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HARTFORD

russe REV COMMENT DATE

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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL&DD Checked By: CR

Sheet Name

COVER SHEET

Sheet

ODP 1

GRANARY OUTLINE DEVELOPMENT PLAN

Johnstown, Colorado

Owner/Applicant

Hartford Acquisitions 4801 Goodman Rd HARTFORD Timnath, CO 80547 H O M E S 970.614.4219

Planner

Russell + Mills Studios **russe** 506 S College Ave, Unit A

MIS Fort Collins, CO 80524 970.484.8855

Civil Engineer

Galloway

Galloway Suite 210

5265 Ronald Reagan Blvd.

Johnstown, CO 80534 970.800.3300

Traffic Engineer

Rollins Consult, LLC PO Box 1164 Fort Collins, Co 80522 970.213.2393

SHEET INDEX

ODP 1 - COVER SHEET

ODP 2 - LAND USE & CIRCULATION PLAN

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ODP 4 - FENCING DETAILS

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ODP 6 - CONCEPTUAL PARK ENLARGEMENT PLANS

ODP 7 - CONCEPTUAL PARK ENLARGEMENT PLAN

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.

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.

4735961 Pages: 1 of 8
07/15/2021 01:09 PM R Fee:\$83.00
Carly Koppes, Clerk and Recorder, Weld County, CO

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 utilized 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.

CB - Central Business

O - Open Space / Civic

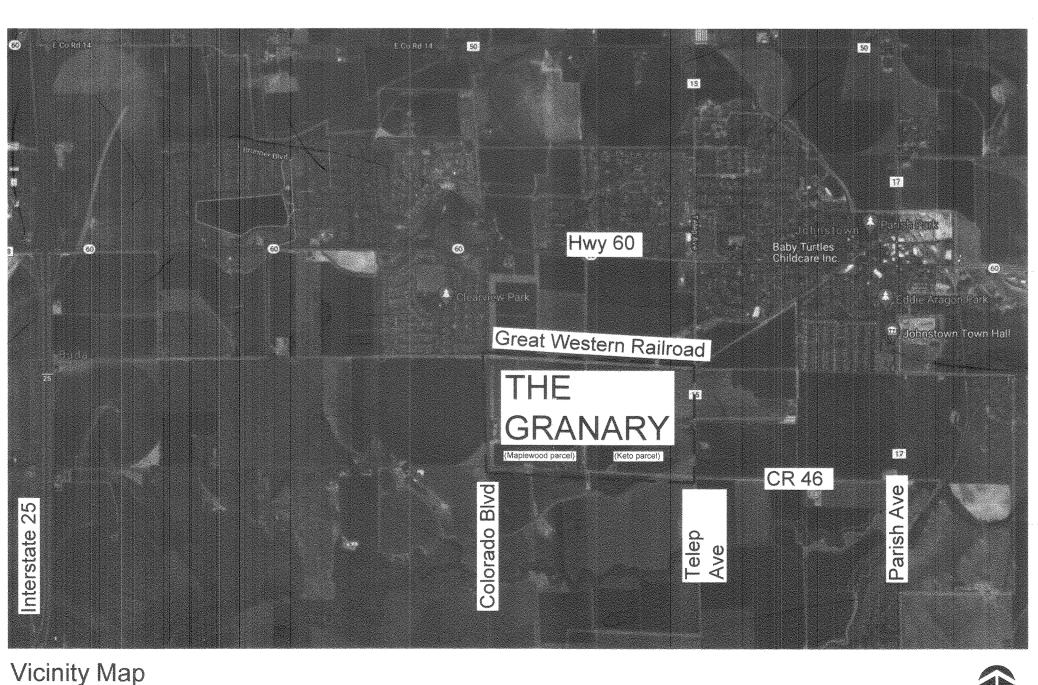
HA - Holding Agriculture

PUD - No Underlying Zone Industrial PIJDs

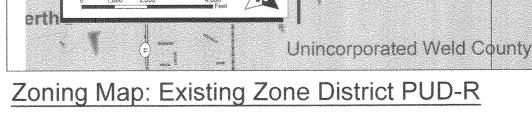
Great Plains Village PUD

2534 & Johnsown Plaza

Mixed-Use PUD



Zoning Map: Existing Zone District PUD-R



THE

GRANARY

-CR 46

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 Natural gas: Xcel Energy Schools: Weld County School District re 5-J, Aims Junior College District

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

Off-street trail system connecting neighborhood parks and open spaces.

Streets with wide sidewalks comfortable for biking on collectors.

Collector connection east-west for future school connection.

as the ability to maximize the high quality open space within the development.

