

GRANARY OUTLINE DEVELOPMENT PLAN

Johnstown, Colorado

4725951 Pages: 1 of 8
07/15/2021 01:09 PM R Fee: \$83.00
Carly Hoopes, Clerk and Recorder, Weld County, CO

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SHEET INDEX

- ODP 1 - COVER SHEET
- ODP 2 - LAND USE & CIRCULATION PLAN
- ODP 3 - DEVELOPMENT STANDARDS
- ODP 4 - FENCING DETAILS
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- ODP 8 - CONCEPTUAL ENTRY FEATURE PLAN

MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

And

Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated THE GRANARY PUD will allow development within the framework of the Town of Johnstown PUD development standards. The total number of units across PUD will be capped at 950 units. The plan will consist of single-family residential lots, ranging from 4,950 square feet to 6,050 square feet. These lots sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section will be provided in order to provide safe multi-modal transportation across the site.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PUD. Landscape within the open space areas will utilize low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

The provisions of this PUD shall prevail and govern development to the extent permitted by the Town of Johnstown municipal code. Where standards, details, and guidelines of the PUD - outline, preliminary, or final development plans - do not clearly address a specific subject or are silent, the Johnstown municipal code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

DEVELOPMENT PHASING

Phasing will occur in a logical and cost-effective manner based on infrastructure extension, availability of utility service, and market conditions. The project will be built in multiple phases, as conditions dictate. This shall be done in coordination with the Town of Johnstown and Front Range Fire Rescue Authority.

LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The THE GRANARY PUD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto property. The ditch will be realigned along Telep Avenue. There are several existing oil facilities.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

SURROUNDING ZONING/ADJACENT USES

North of property:

Vacant land zoned PUD-R and unincorporated land and residential subdivision.

East of property:

Vacant land zoned PUD-R and unincorporated land.

South of property:

Unincorporated land.

West of property:

Unincorporated land.

GENERAL NOTES

- All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
- A metro district shall be established to provide for common area maintenance and financing of the public improvements.

DEVELOPMENT OBJECTIVES

The THE GRANARY PUD will support a number of priorities and objectives, including:

- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural gas: Xcel Energy
- Schools: Weld County School District re 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown

APPROVALS

PLANNING AND ZONING COMMISSION

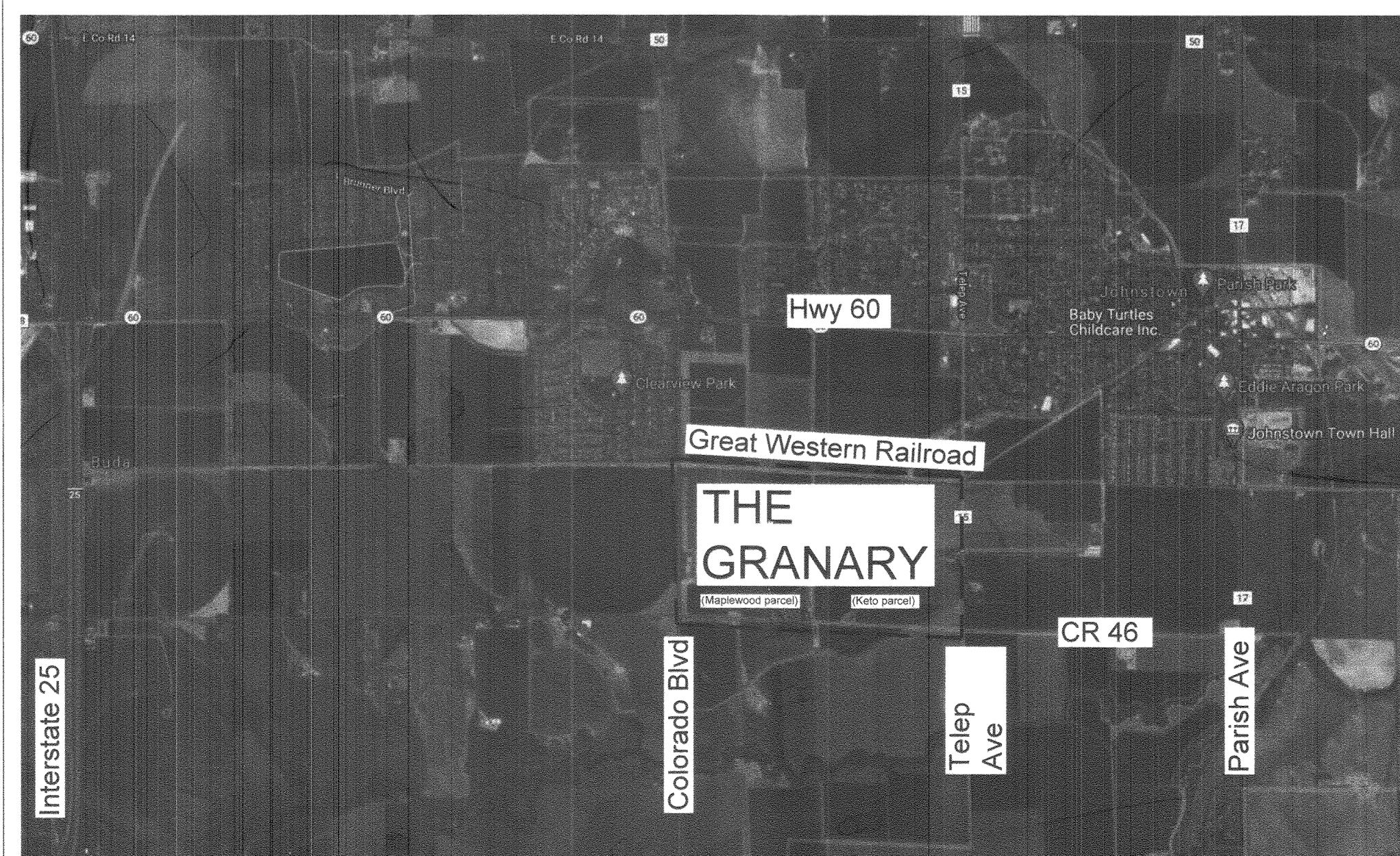
THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE 13 DAY OF JANUARY, 2021.

