# PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, April 14, 2021
Remote Hearing Held VIA Zoom

## AGENDA

**I. Call to Order for Planning & Zoning Commission**

**II. Roll Call**

**III. Approval of Agenda**

**IV. Approval of Minutes**

a. Minutes of PZC January 13, 2021

b. Minutes of PZC February 10, 2021

c. Minutes of PZC March 10, 2021

**V. Public Comments Regarding Items Not on the Agenda** (limited to 3 minutes each)

**VI. New Business**

a. **Public Hearing – SUB20-0015 The Granary Preliminary Subdivision Plat and Preliminary Development Plan–** *294-acre preliminary plat and preliminary development plan, creating 925 single family residential lots, located north of CR 46, west of Telep Ave., and east of Colorado Blvd.*

**VII. Departmental Report**

**VIII. Commissioner Reports and Comments**

**IX. Adjournment**

# SUMMARY MINUTES PLANNING & ZONING COMMISSION MINUTES

7:00 PM, Wednesday, January 13, 2021

Remote Hearing Held VIA Zoom

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**I.** **Meeting called to Order:** Chair Weber opened the meeting at 7:02 PM.

**II.** **Roll Call:** Present were Commissioners Flores, Grentz, Kiovsky, Storms, and Chair Weber.

**III.** **Approval of Agenda**

a. Commissioner Kiovsky made a motion to approve the agenda. Commissioner Flores seconded. Motion passed 5-0.

**IV.** **Approval of previous minutes for the Planning & Zoning Commission meeting from 11/18/2020:**

a. Commissioner Grentz made a motion to approve Planning & Zoning Commission minutes from the 11/18/2020 meeting. Commissioner Kiovsky seconded. Motion passed 5-0.

**V.** **Public Comments Regarding Items Not on the Agenda**: none

**VI.** **New Business**

a. **Public Hearing – PUD20-0002 The Granary ODP**

Darryll Wolnik, Planner II, presented an overview of the 950 residential unit development and its relationship to existing PUD Outline Development Plans. Staff report and a power point presentation was provided the PZC Commissioners. Commissioners presented questions related to enclave parcels – zoned in Weld County, not annexed, size, ownership, Parcel ID #s – excluded from the development.

Discussion continued regarding prior ODPs and the amount of commercial that was a part of those development plans.

Staff indicates that they believe 5-10 acres each at the corners regarding prior ODP's.

Commissioner's question if staff has any concerns with only residential development and no commercial included.

Staff explains that with the proposed commercial areas at Colorado Blvd and Hwy 60, commercial areas should be sufficient for the area.

Commissioners request staff to elaborate on the Hillsborough Ditch.

Staff expects that ditch to be fully addressed with more detailed development plans between the ditch company and the applicant. Verification of the oil & gas facilities in/near the site – is the 350' proposed setback from facilities only, or also from flowlines and other underground facilities. Staff is unaware of any existing flowlines under the property.

Commissioners request clarification on the COGCC setbacks, currently set at 500' from residential.

Staff informs the PZC that the COGCC does not regulate other uses in relation to existing oil and gas facilities, only new facilities. There are not reciprocal setbacks currently under the municipal code. Plugged wells have a 100' standard. Staff addresses that it appears that the floodplain affects this site, as five conceptual lots will be subject to "floodplain design." Some of the Towns floodplains have been reconfigured.

Patrick McMeekin, Hartford Homes, Timnath, CO, noted that they do not know of any flooding occurring on this site.

Shelley Lamastra, Russell Mills, Loveland, CO, presented a graphic overview of the site. Lamastra addressed realigning the ditch with the ditch company and stated that the existing barn on Telep Ave and silos are being proposed by the applicated to be incorporated with this project as an entry feature. The Concept Plan shows 4.5 miles of trails in the neighborhood through open space and detention areas. A modified cross section of the collector offers a 9-foot sidewalk on both sides. Landscaping theme concepts were described.

James Prelog, Galloway Inc., Johnstown, CO, discusses preliminary stormwater drainage design.

Commissioners asked additional questions pertaining to stormwater, structural integrity, maintenance, and use of silos and barn.

The applicant indicates they will be tested, but are not intended for occupancy, and maintained by the metro district.