Expansive open spaces centered around existing oil facilities, ditches and detention areas.

LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

to the south, and County Road 13/Colorado Blvd to the west.

street sections.

East of property

South of property:

West of property:

Unincorporated land.

Unincorporated land.

GENERAL NOTES

DEVELOPMENT OBJECTIVES

enhanced landscaping areas.

UTILITIES/PUBLIC FACILITIES

Refuse Collection: Town of Johnstown

Water: Town of Johnstown

Sewer: Town of Johnstown

Electric: Xcel Energy

realigned along Telep Avenue. There are several existing oil facilities.

SURROUNDING ZONING/ADJACENT USES

Vacant land zoned PUD-R and unincorporated land.

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

The THE GRANARY PUD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46

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

All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of

A metro district shall be established to provide for common area maintenance and financing of the public improvements.

detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and

Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well

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

The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto property. The ditch will be

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 3 DAY OF JANUARY, 2021.

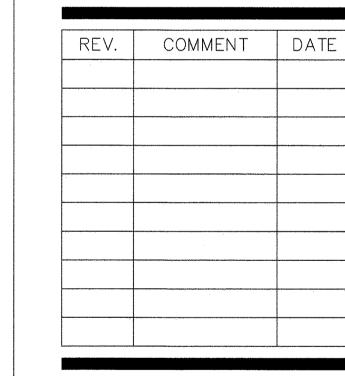
TOWN COUNCIL

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

Horney, 2021. ATTEST TOWN CLERK TOWN MAYOR

NORTH

NORTH



OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021 Drawn By: SL& DD

Checked By: cr

Sheet Name

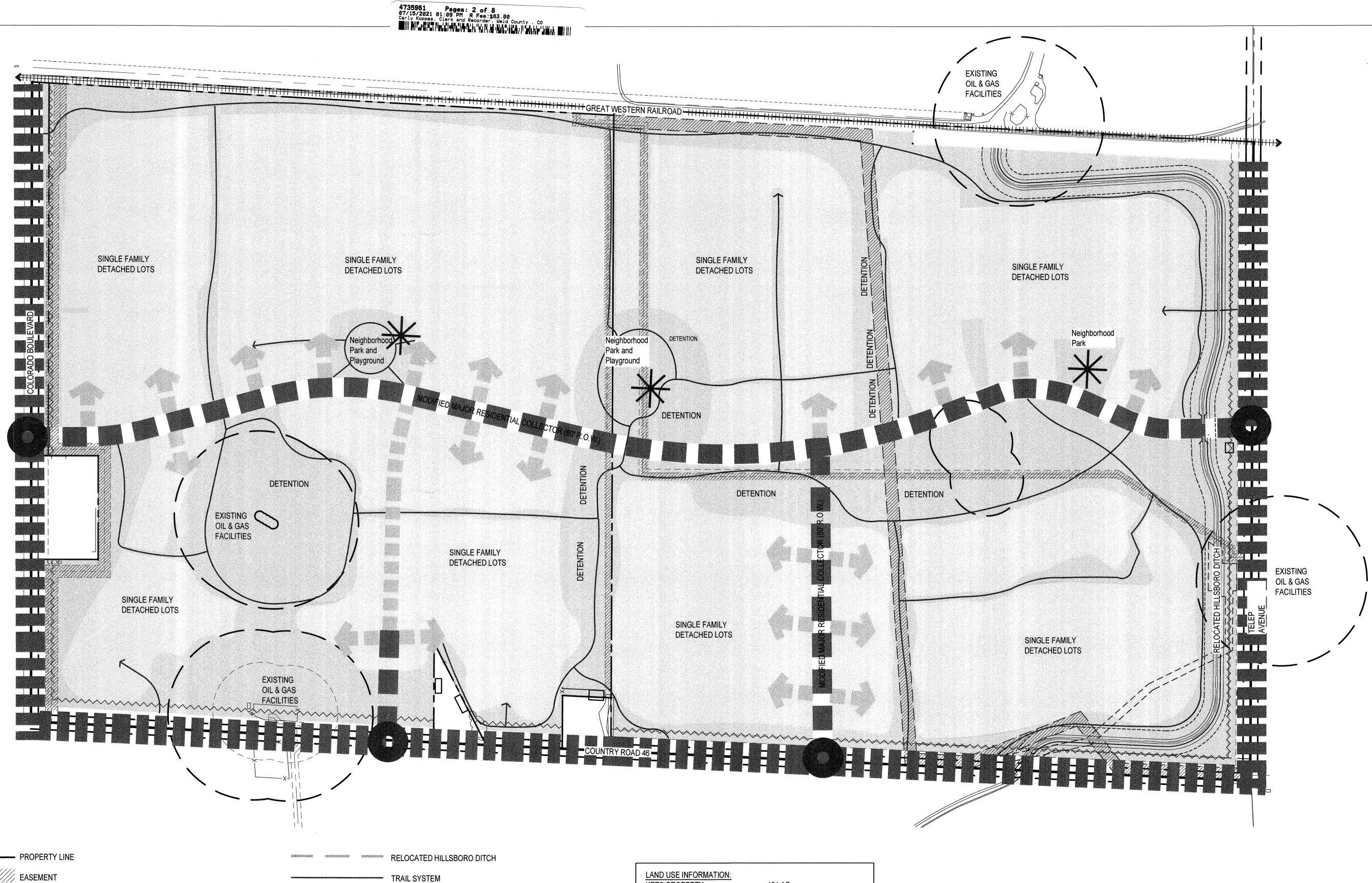
Land Use and Circulation Plan

Sheet

400' NORTH

200'

ODP 2



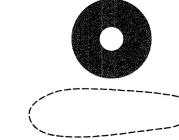


/////// EASEMENT

################## EXISTING RAILROAD

MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)





PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION

POTENTIAL DETENTION AREA

350' SETBACK FROM OIL & GAS FACILITIES

RESIDENTIAL LOCAL (60' ROW)

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.

OPEN SPACE

SINGLE FAMILY DETACHED LOTS

(45' X 100 and 55' x 110')

PLAYGROUND / PLAZA AREA

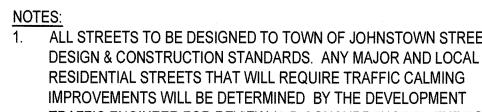
LAND USE INFORMATION: KETO PROPERTY 161 AC 114 AC 275 AC MAPLEWOOD ACRES PROPERTY TOTAL THE GRANARY AREA

950 UNITS MAXIMUM DWELLING UNITS 3.45 DU/AC MAXIMUM DENSITY

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

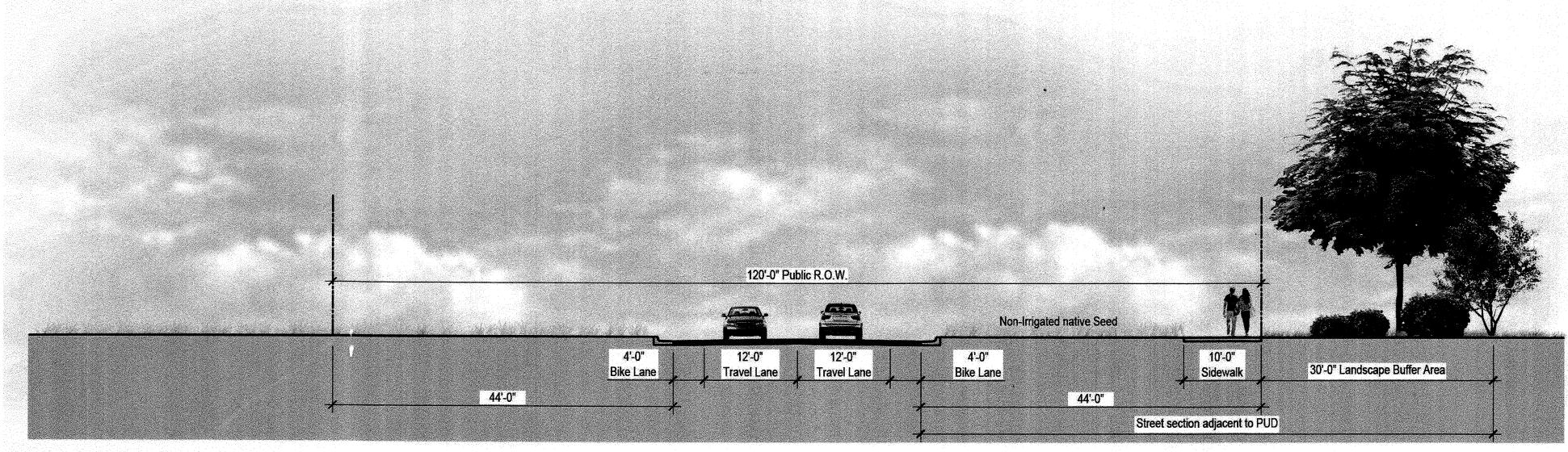




Modified Major Residential Collector

Notes:

1. Standard Major Residential Collector has 12'-6" tree lawns and 5'-0" sidewalks.



BUILDING DESIGN STANDARDS

Detached Single family lots:

