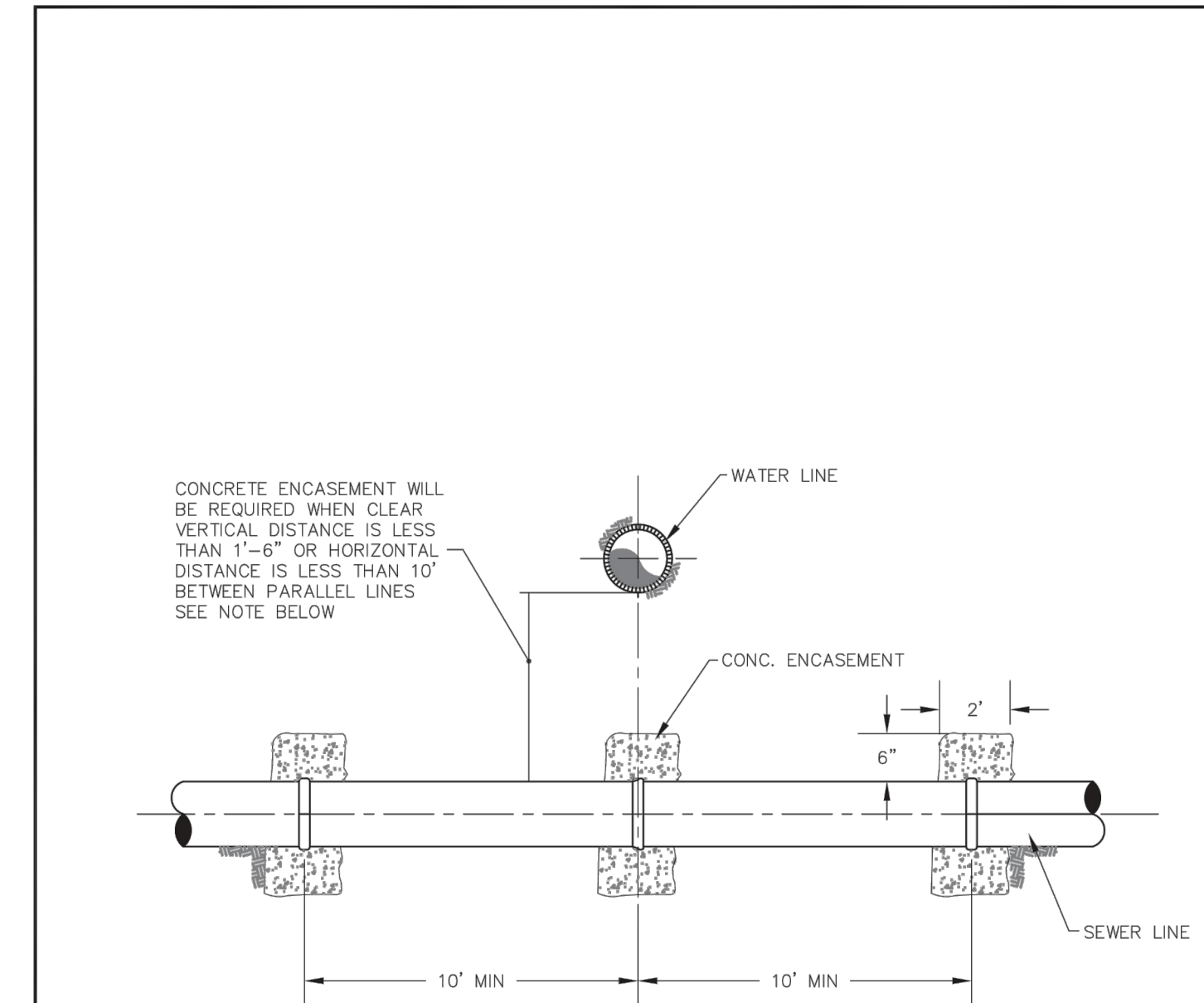
1 STANDARD MANHOLE DETAIL
C4.16



- NOTES:
1. IN NO CASE SHALL THE SEWER SERVICE PROTRUDE INTO THE SEWER MAIN.
 2. 4" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 8%.
 3. 6" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0% AND A MAXIMUM SLOPE OF 8%.
 4. SERVICES SHALL NOT BE MADE CLOSER THAN 5 FT. FROM EACH OTHER ON THE MAIN.
 5. SERVICES LARGER THAN 6" SHALL BE MADE AT A MANHOLE.
 6. SERVICES SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED PLANS.

TOWN OF JOHNSTOWN	SEWER SERVICE ALT. CONNECTION	TST
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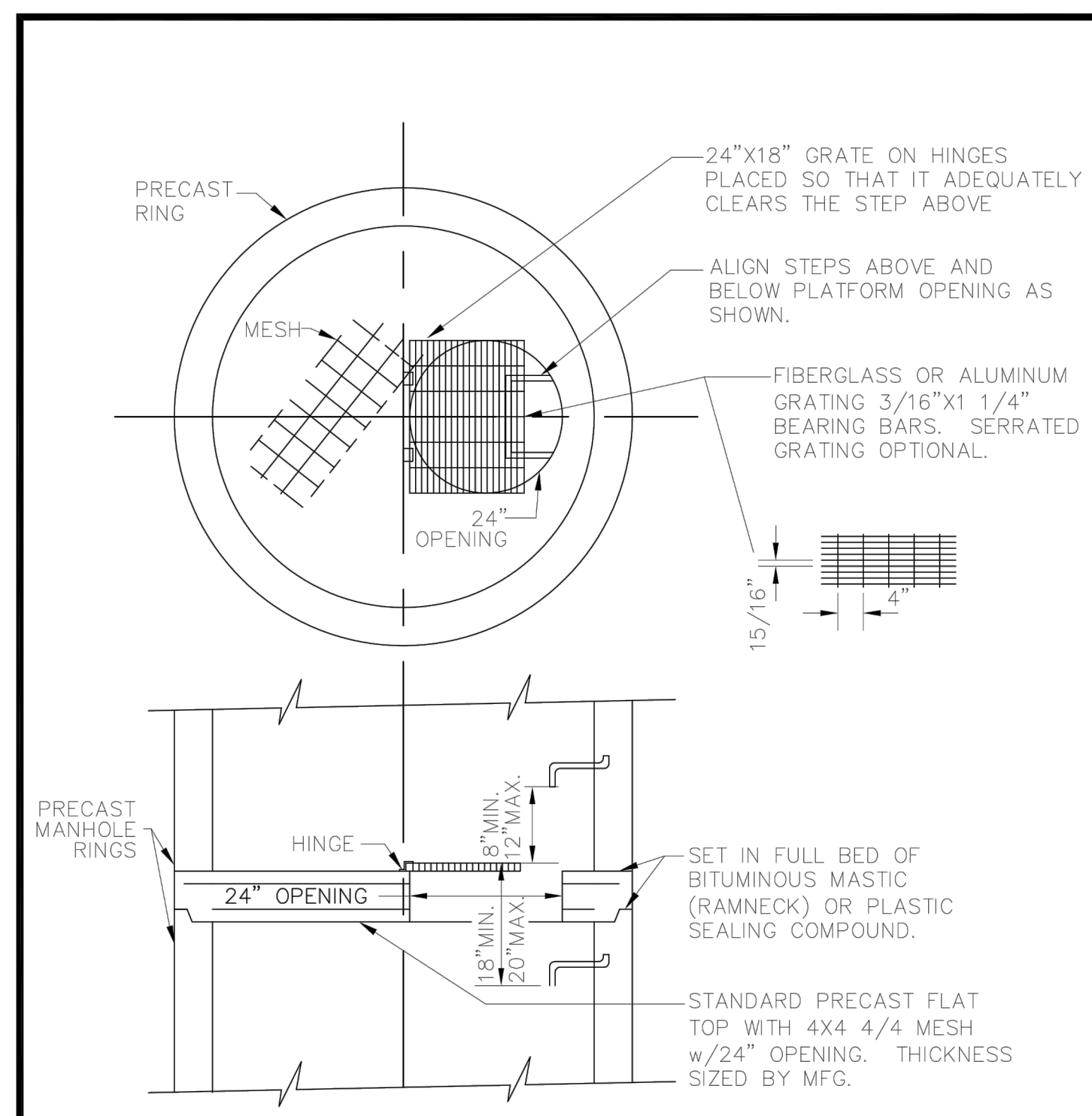
2 SEWER SERVICE ALT. CONNECTION
C4.16



NOTE:
CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE

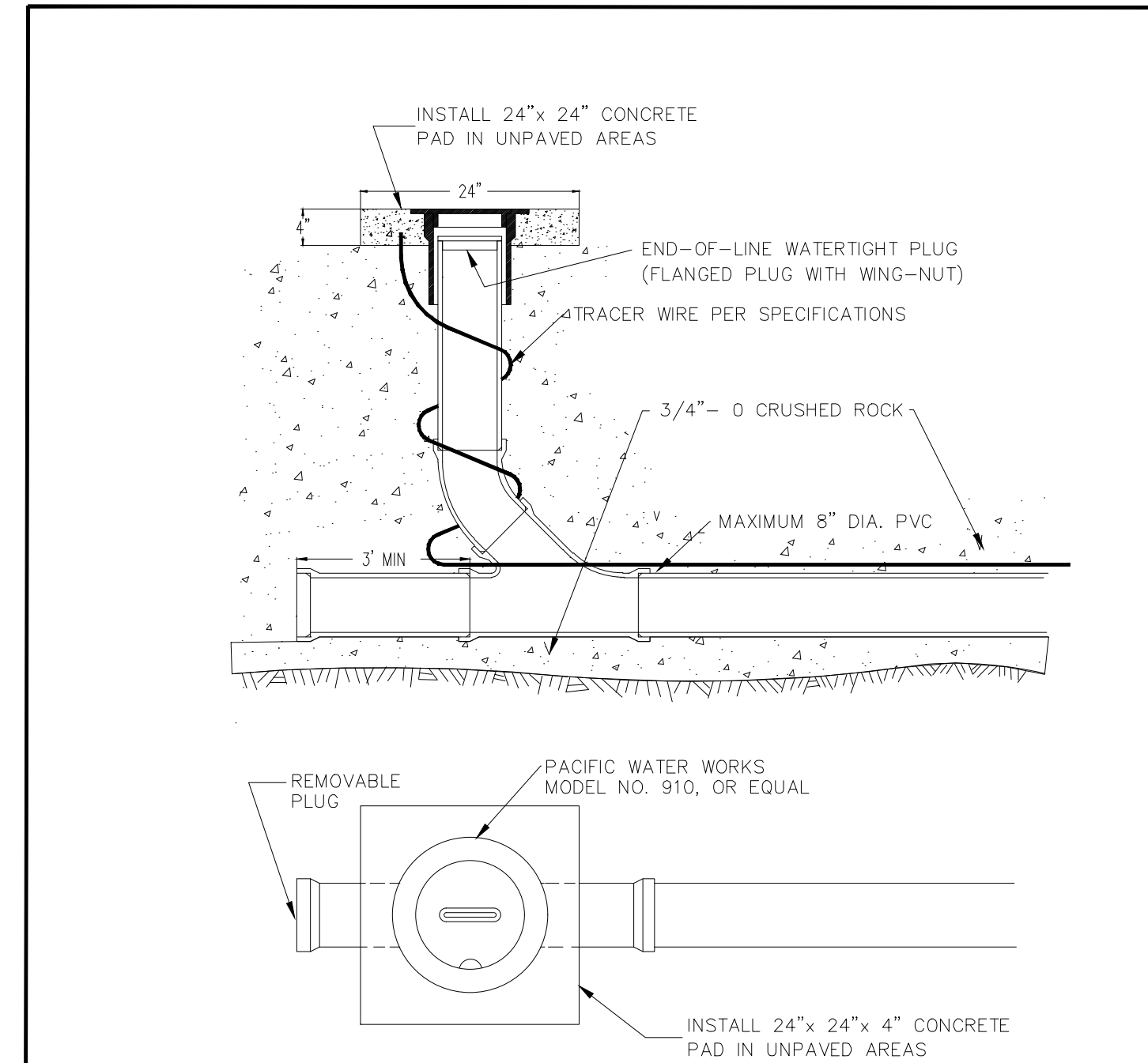
TOWN OF JOHNSTOWN	UTILITY ENCASEMENT DETAIL	TST
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3 UTILITY ENCASEMENT DETAIL
C4.16



APPROVED: [Signature]	Town of Johnstown	INTERMEDIATE PLATFORM
DIRECTOR OF PUBLIC WORKS		SCALE: NTS
		DATE: []

4 INTERMEDIATE PLATFORM
C4.16



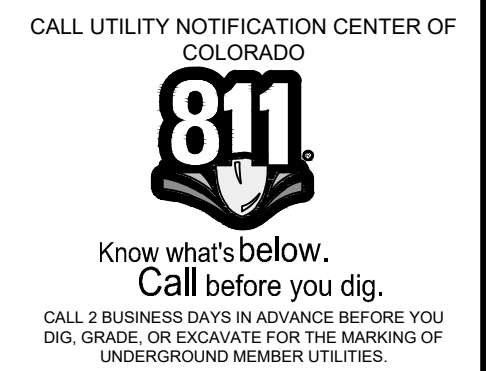
STANDARD CLEAN OUT

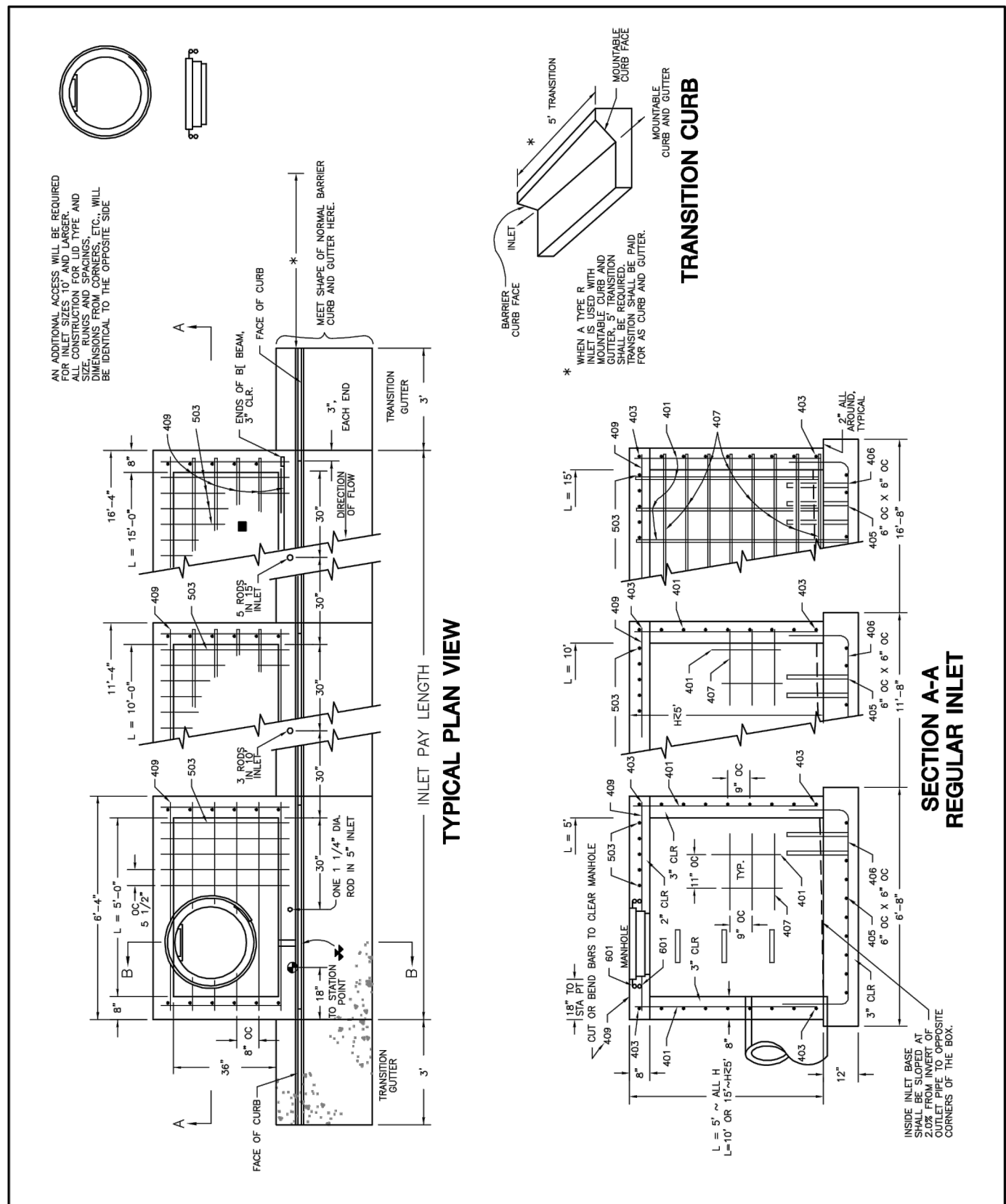
6 STANDARD CLEAN OUT
C4.16

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

UTILITY DETAILS-SANITARY



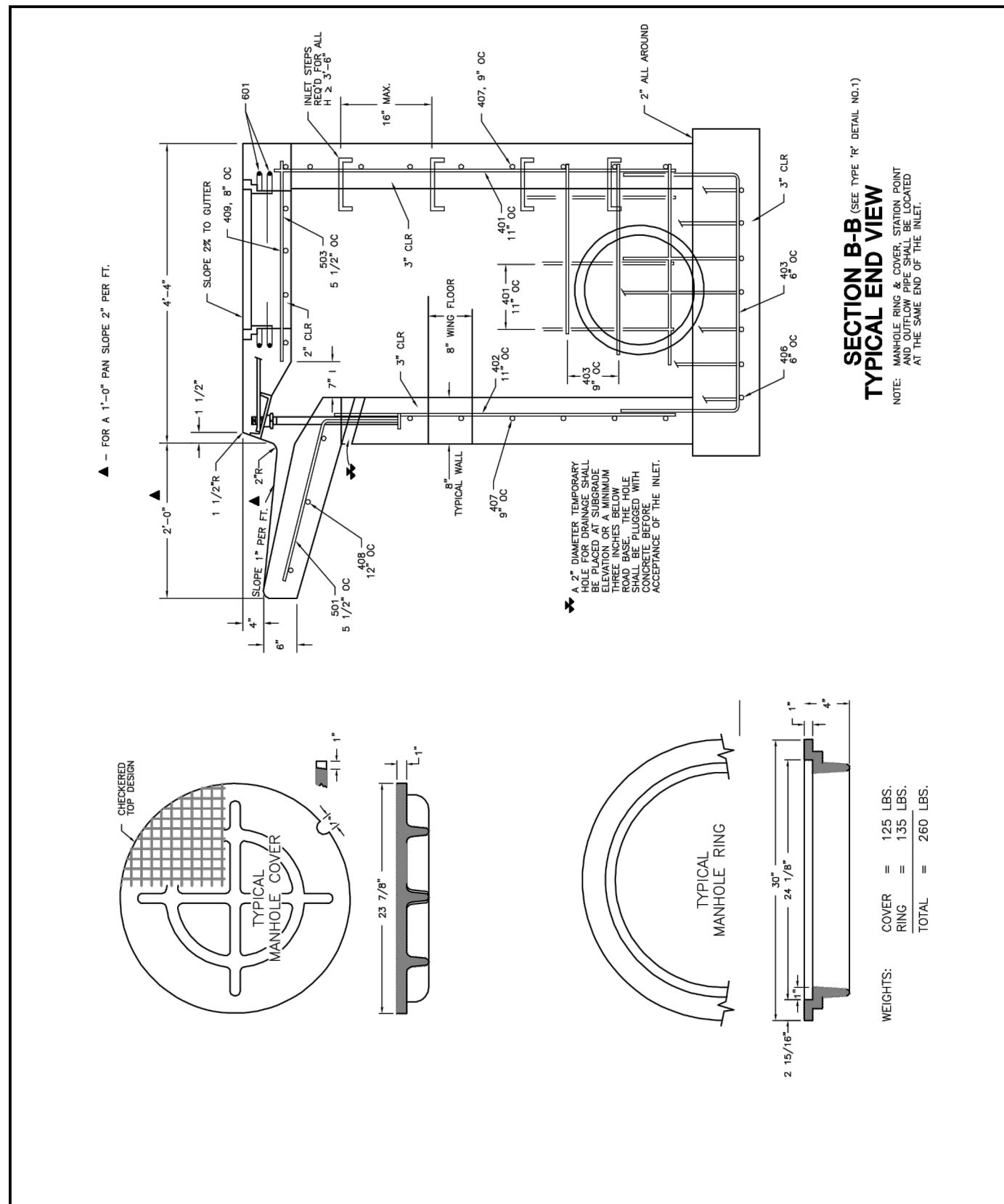


TOWN OF JOHNSTOWN

TYPE 'R' INLET DETAIL NO. 1

TST

1 TYPE 'R' INLET
C4.17

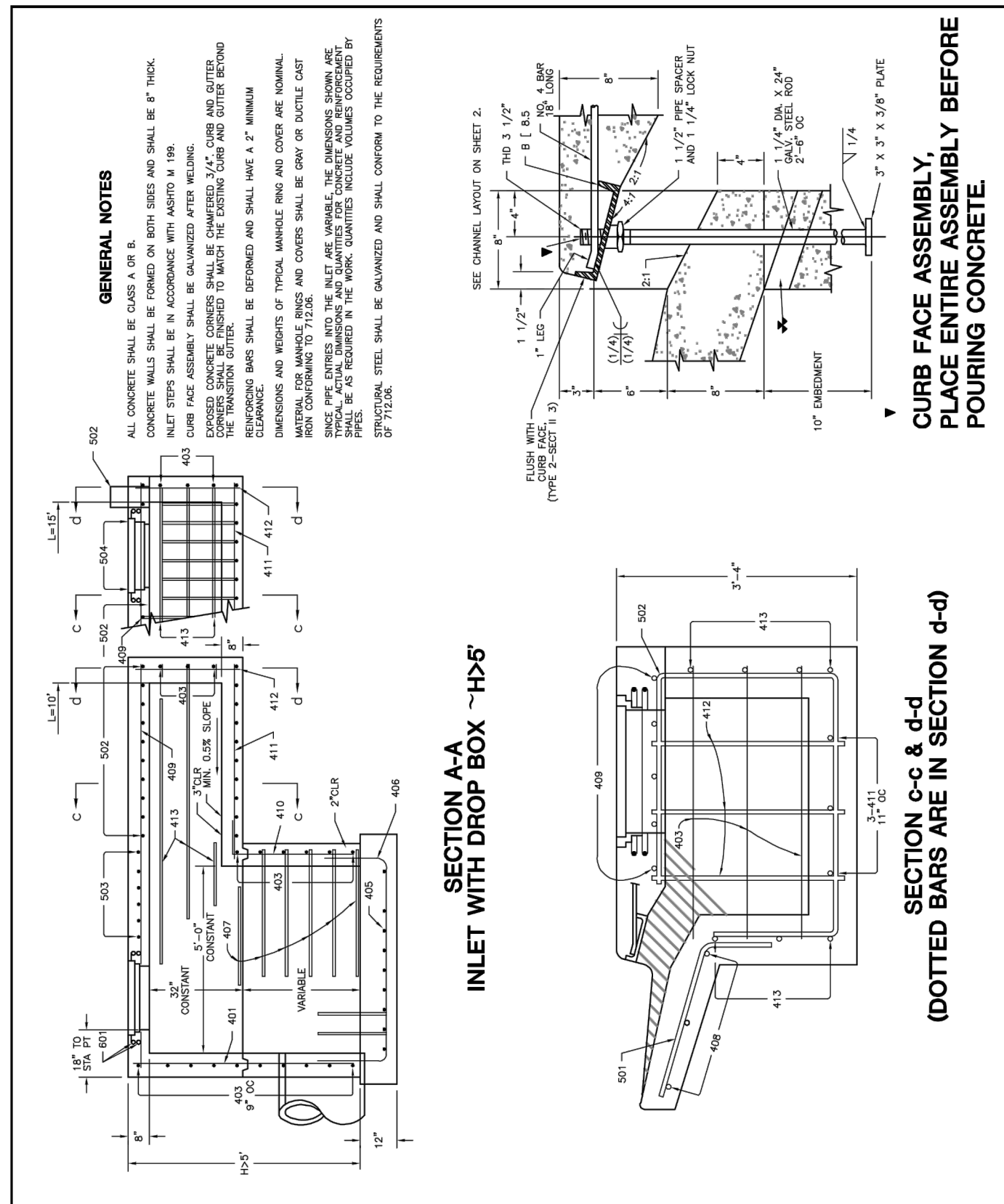


TOWN OF JOHNSTOWN

TYPE 'R' INLET DETAIL NO. 2

TST

2 TYPE 'R' INLET
C4.17

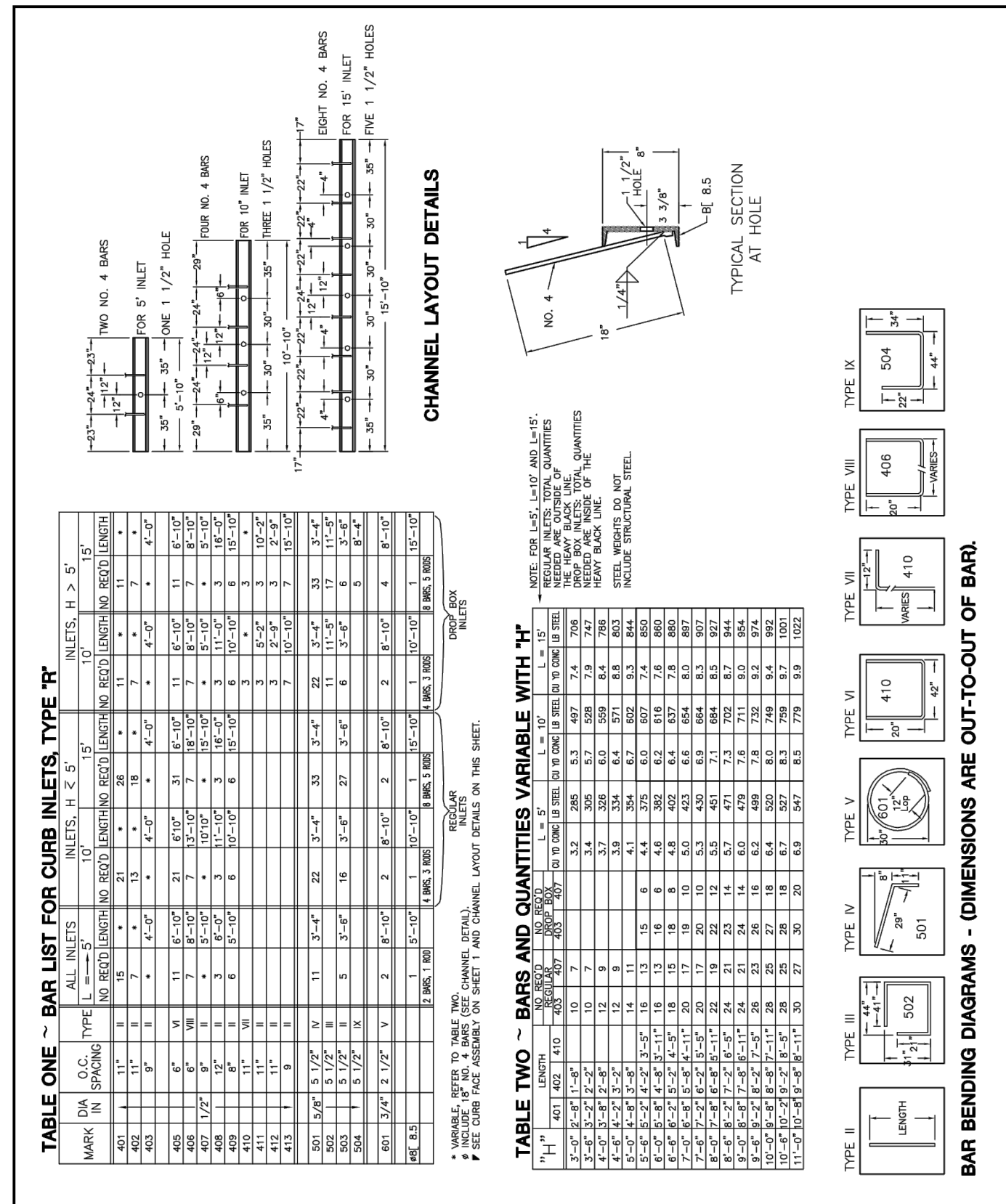


TOWN OF JOHNSTOWN

TYPE 'R' INLET DETAIL NO. 3

TST

3 TYPE 'R' INLET
C4.17

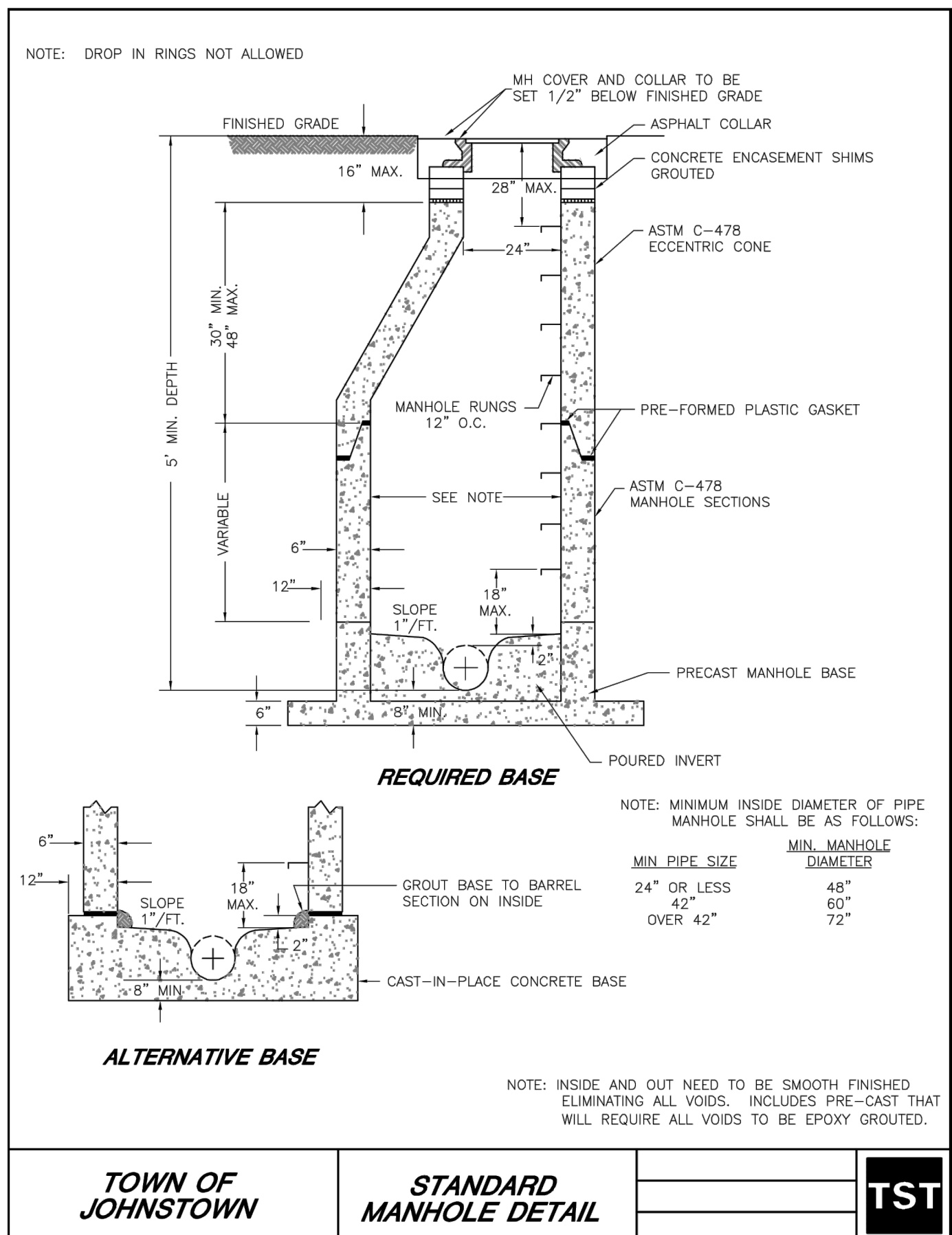


TOWN OF JOHNSTOWN

TYPE 'R' INLET DETAIL NO. 4

TST

4 TYPE 'R' INLET
C4.17

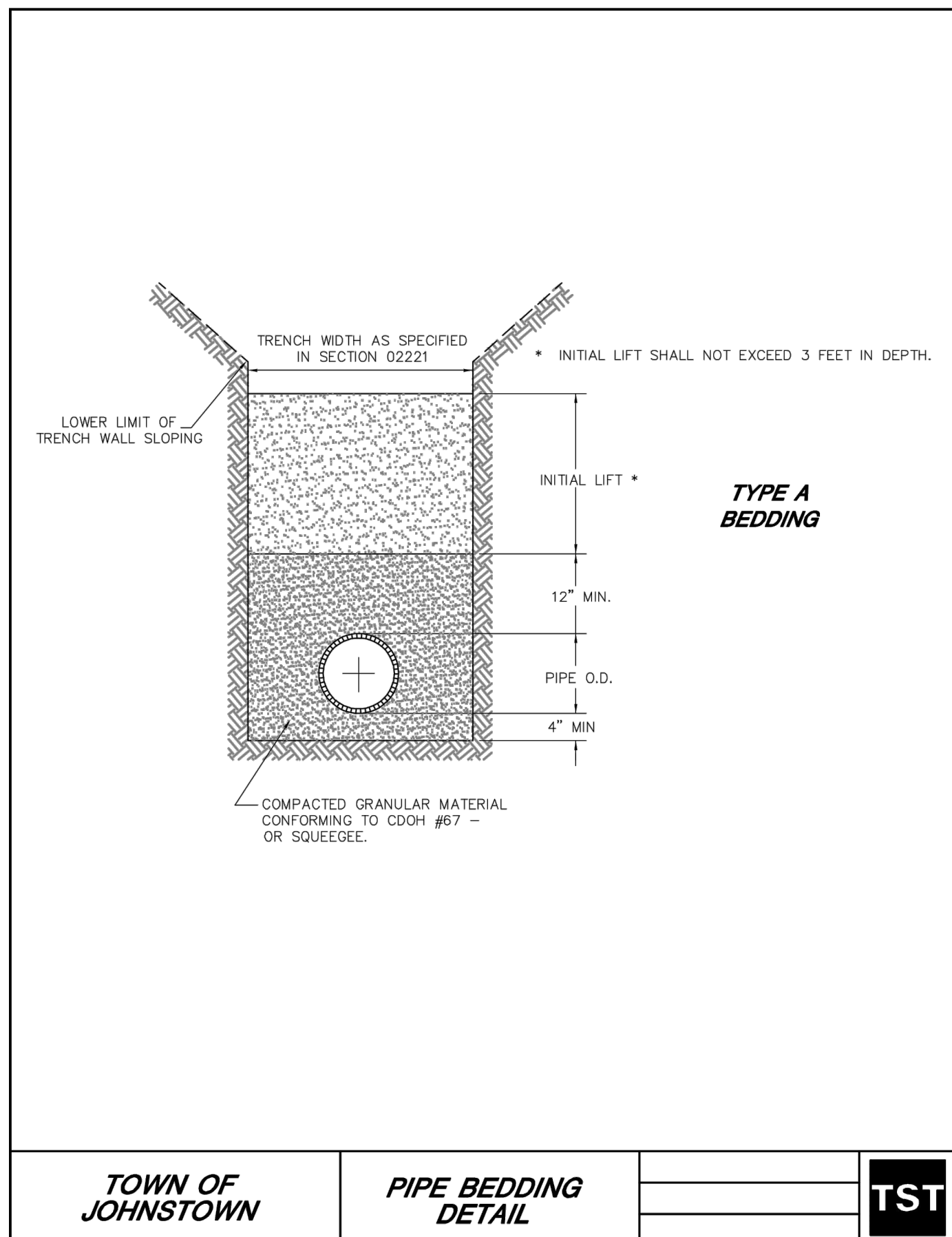


TOWN OF JOHNSTOWN

STANDARD MANHOLE DETAIL

TST

5 STANDARD MANHOLE
C4.17

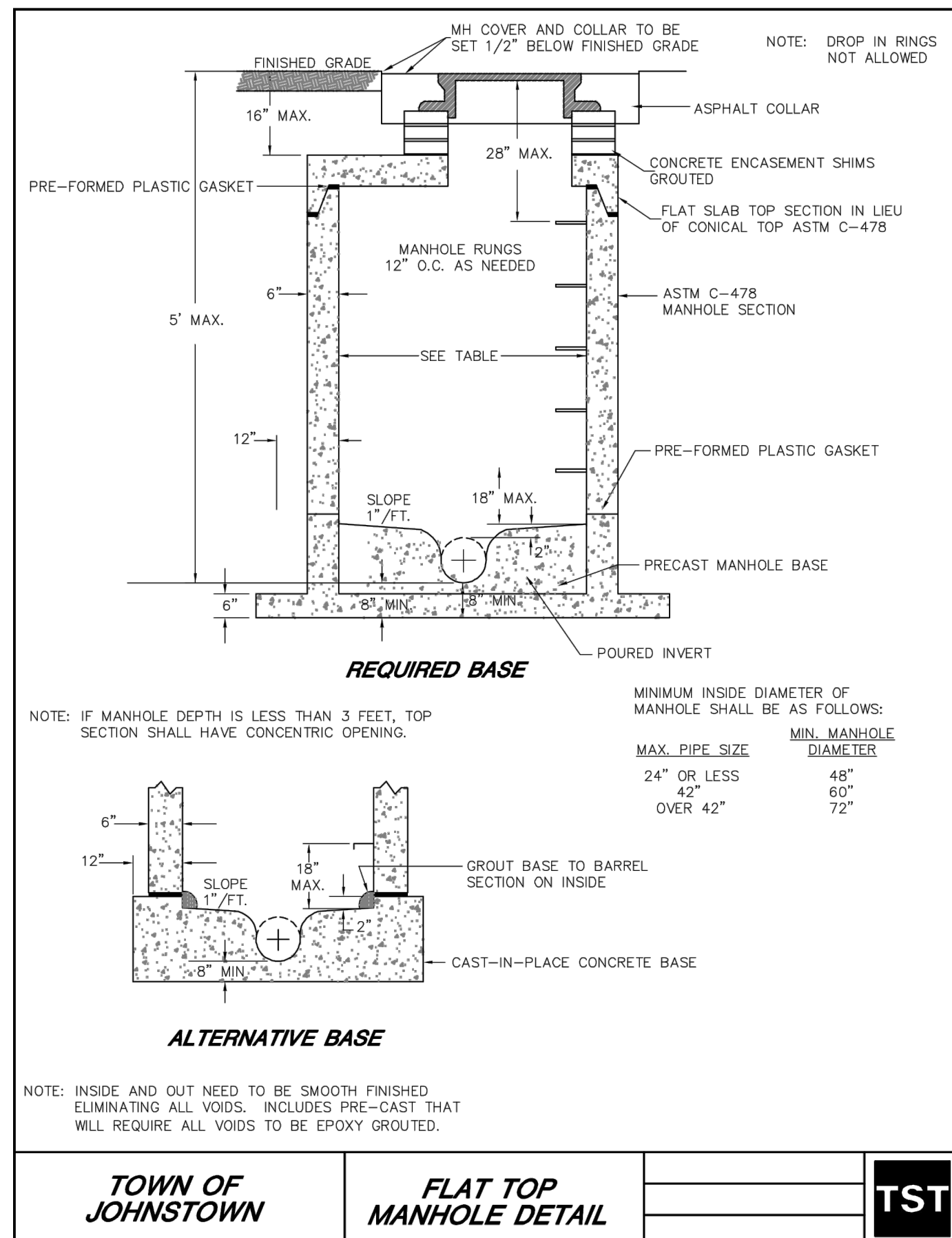


TOWN OF JOHNSTOWN

PIPE BEDDING DETAIL

TST

6 PIPE BEDDING
C4.17



TOWN OF JOHNSTOWN

FLAT TOP MANHOLE DETAIL

TST

7 FLAT TOP MANHOLE
C4.17

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#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021

UTILITY DETAILS-STORM

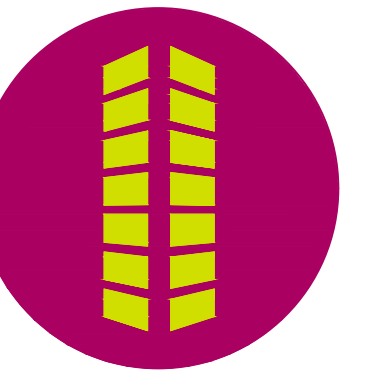
CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

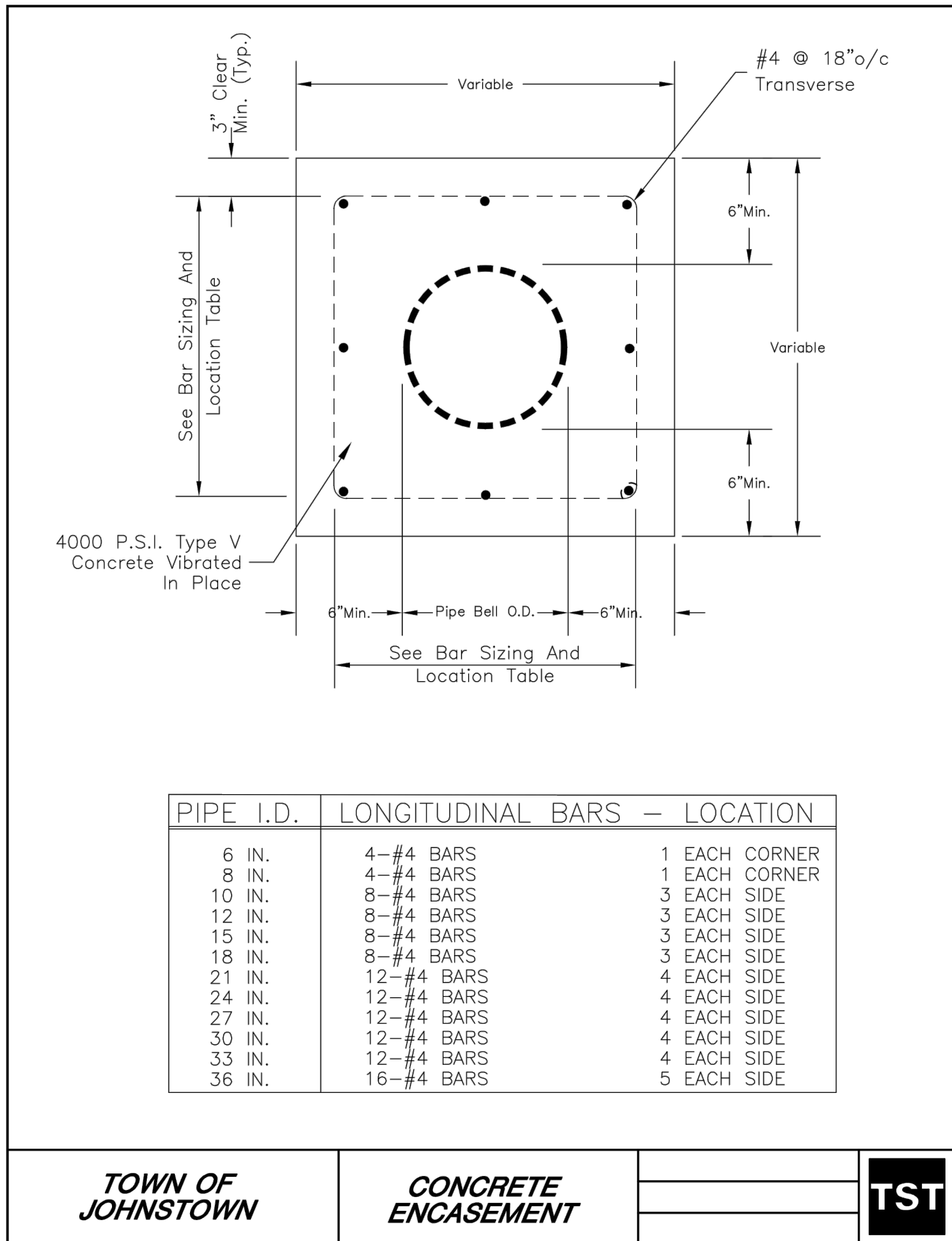
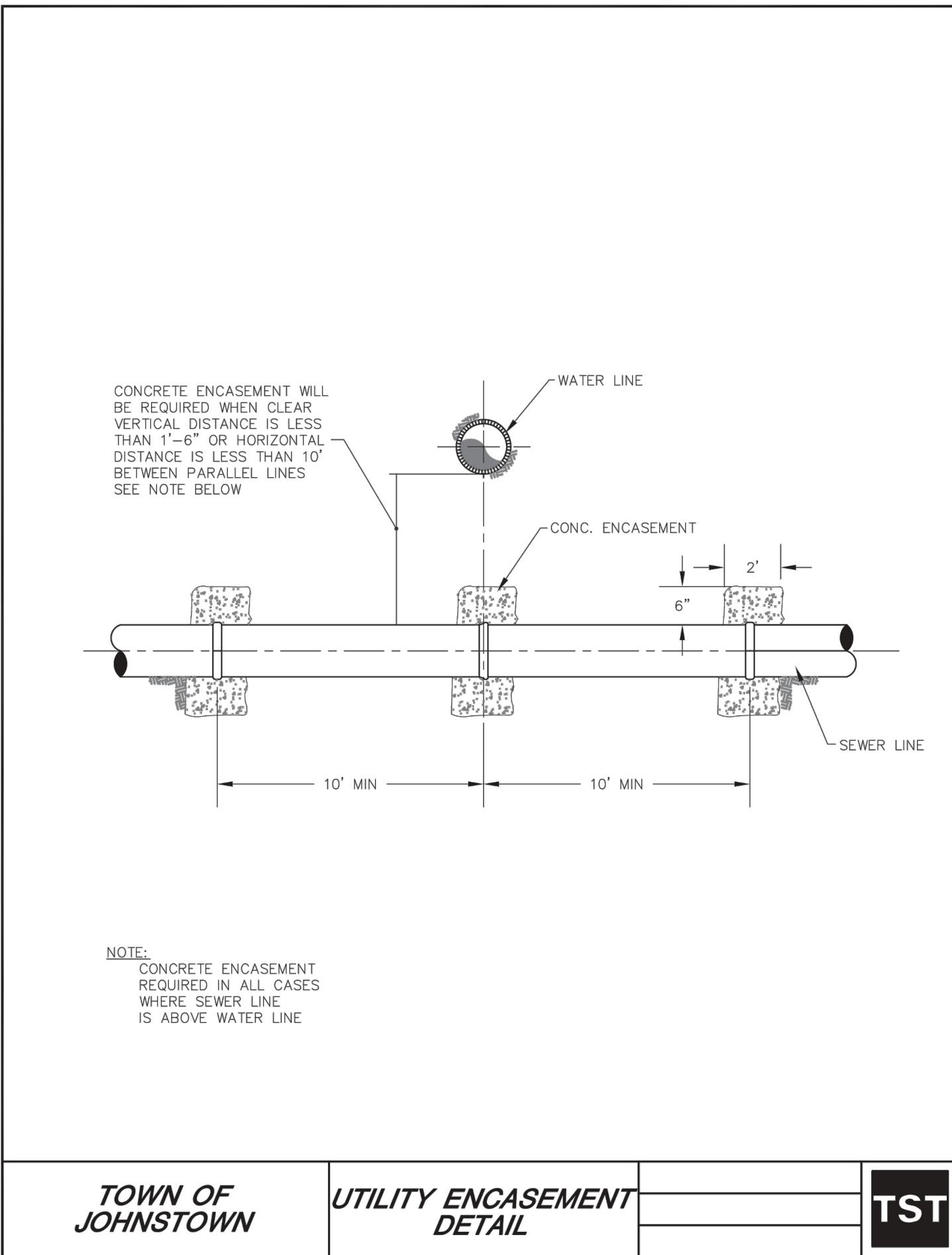
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS- STORM

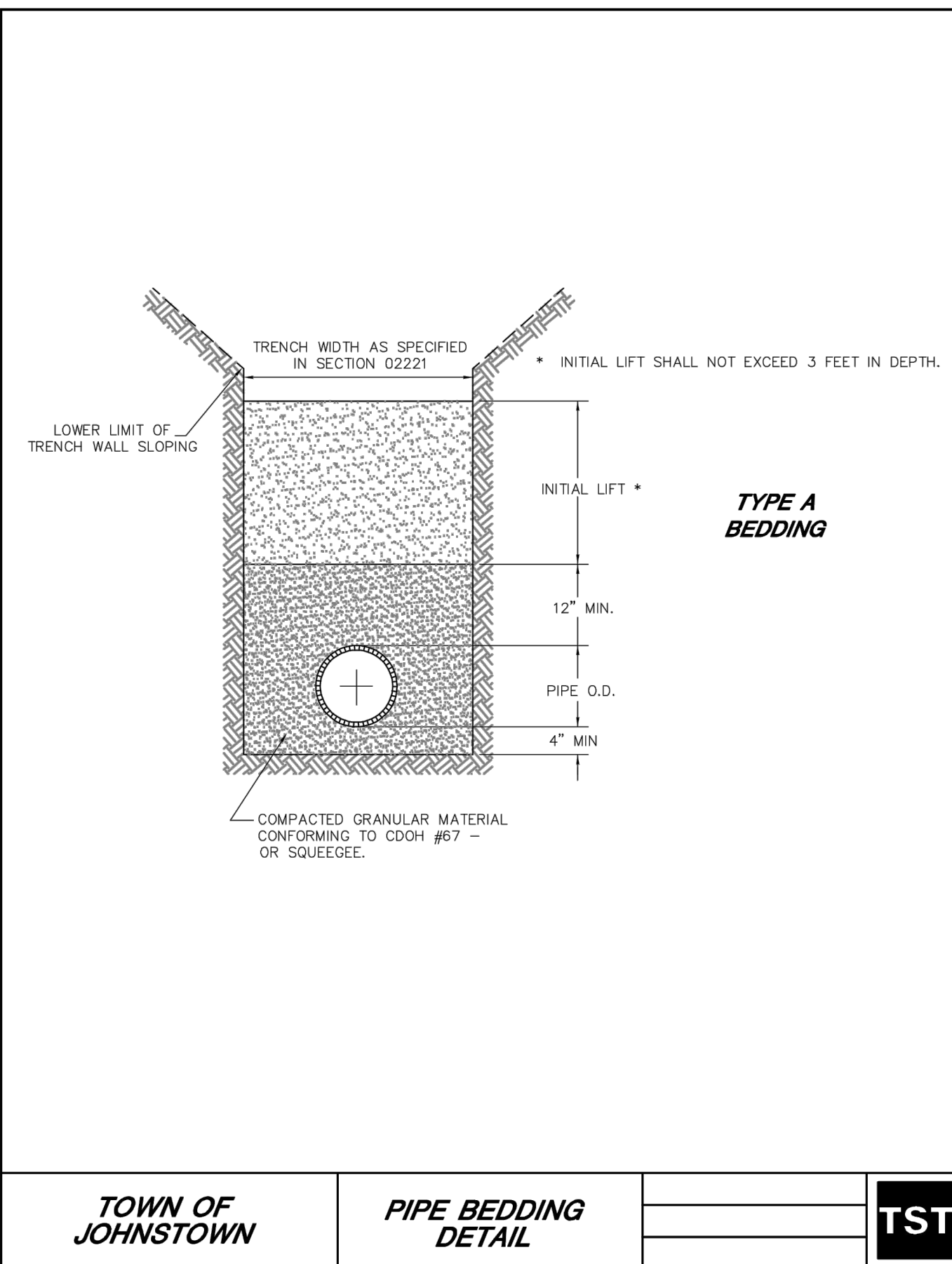
C4.18



8
C4.18

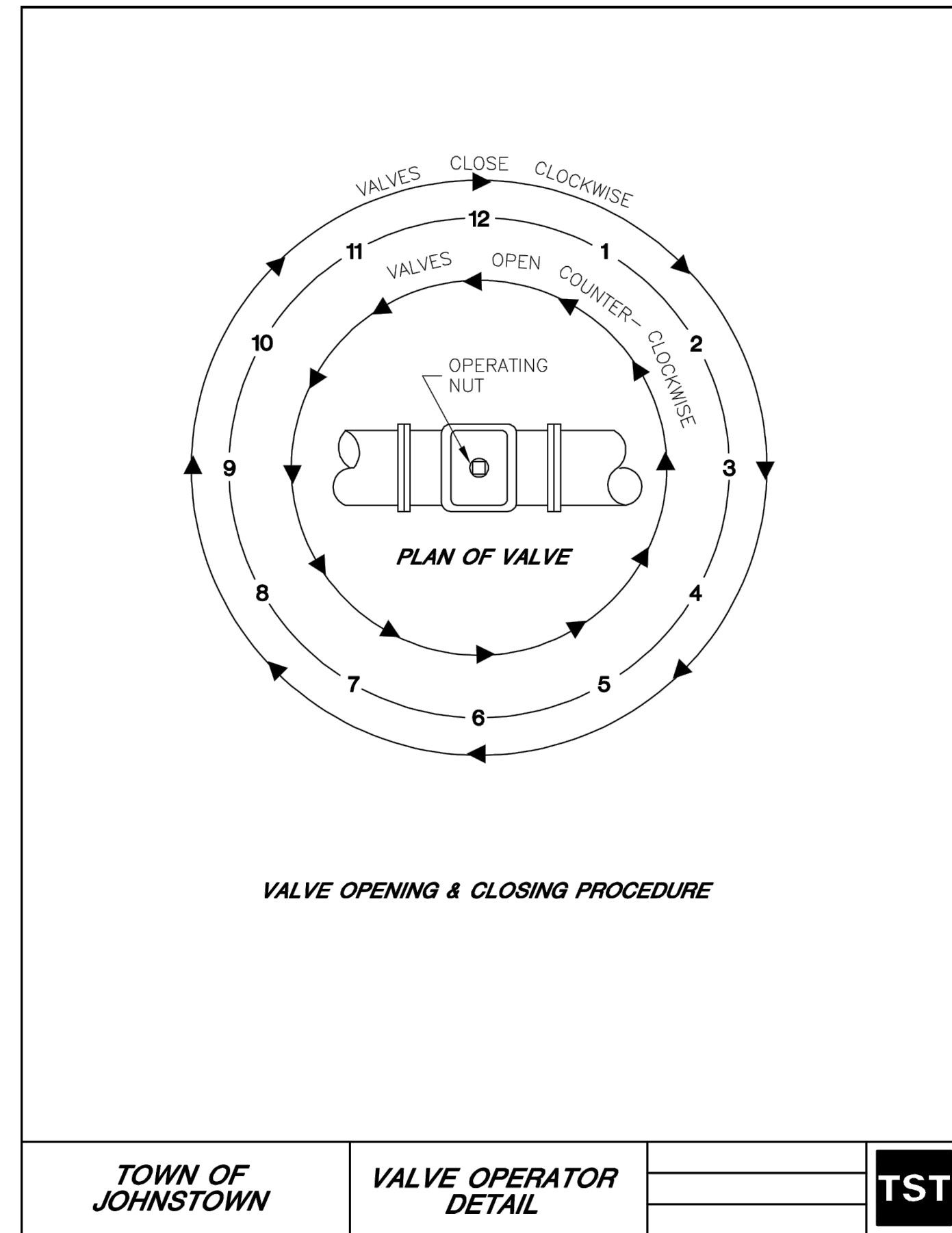
ENCASEMENT

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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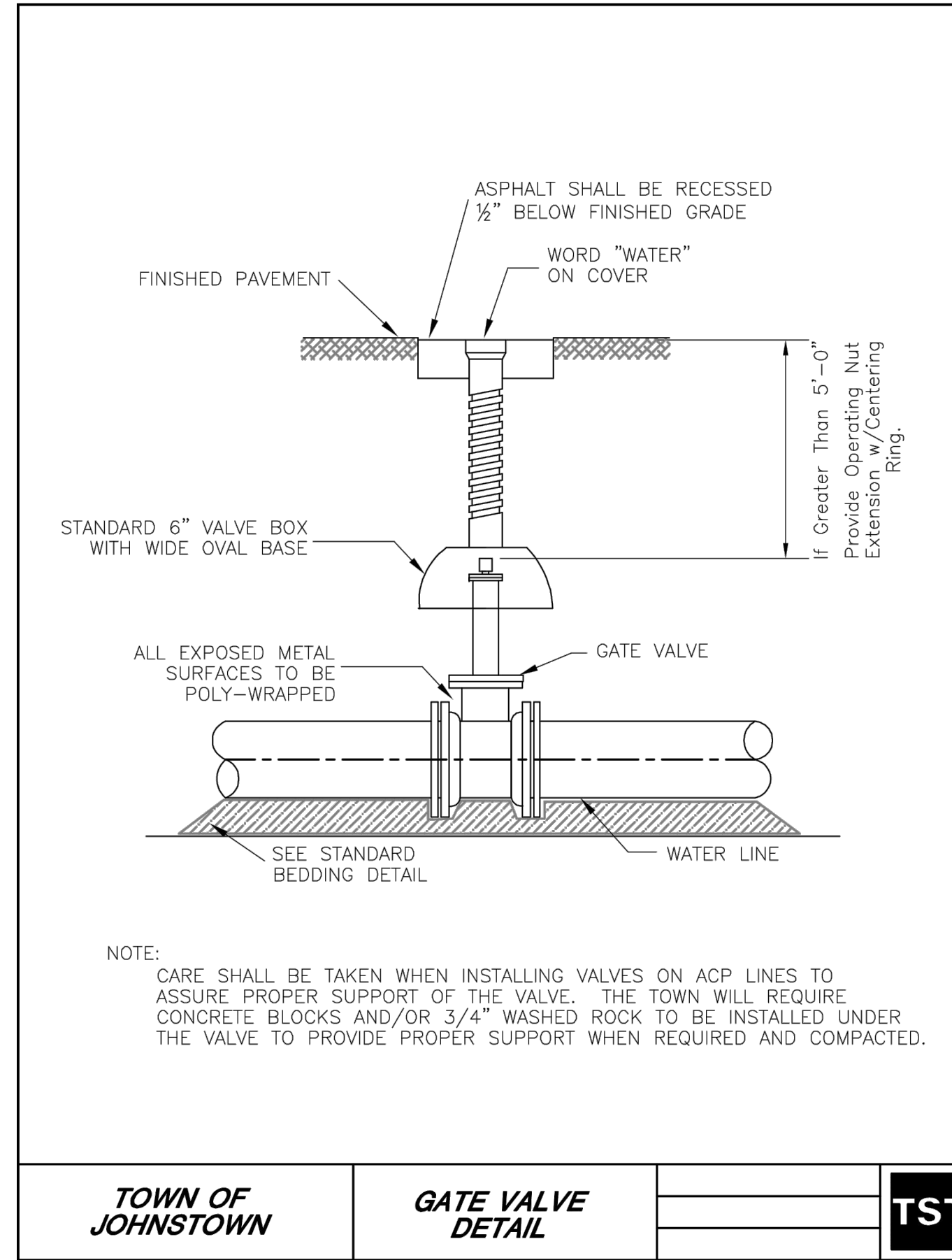
TOWN OF JOHNSTOWN PIPE BEDDING DETAIL TST

1 PIPE BEDDING C4.19



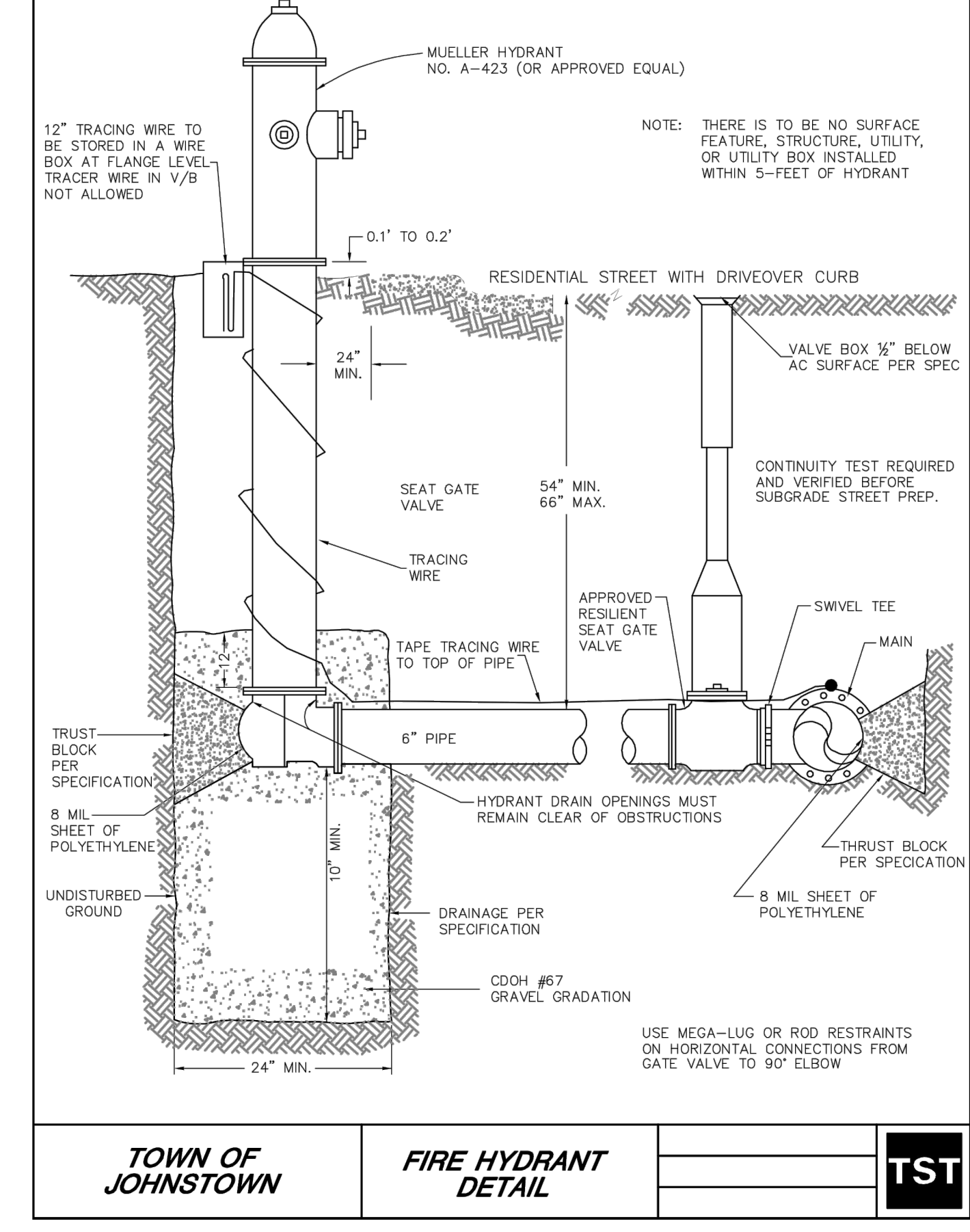
TOWN OF JOHNSTOWN VALVE OPERATOR DETAIL TST

2 VALVE OPERATOR C4.19



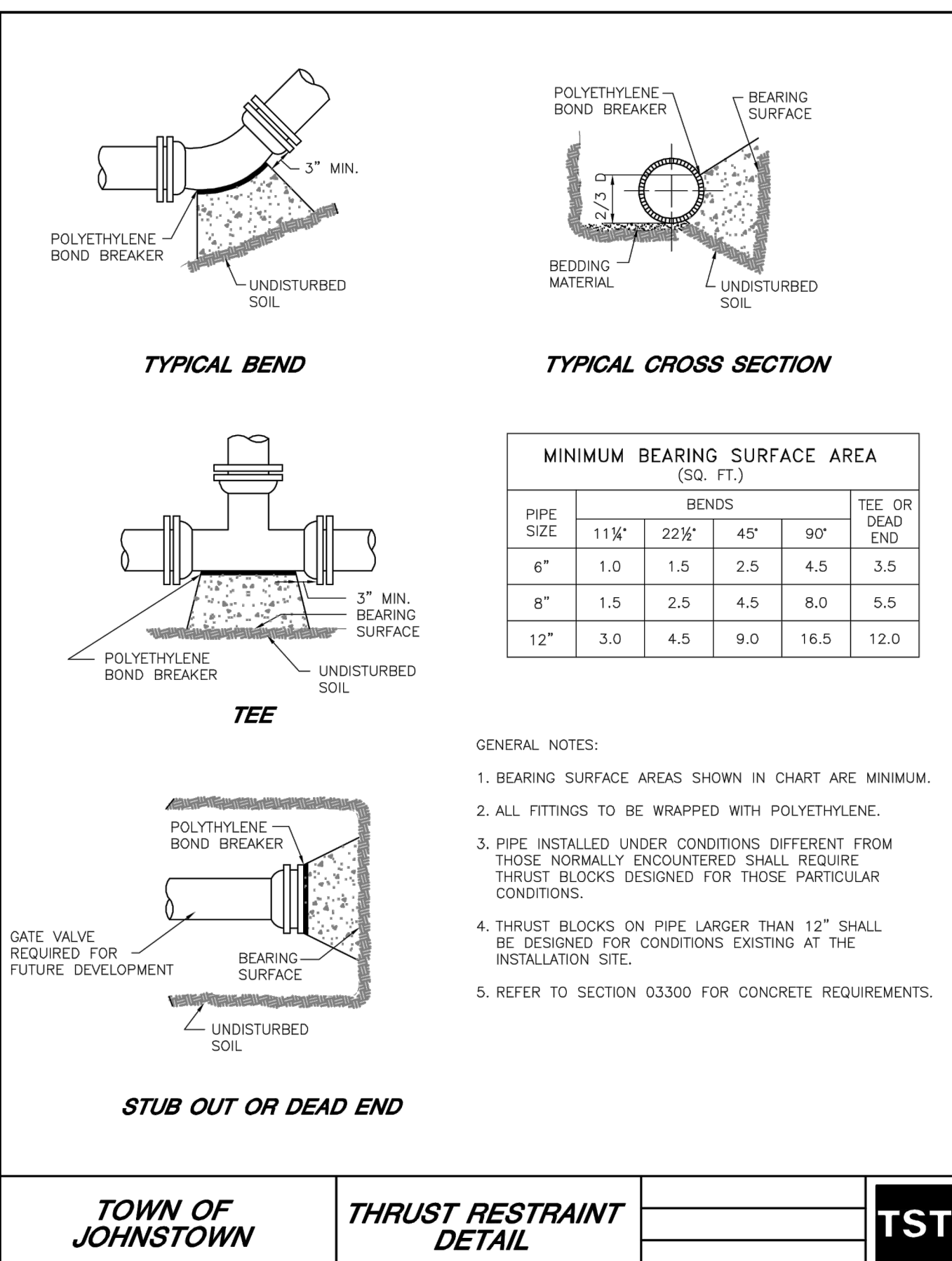
TOWN OF JOHNSTOWN GATE VALVE DETAIL TST

3 GATE VALVE C4.19



TOWN OF JOHNSTOWN FIRE HYDRANT DETAIL TST

4 FIRE HYDRANT C4.19



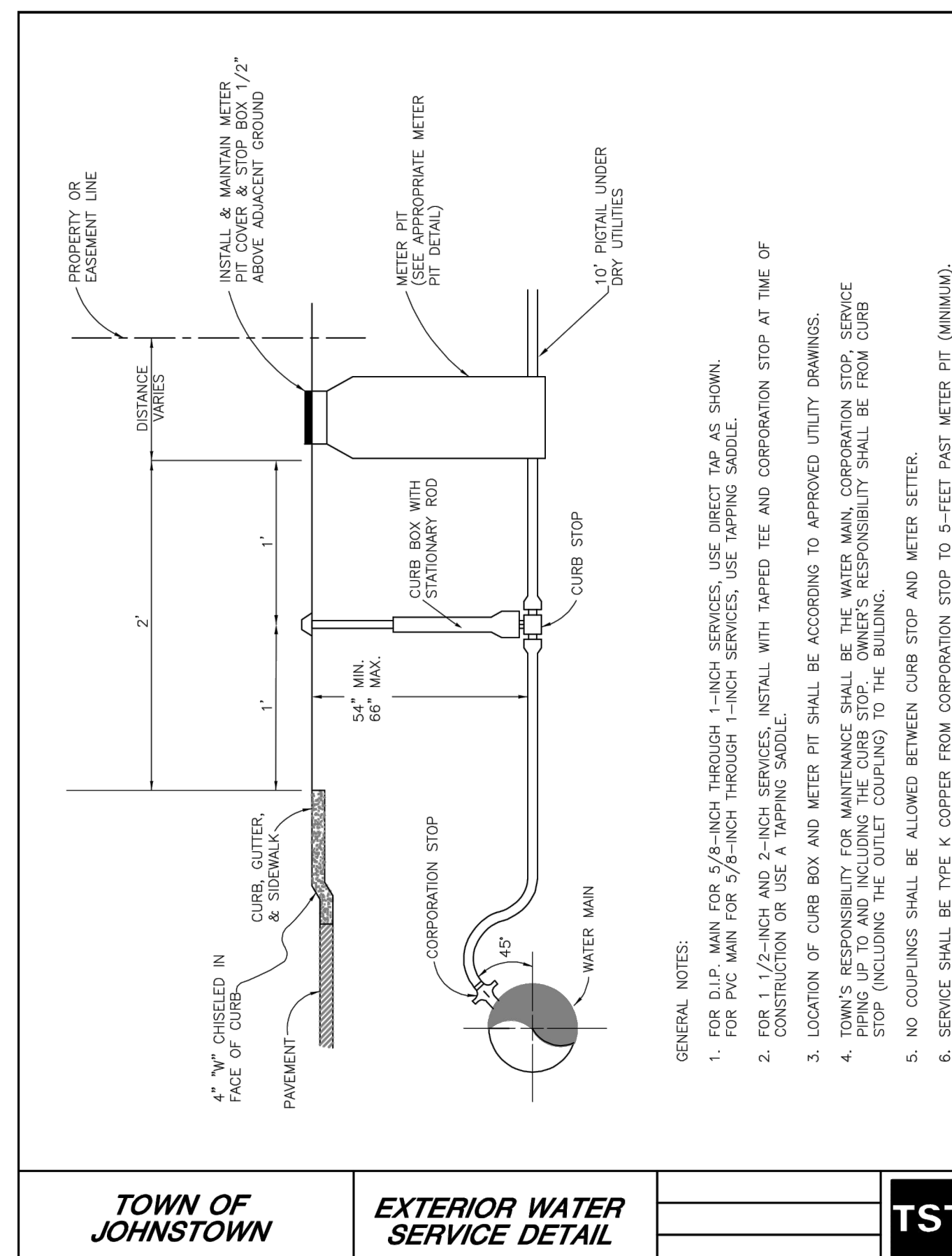
TOWN OF JOHNSTOWN THRUST RESTRAINT DETAIL TST

5 THRUST RESTRAINT C4.19

- GENERAL METER NOTES**
- Location Of The Meter To Be Established By The Development Engineer And Approved By The Town.
 - All Settings Must Be Inspected By The Town's Representative.
 - If The Street Or Ground Is Not To Final Grade At The Time Of Installation Of The Meter, The Owner Must Raise Or Lower The Meter Vault When The Final Grade Is Established.
 - Leaded Joints And Galvanized Piping Shall Not Be Allowed Inside The Meter Vaults.
 - A Bypass Is To Be Installed On 1-1/2" And Larger Meters Unless Otherwise Specified.
 - The Service Line Through And On Both Sides Of The Meter Pit Must Be Of The Same Material.
 - No Connections Shall Be Made In The Meter Pit. Sprinkler Connections Must Be Made More Than Five (5) Feet From The Meter Pit On The Downstream Side.
 - GATE VALVES:**
 - All Gate Valves Under 3" For Use W/Copper Pipe Shall Be All Bronze, w/Non-rising Stems And Solid Wedge Disc, Manufactured In Accordance With A.S.T.M. Spec. B62 And Federal Spec. W.W.-V-54 Class A, 125psi W.S.P., 200psi W.O.G. Or Curb Stops In Accordance With AWWA C800 And MS-23 Of The Material Specifications.
 - All Gate Valves 3" And Larger Shall Conform With Town Of Johnstown Standard Specifications.
 - All Dresser (Or Approved Equal) Couplings Shall Have The Pipe Stop Removed.
 - Meters 1-1/2" And Larger To Be Installed By The Contractor With The Town's Supervision. Meters 1" And Smaller Will Be Installed By The Town.

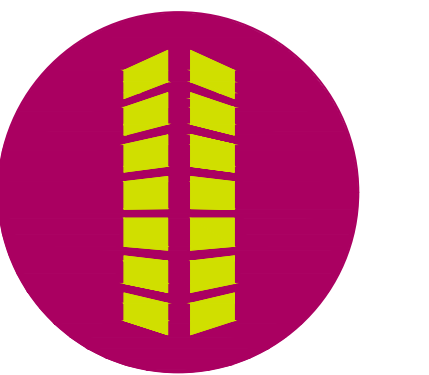
TOWN OF JOHNSTOWN METER NOTES TST

6 METER NOTES C4.19



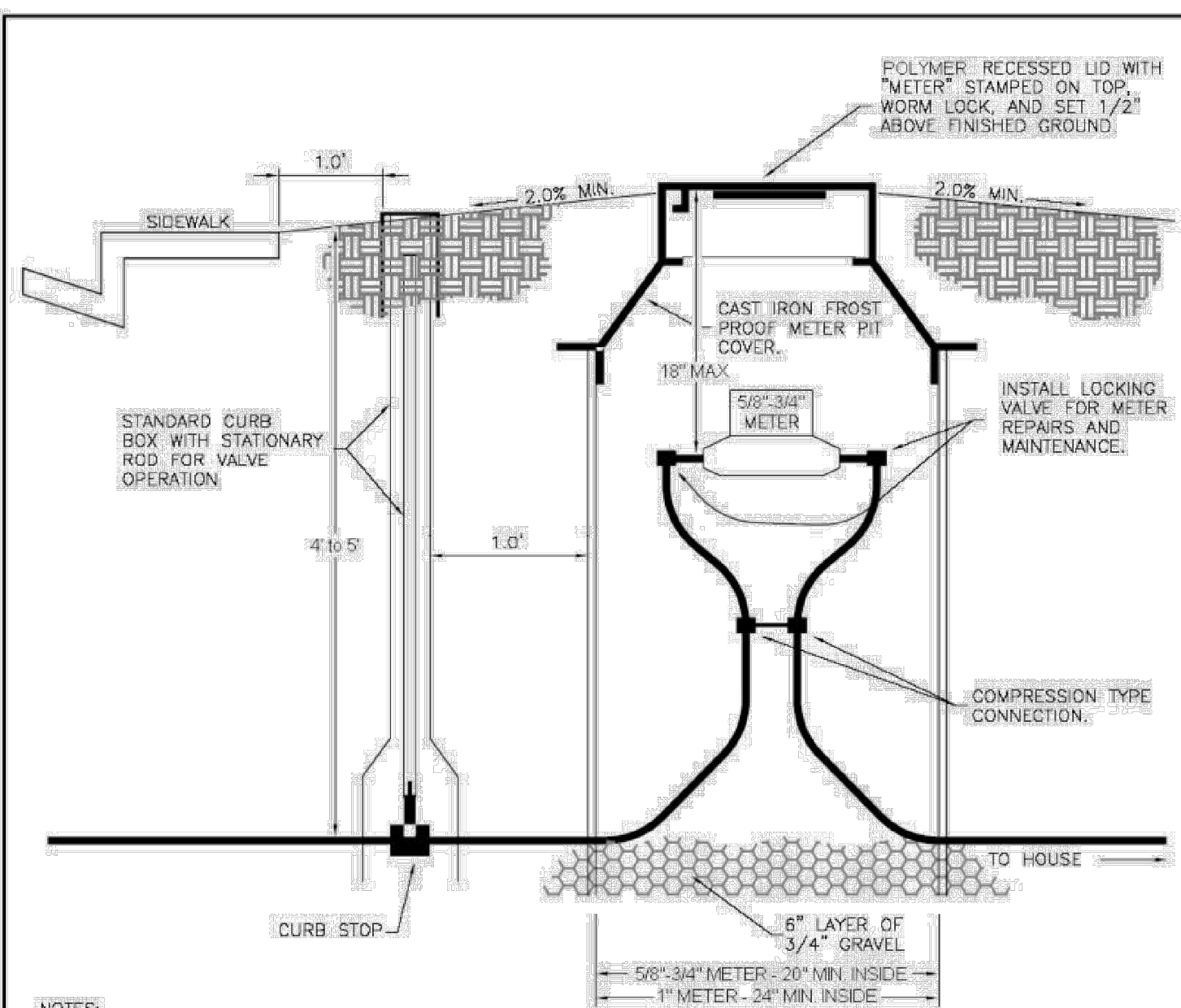
TOWN OF JOHNSTOWN EXTERIOR WATER SERVICE DETAIL TST

7 EXTERIOR WATER SERVICE DETAIL C4.19



#	Date	Issue / Description	Init.

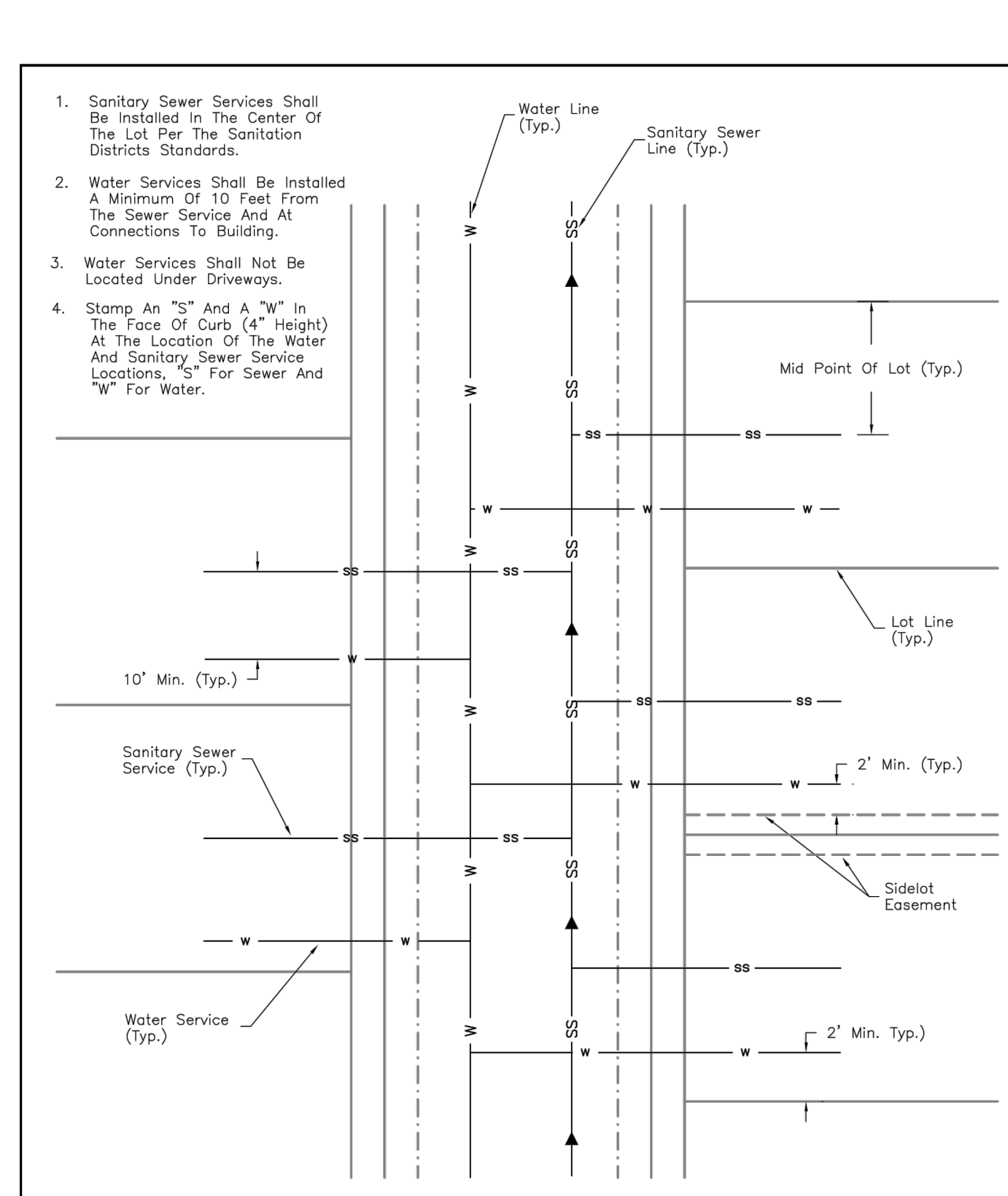




- NOTES:
1. METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA.
 2. NO TREES, SHRUBS, BOULDERS, RETAINING WALLS OR OTHER LANDSCAPING FEATURES SHALL BE INSTALLED WITHIN 4' OF THE METER PIT. IF LANDSCAPING CHANGES THE GRADE AROUND THE METER PIT THE OWNER SHALL BE REQUIRED TO ADJUST THE METER PIT COVER TO BE 1/2" ABOVE THE FINISHED GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM THE METER PIT IN ALL DIRECTIONS.
 3. THE TOWN SHALL PROVIDE THE METER THE CONTRACTOR SHALL PROVIDE THE SETTER AND FIT. NOTIFY THE TOWN CLERK ONE WEEK IN ADVANCE OF INSTALLATION SO THAT THE UNITS CAN BE ORDERED IF THERE ARE NONE IN STOCK. THE TOWN SHALL INSTALL THE METER.
 4. METER PITS SHOULD BE INSTALLED DURING CONSTRUCTION OF THE HOME TO ENSURE PROPER LOCATION AND PREVENT DAMAGE DURING THE TIME THE INFRASTRUCTURE IS BEING COMPLETED AND THE HOME IS BUILT.
 5. METER PITS FOR COMMERCIAL BUILDINGS OR OTHER APPLICATIONS REQUIRING LARGER METERS WILL BE OF A SIMILAR DESIGN. DETAILS FOR LARGER METERS SHALL BE DISCUSSED ON A CASE BY CASE BASIS WITH THE TOWN BEFORE INSTALLATION.