TOWN COUNCIL

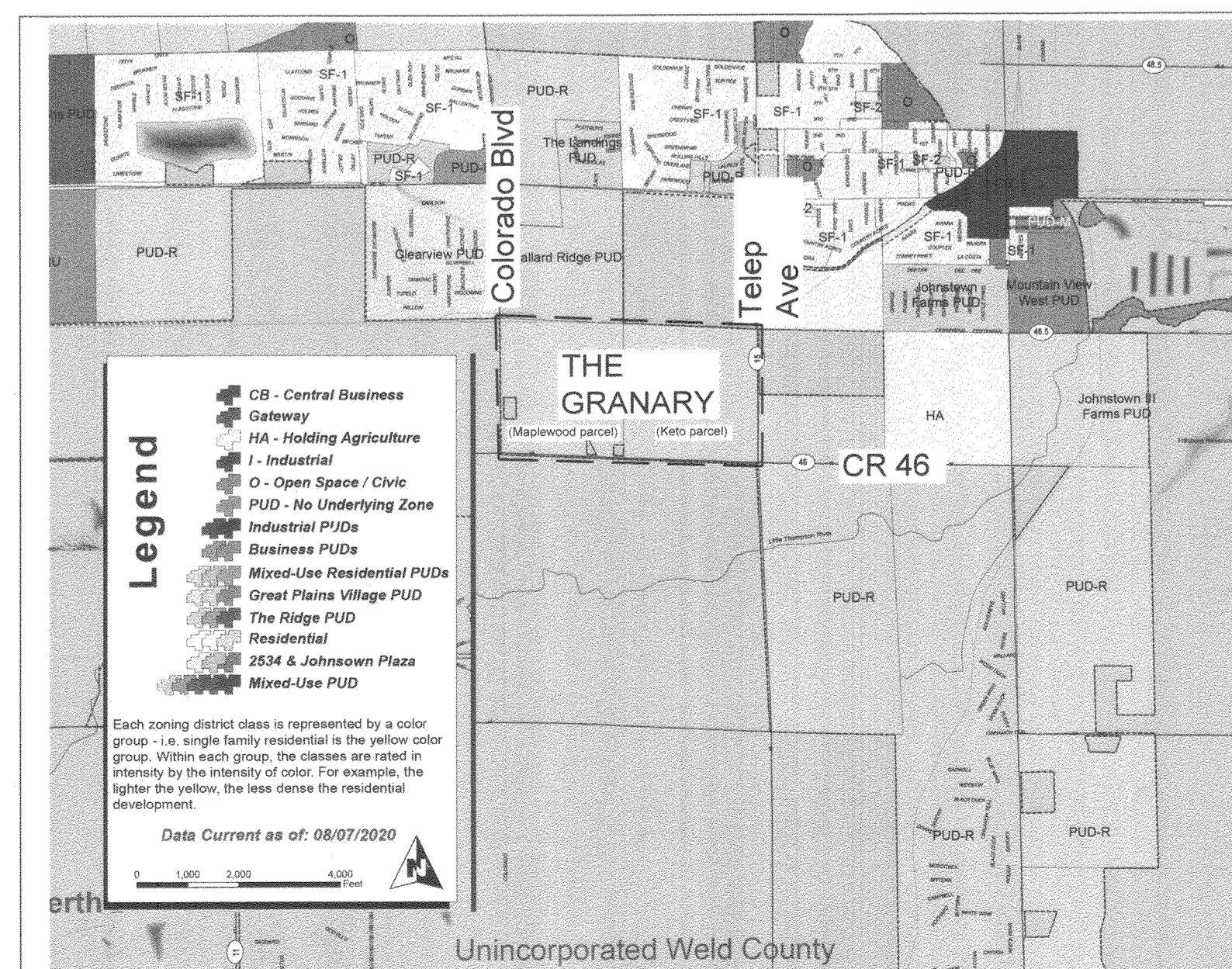
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2021-193, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 1st DAY OF

BY: [Signature]
TOWN MAYOR

ATTEST: [Signature]
TOWN CLERK



Vicinity Map



Zoning Map: Existing Zone District PUD-R

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

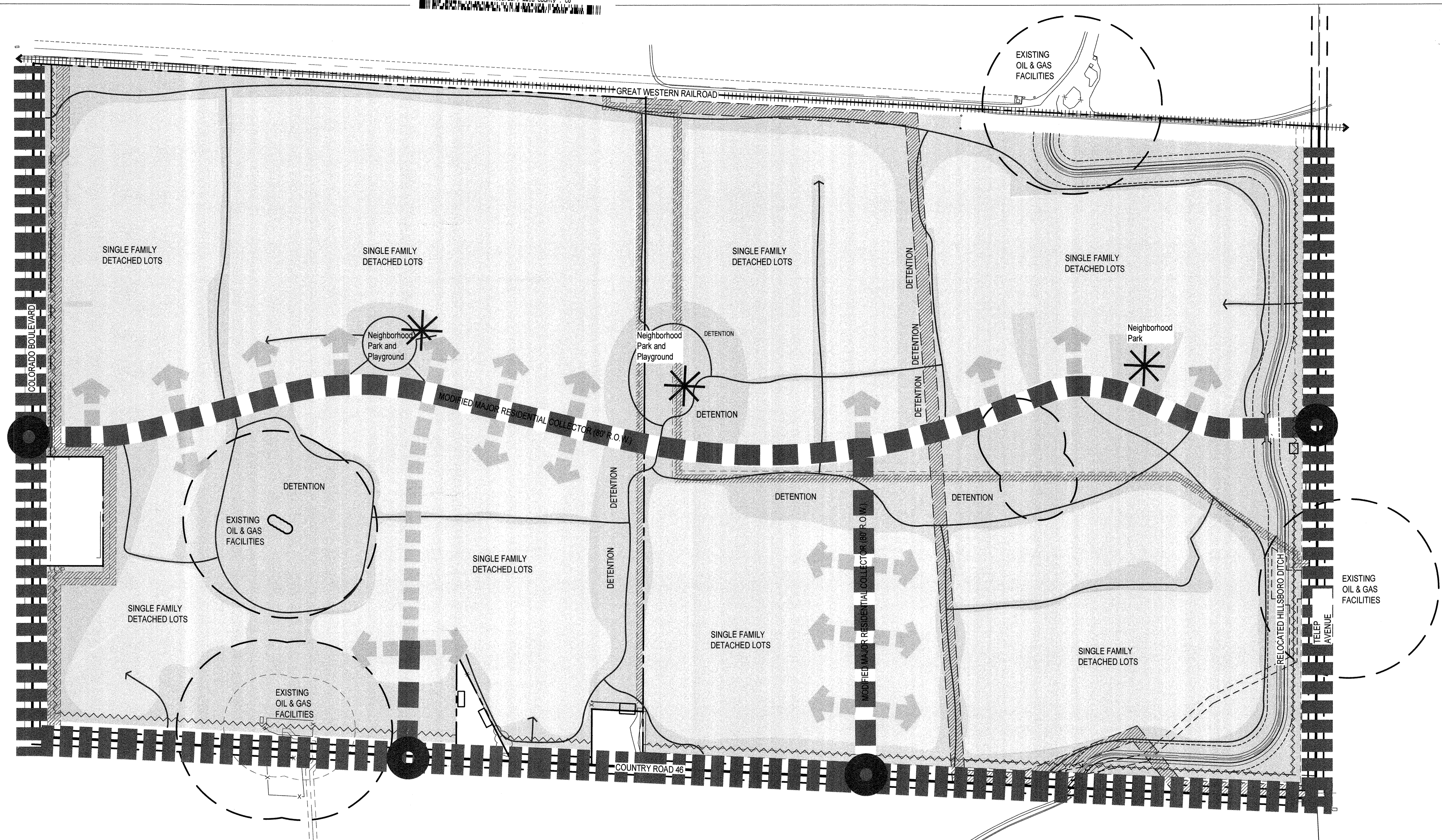
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Sheet Name

COVER SHEET

Sheet

ODP 1



- LEGEND:**
- PROPERTY LINE
 - /// EASEMENT
 - +++++ EXISTING RAILROAD
 - ||||| MAJOR ARTERIAL STREET
 - ■ ■ ■ ■ MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
 - ■ ■ ■ ■ RESIDENTIAL LOCAL (60' ROW)
 - PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
 - POTENTIAL DETENTION AREA
 - - - 350' SETBACK FROM OIL & GAS FACILITIES

- - - RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' X 110')
- * PLAYGROUND / PLAZA AREA
- ~ 30' BUFFER YARD

NOTES:
 1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

LAND USE INFORMATION:	
KETO PROPERTY	161 AC
MAPLEWOOD ACRES PROPERTY	114 AC
TOTAL THE GRANARY AREA	275 AC
MAXIMUM DWELLING UNITS	950 UNITS
MAXIMUM DENSITY	3.45 DU/AC
THE GRANARY PUD	
Permitted uses: Single-Family Detached Dwelling, parks, recreation areas	
Minimum lot area for single-family 45' x 110' (4,950 SF)	
Minimum 30% Open Space required	