- a. A minimum of 5 home floorplans/styles shall be available within the development. No one floorplan/style may comprise more than 35% of all homes. These can be modified to meet the below requirements.
- b. Similar house elevations shall not be placed on immediately adjacent lots, which is defined as next to each other or directly across the street (sharing 30% or more of street frontage).
- c. Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
- d. Identical and/or mirrored floor plans are not permitted on immediately adjacent lots.
- e. Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
- f. Sheds less than 120 SF shall be allowed on single-family lots.
- g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
- Materials:
- a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
- b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
- c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
- 3. Building orientation: The primary pedestrian entry and windows shall face a street.
- 4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the
- 5. Roofs: The maximum length of a continuous street facing roof ridge is 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
- 6. Garages:
- a. The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered
- b. Three-car garages, if proposed, shall be:
 - i. Third garage shall be recessed by at least two feet from the two-car garage plane; or,
 - ii. Separated by a two-foot width masonry column from the two-car garage. iii. Tandem configuration

PARKS AND OPEN SPACE

A large portion of the PUD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development.

LANDSCAPE STANDARDS

The design intent for the THE GRANARY PUD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

Entry Point Treatment

Entry points into the THE GRANARY PUD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.

Open Space / Buffer Yard Treatment

Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.

Modified Residential Collector Street Treatment

Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector streets. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.

Single-Family Residential Lot Treatment

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One(1) tree per lot shall be required in the front yard, two(2) trees shall be required in the front yard of corner lots, one(1) within the front yard and one(1) in the the side yard facing public R.O.W. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

Park Treatment

The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.

Detention Pond Treatment

Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

Major Arterial - Initial Phase

- 1. Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
- Utilities should be located under the road or sidewalk, where possible.

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on

trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park

significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All

areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family

4. Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

SETBACKS

Rear Yard

Front Yard Side Yard

15' Habitable Living Area / 20' to Garage 5' to interior lot line / 15' to R.O.W.

SETBACK ENCROACHMENTS

Porches may extend into setback area up to 3' Window wells may extend into setback area up to 3'

Roof overhangs may extend into setback area up to 3'

lots will provide permanent irrigation for both front and rear yards.

MAXIMUM BUILDING HEIGHT

The maximum building height is 35 feet (midpoint of highest ridge and eave).

Minimum porch depth to be 6'

Minimum porch area to be 48 SF

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details. Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

STORAGE

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

olorado



russell

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT

Date: 01.08.2021

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Sheet Name

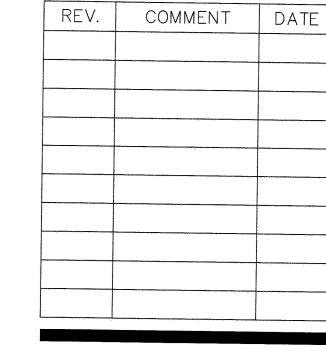
Development **Standards**

Sheet

GRANARY Inhipetown Colorado

HARTFORD
HOMES

russe||mills



OUTLINE DEVELOPMENT PLAN

 Date:
 01.08.2021

 Drawn By:
 SL & DD

Checked By: CR
Sheet Name

Fencing Details

Sheet

ODP 4

55'x110' single-family lot

Irrigated native seed

Detention

Irrigated sod

OUTLINE DEVELOPMENT PLAN

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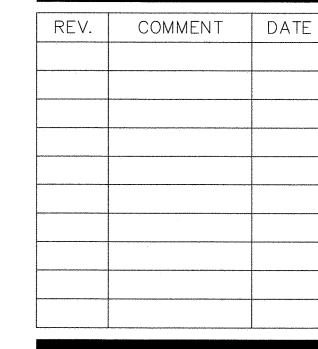
Sheet Name ILLUSTRATIVE MASTER PLAN