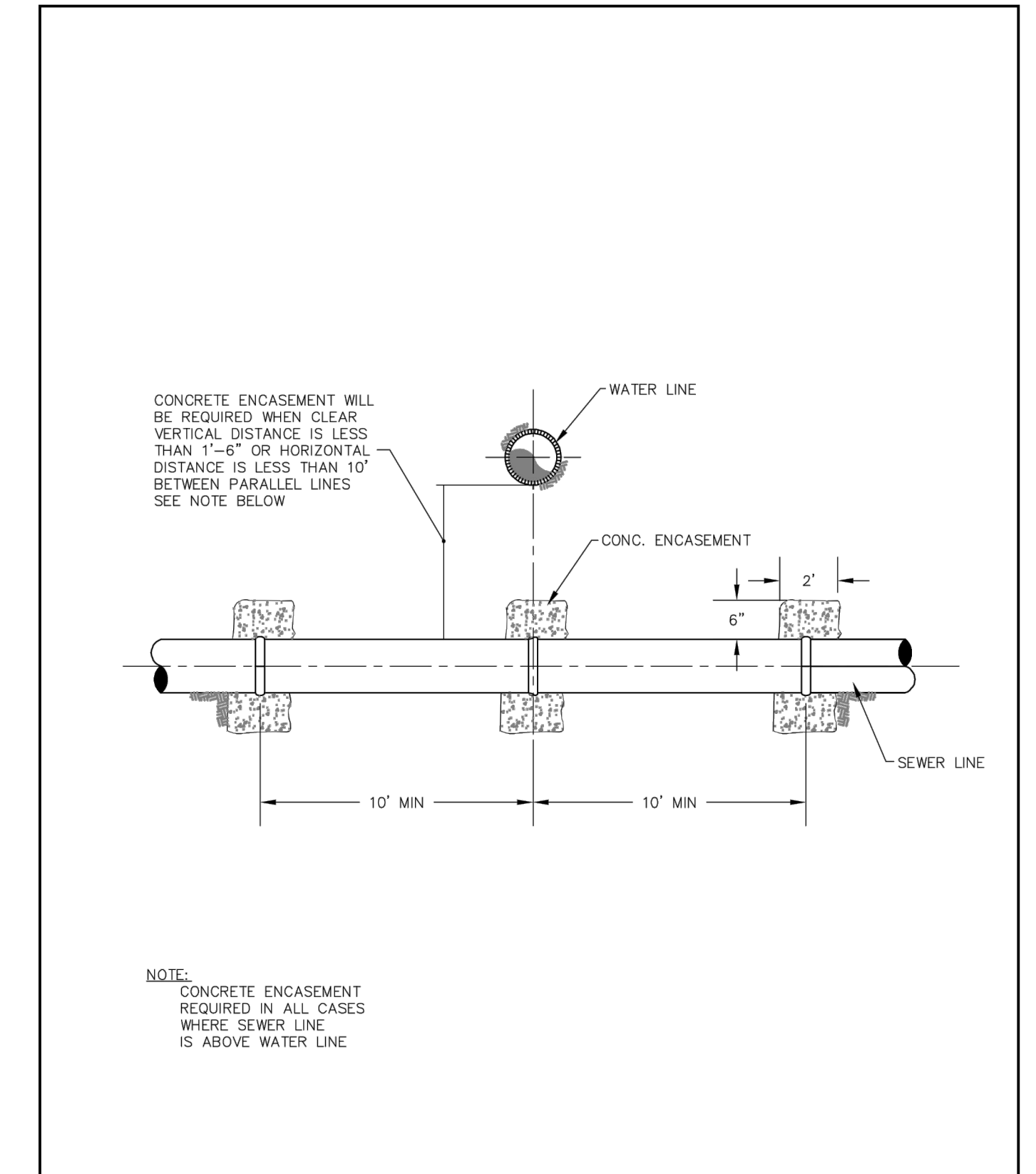
TOWN OF JOHNSTOWN	STANDARD RESIDENTIAL METER SETTING	TST
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8 STANDARD RESIDENTIAL METER SETTING
C4.20



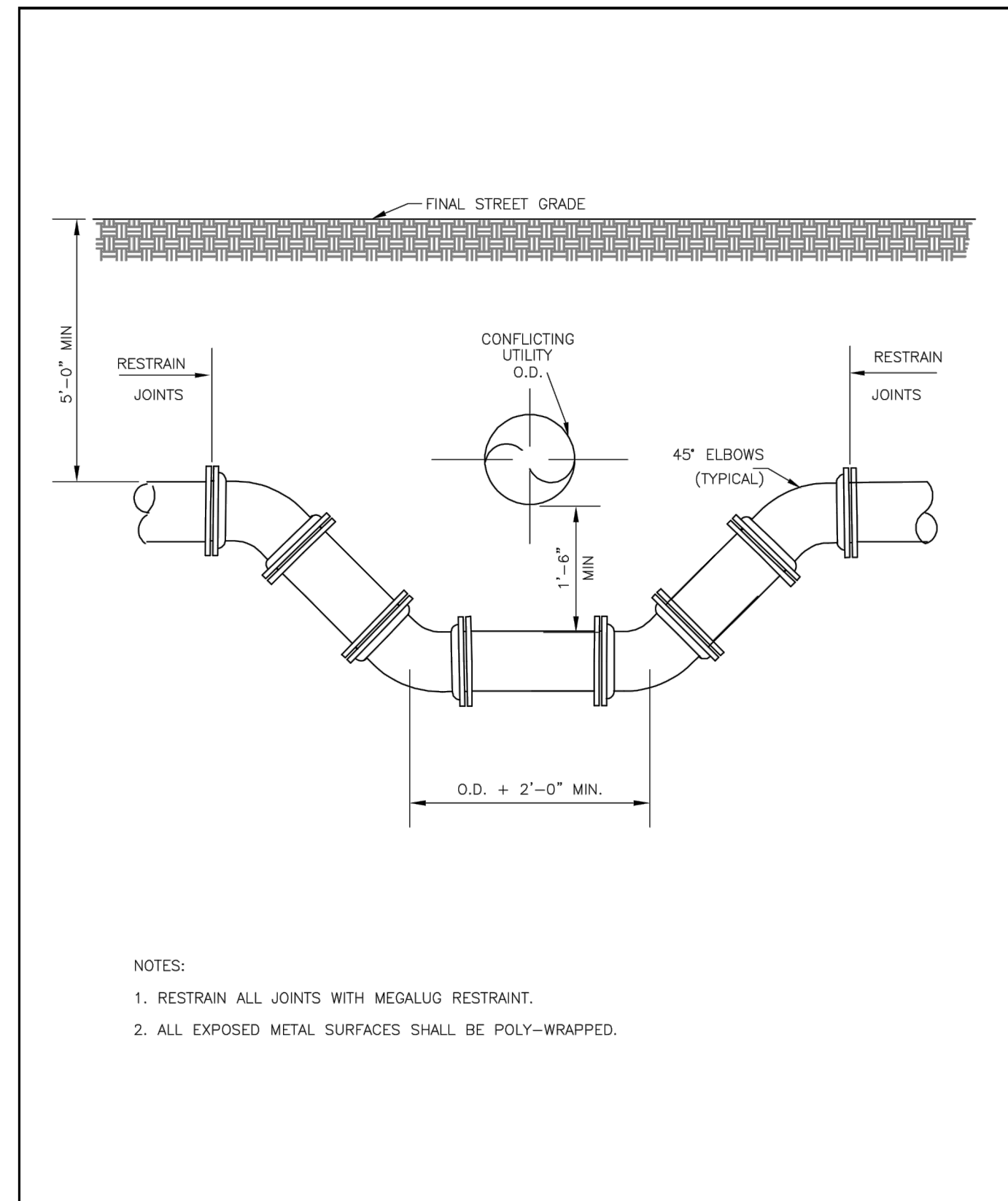
TOWN OF JOHNSTOWN	WATER AND SEWER SERVICE LOCATIONS	TST
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9 WATER AND SEWER SERVICE LOCATIONS
C4.20



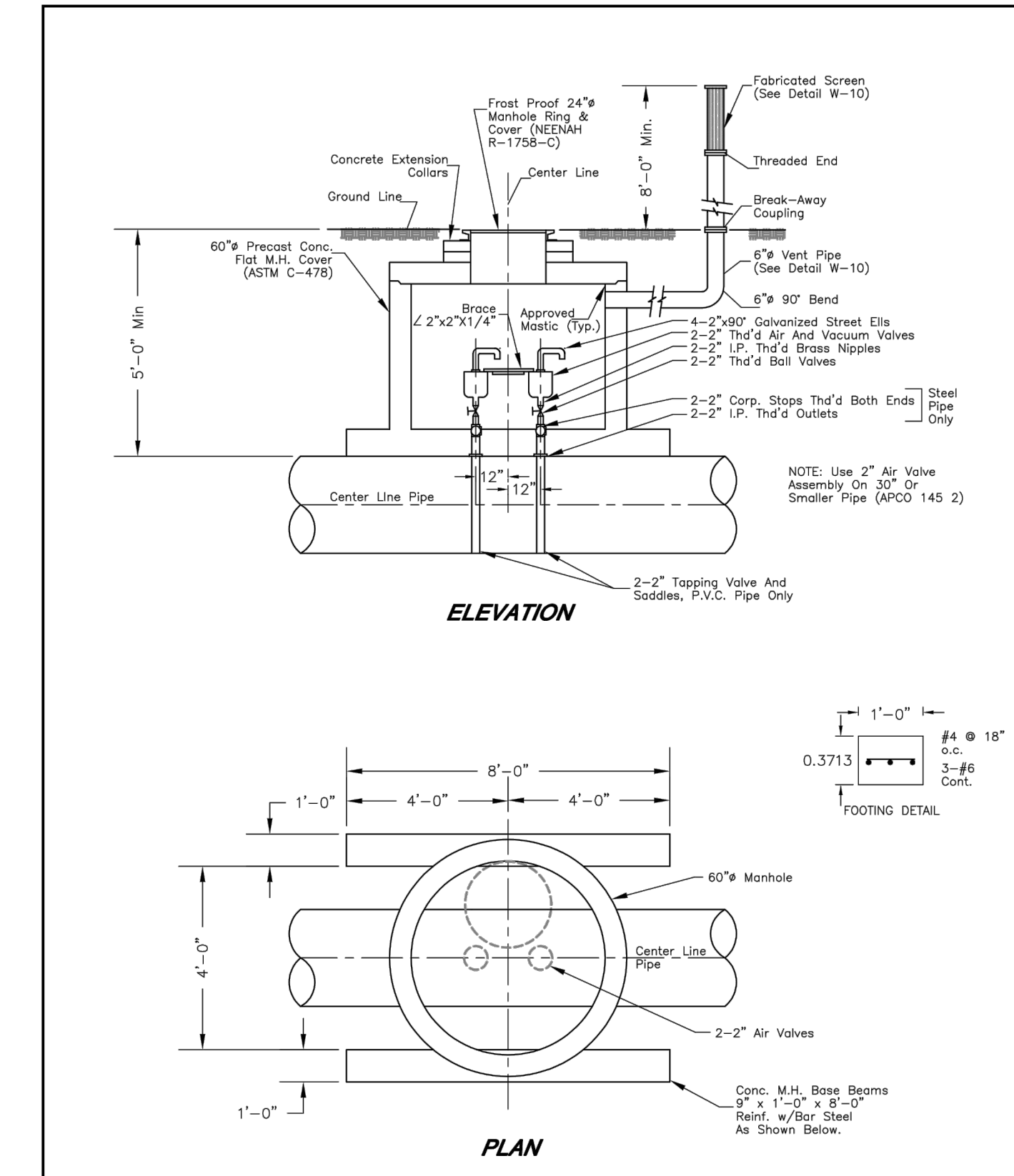
TOWN OF JOHNSTOWN	UTILITY ENCASEMENT DETAIL	TST
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10 ENCASEMENT
C4.20



TOWN OF JOHNSTOWN	CONDUIT CROSSING DETAIL	TST
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11 CONDUIT CROSSING
C4.20



TOWN OF JOHNSTOWN	AIR AND VACUUM VALVE DETAIL	TST
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12 AIR AND VACUUM VALVE DETAIL
C4.20

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

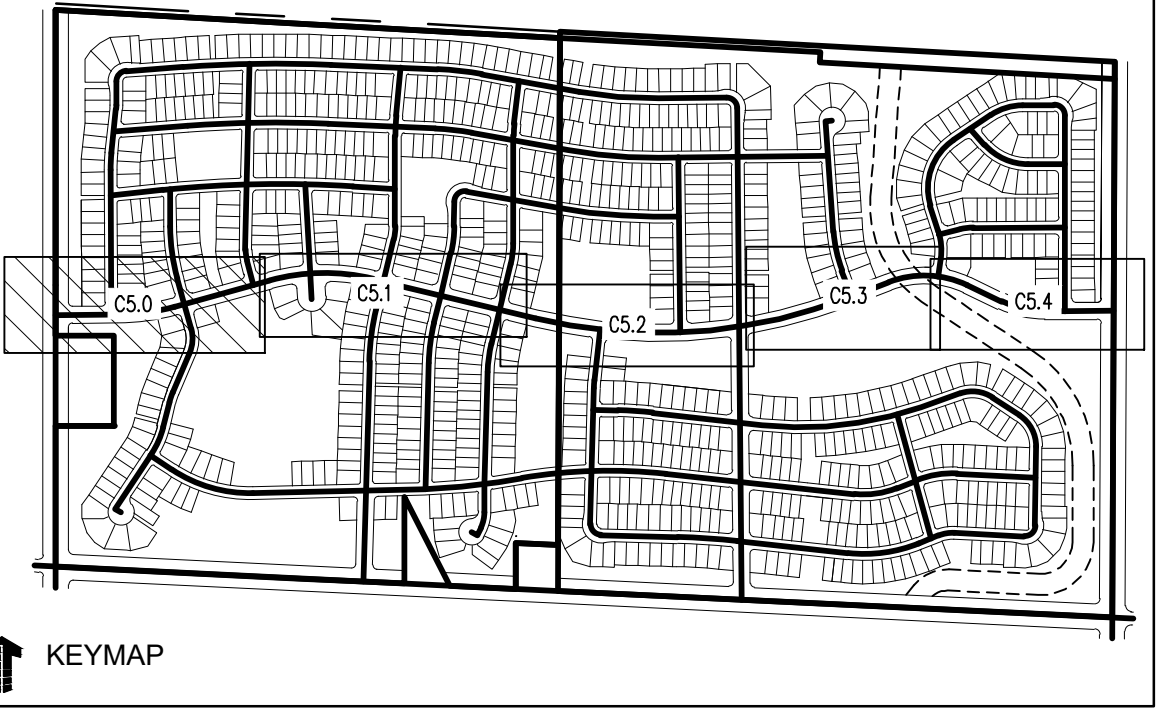
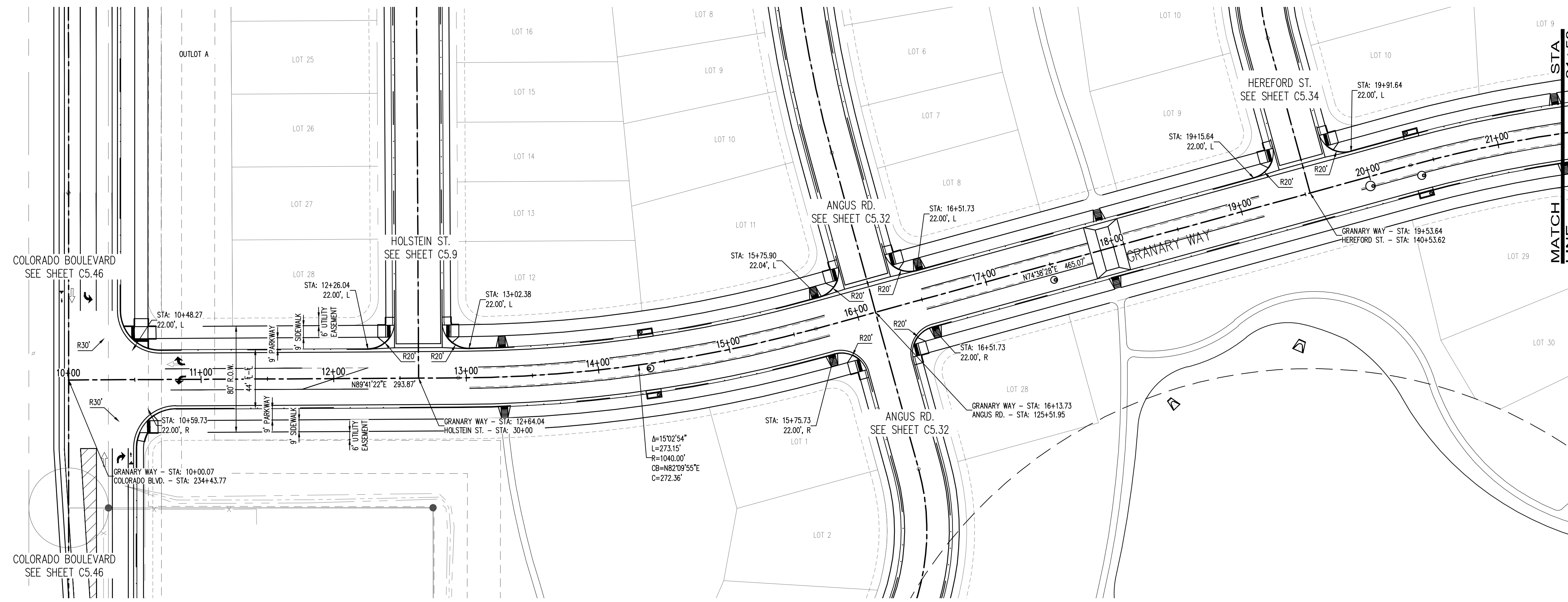
UTILITY DETAILS-WATER

CALL UTILITY NOTIFICATION CENTER OF COLORADO



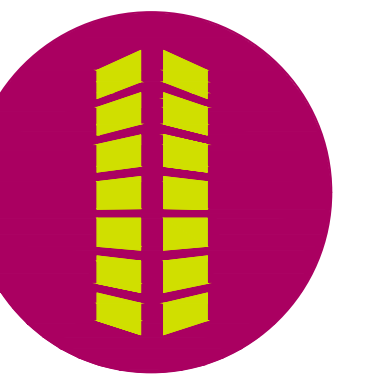
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

C4.20



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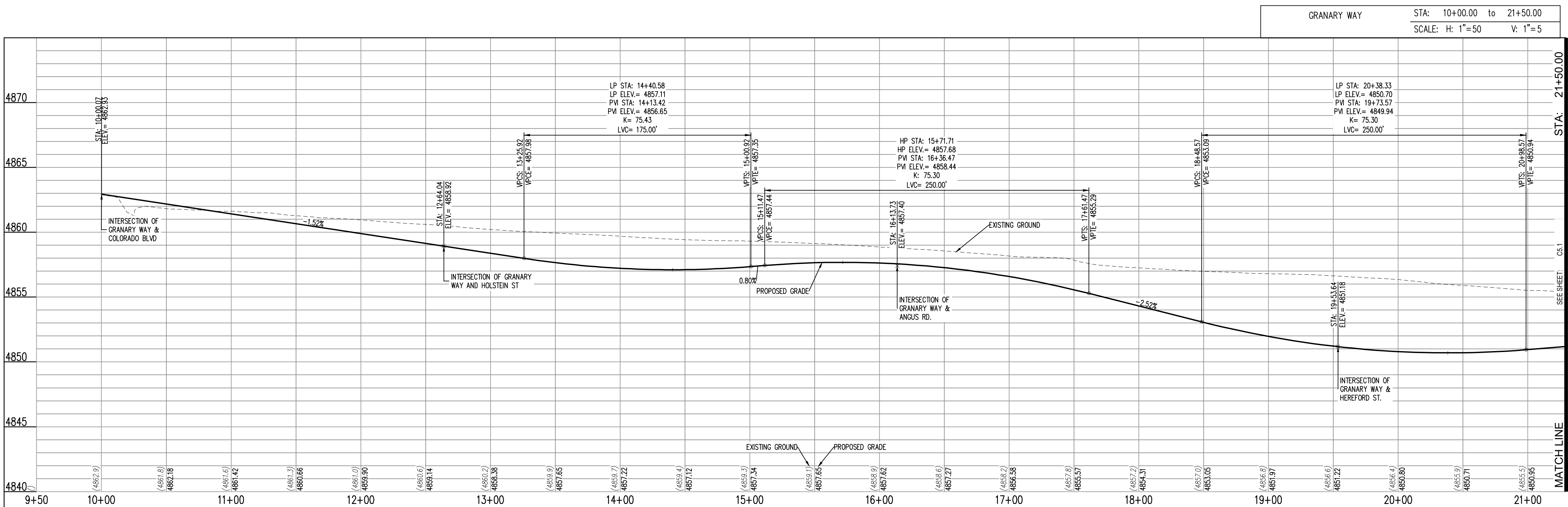
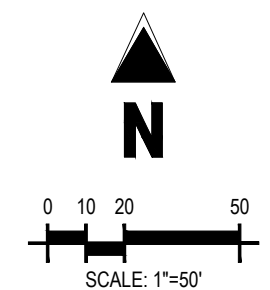


LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF ASPHALT
- SAWTOOTH LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
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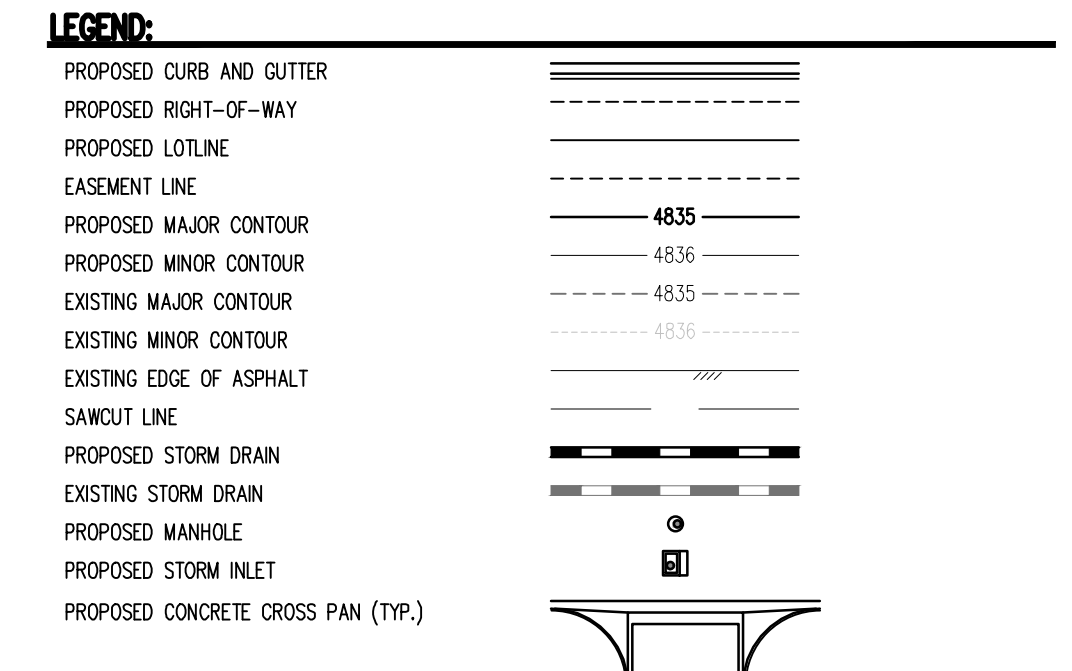
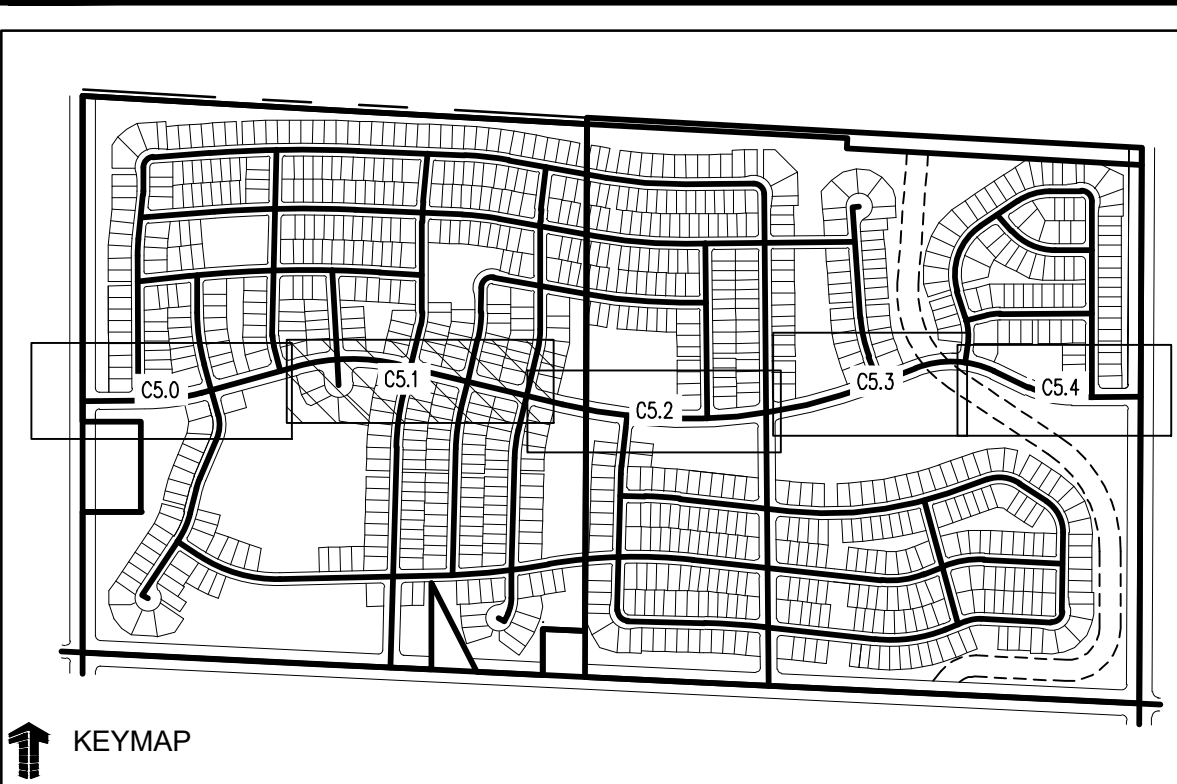
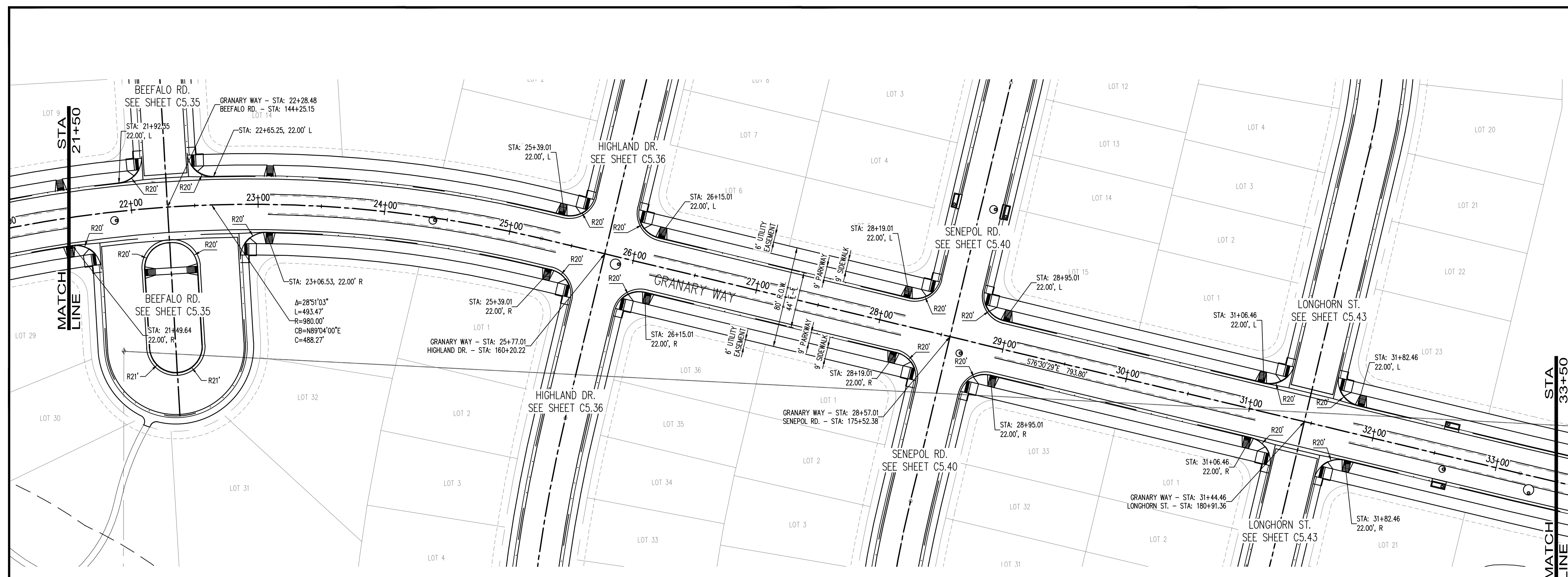
THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

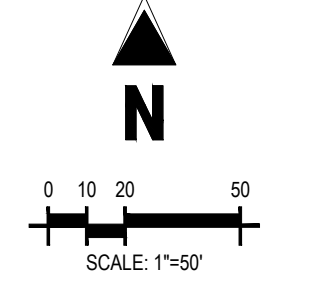
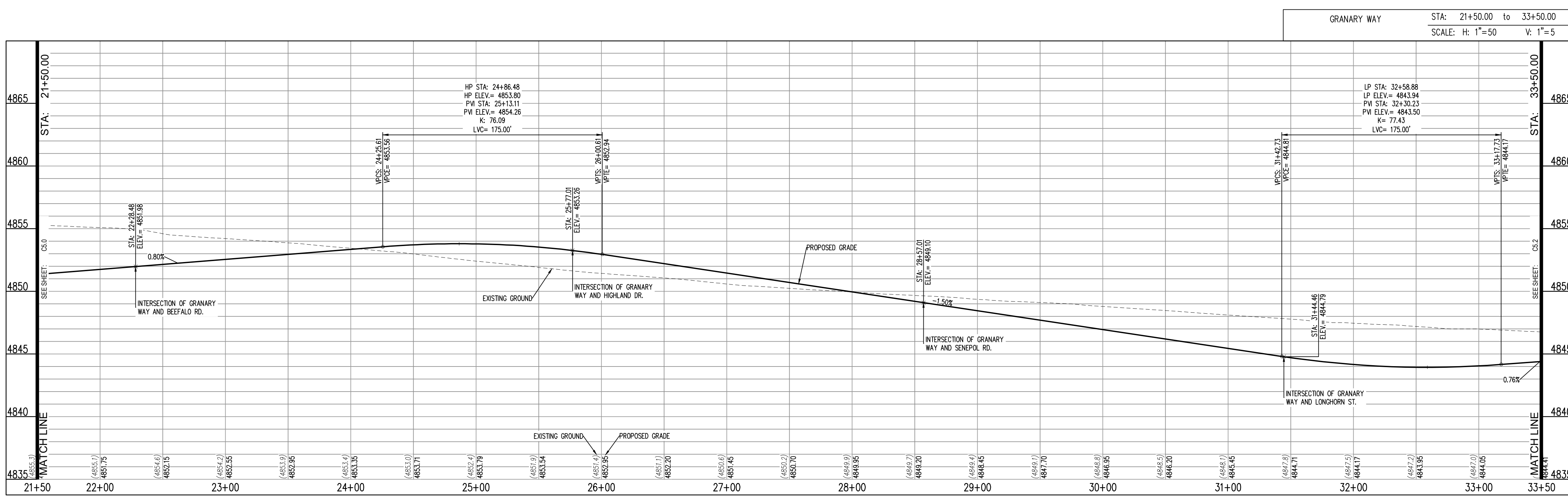
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Project No: HFHC000020
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 Checked By:
 Date: 04.09.2021



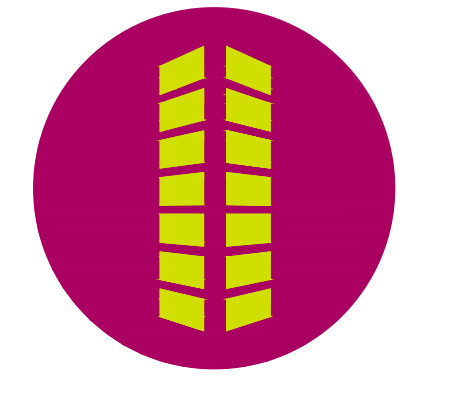


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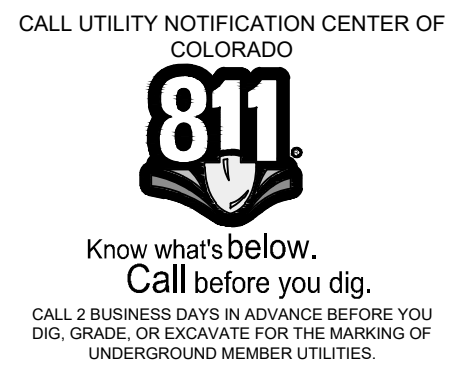
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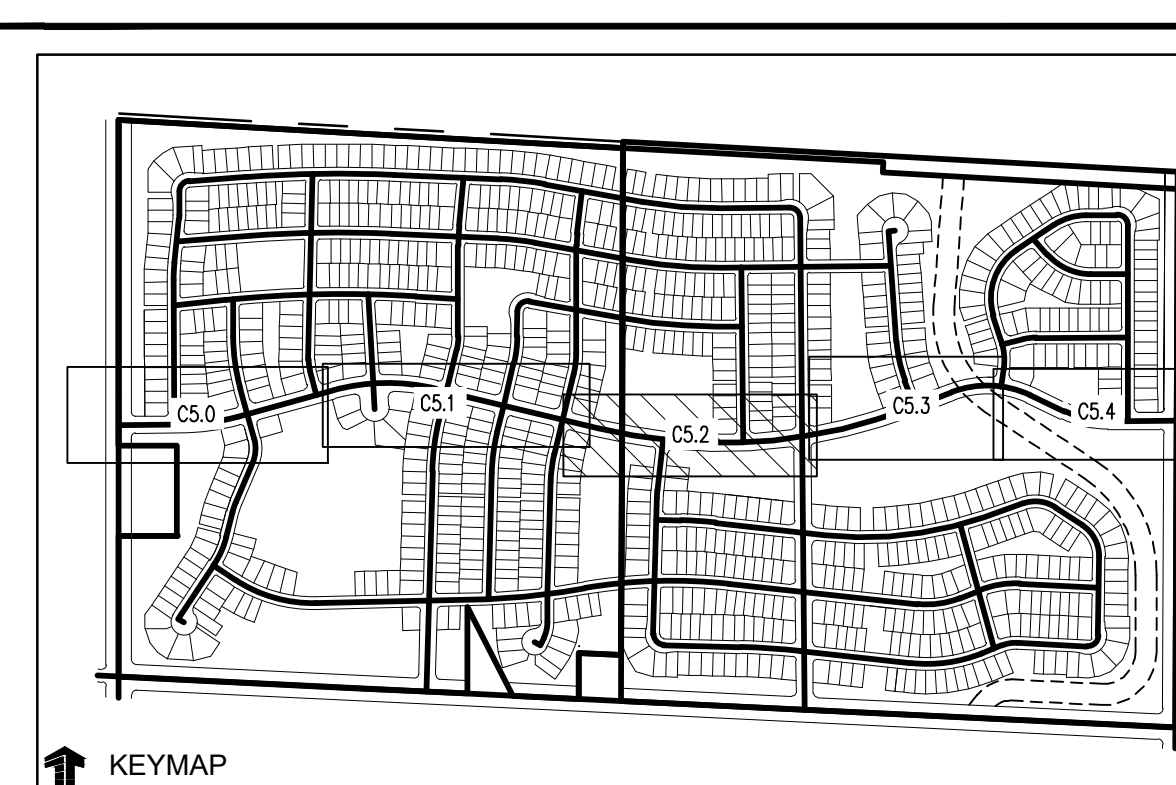
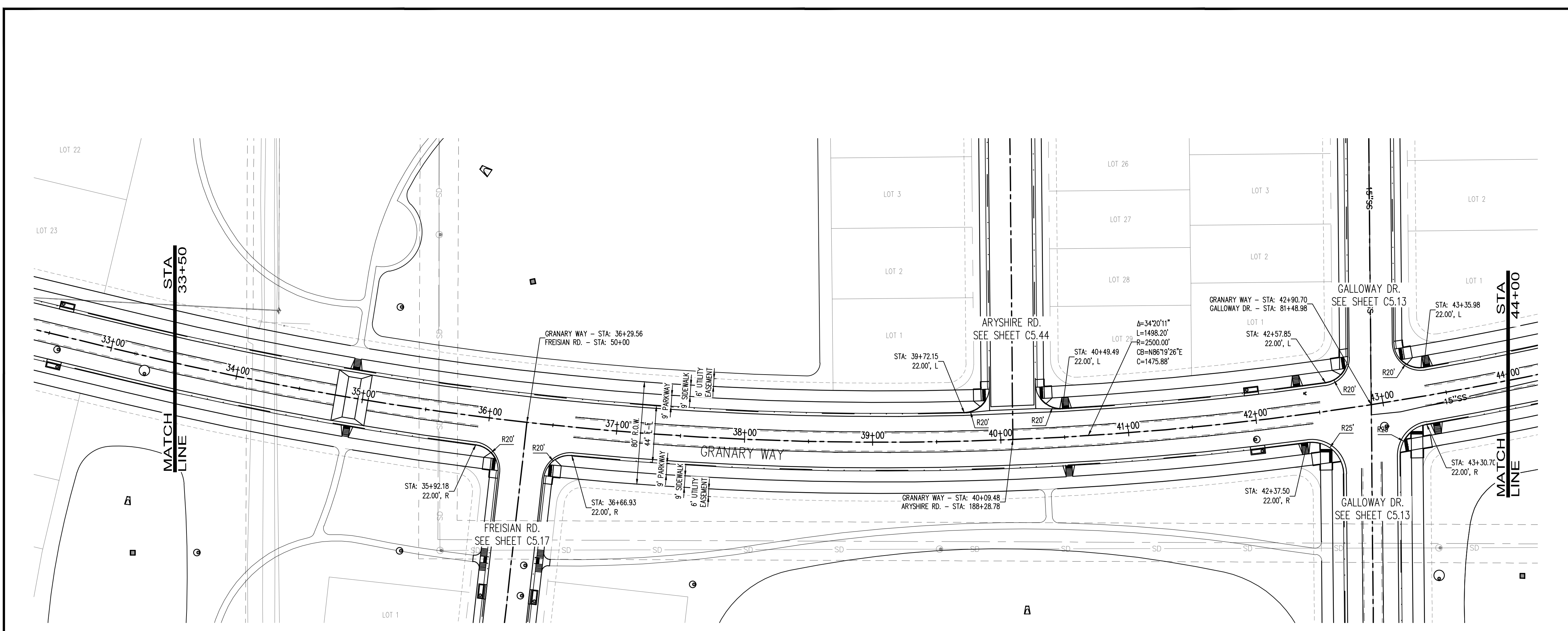


THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

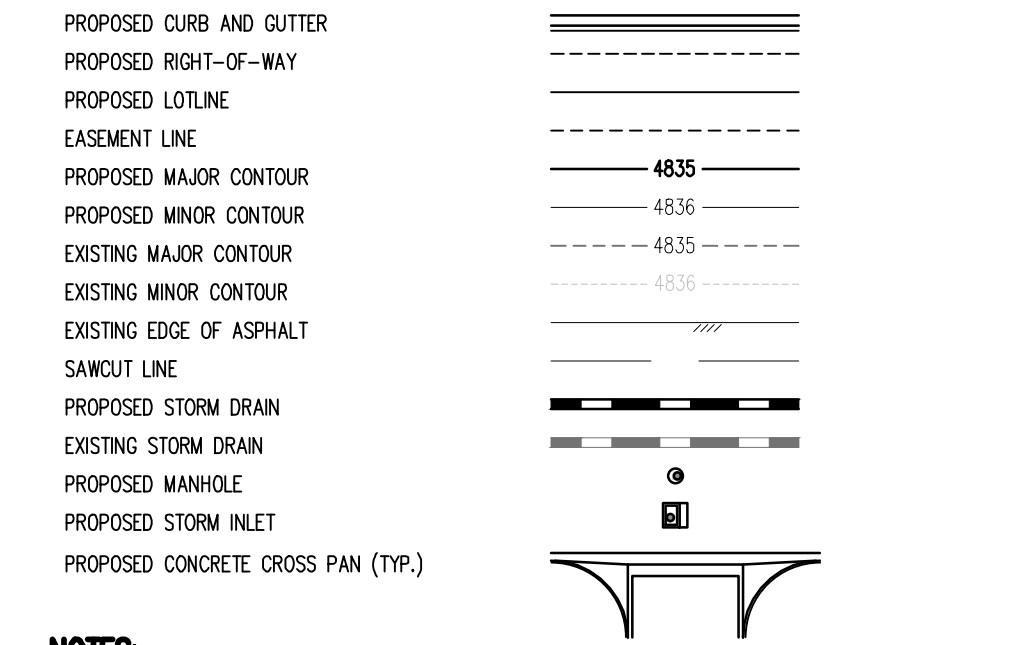
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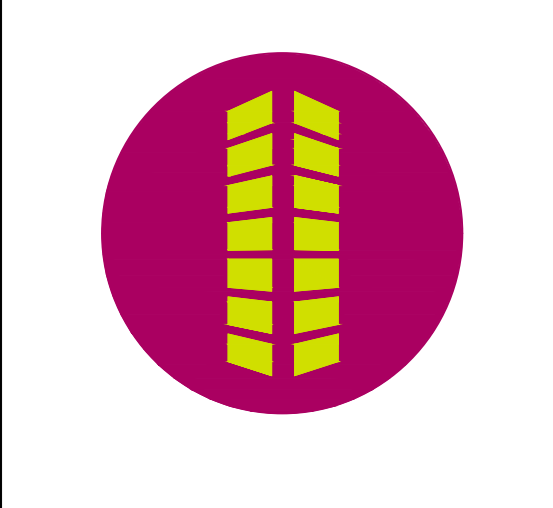
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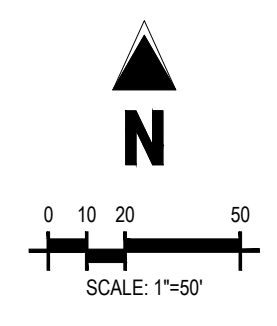
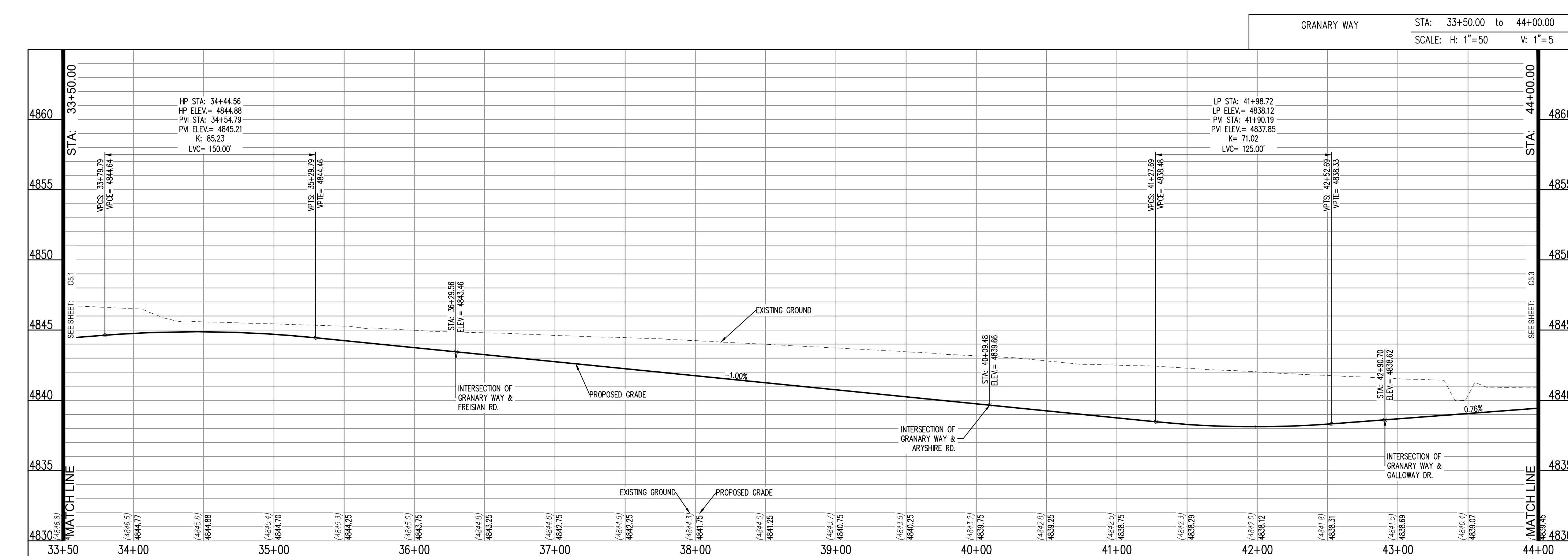
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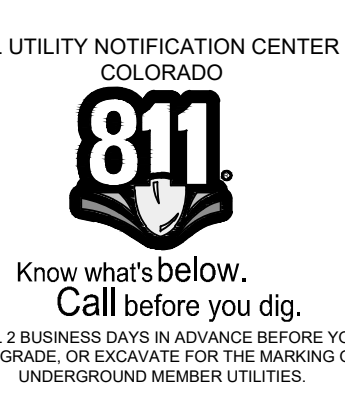
**THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO**



17/10/2021 10:00 AM GRANARY PRELIMINARY DEVELOPMENT PLAN, GRANARY WAY PLAN AND PROFILE, CHM, 100% Magn, 48919.DWG, 483020

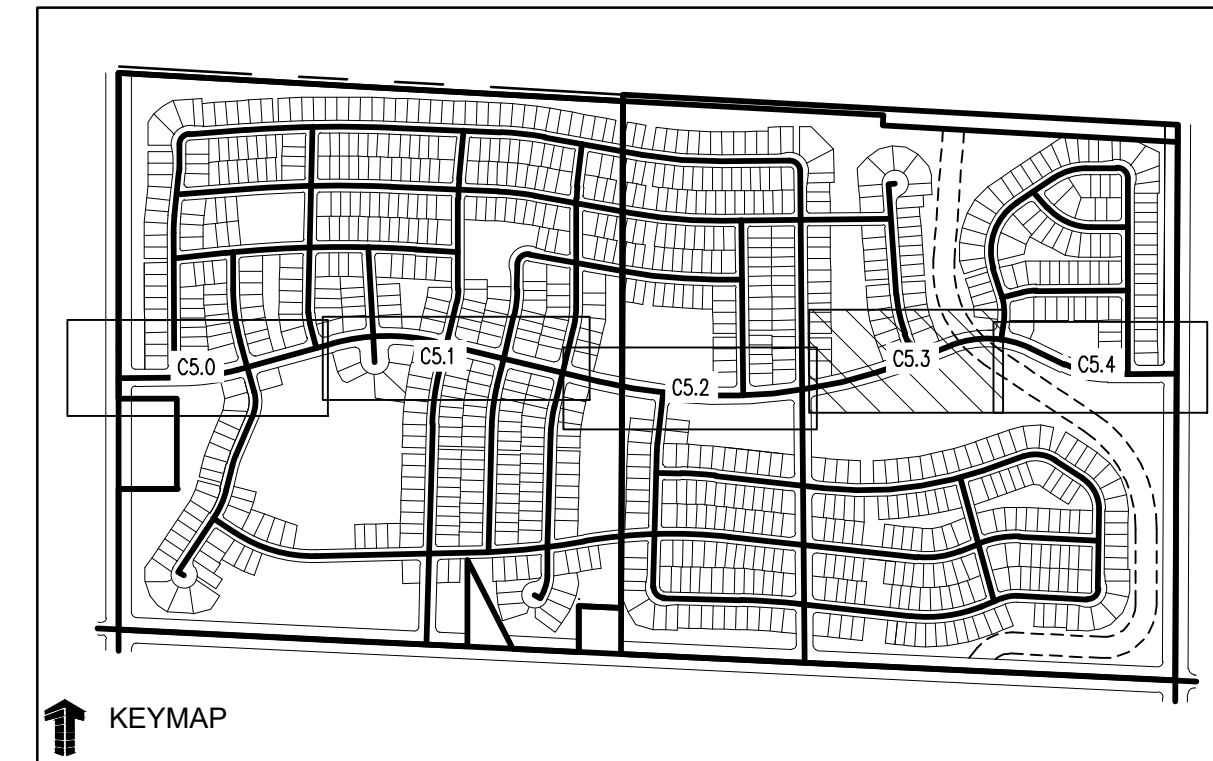
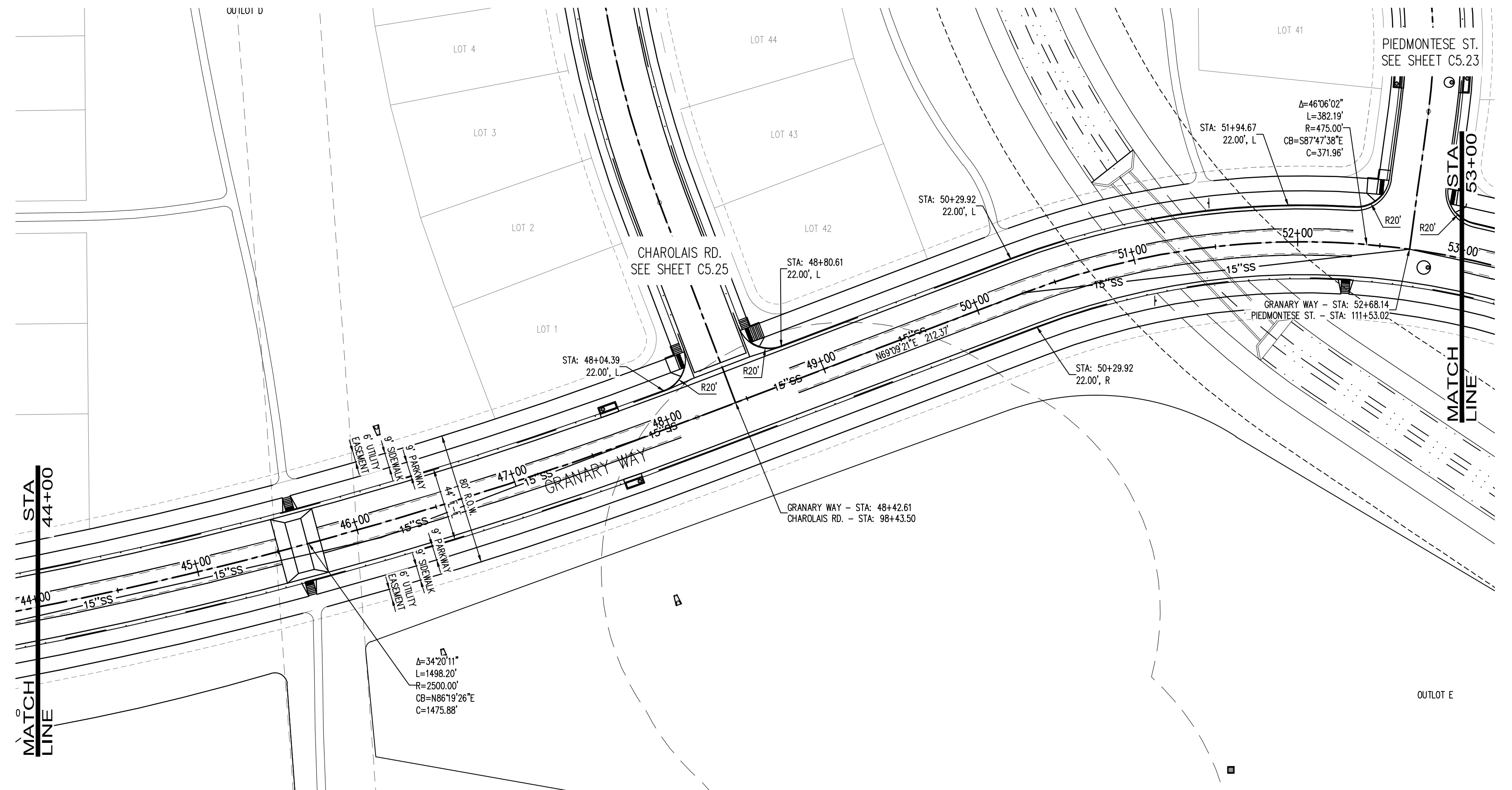
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 Checked By:
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GRANARY WAY PLAN AND PROFILE

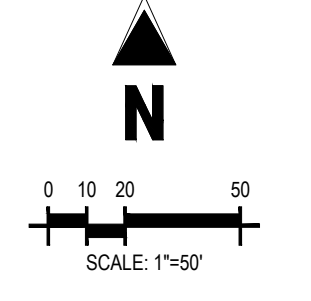
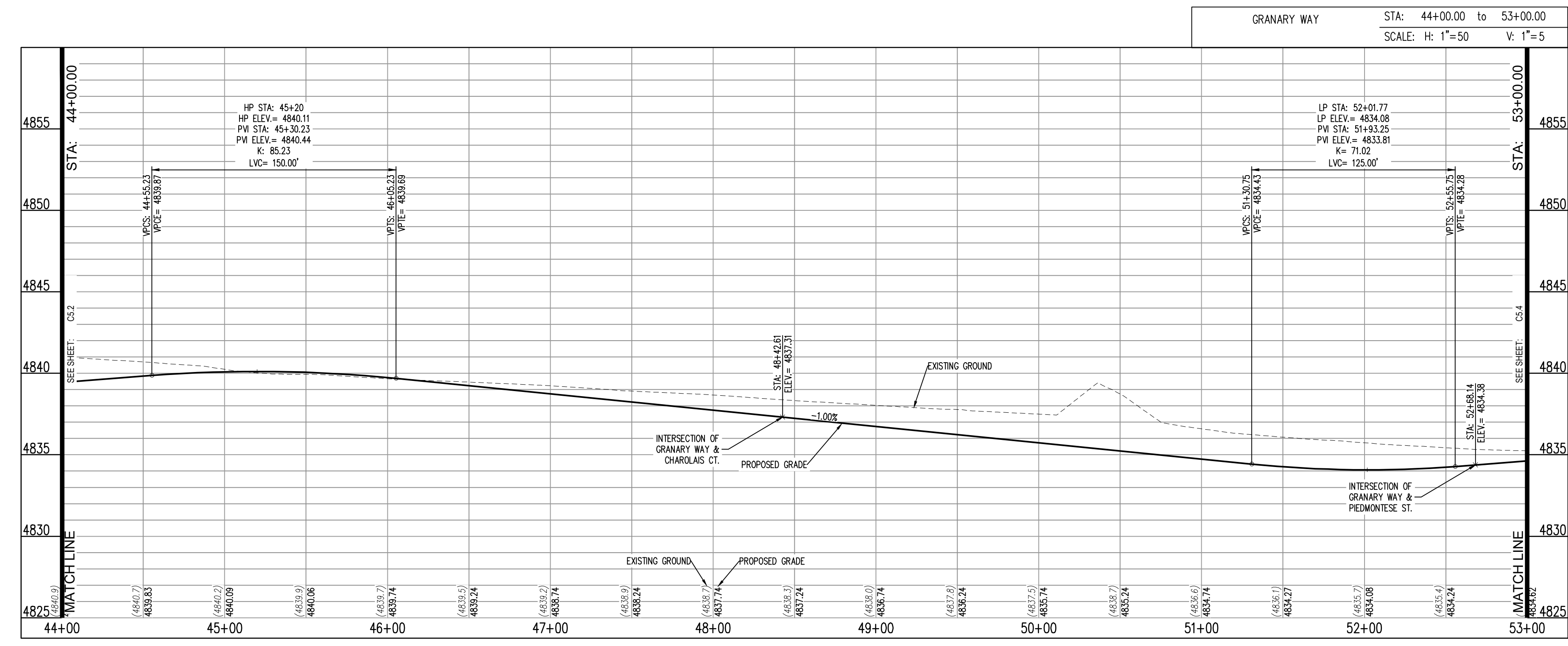
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LEGEND:

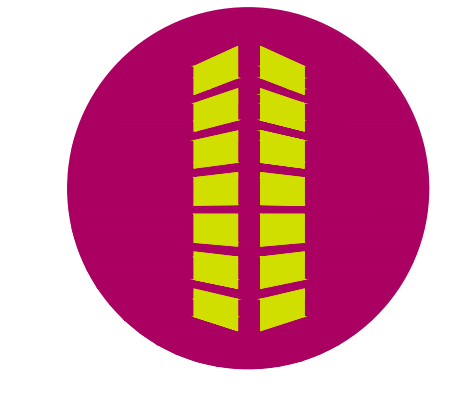
PROPOSED CURB AND GUTTER	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED LOTLINE	---
EASEMENT LINE	---
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	---
SAWTOOTH LINE	---
PROPOSED STORM DRAIN	---
EXISTING STORM DRAIN	---
PROPOSED MANHOLE	⊙
PROPOSED STORM INLET	⊠
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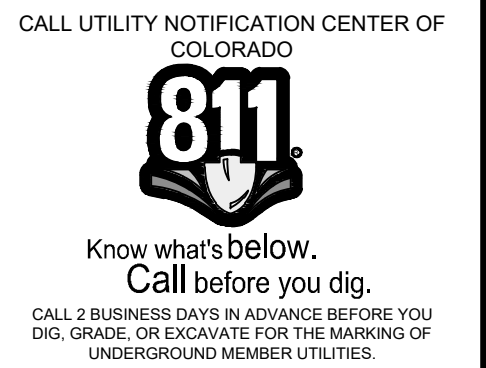
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GRANARY WAY PLAN AND PROFILE



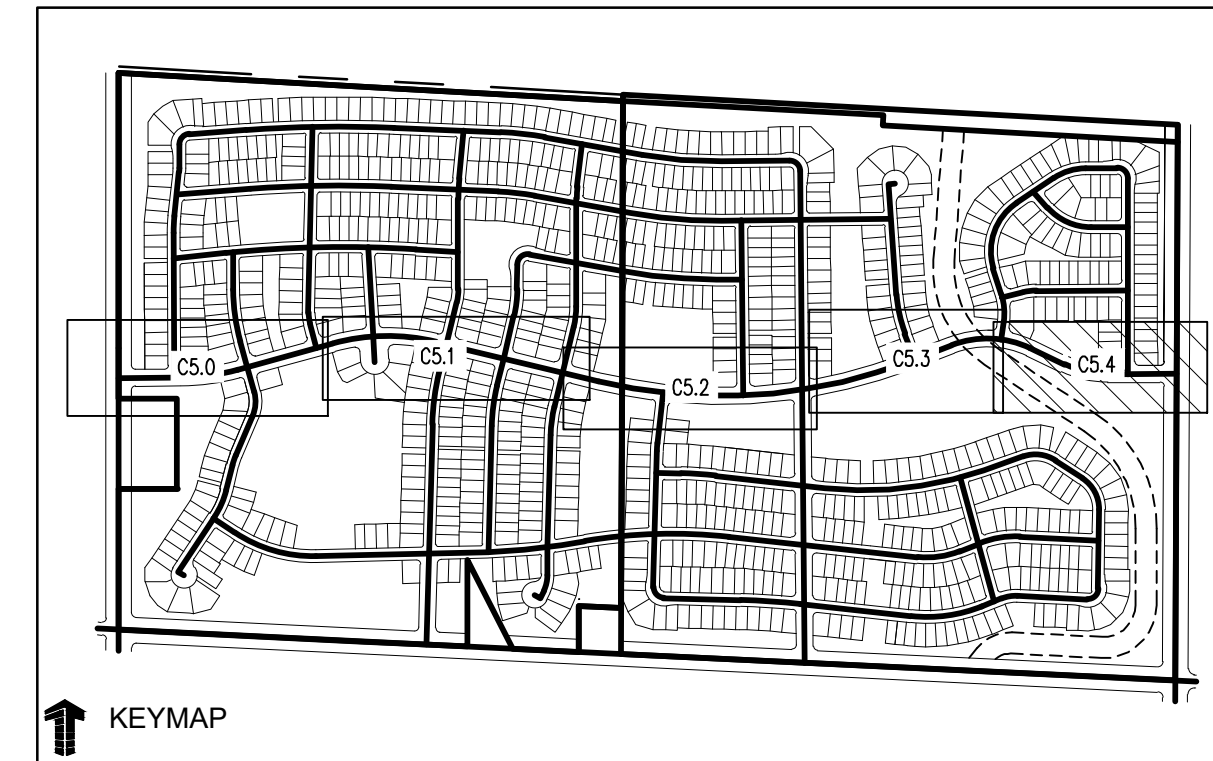
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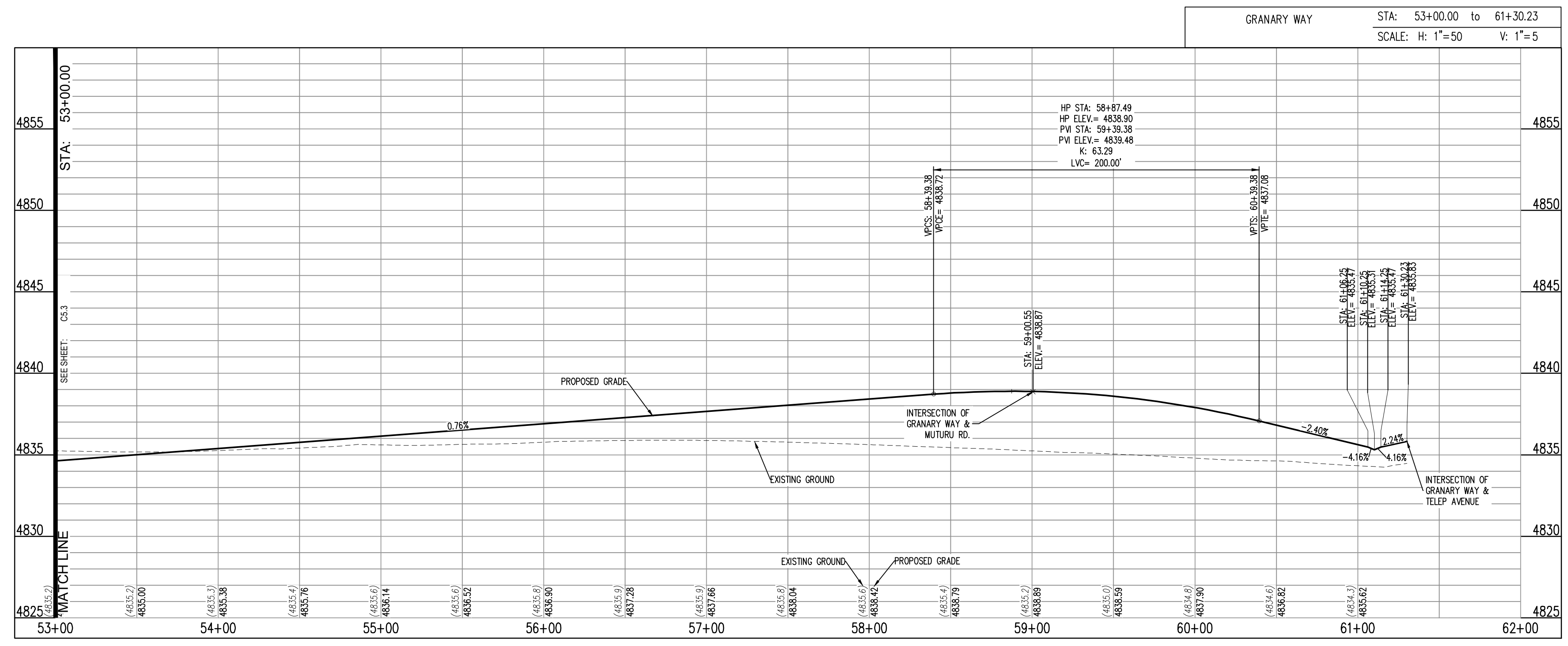
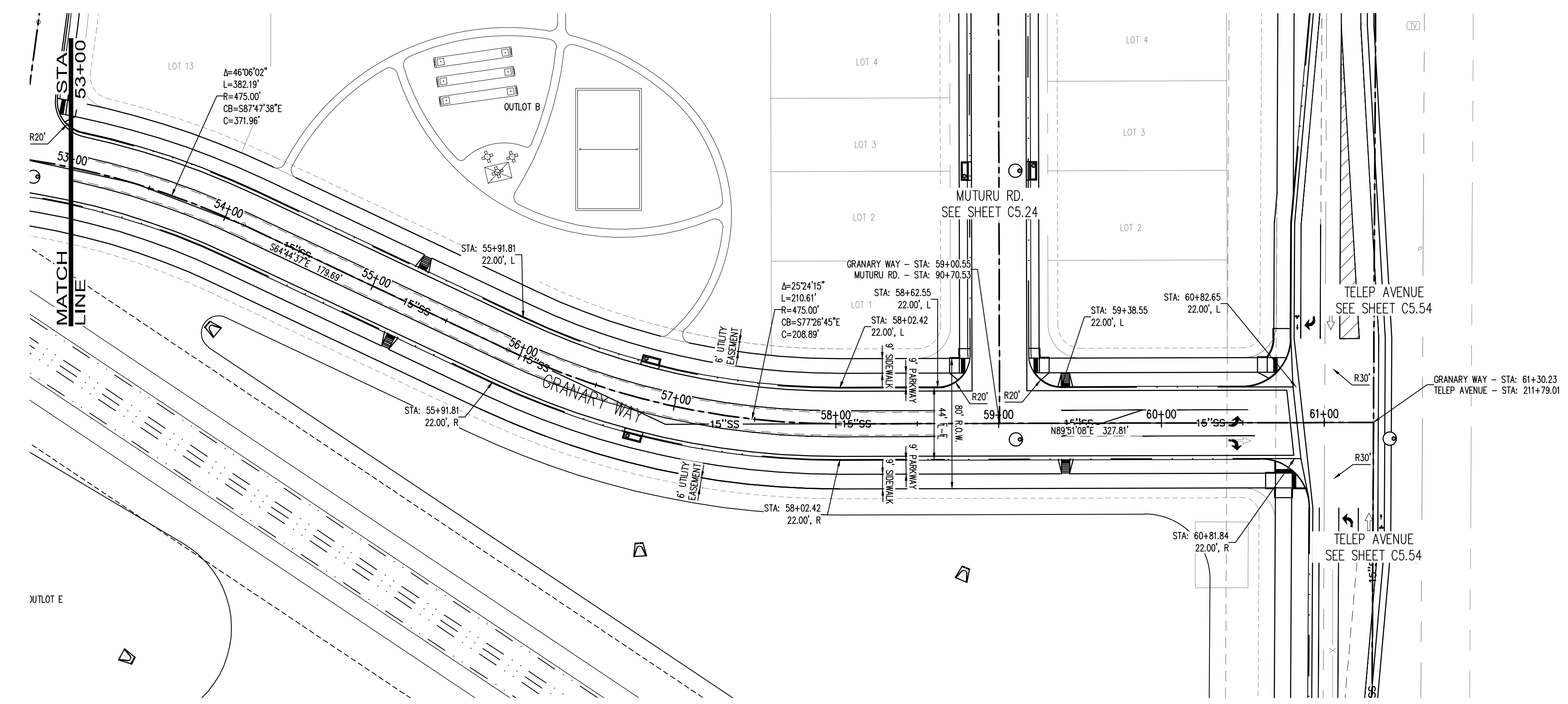
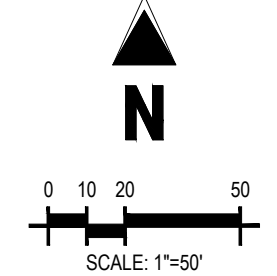
KEYMAP

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#	Date	Issue / Description	Init.

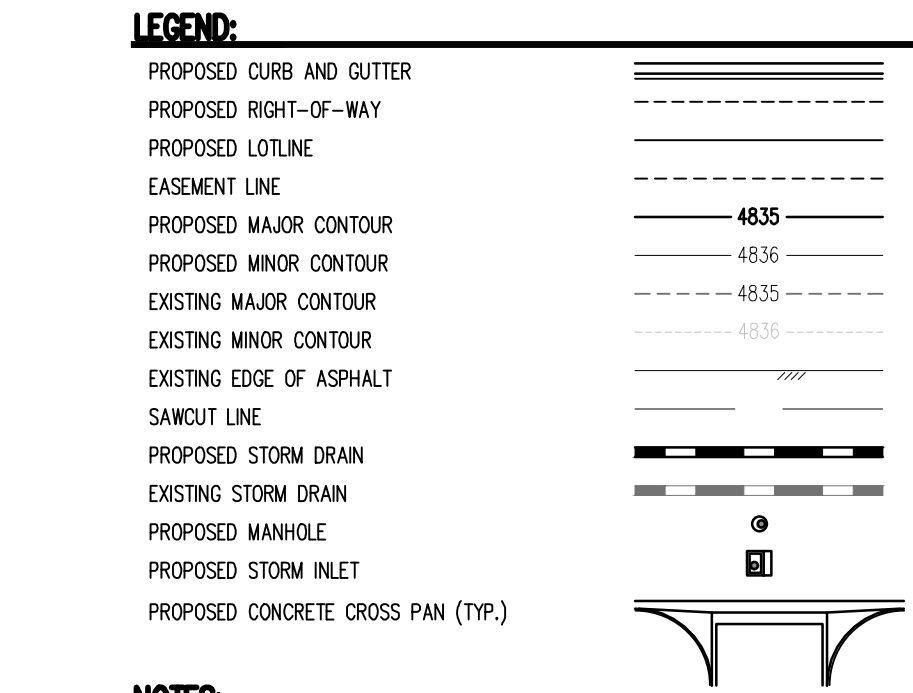
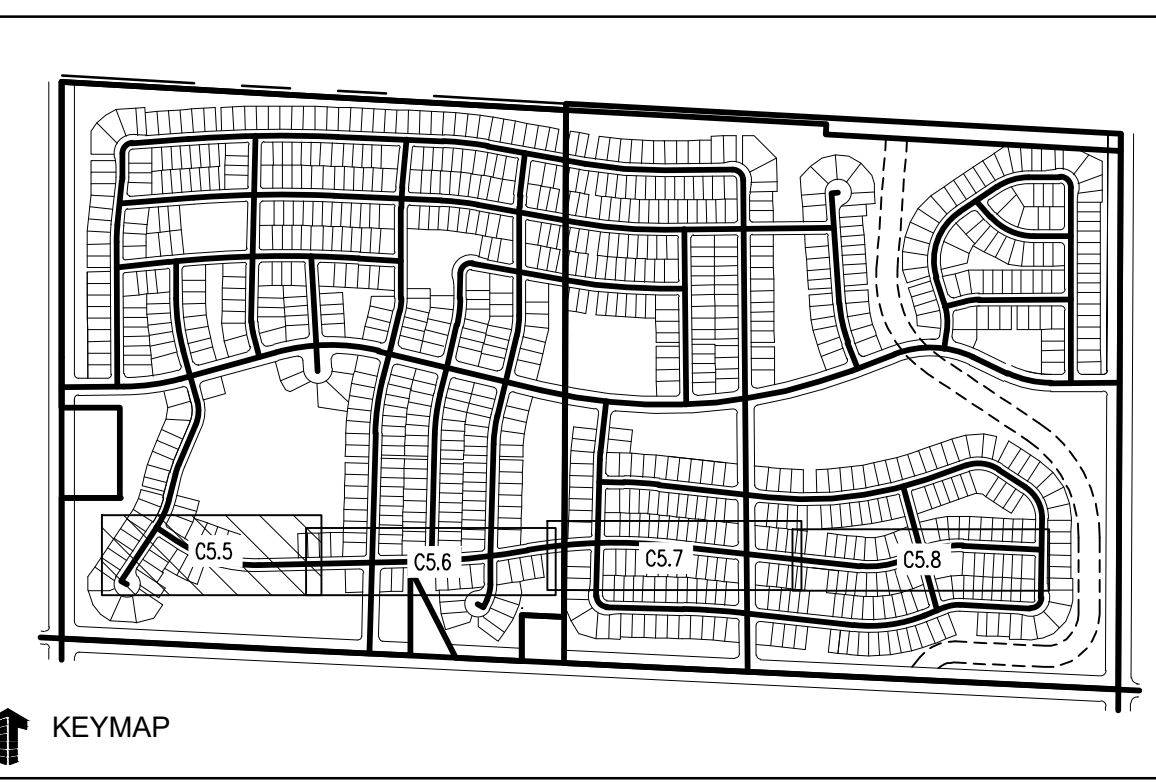
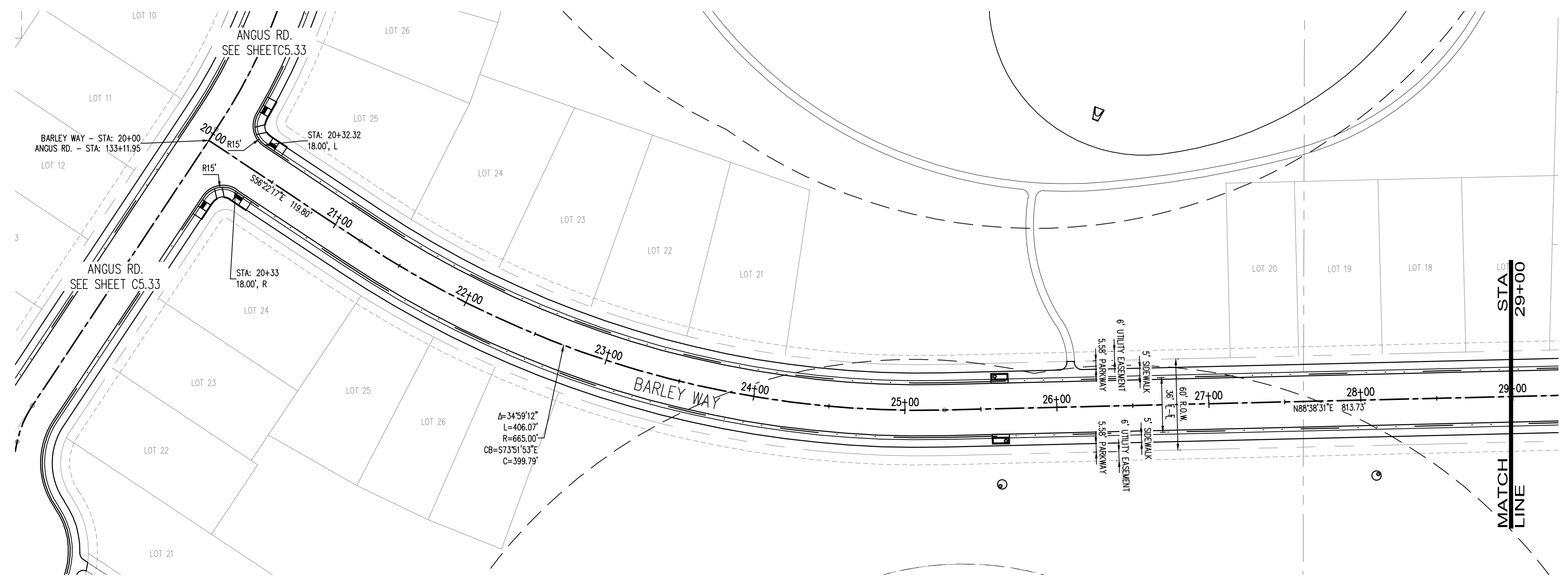
Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

GRANARY WAY PLAN AND PROFILE

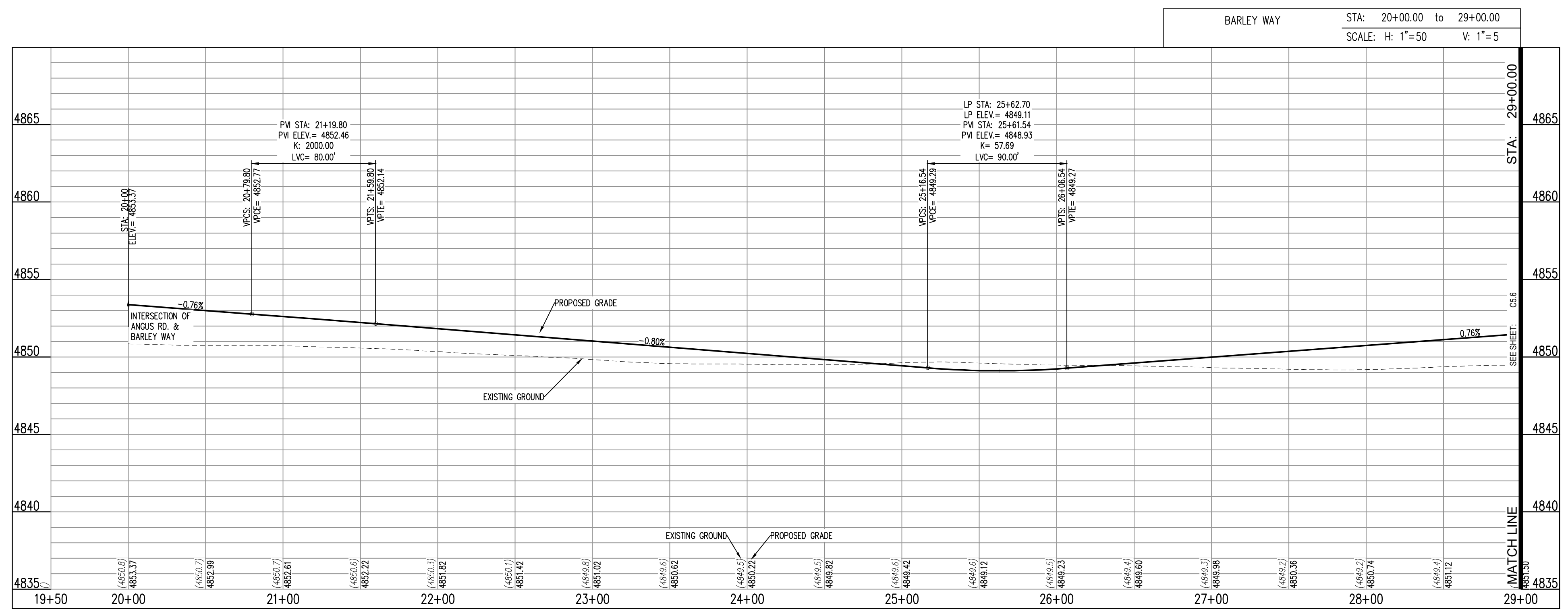
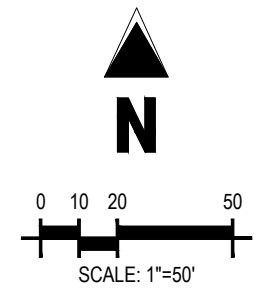


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C5.4

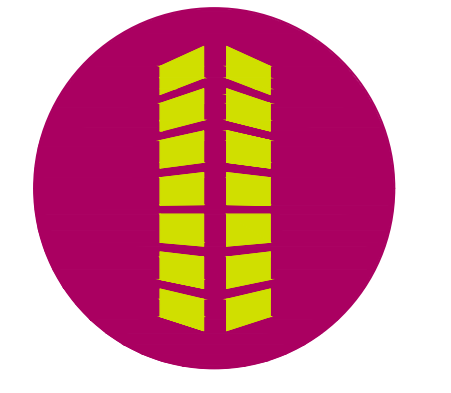


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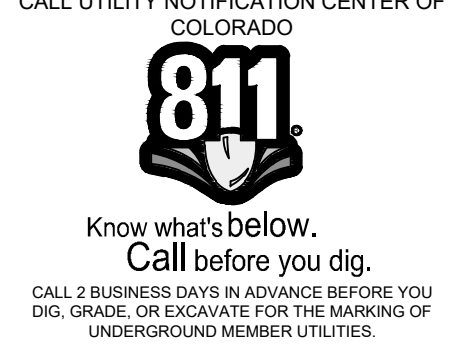
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By:
Checked By:
Date: 04.09.2021

BARLEY WAY PLAN AND PROFILE



C5.5

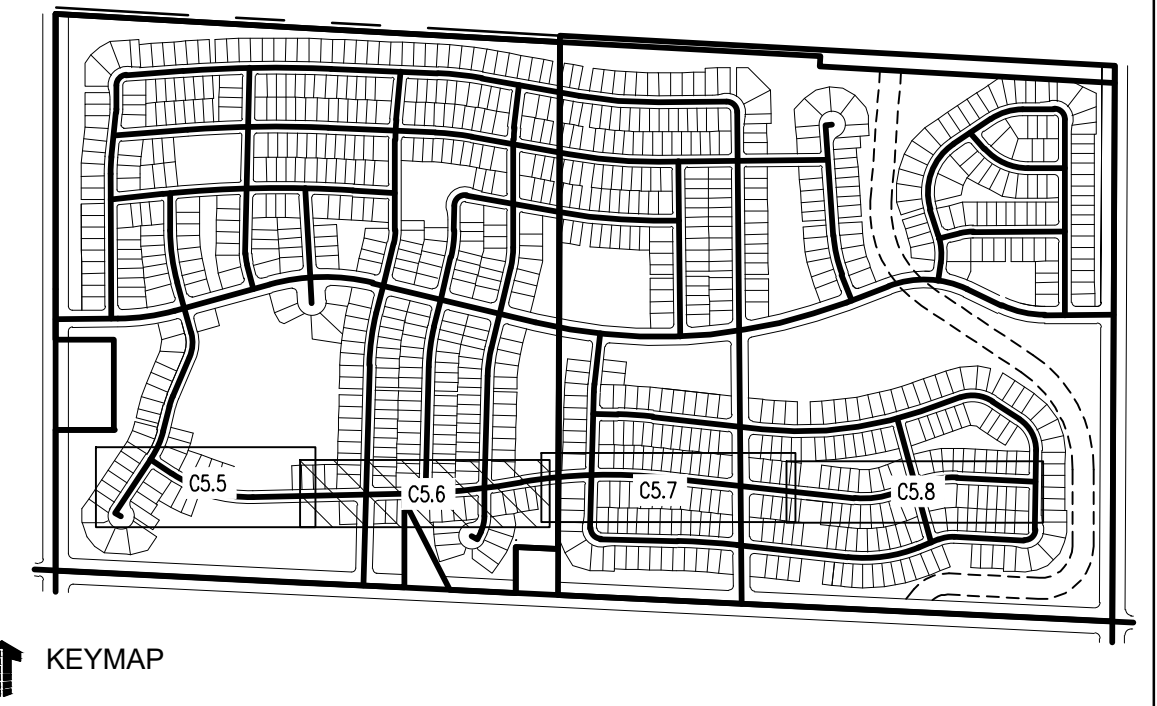
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO



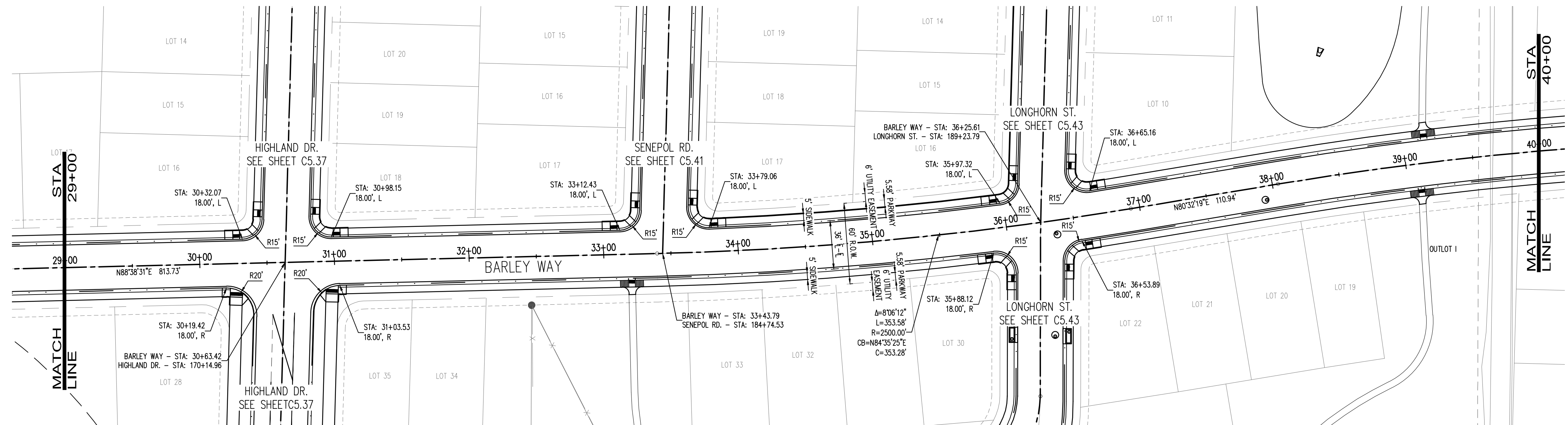
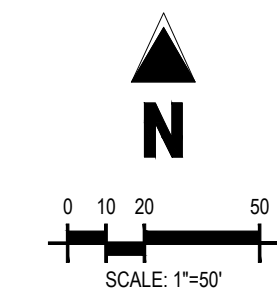
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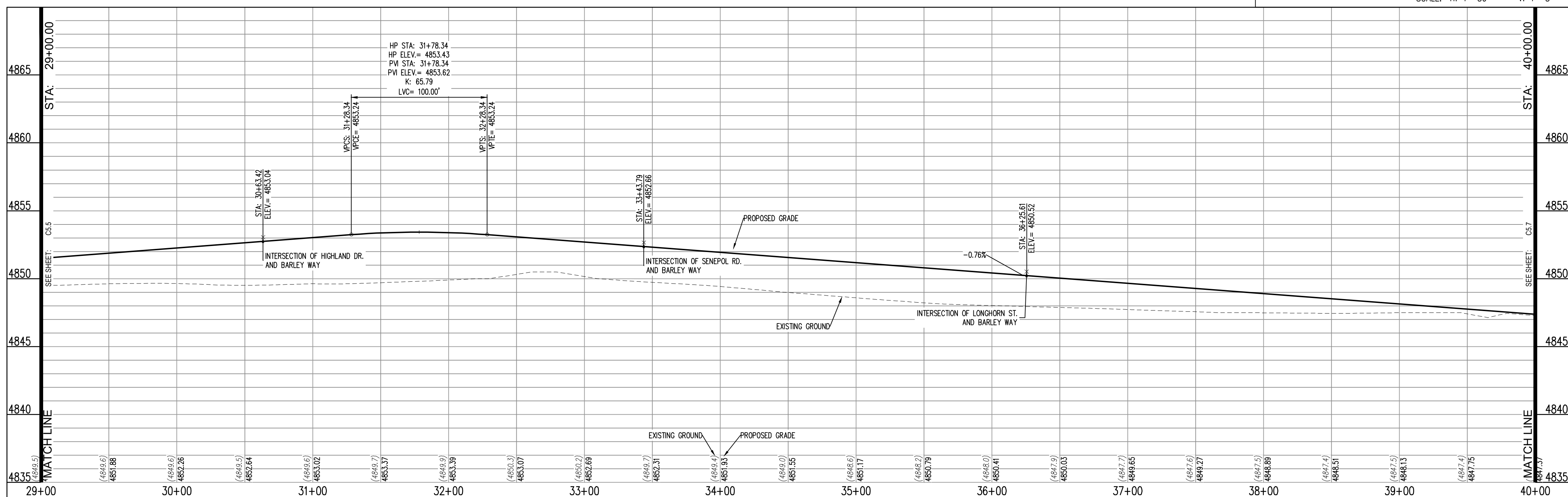
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF ASPHALT
- SAWTOOTH LINE
- PROPOSED STORM DRAIN
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BARLEY WAY STA: 29+00.00 to 40+00.00
SCALE: H: 1"=50 V: 1"=5