GRANARY
 Johnstown, Colorado



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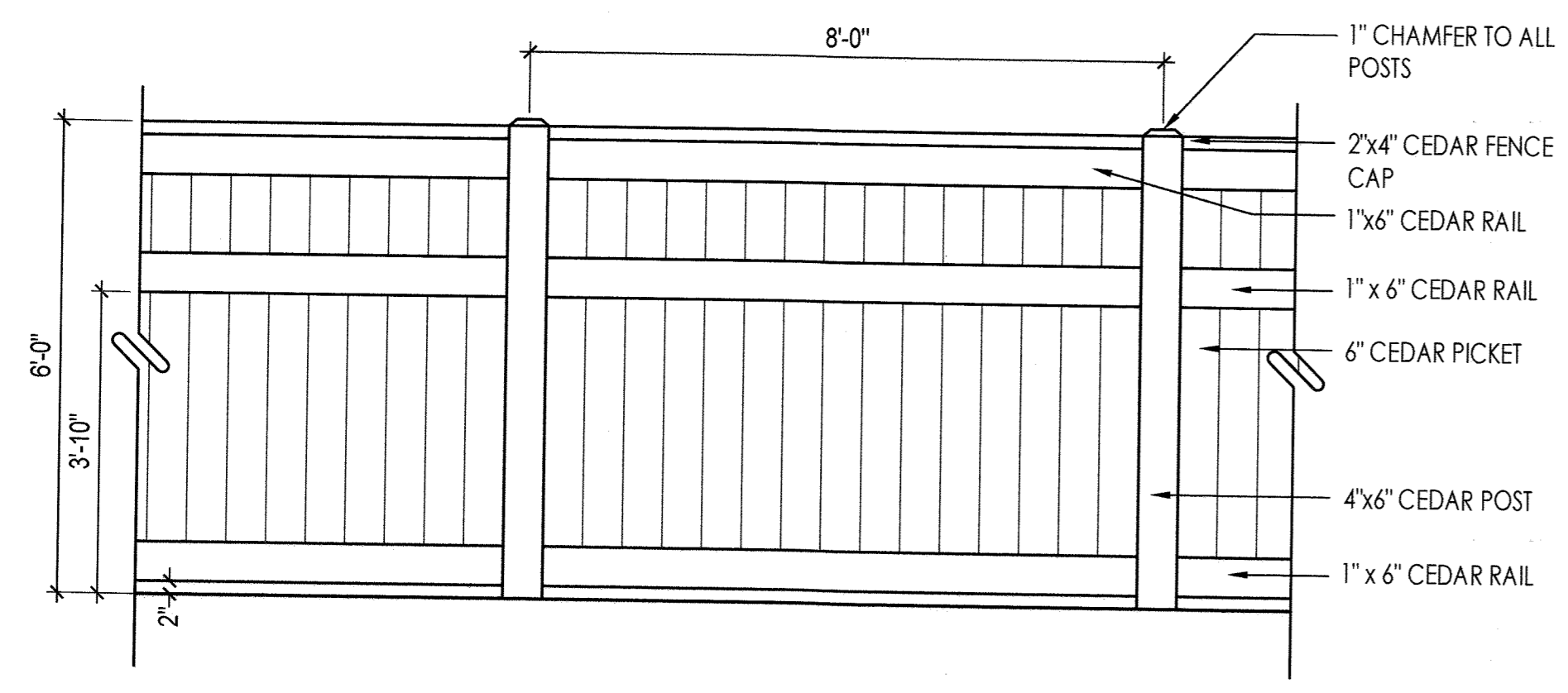
OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
 Drawn By: SL & DD
 Checked By: CR

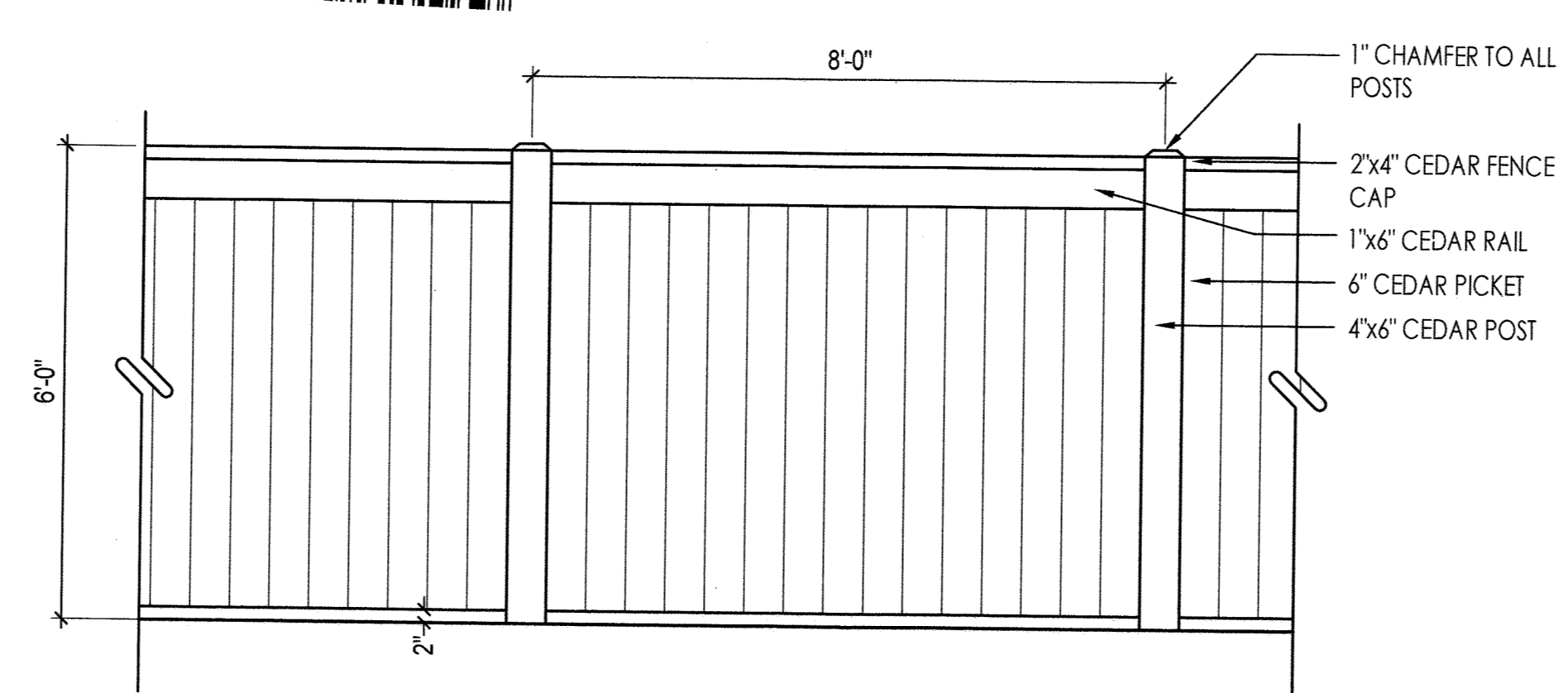
Sheet Name
 Land Use and Circulation Plan