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OUTLINE DEVELOPMENT PLAN

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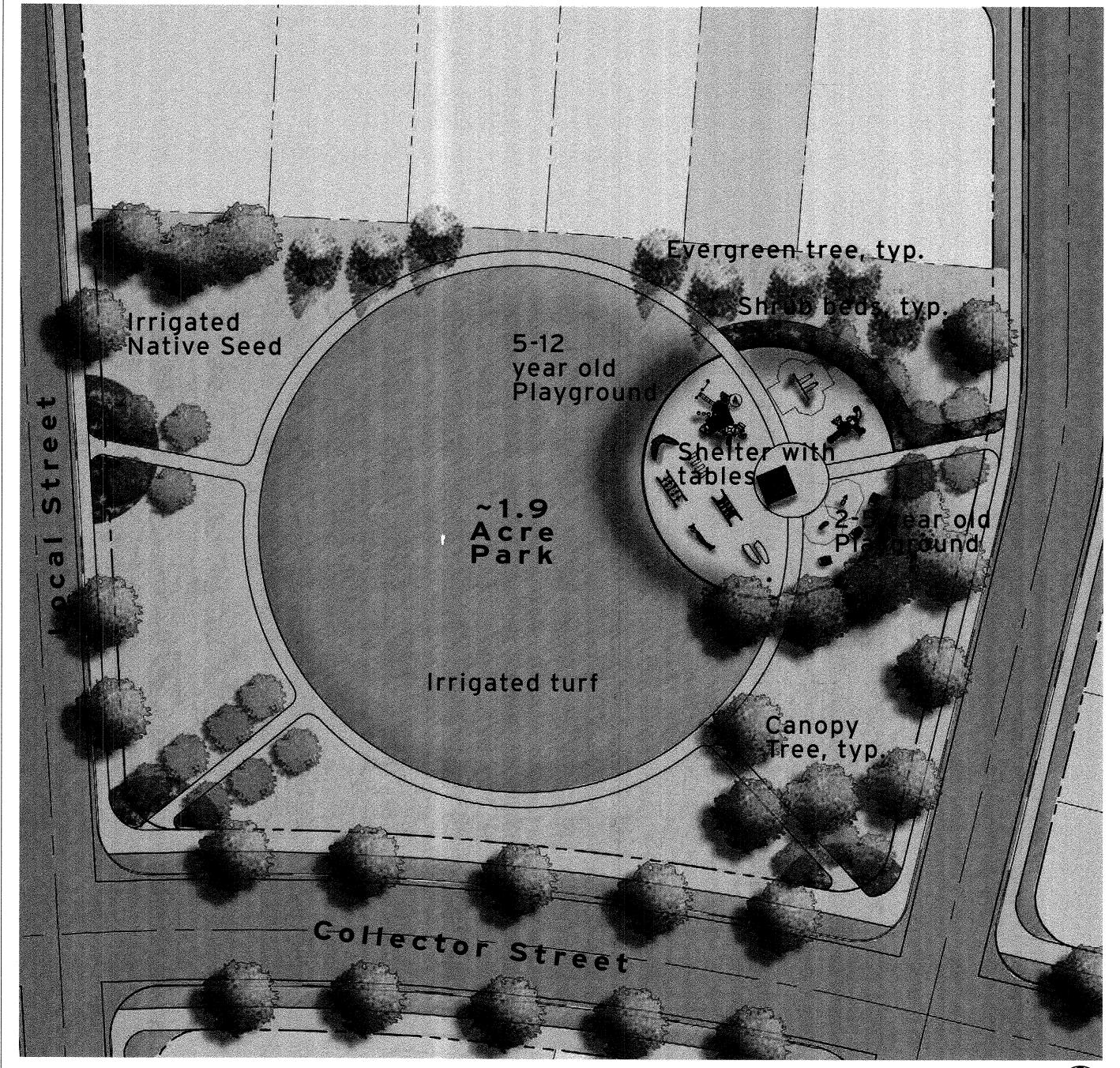
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Sheet Name CONCEPTUAL PARK