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Project No: HFH000020
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Checked By:
Date: 04.09.2021

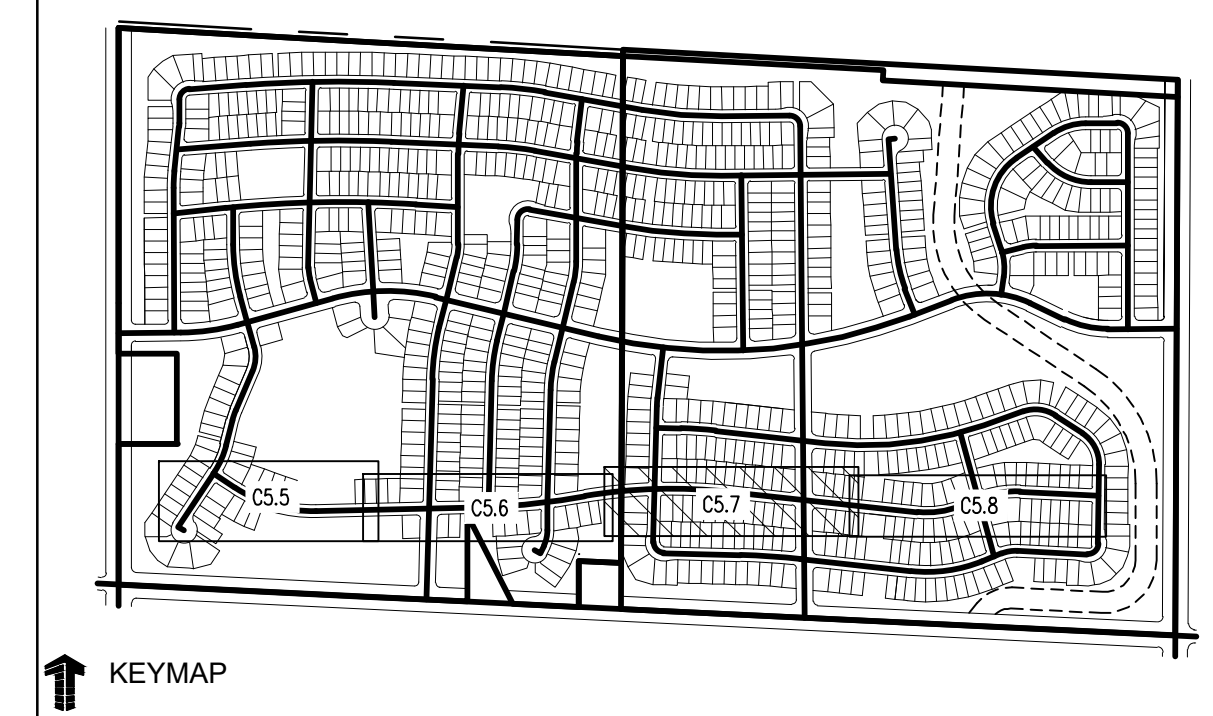
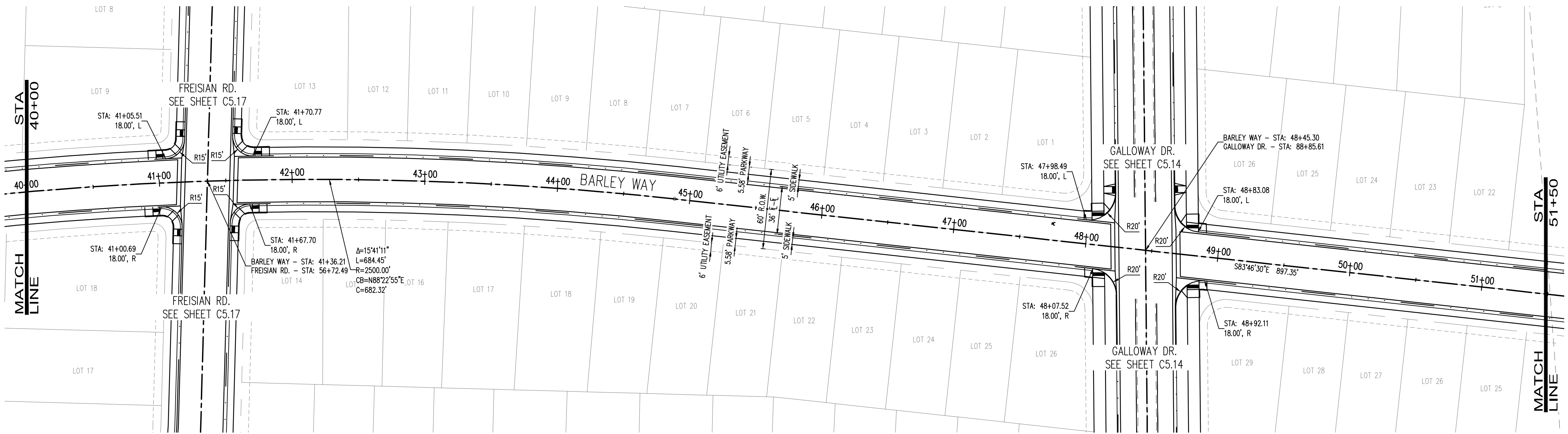
BARLEY WAY PLAN AND PROFILE

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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C5.6



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 Johnstown, CO 80534
 970.800.3300
 GallowayUS.com

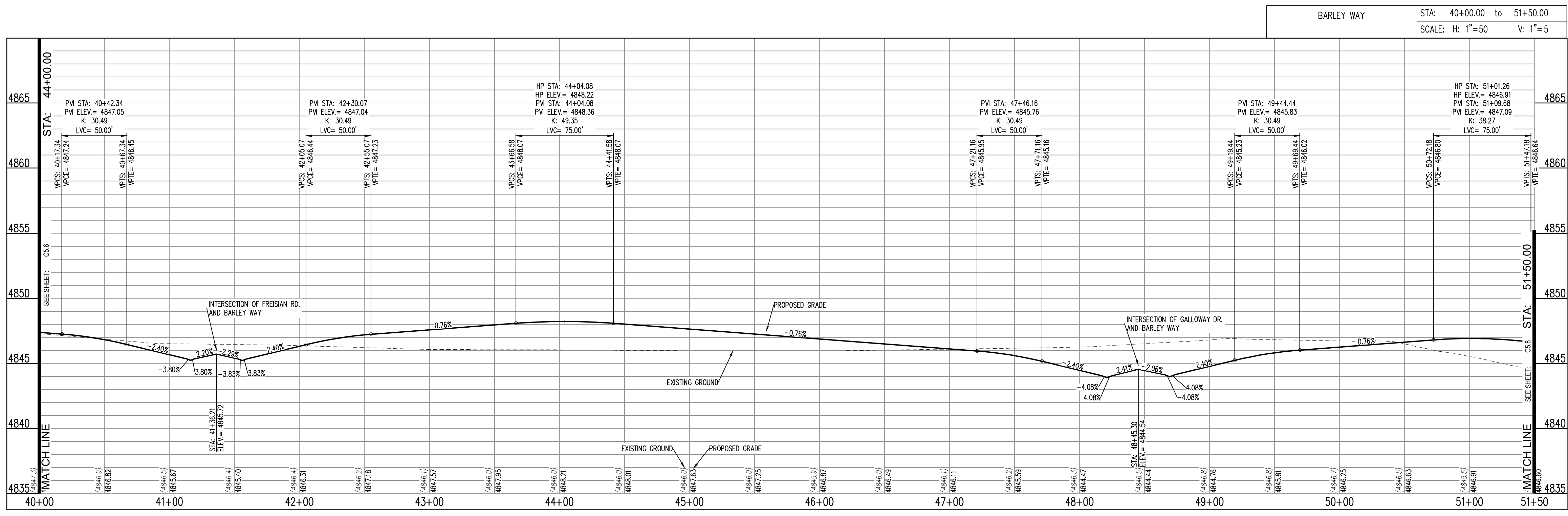
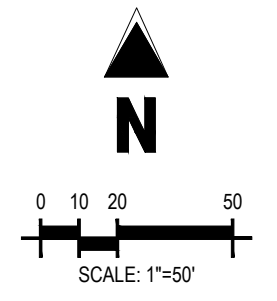
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THE GRANARY PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFHC000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

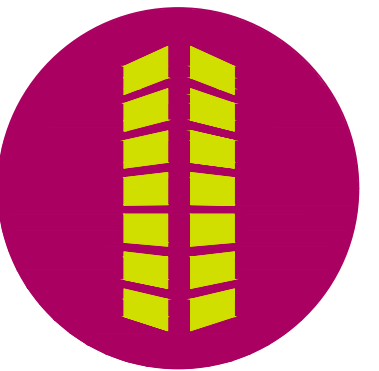


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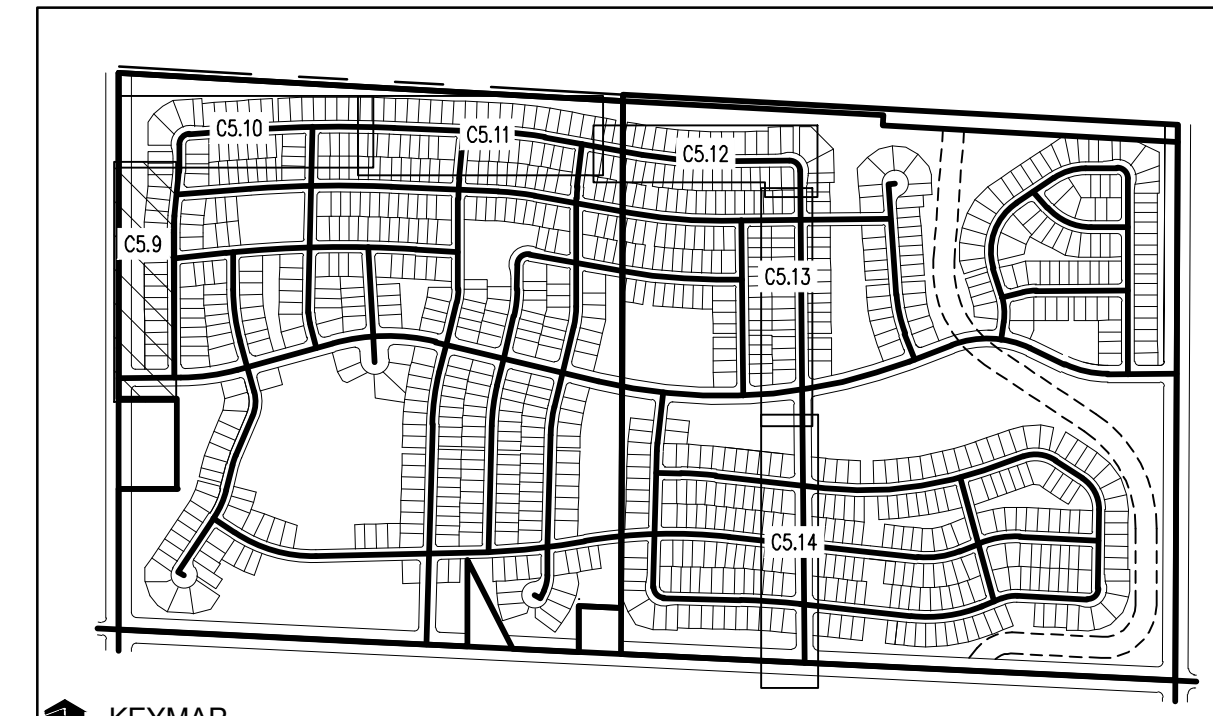
THE GRANARY
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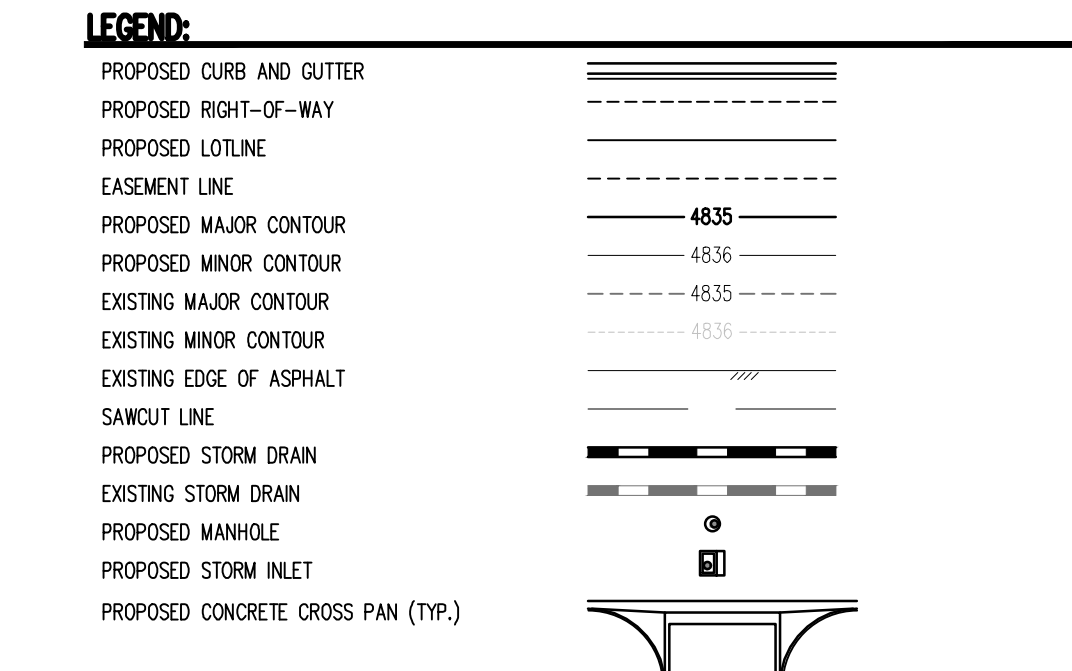
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 Drawn By: []
 Checked By: []
 Date: 04.09.2021

HOLSTEIN STREET PLAN AND PROFILE

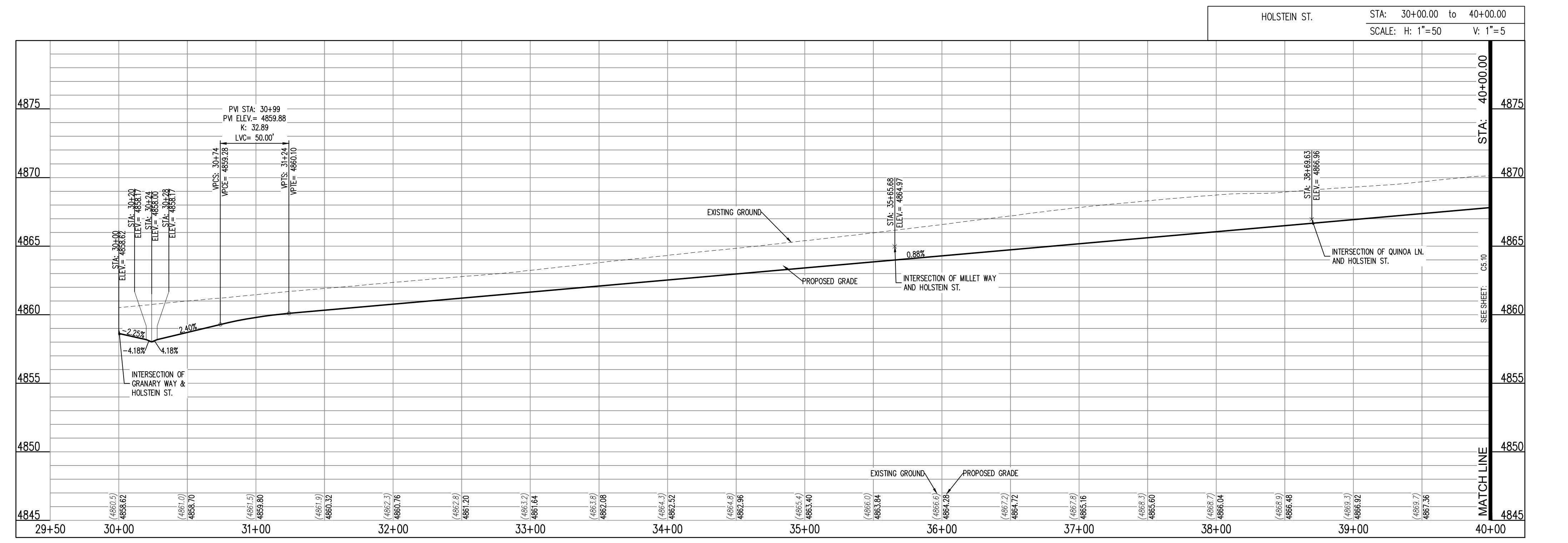
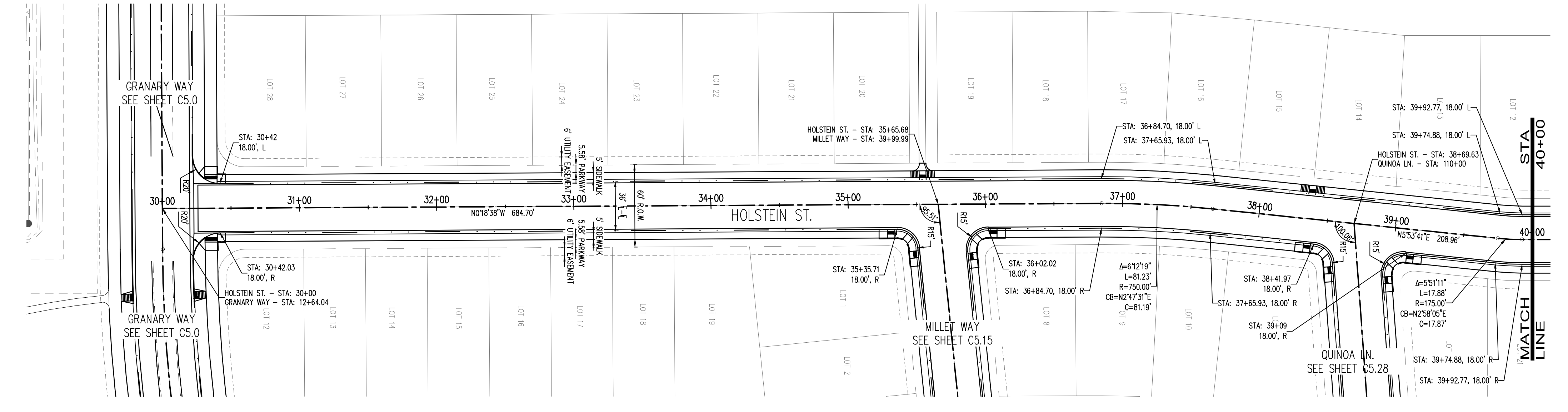
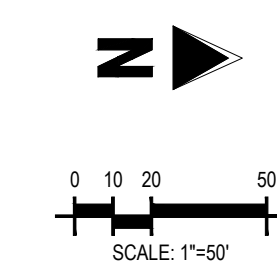
C5.9



↑ KEYMAP



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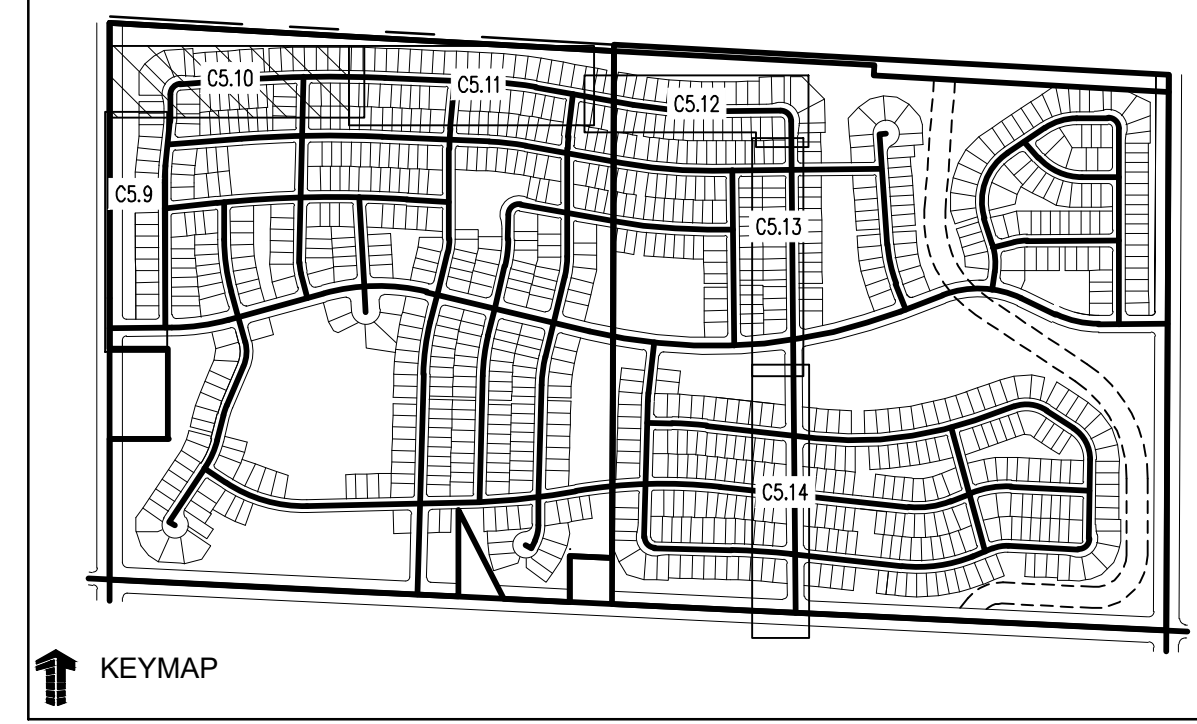
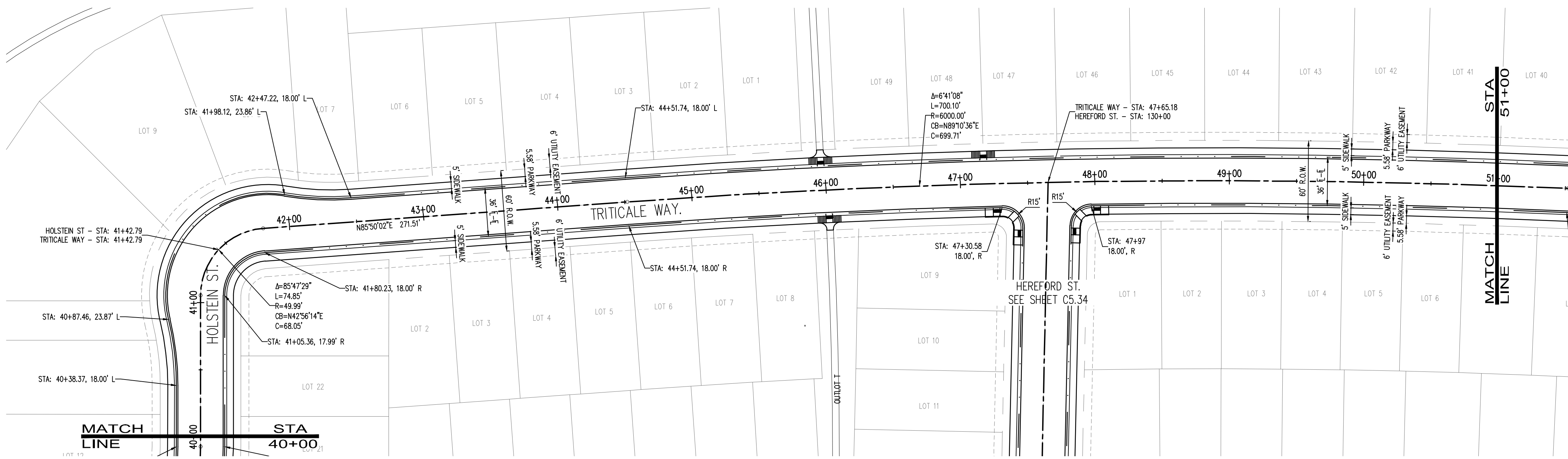


THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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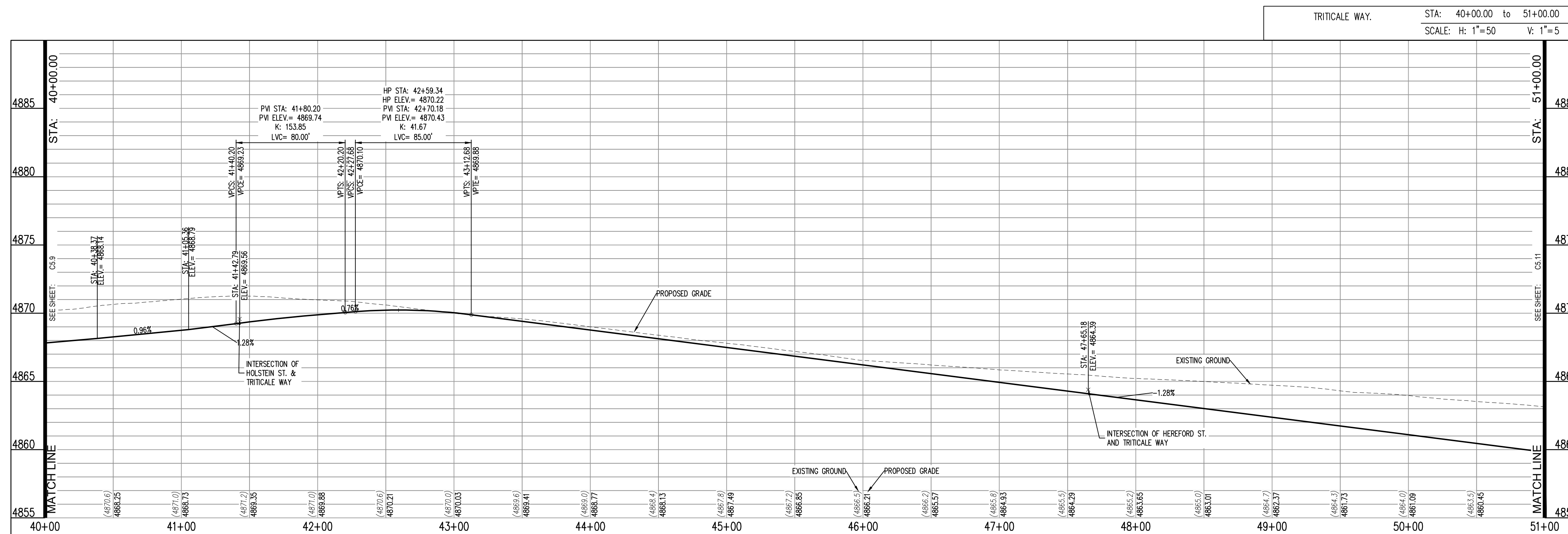
Project No: HFH000020
Drawn By:
Checked By:
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TRITICALE WAY PLAN AND PROFILE



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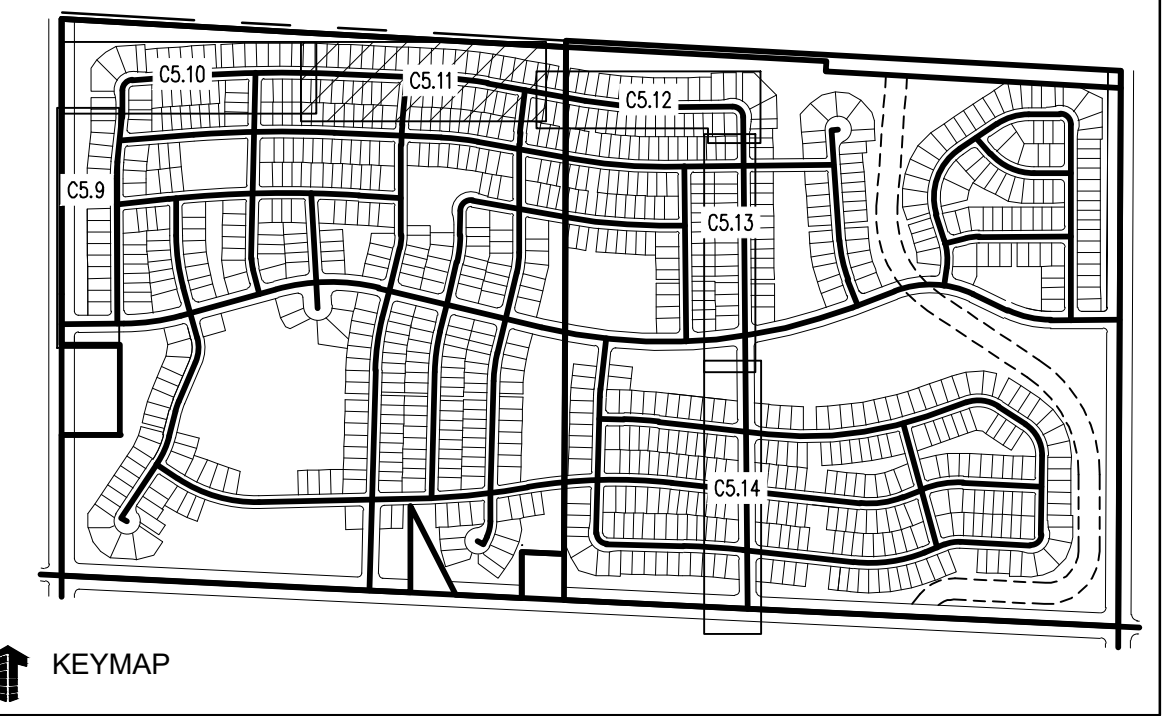
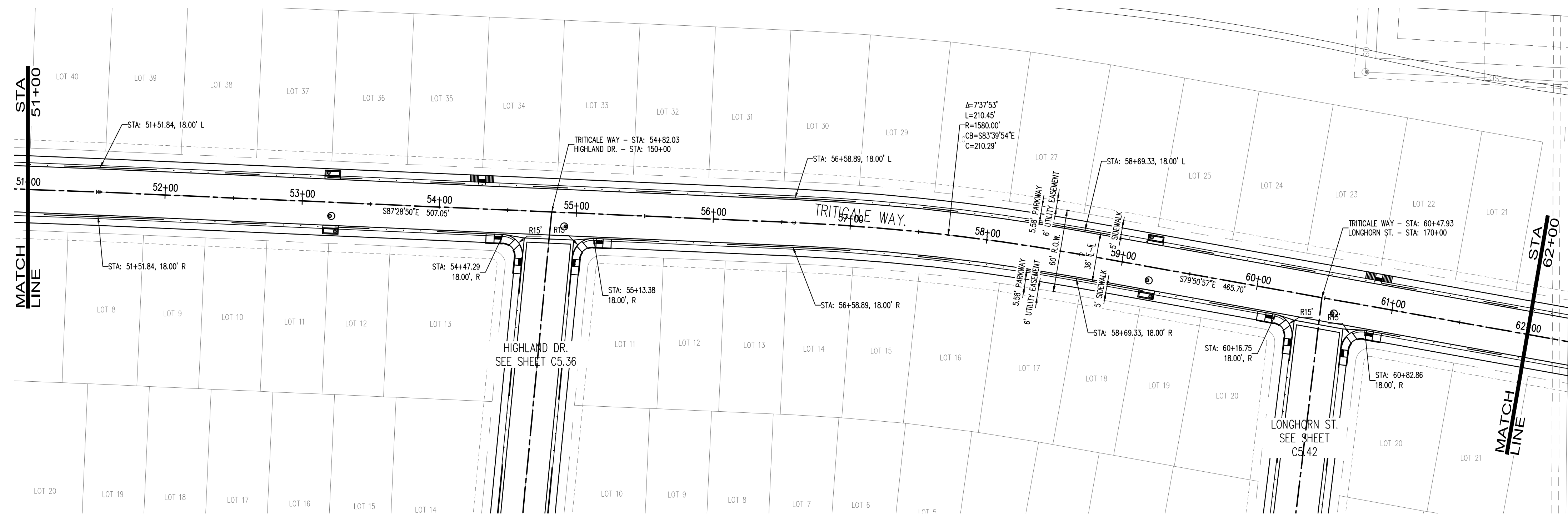
THE GRANARY
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 JOHNSTOWN, CO

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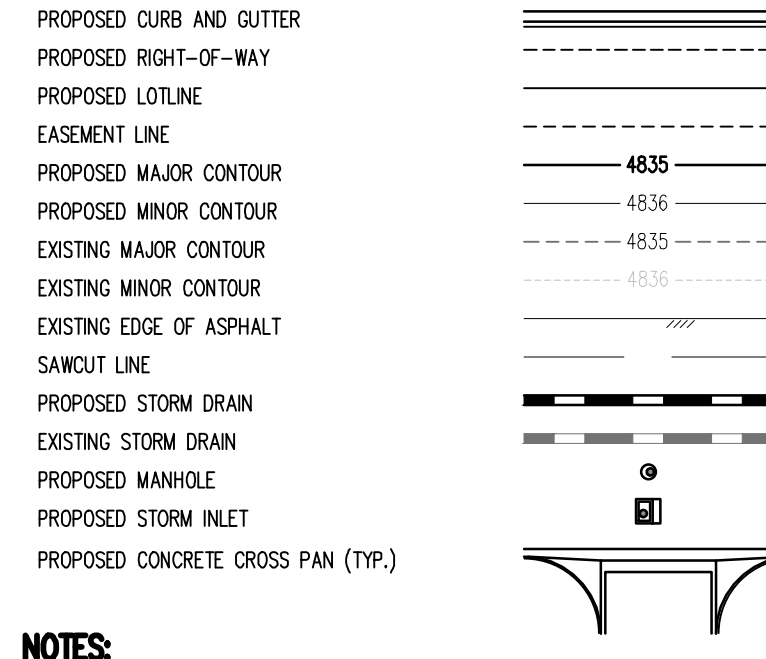
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TRITICALE DRIVE PLAN AND PROFILE

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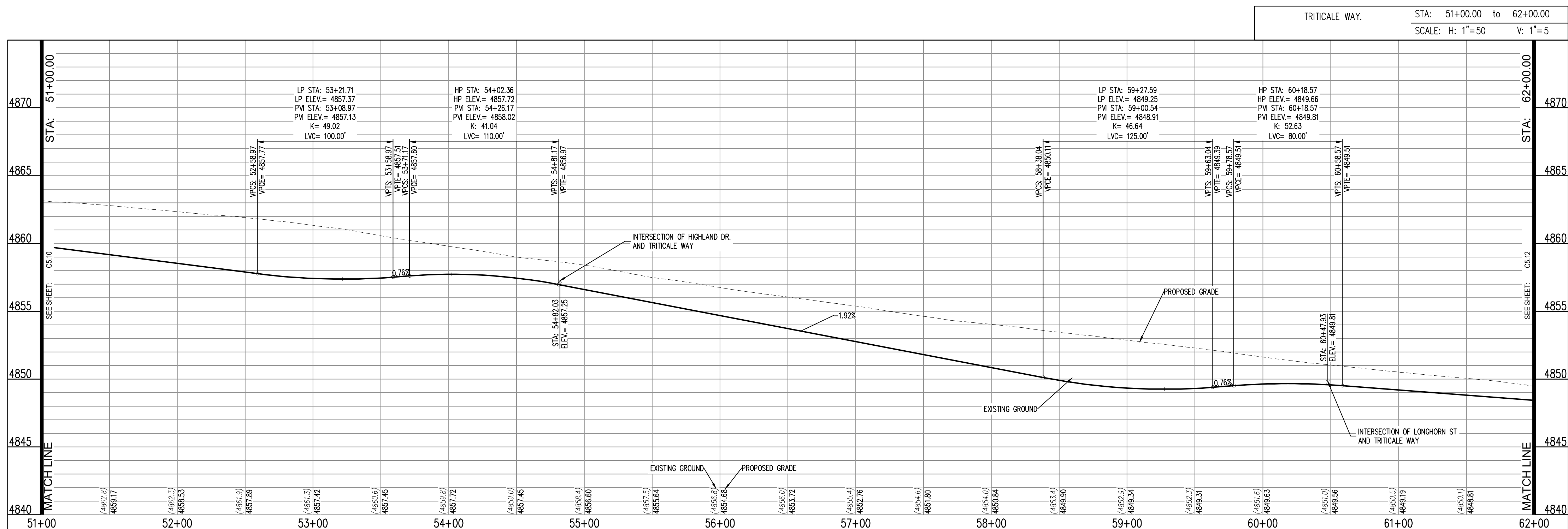
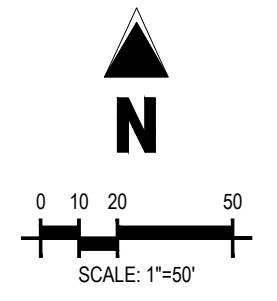


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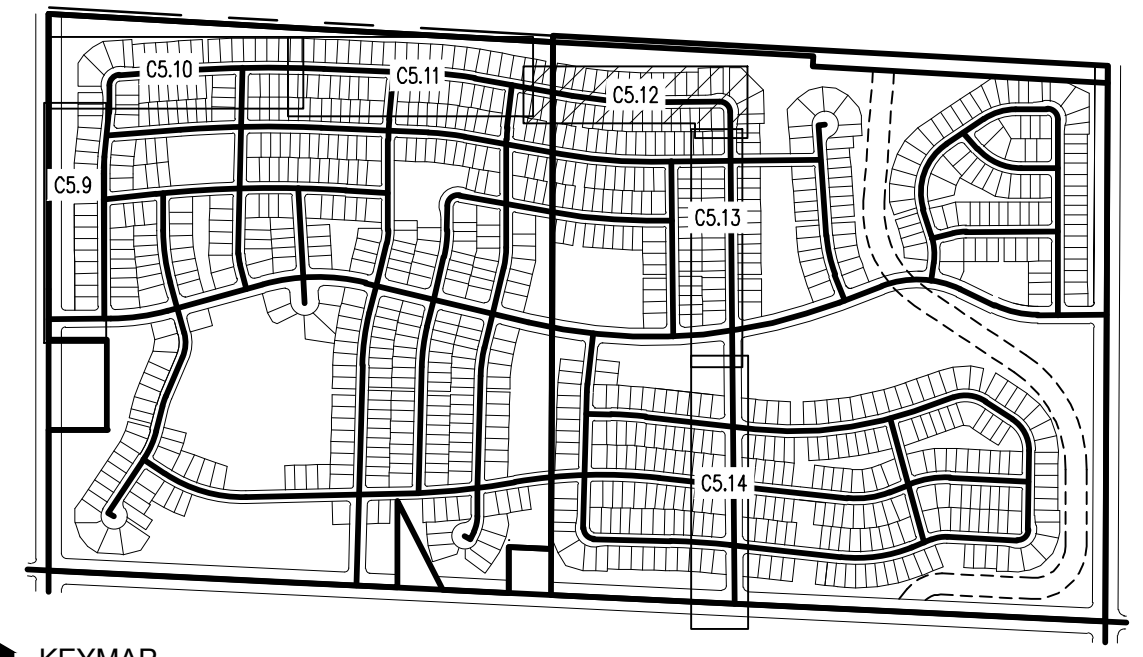
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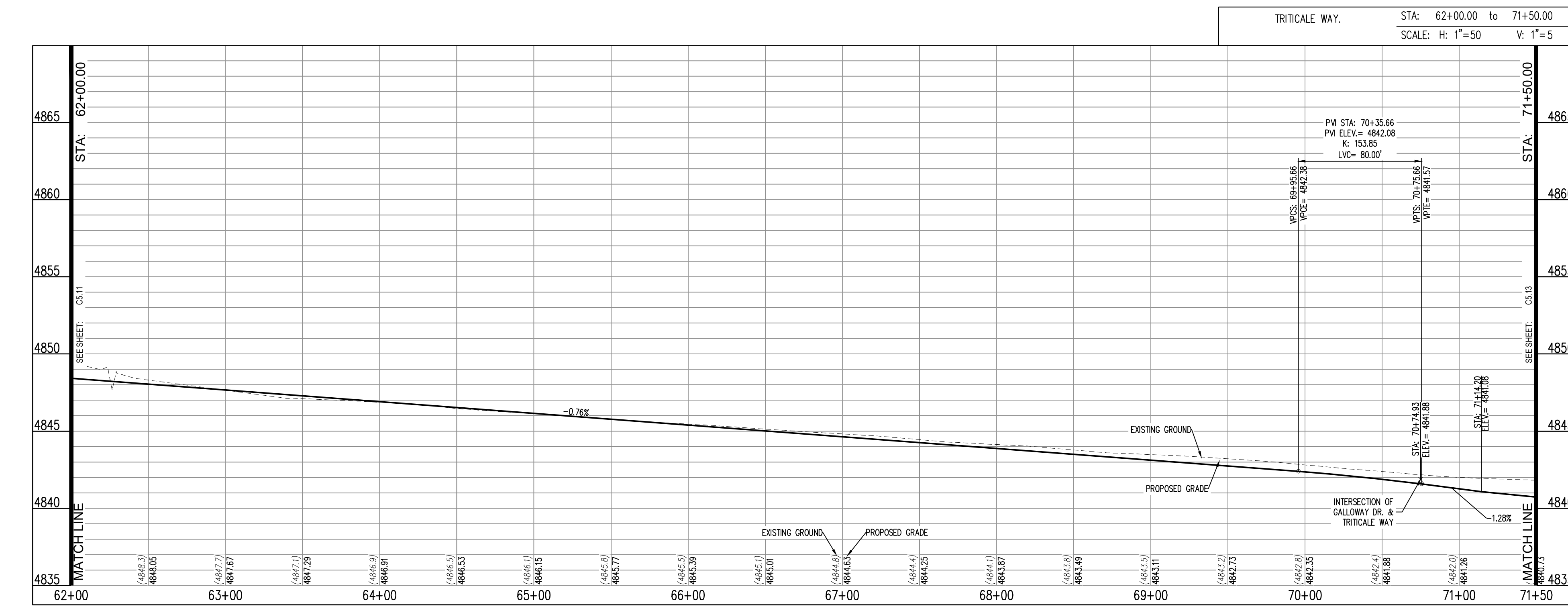
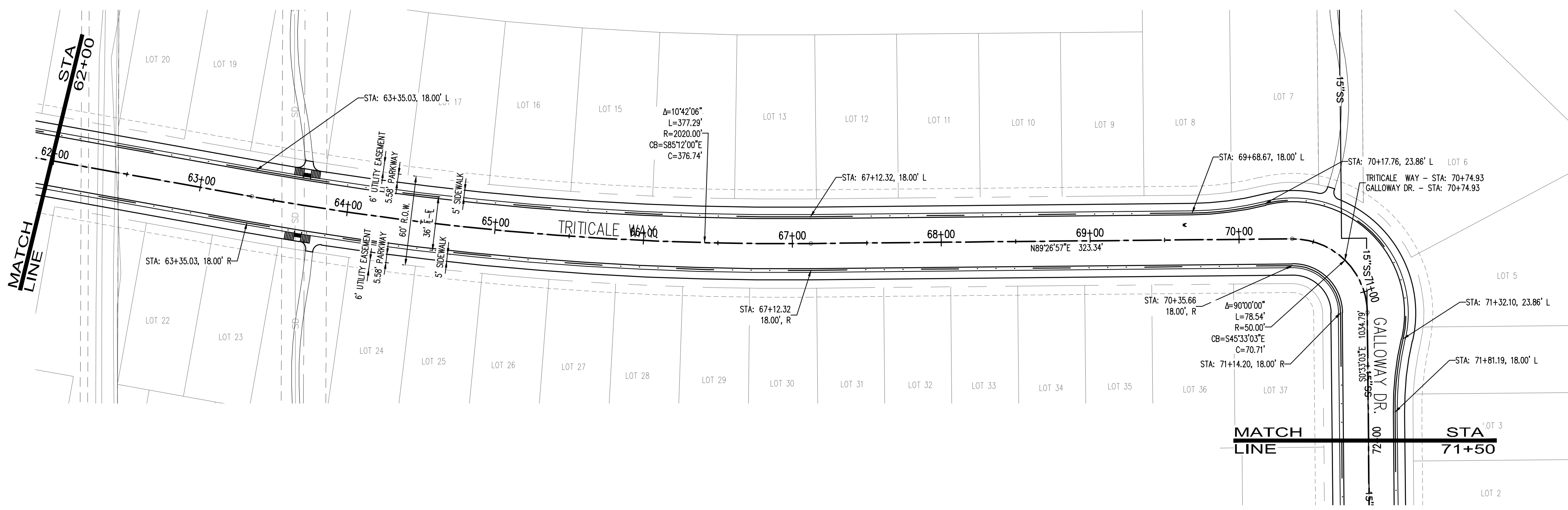
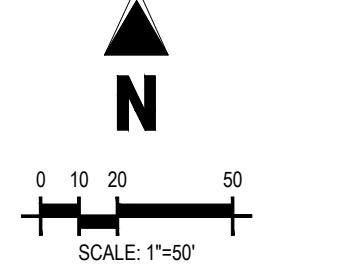
↑ KEYMAP

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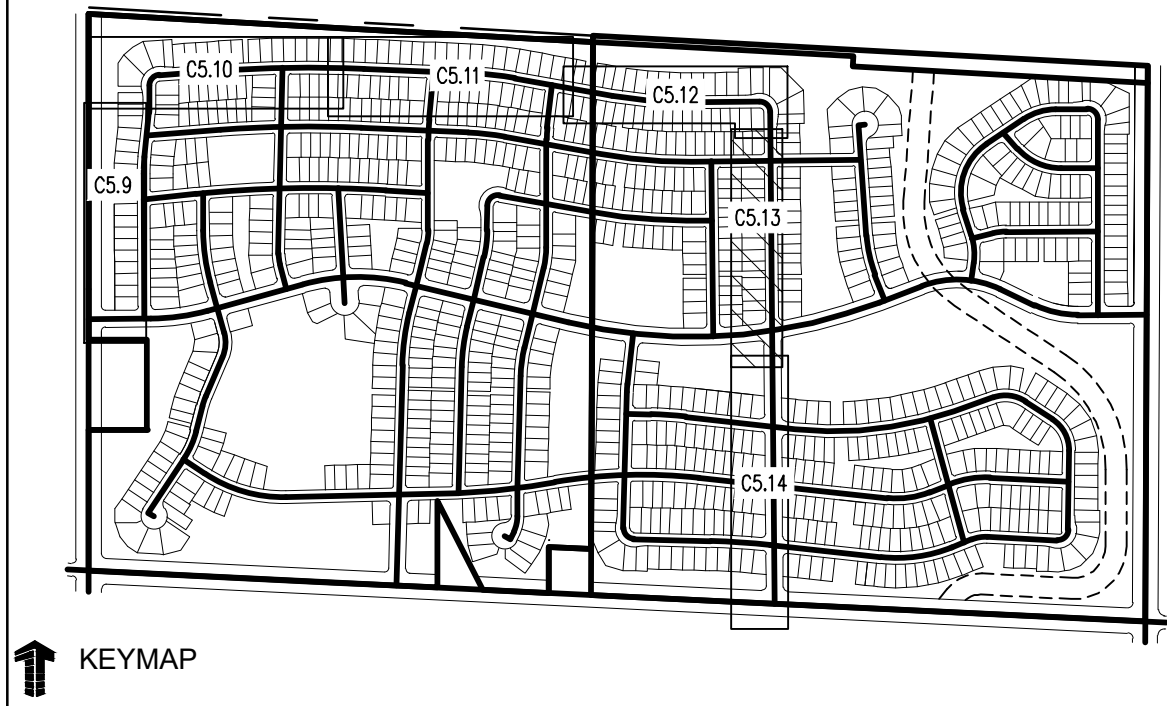
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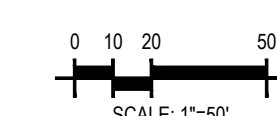
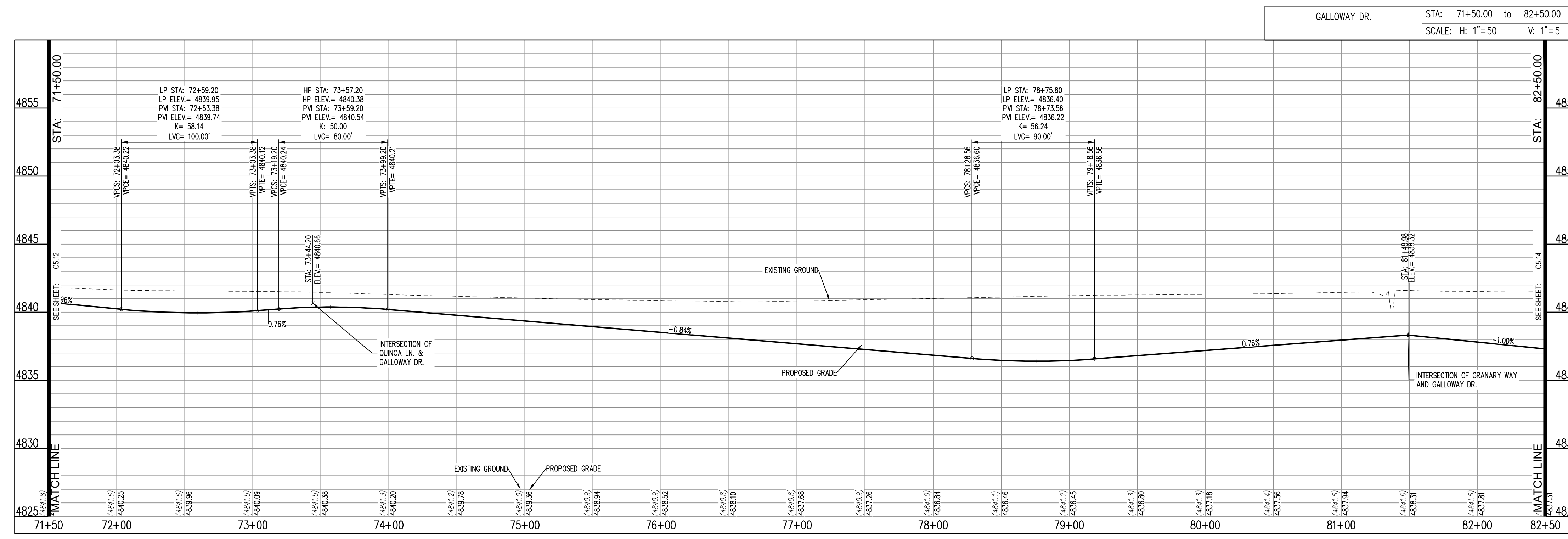
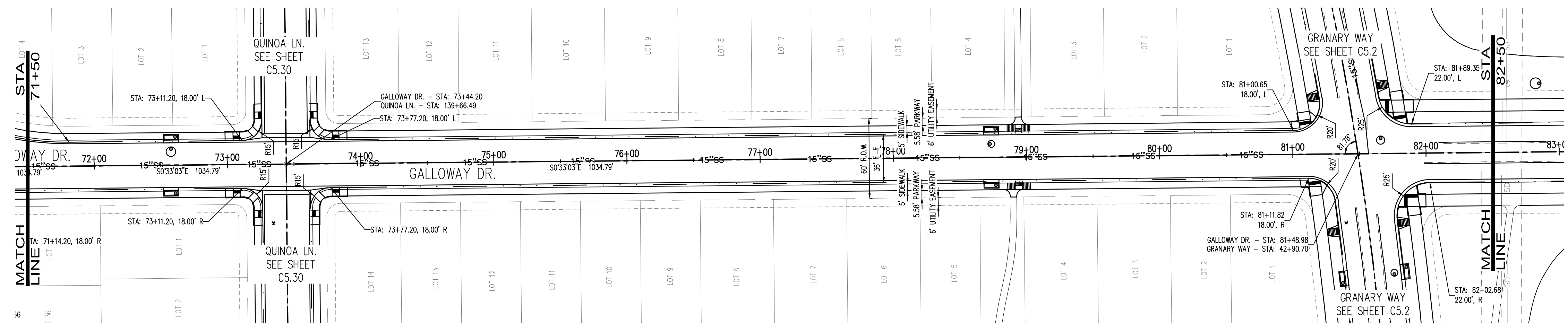
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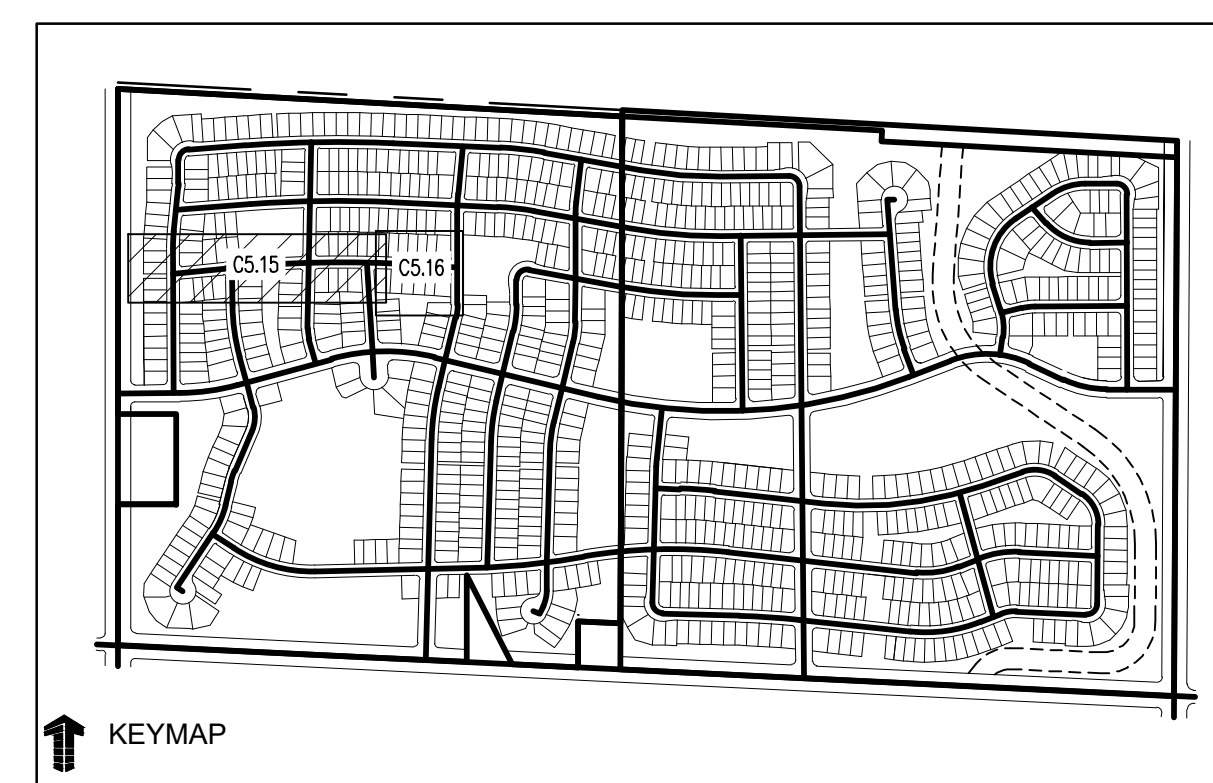
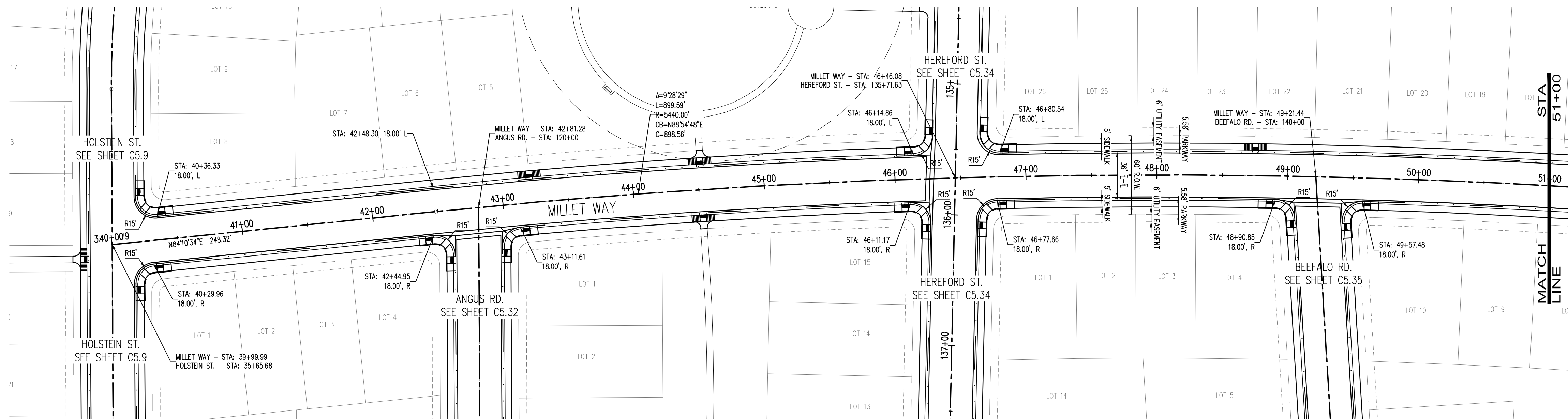
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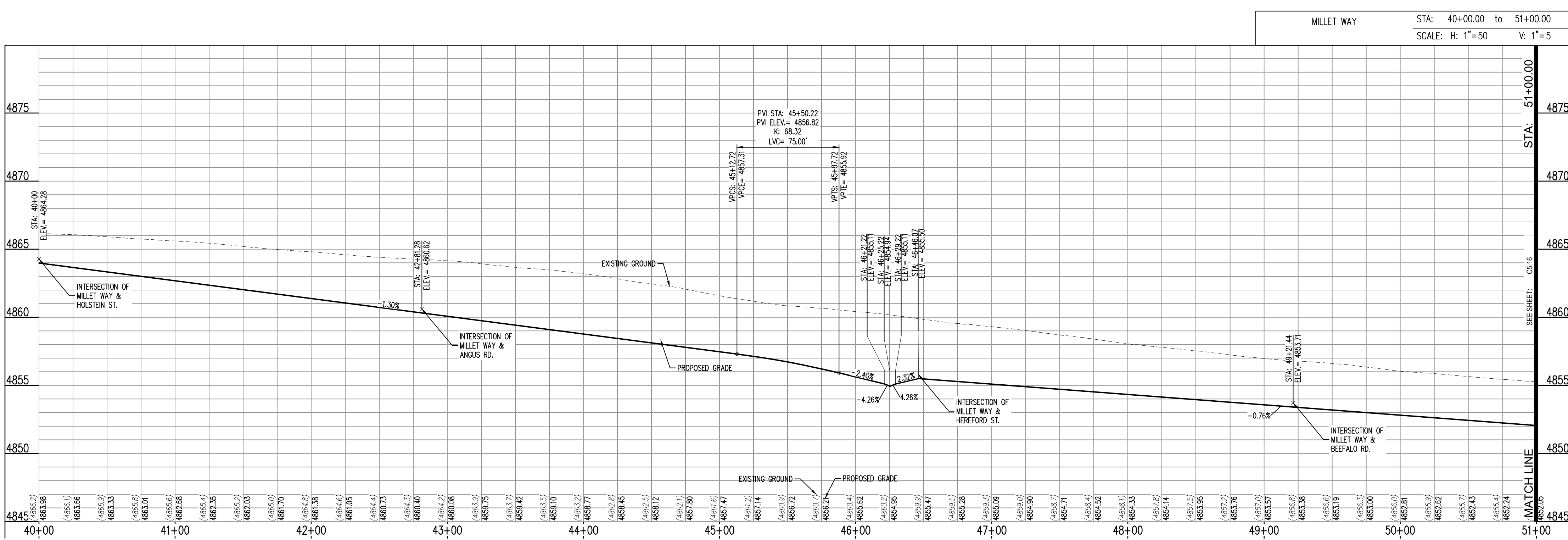
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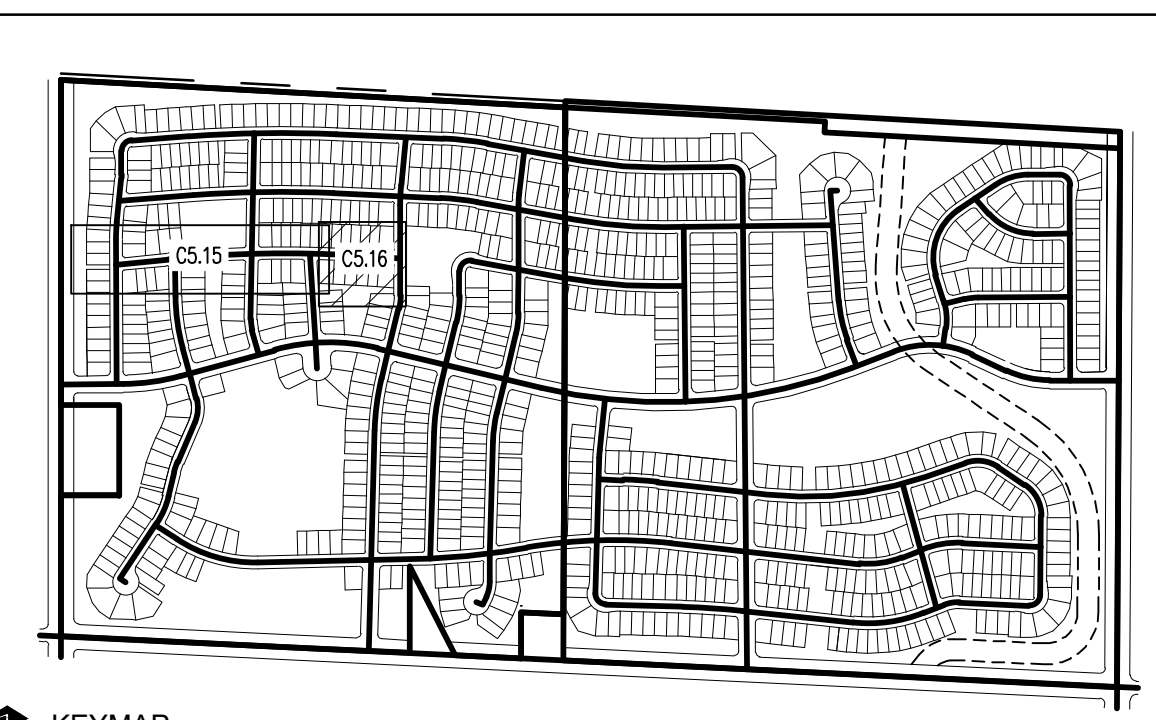
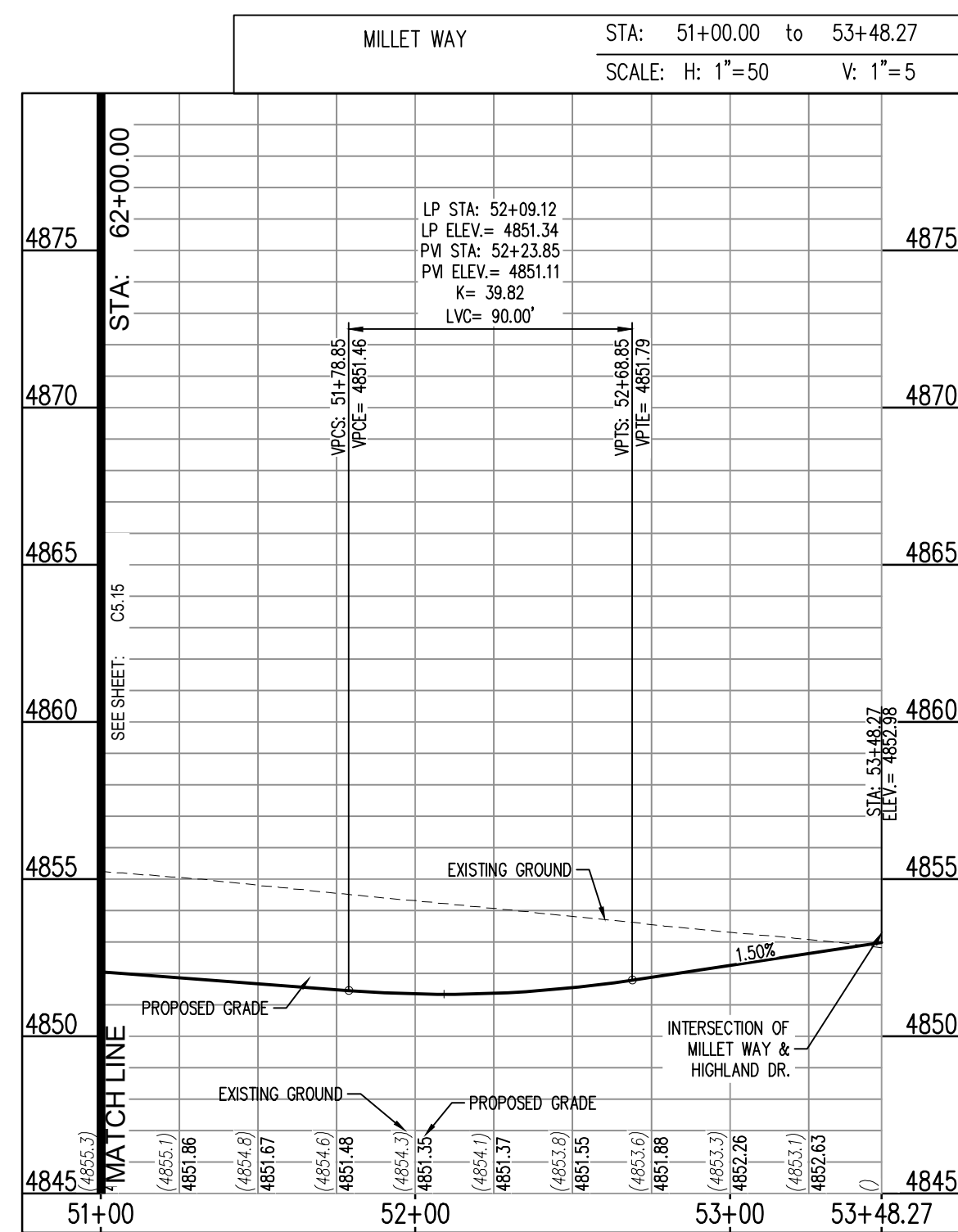
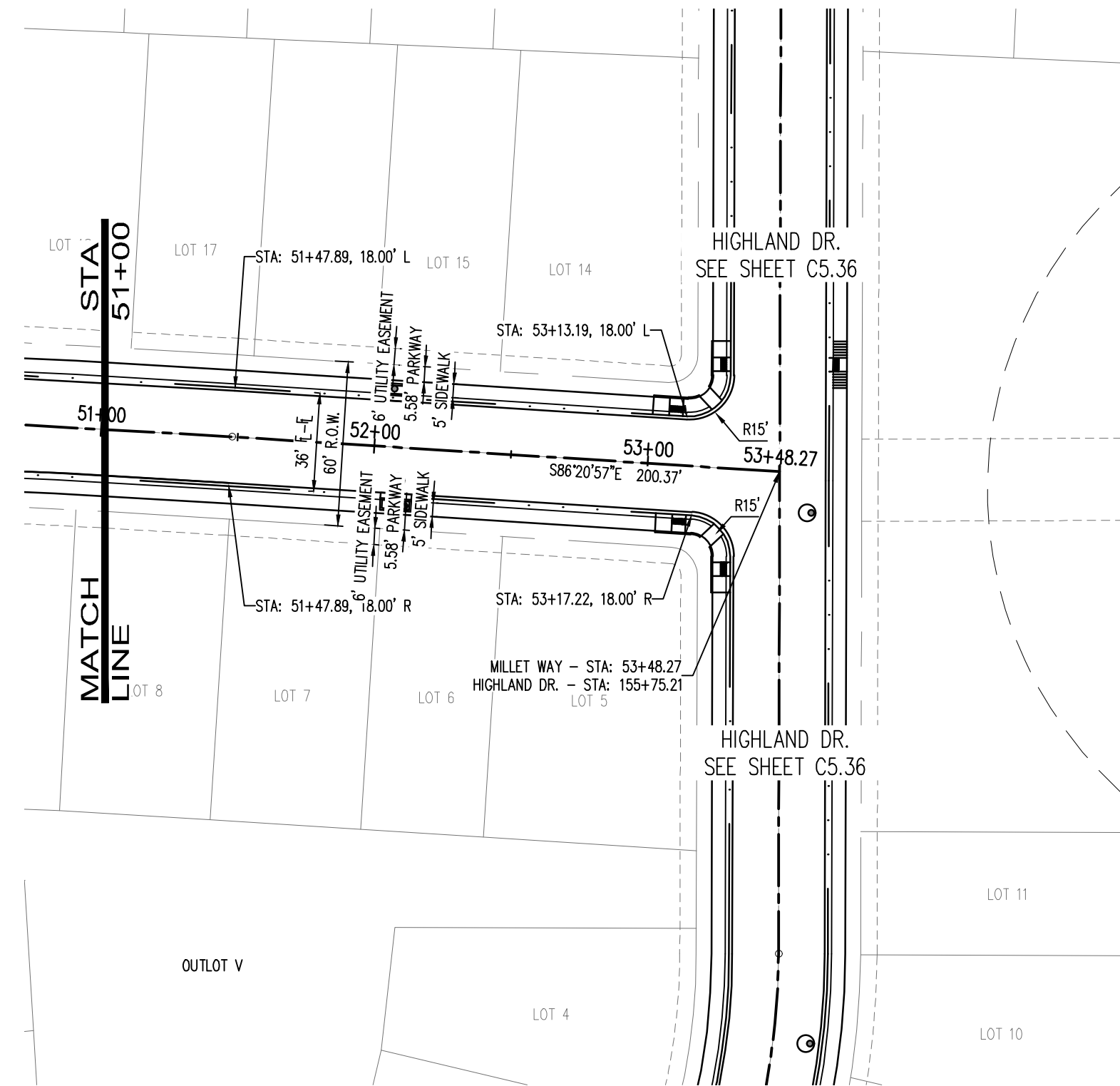
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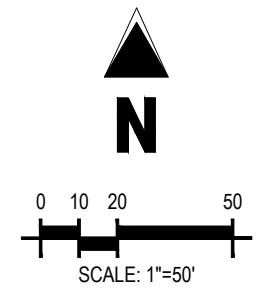
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Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

MILLET WAY PLAN AND PROFILE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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C5.16

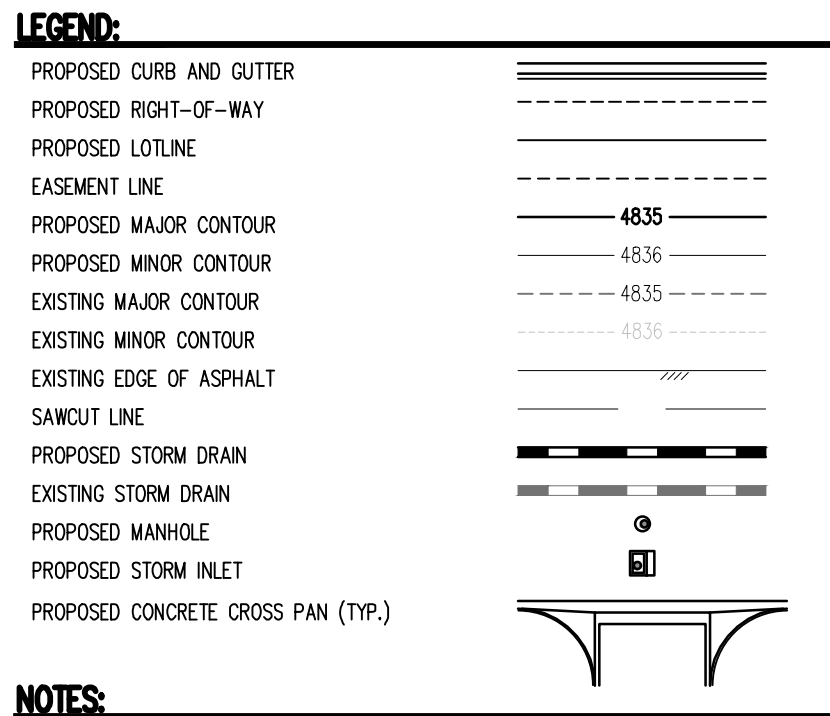
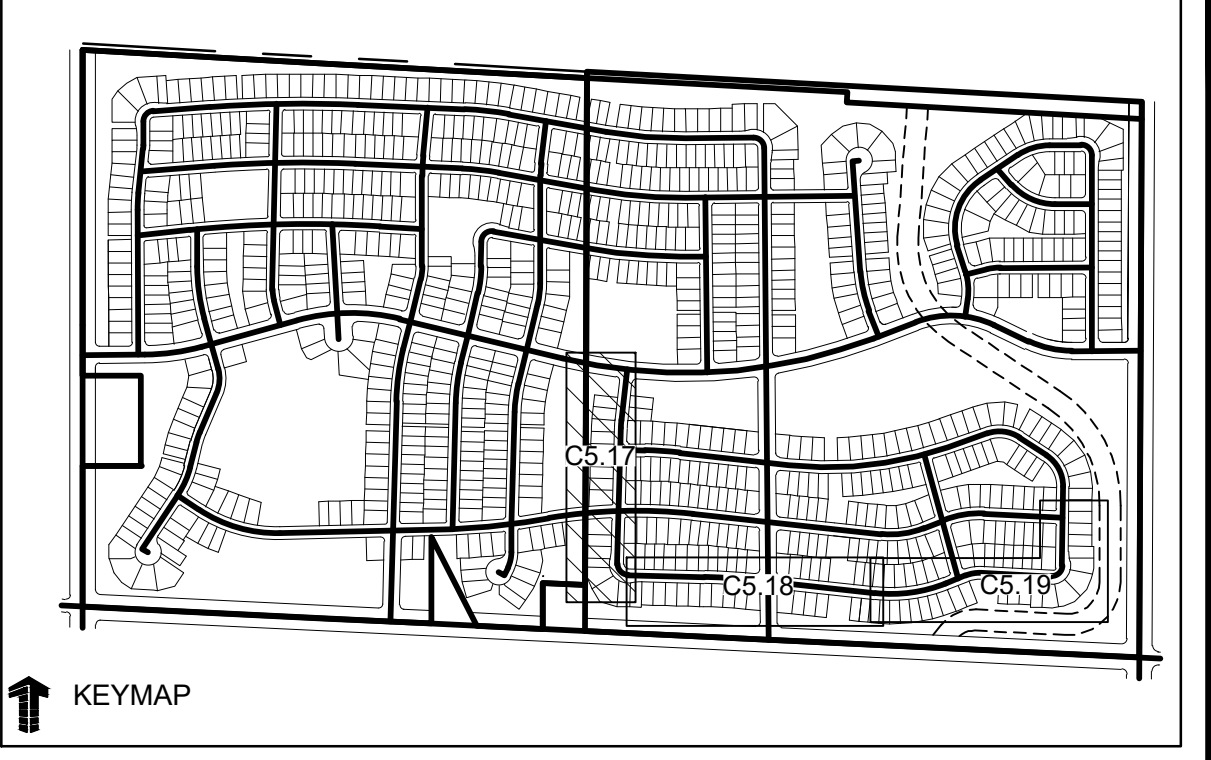
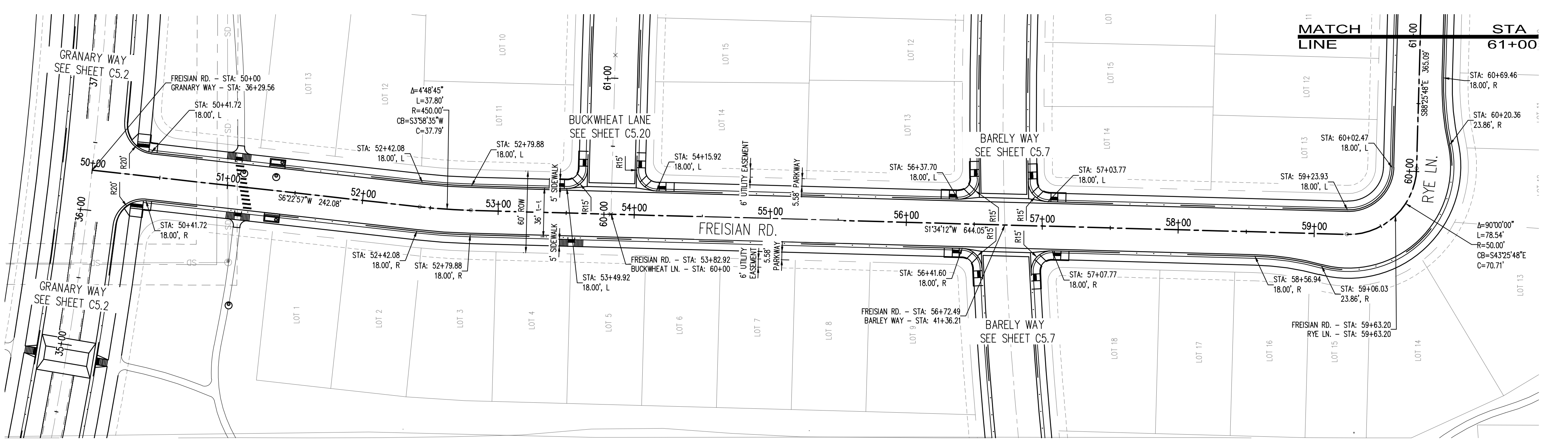
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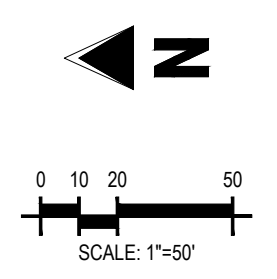
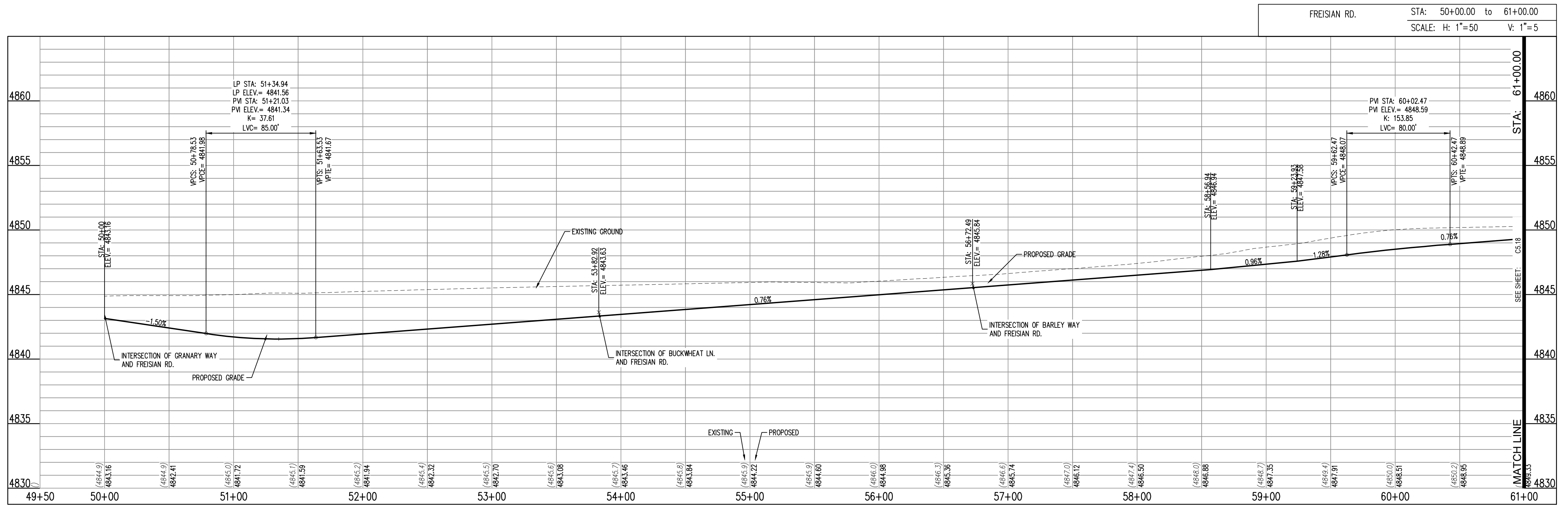
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THE GRANARY PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO



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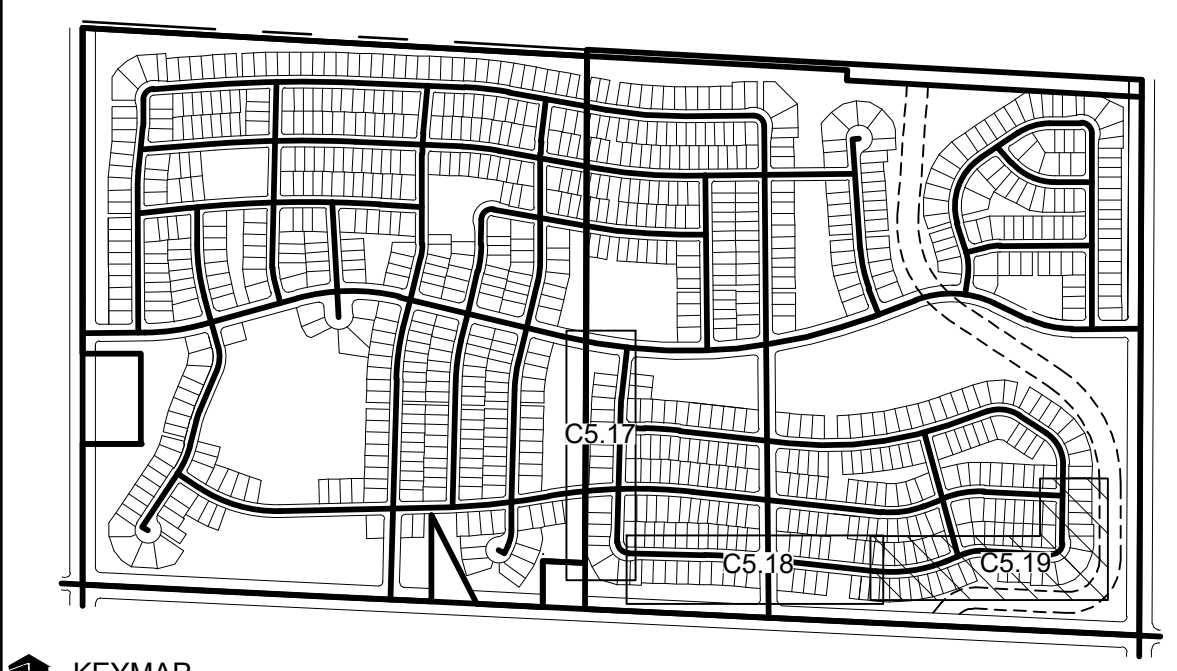
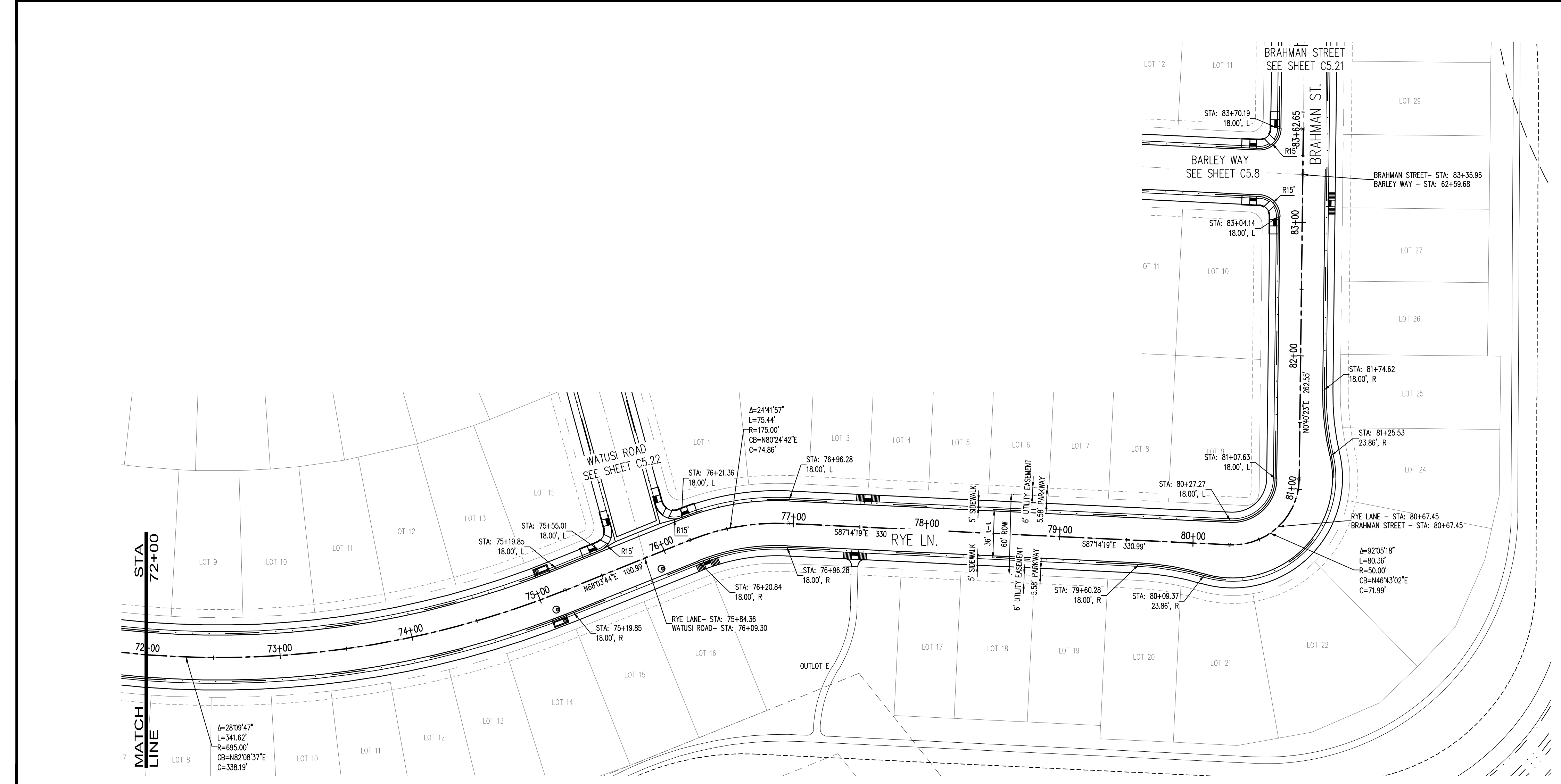


#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021
FREISIAN ROAD PLAN AND PROFILE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

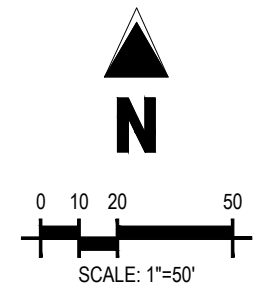
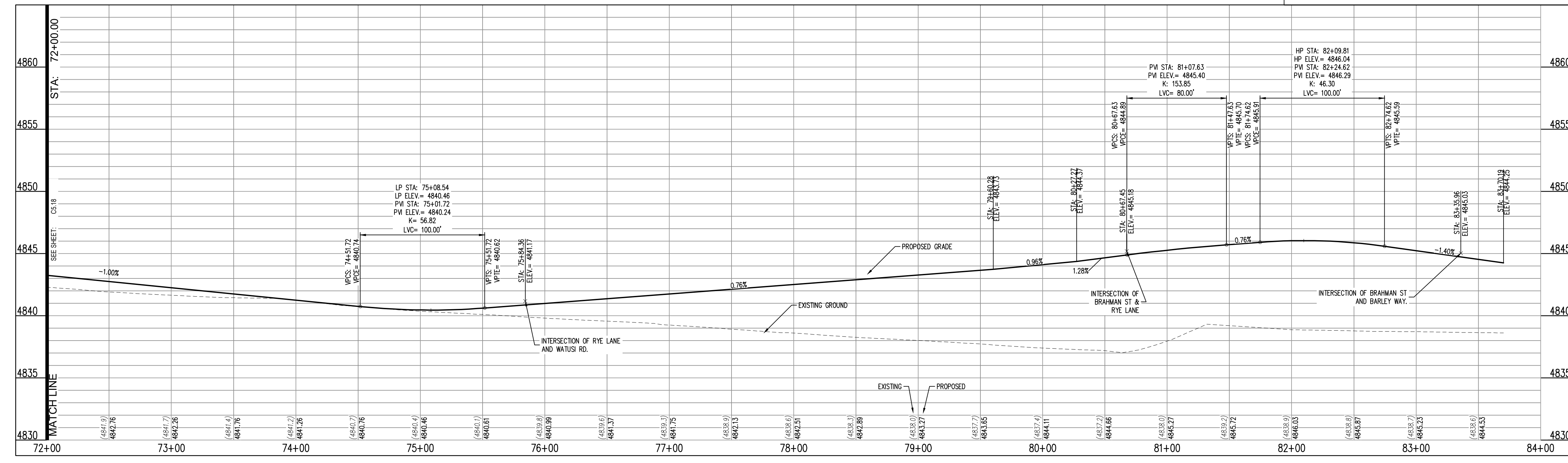
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- LEGEND:**
- PROPOSED CURB AND GUTTER
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOTLINE
 - EASEMENT LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF ASPHALT
 - SAWTOOTH LINE
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
 - PROPOSED MANHOLE
 - PROPOSED STORM INLET
 - PROPOSED CONCRETE CROSS PAV (TYP.)