Sheet

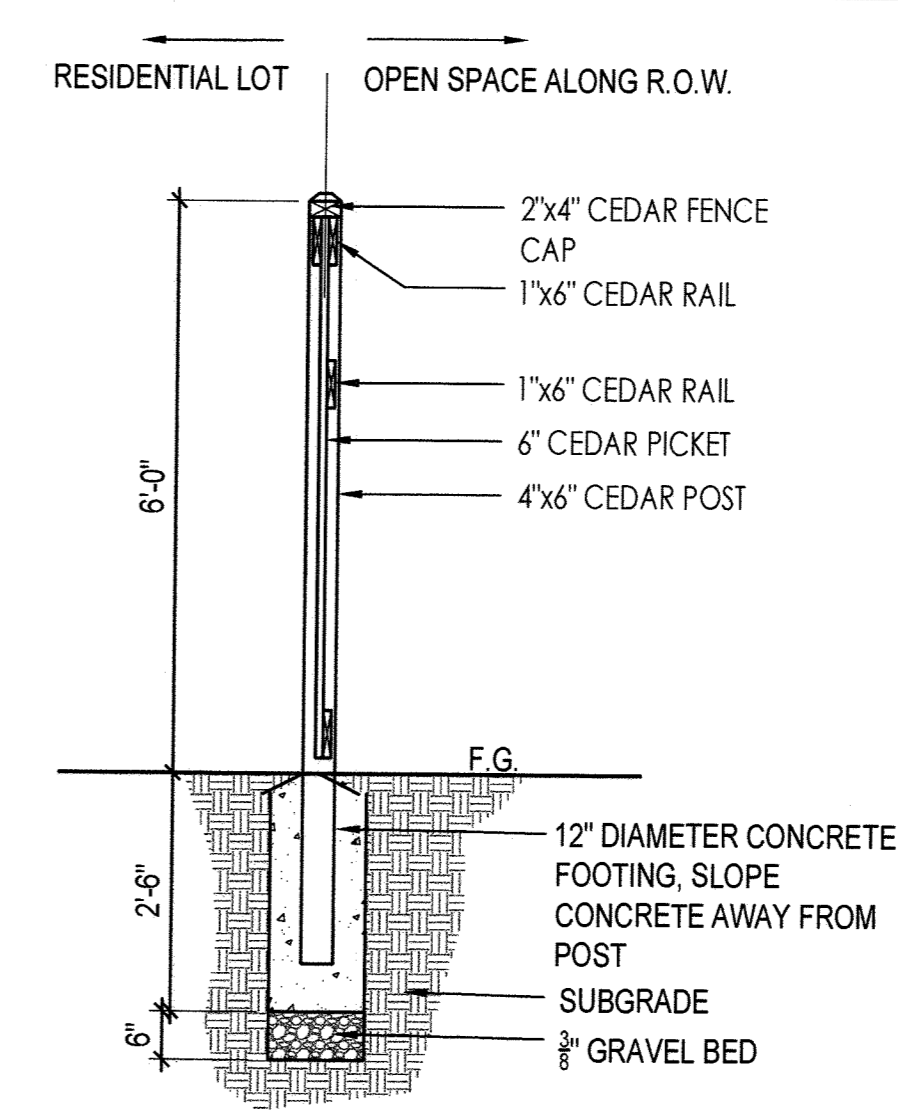
4735961 Pages: 4 of 8
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 Carly Koons, Clerk and Recorder, Weld County, CO



OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)



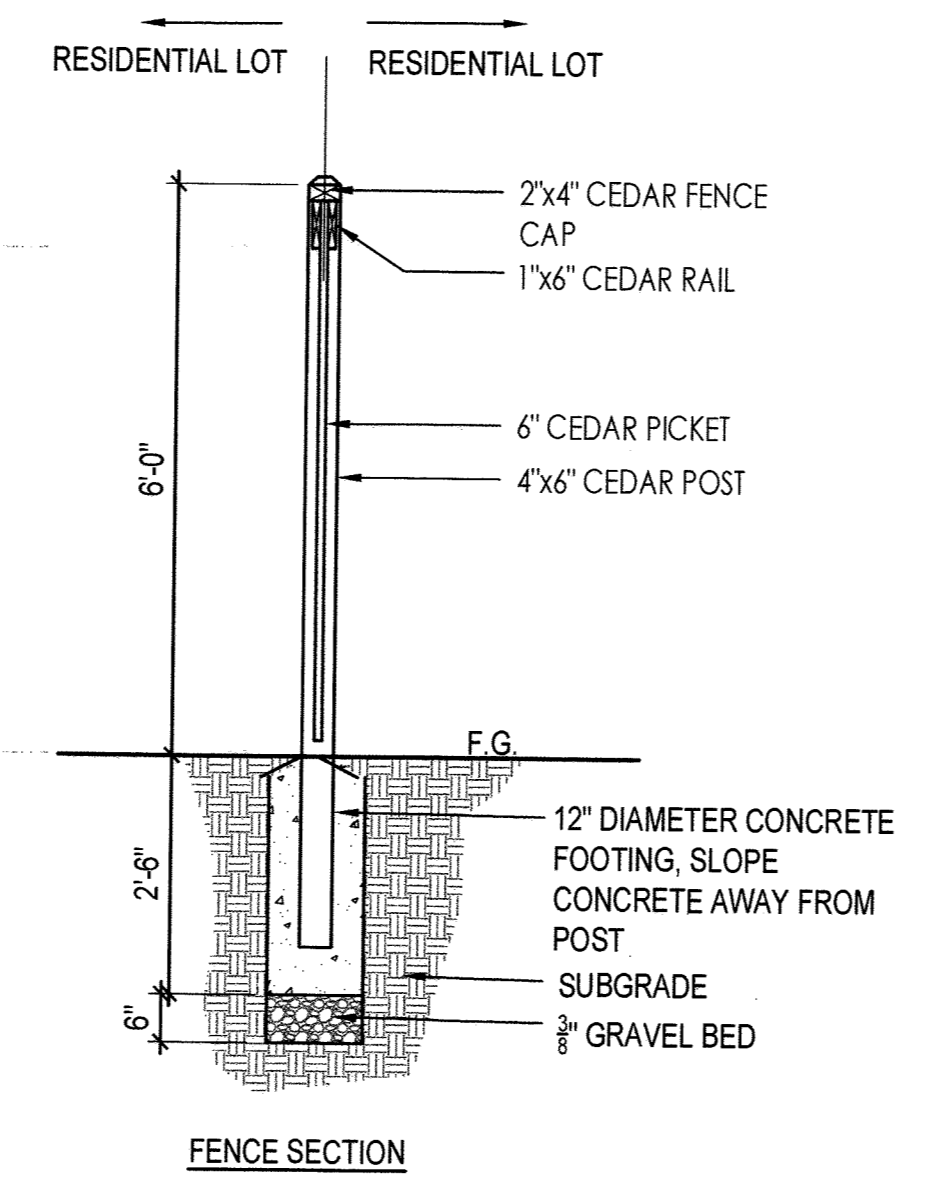
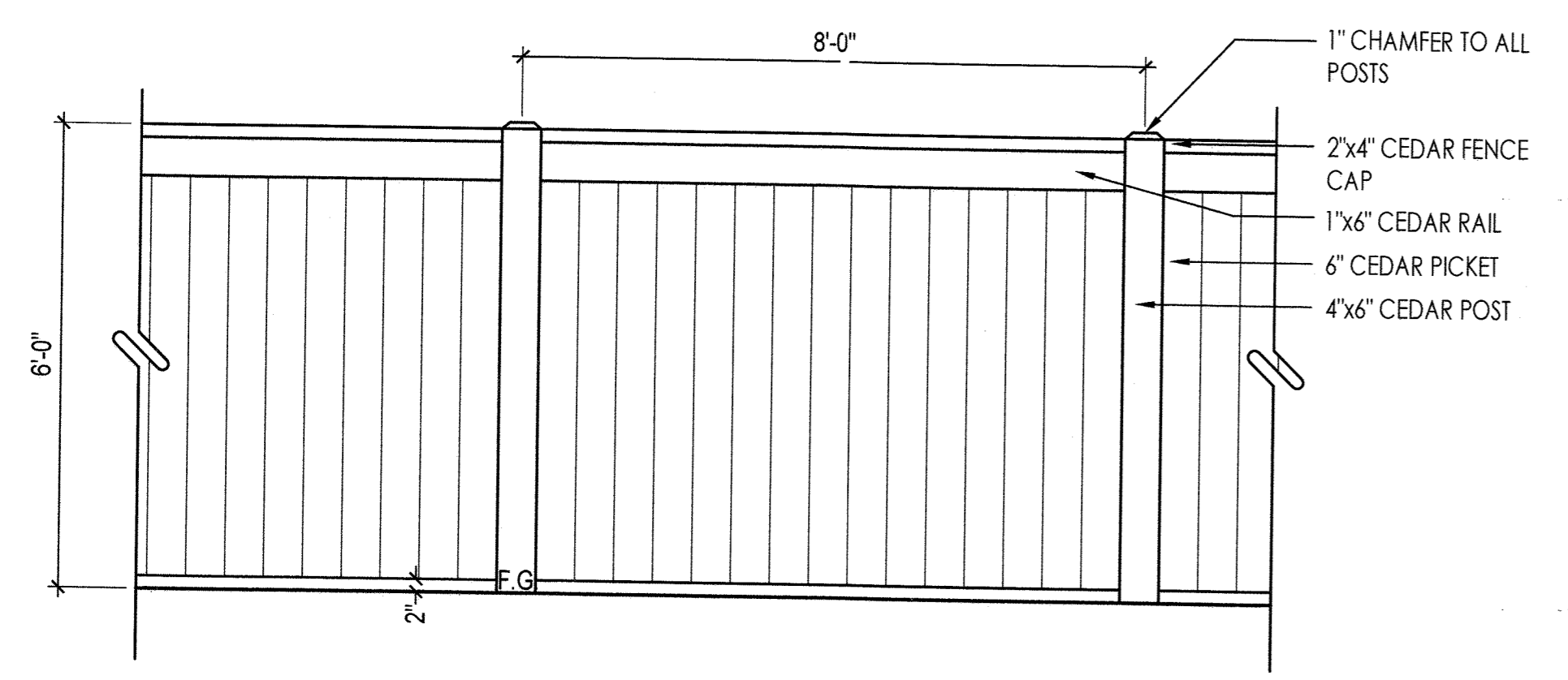
INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