Commissioner Weber asks if the storm drainage will be maintained by the metro district as is indicated on the plans.

Applicant and Staff confirm that is the current intent.

**Public Comments:**

- Laurie Stolley, 22180 CR 13, inquired as to what this intersection will look like the intersection to Mallard Ridge, with the turn lanes.
- Ruth Rollins, Traffic Engineer, advises that there will likely be a northbound right-turn lane, there would not anticipation that that would impact private property.

- Staff indicates this is a conceptual layout, at the subdivision process, final determination would come at that time.
- Ms. Stolley is concerned about that being moved further to the north, traffic concerns, and a high-pressure gas line. She is also concerned about the impacts to her property. Stall will provide additional information in an email regarding phasing, timing, etc.
- Lamastra noted that street standards also dictate where these intersections can occur. Concerned about impacts to her property. Provide additional information in an email. Phasing, timing.
- David Stolley, 22180 CR 13, re-expressed concerns about traffic and “collectors” and “arterials.”
- Lynn Hilfers, 22478 CR 15, expressed concerns about how drainage will be addressed.
- James Prelog, Galloway (applicant) indicated that water will be collected from the crown of the road to the west which will go to detention and the storm pipe as part of improvements. Regional interceptors are being built by the Town for the sewer. The route planned for this development would be in CR 46 ROW.
- Chris Jennison, 6423 CR 46. Questioned what are implications for quality of life and property value regarding this proposal

Patrick McMeekin, Hartford Homes, referenced existing ODPs on the property and the steps they are taking next. General discussion regarding screening and the potential impact to property values with the improvements in the area. Hartford representatives indicated they are willing to discuss opportunities and options.

Chair Weber closes the public hearing at 8:13 PM

Motion by Commissioner Kiovsky to approve the request based on the information presented as well as the staff report and discussions on drainage, traffic flow, safety, and property value, move that PZC find The Granary ODP meets findings, recommend Town Council based upon findings in the Staff Report.

Seconded by Commissioner Grentz.

Motion carried 5-0 for approval of The Granary ODP.

**VII. Departmental Report Delivered by Kim Meyer**

Staff continues to move forward with Comprehensive Plan despite COVID-19.

**VIII. Commissioner Reports and Comments:** none

**IX. Adjournment –** Motion by Commissioner Storms to adjourn the meeting at approximately 8:30 p.m. Seconded by Flores. Carried 5-0.

Respectfully Submitted:

Darryll Wolink, Planner II

Approved & Accepted:

Bruce Weber, Chair

# PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, February 10, 2021
Remote Hearing Held VIA Zoom

## Summary Minutes

Meeting was called to Order @ 7:06 PM. Roll call attendance was taken. Commissioners Grentz, Flores, Storms, and Chair Weber were in attendance. C. Kiovsky joined the meeting at 7:10 P.M.

The Agenda was approved as written. A call for Public Comments for items not on the Agenda was made. No public comments were received.

The first item of new business was skipped to allow C. Kiovsky to complete accessing the remote meeting, due to technical issues. Sally Boccella introduced herself to the Commission as a potential commissioner, with the intent of having her appointed to the Commission on February 17th.

The Public Hearing for item Case#USR20-0001 FTC Fall River Monopine, 5360 Ronald Reagan Blvd. for a wireless communication facility with camouflaging as a "monopine," was opened. Kim Meyer, Director, presented the report and presentation for the Town, answering commissioner questions related to the municipal code requirements (Sec. 16-346(e)1.a-f), and provided clarification of the application of this process in regards to this Special Use and as noted in the staff memorandum to the Commission. Meyer noted that this item had been recommended for denial by the Commission in May of 2020, and the Applicant wanted to provide additional rationale and justification for their design and siting to the Commission prior to proceeding to Town Council.

Jennifer Daniels, representing the Applicant provided a brief presentation. Brian Eiser, RF engineer noted that other towers in this general area are about 86 feet in height.

C. Storms asked questions related to siting in this location versus alternative sites, and noted other structures might fit in better in this commercial area. The Applicant indicated extensive discussions with the 2534 DRC in determining this proposed design and location. C. Kiovsky noted she drove by the site prior to the meeting and felt like a clocktower structure, as was discussed in prior hearings, may be inappropriate; that the backdrop of the mountains, the adjacent open space and perhaps additional landscape with higher pine trees in the area, the monopine was an agreeable option. C. Weber concurred.