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RYE LANE/BRAHMAN STREET STA: 72+00.00 to 83+62.65
SCALE: H: 1"=50 V: 1"=5



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THE GRANARY
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JOHNSTOWN, CO

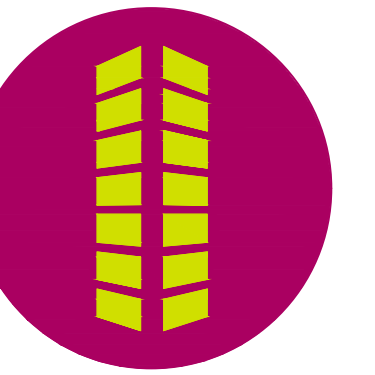
#	Date	Issue / Description	Init.

Project No: HFH0000220
Drawn By:
Checked By:
Date: 04.09.2021



RYE LANE AND BRAHMAN STREET ROAD PLAN AND PROFILE

C5.19

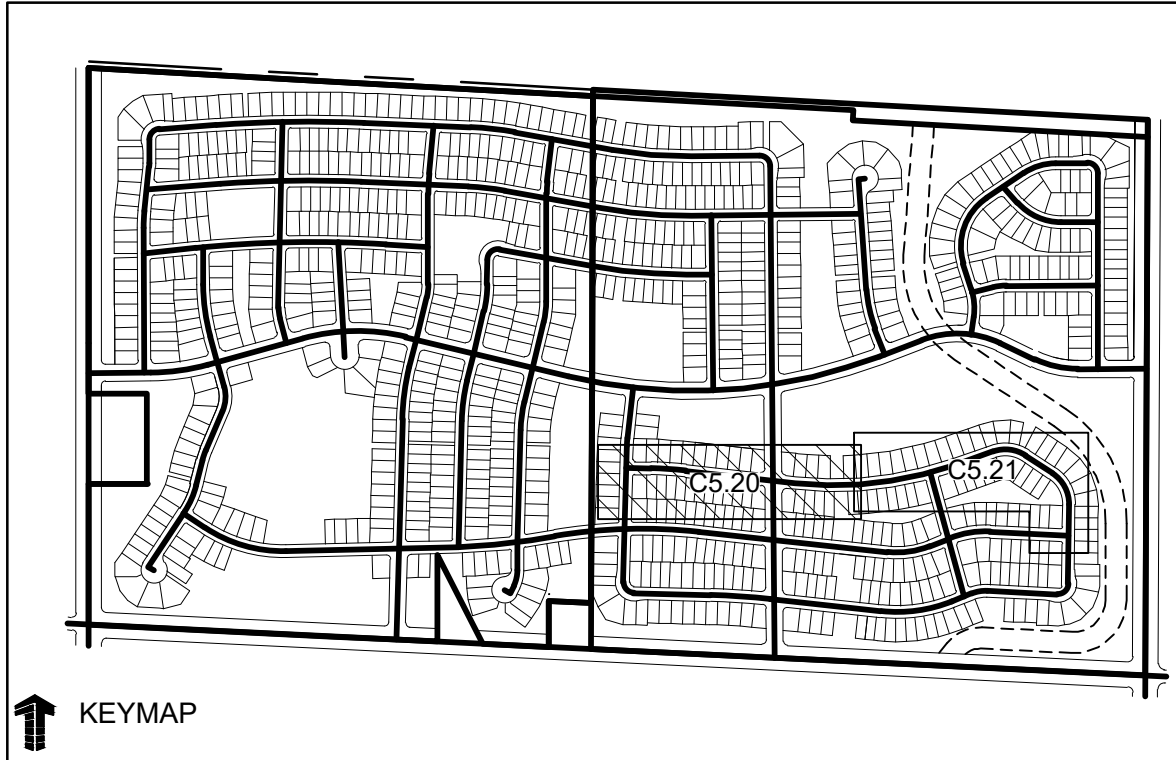
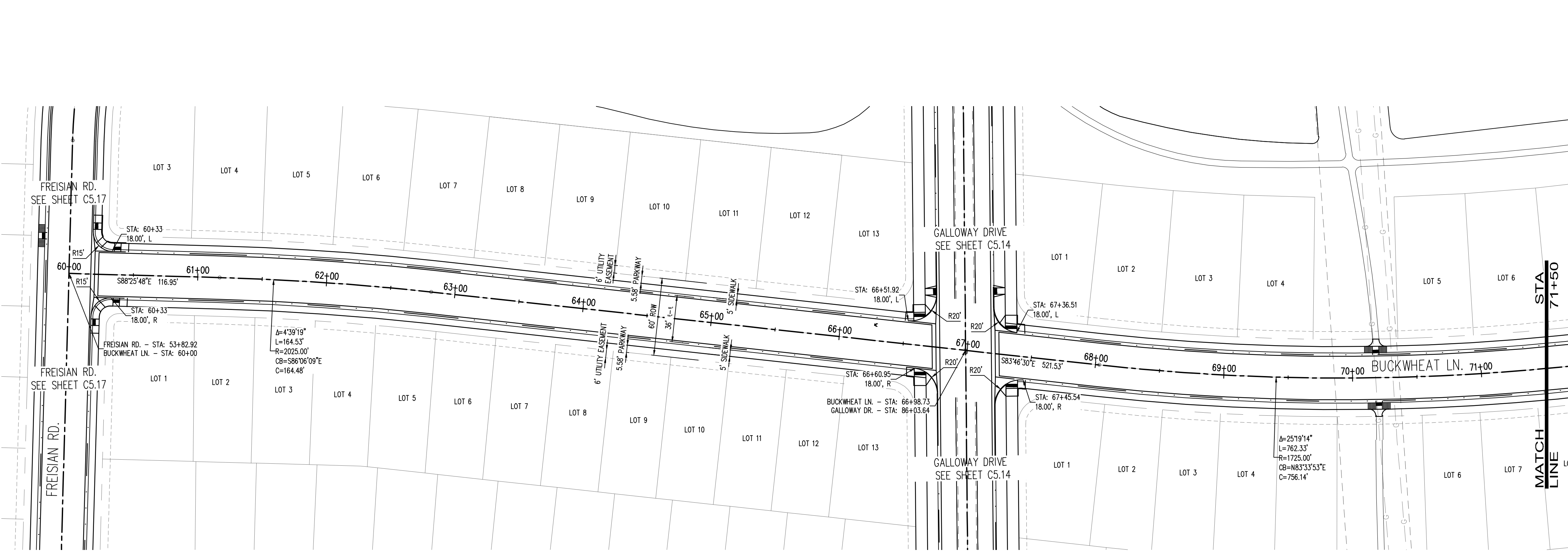


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Project No: HFH000020
Drawn By:
Checked By:
Date: 04.09.2021

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C5.20

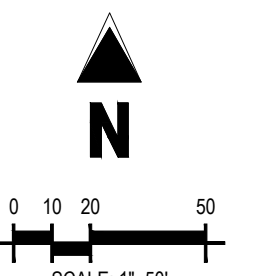
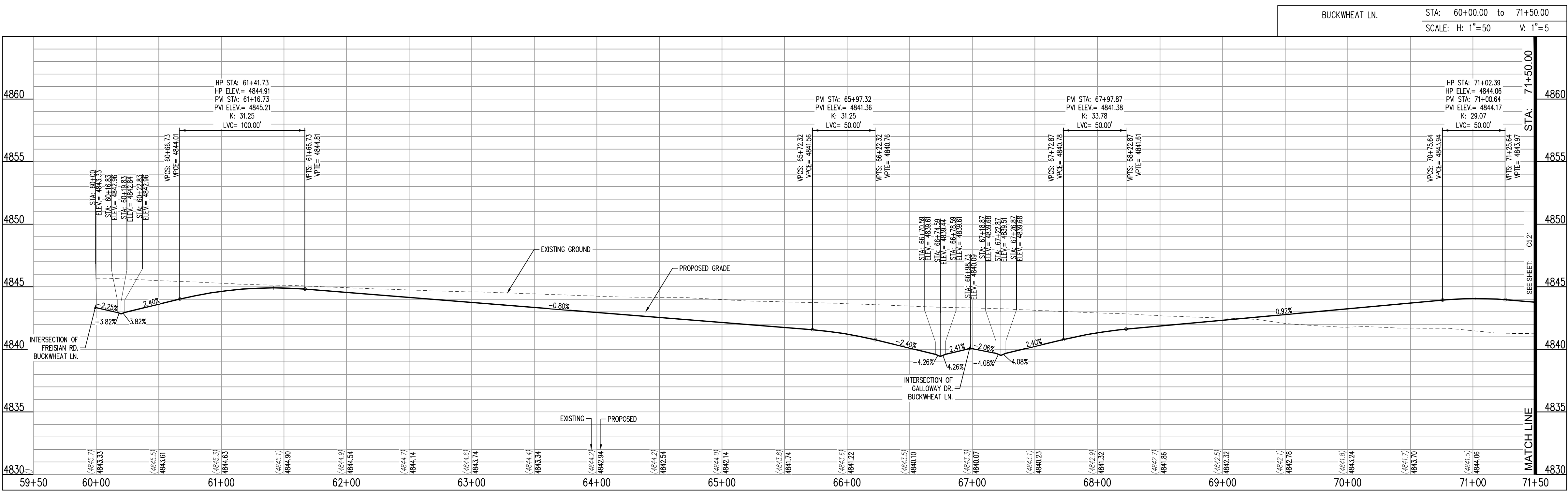


LEGEND:

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NOTES:

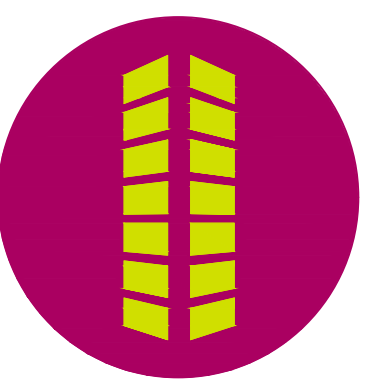
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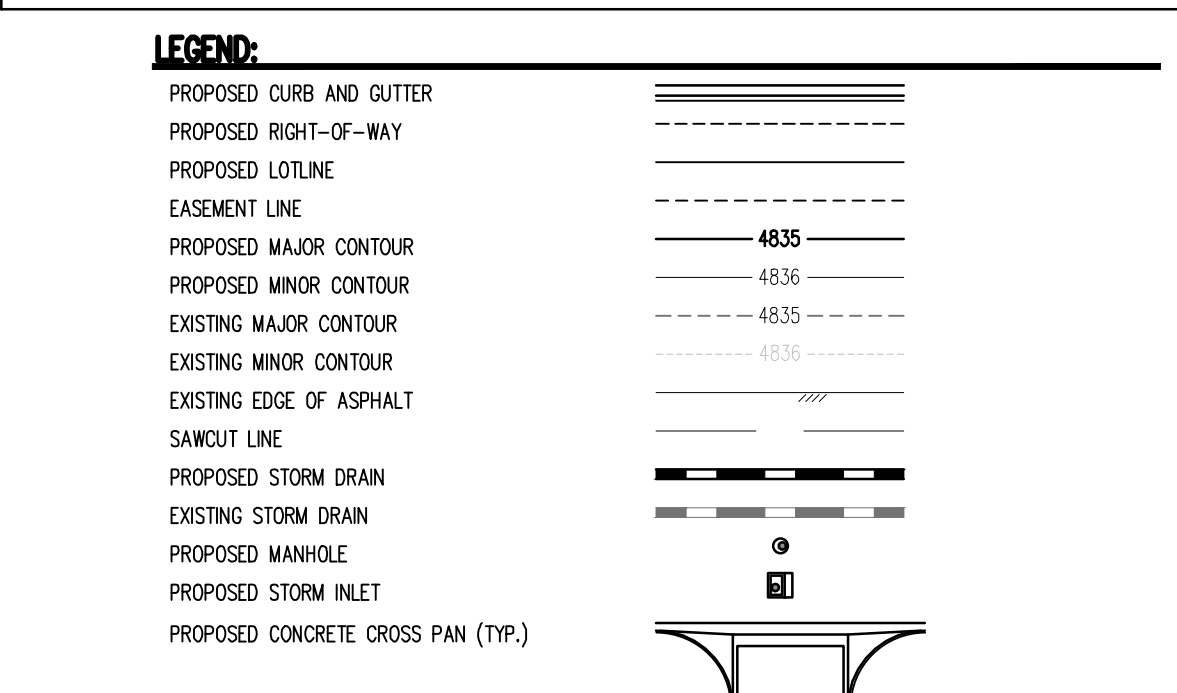
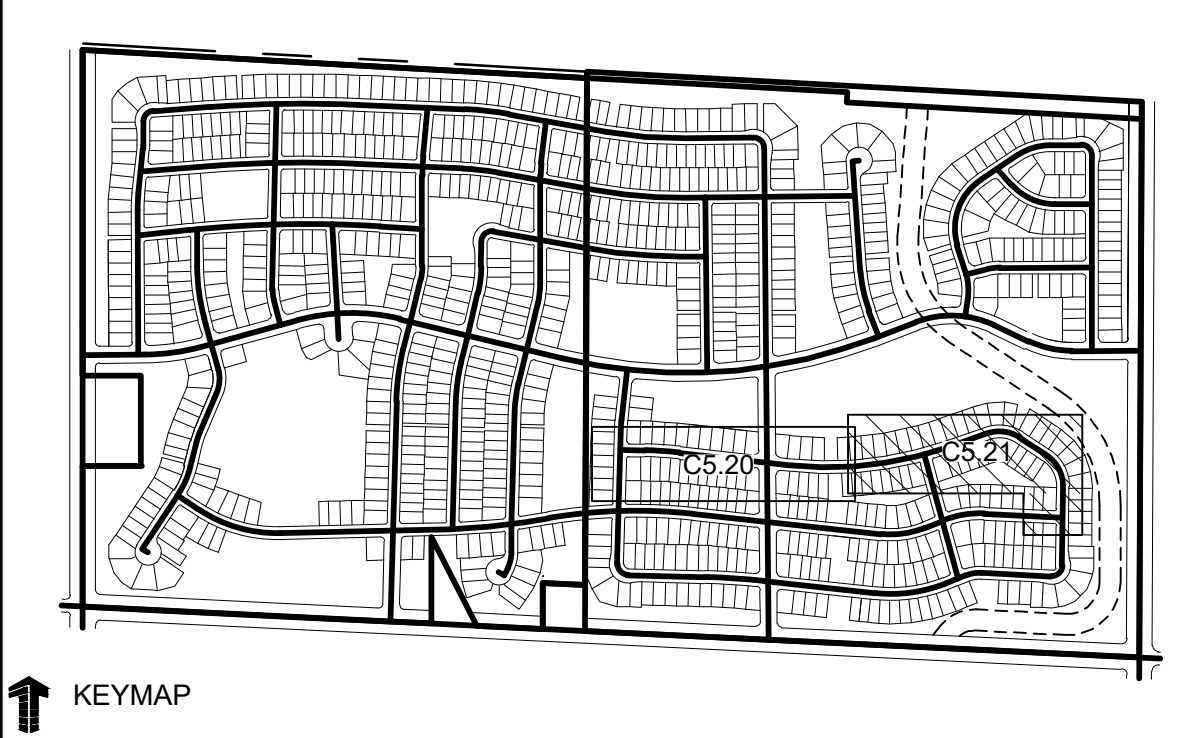
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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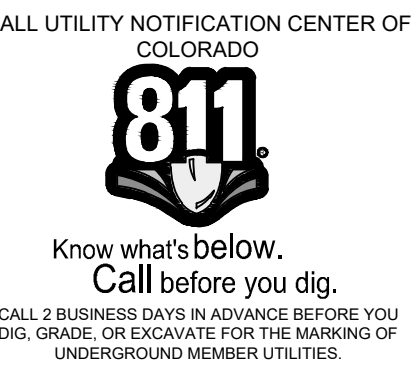
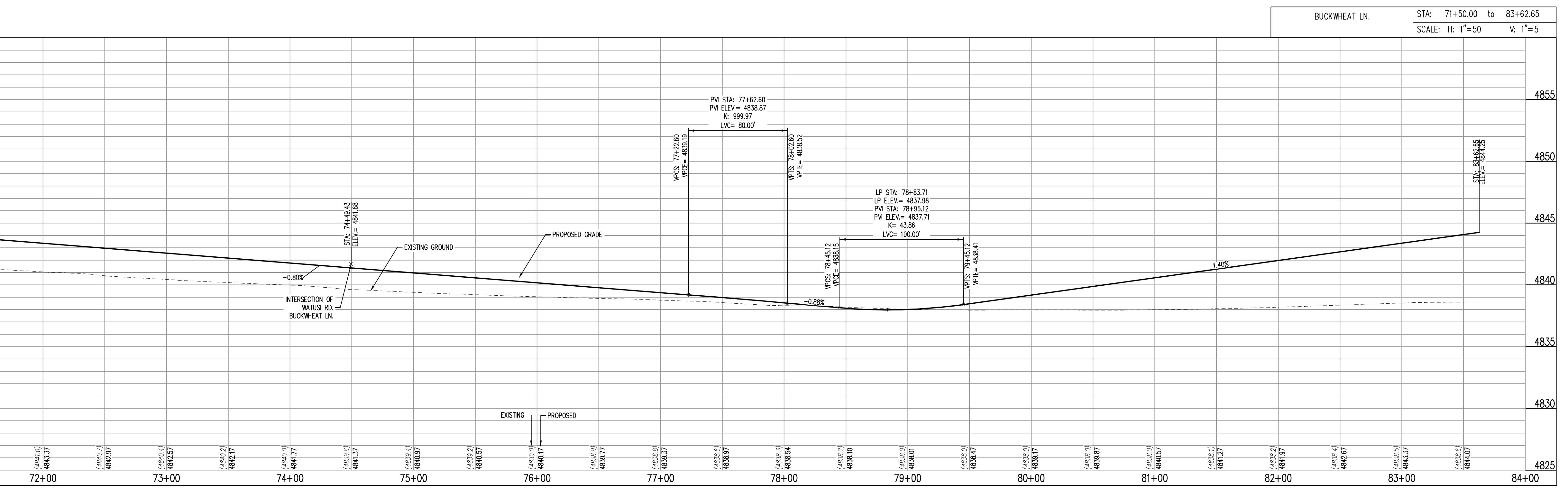
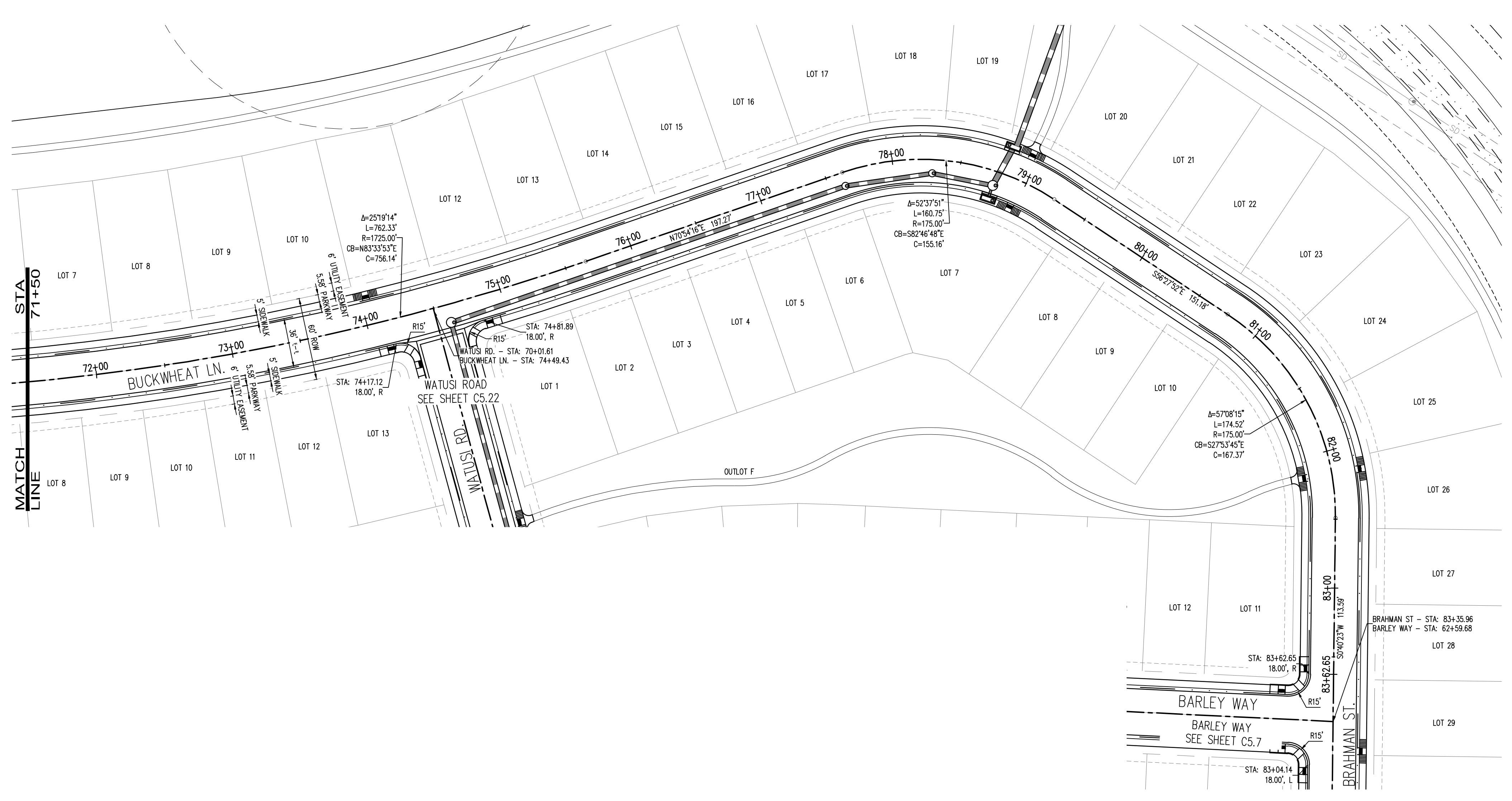
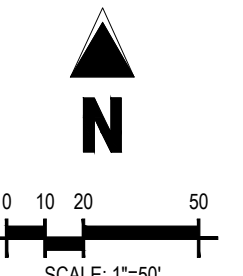
Project No: HFH000020
 Drawn By:
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BUCKWHEAT LANE PLAN AND PROFILE

C5.21

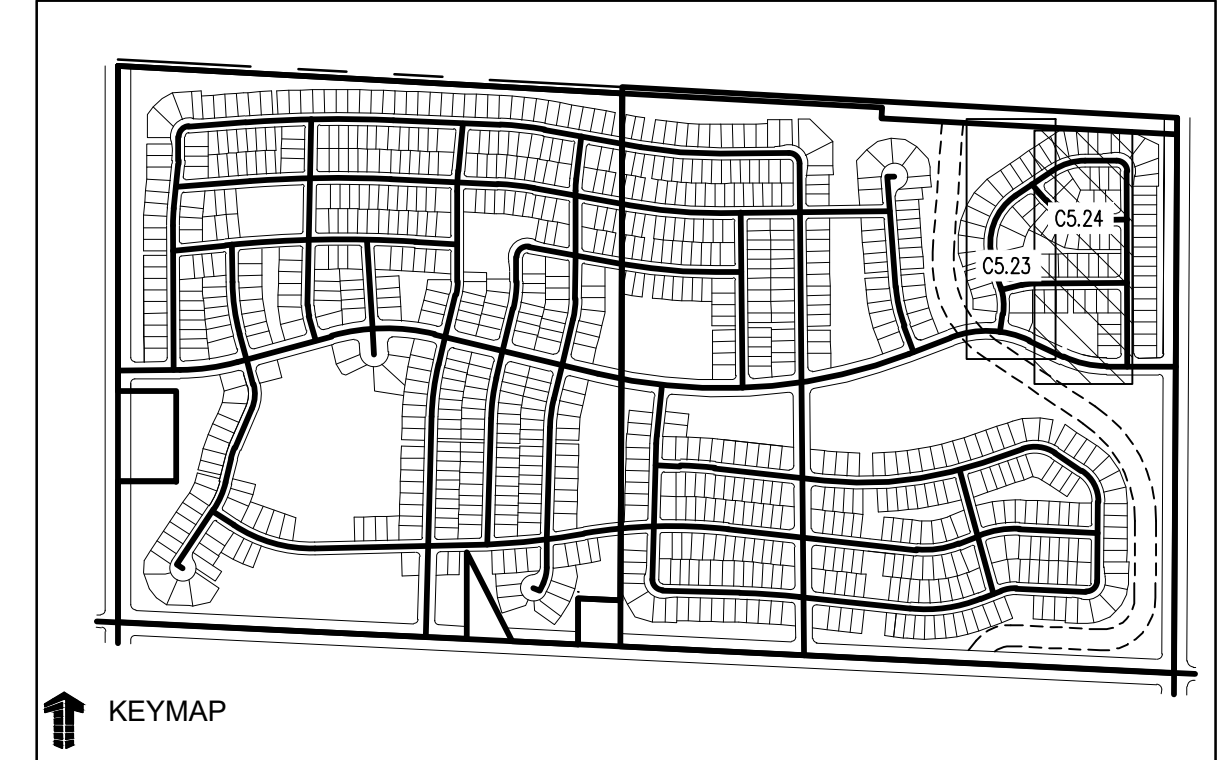


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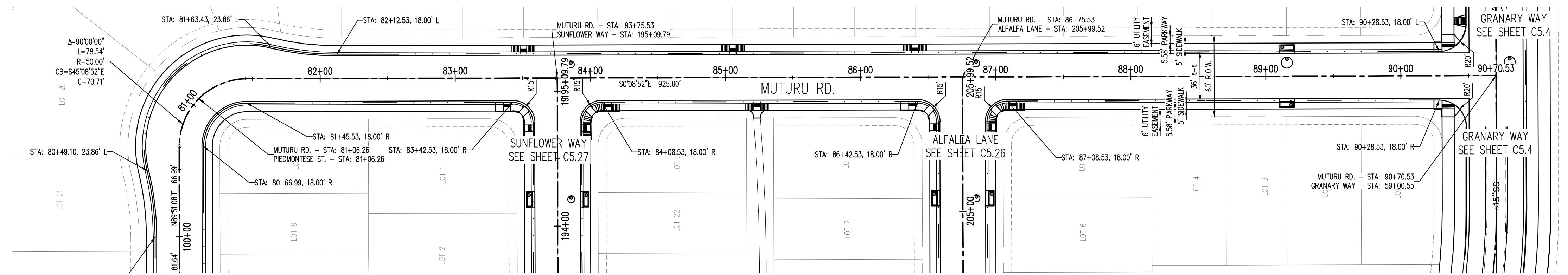


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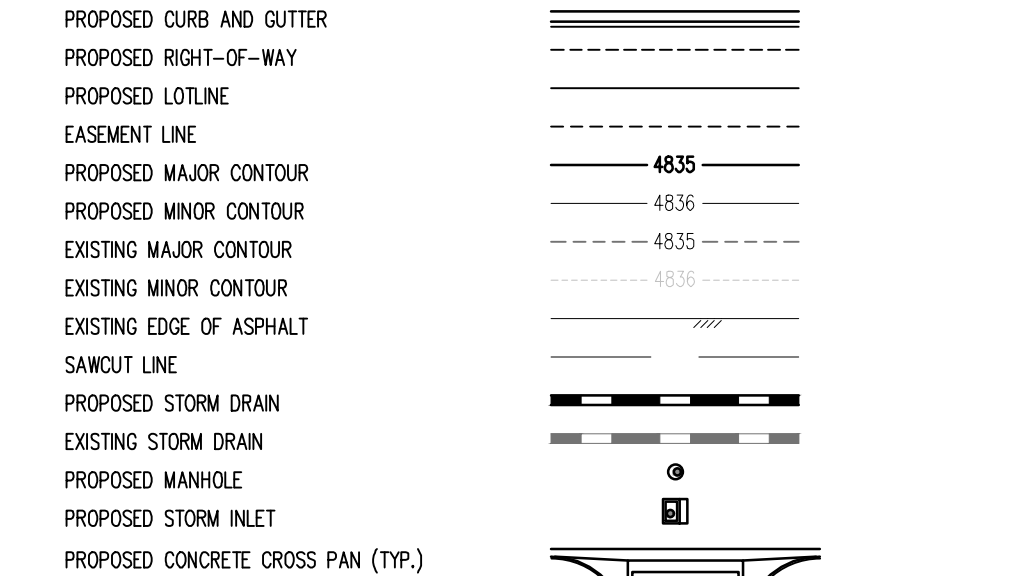
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KEYMAP

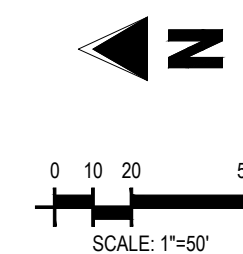
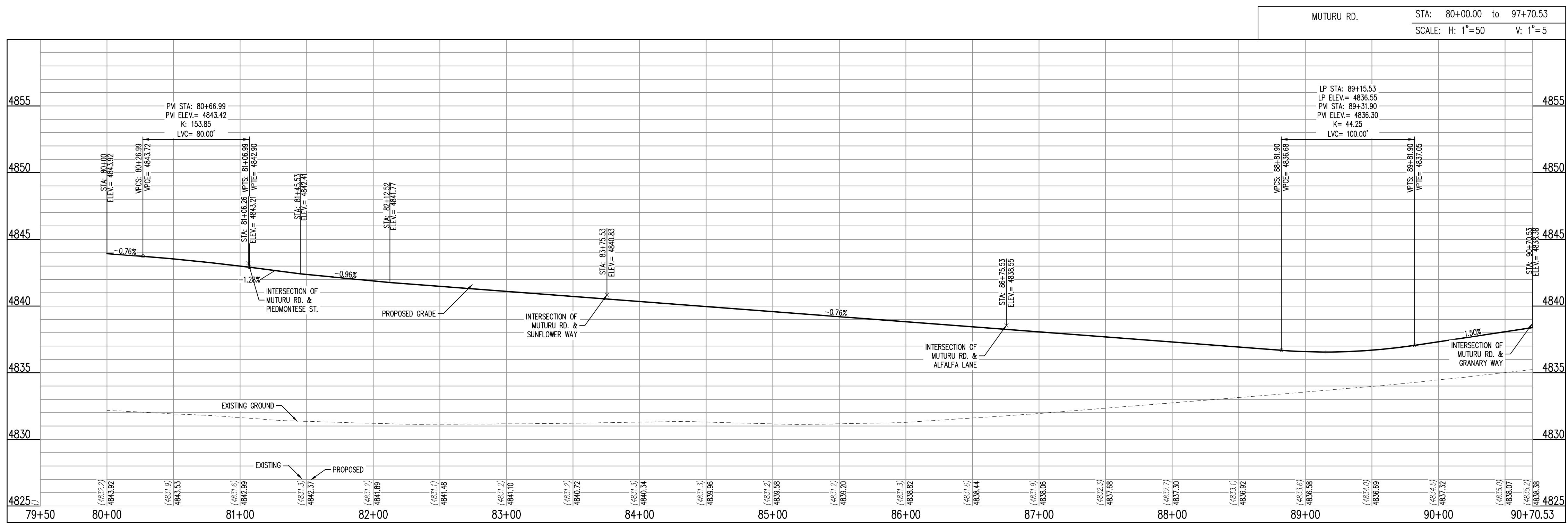


LEGEND:



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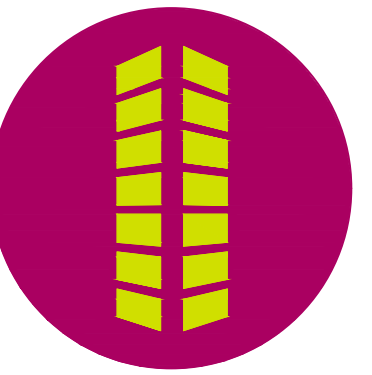


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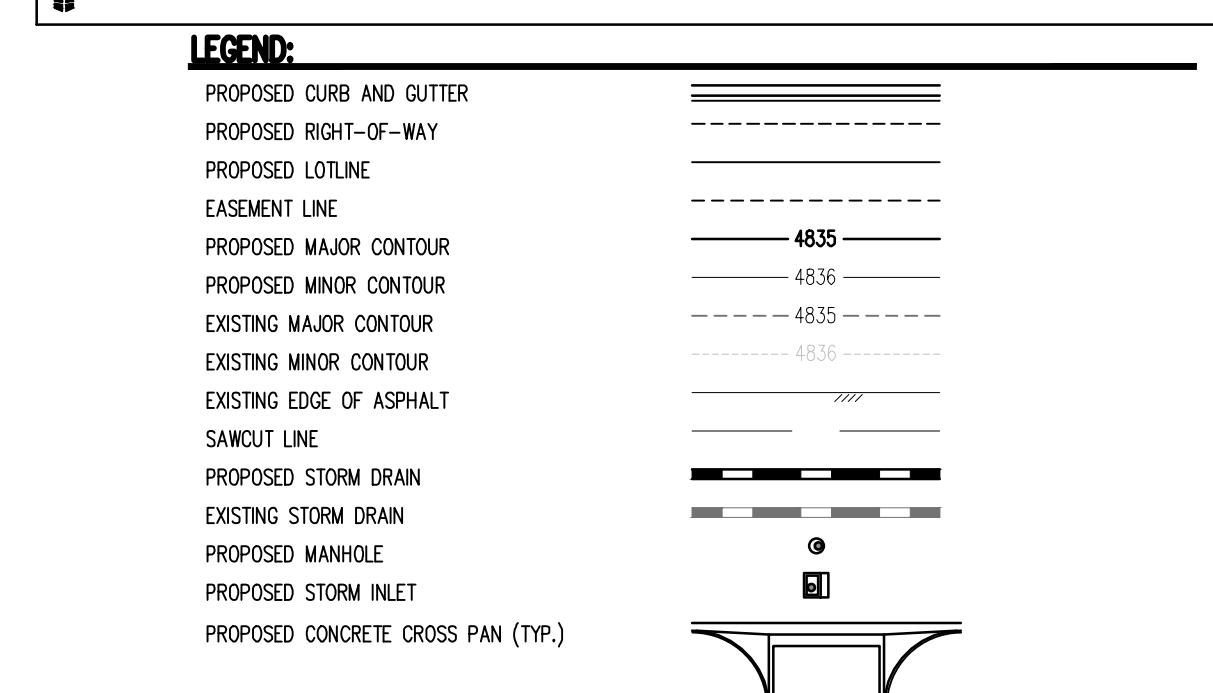
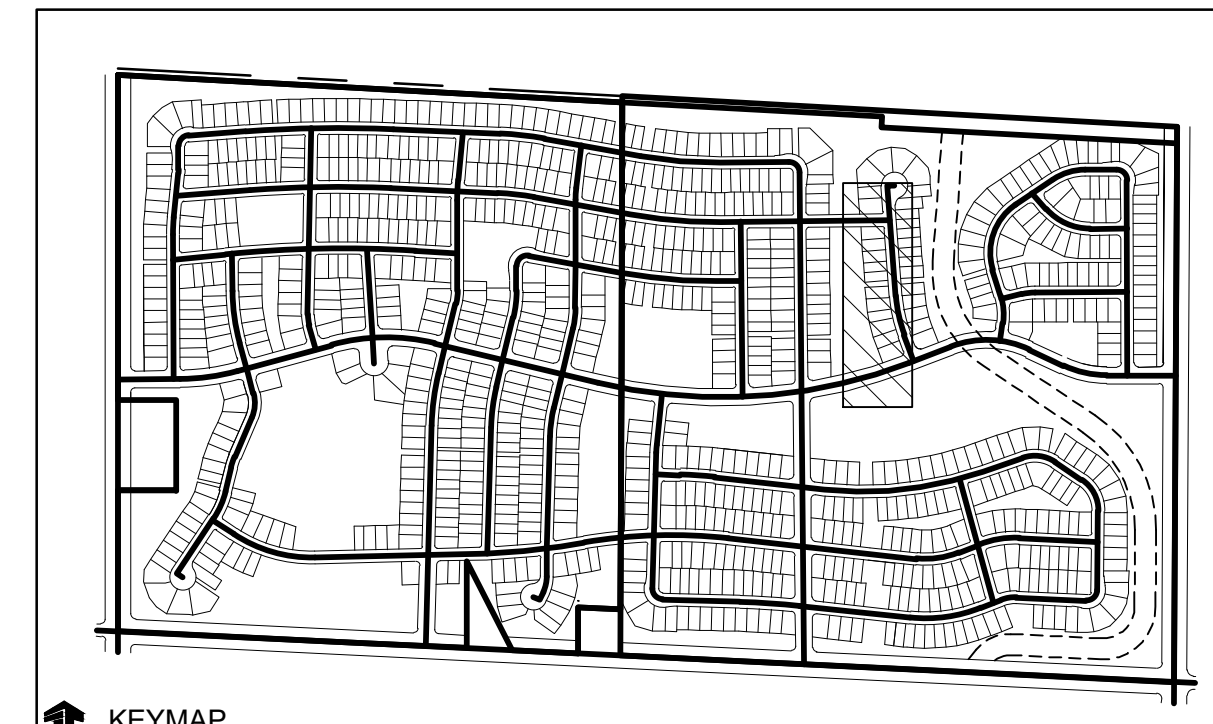
**THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO**

#	Date	Issue / Description	Init.

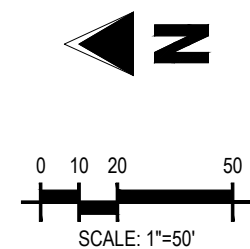
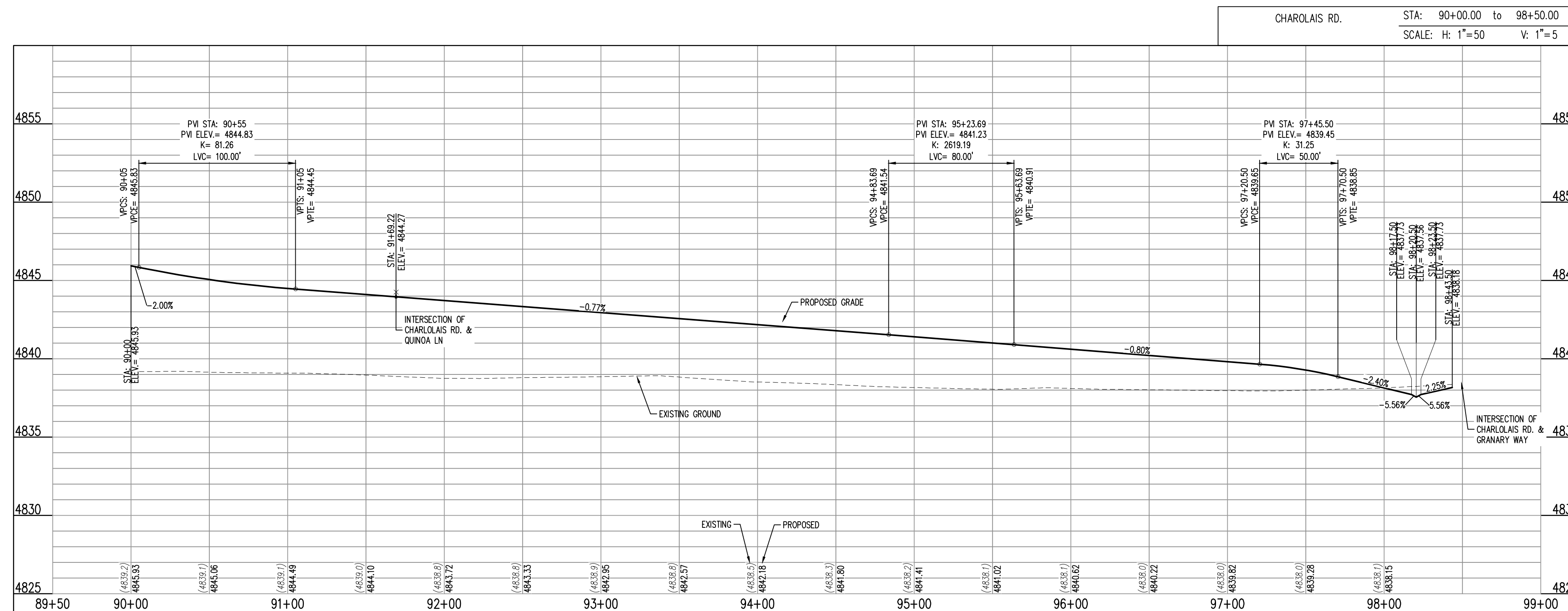
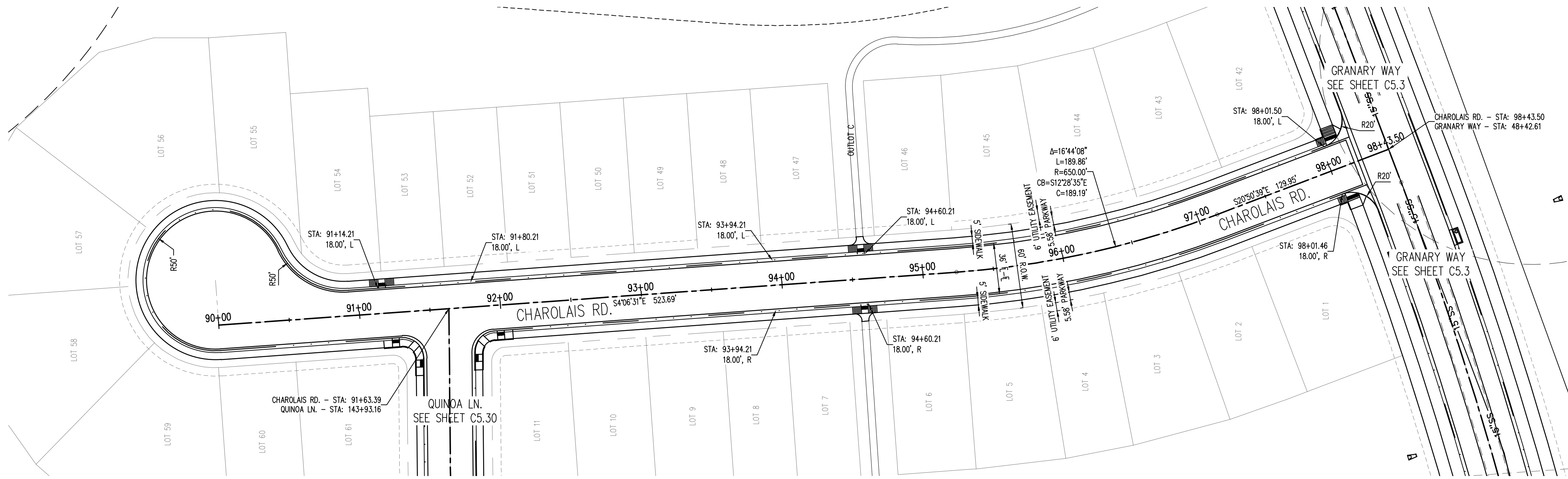
Project No: **HFH000020**
 Drawn By: _____
 Checked By: _____
 Date: **04.09.2021**

CHAROLAIS ROAD PLAN AND PROFILE

C5.25



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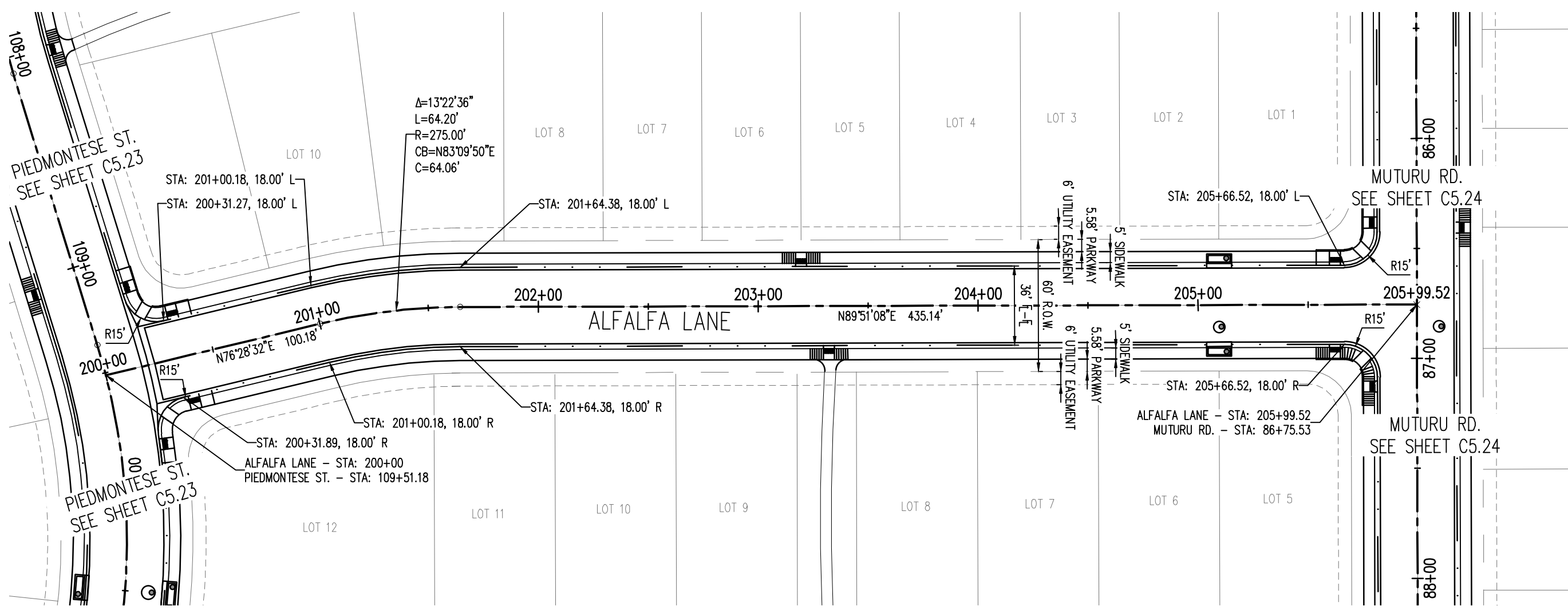


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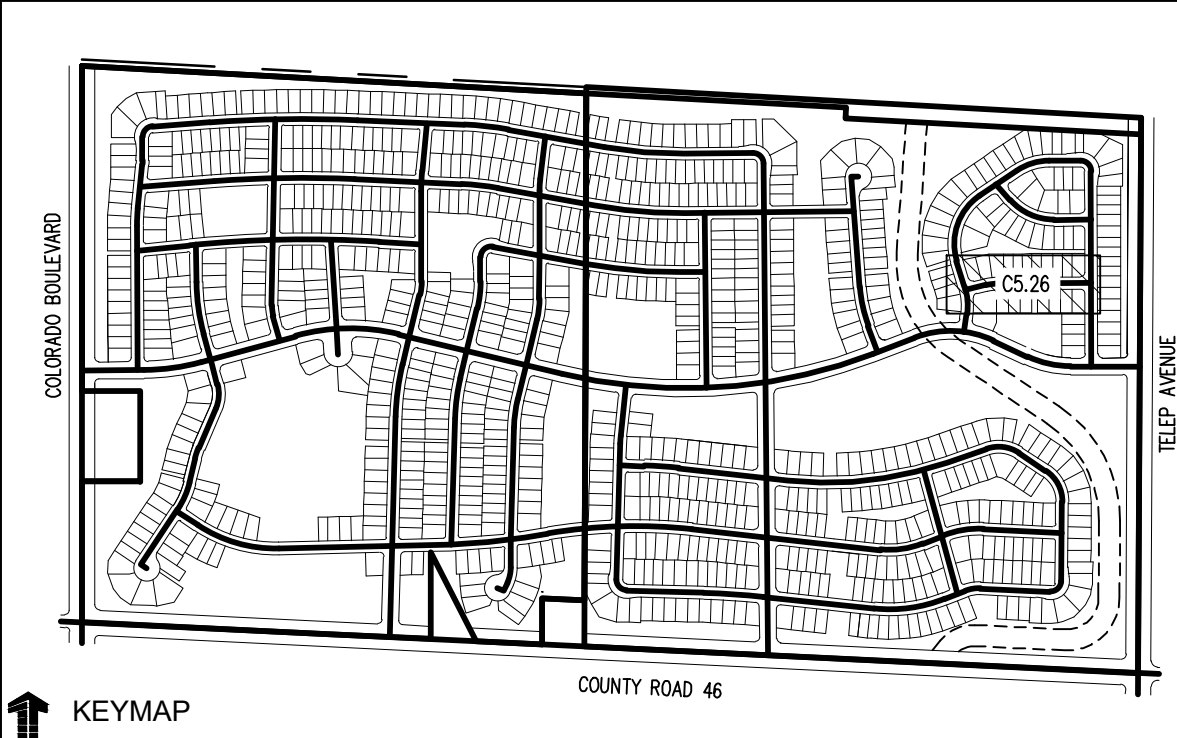
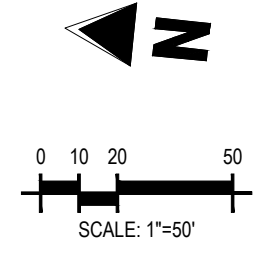
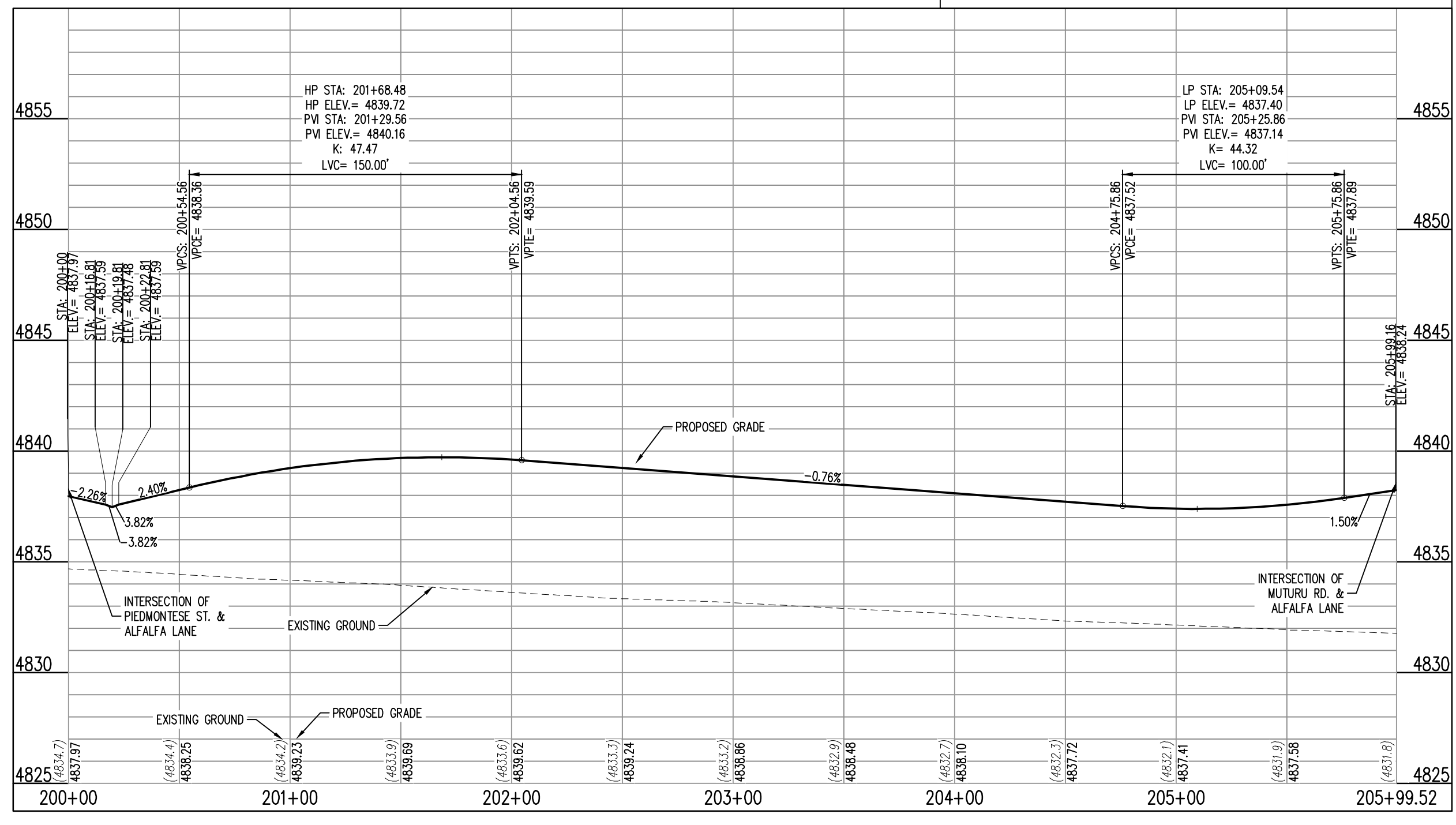


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SCALE: H: 1"=50 V: 1"=5



LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
- EXISTING MAJOR CONTOUR 4835
- EXISTING MINOR CONTOUR 4836
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

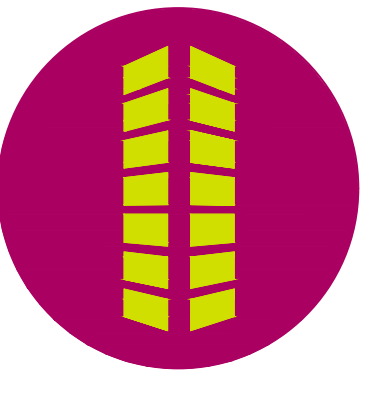
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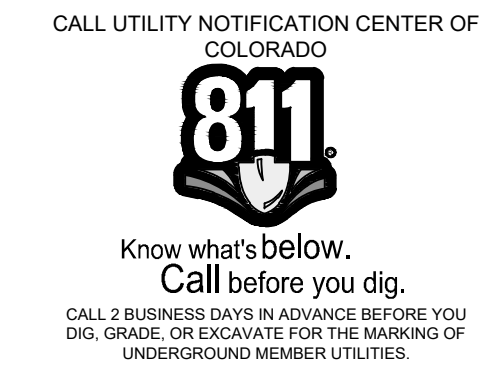
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**THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO**

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021
ALFALFA LANE PLAN AND PROFILE



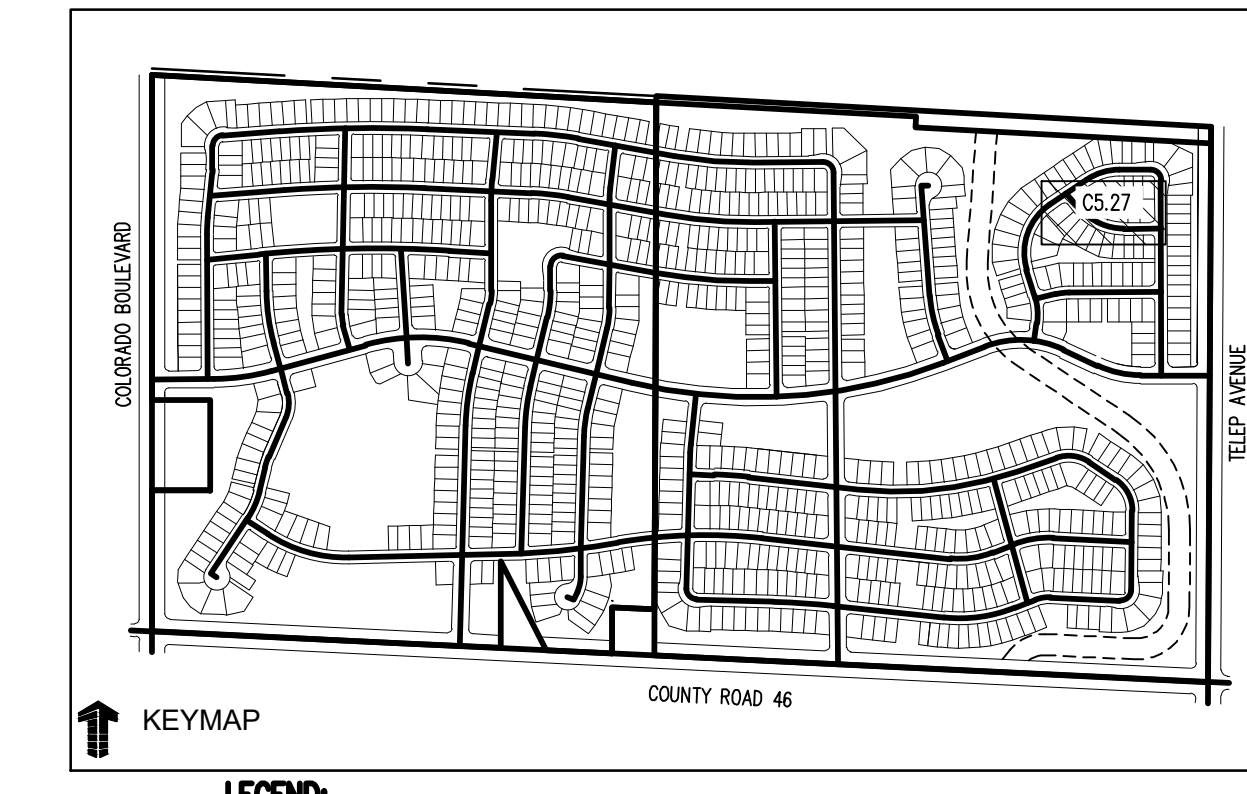
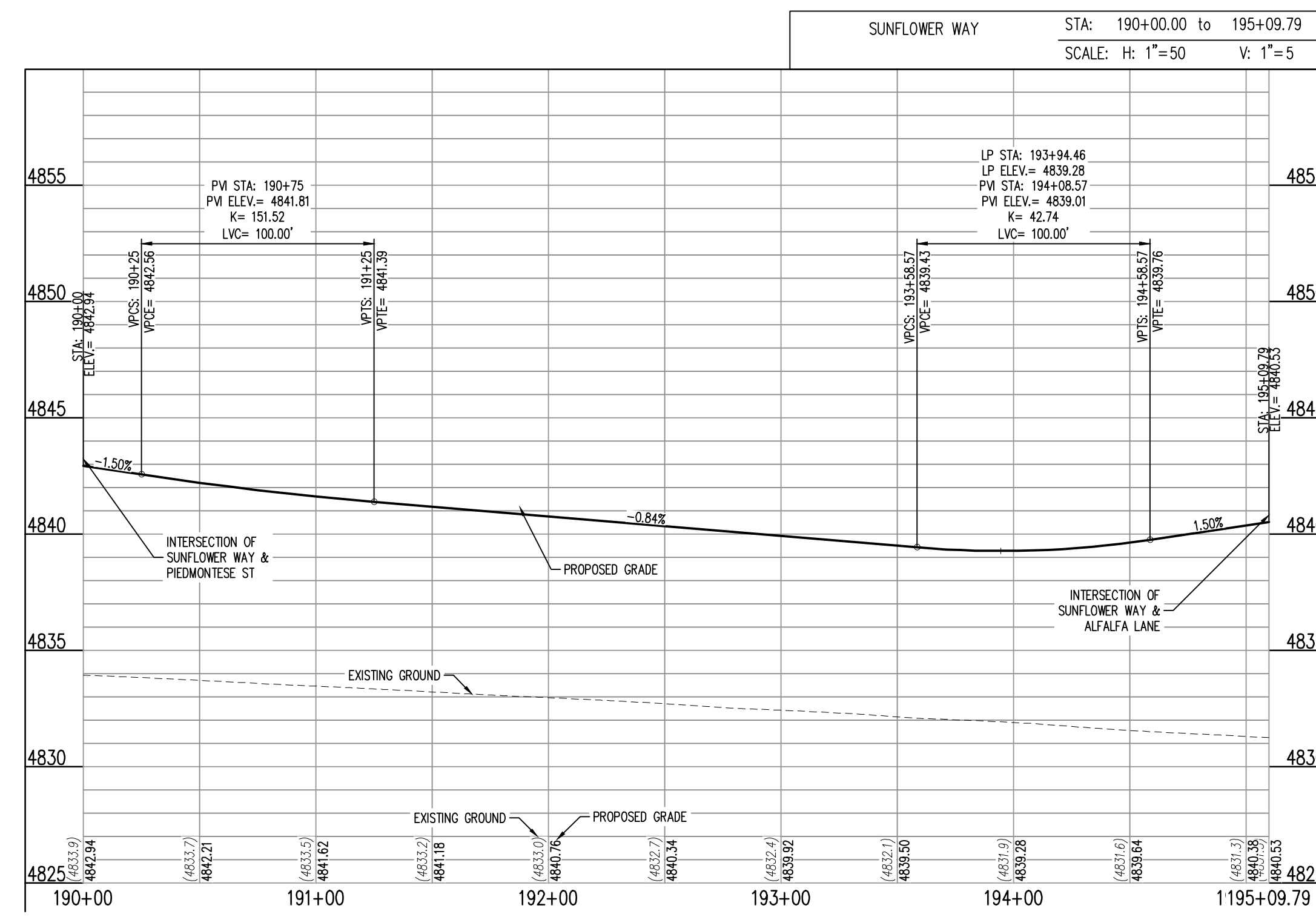
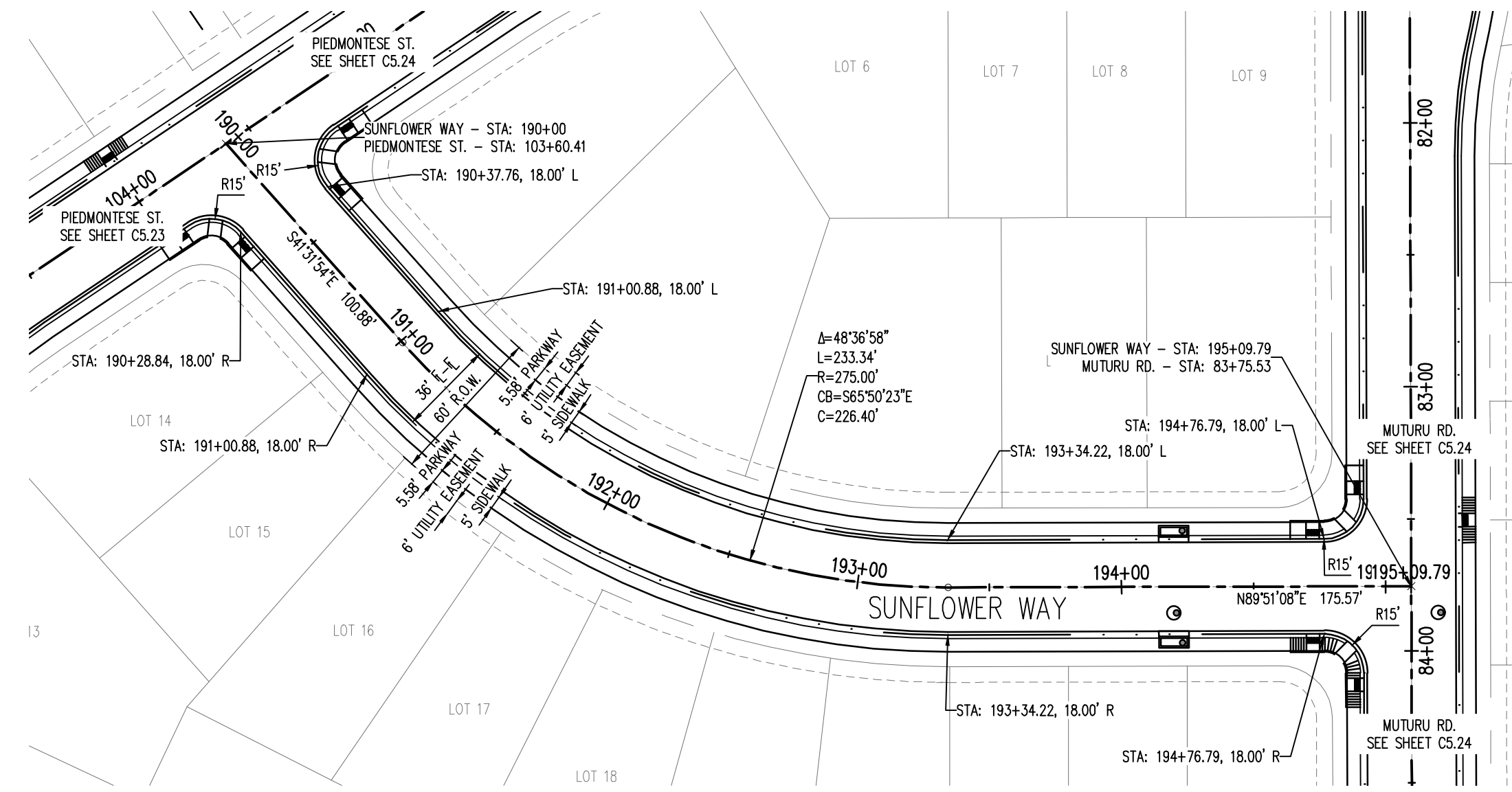
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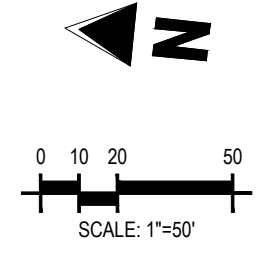
JOHNSTOWN, CO



LEGEND:

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Project No: HFH000020
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 Checked By:
 Date: 04.09.2021

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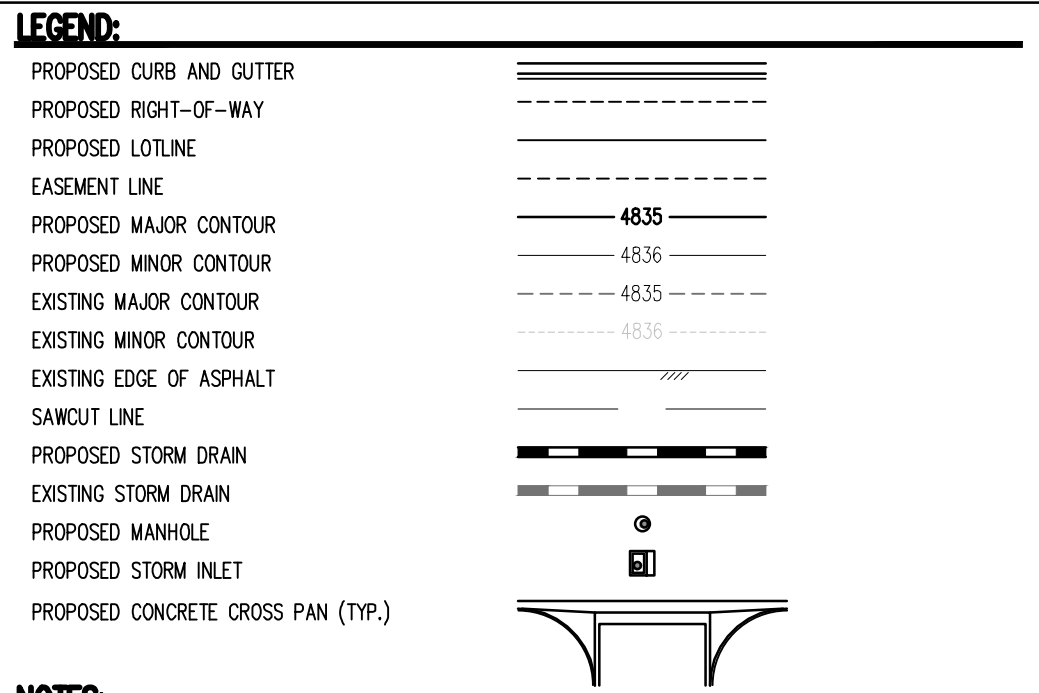
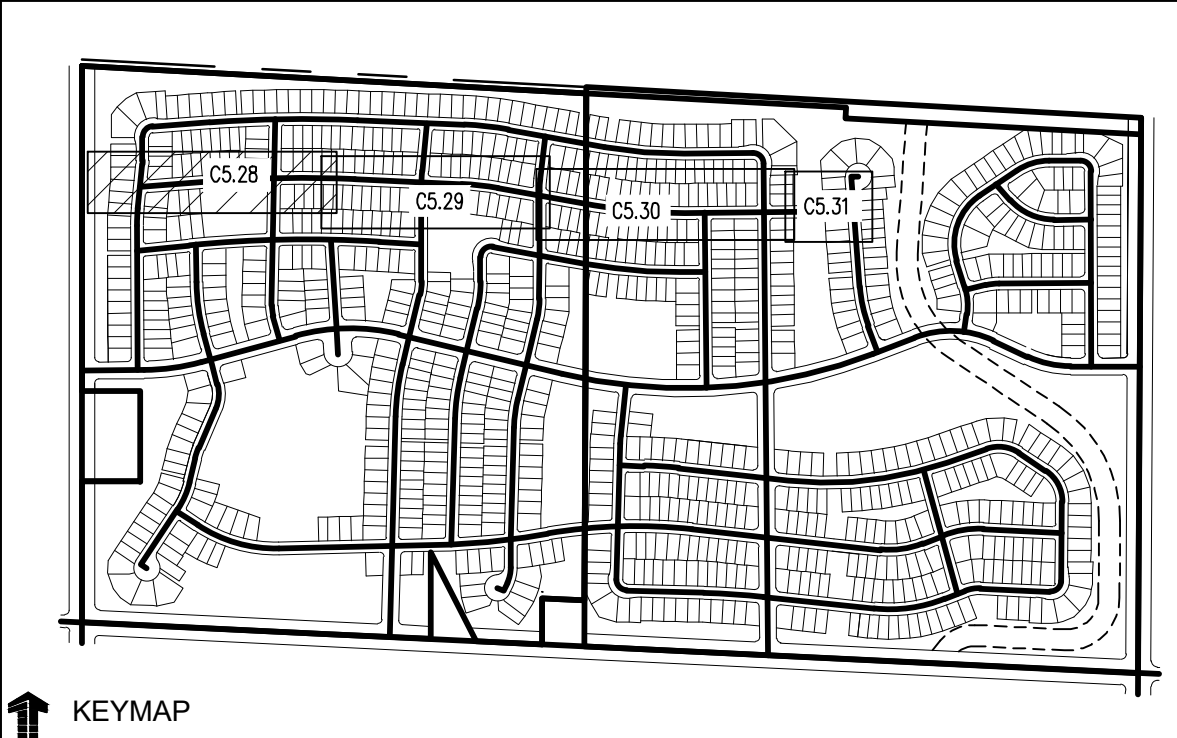
THE GRANARY
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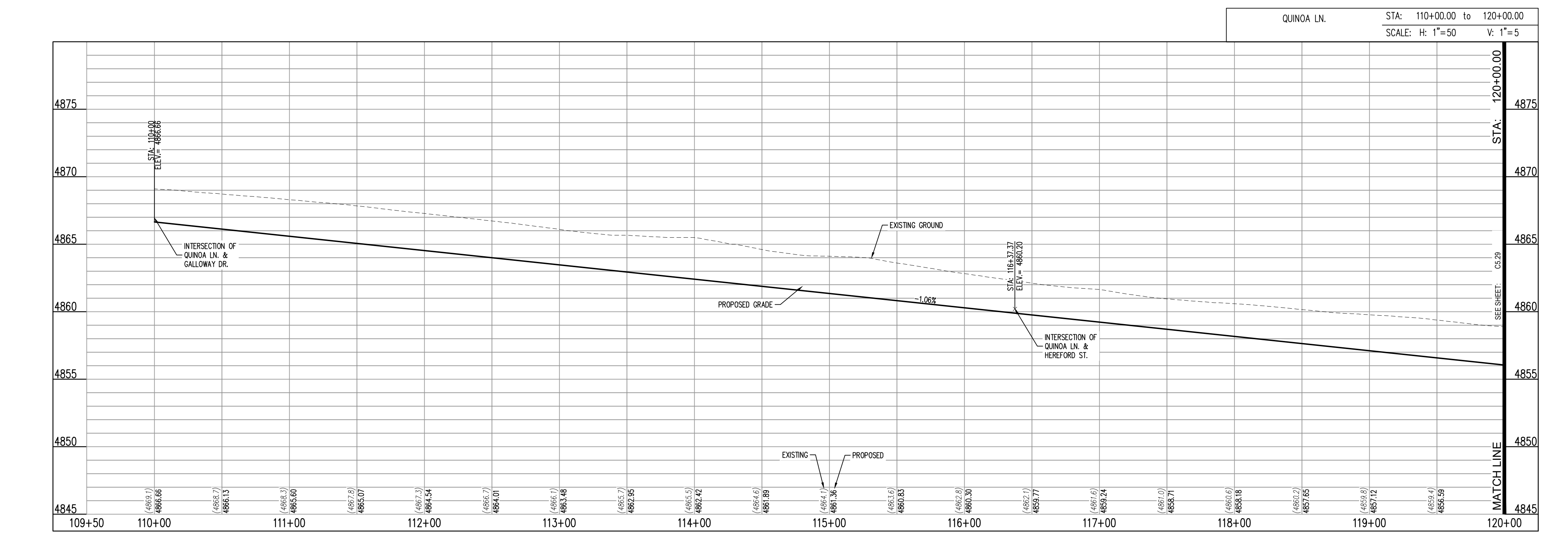
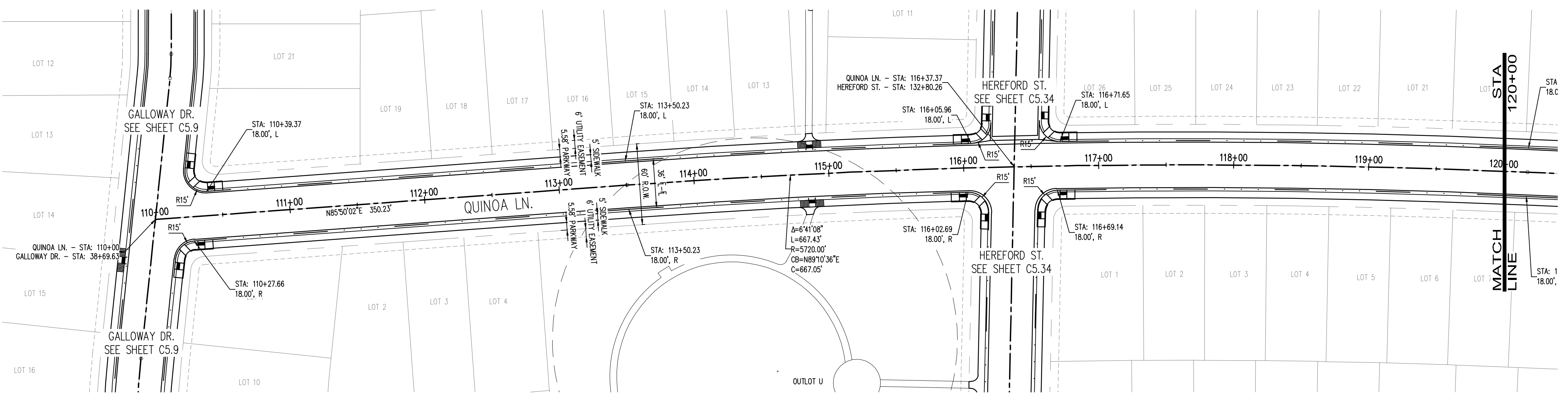
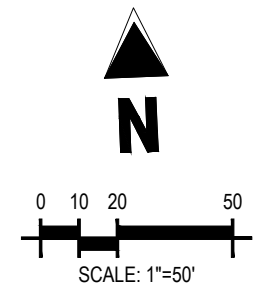
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QUINOA LANE PLAN AND PROFILE

C5.28



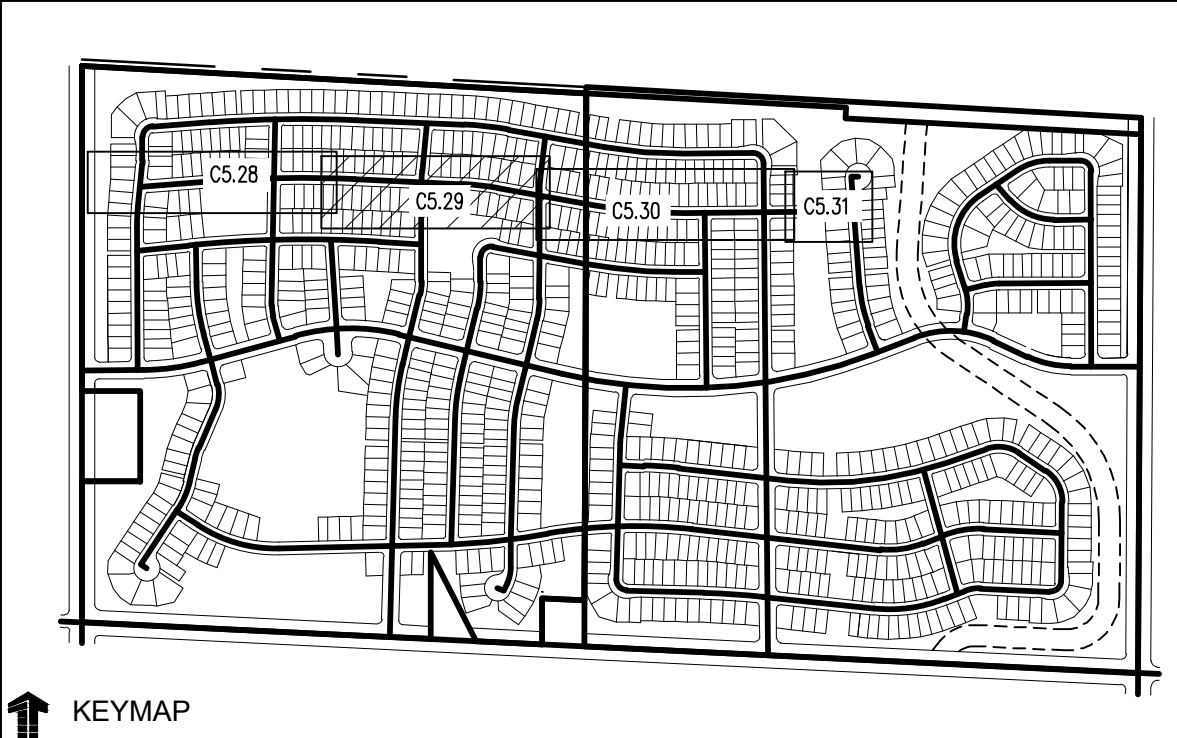
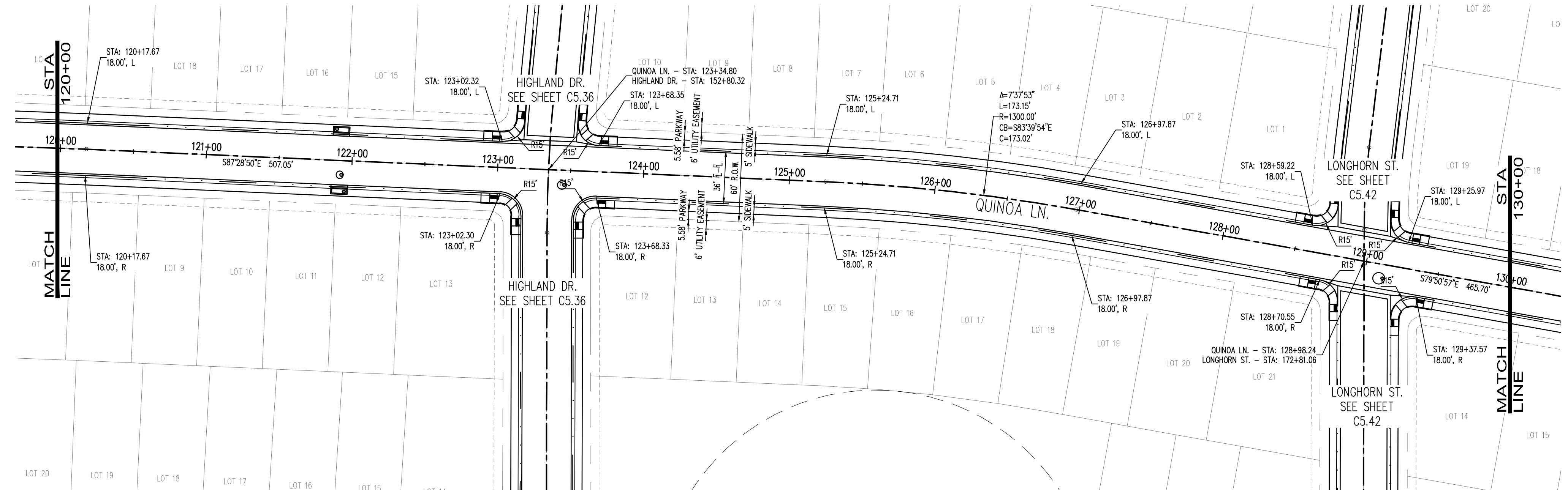
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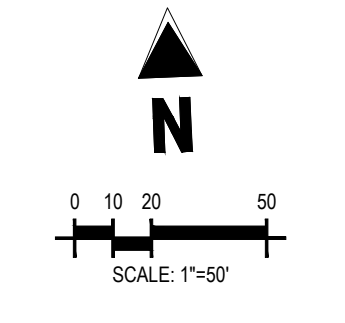
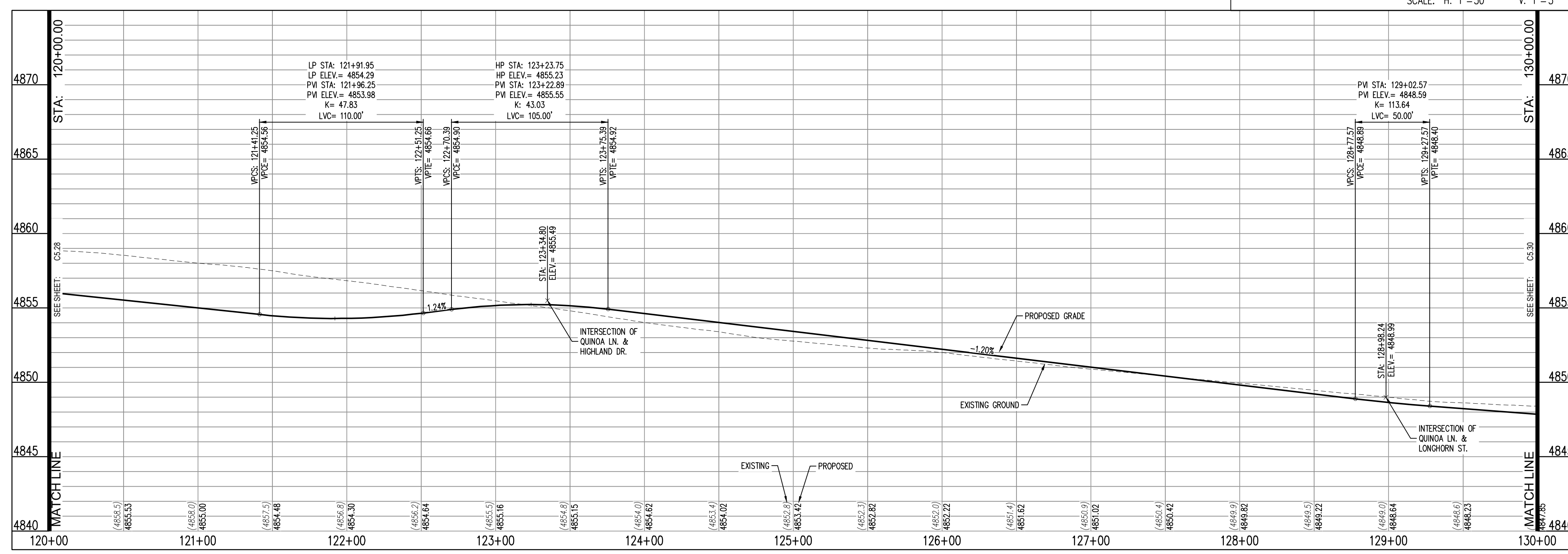
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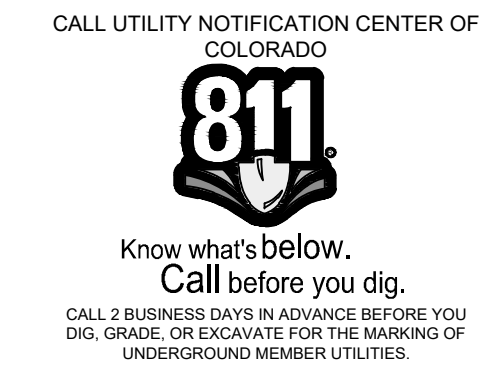
QUINOA LN. STA: 120+00.00 to 130+00.00
SCALE: H: 1"=50 V: 1"=5



THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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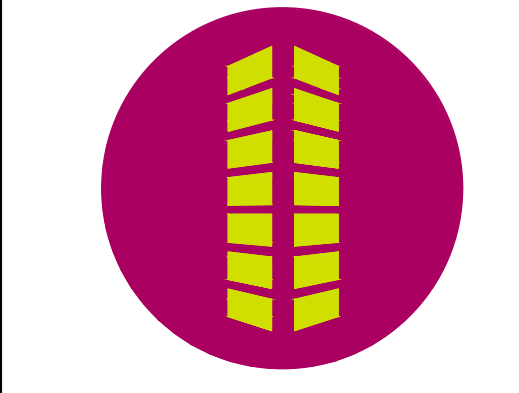
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Checked By:
Date: 04.09.2021



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C5.29

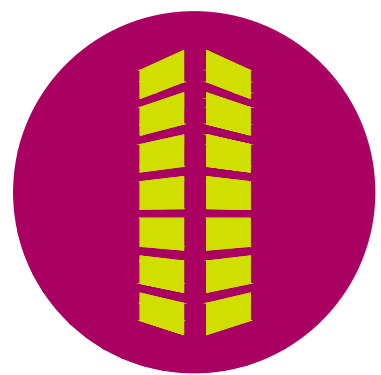
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

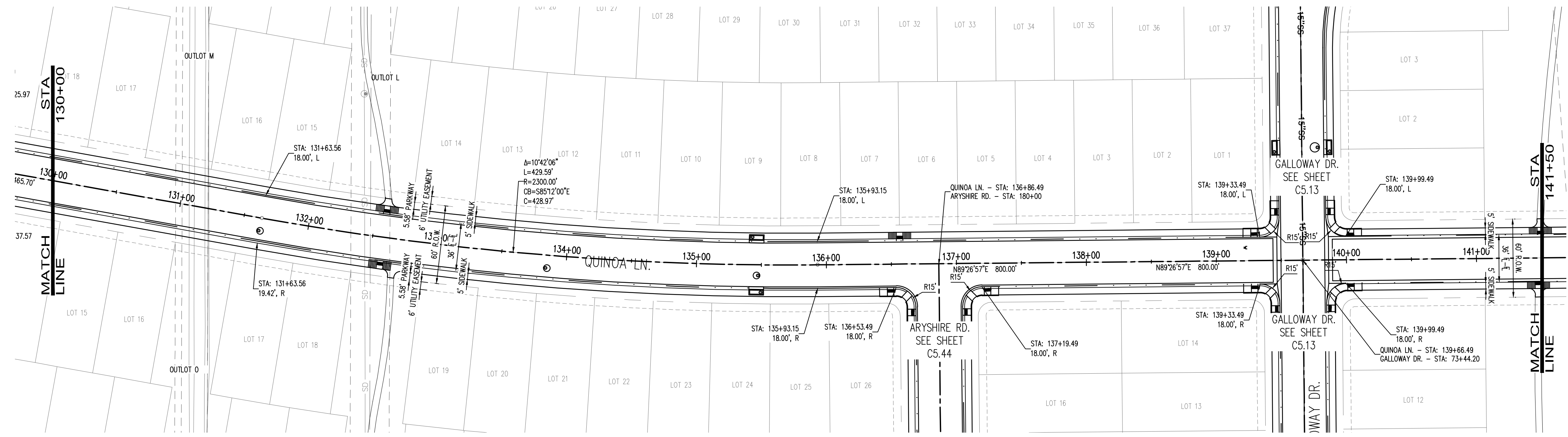
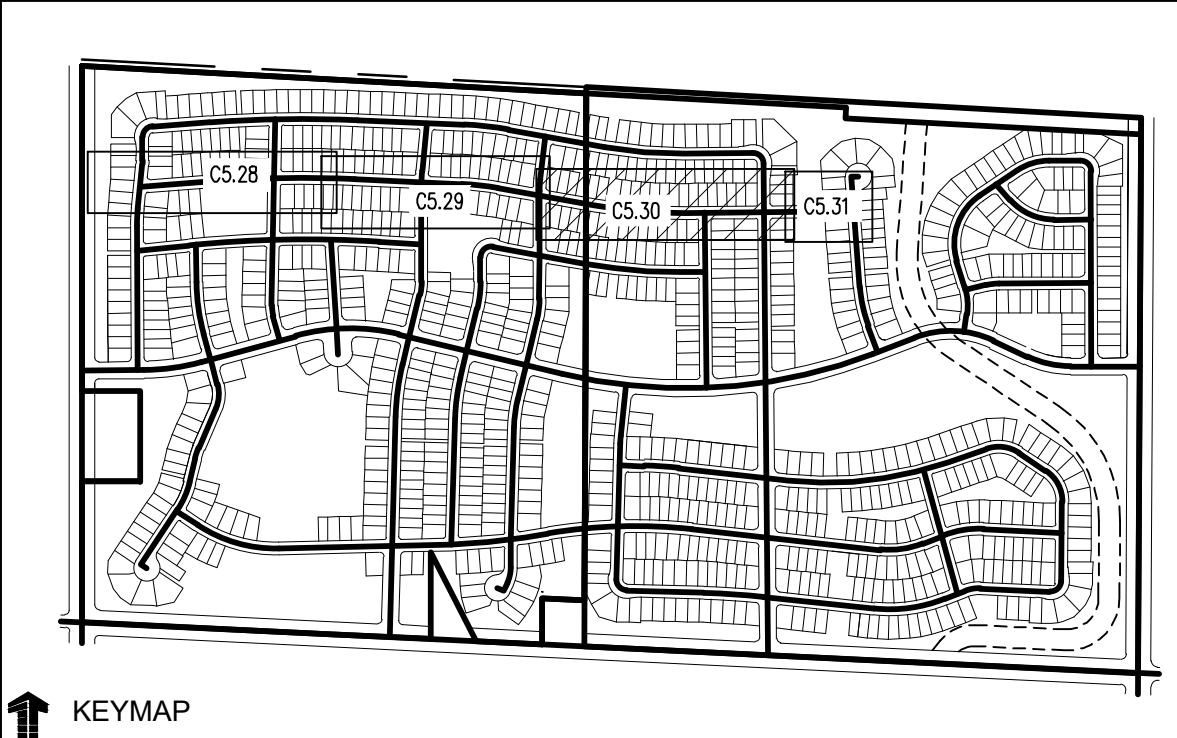
Project No: HFH000020
Drawn By:
Checked By:
Date: 04.09.2021

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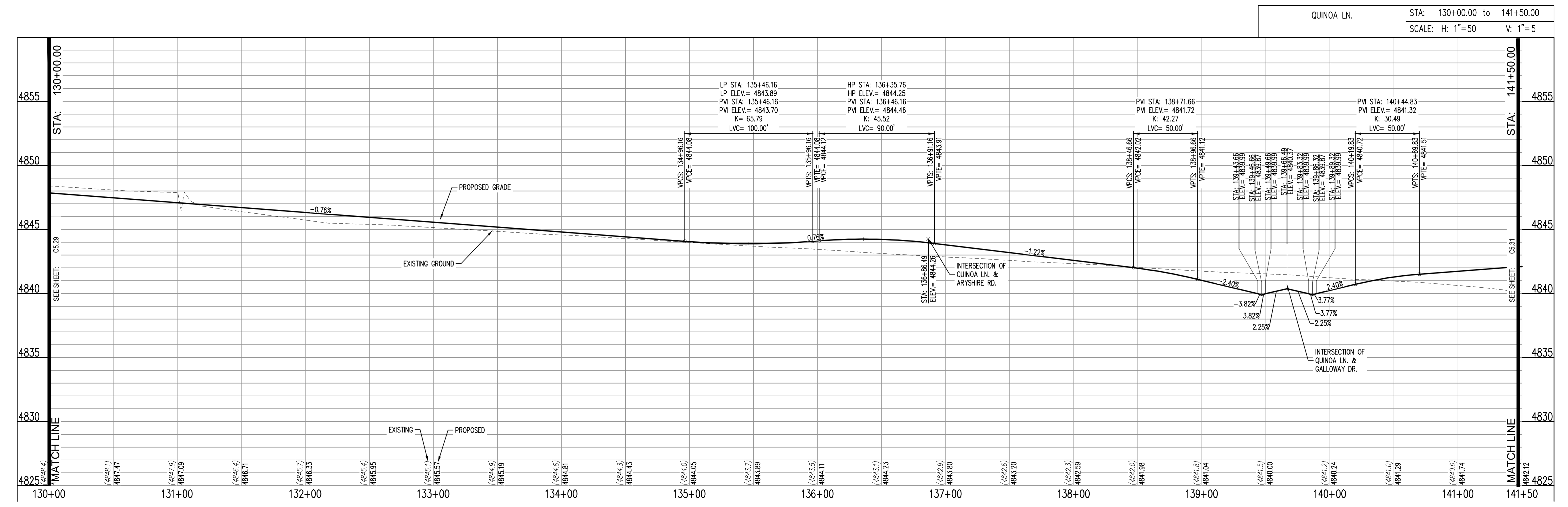
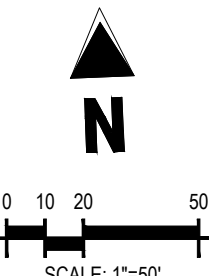
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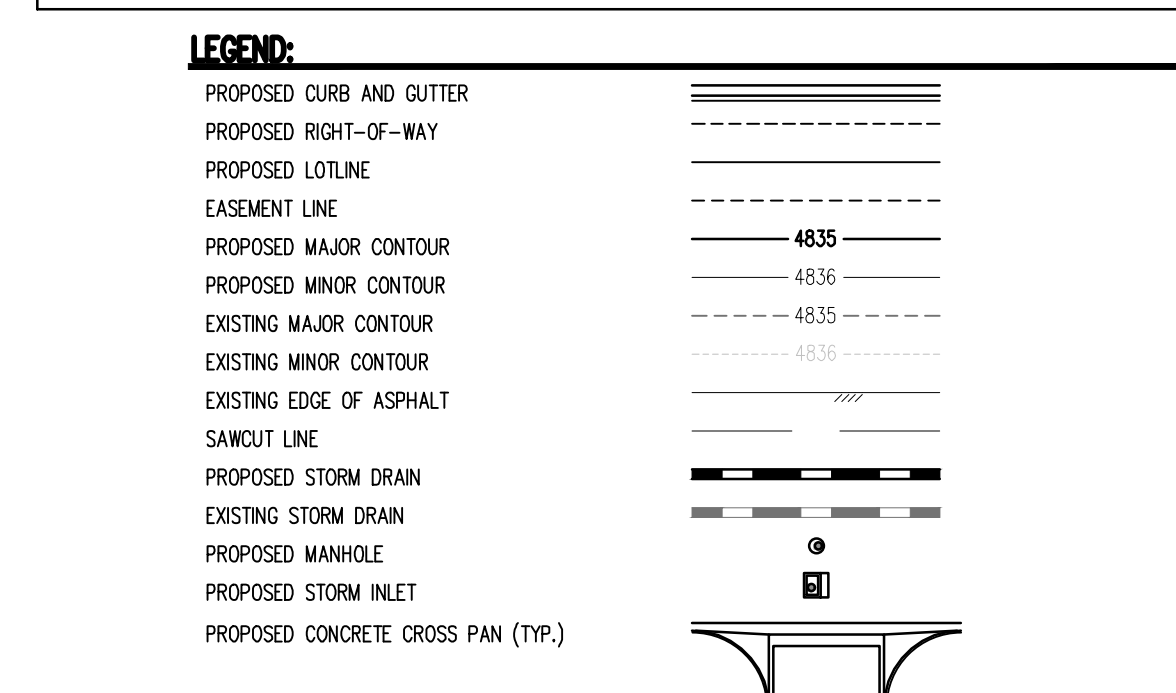
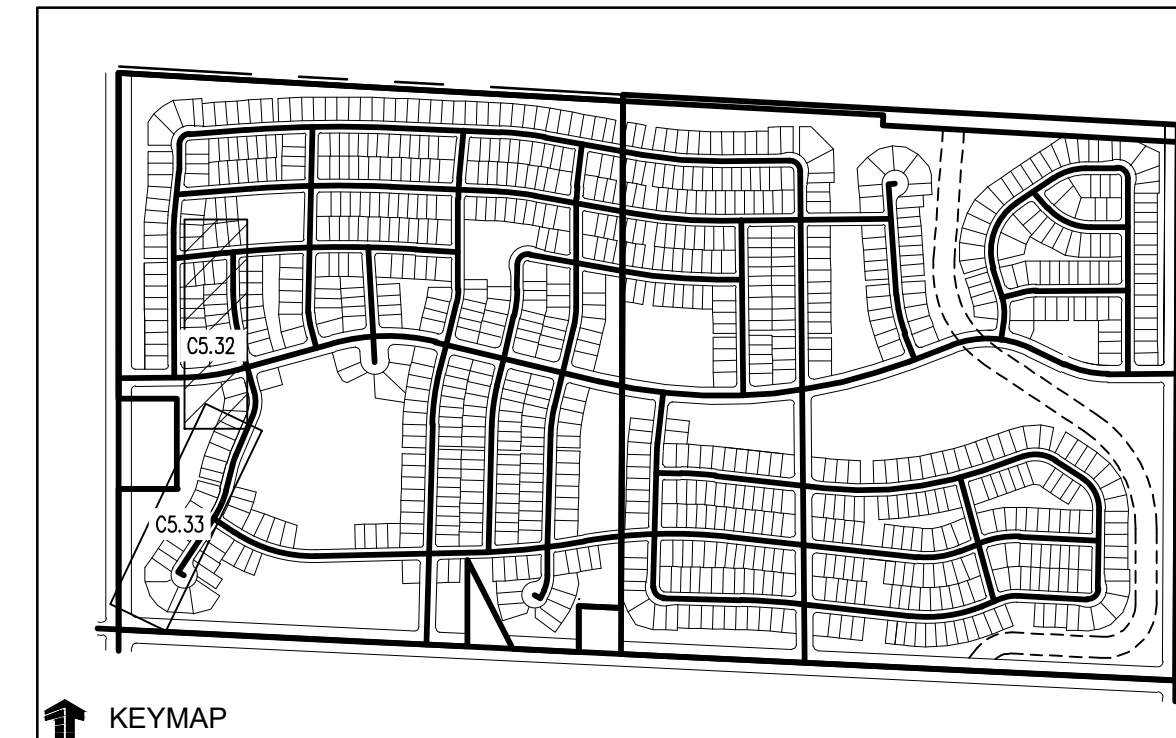
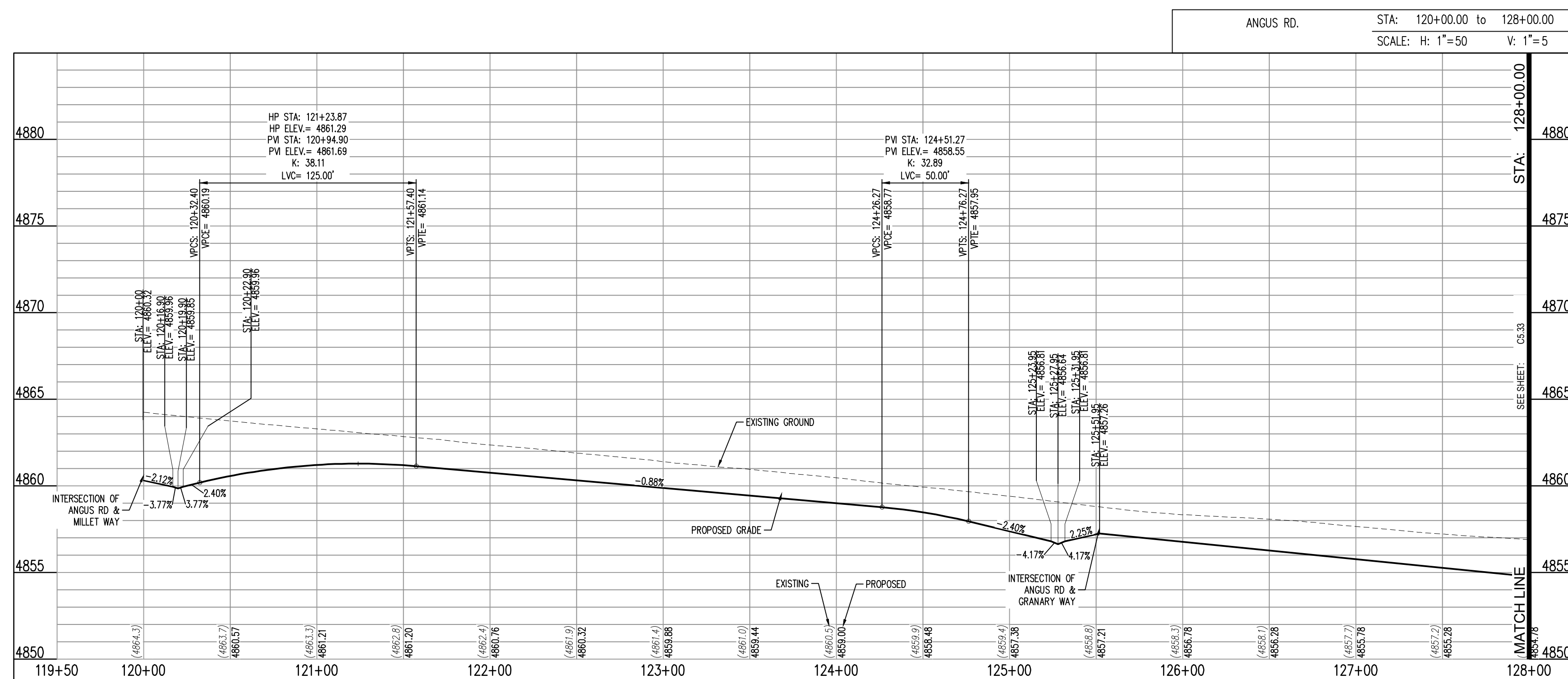
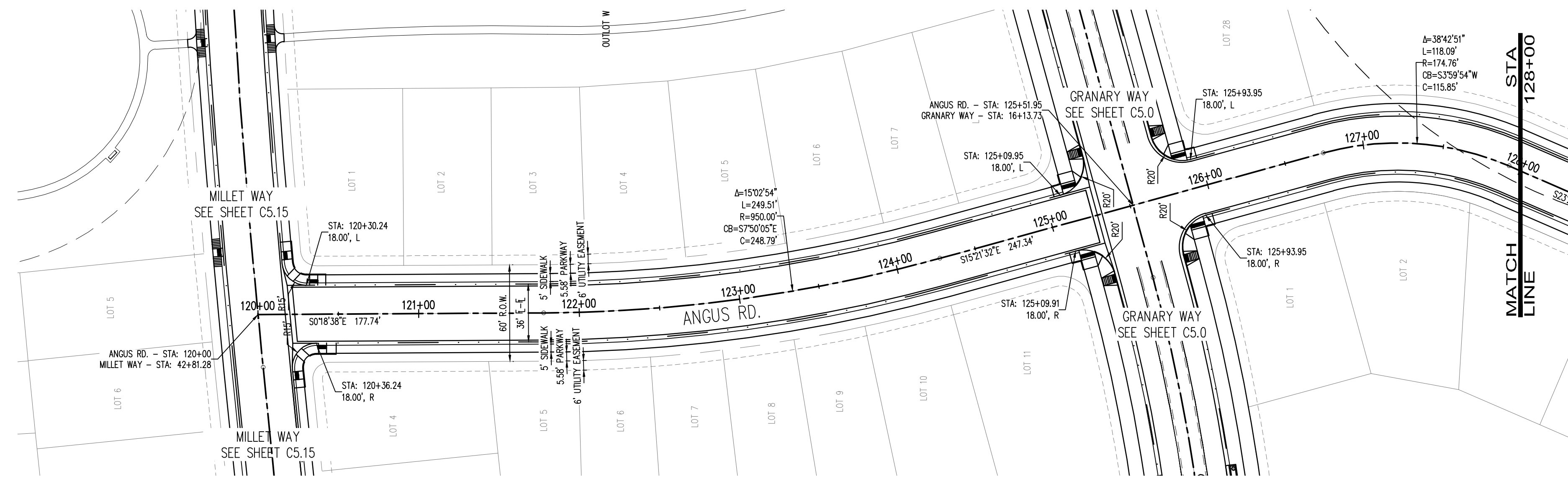


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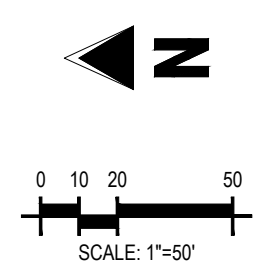
PROPOSED CURB AND GUTTER	
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EASEMENT LINE	
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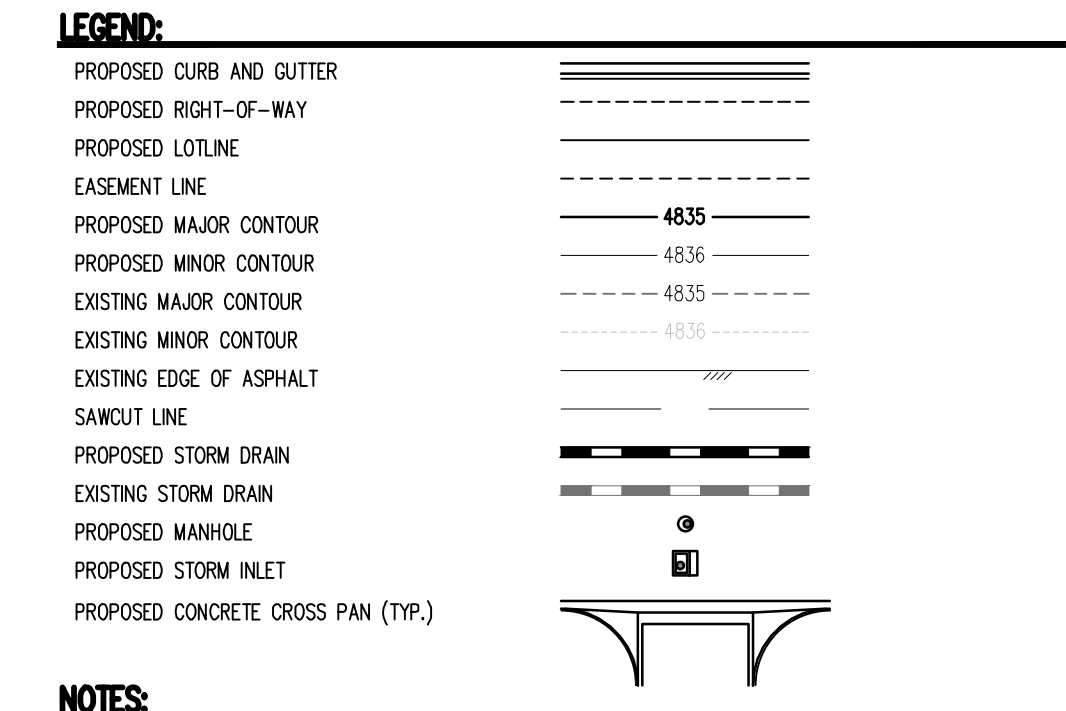
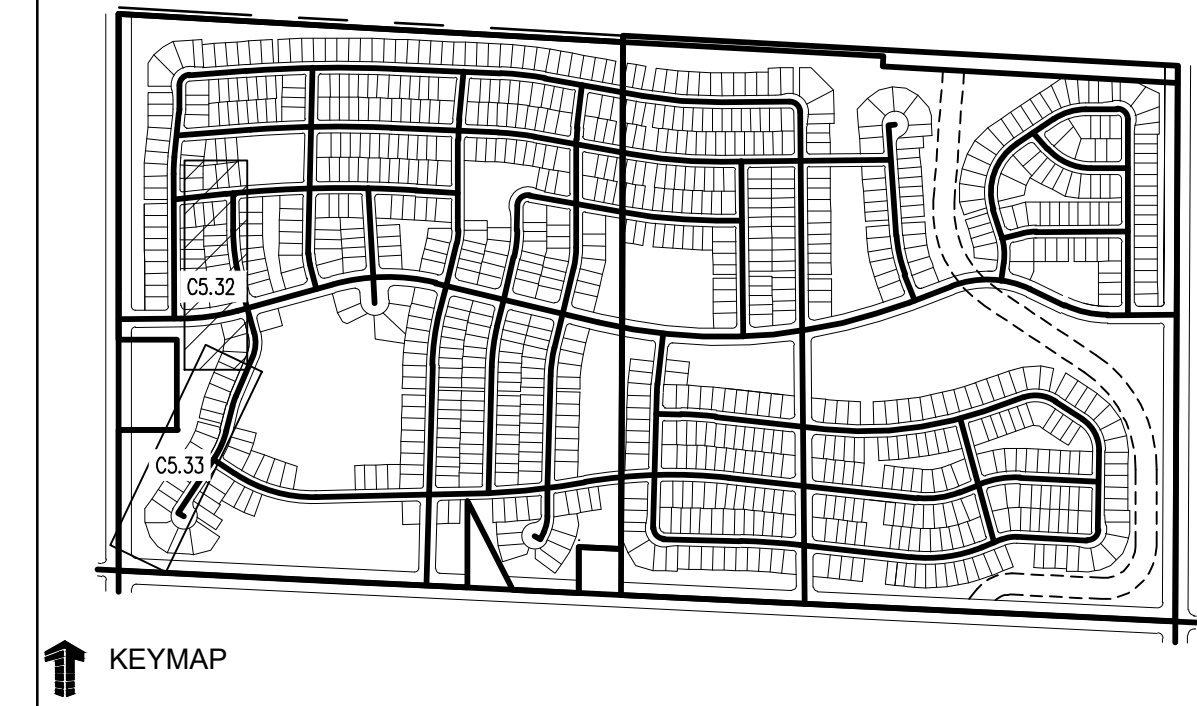
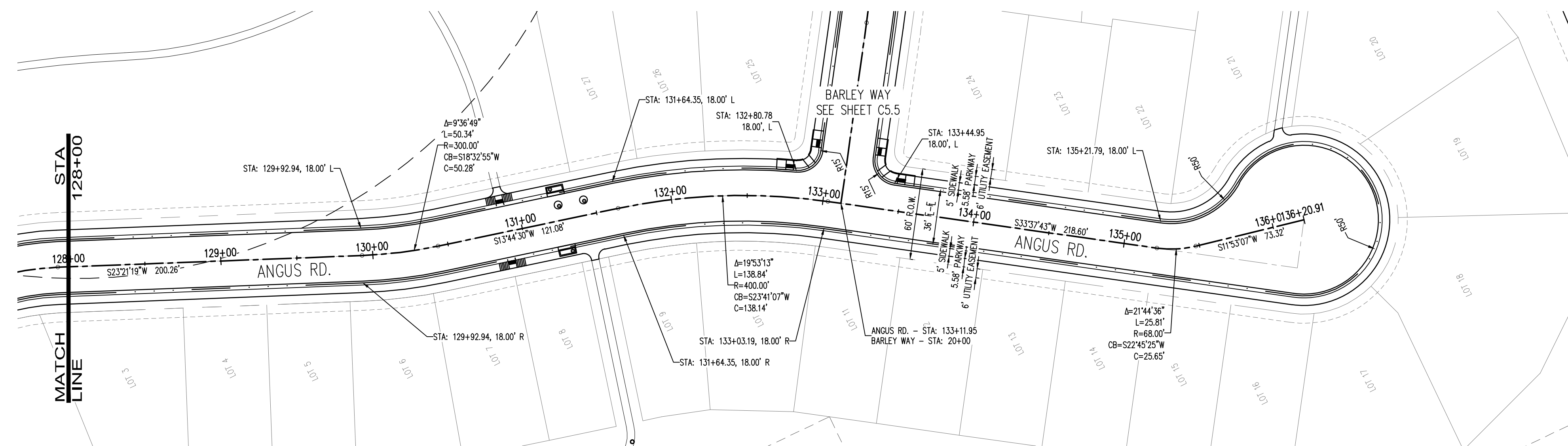
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PRELIMINARY DEVELOPMENT PLAN**
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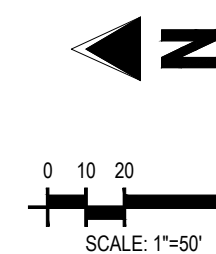
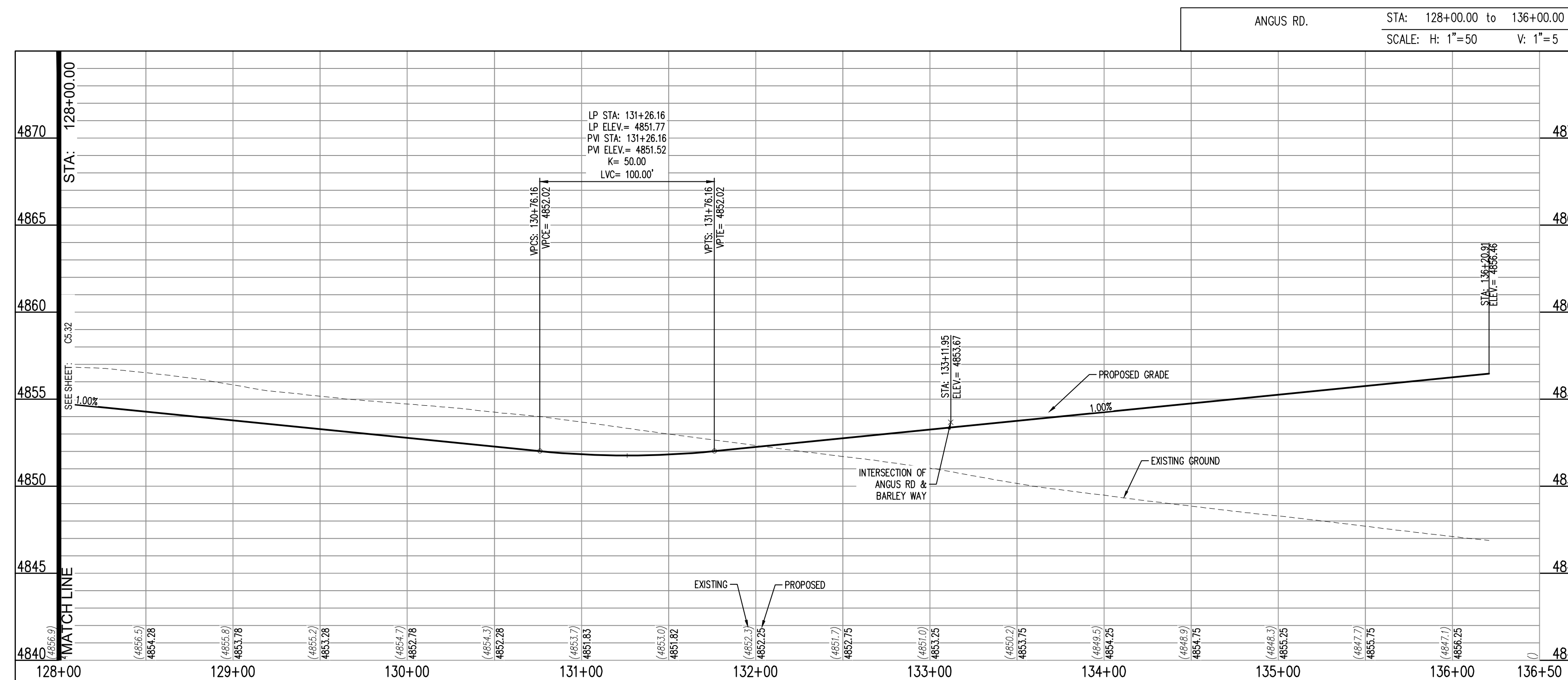
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811
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C5.32

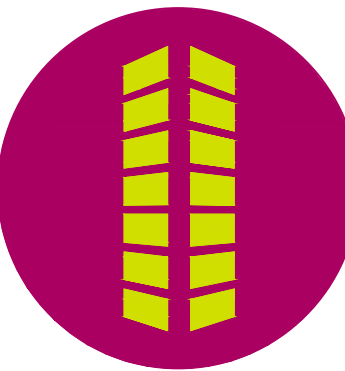


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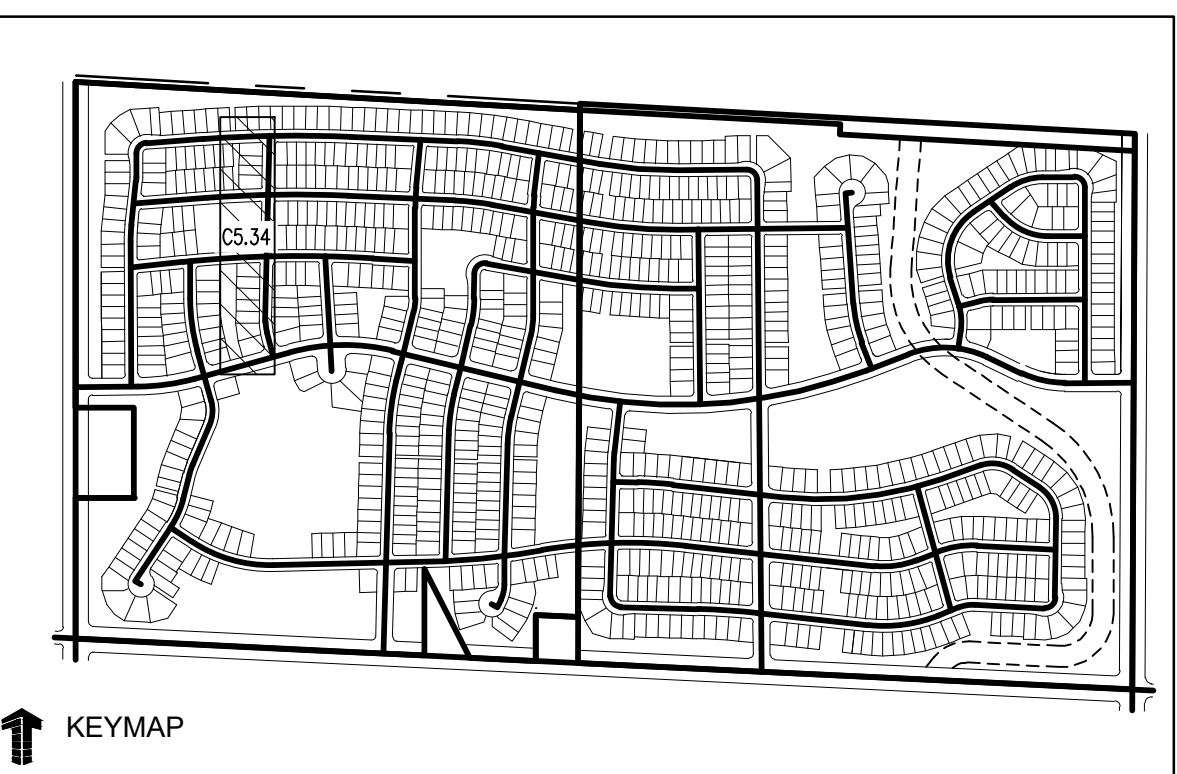
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HEREFORD STREET PLAN AND PROFILE

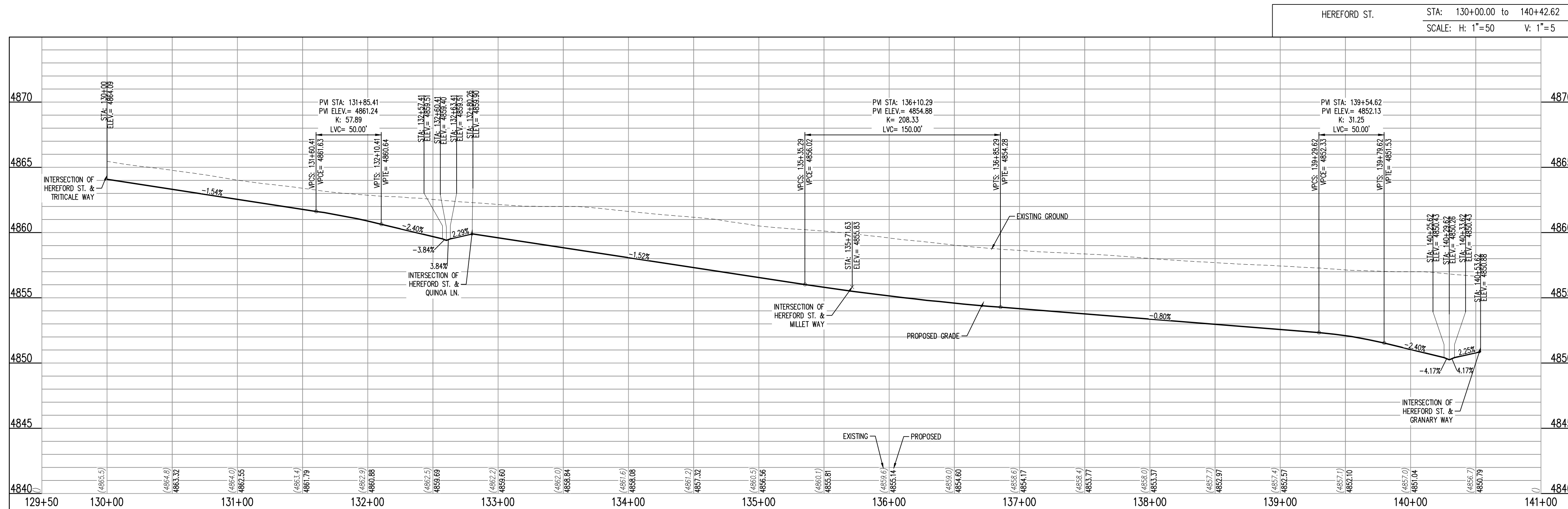
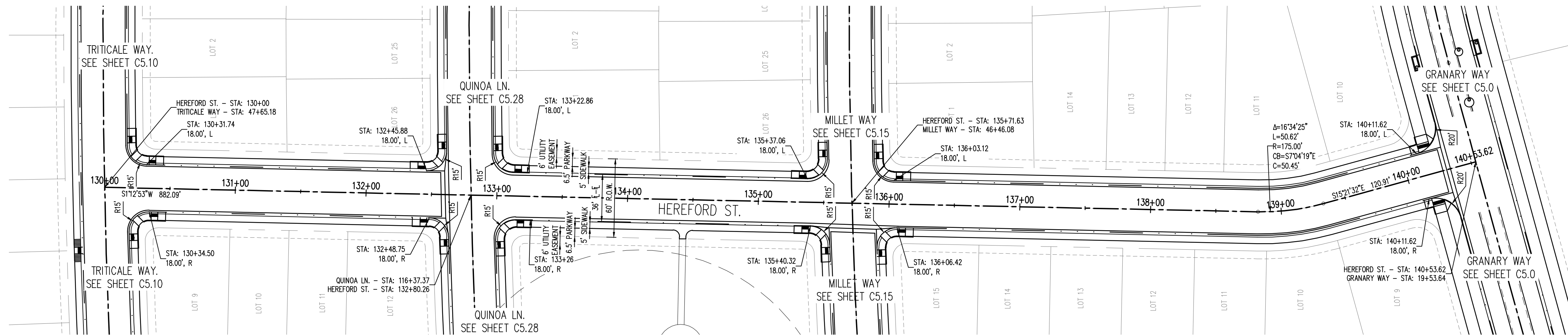
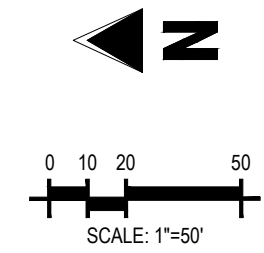
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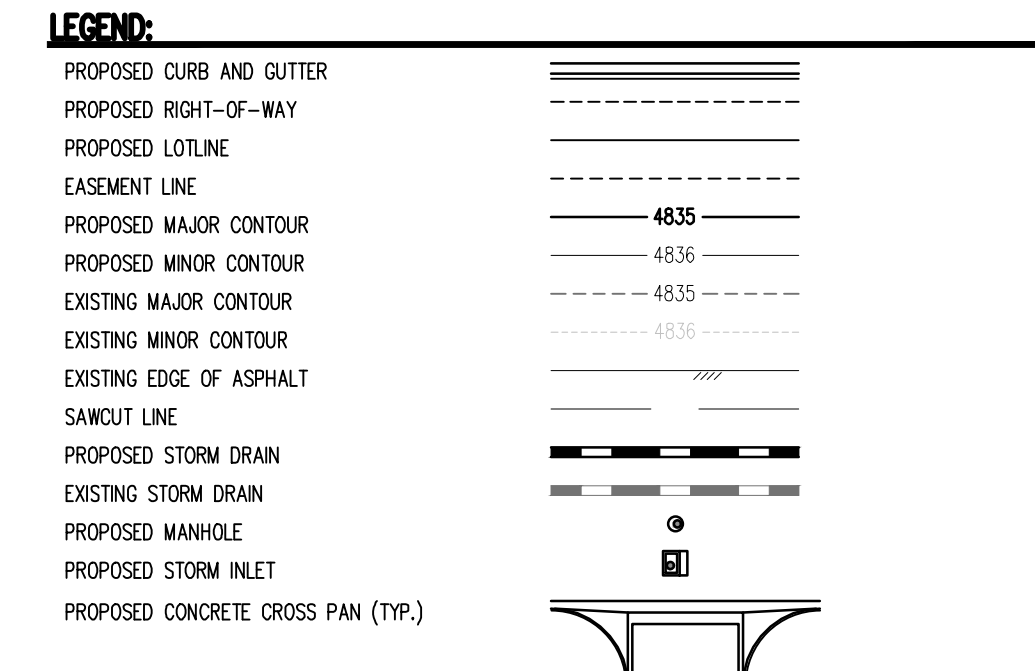
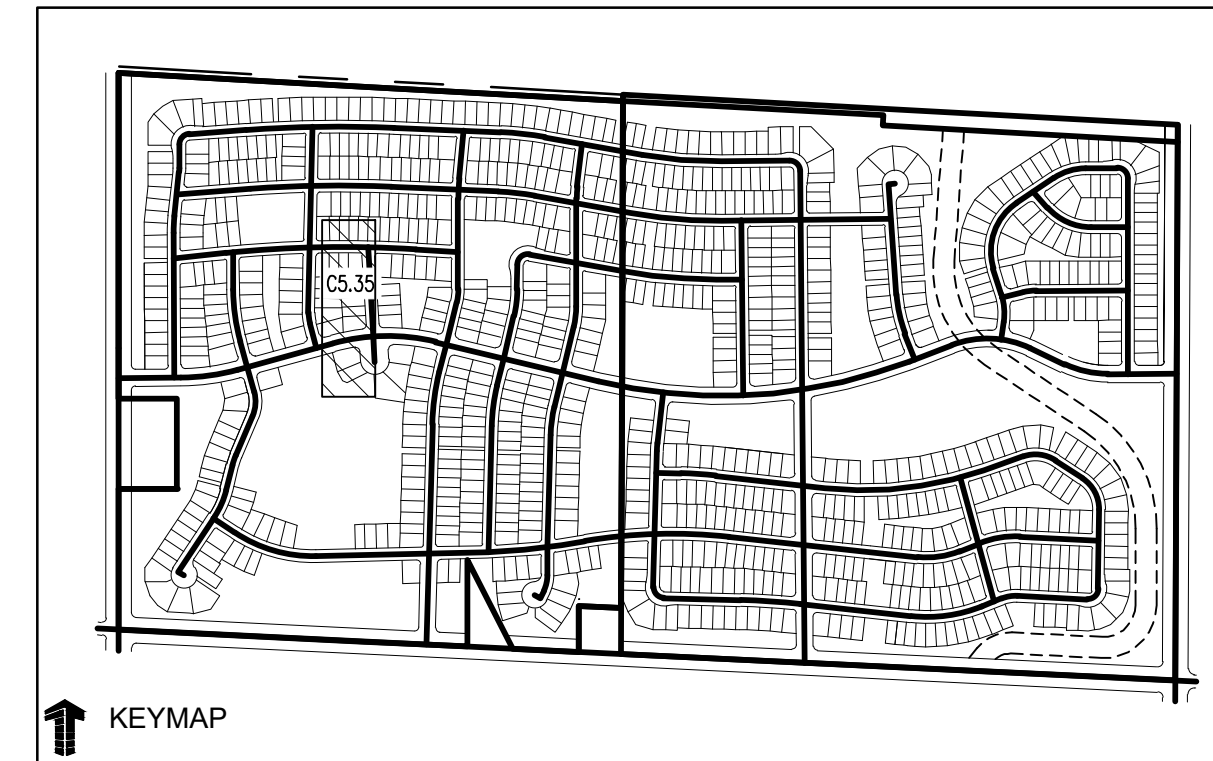
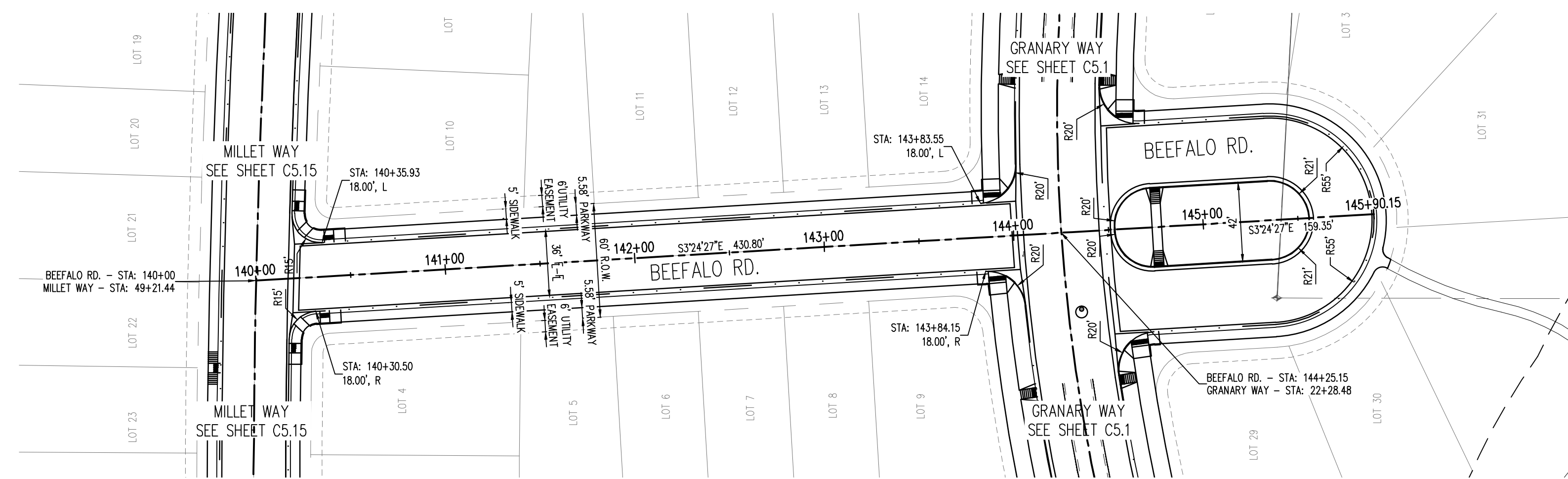
LEGEND:

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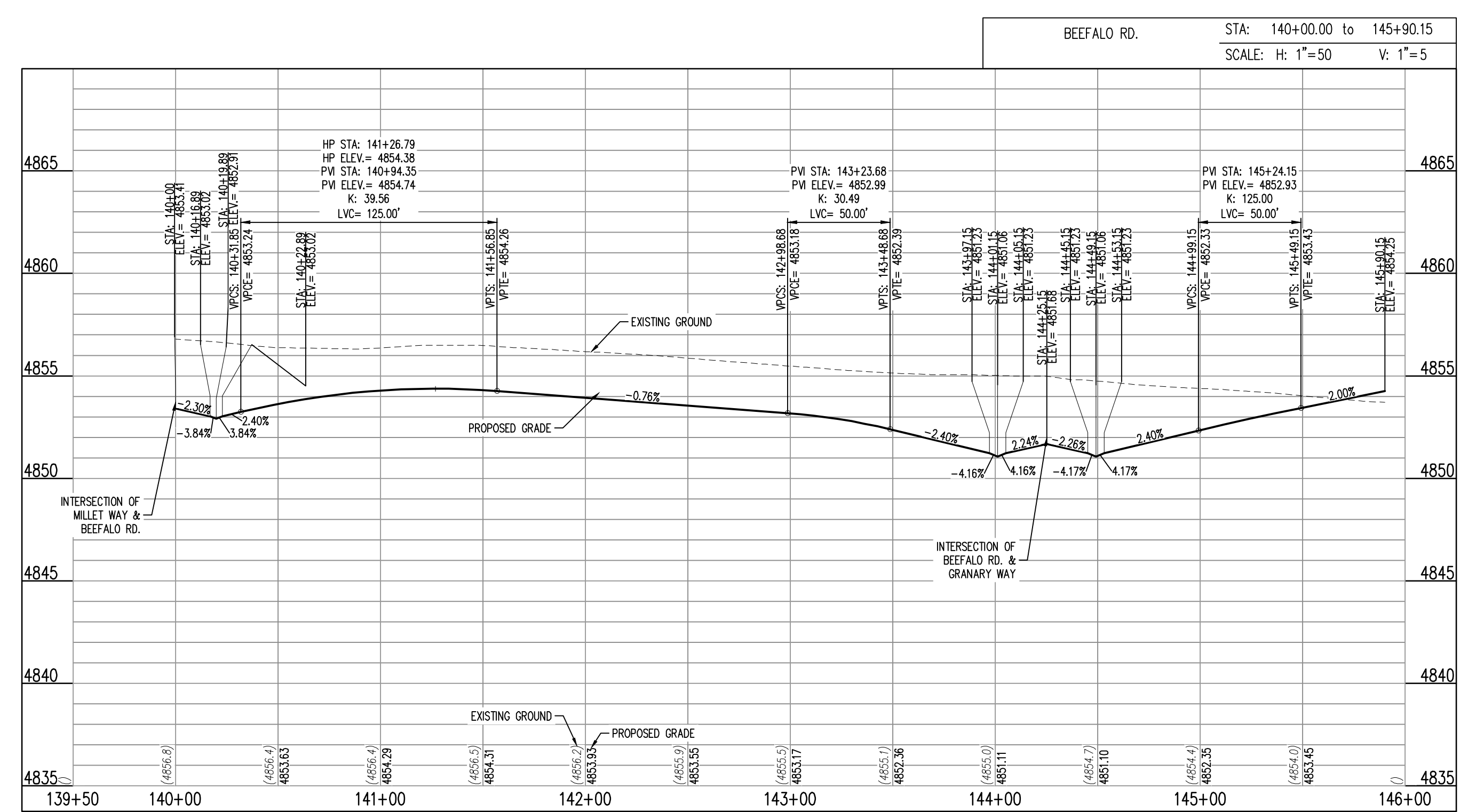


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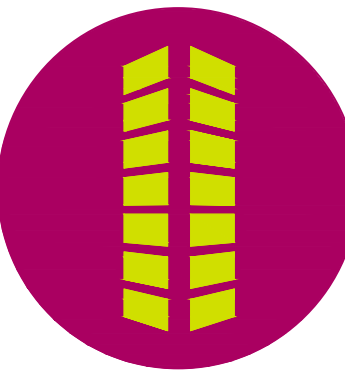
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BEEFALO ROAD PLAN AND PROFILE

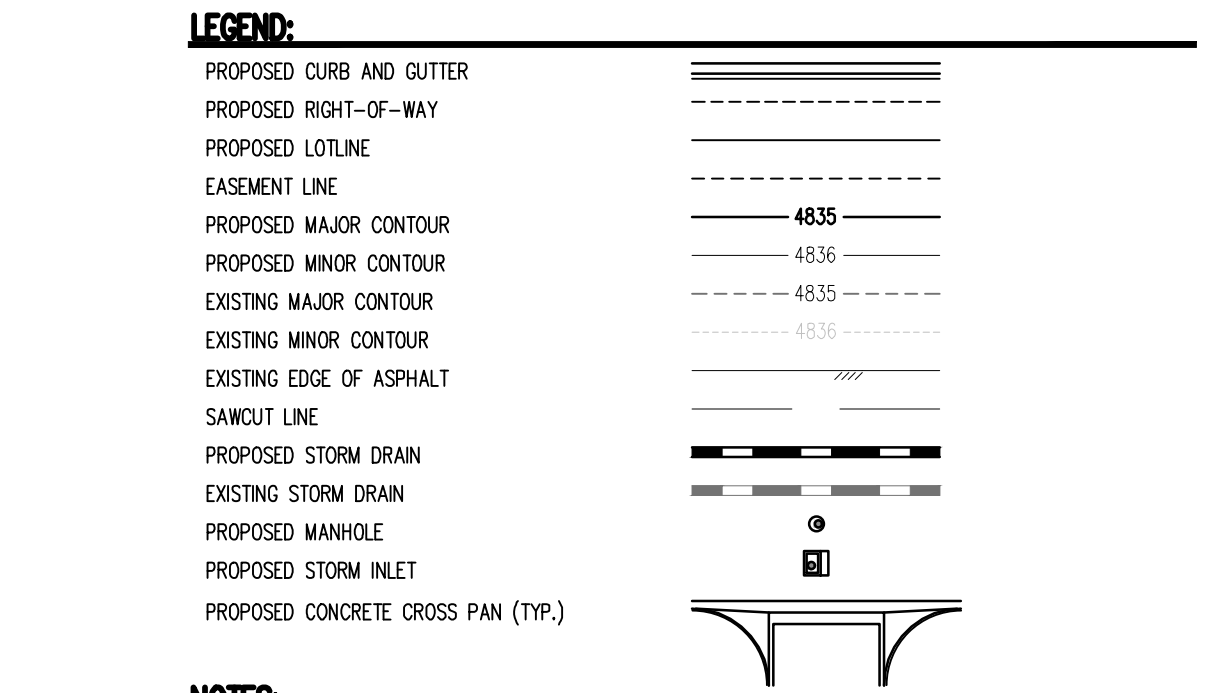
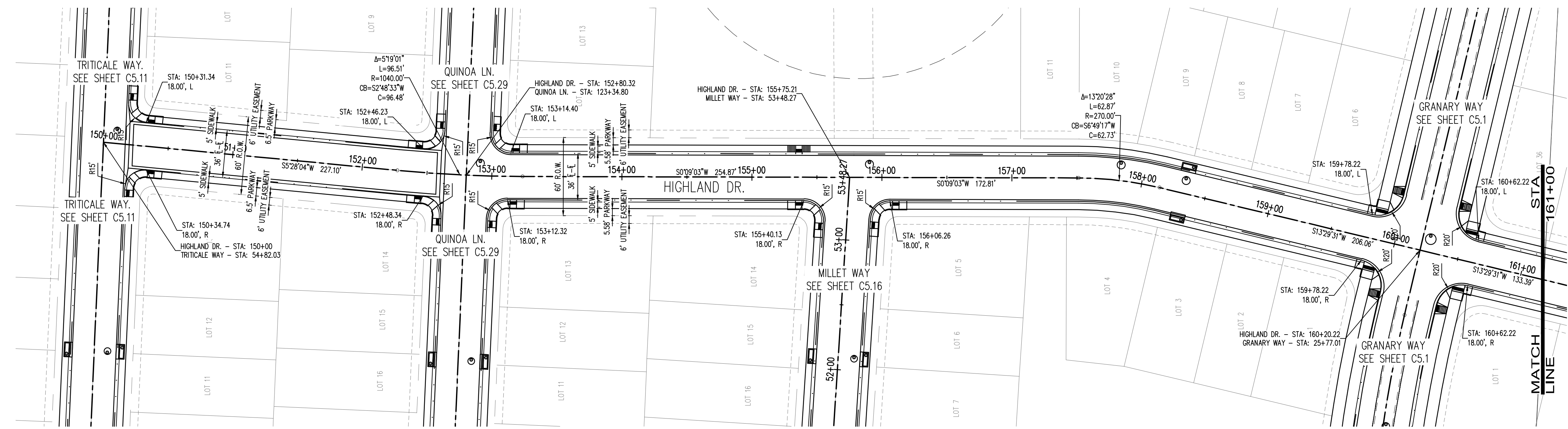
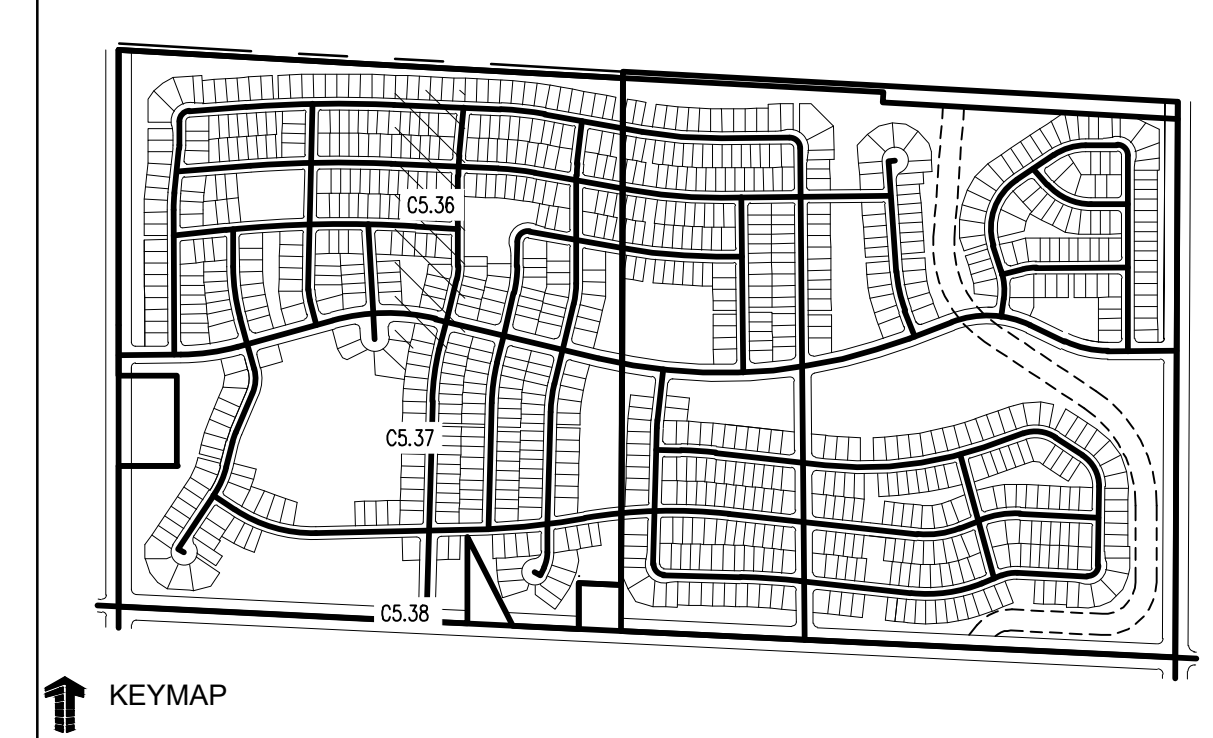
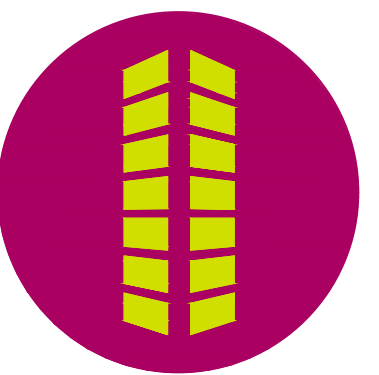
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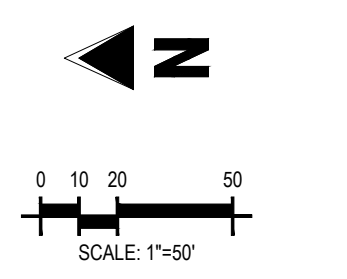
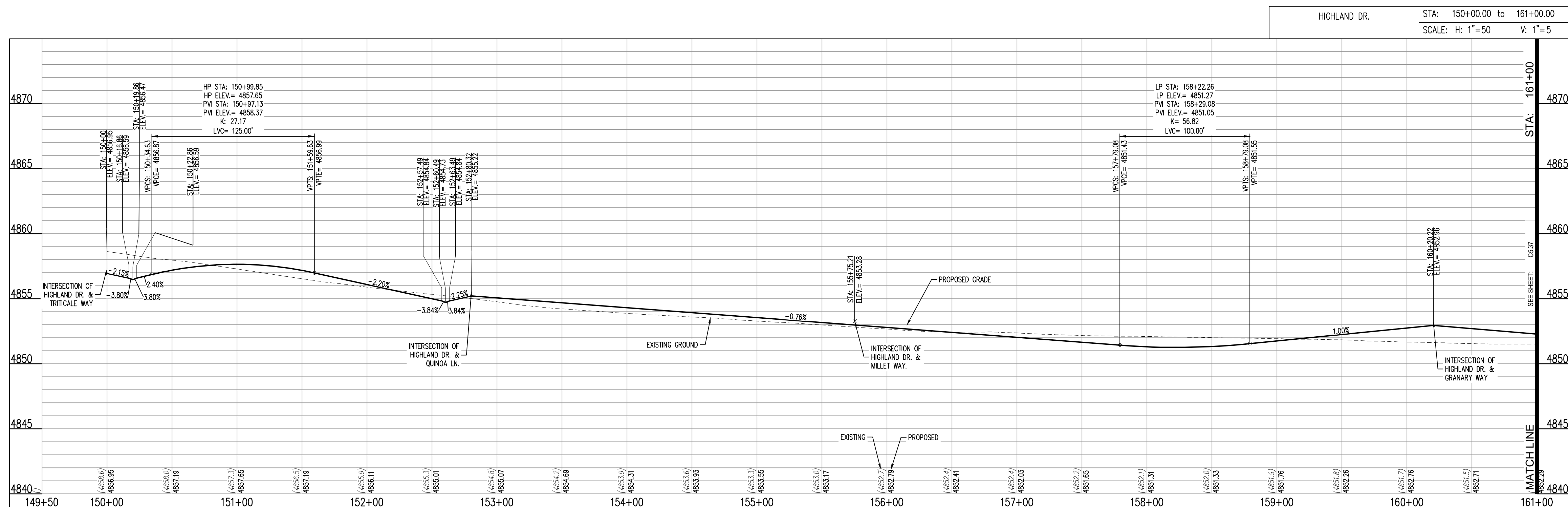
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THE GRANARY PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH0000220
 Drawn By:
 Checked By:
 Date: 04.09.2021

HIGHLAND DRIVE PLAN AND PROFILE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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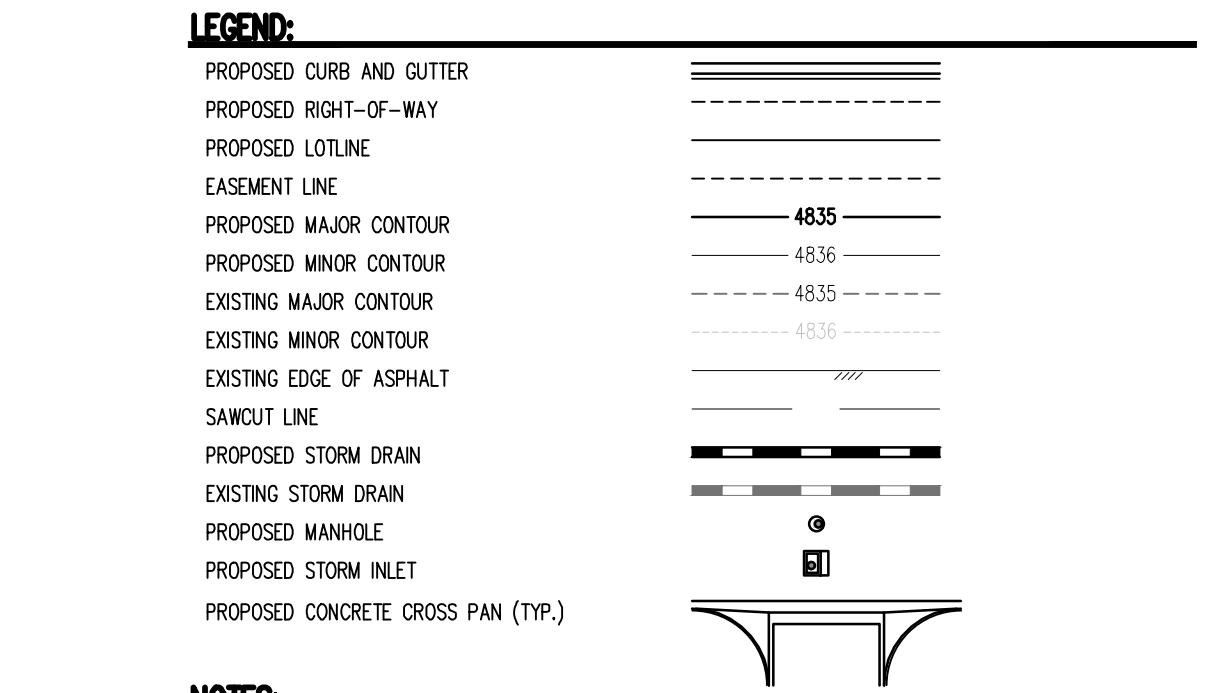
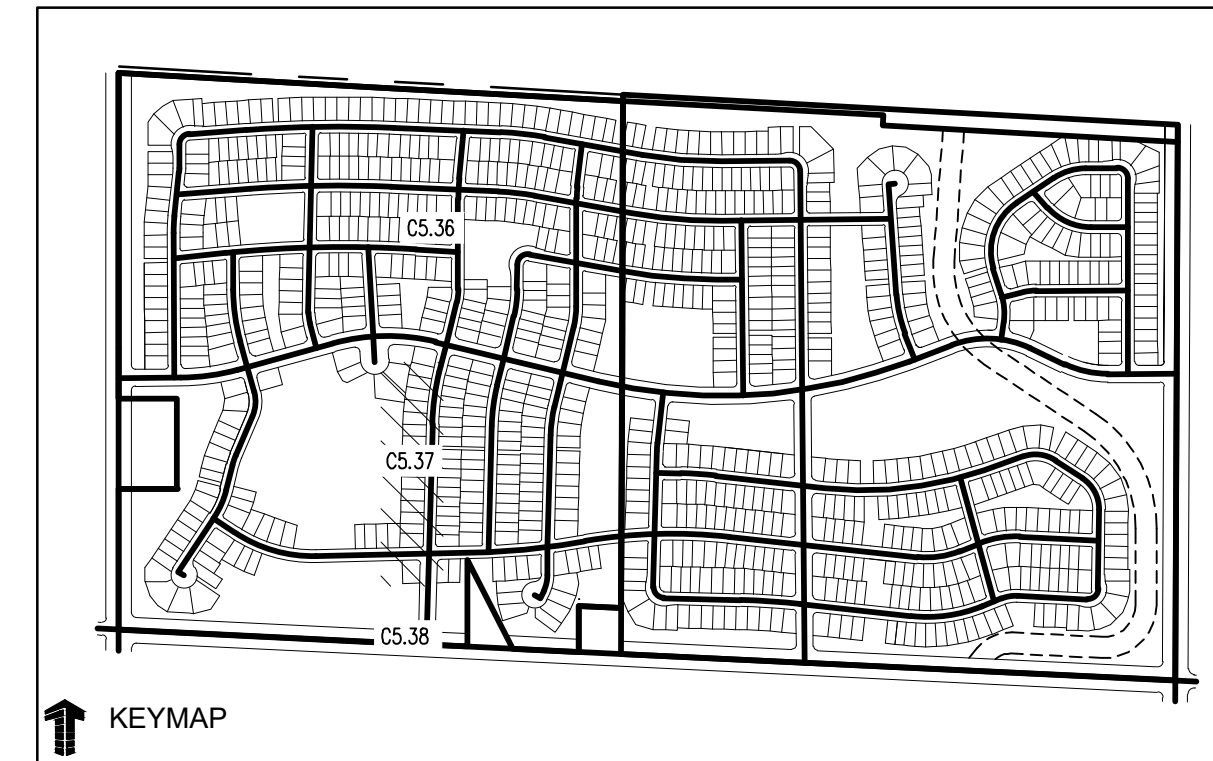
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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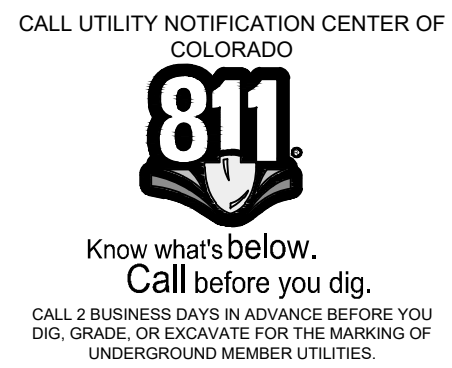
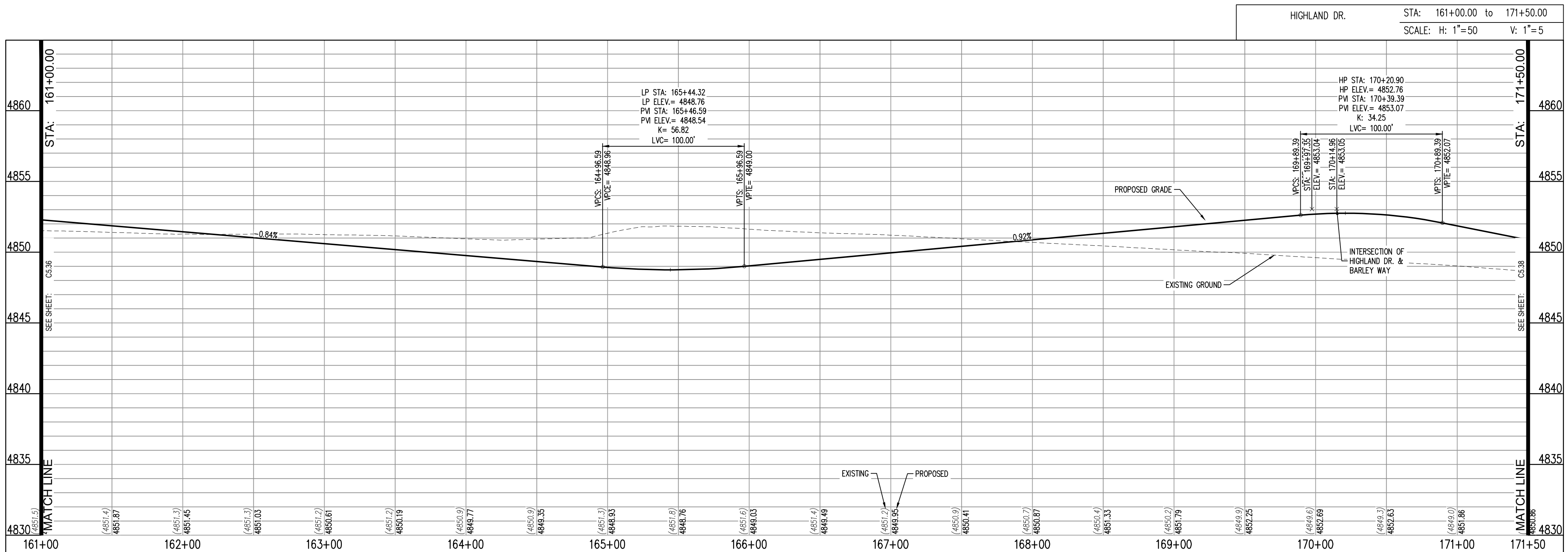
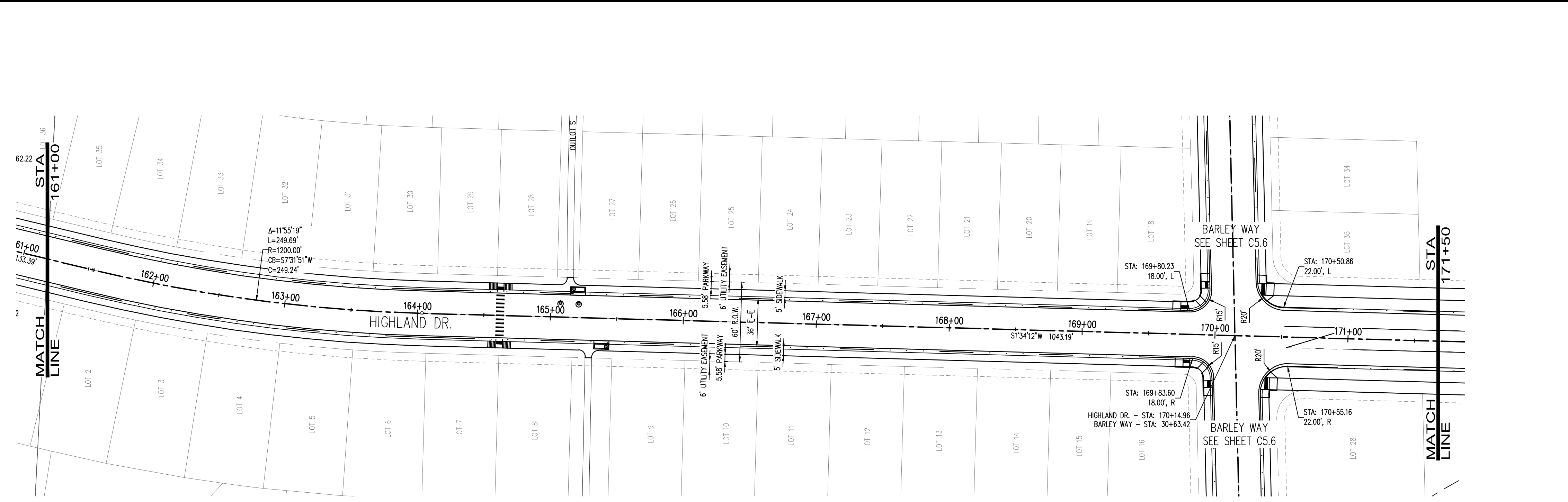
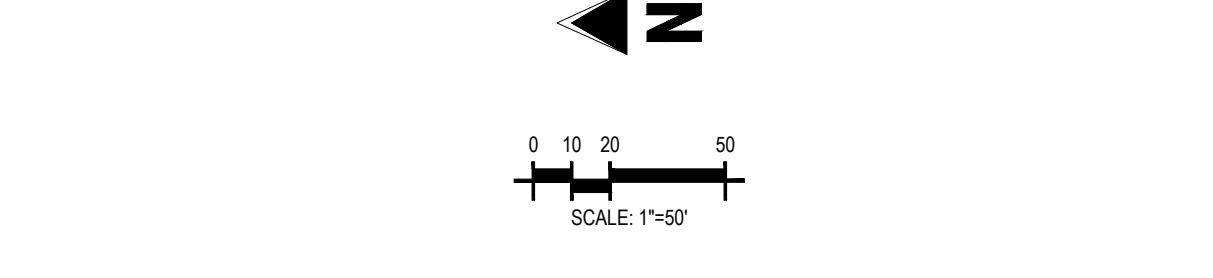
Project No: HFH000020
Drawn By:
Checked By:
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HIGHLAND DRIVE PLAN AND PROFILE

C5.37



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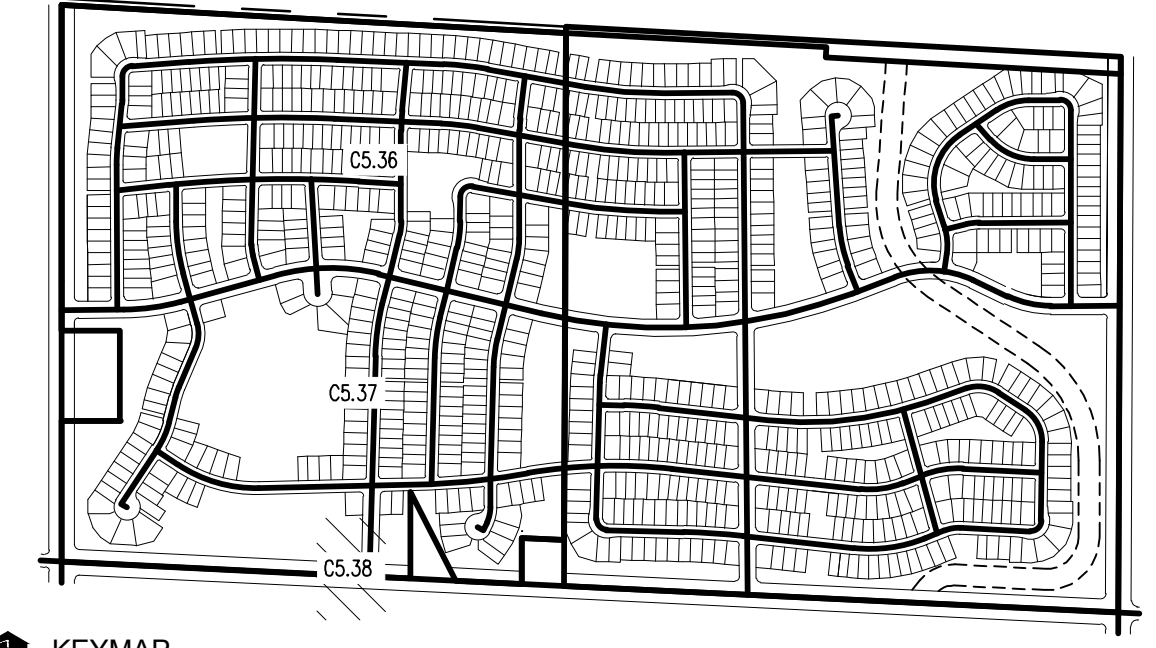
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By:
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Date: 04.09.2021

HIGHLAND DRIVE PLAN AND PROFILE

C5.38



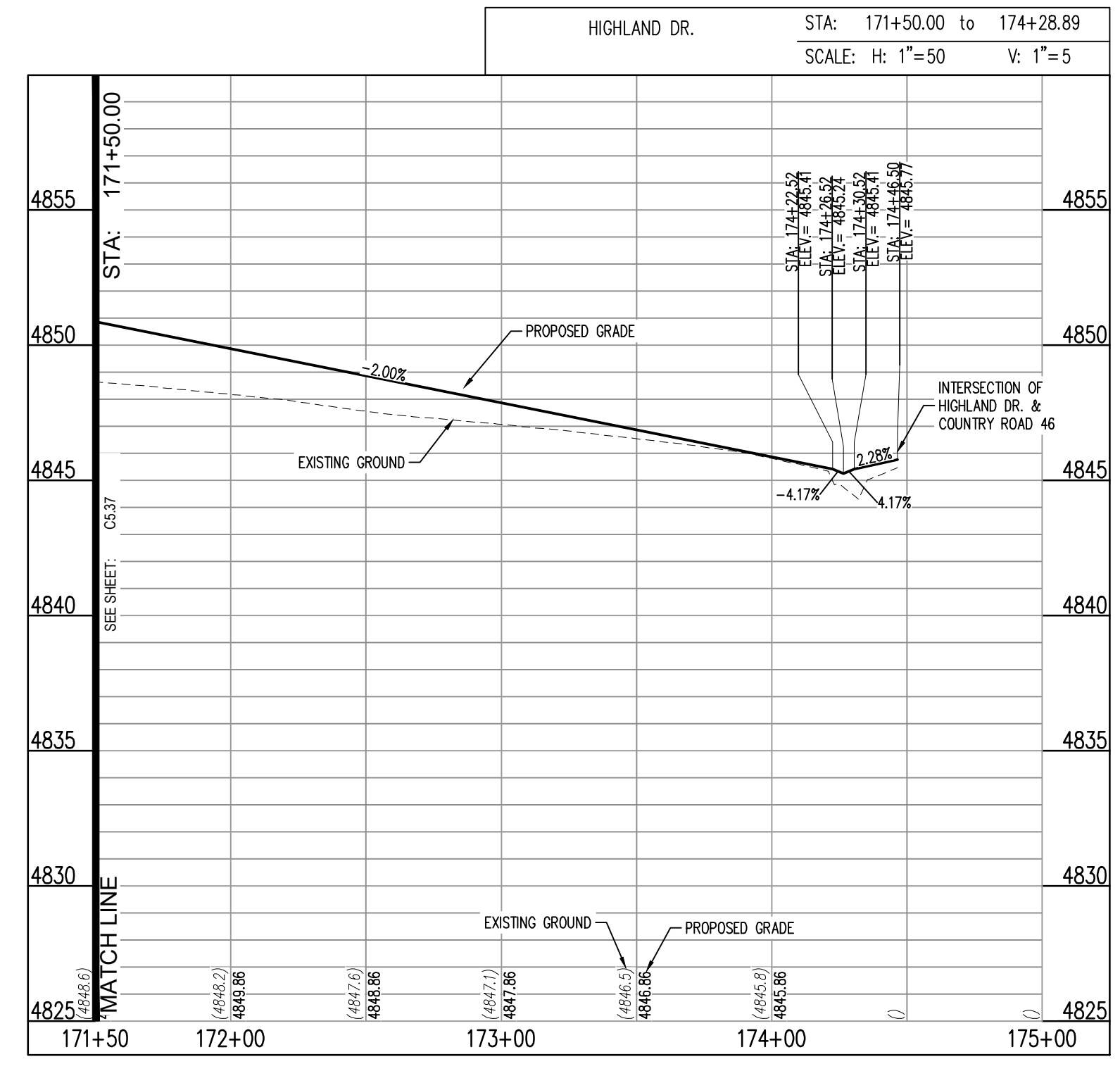
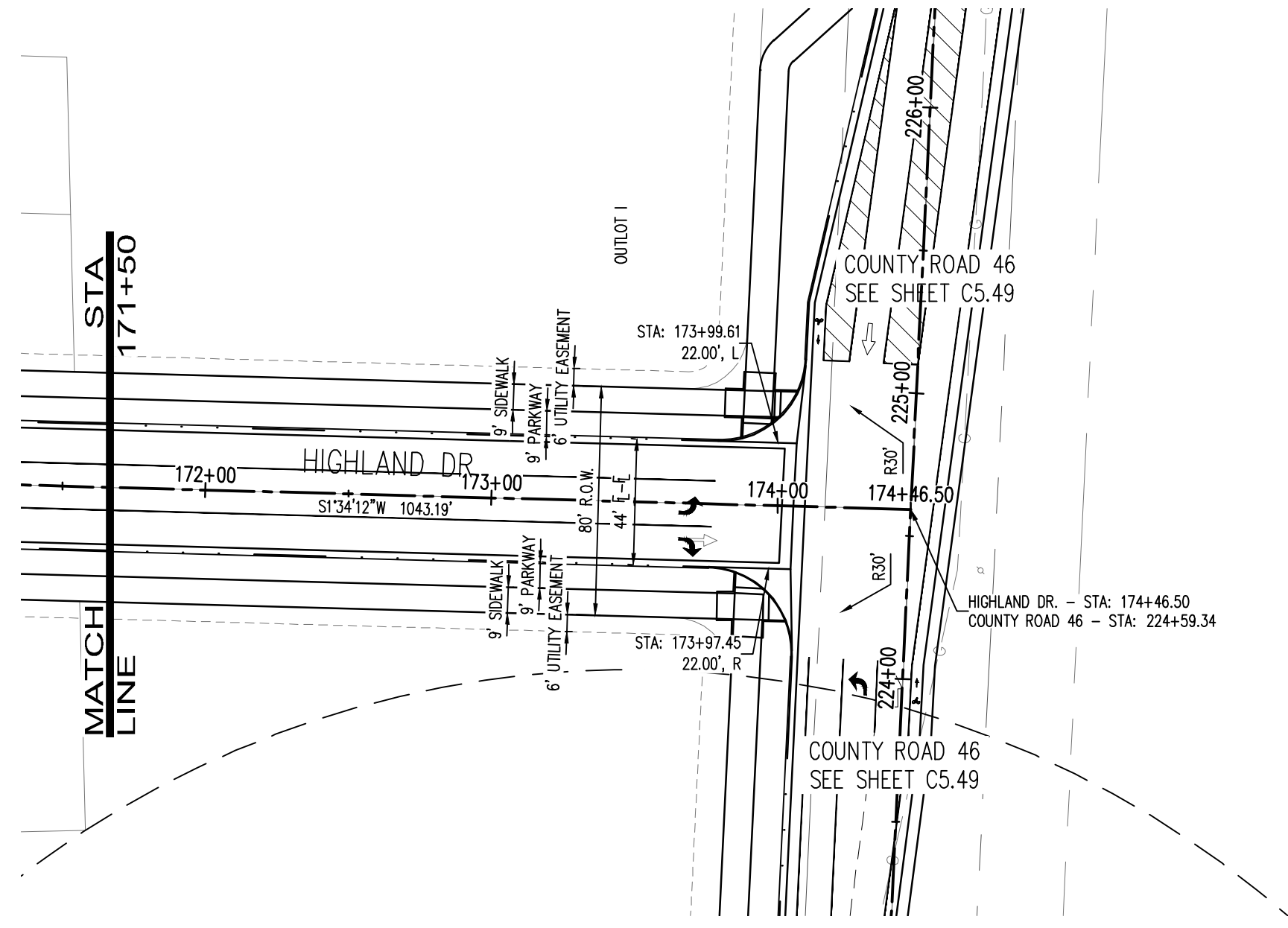
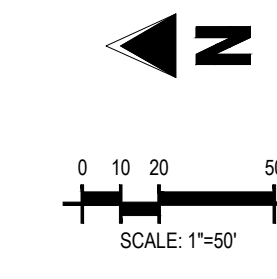
KEYMAP

LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- EXISTING EDGE OF ASPHALT
- SAWTOOTH LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

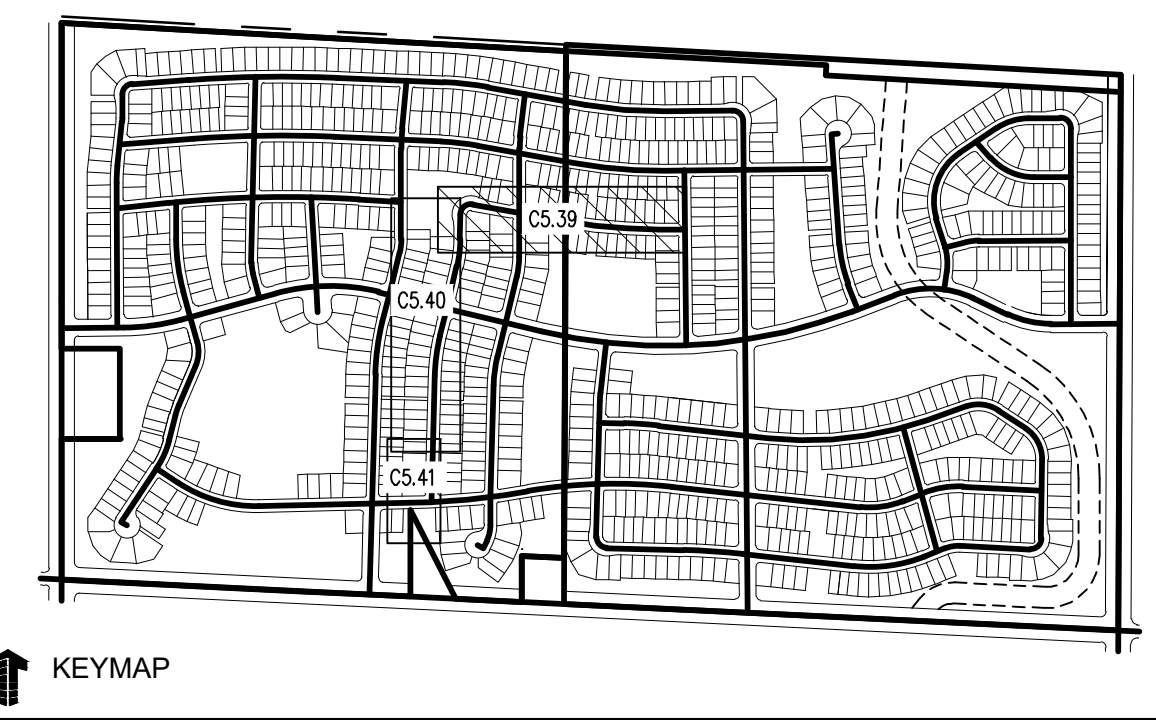
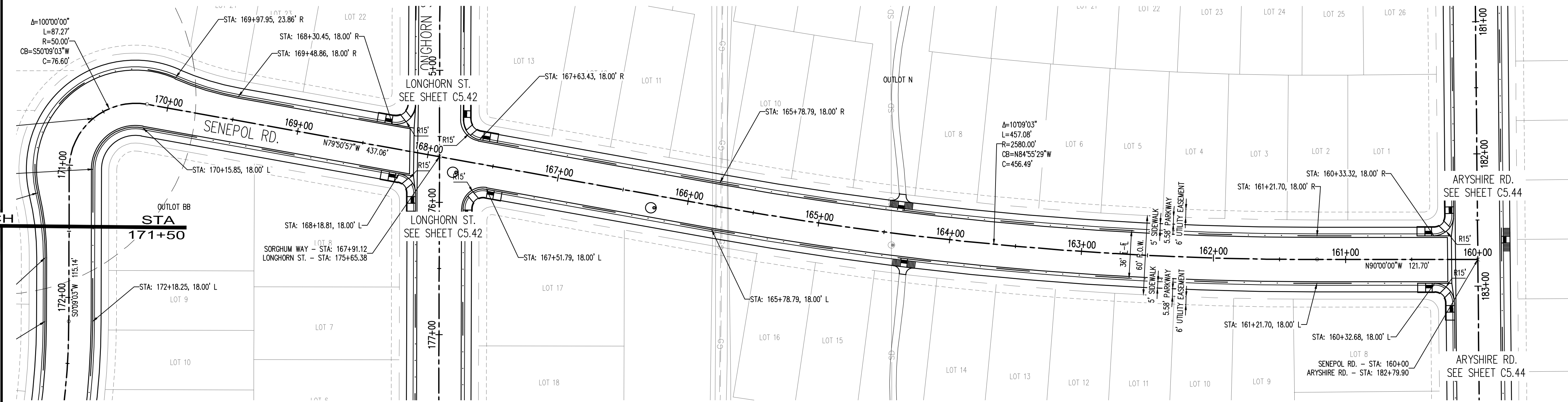
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3/23/2021 10:00 AM

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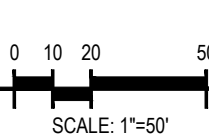
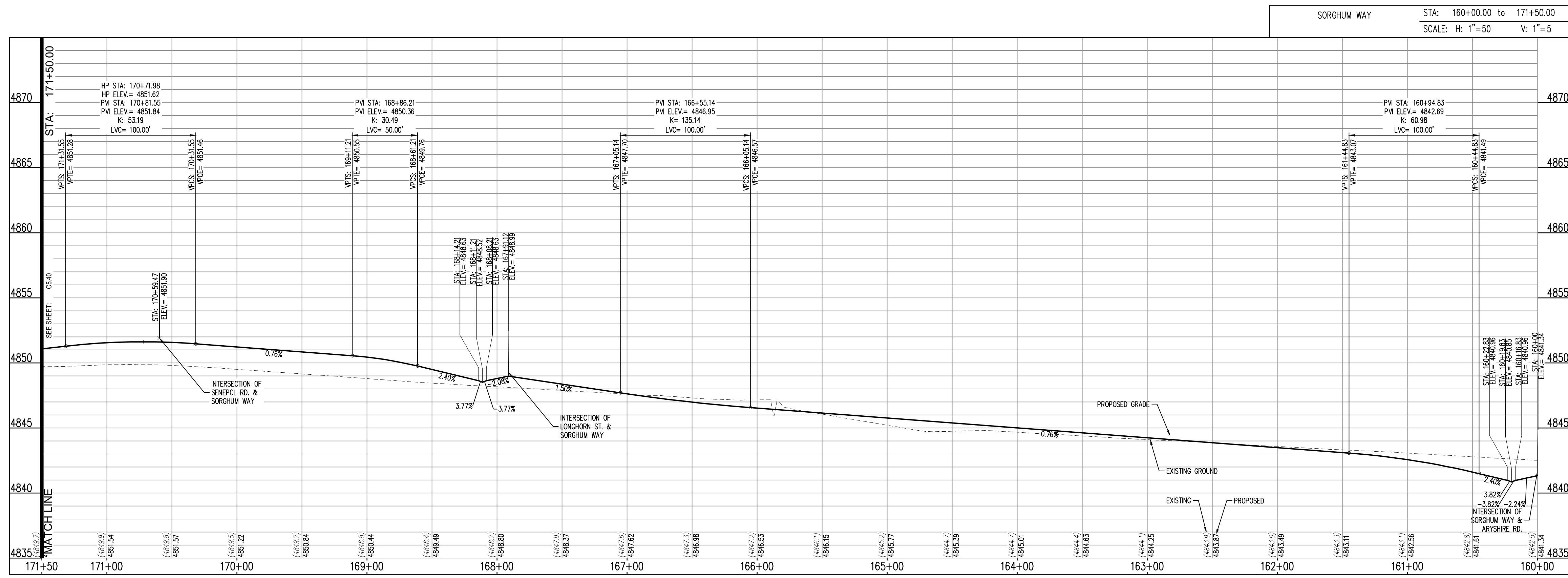
LEGEND:

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PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
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MATCH LINE

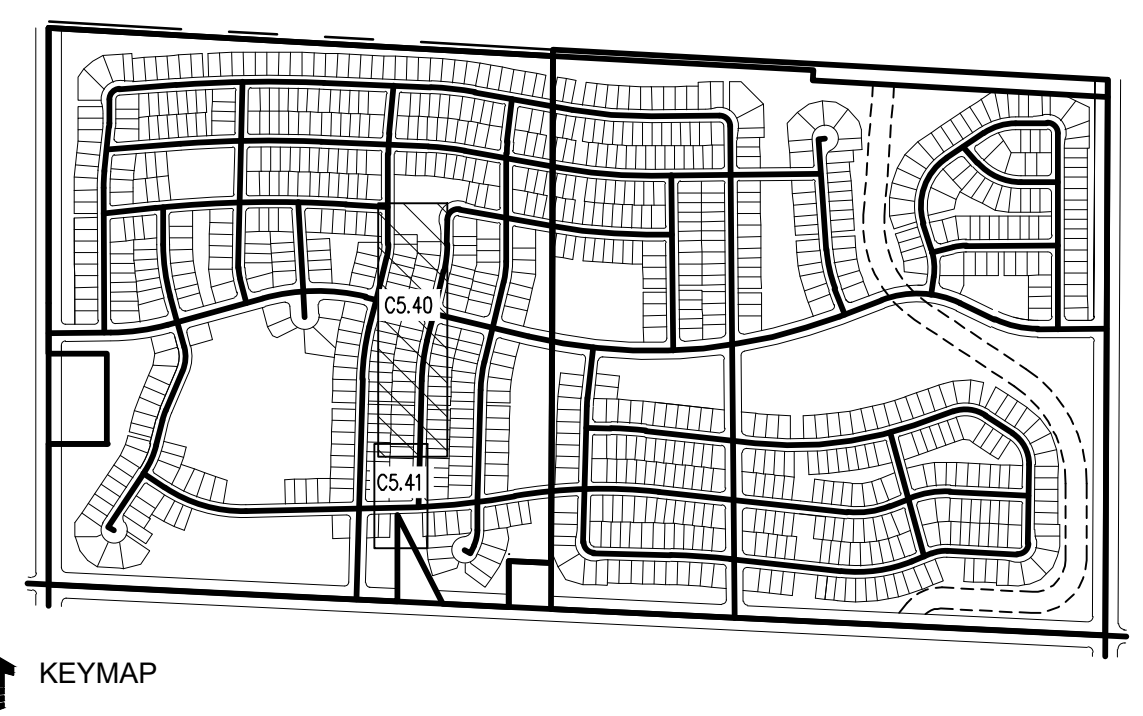
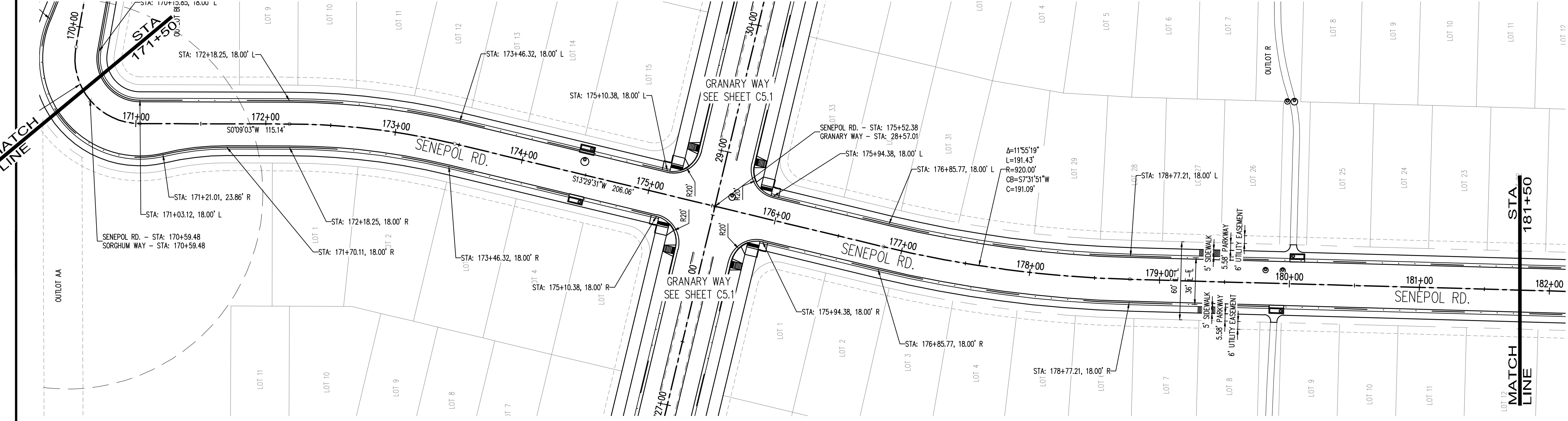


THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By:
Checked By:
Date: 04.09.2021

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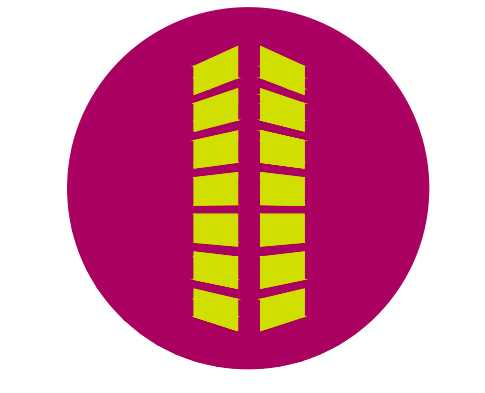
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LEGEND:

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

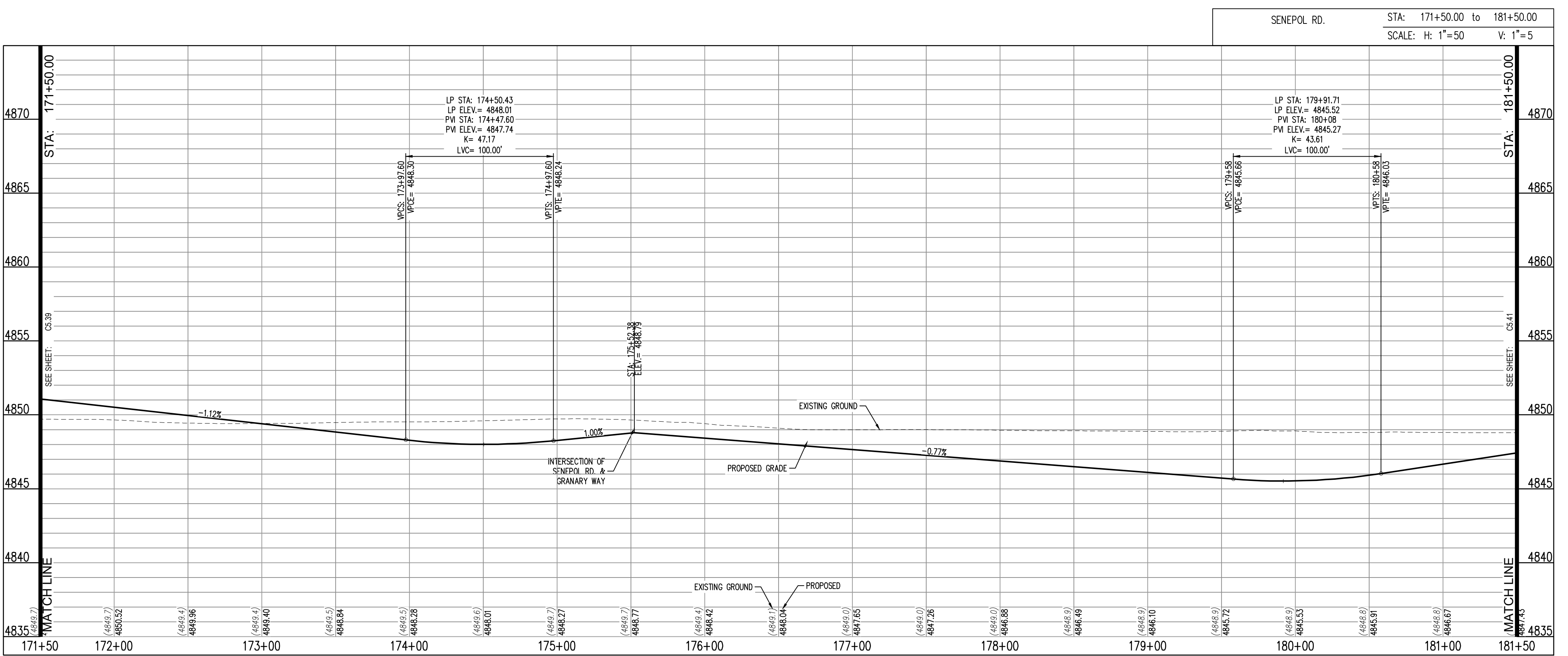
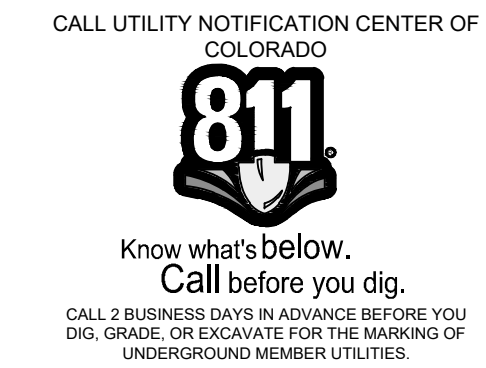
JOHNSTOWN, CO

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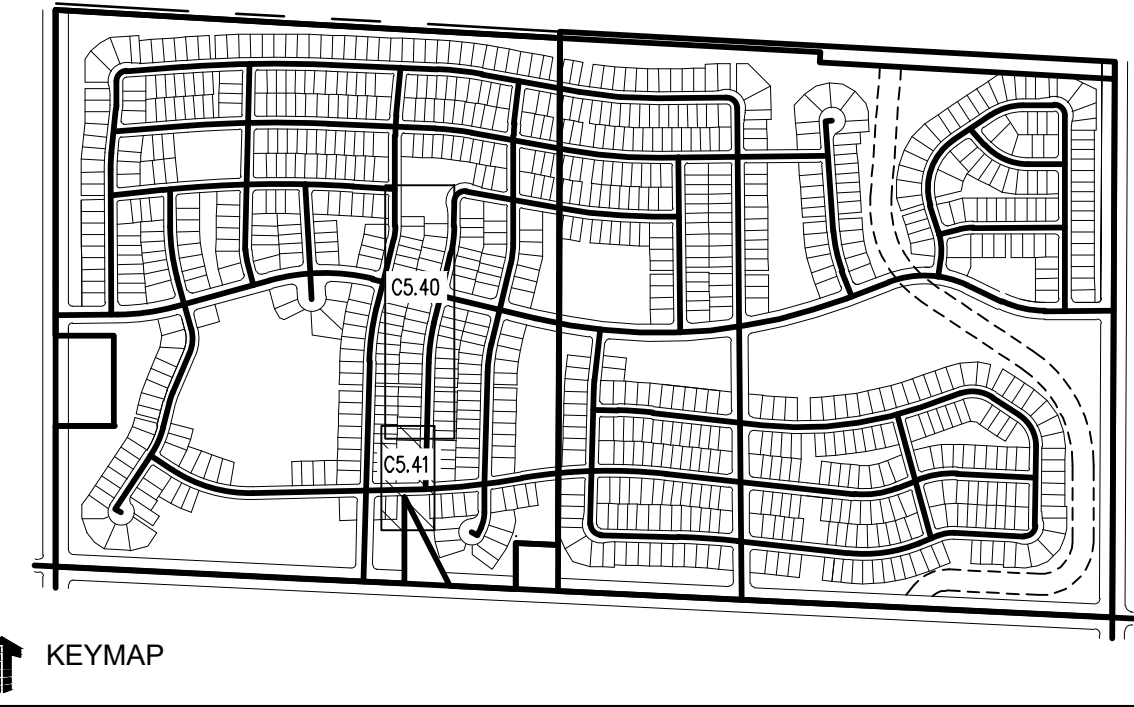
SENEPOL ROAD PLAN AND PROFILE

C5.40



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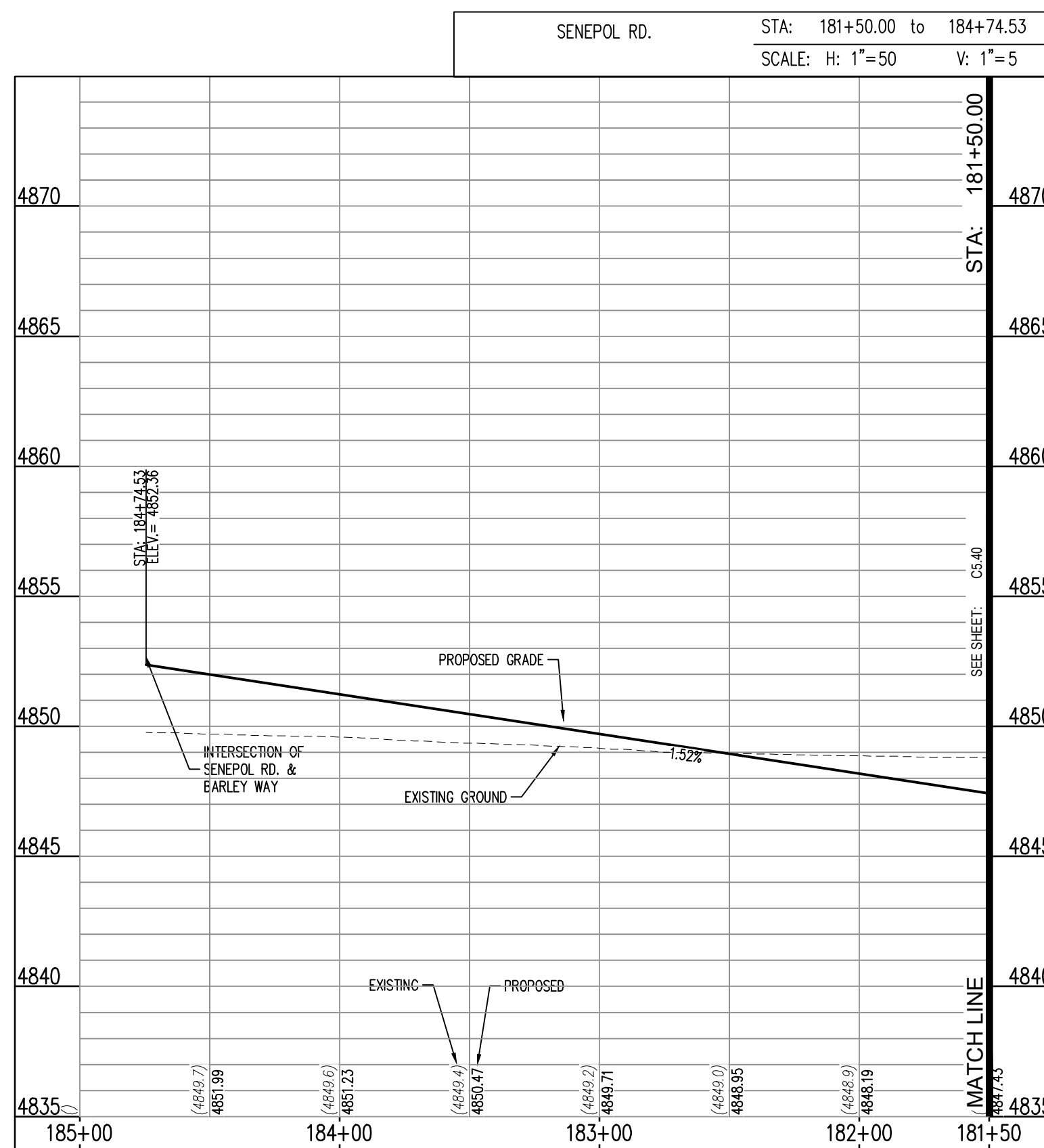
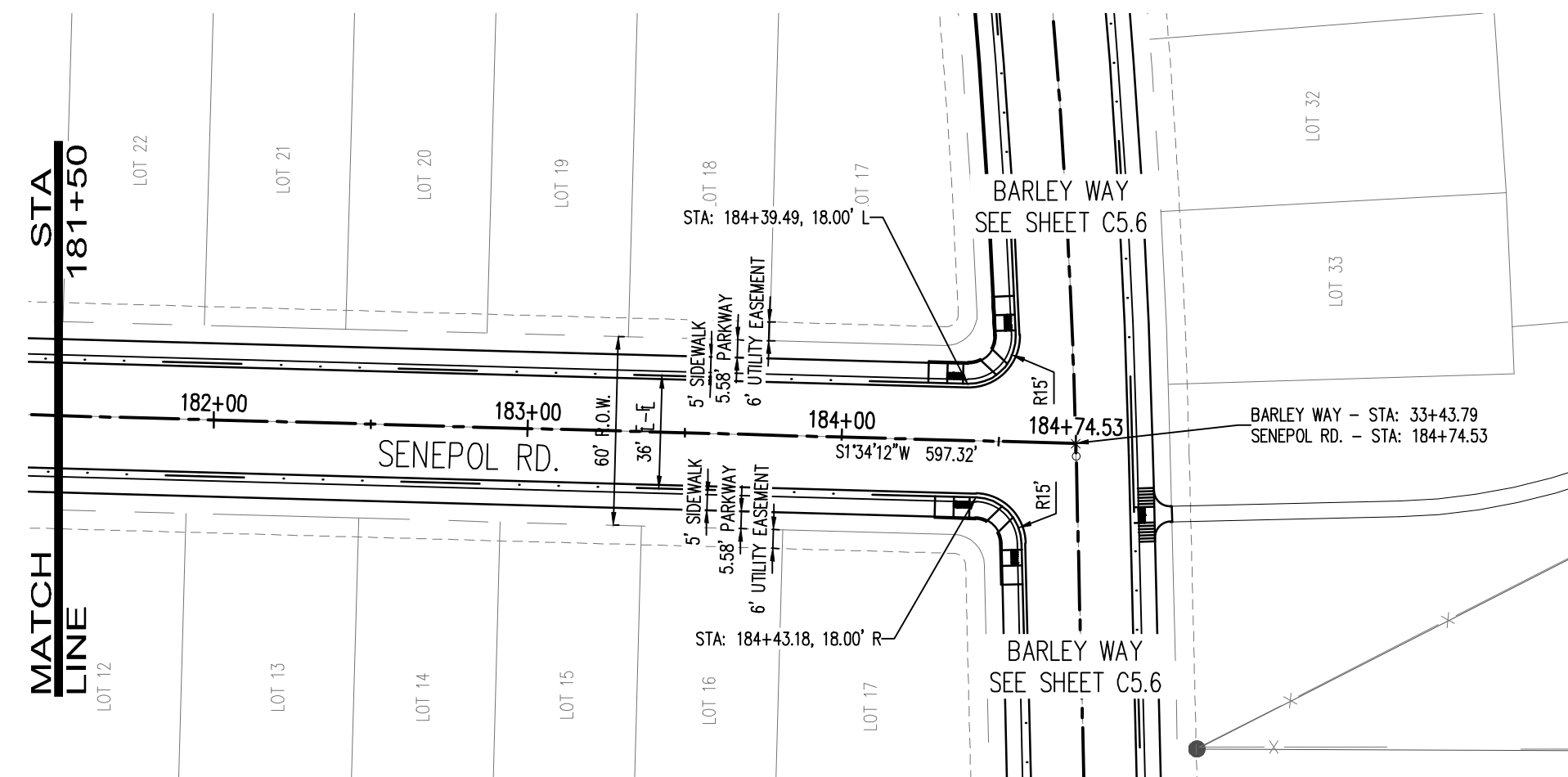
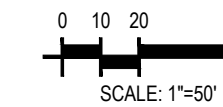
↑ KEYMAP

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- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
- EXISTING MAJOR CONTOUR 4835
- EXISTING MINOR CONTOUR 4836
- EXISTING EDGE OF ASPHALT
- SAWTOOTH LINE
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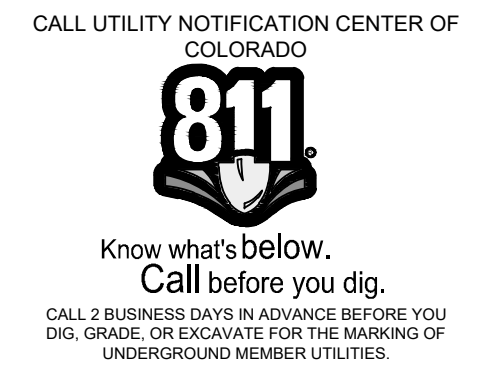
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

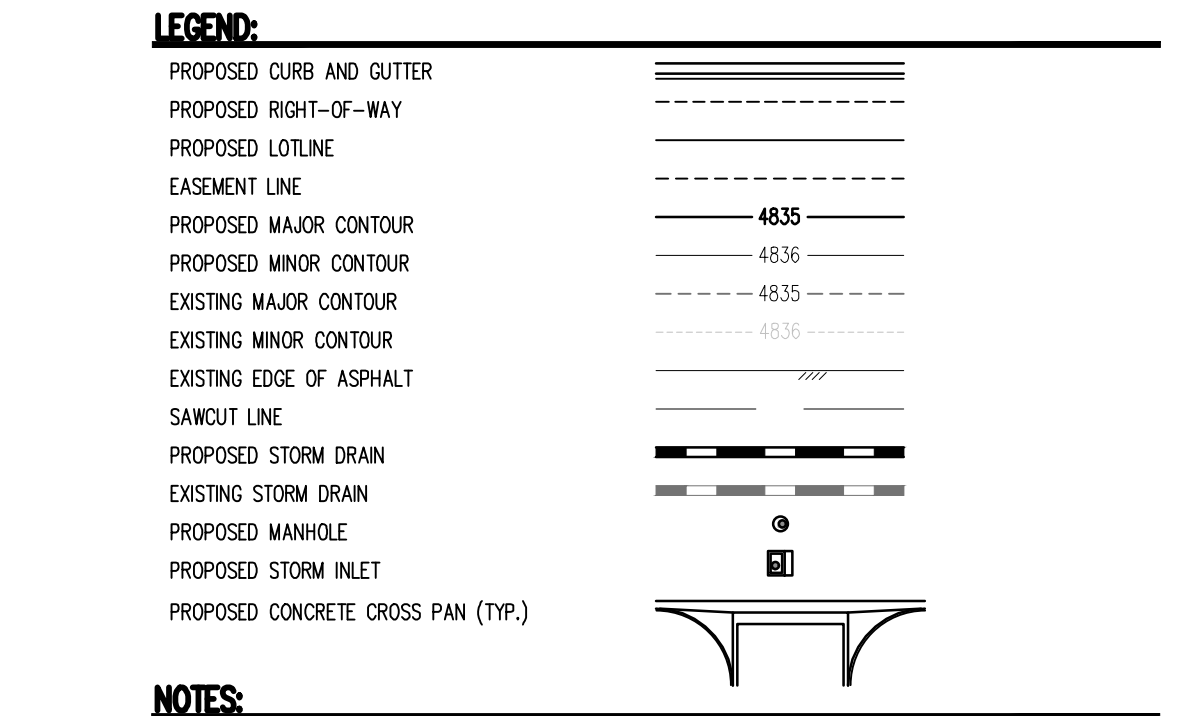
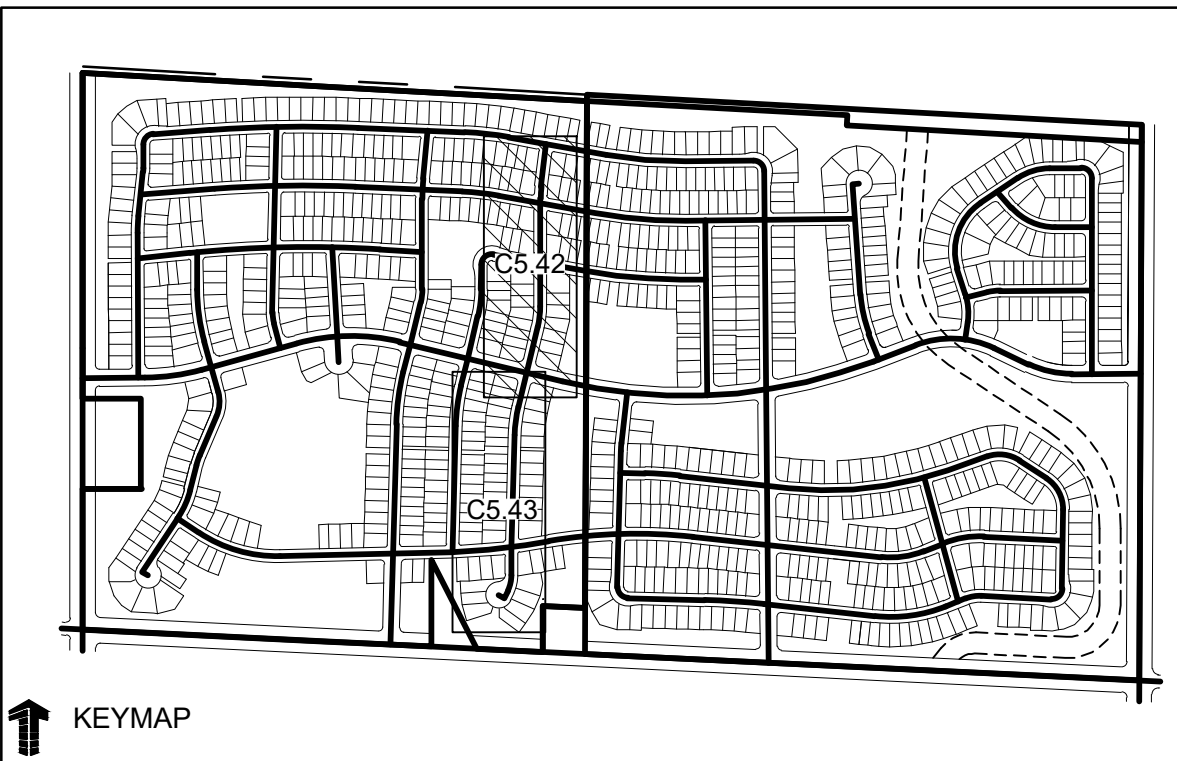
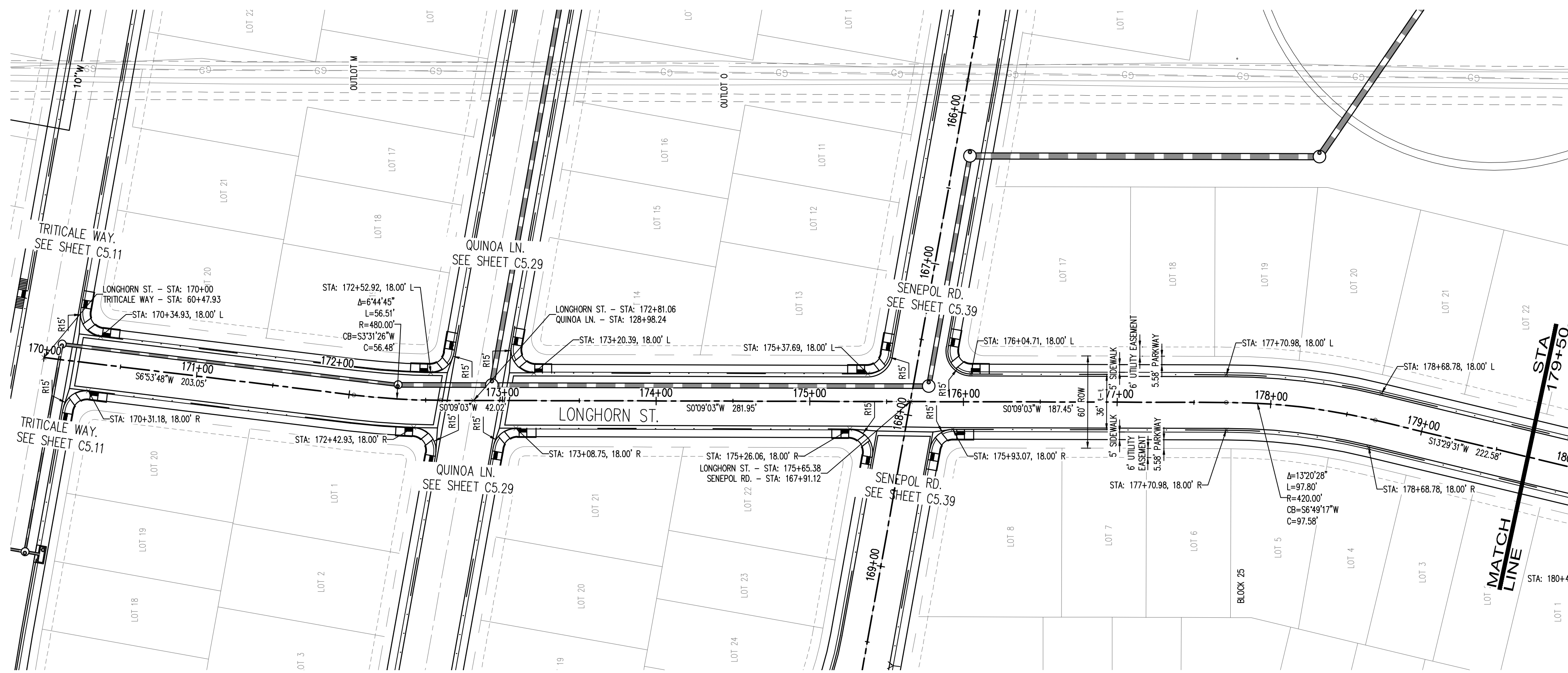
#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

SENEPOL ROAD PLAN AND PROFILE



C5.41

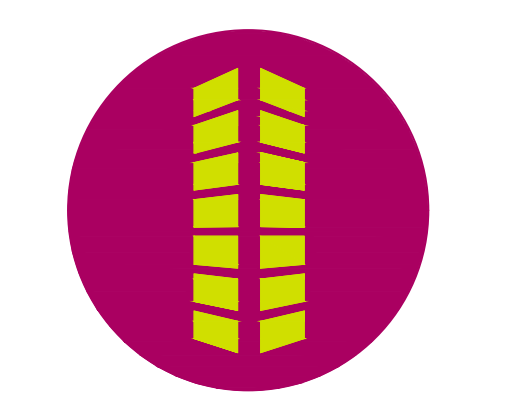


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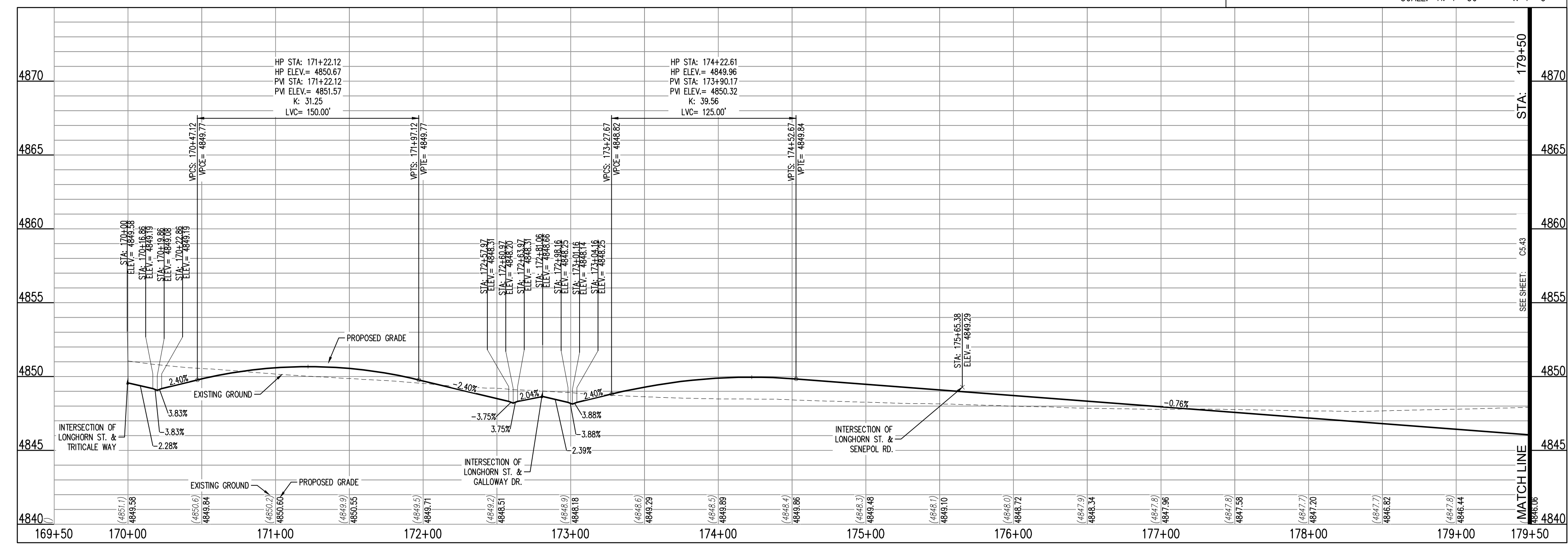
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 970.800.3300
 GallowayUS.com

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LONGHORN ST. STA: 170+00.00 to 179+50.00
 SCALE: H: 1"=50 V: 1"=5



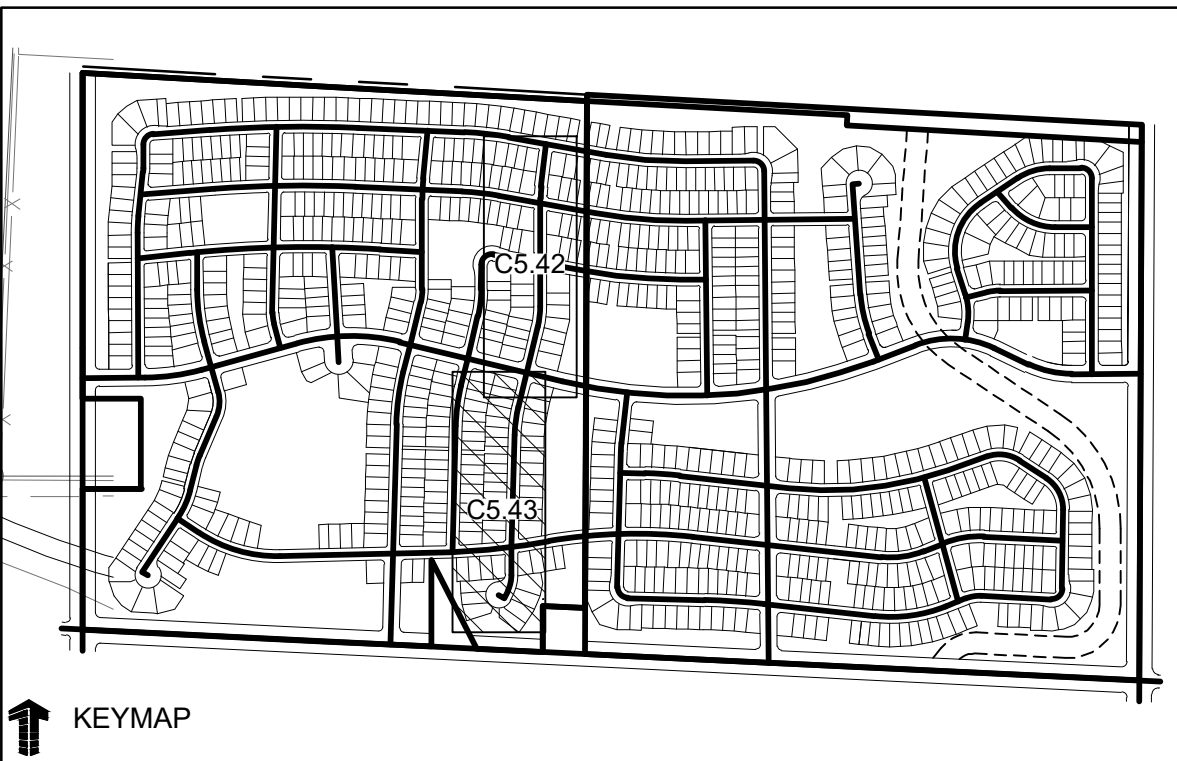
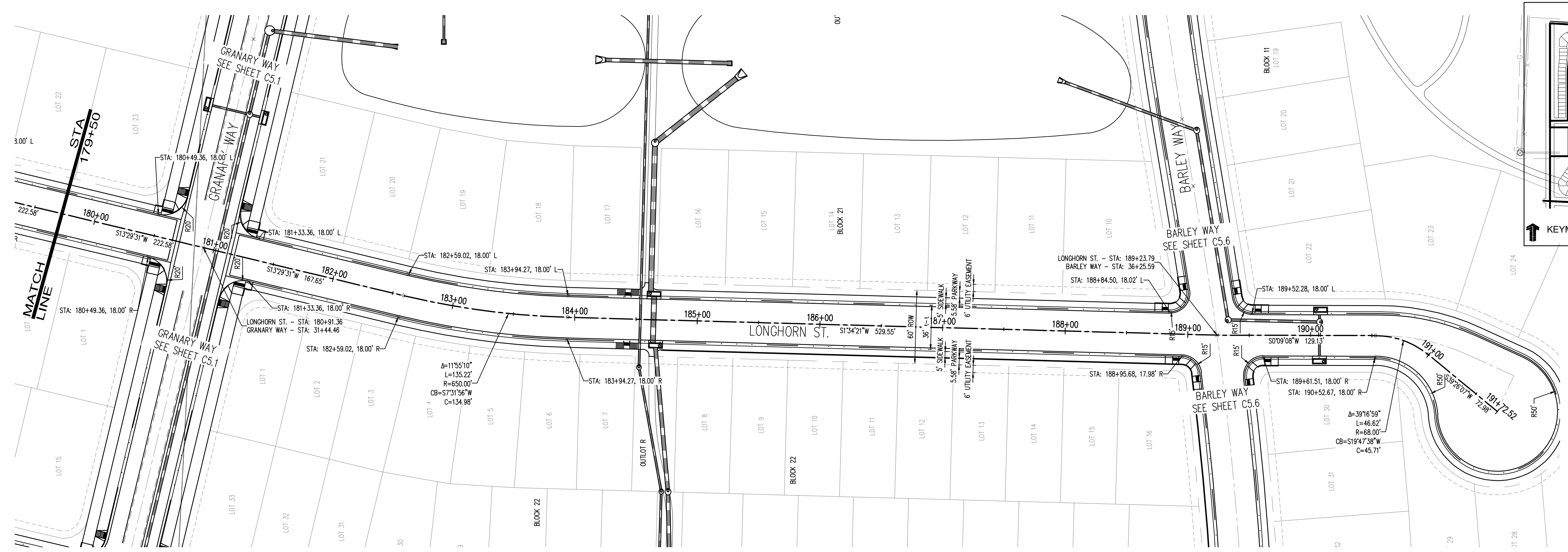
THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By: []
 Checked By: []
 Date: 04.09.2021



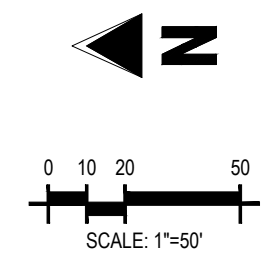
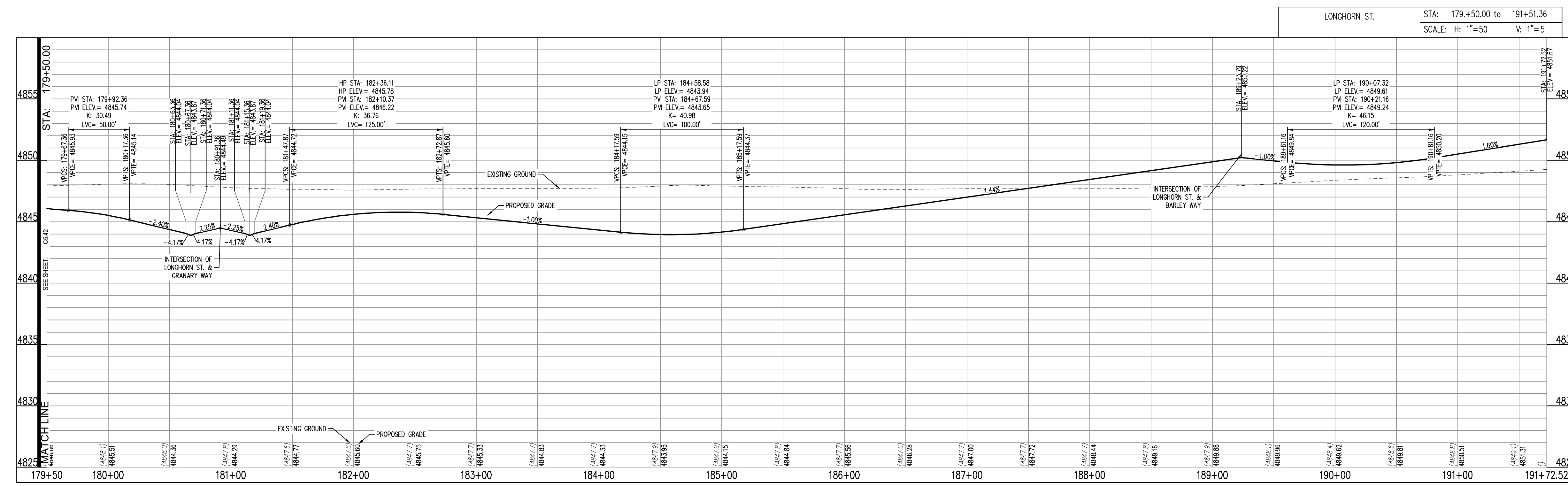
C5.42



LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EXISTING EDGE OF ASPHALT	
SAWTOOTH LINE	
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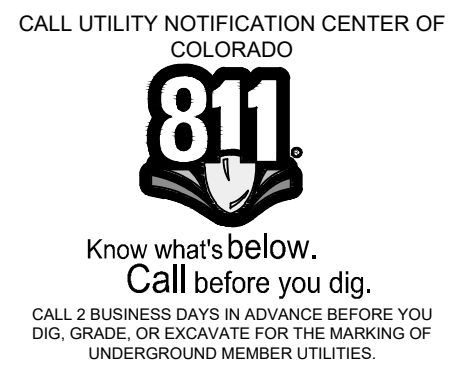
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

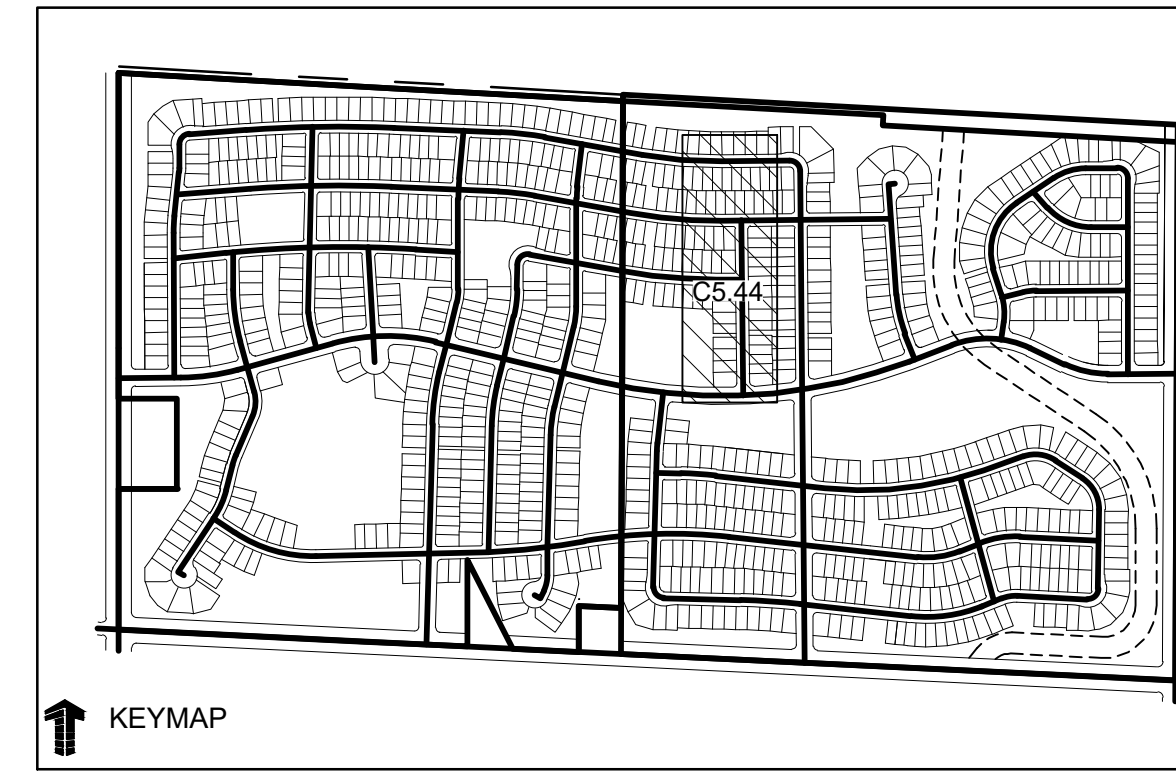
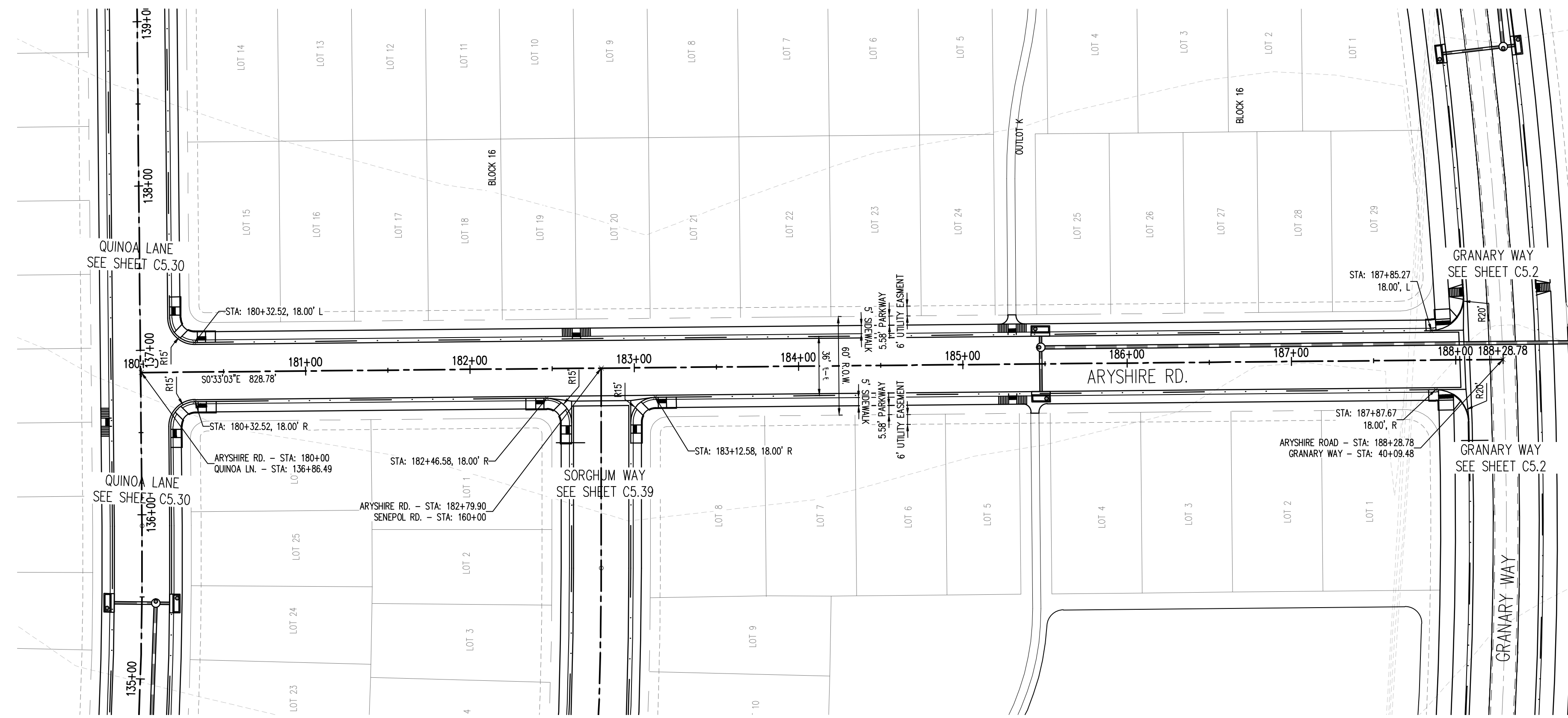
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Project No: HFH000020
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Checked By:
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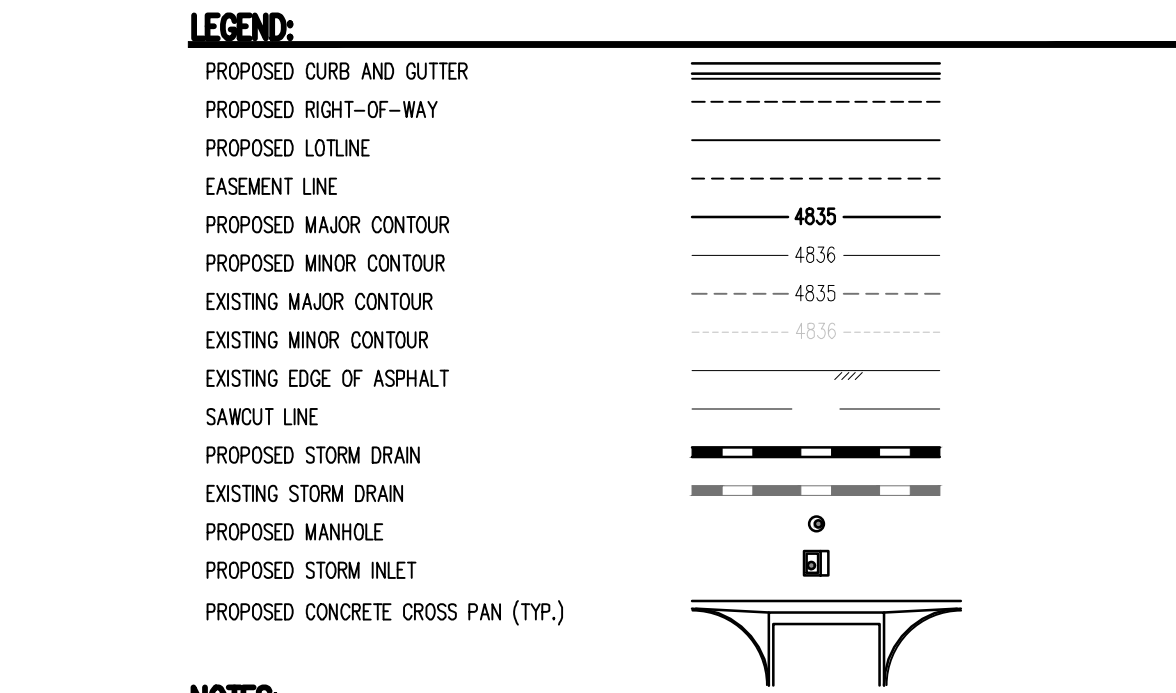
LONGHORN STREET PLAN AND PROFILE

C5.43

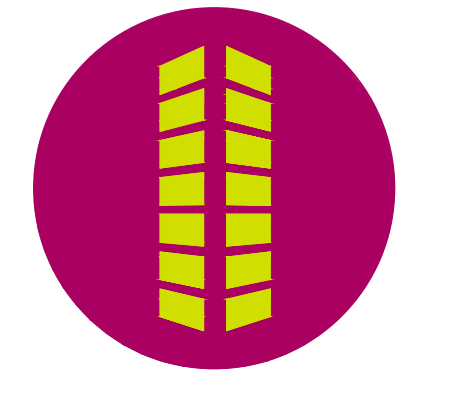


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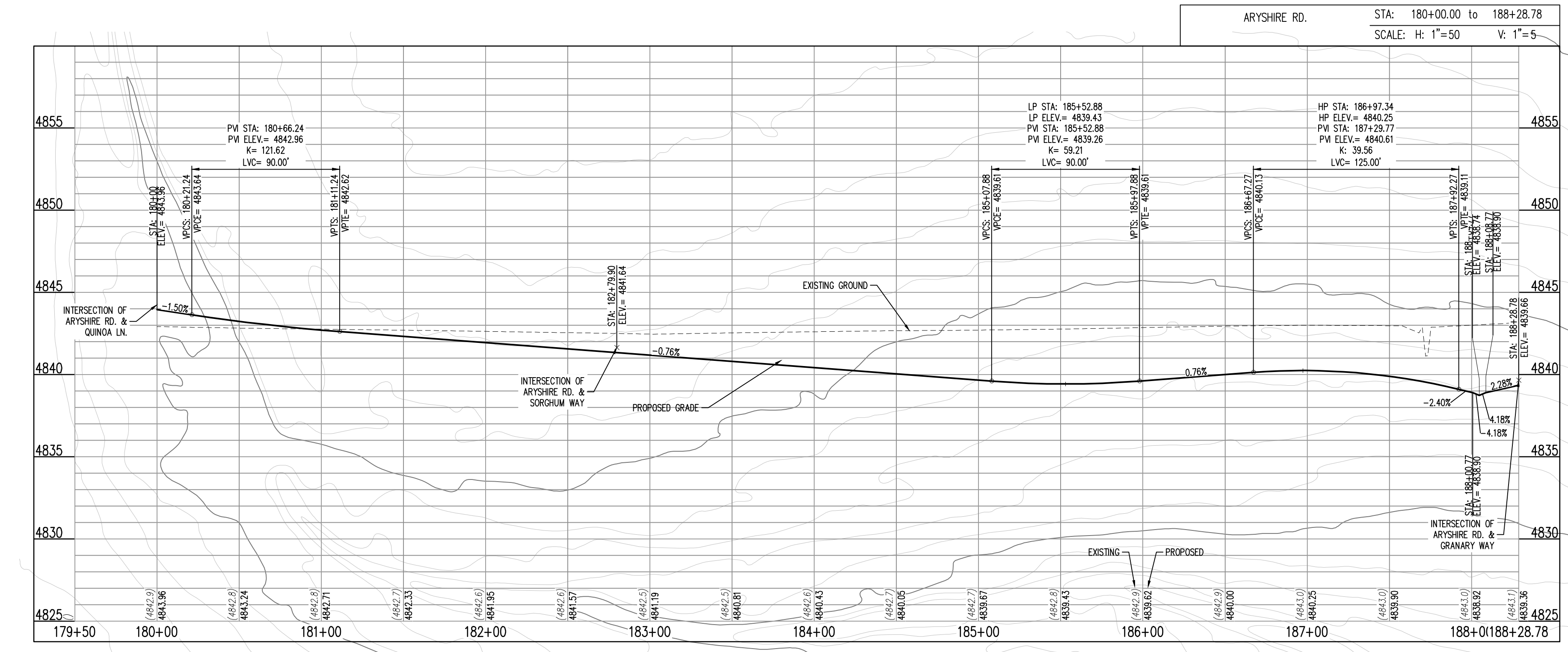
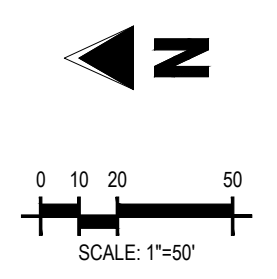
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**THE GRANARY
PRELIMINARY DEVELOPMENT PLAN**

JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

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ARYSHIRE ROAD PLAN AND PROFILE

C5.44

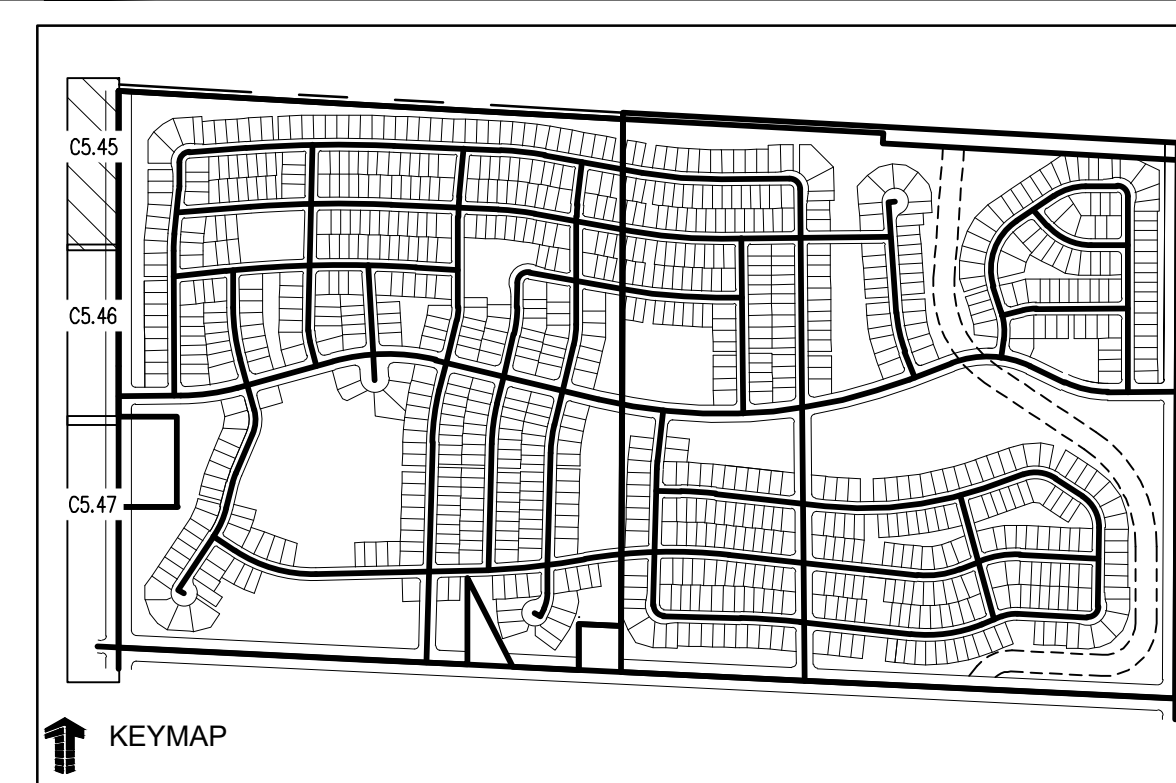
DATE PLOTTED: 04/09/2021 10:58:58 AM PROJECT: GRANARY PRELIMINARY DEVELOPMENT PLAN SHEET: C5.44

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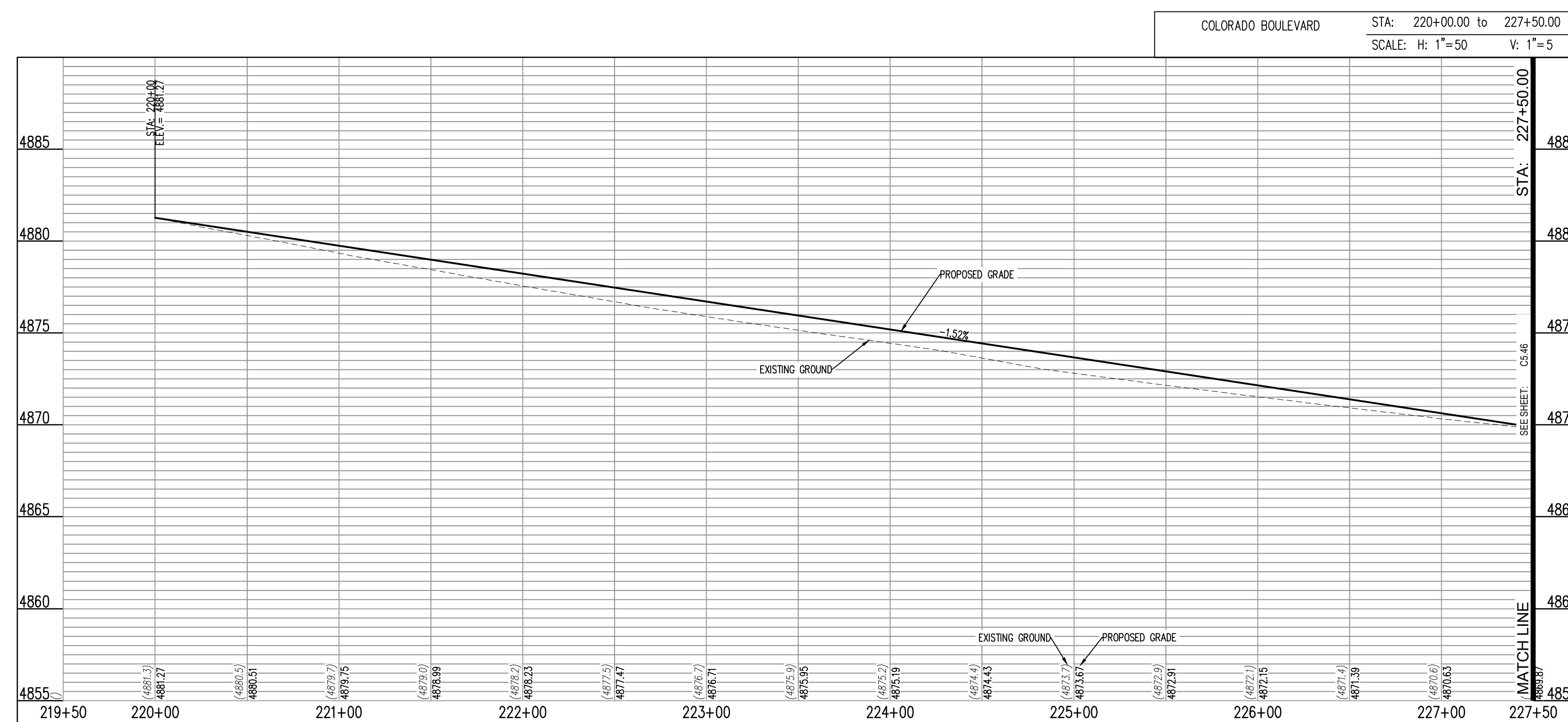
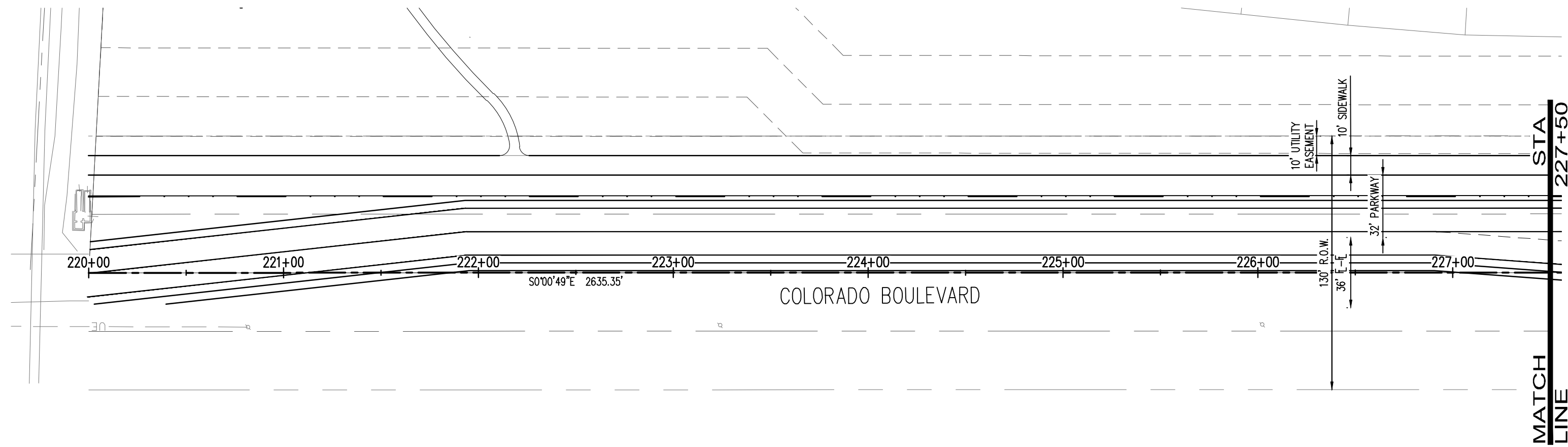
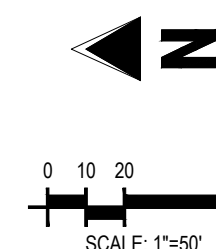
↑ KEYMAP

LEGEND:

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**COLORADO BOULEVARD
PLAN AND PROFILE**

CALL UTILITY NOTIFICATION CENTER OF COLORADO



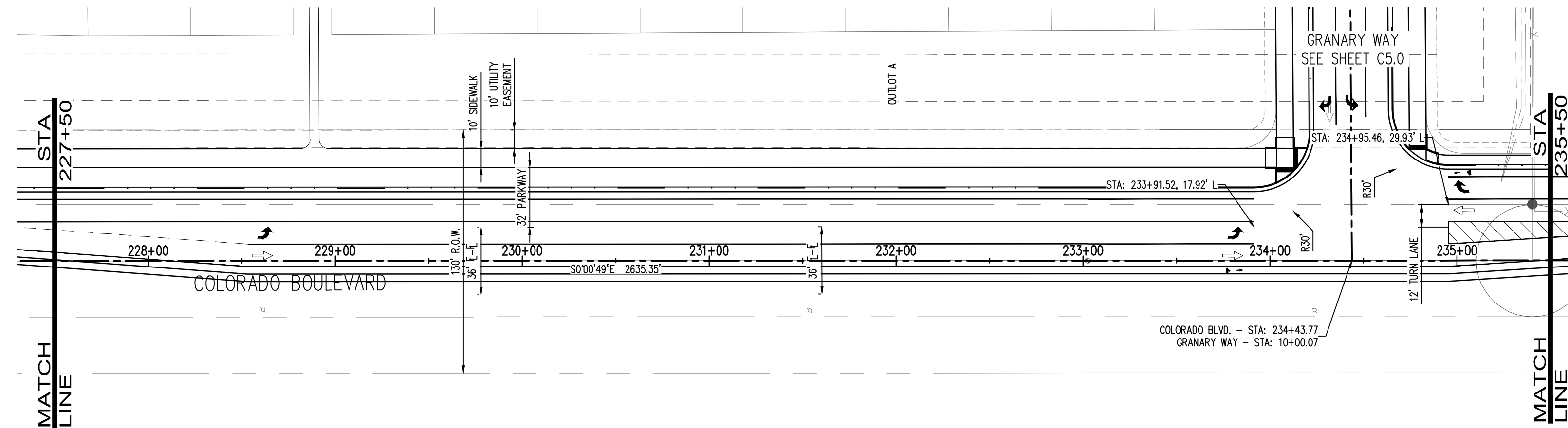
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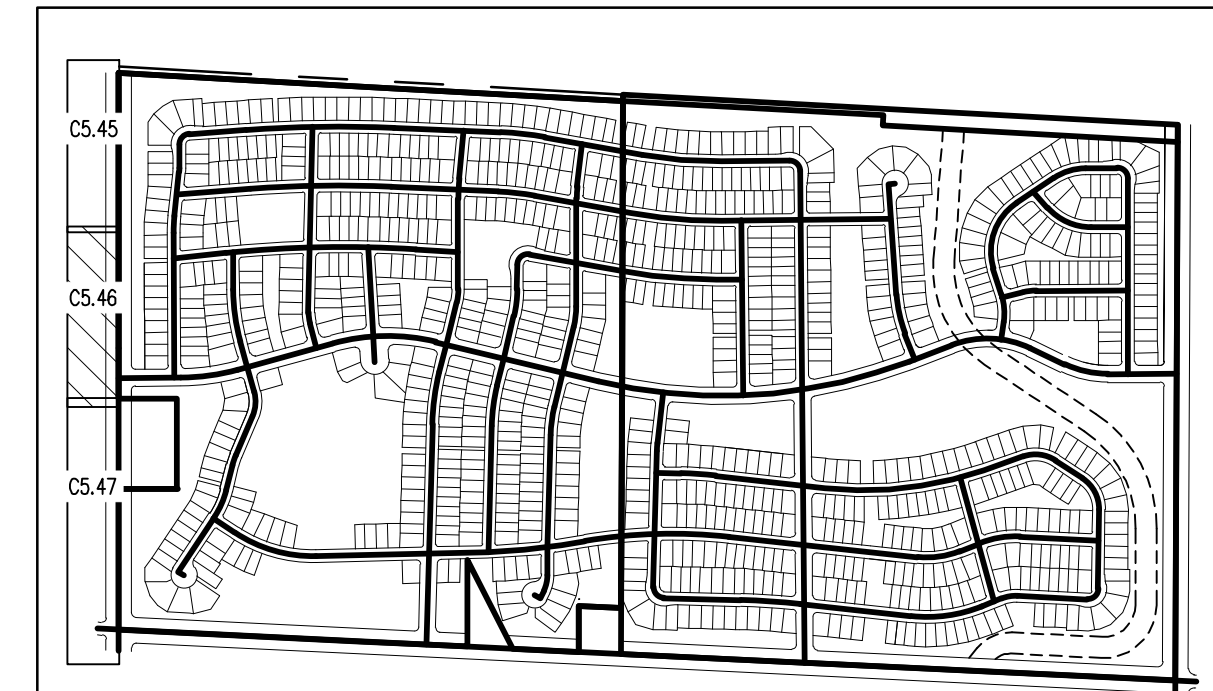
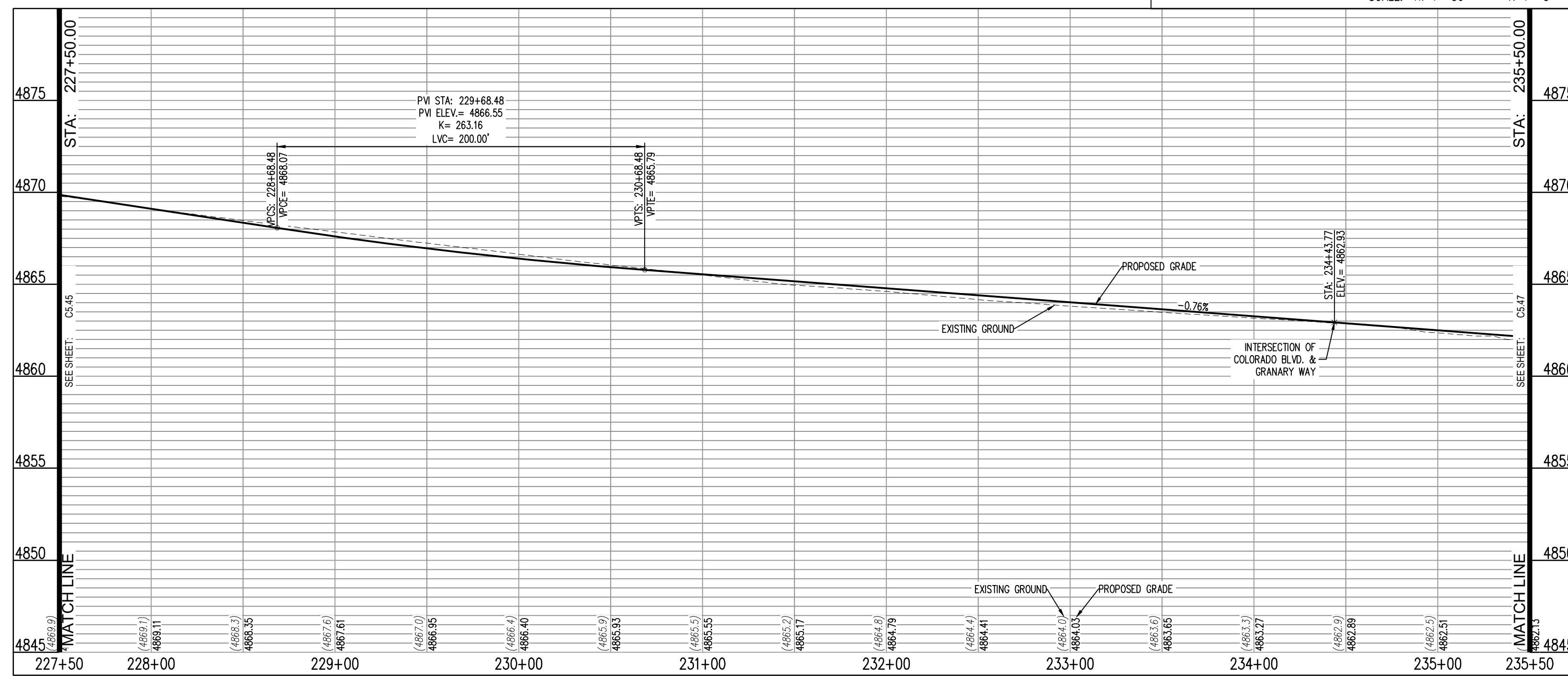
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JOHNSTOWN, CO



COLORADO BOULEVARD STA: 227+50.00 to 235+50.00
SCALE: H: 1"=50 V: 1"=5

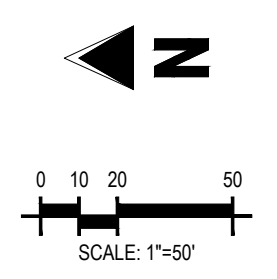


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#	Date	Issue / Description	Init.