FENCE SECTION

- NOTES:
- FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
 - STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

A FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)
 SCALE: 1/2"=1'-0"

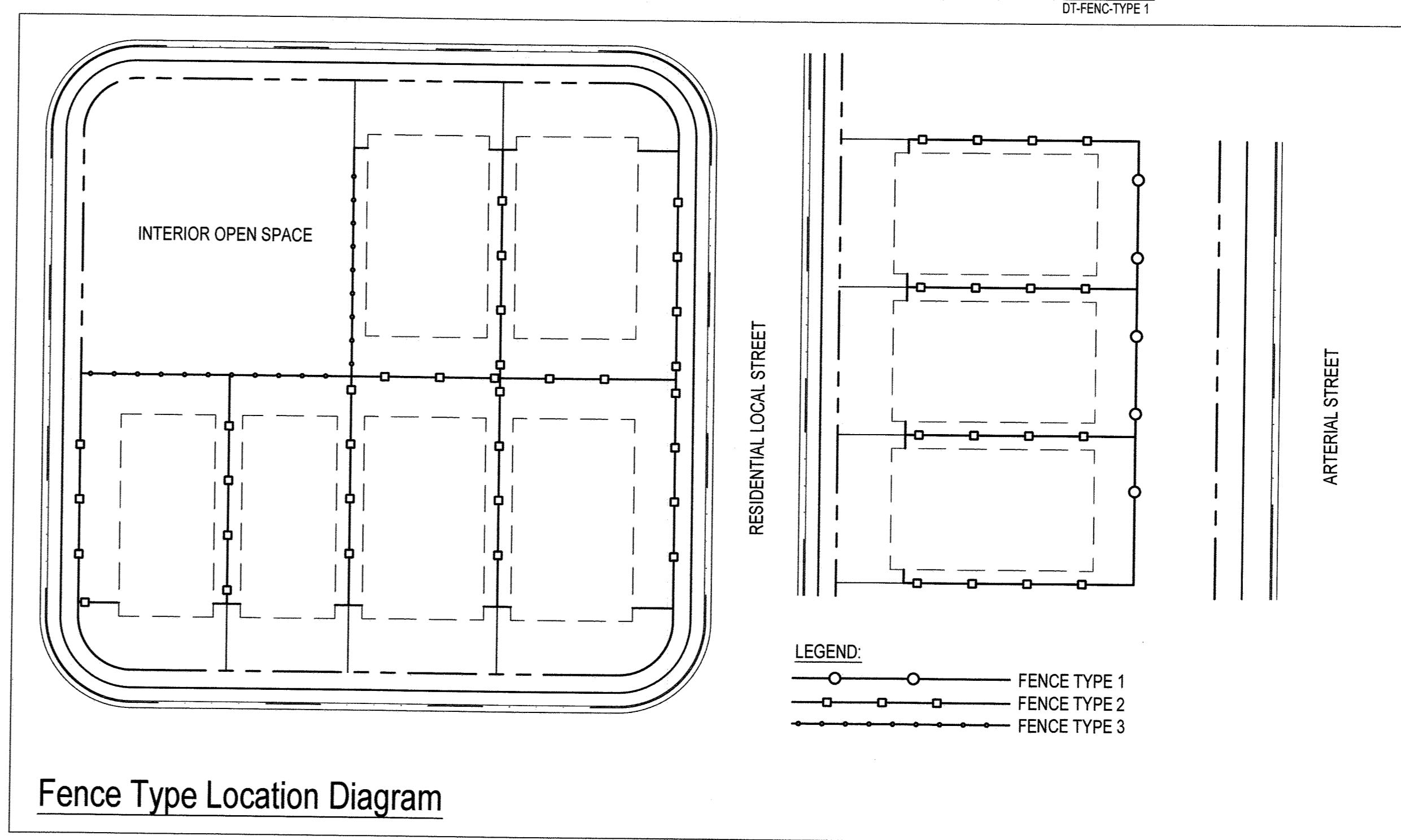


FENCE SECTION

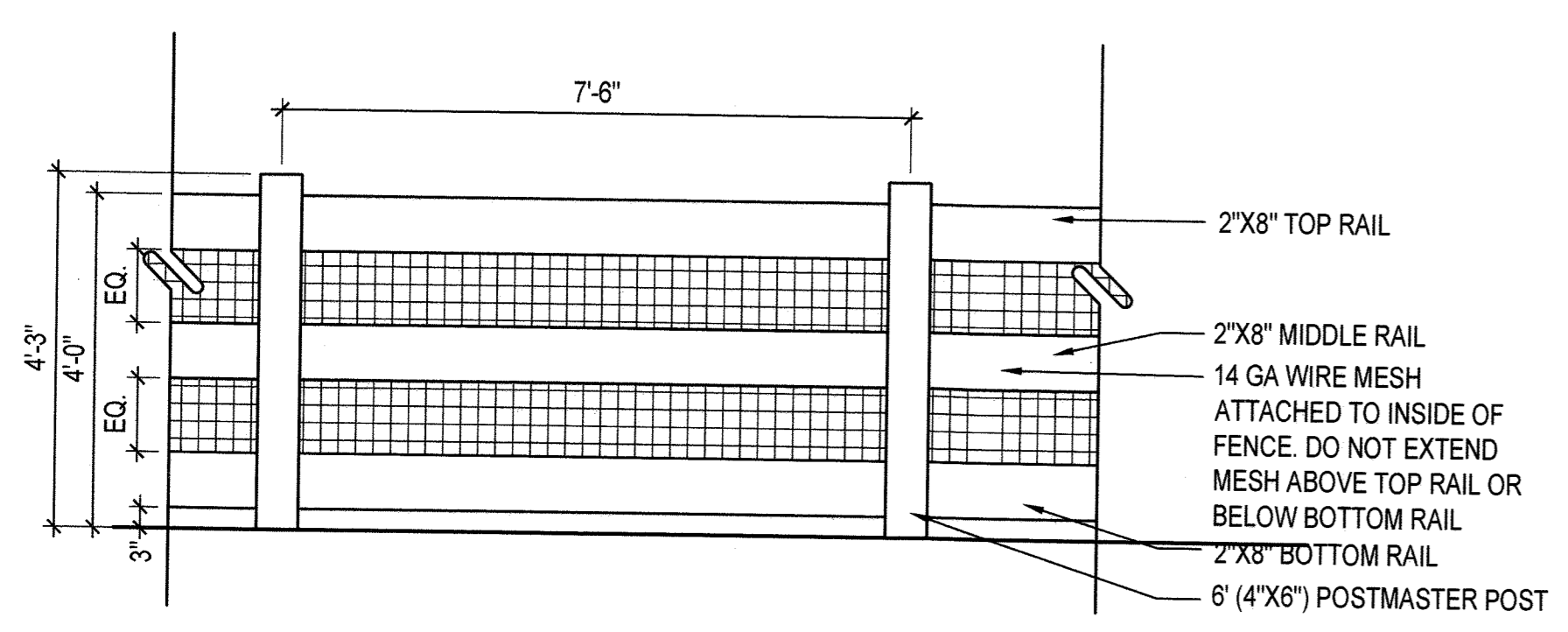
- NOTES:
- FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)
 SCALE: 1/2"=1'-0"