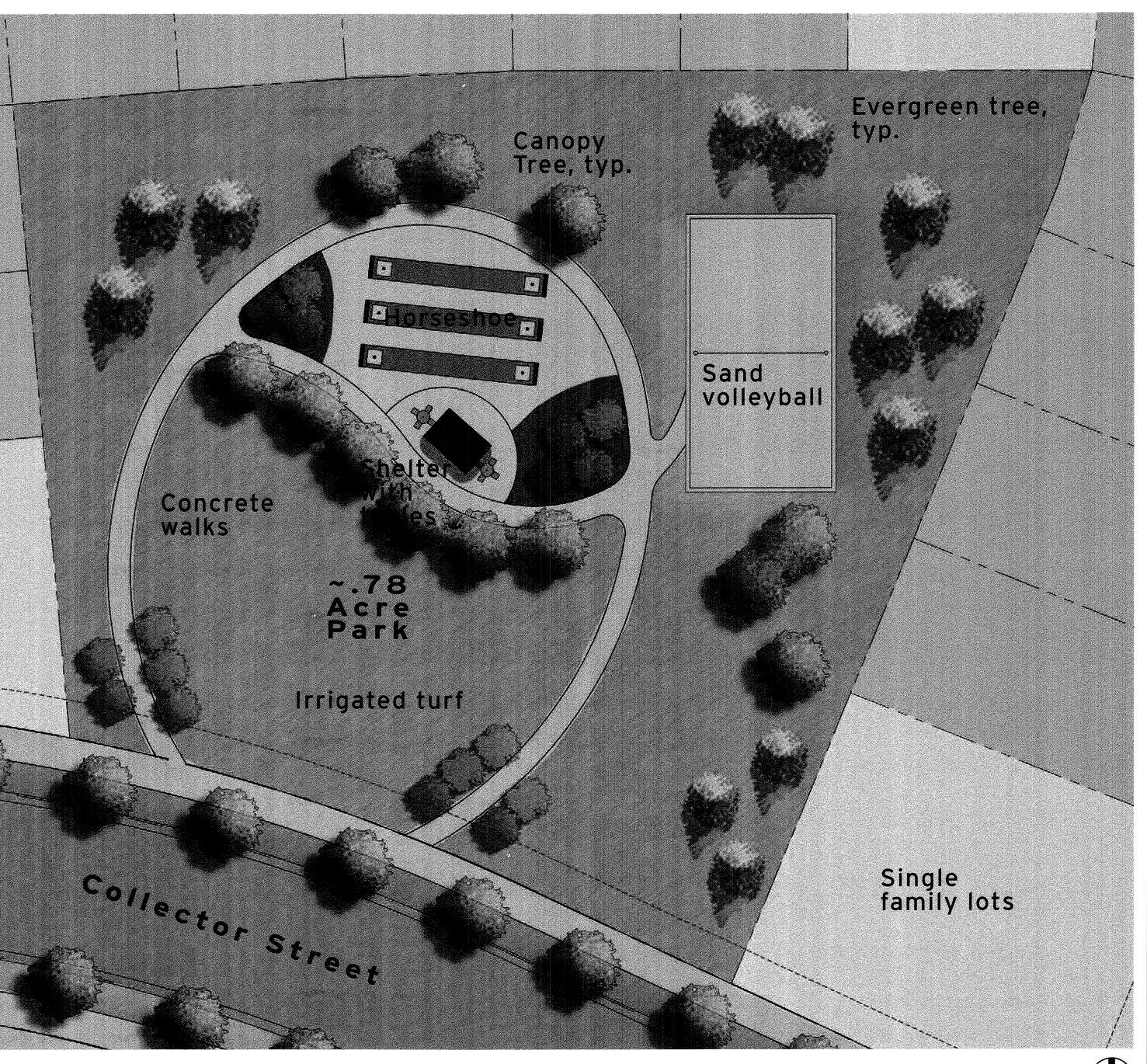
ENLARGEMENT PLANS

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ODP 6

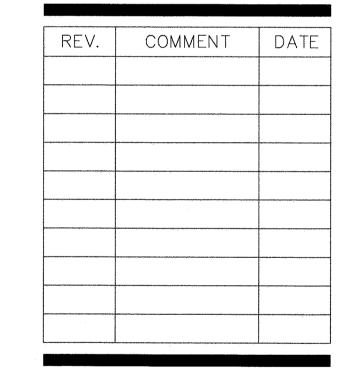


WEST PARK



EAST PARK

russell mills



OUTLINE DEVELOPMENT PLAN

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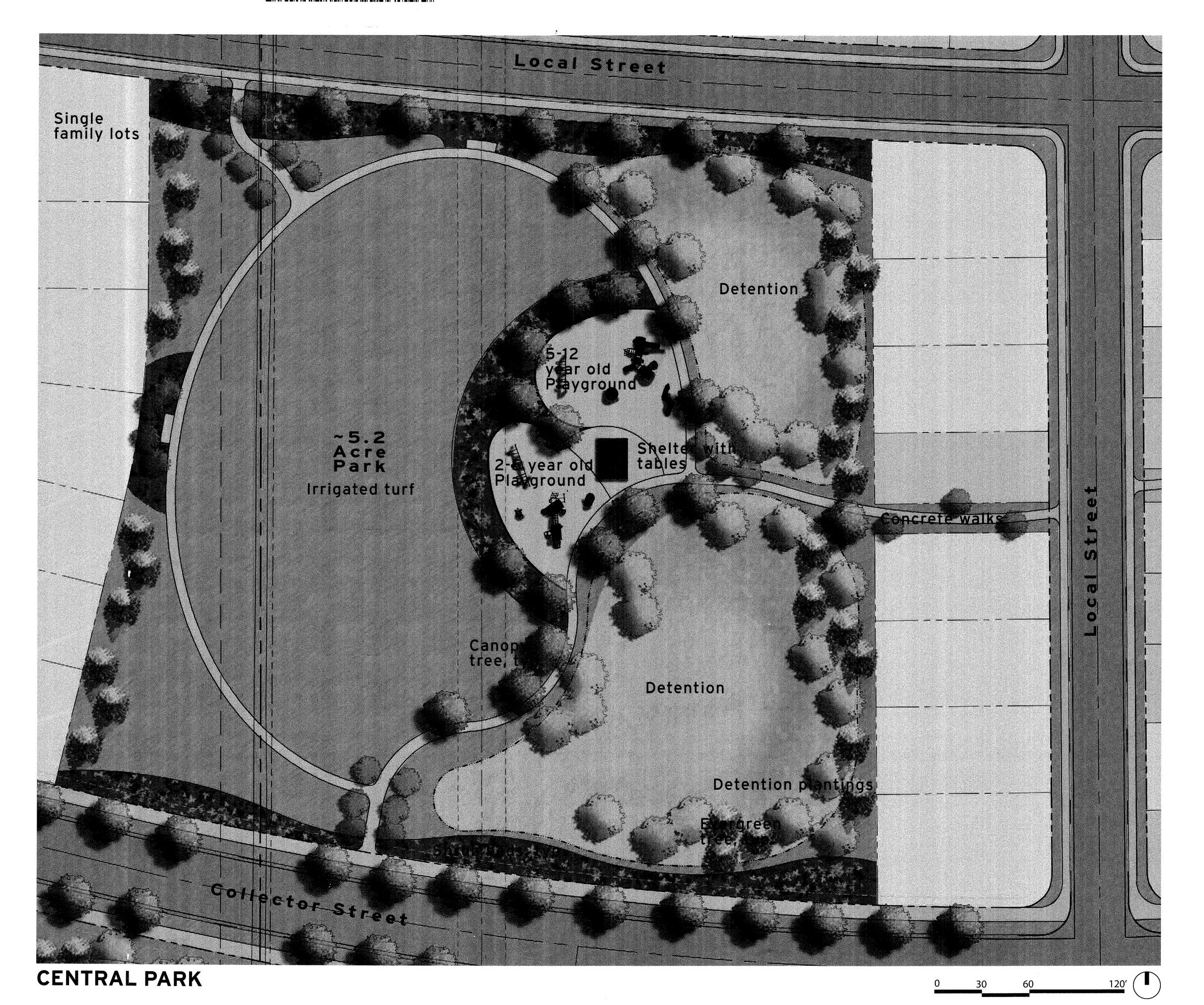