Project No:	HFH000020
Drawn By:	
Checked By:	
Date:	04.09.2021

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

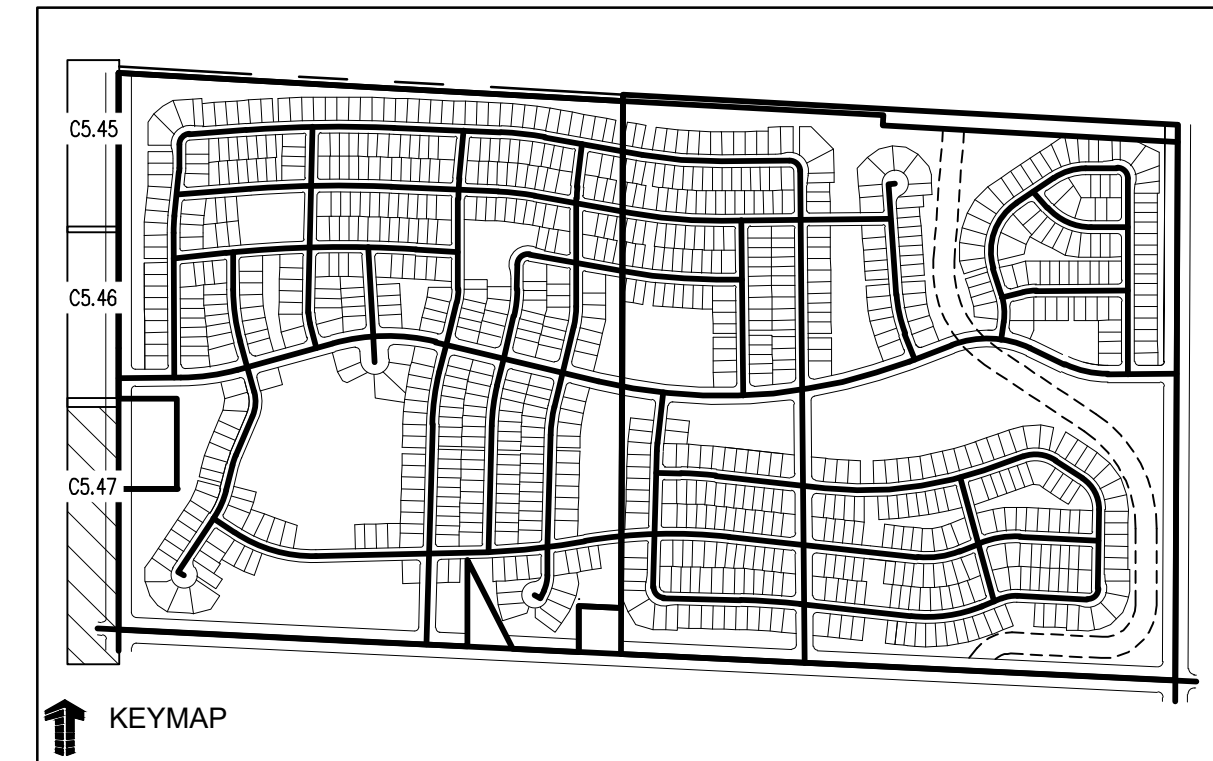
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: _____
Checked By: _____
Date: 04.09.2021

COLORADO BOULEVARD PLAN AND PROFILE

C5.47

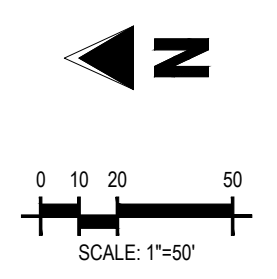
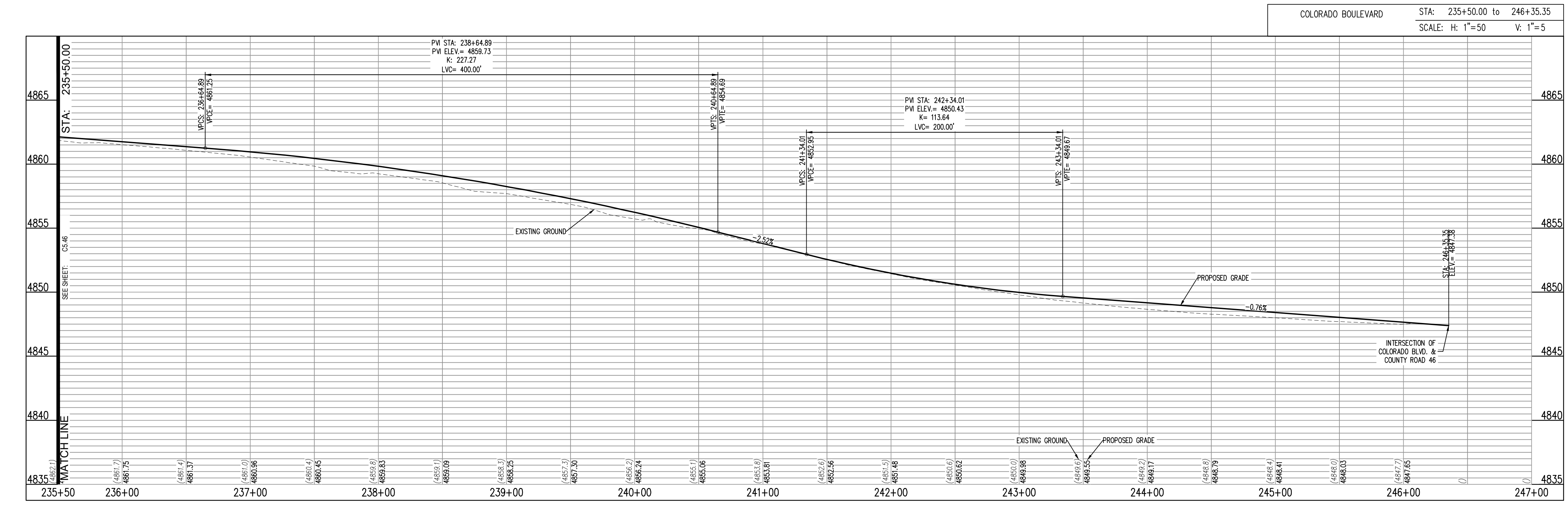
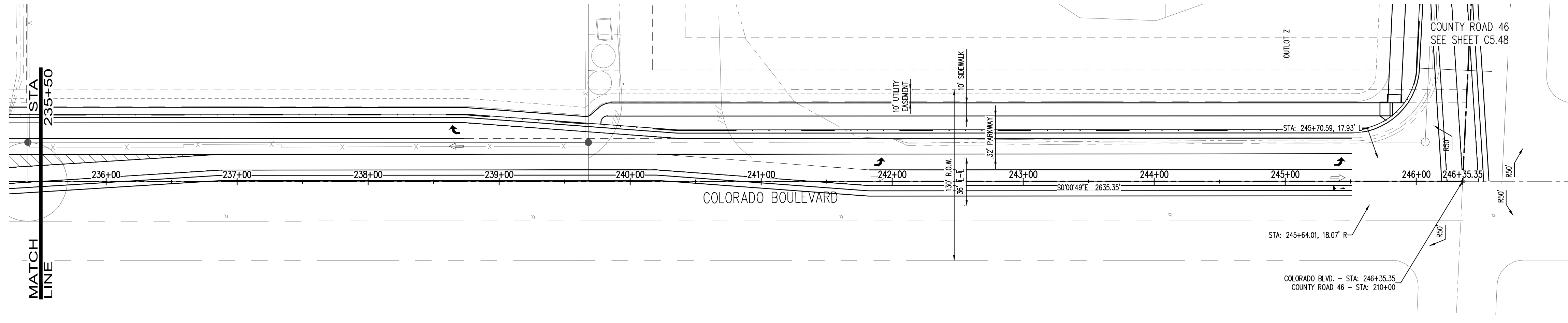


LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

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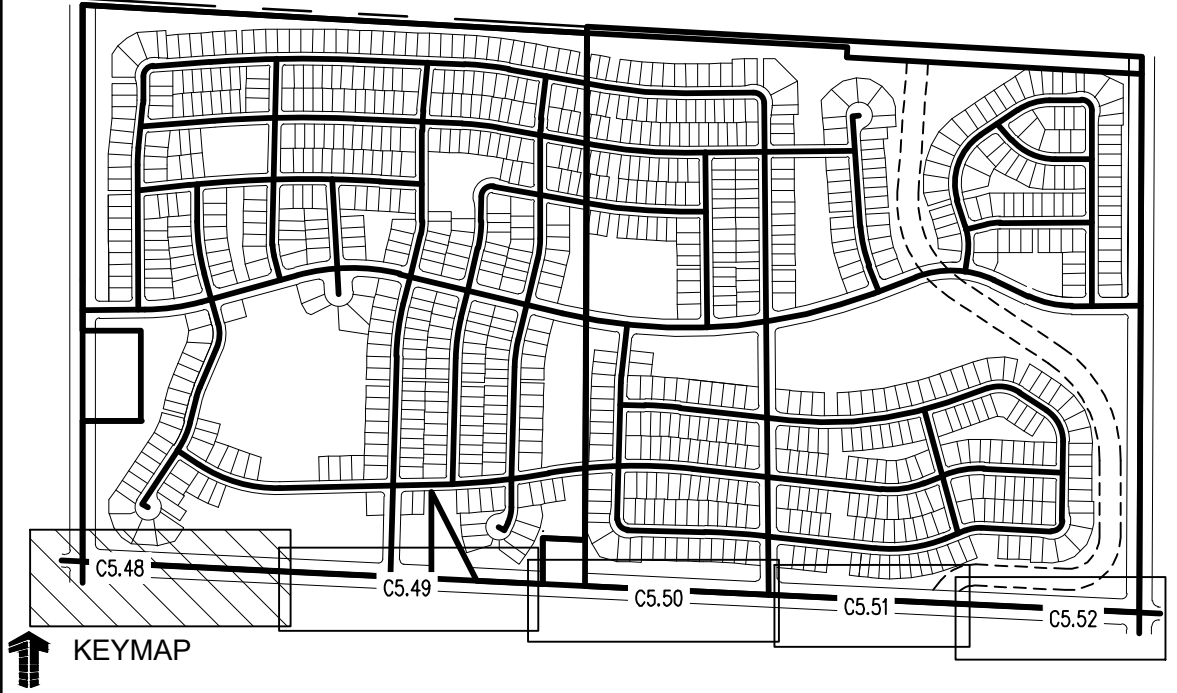
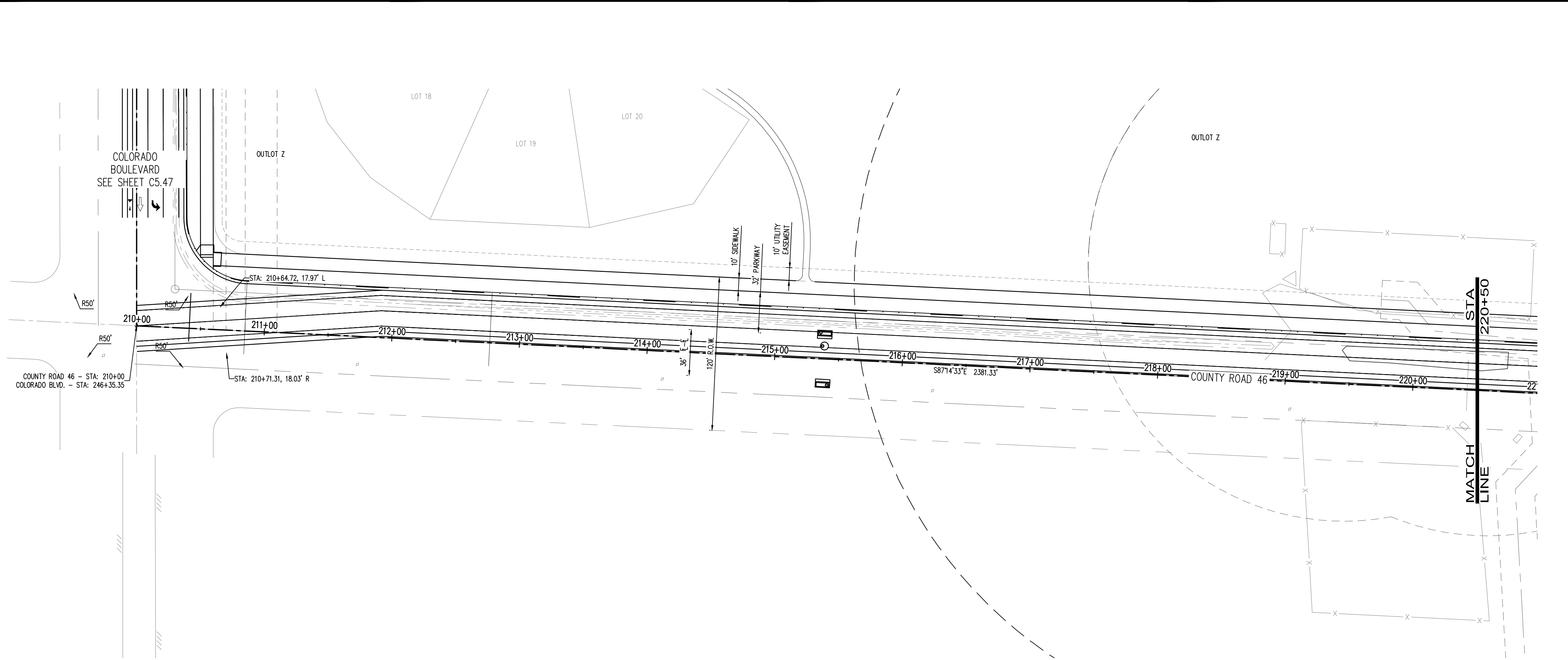


THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: _____
Checked By: _____
Date: 04.09.2021
COUNTY ROAD 46 PLAN
AND PROFILE

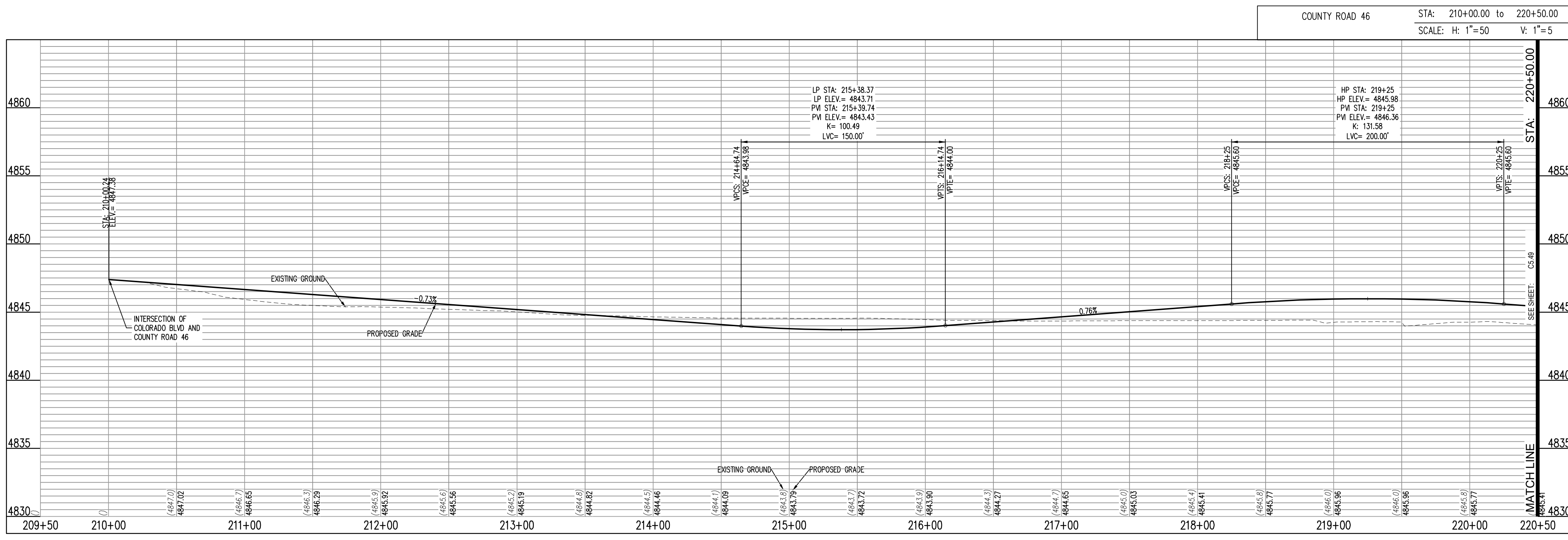
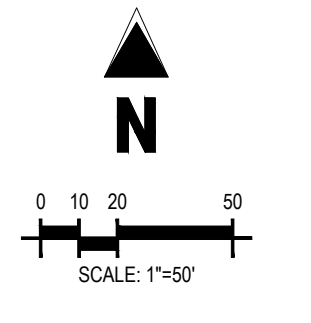
C5.48



LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
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17:38:10 (10/20/2021) 17:38:10 (10/20/2021) 17:38:10 (10/20/2021)

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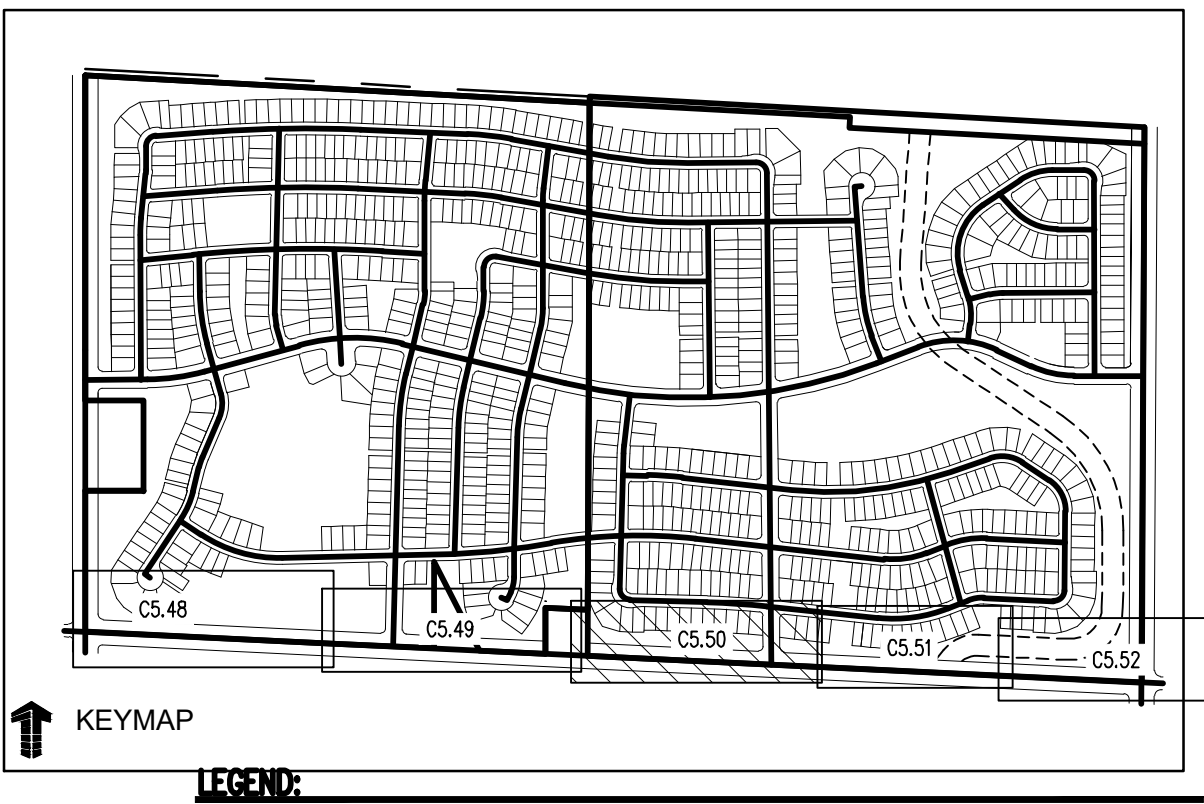


THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By:
Checked By:
Date: 04.09.2021
COUNTY ROAD 46 PLAN AND PROFILE

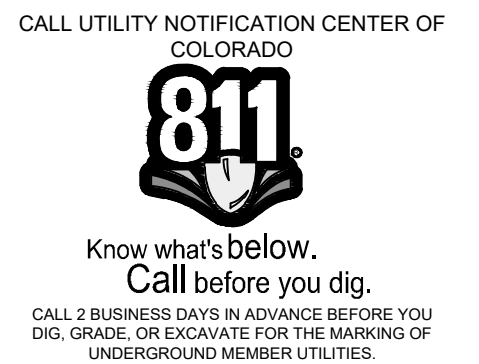
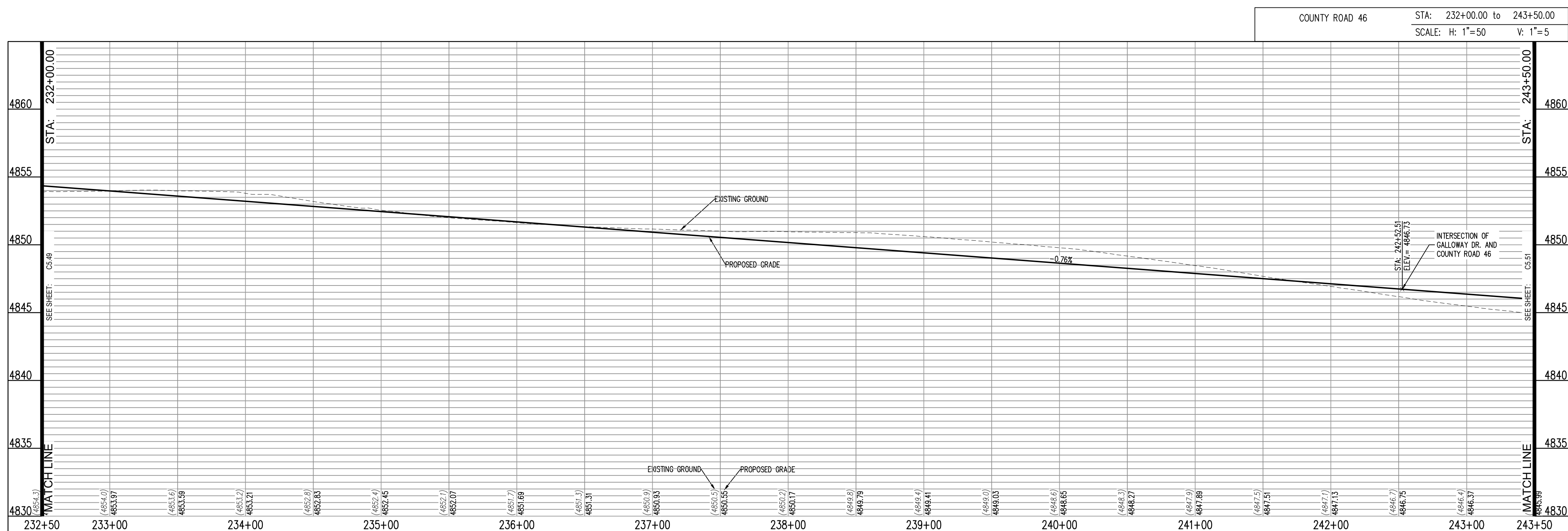
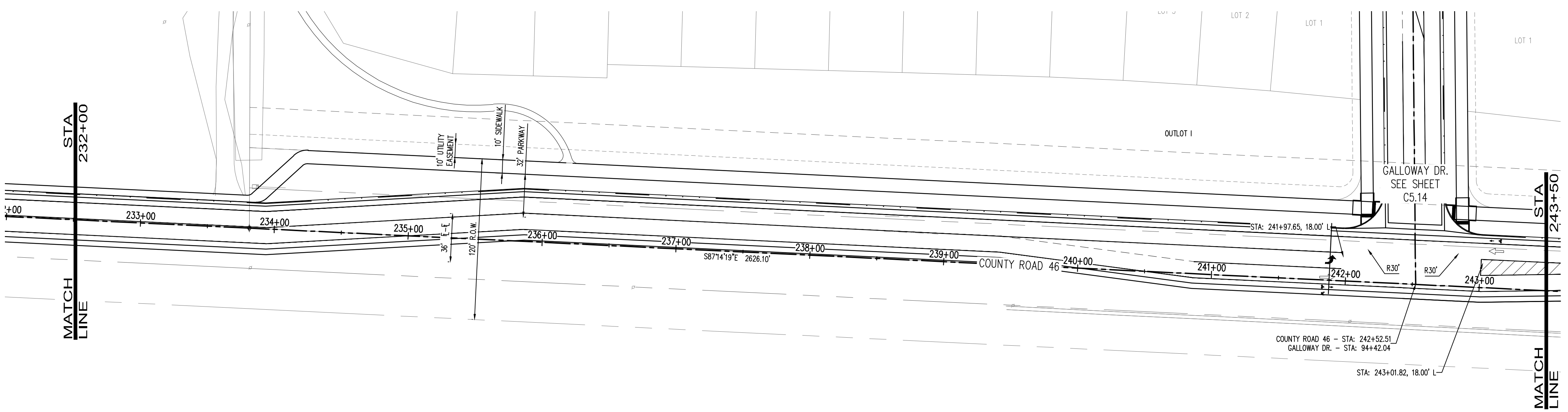
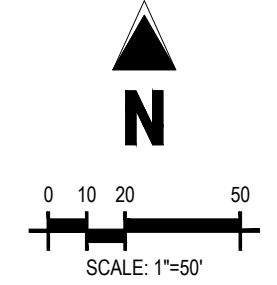
C5.50



LEGEND:

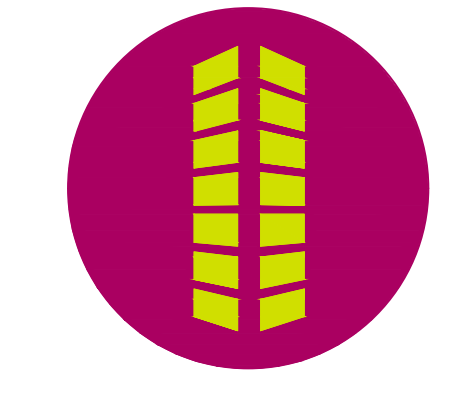
PROPOSED CURB AND GUTTER	
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PROPOSED LOTLINE	
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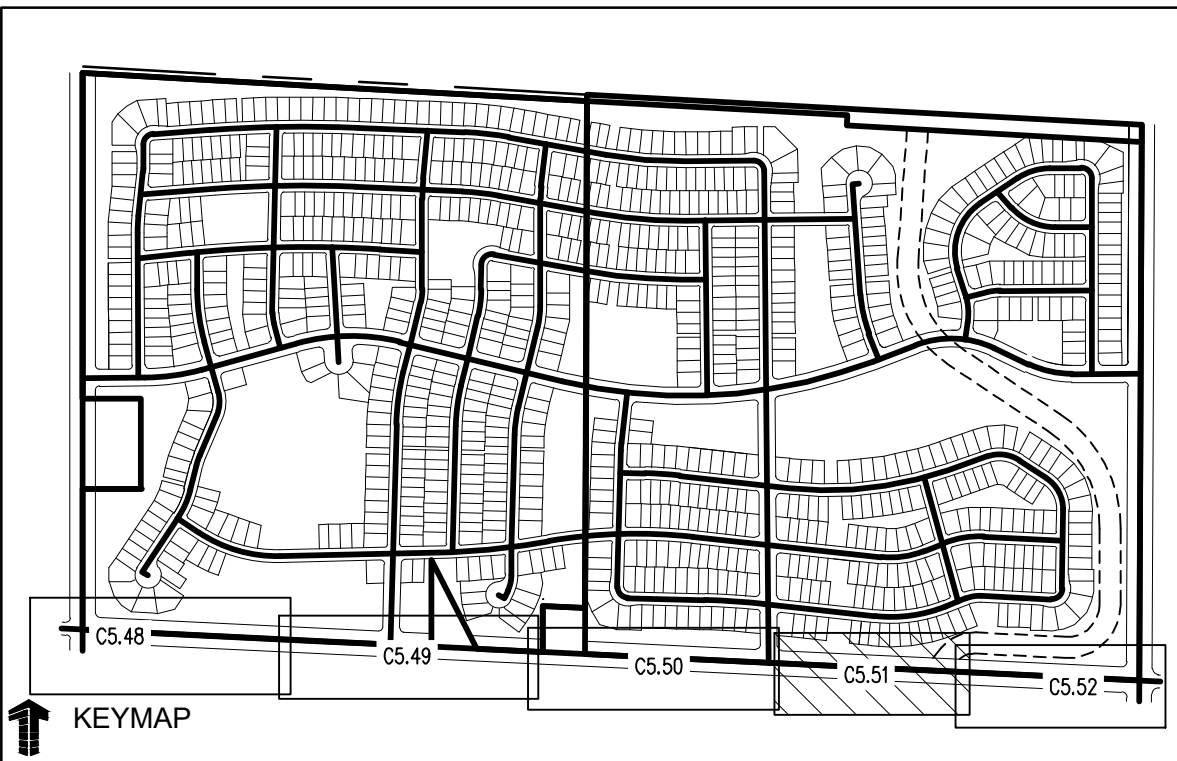


THE GRANARY
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 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
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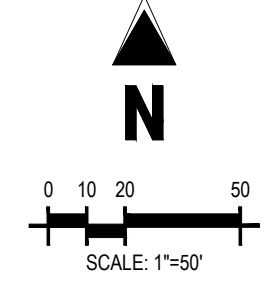
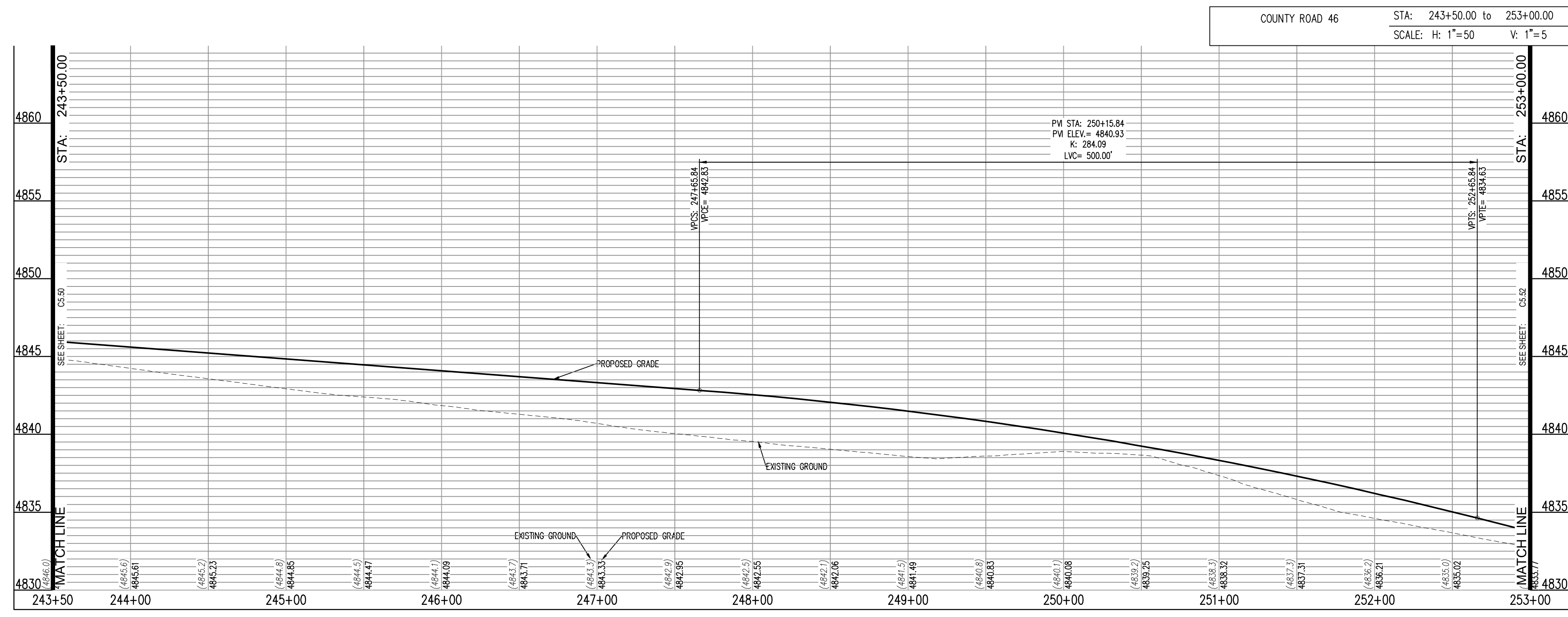
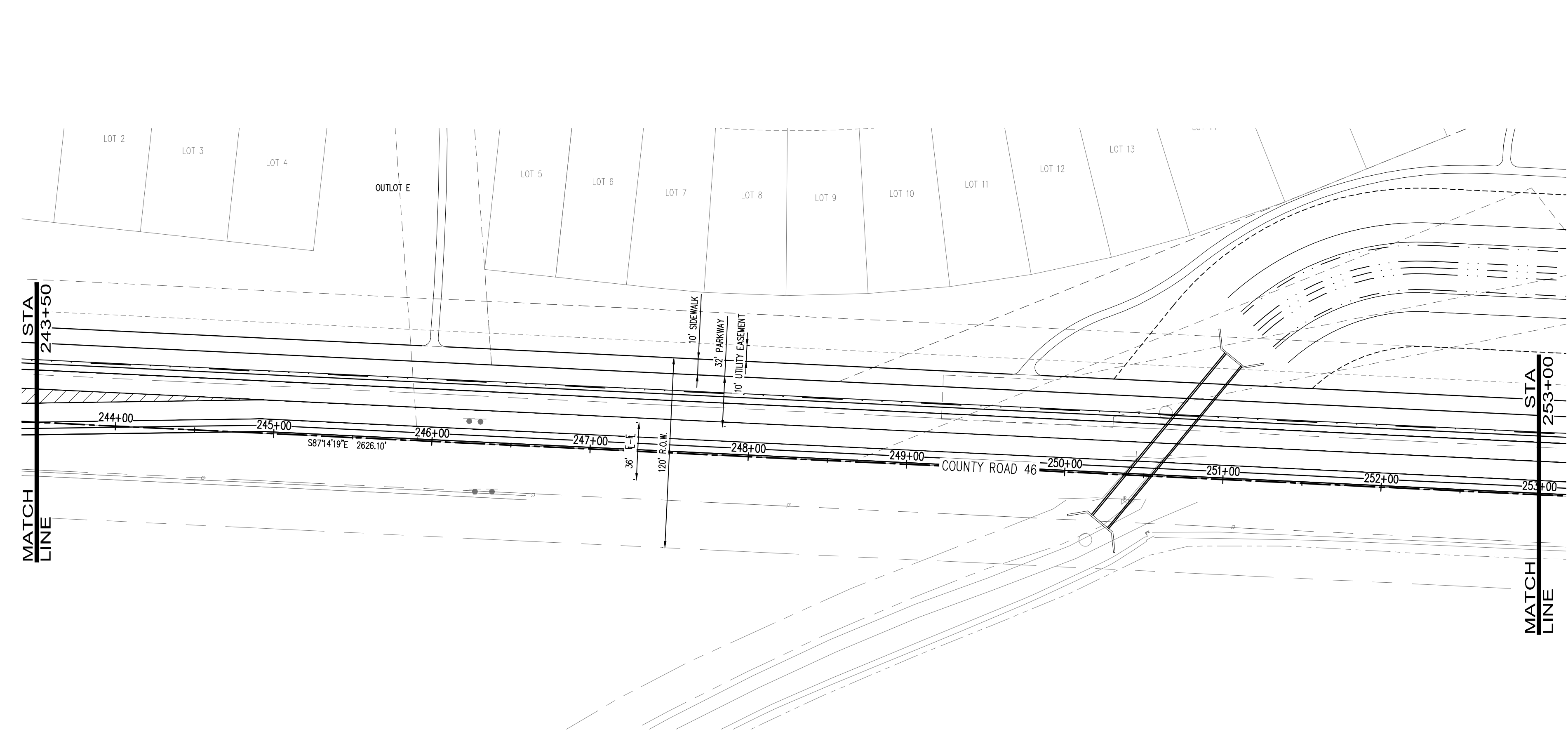
811
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LEGEND:

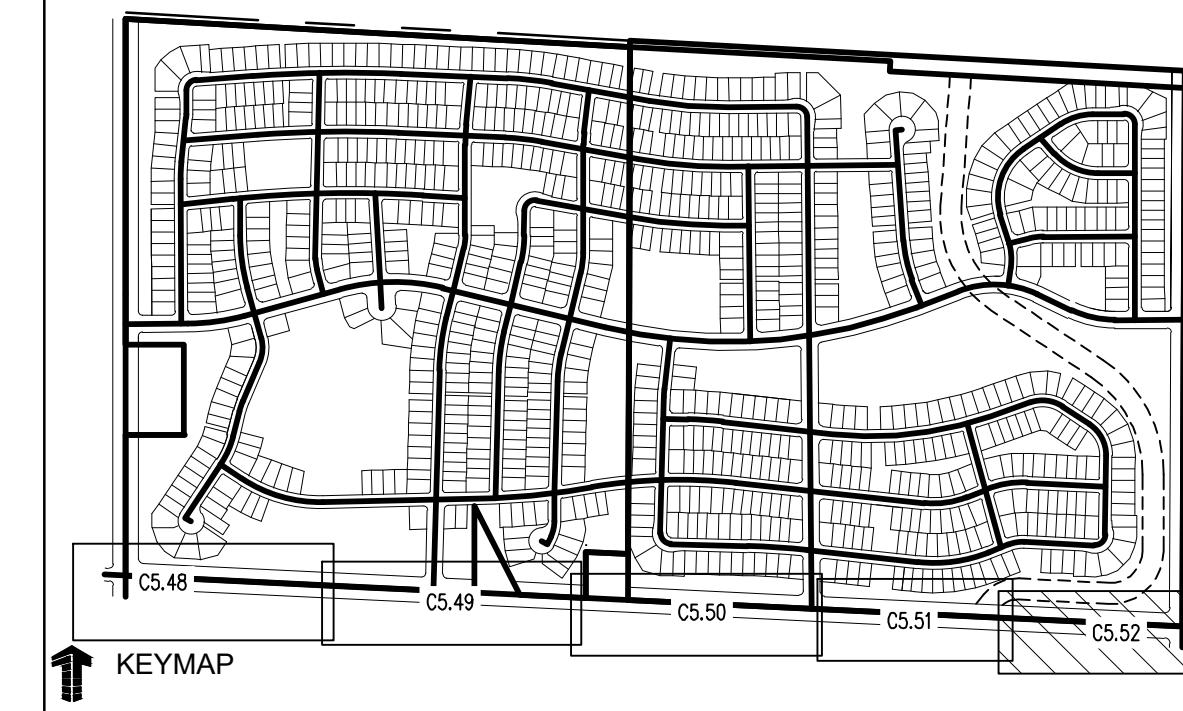
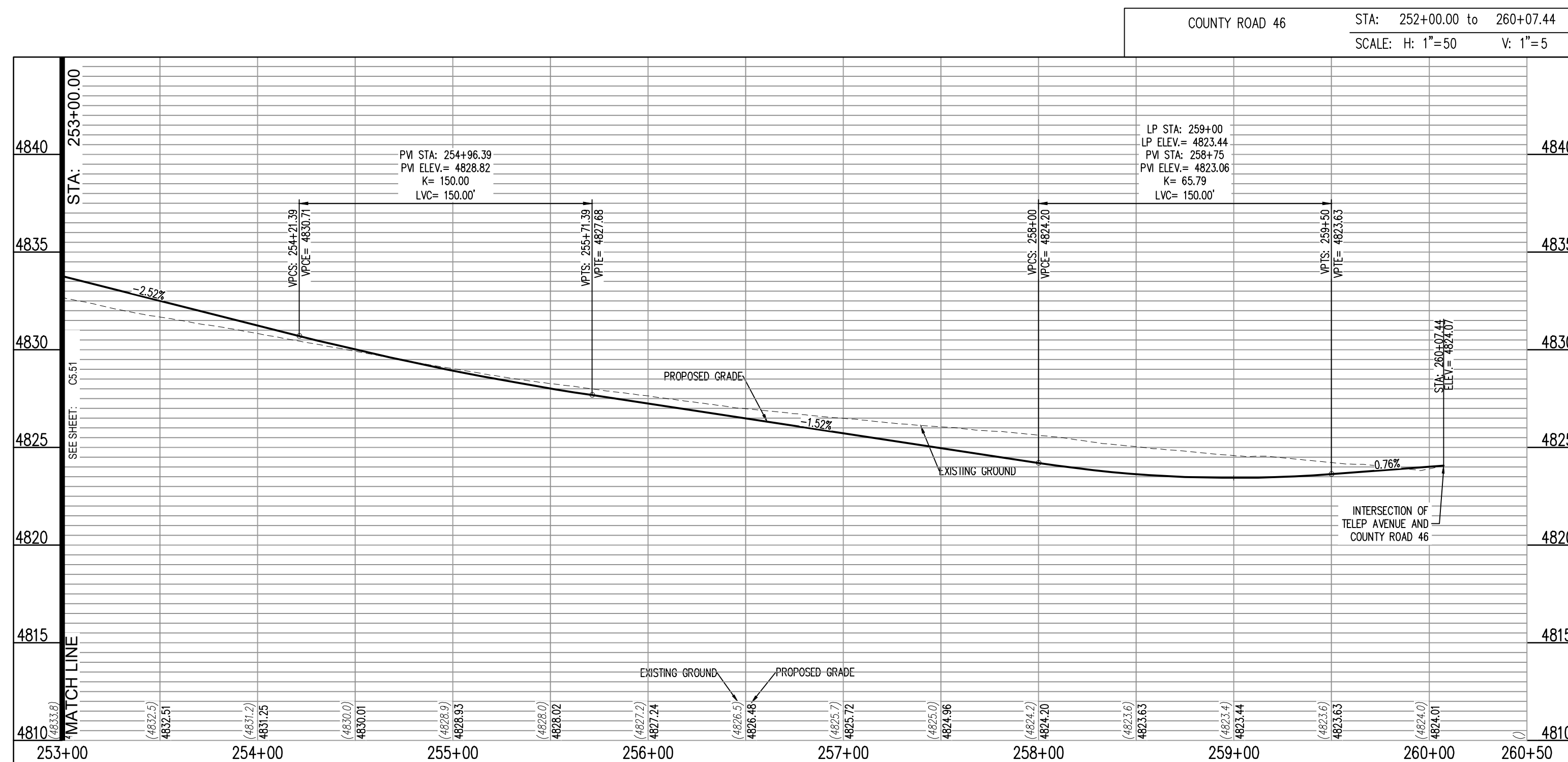
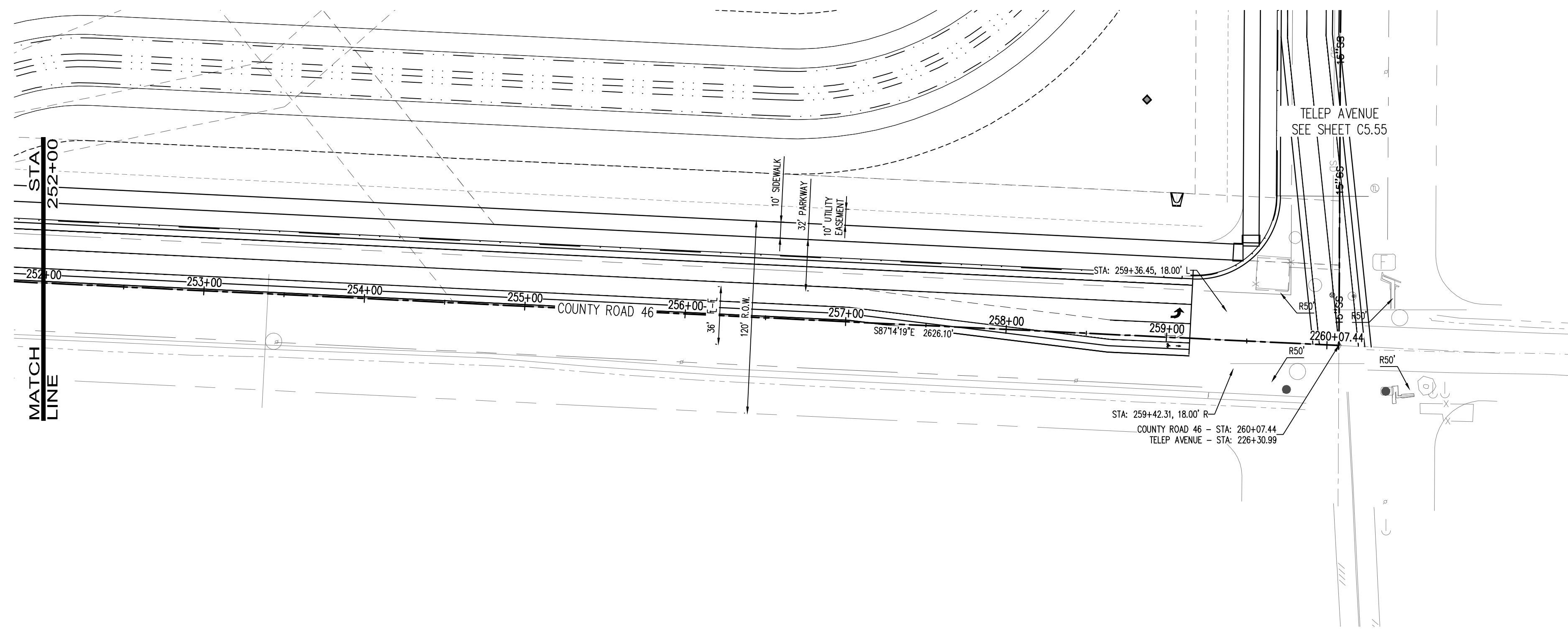
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1:10/11/2021 10:00 AM (P) - 04/09/2021 10:00 AM (P) - 04/09/2021 10:00 AM (P) - 04/09/2021 10:00 AM (P) - 04/09/2021 10:00 AM (P)

C5.51

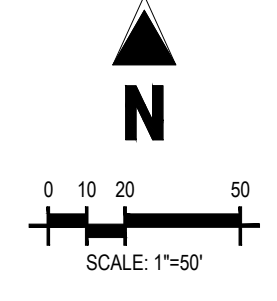


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6. SEE SHEET C0.0 FOR TYPICAL SECTIONS.
7. ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER OR RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (4948.71 = 4948.71).
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THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

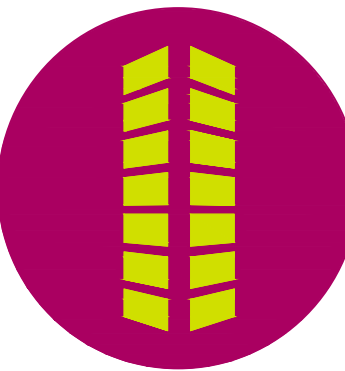
Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

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 Know what's below.
 Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAZE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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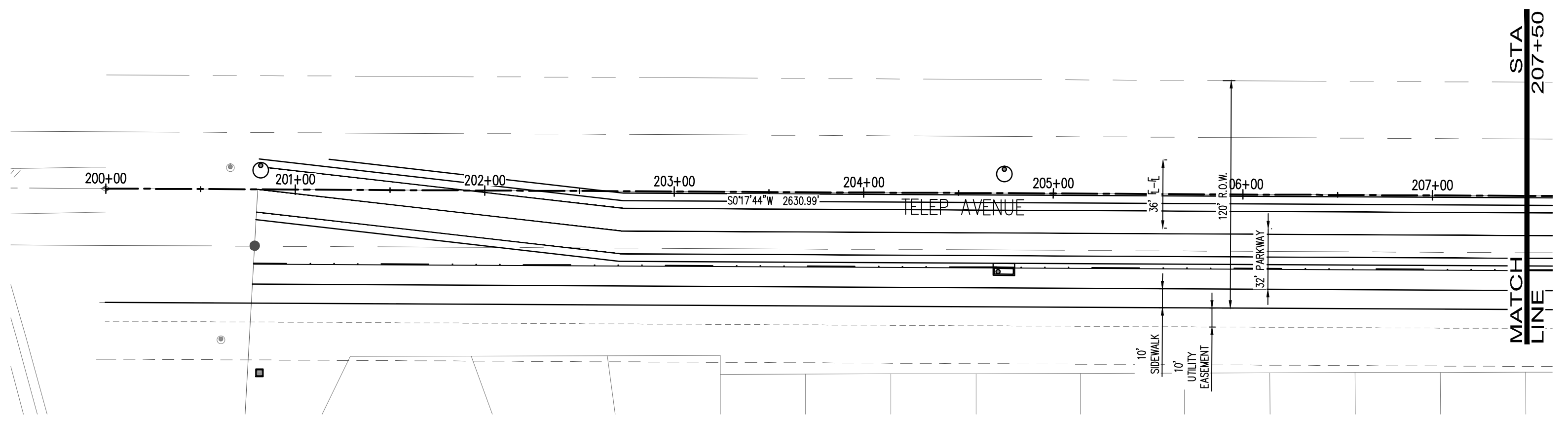
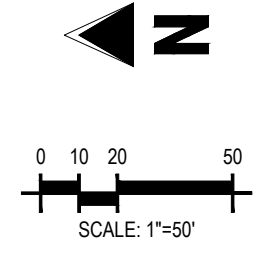


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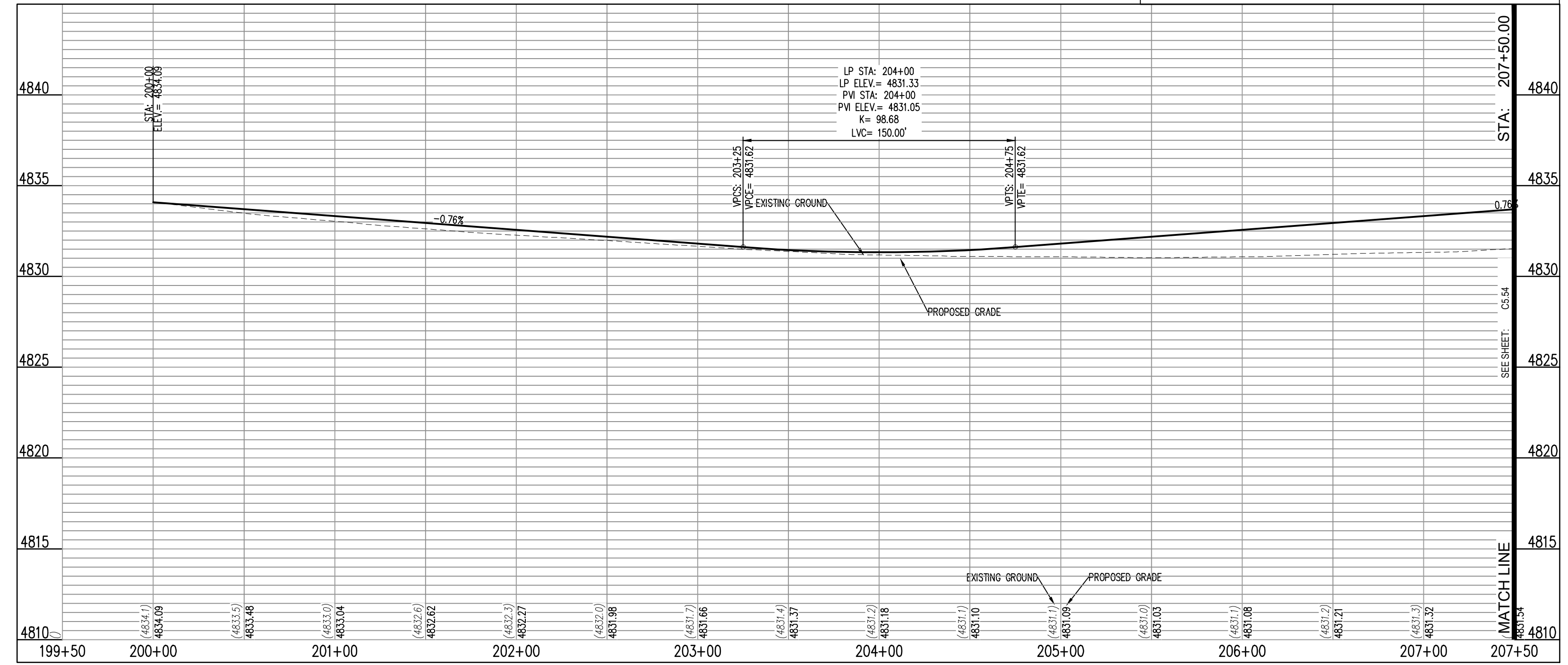
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PROPOSED CURB AND GUTTER	[Symbol]
PROPOSED RIGHT-OF-WAY	[Symbol]
PROPOSED LOTLINE	[Symbol]
EASEMENT LINE	[Symbol]
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	[Symbol]
SAWCUT LINE	[Symbol]
PROPOSED STORM DRAIN	[Symbol]
EXISTING STORM DRAIN	[Symbol]
PROPOSED MANHOLE	[Symbol]
PROPOSED STORM INLET	[Symbol]
PROPOSED CONCRETE CROSS PAN (TYP.)	[Symbol]

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COLORADO BOULEVARD STA: 200+00.00 to 207+50.00
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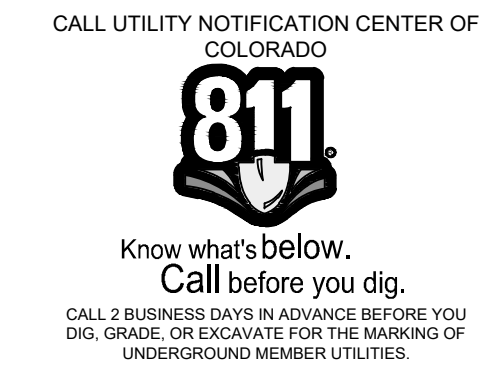


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TELEP AVENUE PLAN AND PROFILE

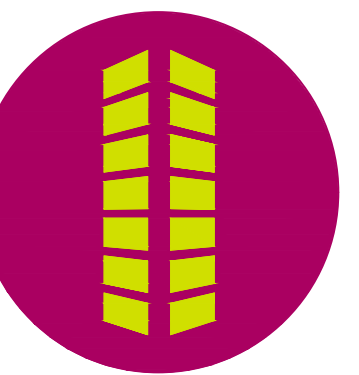
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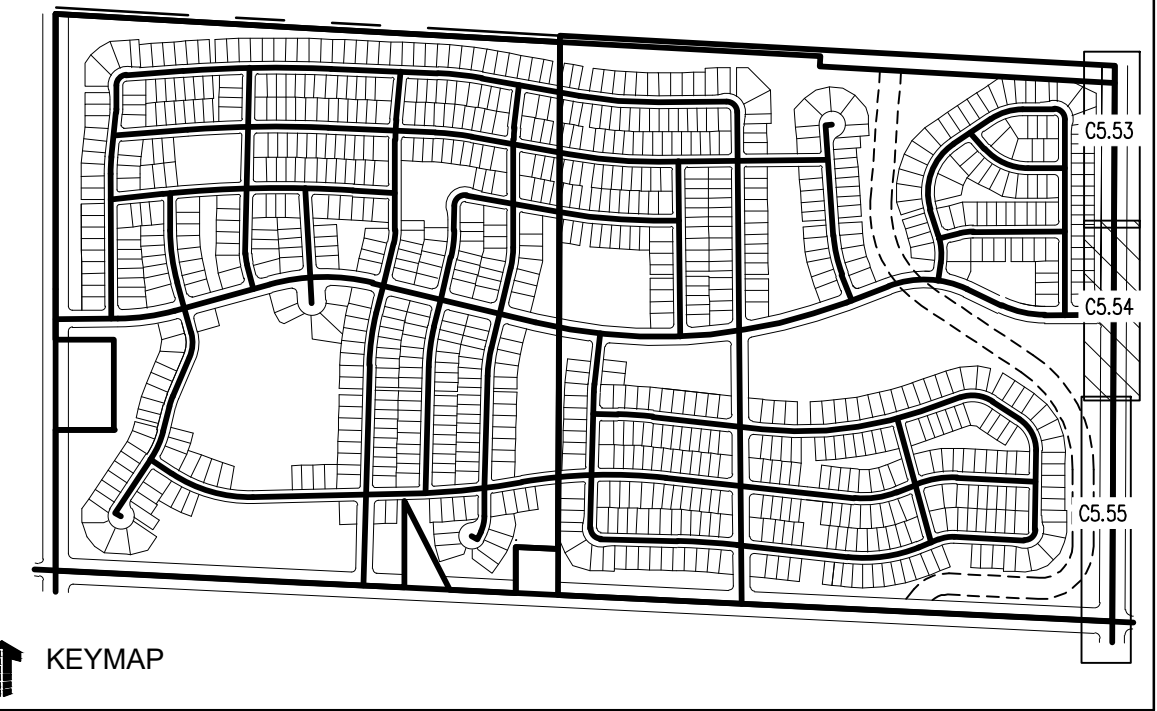
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO



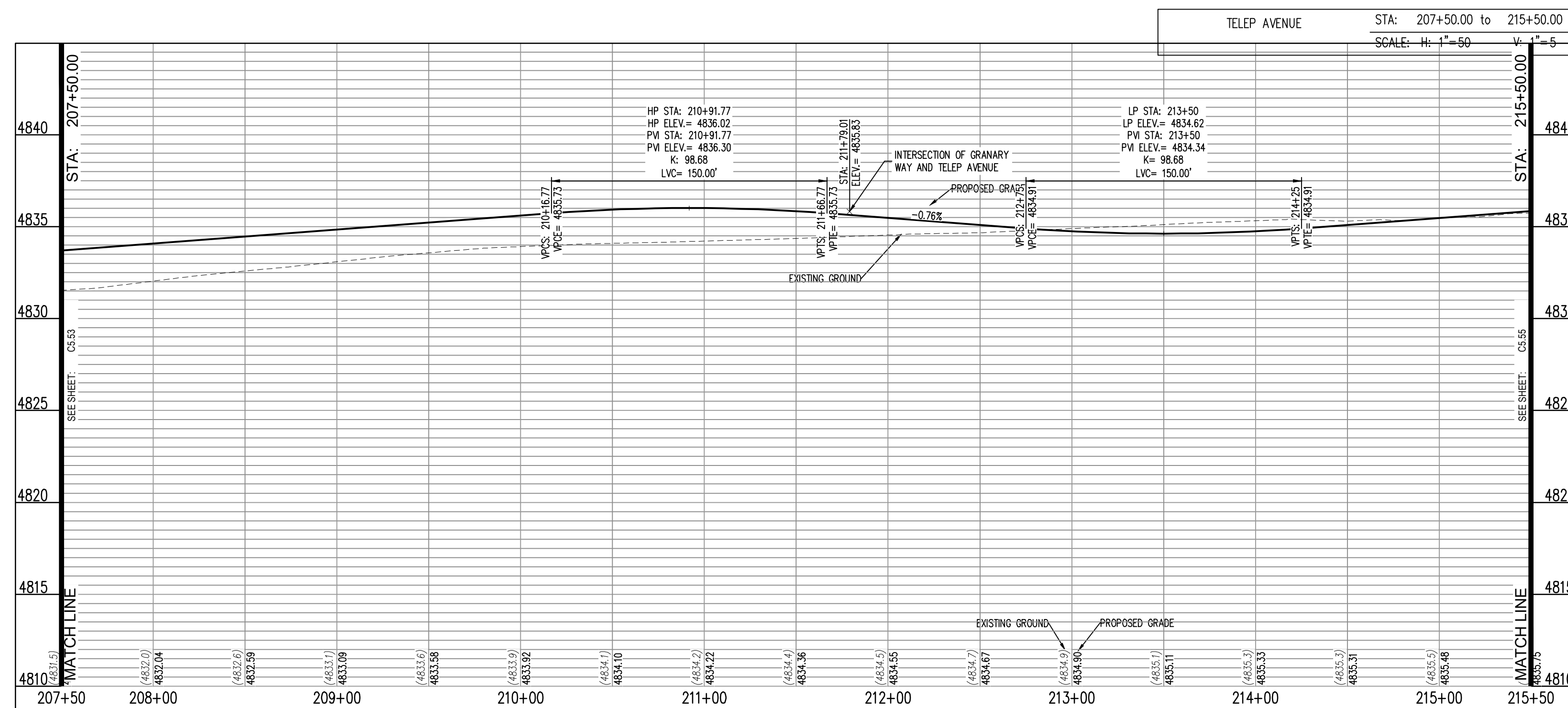
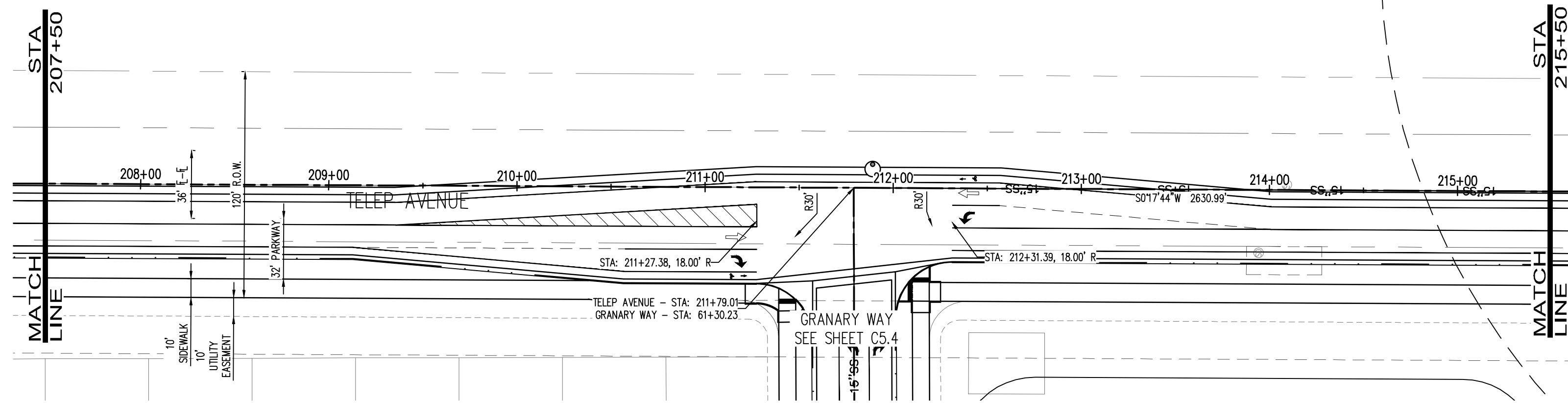
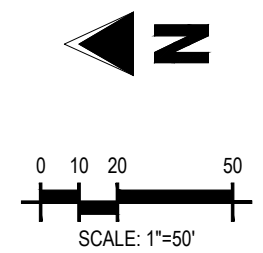
KEYMAP

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- PROPOSED CURB AND GUTTER
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- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF ASPHALT
- SAWTOOTH LINE
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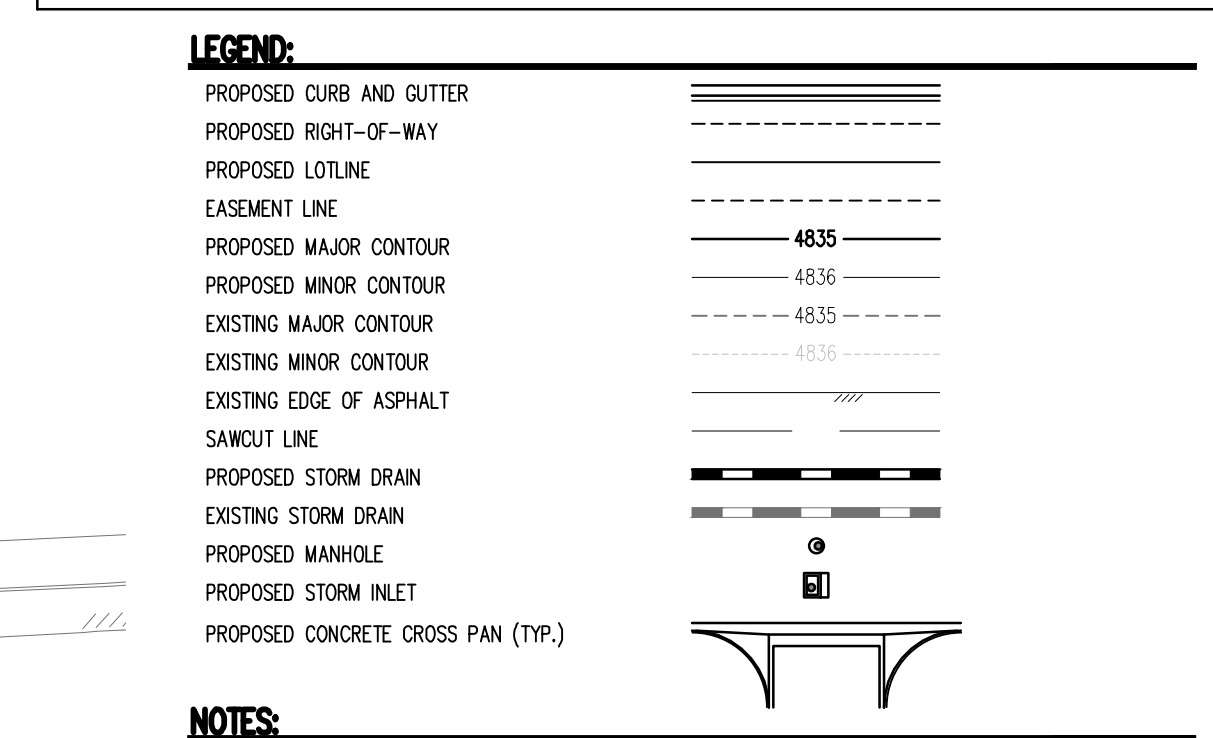
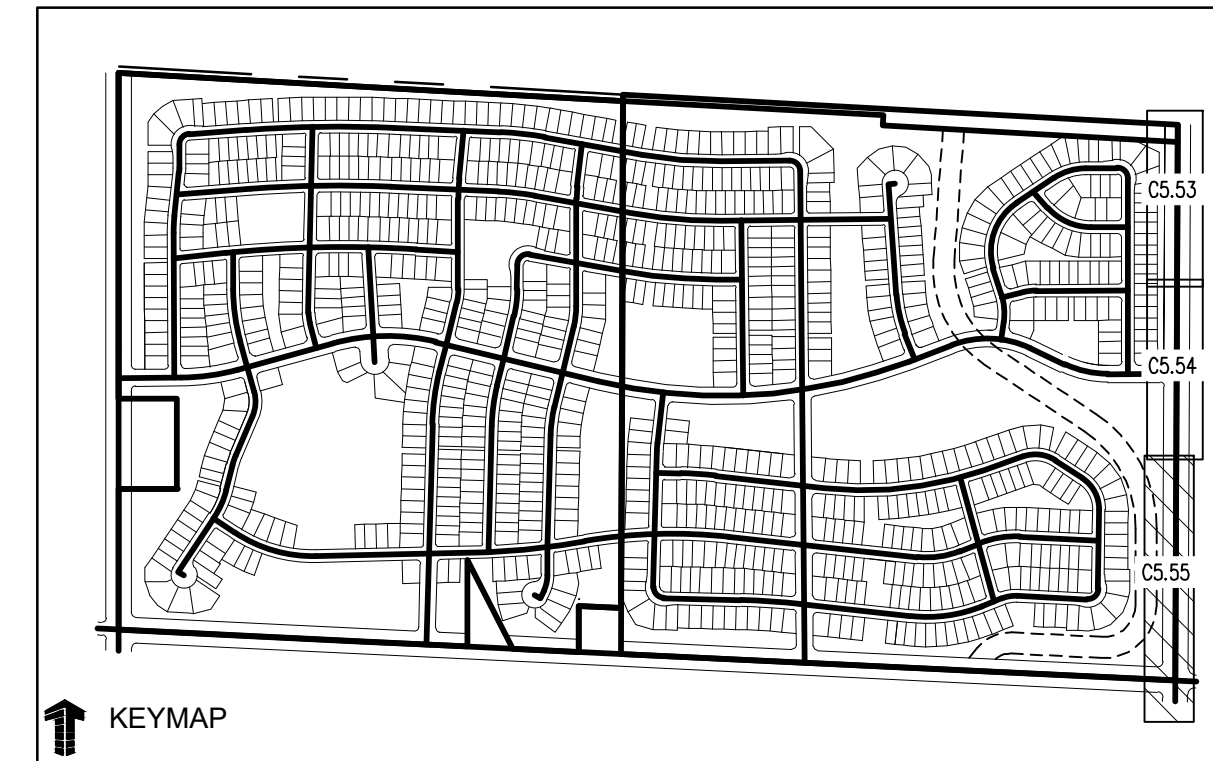
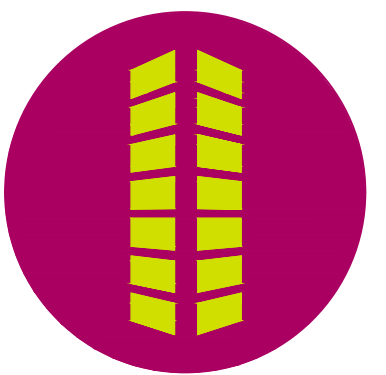
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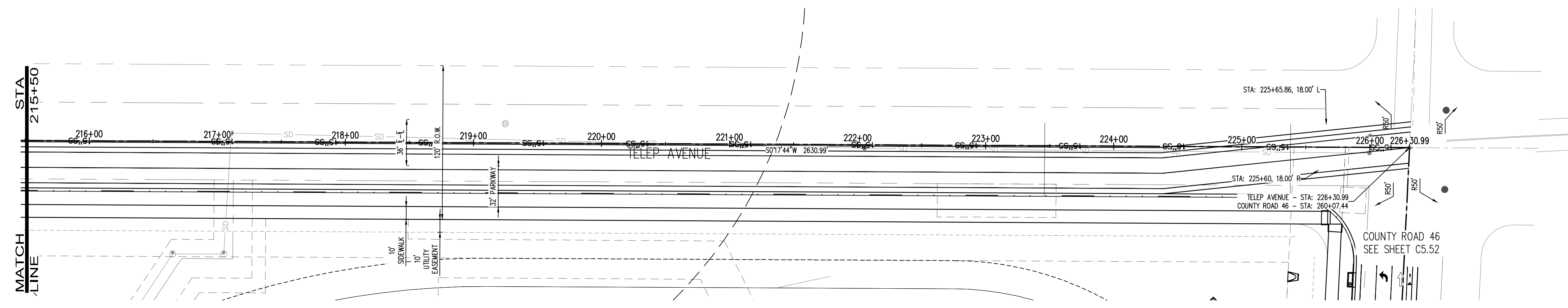
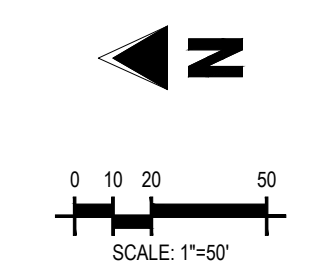
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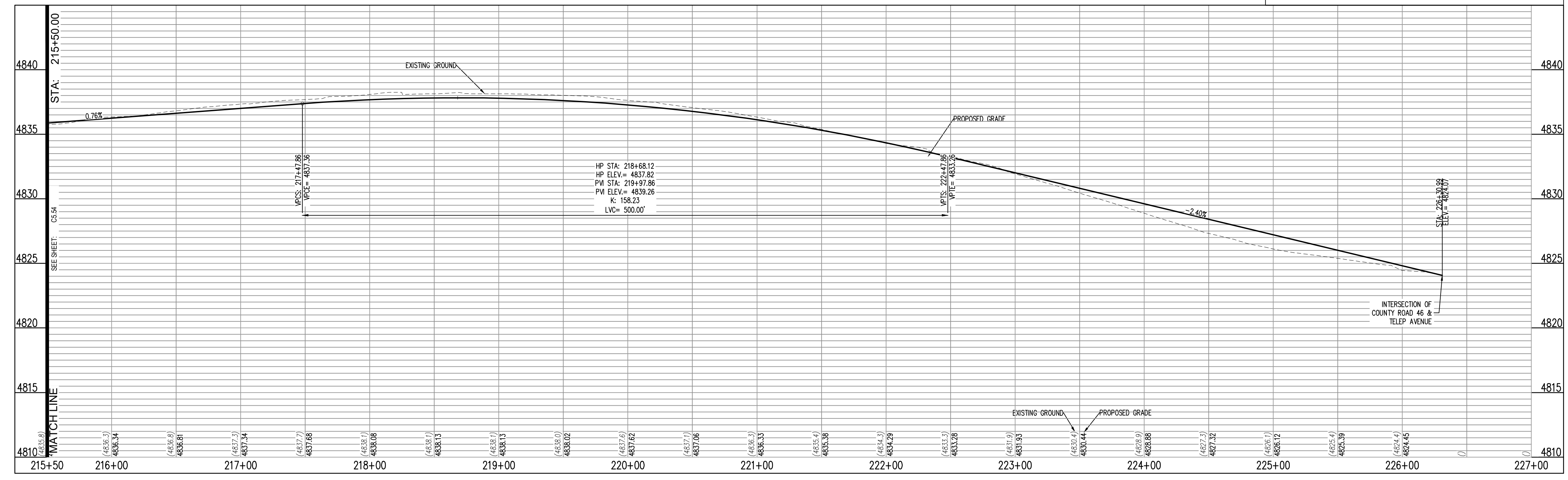
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SCALE: H: 1"=50 V: 1"=5



THE GRANARY
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JOHNSTOWN, CO

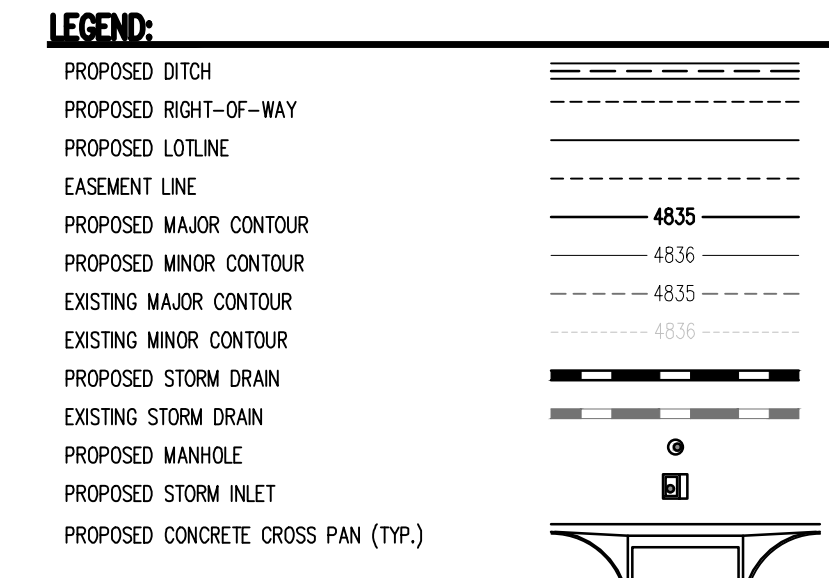
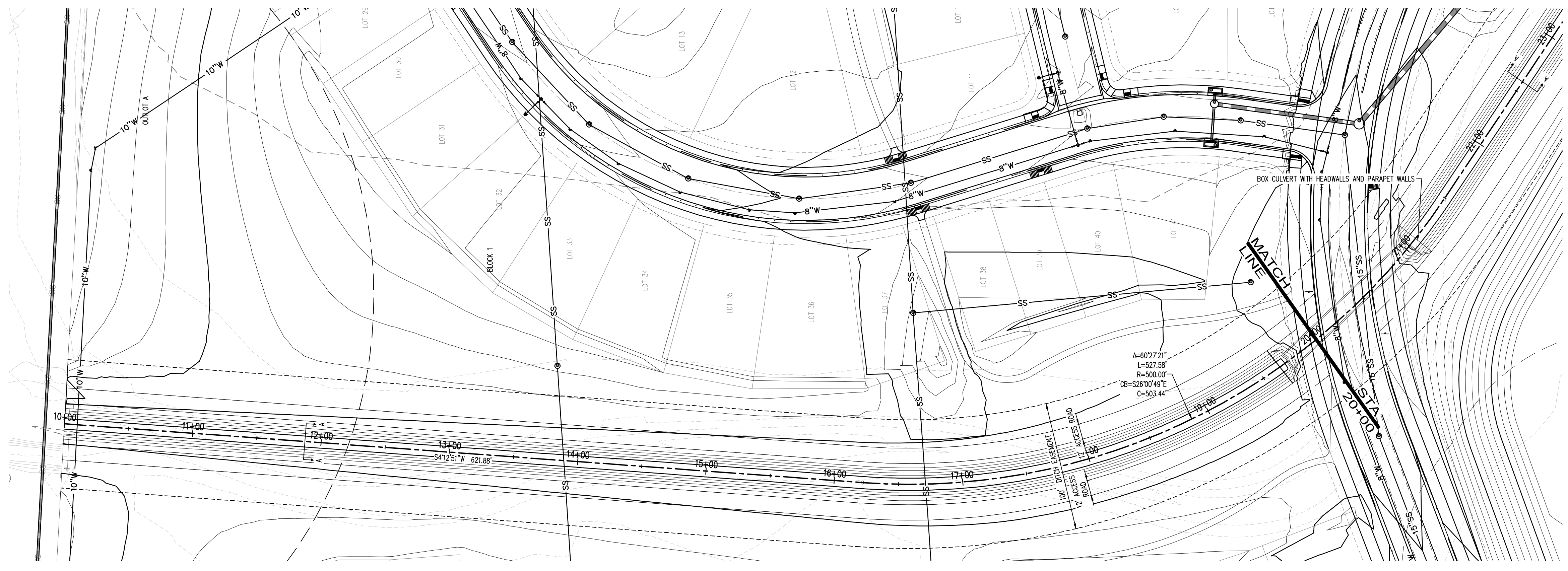
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Project No: HFH000020
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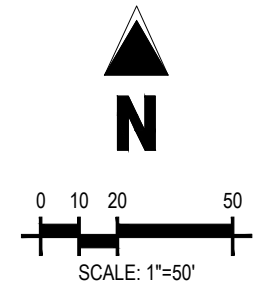
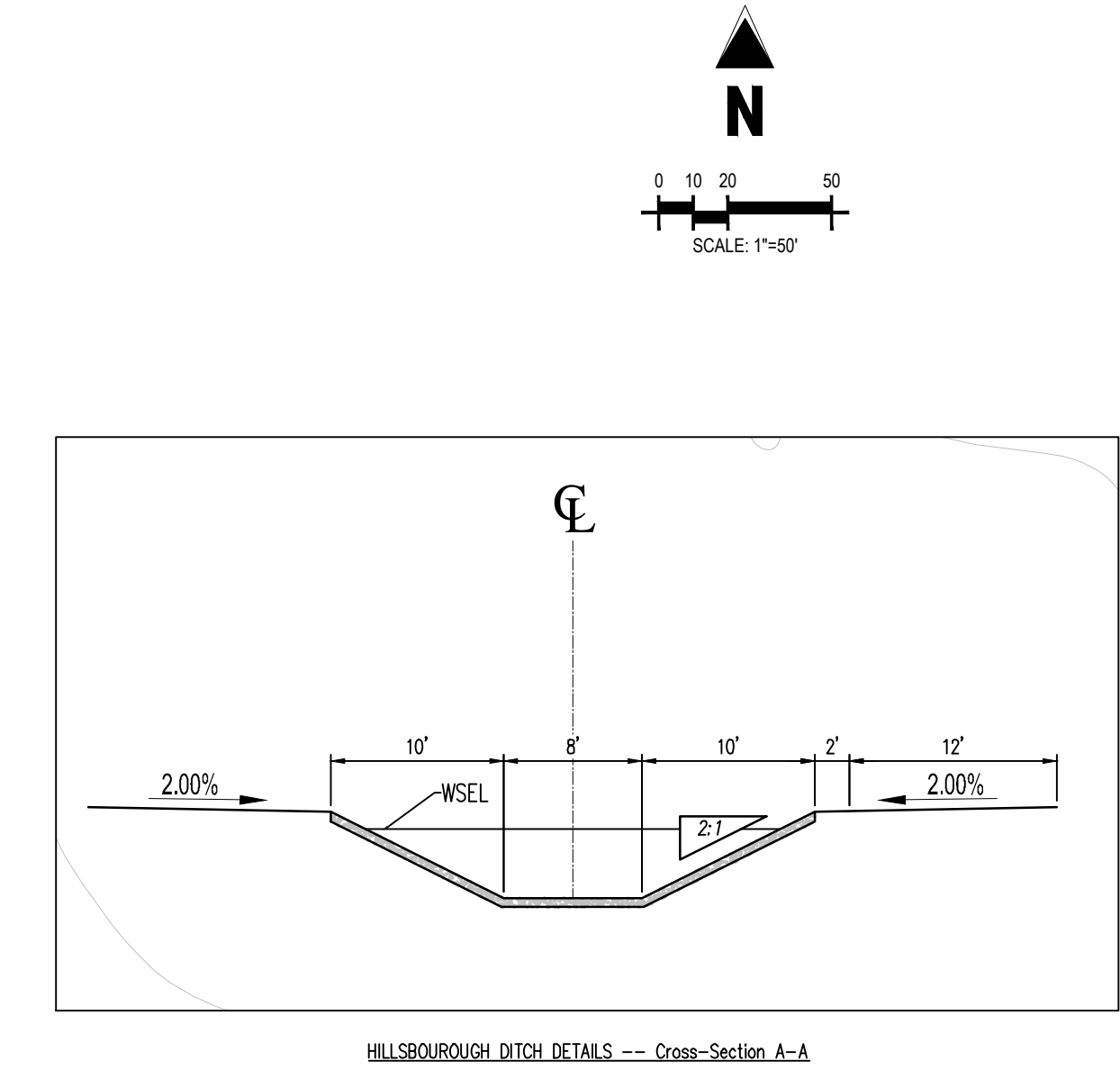
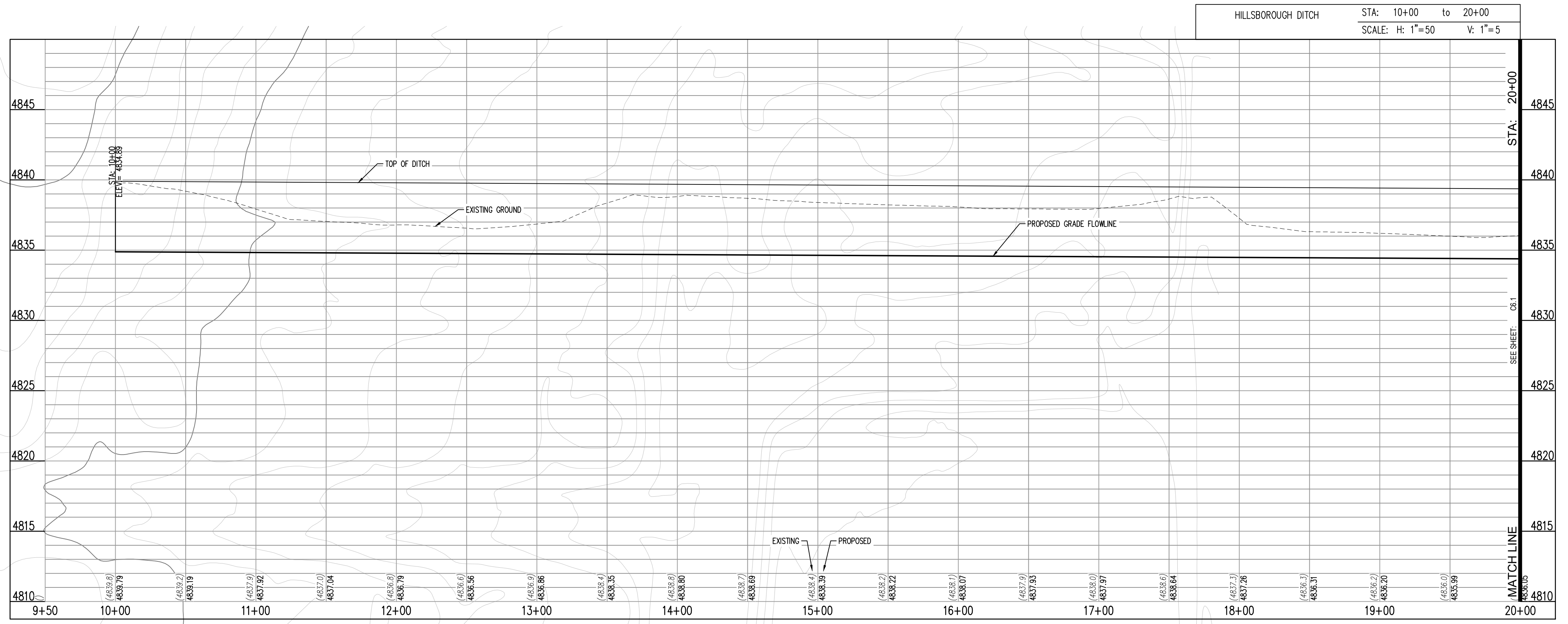
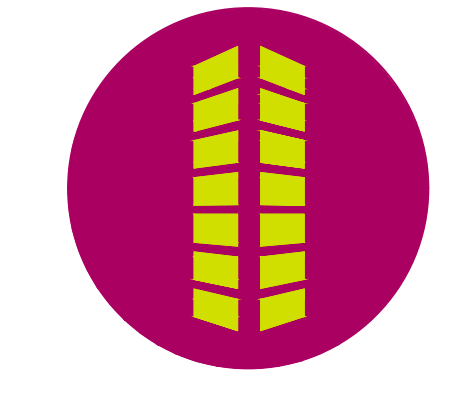


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 - AT&T TECH NEEDS TO BE ON SITE FOR ANY WORK WITHIN AT&T FIBER OPTIC WASHMENT CONTACT J.I. AT (208) 841-5093 FOR COORDINATION.
 - CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE.
 - ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS. GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
 - AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY THE SILT FENCE (TYP.)
 - REFER TO SHEETS C7.21-C7.28 FOR DETAILED GRADING AT INTERSECTIONS.