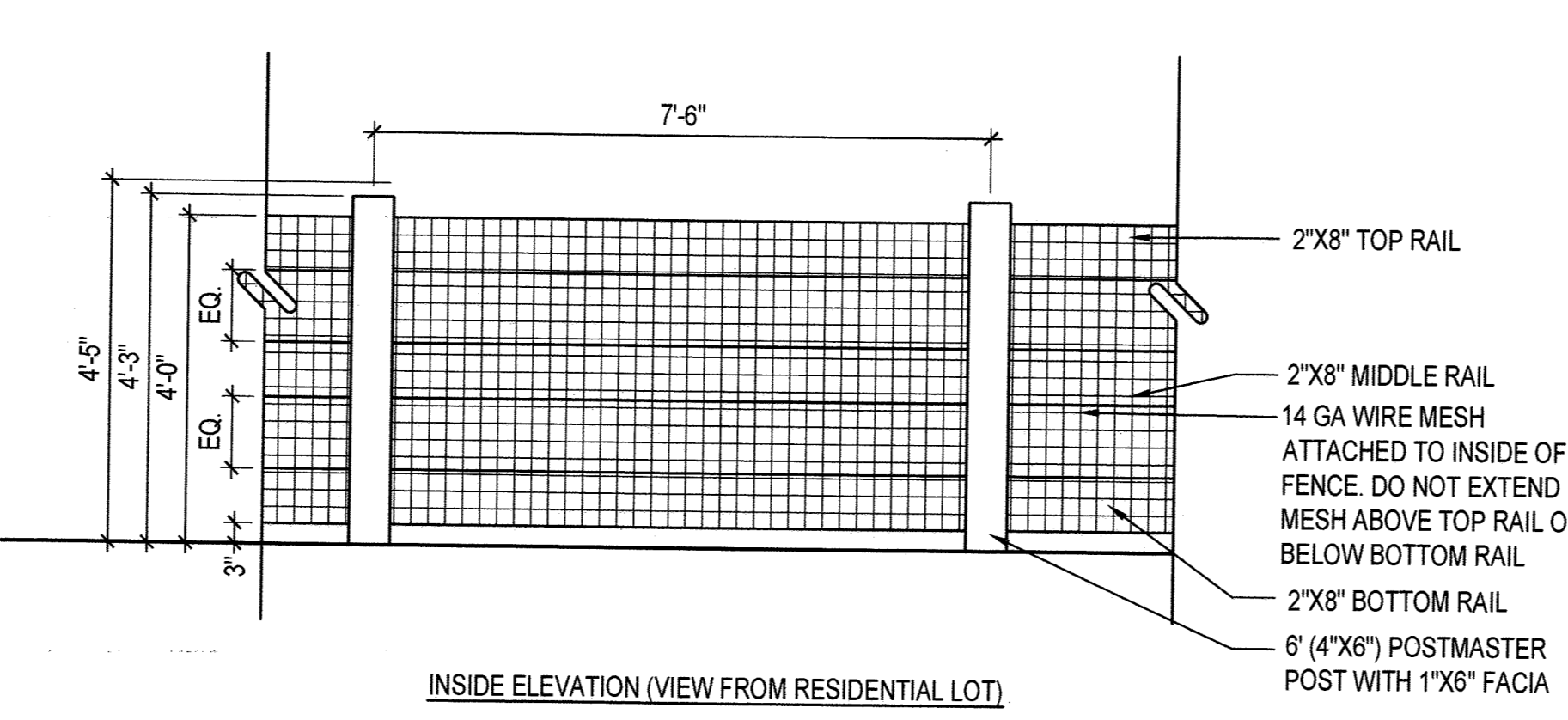
DT-FENC-TYPE 2



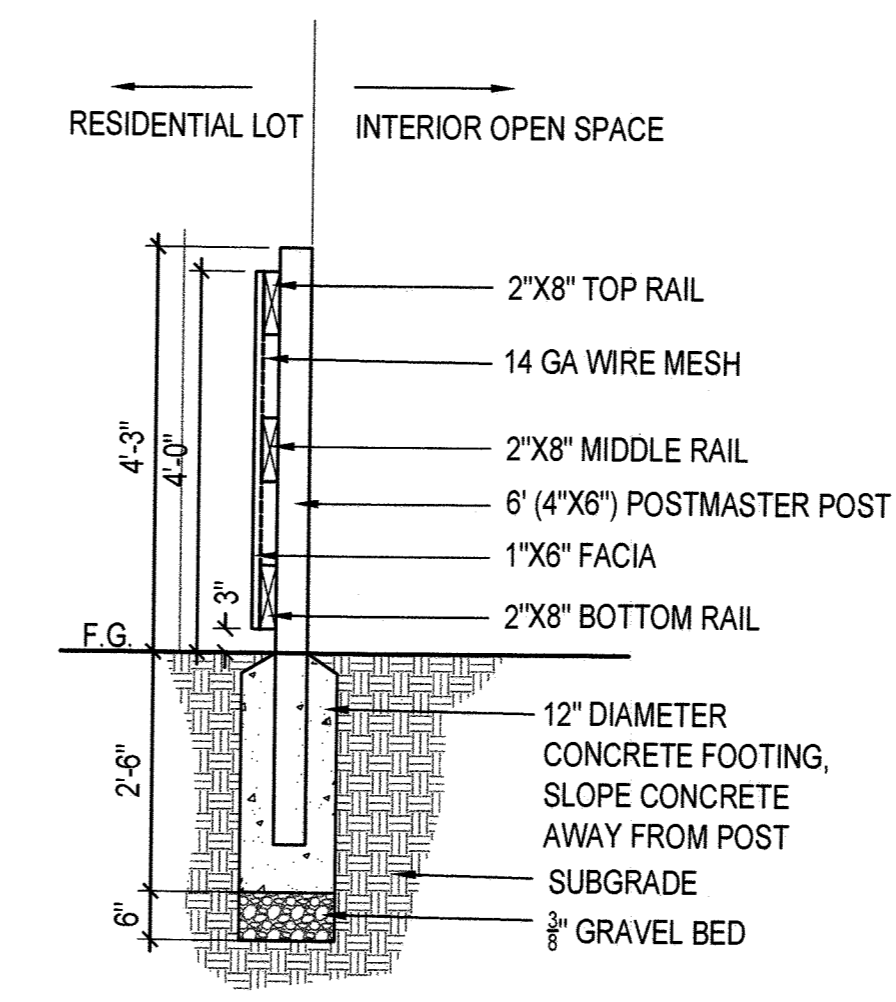
Fence Type Location Diagram



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



FENCE SECTION

- NOTES:
- FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

C FENCE TYPE 3 (ALONG SINGLE-FAMILY LOT LINES THAT ARE ADJACENT TO INTERIOR OPEN SPACE)
 SCALE: 1/2"=1'-0"