Drawn By: SL&DD

Checked By: CR

Sheet Name
CONCEPTUAL PARK
ENLARGEMENT
PLAN

Sheet

ODP 7



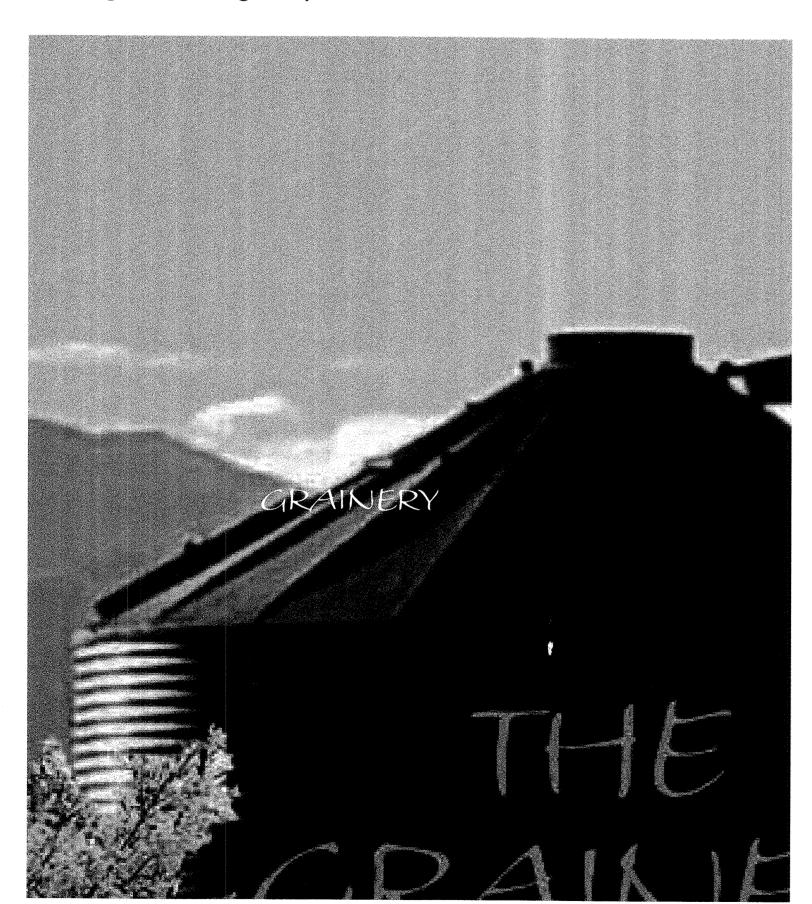
Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

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.