Galloway
 5265 Ronald Reagan Blvd., Suite 210
 Johnstown, CO 80534
 970.800.3300
 GallowayUS.com

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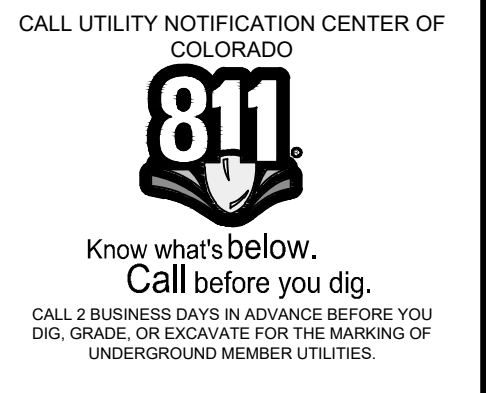
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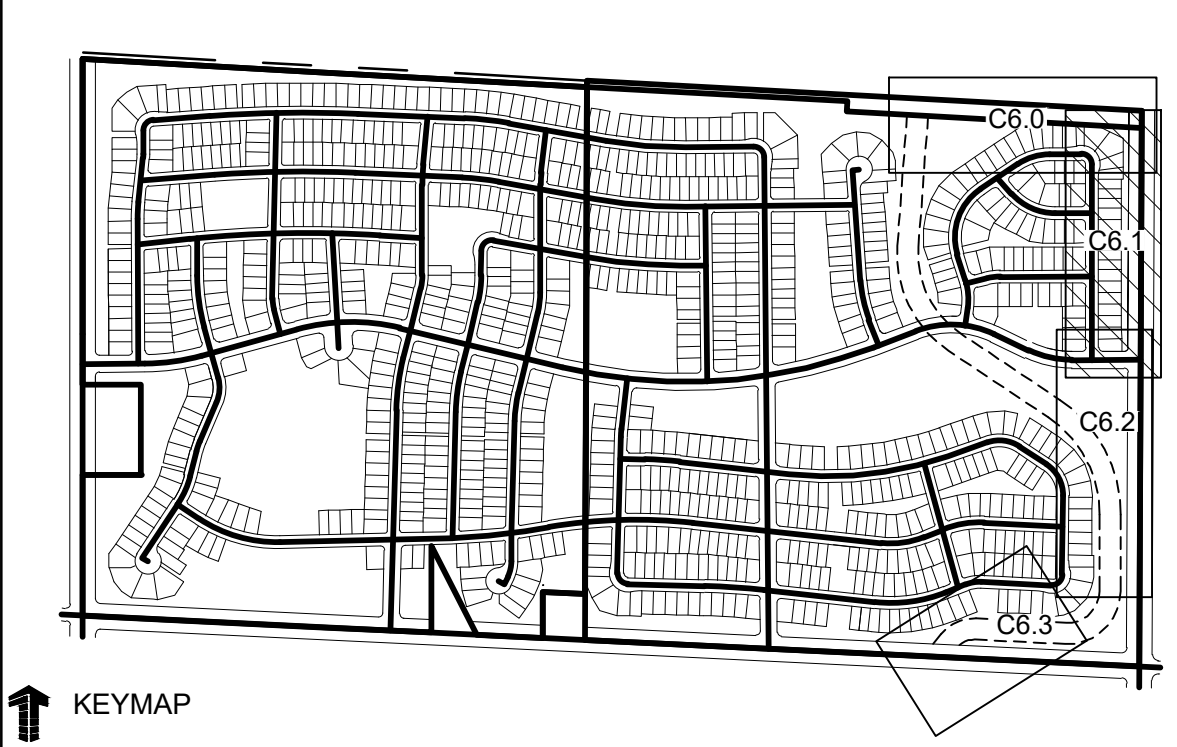
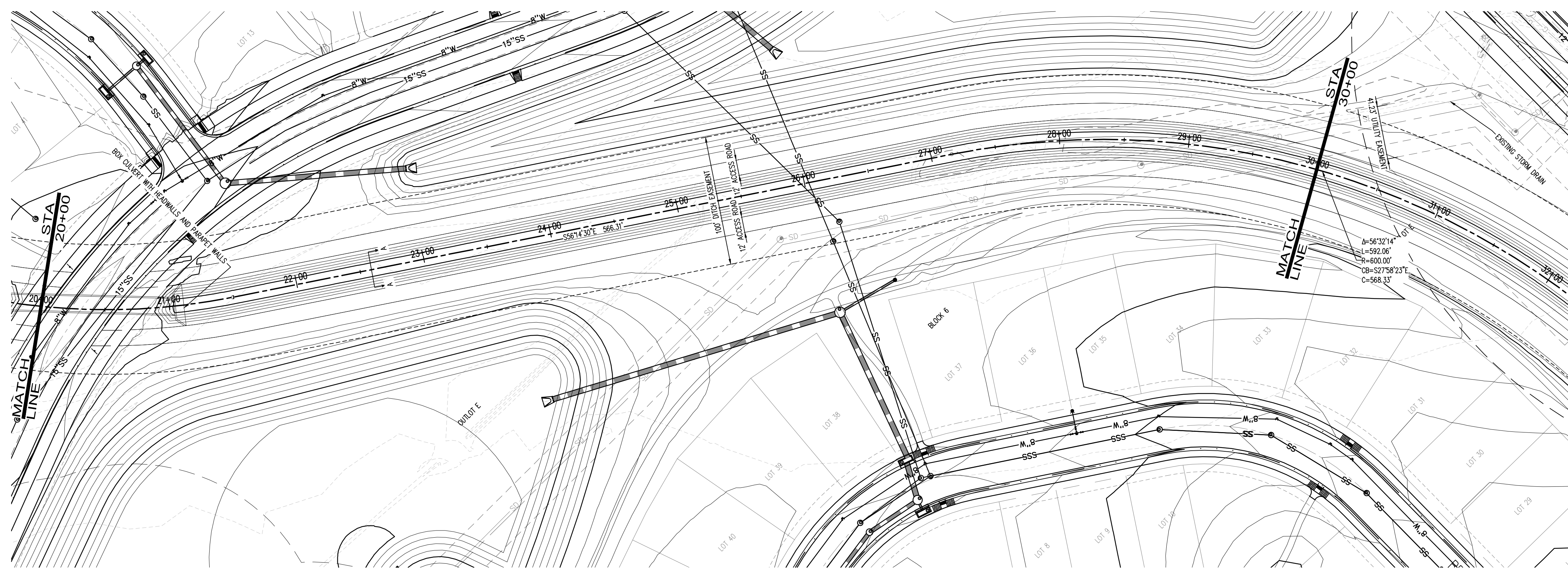
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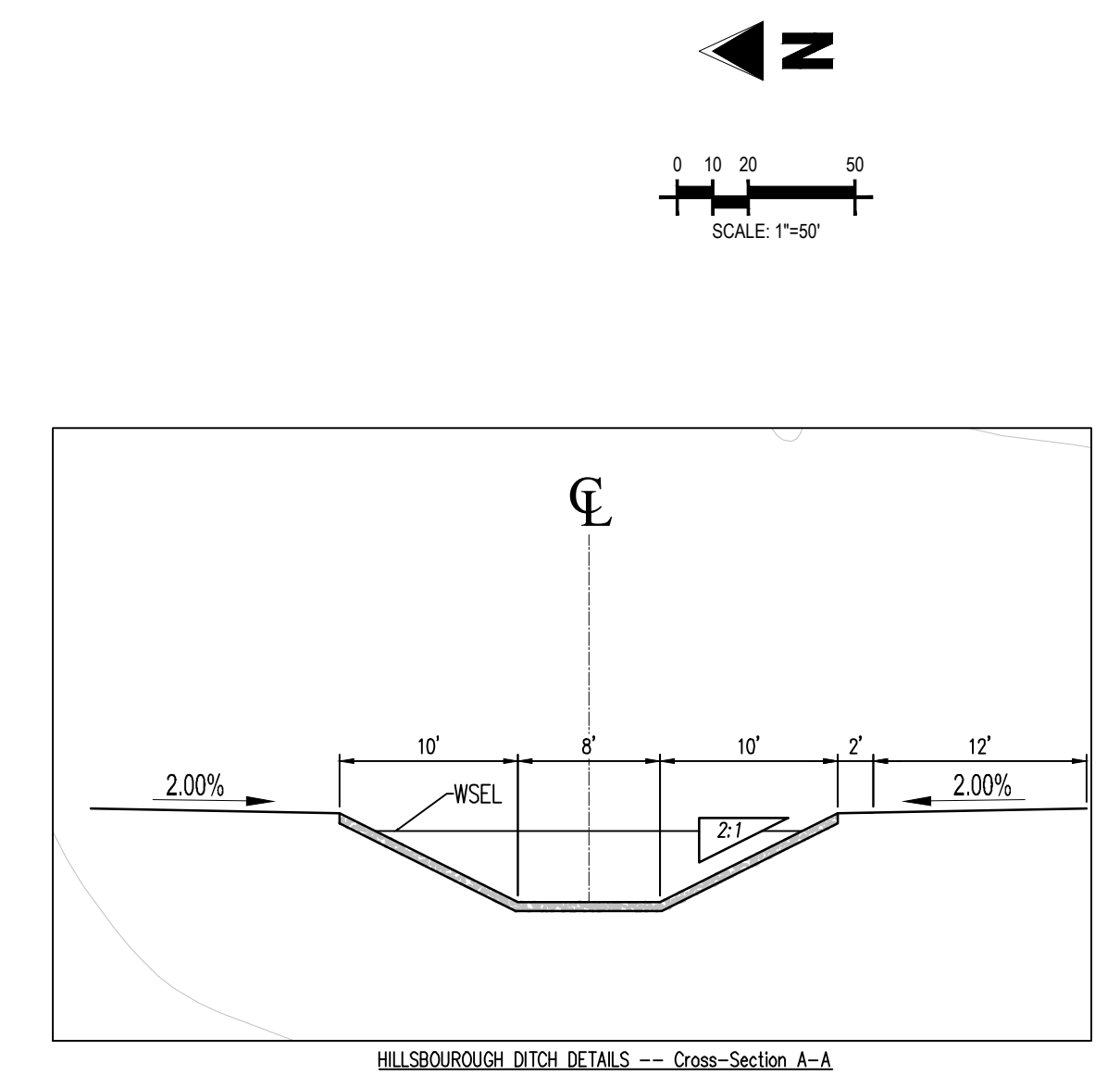
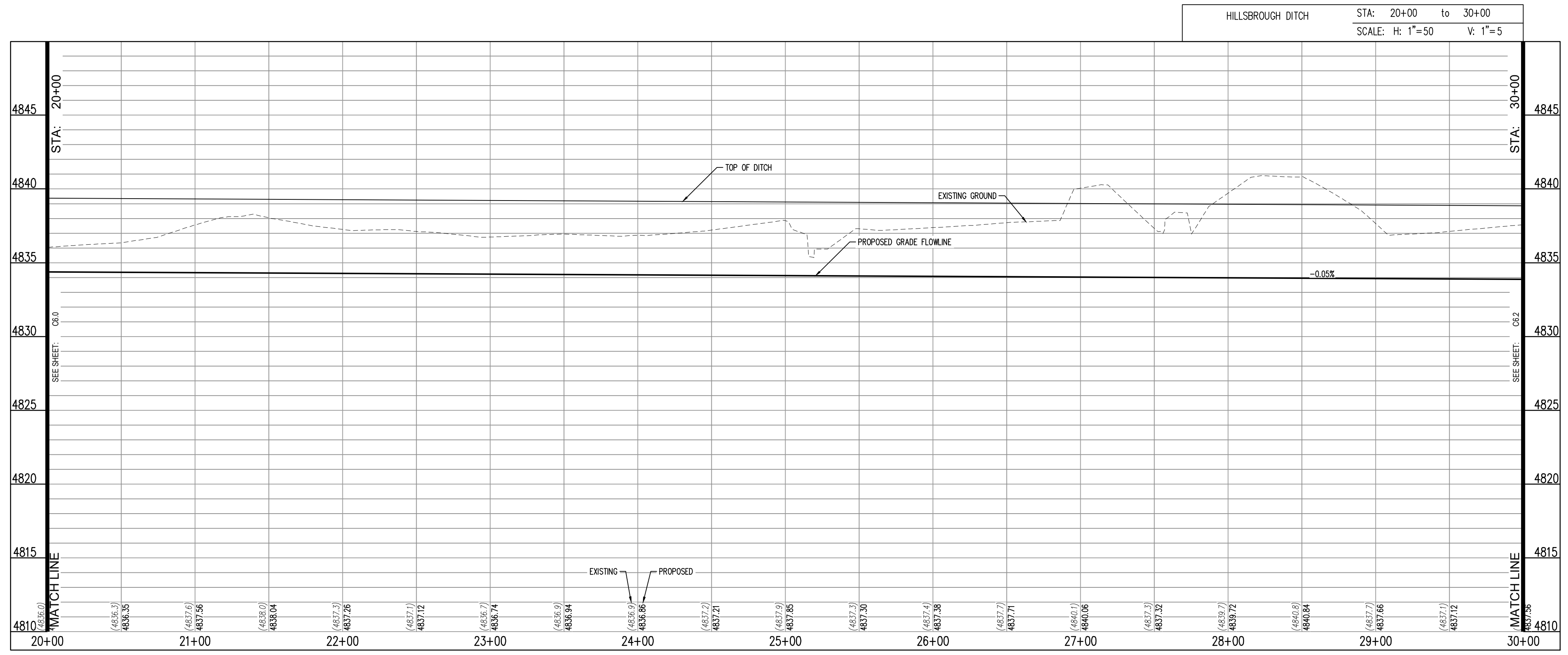
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 PLAN AND PROFILE



C6.0

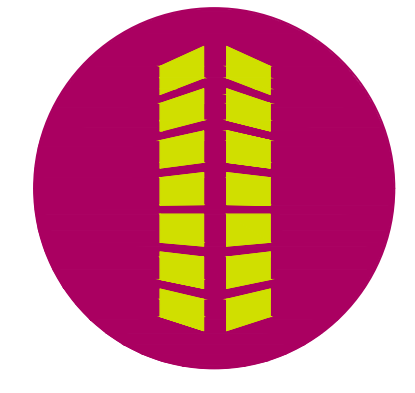


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- PROPOSED SPOT ELEVATION
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THE GRANARY
 PRELIMINARY DEVELOPMENT PLAN
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By:
 Checked By:
 Date: 04.09.2021

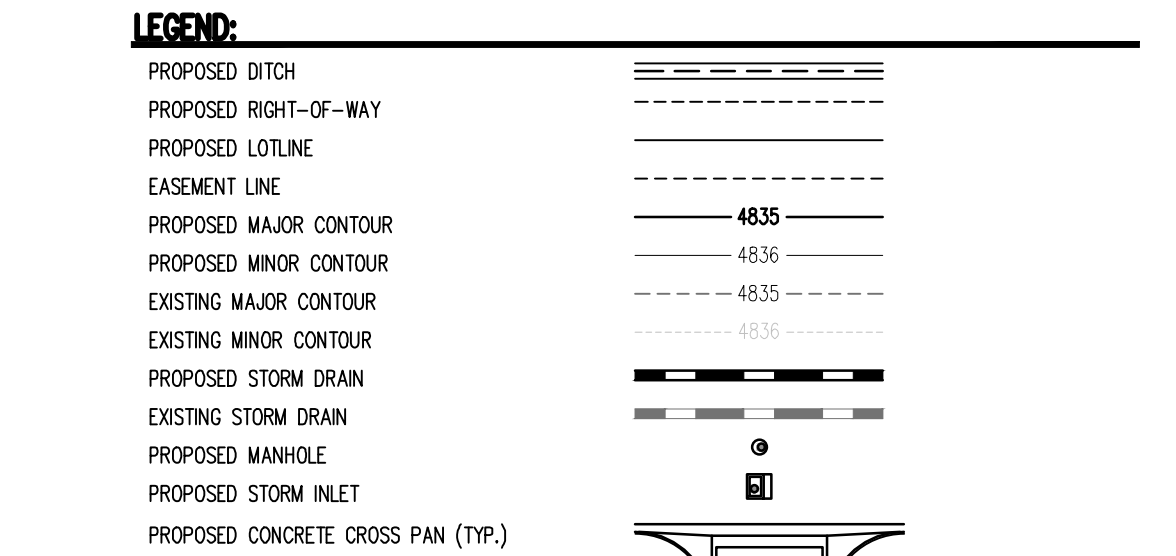
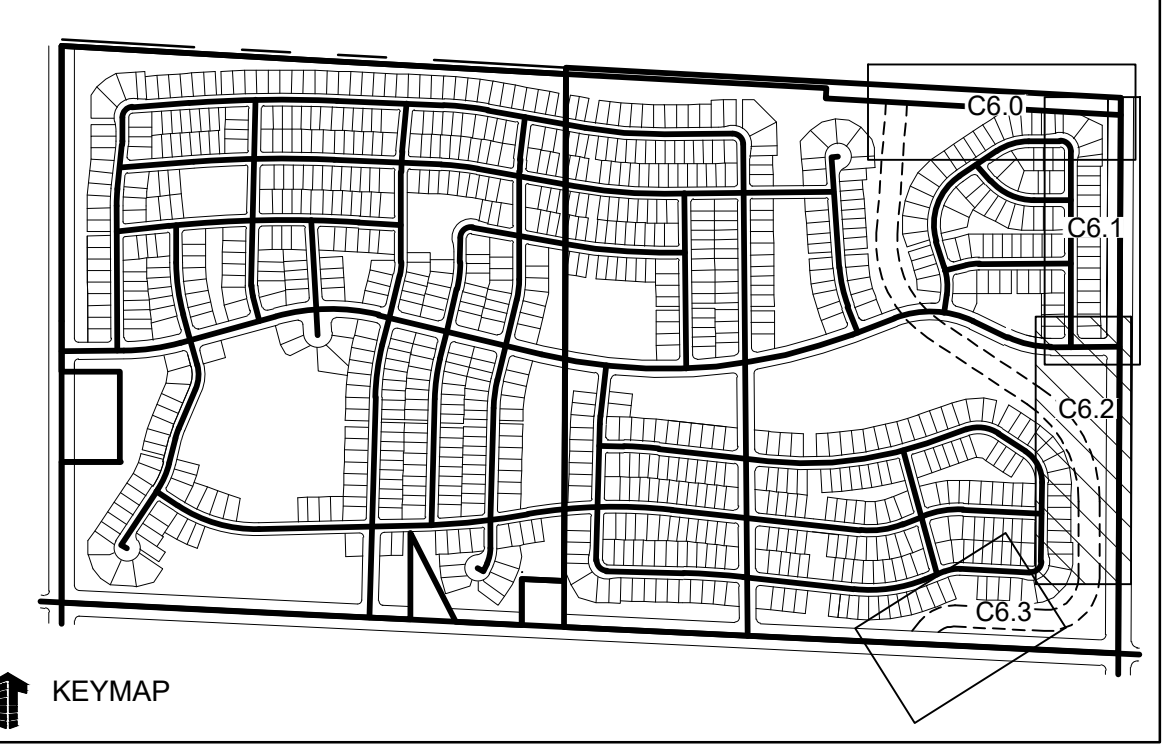
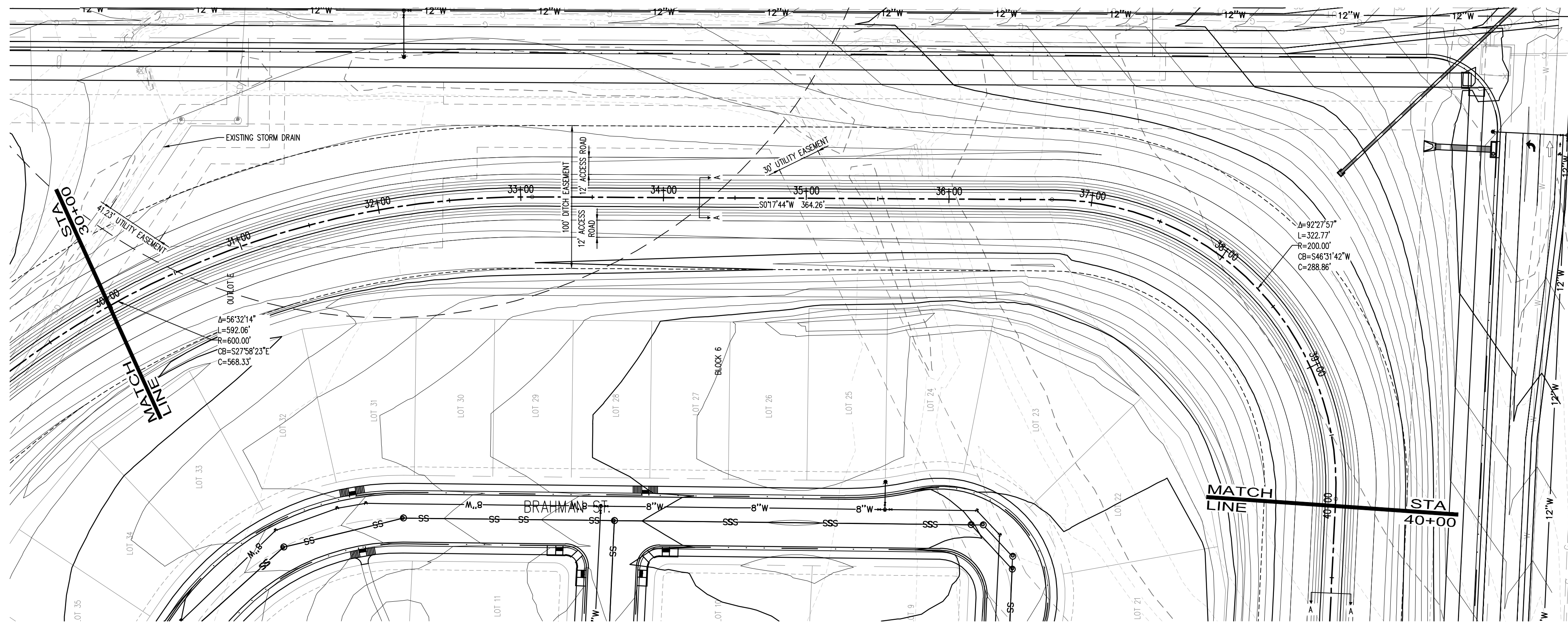
**HILLSBOUROUGH DITCH
 PLAN AND PROFILE**

C6.1

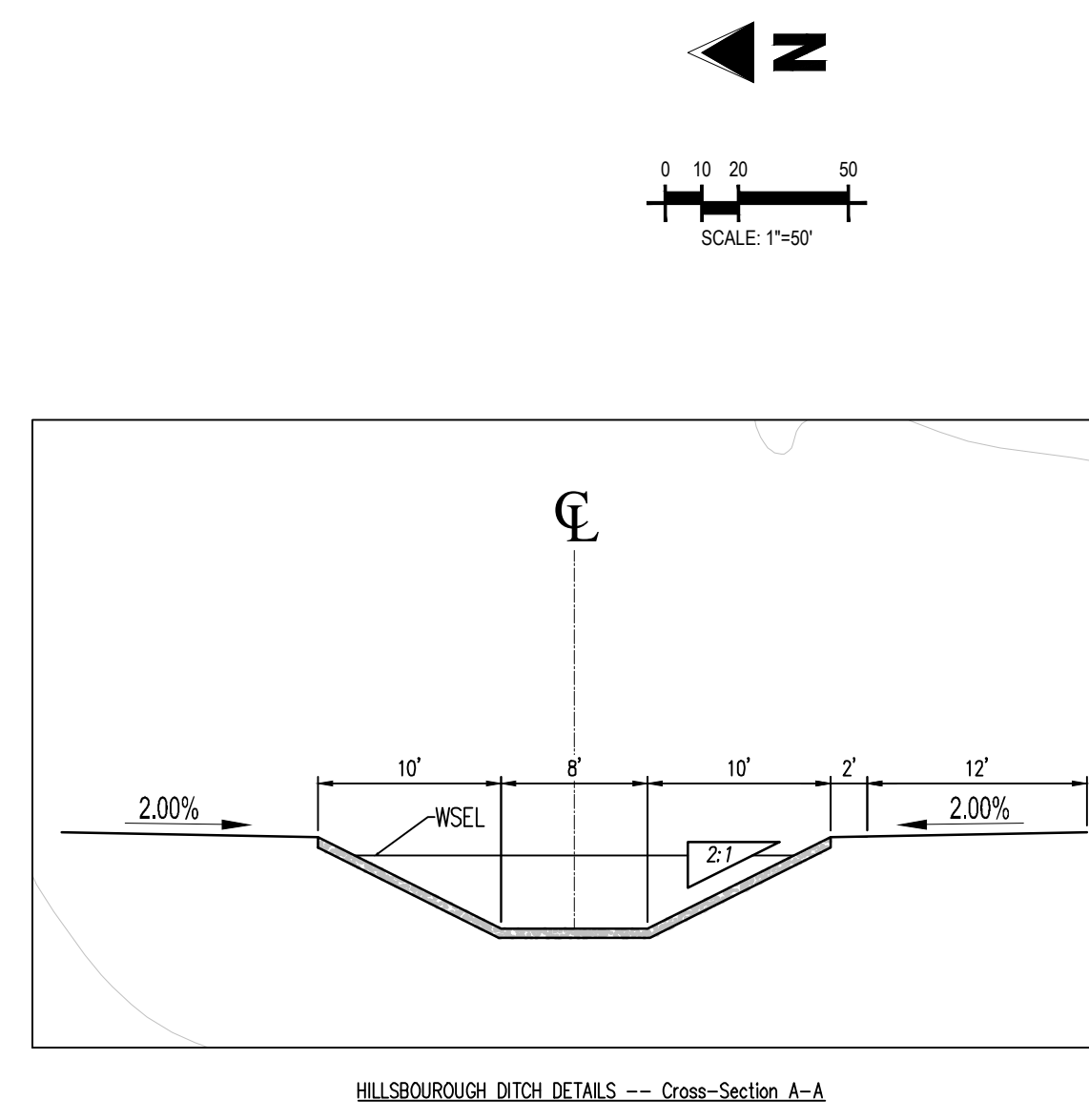
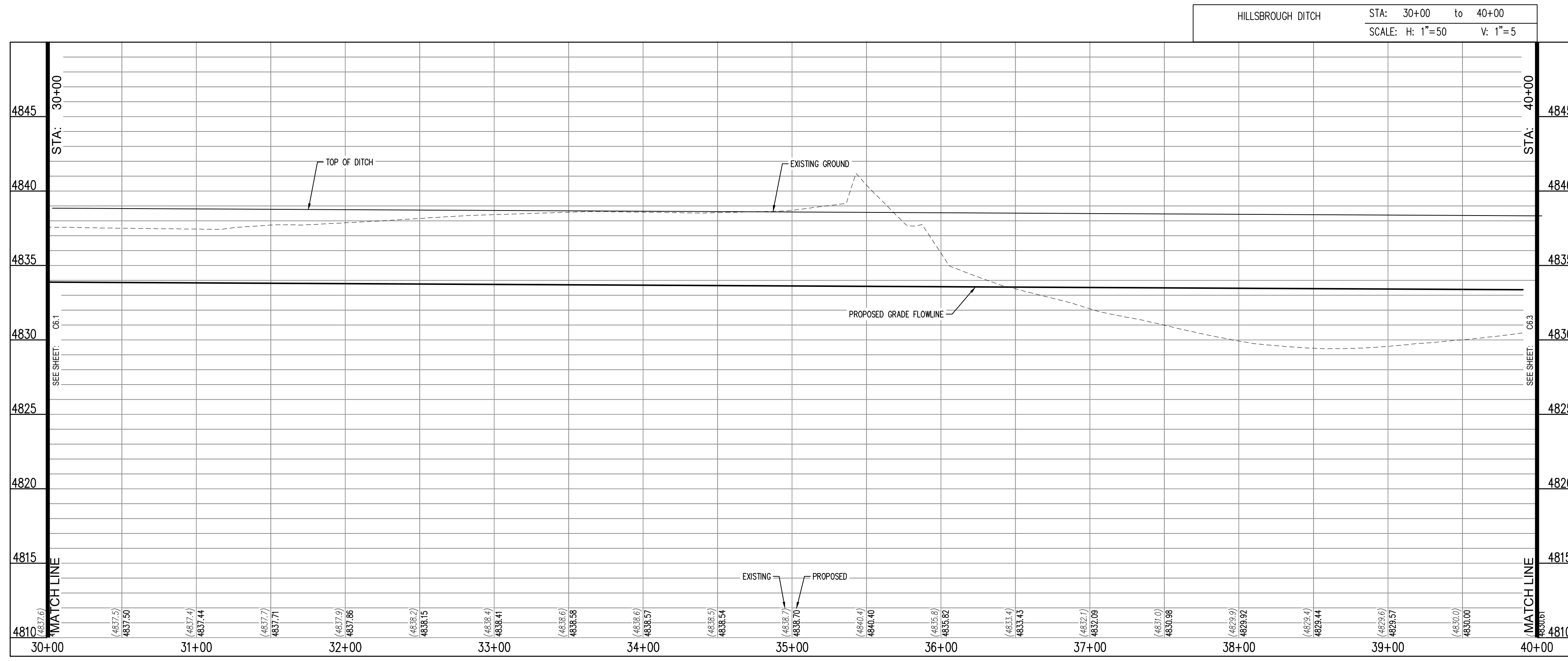
PLANNING AND DESIGN SERVICES, INC. 04/09/2021 11:50 AM

CALL UTILITY NOTIFICATION CENTER OF COLORADO

 Know what's below.
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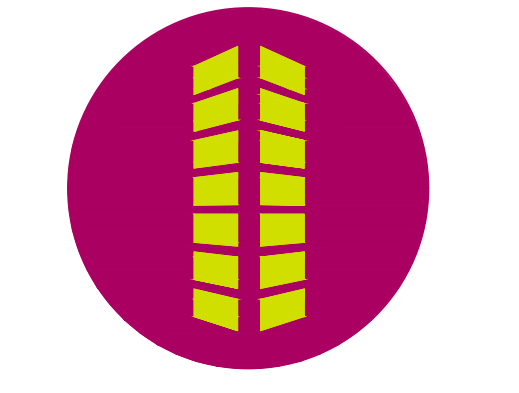


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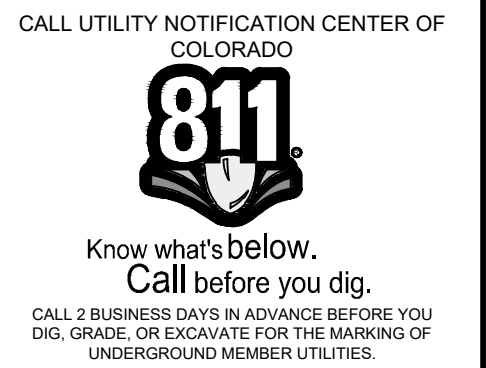
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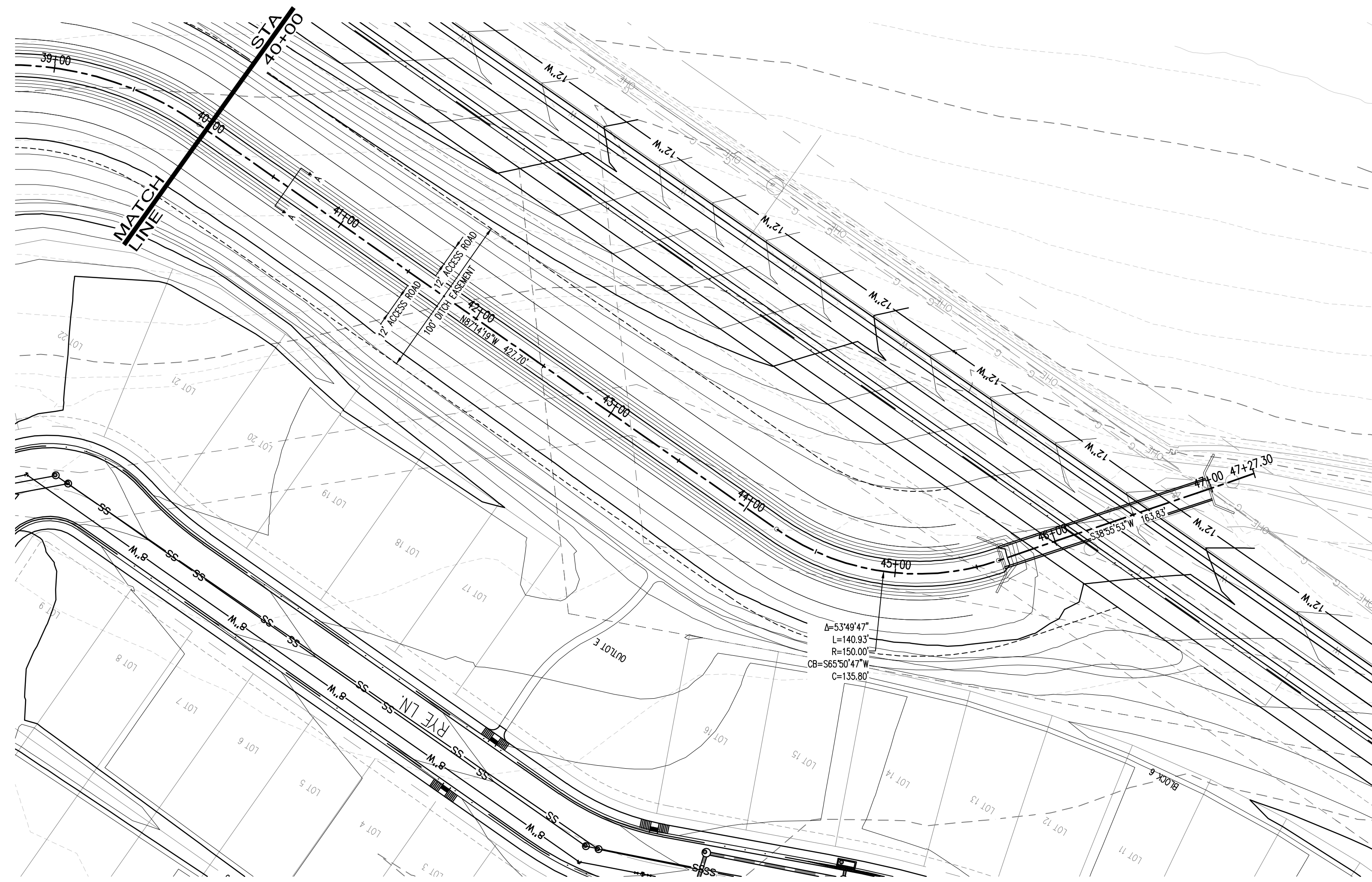
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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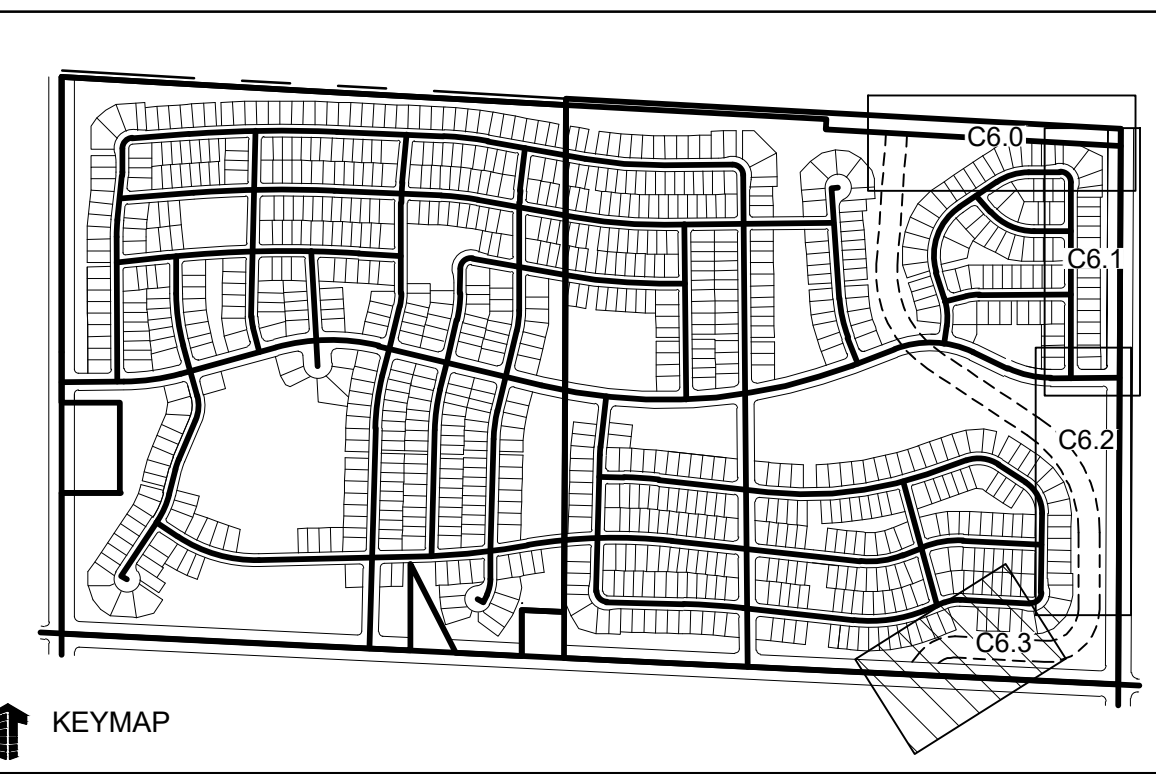
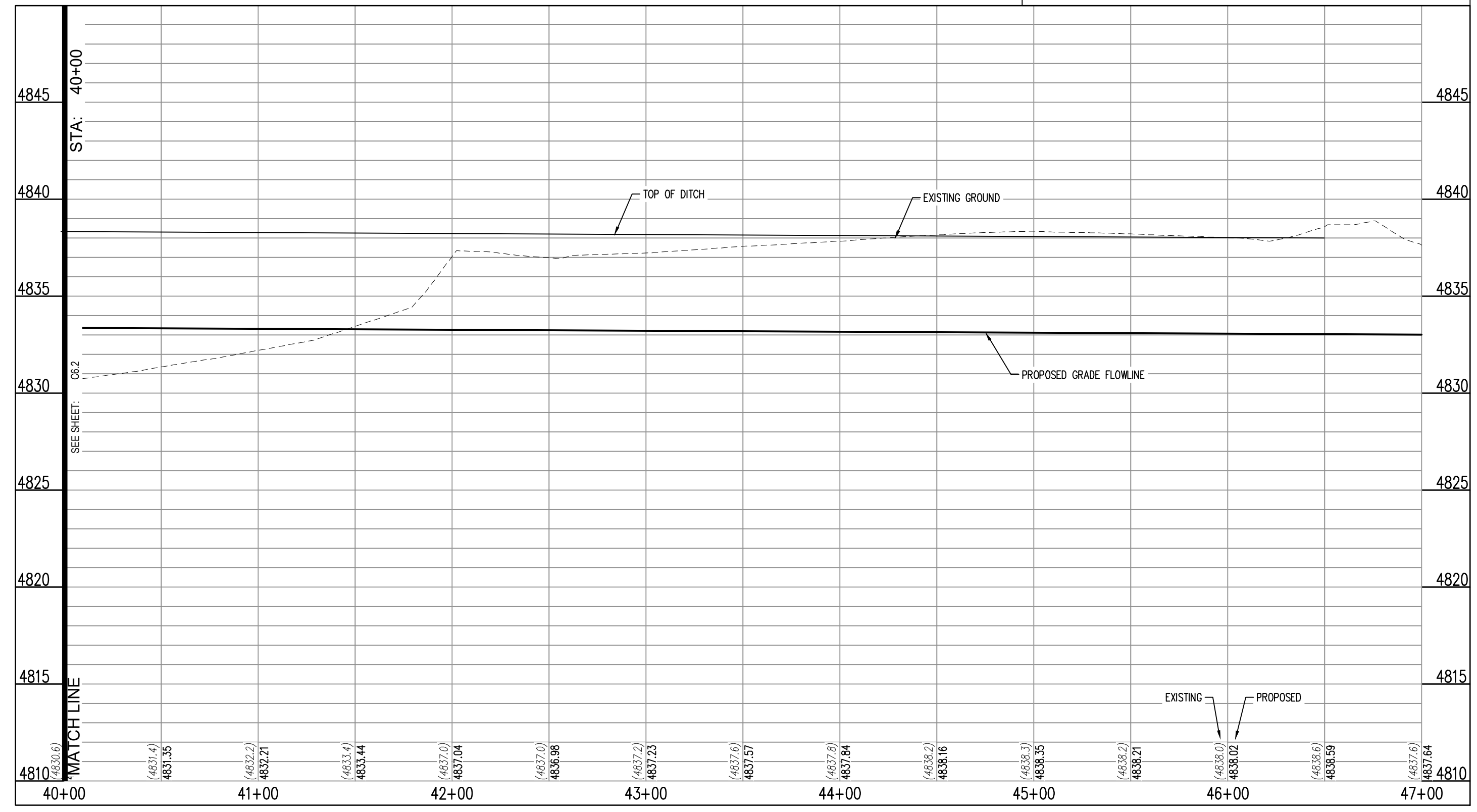
Project No: HFH000020
Drawn By:
Checked By:
Date: 04.09.2021



C6.2



HILLSBOROUGH DITCH STA: 40+00 to 46+51.59
SCALE: H: 1"=50 V: 1"=5

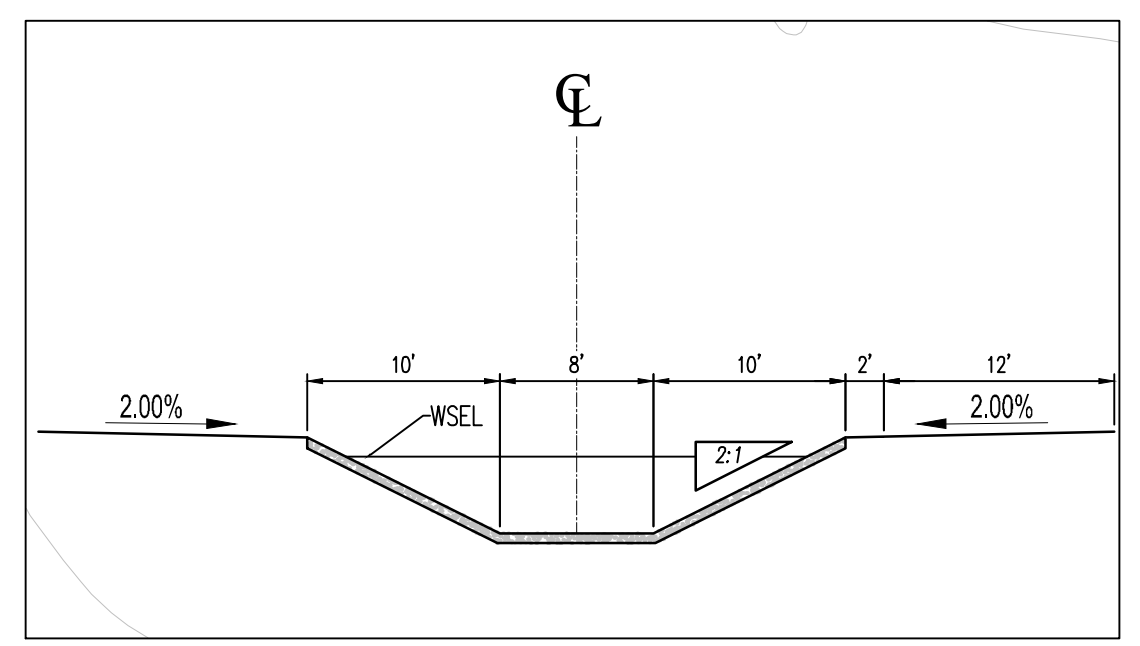
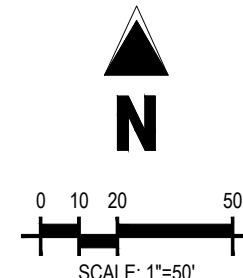


LEGEND:

- PROPOSED DITCH
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
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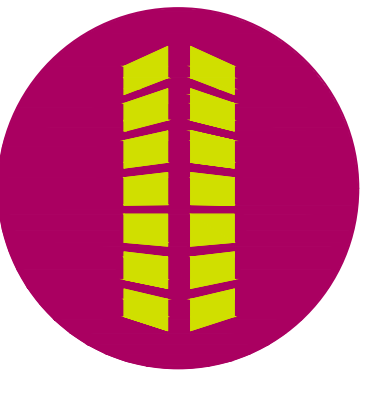
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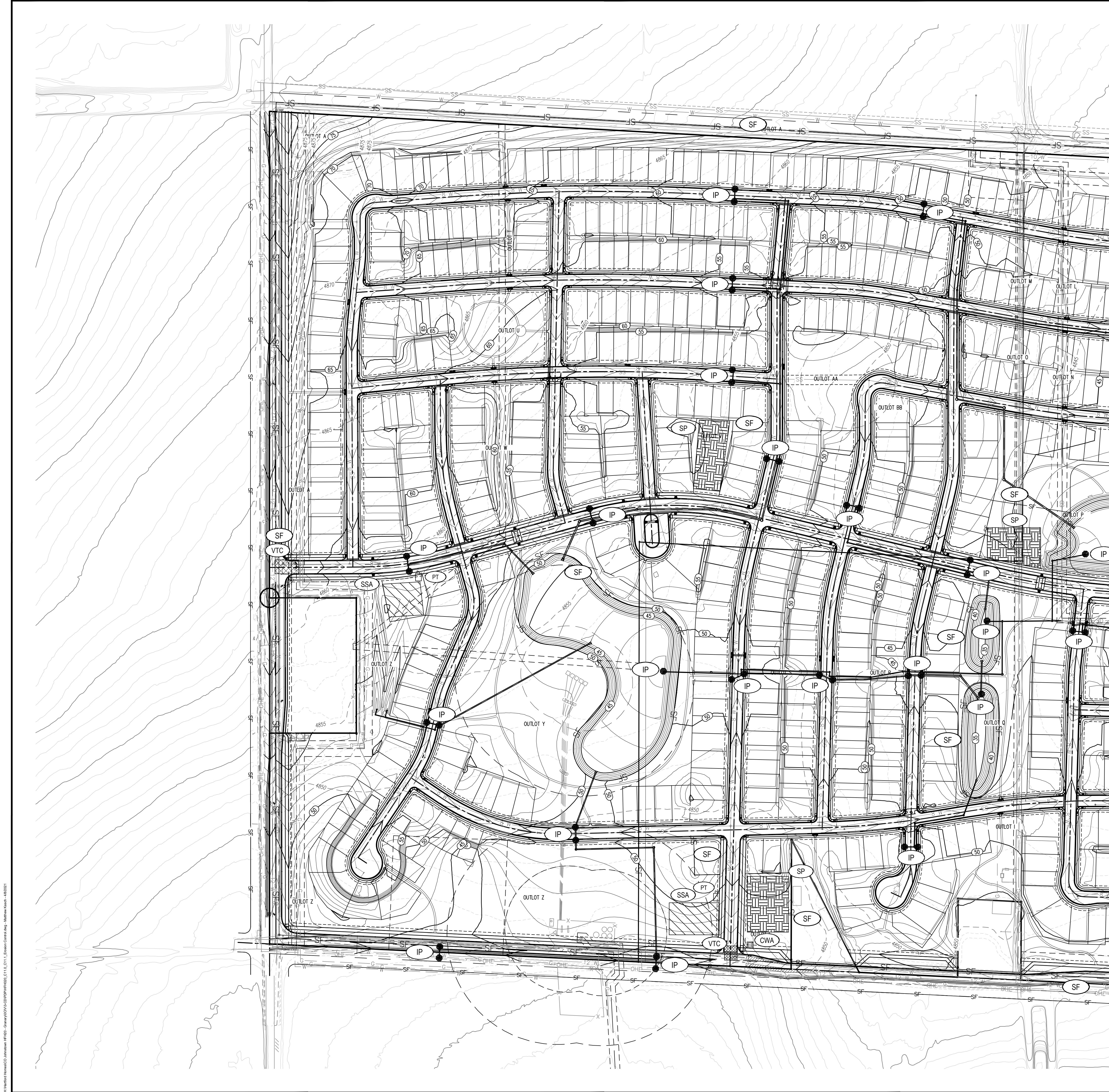
THE GRANARY
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JOHNSTOWN, CO

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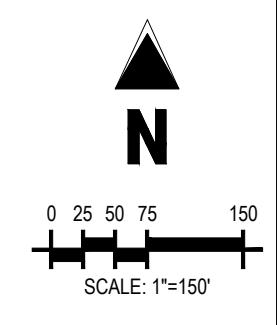
Project No: HFH000020
Drawn By:
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MATCHLINE-SEE SHEET C7.0



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PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
TEMPORARY BMPs	
ROCK SOCK	
VEHICLE TRACKING CONTROL PAD	
SILT FENCE	
INLET PROTECTION	
PORTABLE TOILET	
CONCRETE WASHOUT AREA	
STABILIZED STAGING AREA	
STOCKPILE MANAGEMENT	

NOTE:
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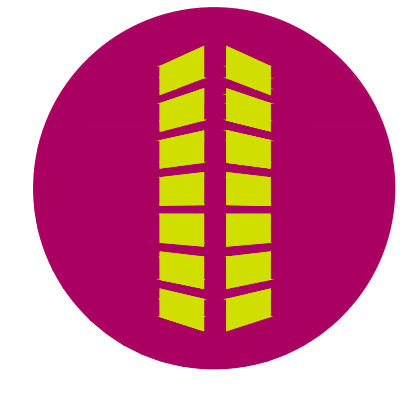
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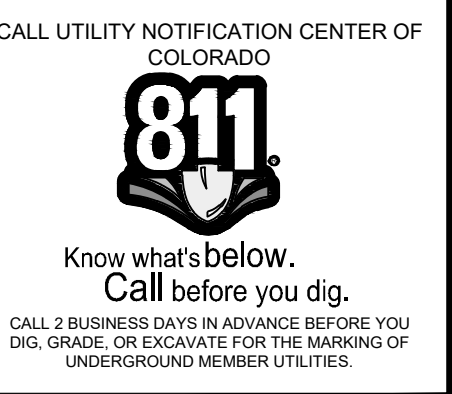


**THE GRANARY
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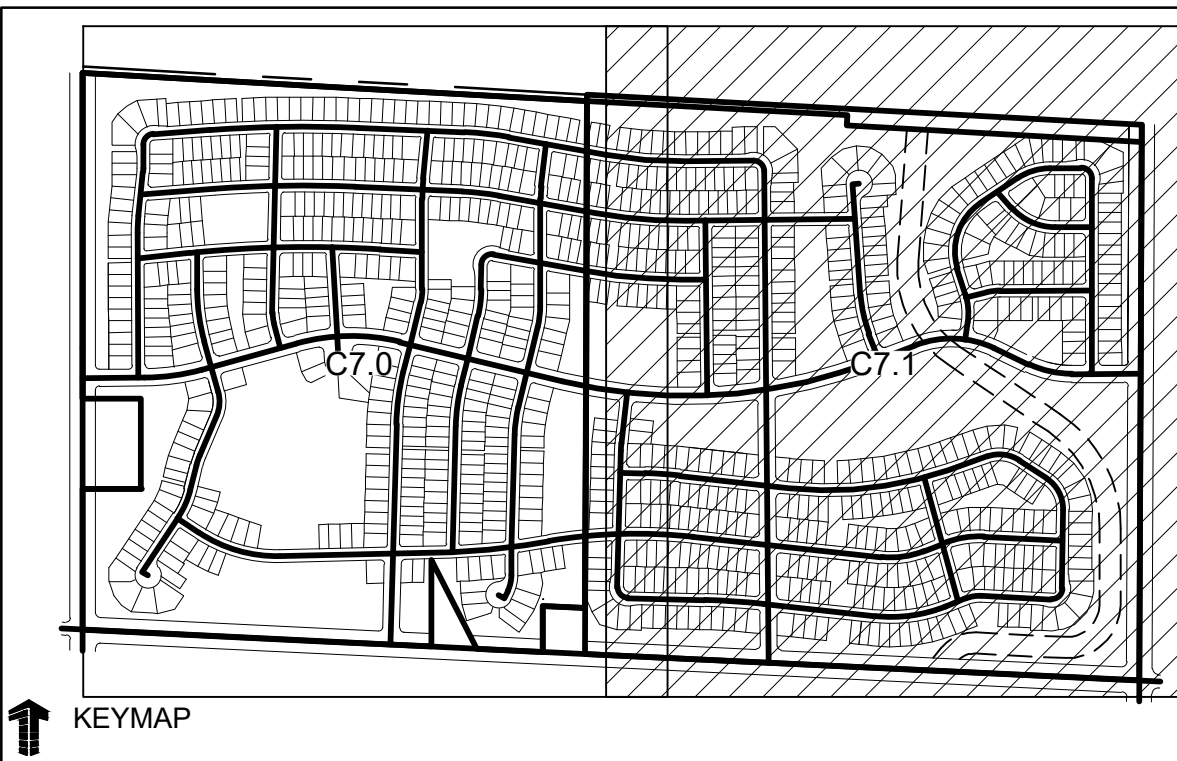
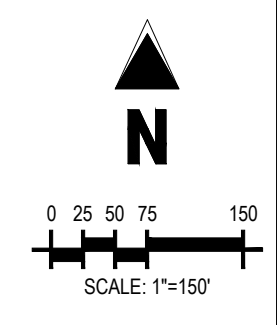
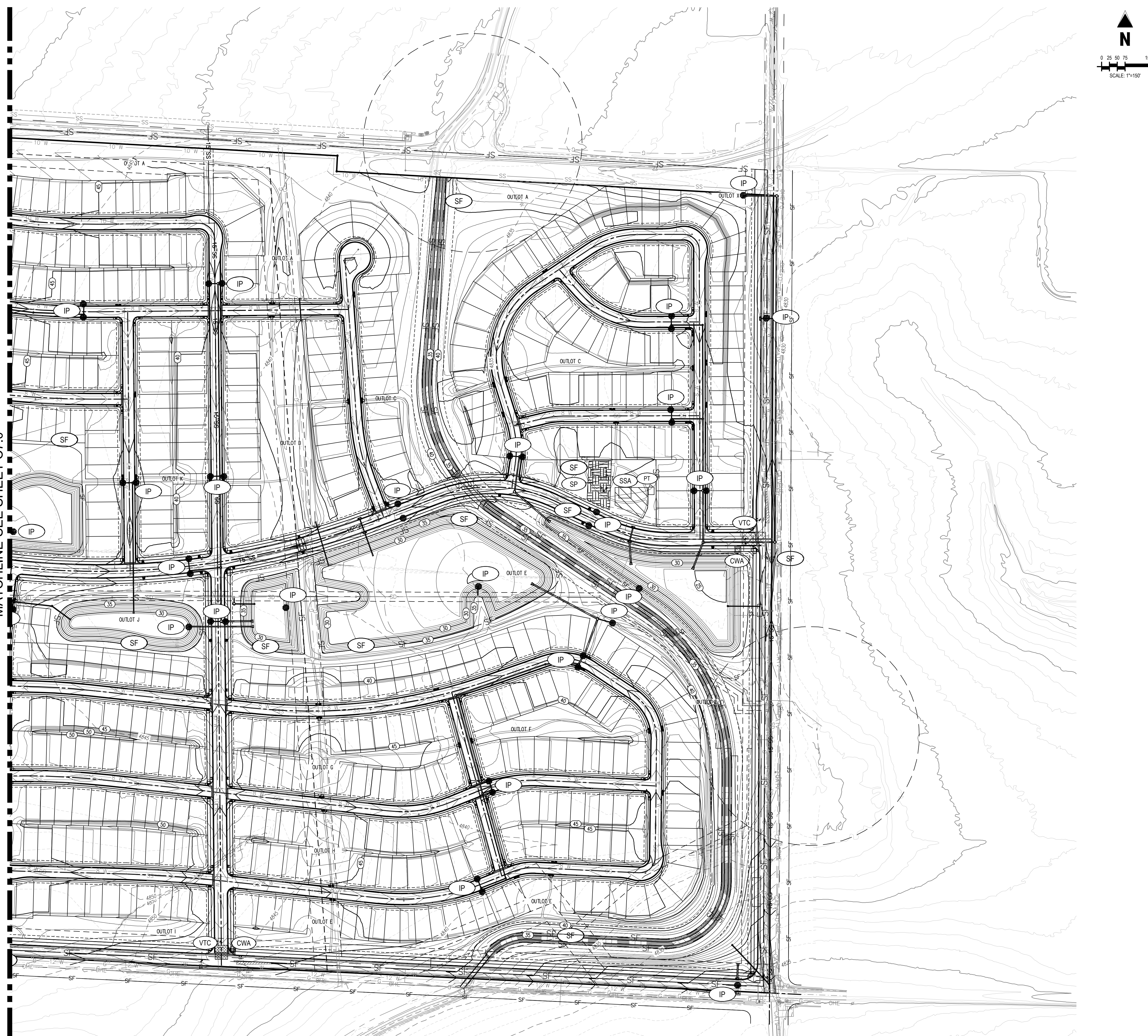
Project No: HFHC000020
Drawn By:
Checked By:
Date: 04.09.2021



EROSION CONTROL PLAN

C7.0

MATCHLINE-SEE SHEET C7.0



LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	

TEMPORARY BMPs

ROCK SOCK		RS
VEHICLE TRACKING CONTROL PAD		VTC
SILT FENCE		SF
INLET PROTECTION		IP
PORTABLE TOILET		PT
CONCRETE WASHOUT AREA		CWA
STABILIZED STAGING AREA		SSA
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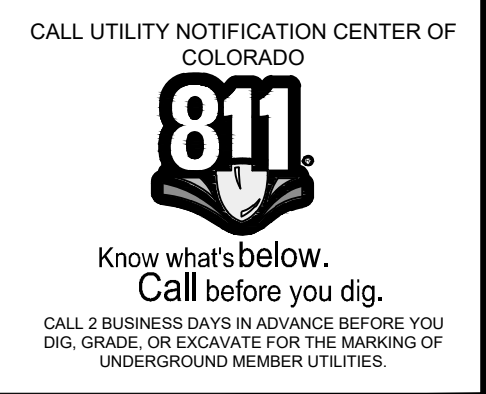


THE GRANARY
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 JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No: HFH000020
 Drawn By: JKD
 Checked By:
 Date: 04.09.2021

EROSION CONTROL PLAN



C7.1

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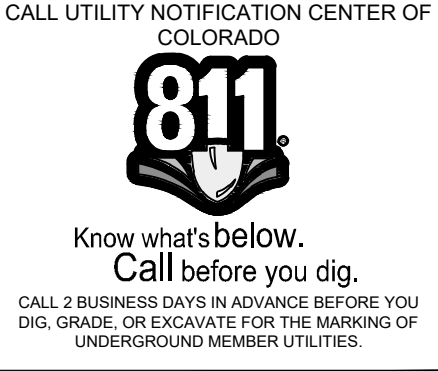


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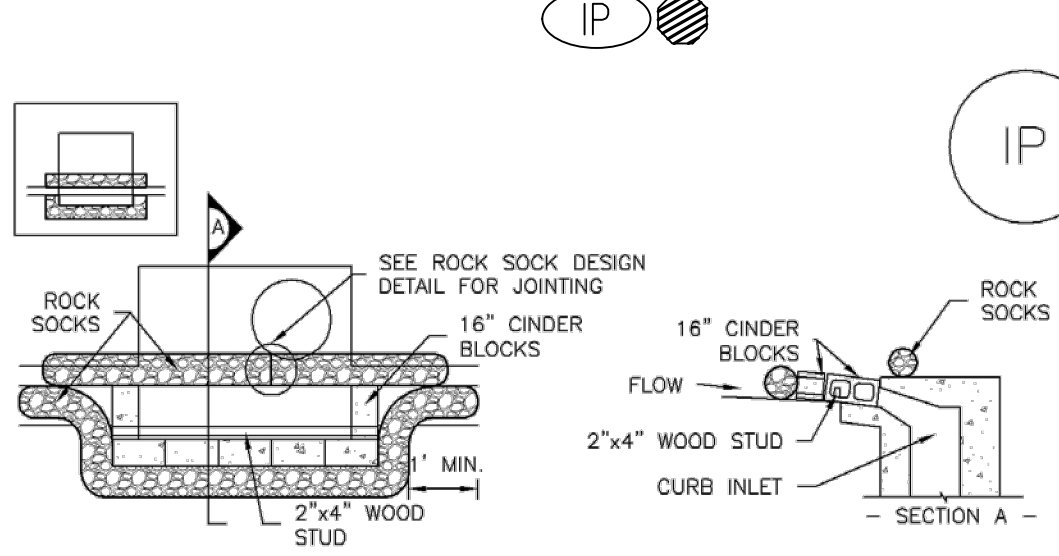
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**EROSION CONTROL
 DETAILS**

C7.3



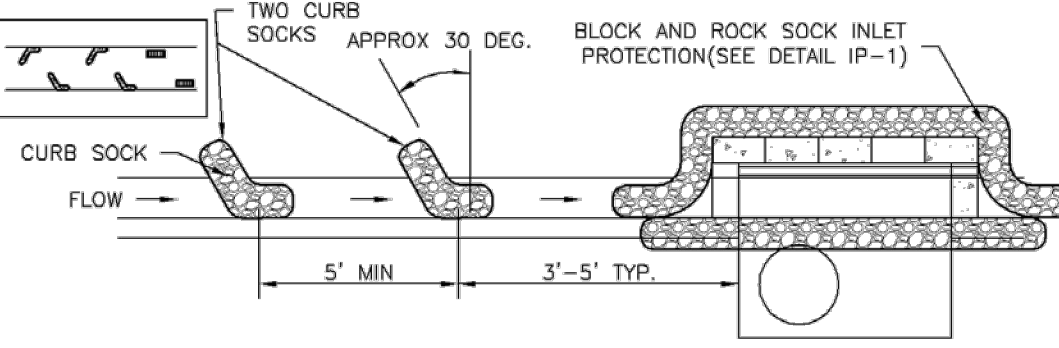
SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District August 2013
 Urban Storm Drainage Criteria Manual Volume 3

8
 C7.3 INLET PROTECTION

W1. NOTES:

INSTALLATION:
 WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

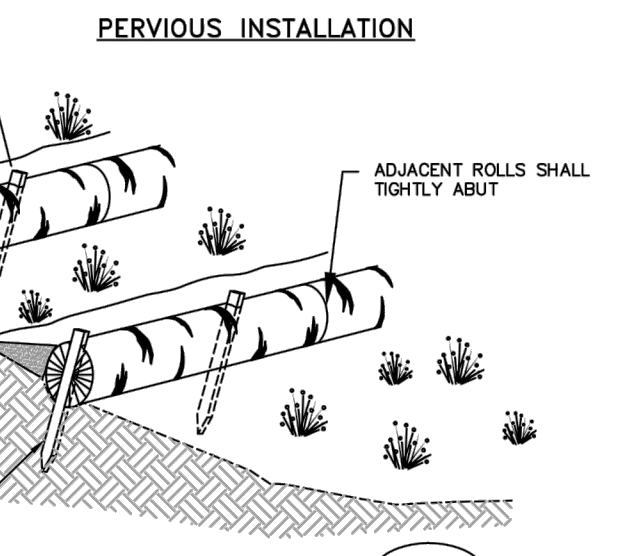
- A 25 FOOT WATTLE USES 6 STAKES
- A 20 FOOT WATTLE USES 5 STAKES
- A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2" - 3" INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD HULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MACHOE IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILE BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

W1 & W2 INSTALLATION NOTES:

1. THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
2. WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSDOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
6. WATTLES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
7. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDRING AT THE MID SECTION.
8. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
9. SPACING - DOWNSLOPE:
 VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:
 1-1 SLOPES = 10 FEET APART
 2-1 SLOPES = 20 FEET APART
 3-1 SLOPES = 30 FEET APART
 4-1 SLOPES = 40 FEET APART, ETC.



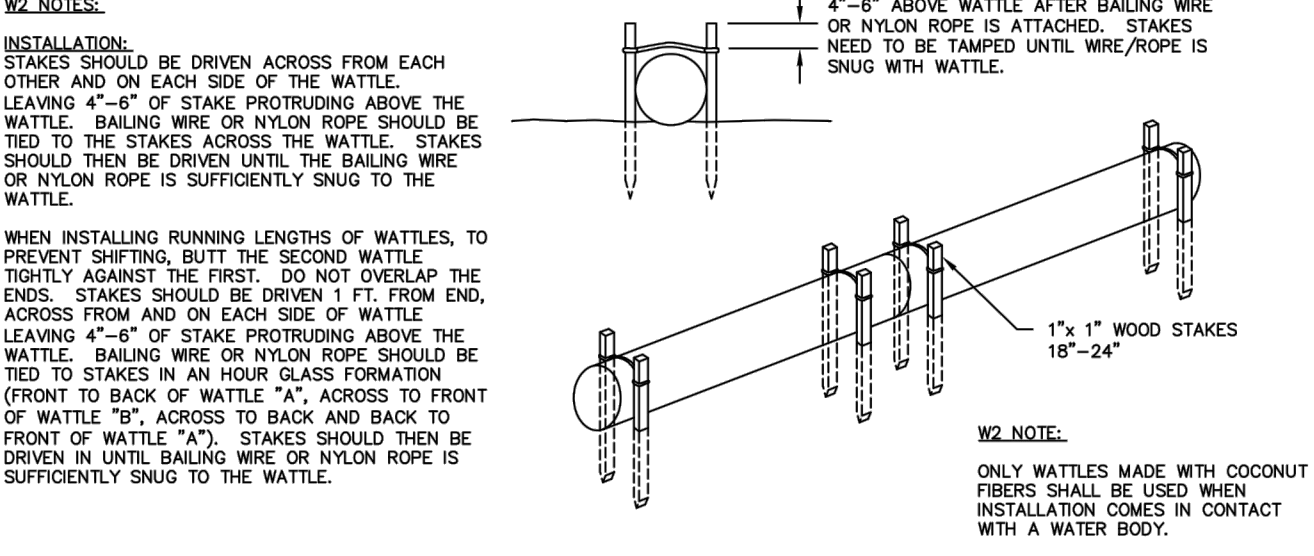
WATTLES - DETAIL A (W1)

W2. NOTES:

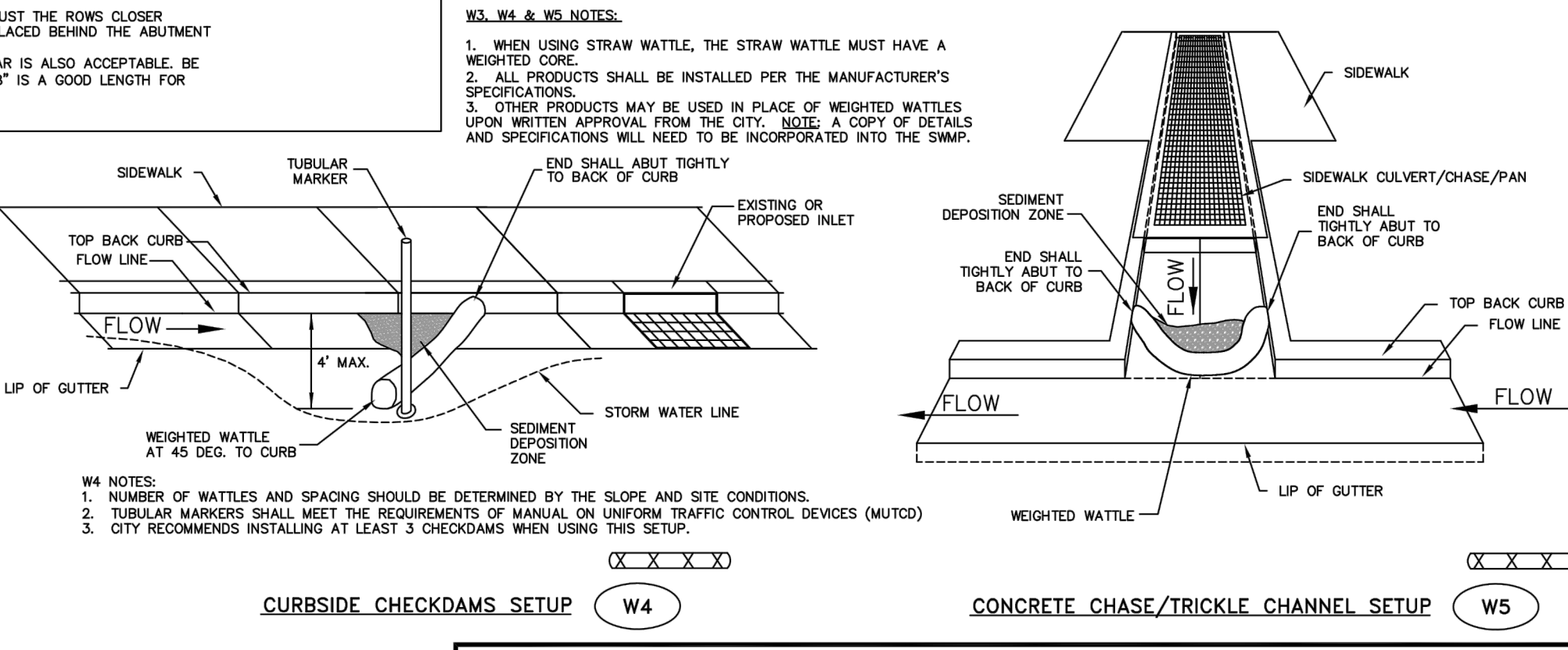
INSTALLATION:
 STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE. LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

W2 NOTE:
 ONLY WATTLES MADE WITH COCONUT FIBERS SHALL BE USED WHEN INSTALLATION COMES IN CONTACT WITH A WATER BODY.



WATTLES - DETAIL B (W2)



W3. W4 & W5 NOTES:

1. WHEN USING STRAW WATTLE, THE STRAW WATTLE MUST HAVE A WEIGHTED SOLE.
2. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
3. OTHER PRODUCTS MAY BE USED IN PLACE OF WEIGHTED WATTLES UPON WRITTEN APPROVAL FROM THE CITY. NOTE: A COPY OF DETAILS AND SPECIFICATIONS WILL NEED TO BE INCORPORATED INTO THE SWMP.

W4 NOTES:

1. NUMBER OF WATTLES AND SPACING SHOULD BE DETERMINED BY THE SLOPE AND SITE CONDITIONS.
2. TUBULAR MARKERS SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. CITY RECOMMENDS INSTALLING AT LEAST 3 CHECKDAMS WHEN USING THIS SETUP.

WATTLE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE INSTALLATION	APPROVED:	DATE:	DRAWN BY:
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	KWG	4/23/09	TKK

DRAWING: SW-13

7
 C7.3 WATTLE

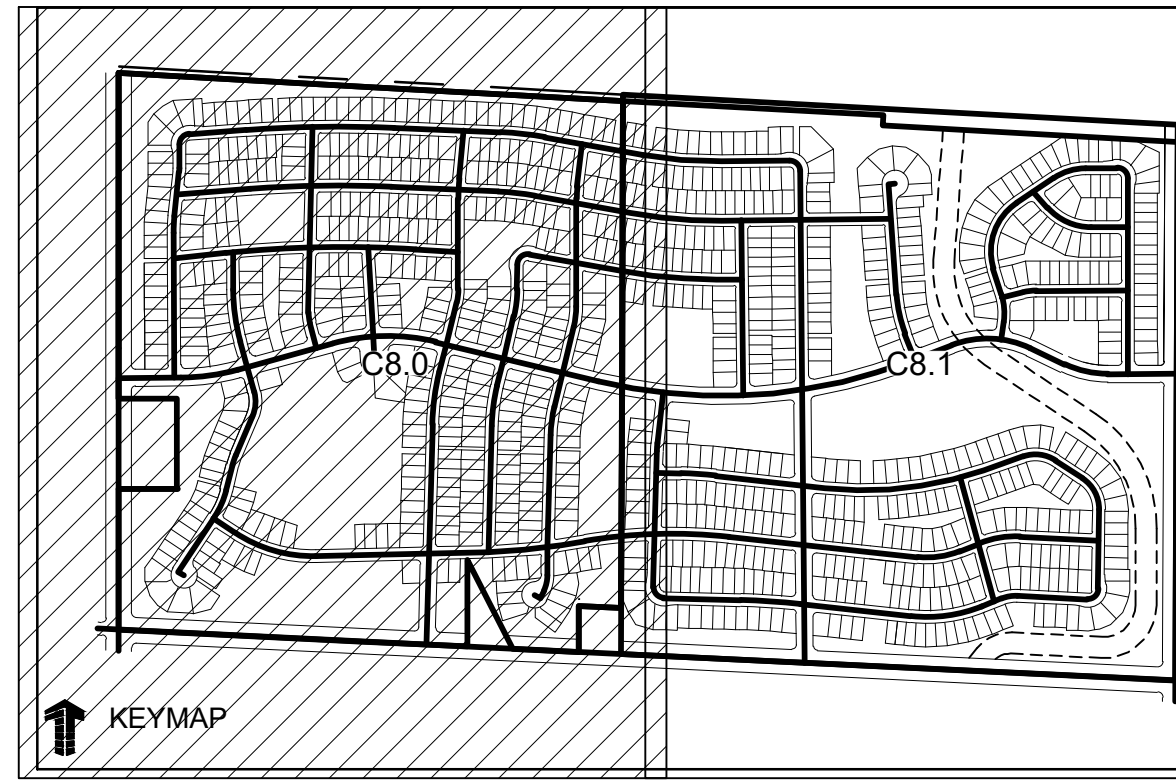
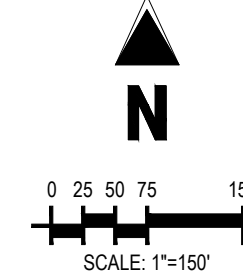
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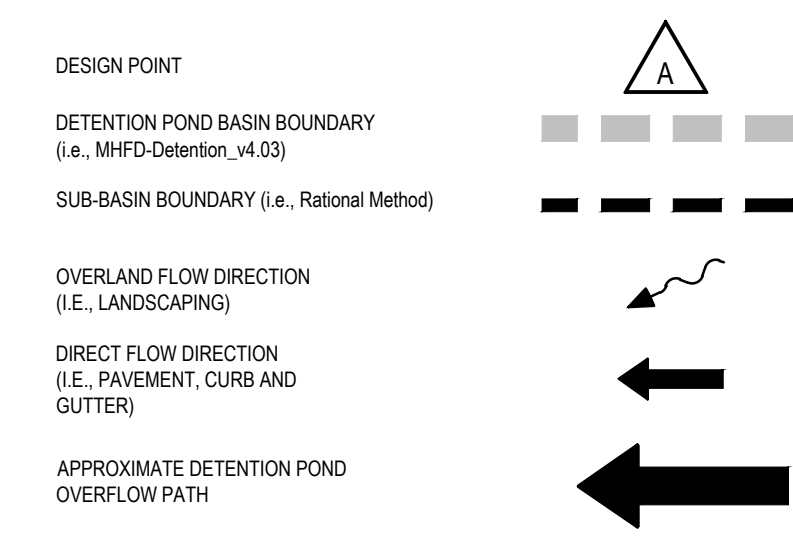
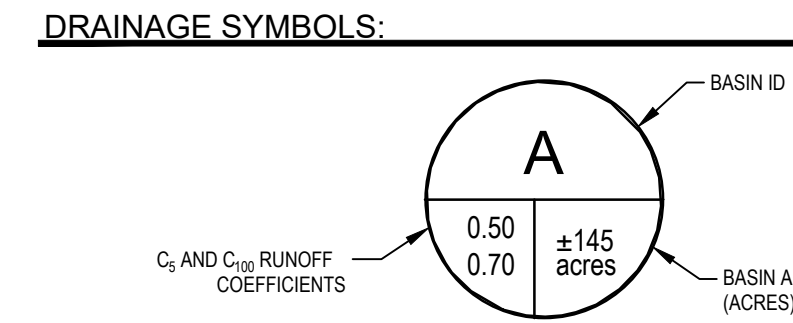
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MATCHLINE-SEE SHEET C8.1



- LEGEND:**
- PROPOSED MAJOR CONTOUR ———— (4835)
 - PROPOSED MINOR CONTOUR ———— (35)
 - EXISTING MAJOR CONTOUR ———— (4835)
 - EXISTING MINOR CONTOUR ———— (35)
 - EXISTING STORM DRAIN ———— (SD)
 - PROPOSED STORM DRAIN ———— (SD)
 - PROPOSED STORM INLET [Symbol]
 - PROPERTY BOUNDARY [Symbol]
 - PROPOSED RIGHT-OF-WAY [Symbol]
 - PROPOSED LOTLINE [Symbol]
 - EASEMENT LINE [Symbol]



RUNOFF SUMMARY TABLE						
Basin Name	Design Point	Area acres	C _s	C ₁₀₀	Q ₅ cfs	Q ₁₀₀ cfs
A	PND A	91.57	0.41	0.67	122.1	316.7
B	PND B	29.87	0.49	0.71	40.9	99.9
C	PND C	35.99	0.45	0.69	31.2	81.4
D	PND D	49.27	0.50	0.72	62.8	153.0
E	PND E	58.15	0.38	0.66	60.7	164.6
F	PND F	36.04	0.38	0.66	29.5	82.2
OS-A	OS-A	2.12	0.05	0.49	29.5	82.2
OS-B1	OS-B1	1.01	0.15	0.54	29.5	82.2
OS-B2	OS-B2	1.00	0.15	0.54	29.5	82.2
TOTAL		305.01				

FULL SPECTRUM DETENTION SUMMARY TABLE											
Detention Pond	Total Required Volume, ac-ft	Total Volume Provided, ac-ft	Total Pond Area, sf	Area of 100-yr Pool, sf	Allowable Release Rate, c/s (0.085 c/s/acre)	Proposed Q ₁₀₀ Release Rate, c/s	WSEL 100-year	WQCV ac-ft	WSEL WQCV	EURV ac-ft	EURV WQCV
Pond A	15.43	30.3	204,405	162,378	7.8	7.8	4846.5	1.50	4842.0	3.98	4843.2
Pond B1	5.22	4.4	38,014	32,585	2.6	2.6	4842.7	0.55	4836.6	1.57	4838.7
Pond B2		2.5	23,543	19,663							
Pond C	6.18	13.3	92,020	52,225	3.1	3.1	4838.2	0.63	4834.1	1.75	4835.2
Pond D1	8.79	8.5	63,046	47,249	4.2	4.2	4835.0	0.94	4829.3	2.69	4831.0
Pond D2		5.8	43,277	35,475							
Pond E	9.56	22.1	215,208	163,052	5.0	5.0	4830.2	0.90	4826.6	2.29	4827.6
Pond F	5.92	10.8	86,373	62,745	3.1	3.0	4831.1	0.56	4826.1	1.41	4827.2
TOTAL	51.10	97.7	765,686	575,372	25.80	25.70		5.1		13.7	

#	Date	Issue / Description	Init.

Project No: HFH000020
Drawn By: JKD
Checked By: JEP
Date: 04.09.2021



CALL UTILITY NOTIFICATION CENTER OF COLORADO
CALL BUSINESS HOURS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION**

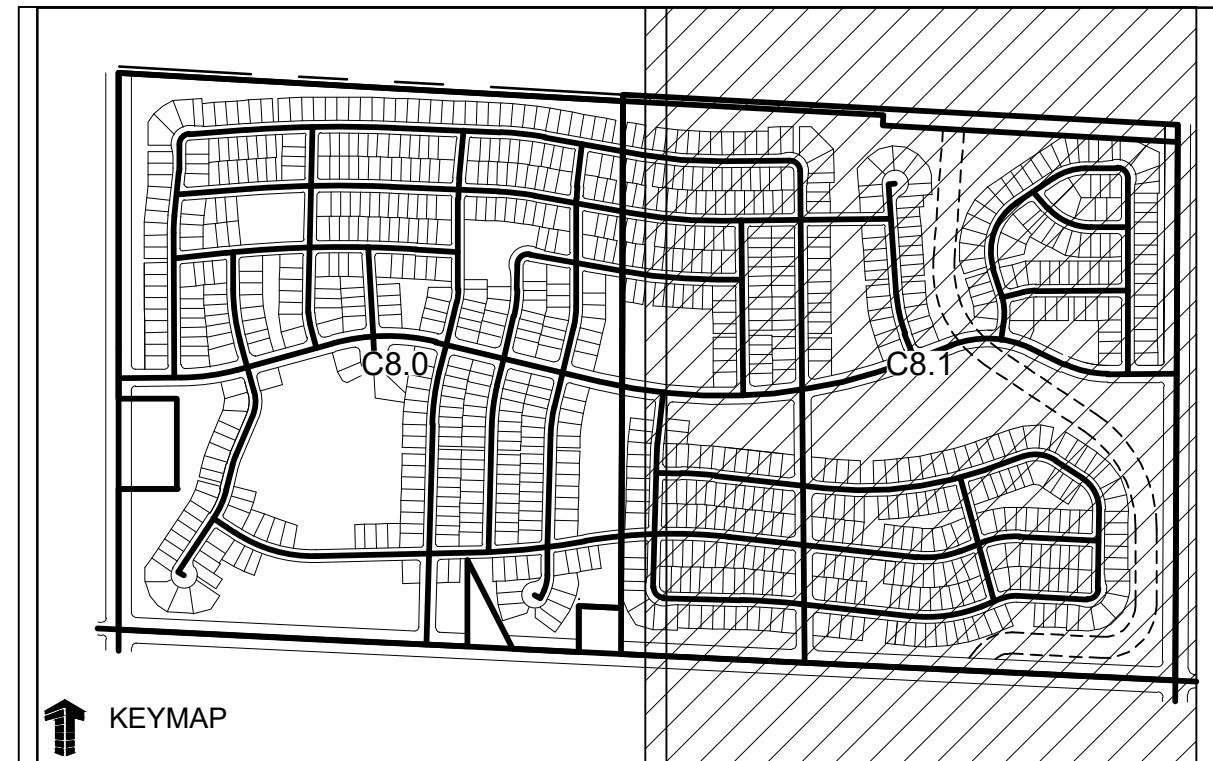
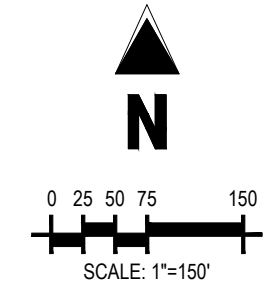
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN

JOHNSTOWN, CO

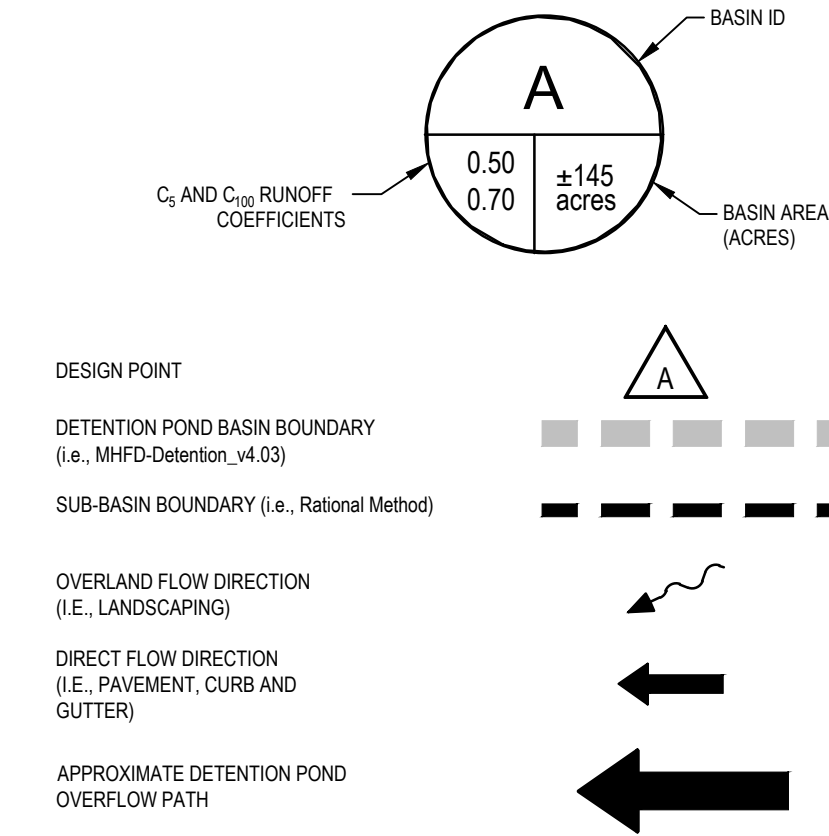
MATCHLINE-SEE SHEET C8.0



LEGEND:

- PROPOSED MAJOR CONTOUR ——— 4835 ———
- PROPOSED MINOR CONTOUR ——— 4835 ———
- EXISTING MAJOR CONTOUR - - - - - 4835 - - - - -
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- PROPOSED STORM INLET ———
- PROPERTY BOUNDARY ———
- PROPOSED RIGHT-OF-WAY ———
- PROPOSED LOTLINE ———
- EASEMENT LINE ———

DRAINAGE SYMBOLS:



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CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

#	Date	Issue / Description	Init.

Project No:	HFH000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

DRAINAGE PLAN