DT-FENC-TYPE 3

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REV.	COMMENT	DATE

OUTLINE
 DEVELOPMENT
 PLAN

Date: 01.08.2021
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 Checked By: CR

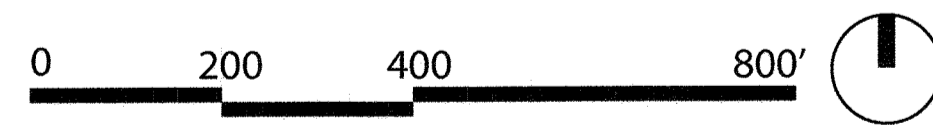
Sheet Name
 Fencing Details

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ODP 4



- Legend**
- 45'x110' single-family lot
 - 55'x110' single-family lot
 - Irrigated native seed
 - Detention
 - Irrigated sod



- Existing barn as entry feature
- 150' oil + gas setback from plugged well
- Sanitary sewer line easement
- 350' oil + gas setback
- Relocated ditch with 100' easement
- Thornton pipeline easement, typ.

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Johnstown, Colorado



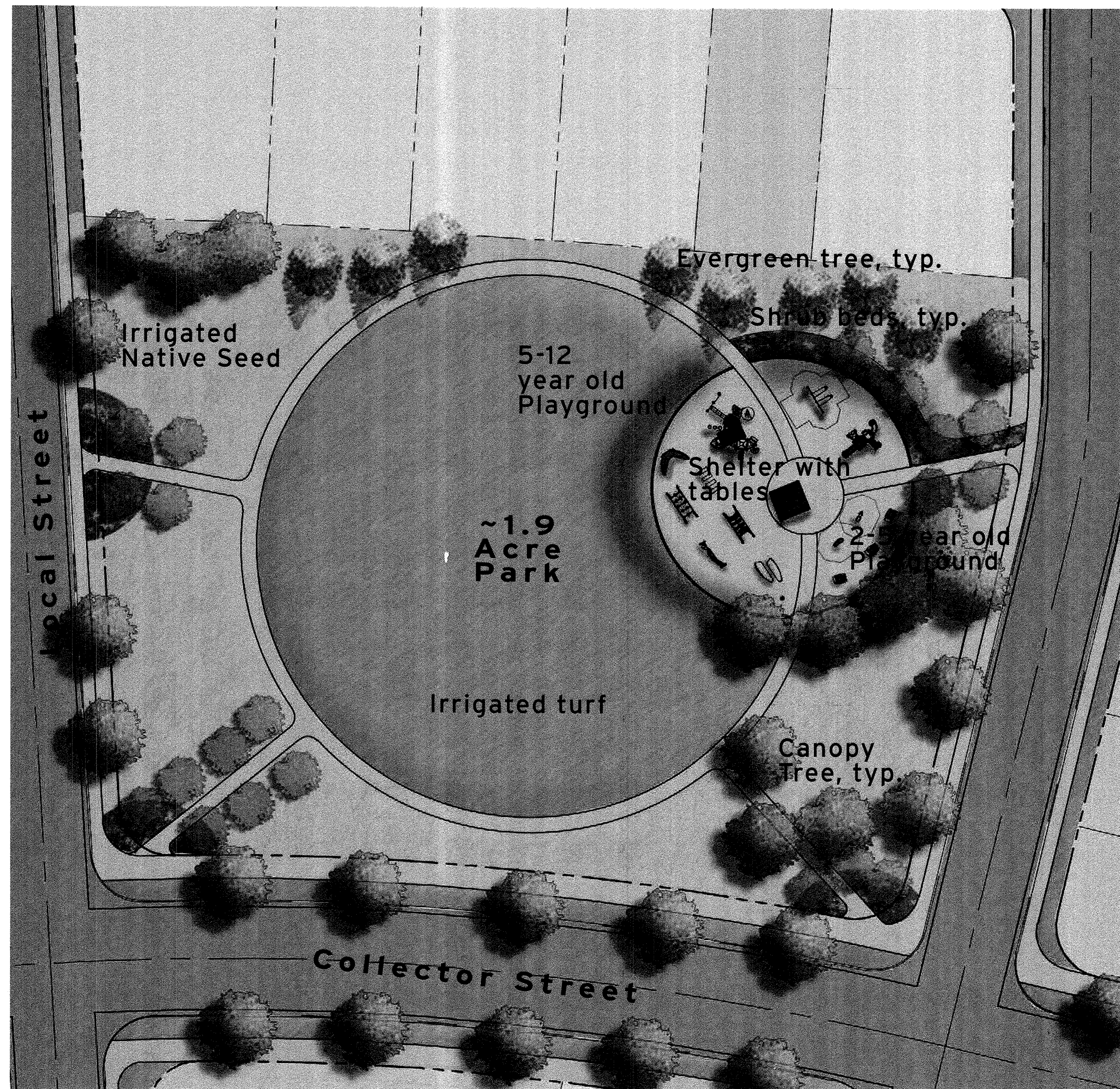
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OUTLINE DEVELOPMENT PLAN

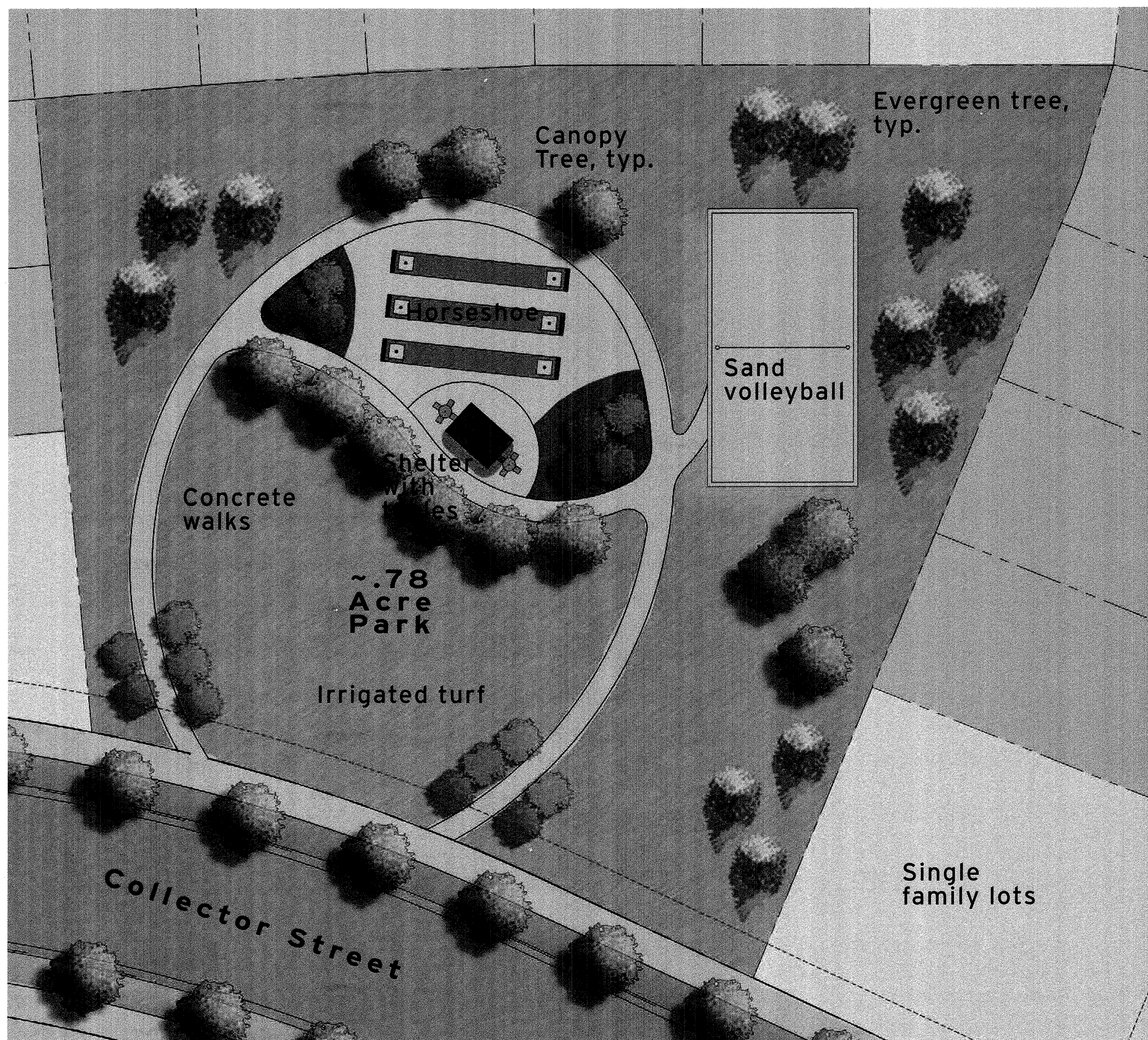
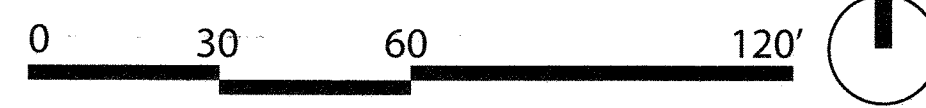
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Sheet Name
 ILLUSTRATIVE MASTER PLAN