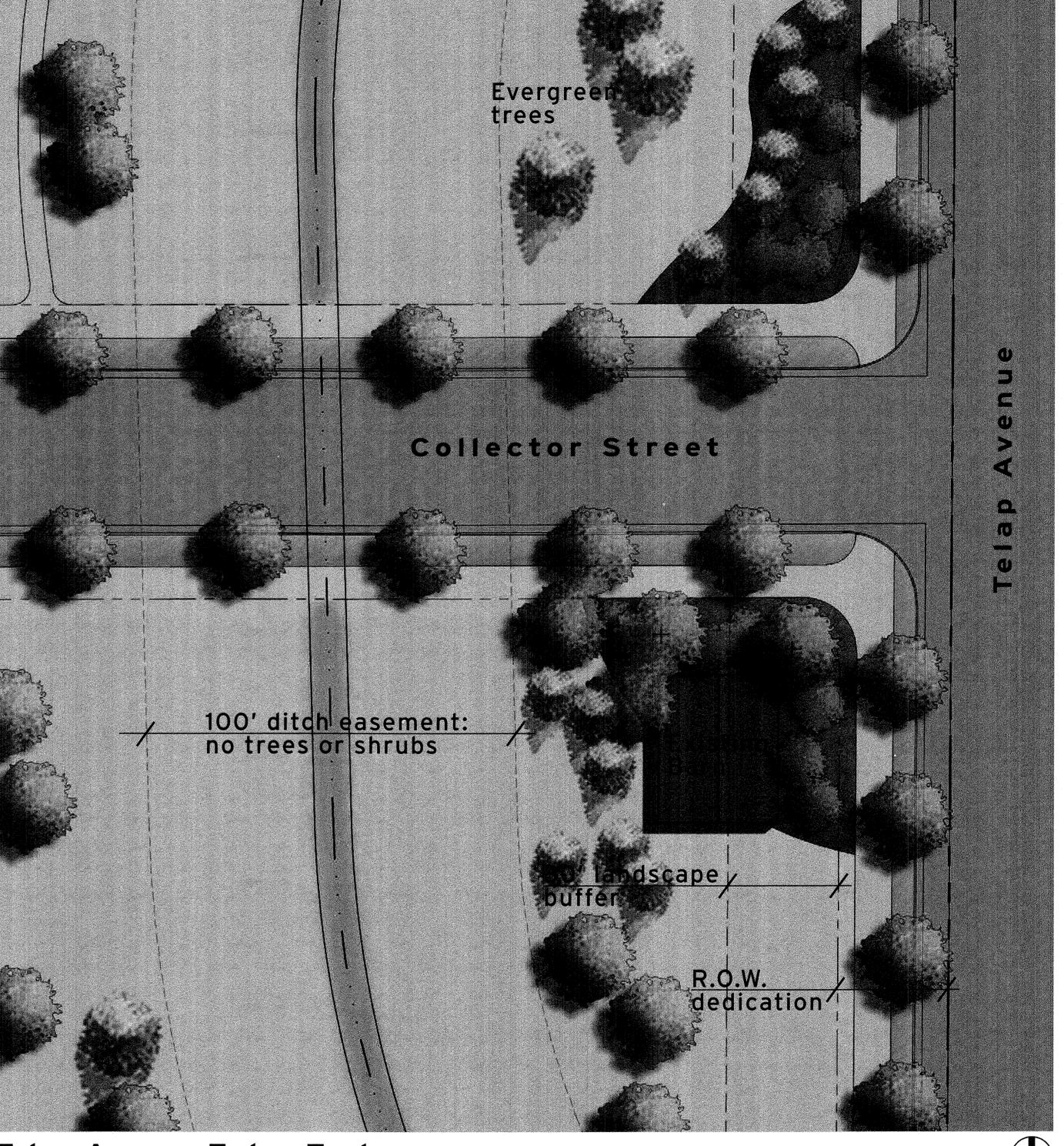
Remove covered garage portion



Existing barn along Telep Avenue



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



Telap Avenue Entry Feature

20 40 80'

GRANARY

HARTFORD HOMES

russe||* mils

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL&DD Checked By: CR

Sheet Name

CONCEPTUAL

ENTRY FEATURE

PLAN

Sheet

ODP 8