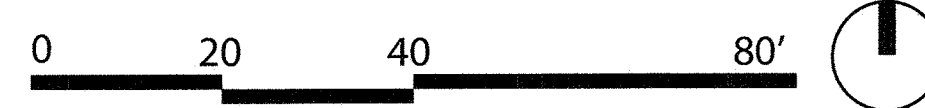
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ODP 5



WEST PARK



EAST PARK



GRANARY
 Johnstown, Colorado



russell+
mills

REV.	COMMENT	DATE

**OUTLINE
DEVELOPMENT
PLAN**

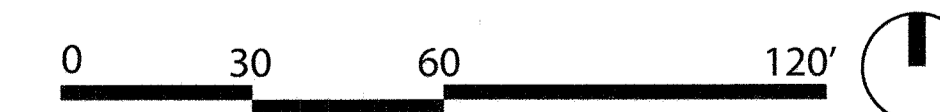
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Sheet Name
**CONCEPTUAL PARK
 ENLARGEMENT
 PLANS**

Sheet
ODP 6



CENTRAL PARK



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 Johnstown, Colorado



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REV.	COMMENT	DATE

**OUTLINE
 DEVELOPMENT
 PLAN**

Date: 01.08.2021
 Drawn By: SL & DD
 Checked By: CR

Sheet Name
**CONCEPTUAL PARK
 ENLARGEMENT
 PLAN**

Sheet

ODP 7

Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

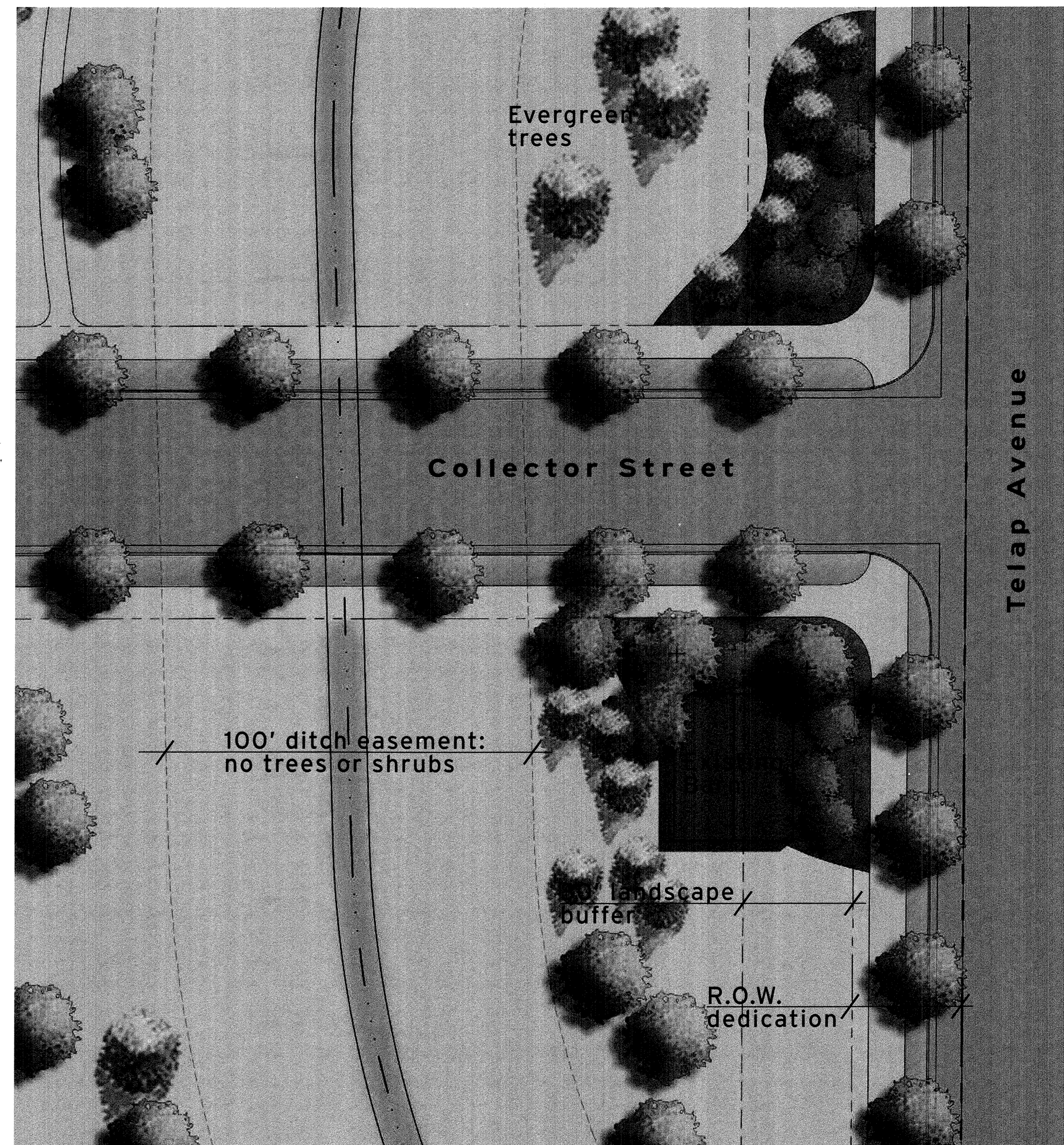
Remove covered garage portion



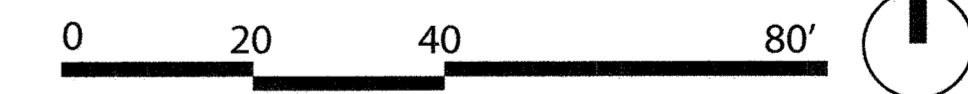
Existing barn along Telap Avenue



Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances



Telap Avenue Entry Feature



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 Johnstown, Colorado



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REV.	COMMENT	DATE

OUTLINE
 DEVELOPMENT
 PLAN

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Sheet Name
 CONCEPTUAL
 ENTRY FEATURE
 PLAN

Sheet
ODP 8