No public was in attendance to comment, the public hearing was closed.

C. Kiovsky noted that additional design guidelines – color standards, maintenance, and other details with future code review are required. Applicant clarified maintenance is by the tower owner, and a willingness to co-locate – the wireless carriers do work together to collocate where possible. C. Flores noted that planting some taller pines in the immediate vicinity could help screen over time. Applicant noted they would be open to planting additional trees.

M: Kiovsky made a motion to approve the proposed project, noting it is compatible to the surrounding environment. Motion passed 4-1 (C. Storms)

Director Meyer provided a brief departmental report and inquired about any priority land use topics for the upcoming Land Use Code update. Commissioners mentioned oil and gas setbacks, downtown parking and parking rules generally, floodplain ordinances, and process. There were no Commissioner Reports. The meeting was adjourned at 8:45 P.M.

Respectfully Submitted: Kim Meyer, Director

Kim Meyer

Approved & Accepted: Bruce Weber, Chairman

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# PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, March 10, 2021
Remote Hearing Held VIA Zoom

## Summary Minutes

Meeting called to Order by Chair Weber at 7:01 P.M. Roll call attendance was taken; present were Commissioners Boccella, Flores, Grentz, Kiovsky and Chair Weber. Commissioner Storms was tardy, but joined the meeting prior to Public Comment section.

The Town Clerk, Diana Seele, swore in a new Planning & Zoning Commissioner Sally Boccella. The Agenda was approved as written, with a unanimous vote.

The first item of New Business was a Public Hearing for Case#SUB20-0008, Revere at Johnstown Filing No. 1, Preliminary/Final Subdivision and Development Plan. The subject property is located northwest of the Rocksbury Ridge subdivision, along Weld County Road 50 / Larimer County Road 14. The proposal is for a 320-lot single-family subdivision as part of the Great Plains Village ODP. Darryll Wolnik, Planner II, gave a presentation providing an overview of the project and various specific elements related to water conservation and off-site roadway improvements. The property is approximately 73.5 acres, PUD-MU in Great Plains Village ODP, with proposed 320 DU – 150 SF attached, 170 SF detached.

Remaining staff concerns are related to phasing of the parks; storage of boats, trailers, and RVs as well as 3rd car garages to avoid long, "unbroken" monotonous facades. Mr. Wolnik also noted the existence of plugged and abandoned ("P&A") wells on site.

C. Kiovsky voiced concerns about standards and setbacks for the P&A wells, related to safety. Wolnik noted they are in compliance with local and state regulations. Wolnik noted that Johnstown codes do not currently have requirements for reciprocal setbacks that apply to new development adjacent to existing wells. C. Boccella and Wolnik discussed the condition in the staff memo related to the oil & gas easement and to what elements that applies – that relates to an older easement that does not have a stated width.

A staff report was provided to the PZC and Applicant last week and is entered into the record.

Kristin Dean, Director of Entitlement, for Forestar, the Applicant, provided an overview of Forestar's role as a developer. Dean provided a presentation that illustrates the portions of the ODP that Forestar is working on currently. She noted that the primary park in Filing 1 will be included with the 1st phase. Dean provided a rough schedule from approvals in April 2021, home sales in Feb 2022, completed in Q4 2025.

Staff noted that the Fire District and School District were made aware of the development; Fire participates actively in the Town review process. Additional commissioner questions related to the P&A wells and location and treatment of flowlines were discussed.

Public comments:
Erik Carlson, Foster Graham Milstein & Calisher, LLP, 360 S Garfield, Denver, representing DJ Homestead, LLC, mineral estate owner within project. Formal opposition, pursuant to C.R.S. 24-65.5-103.3(1)(b)(II), is registered. The owner believes that a surface use agreement needs to be executed. They would like to receive certification of mineral notices. Reserves the right to file further objections.

Chair Weber closed the public hearing at 7:48 PM. There was no discussion among the Commission. C. Grentz made a motion to approve the proposed Revere at Johnstown Filing No. 1, Preliminary/Final Subdivision and Development Plan with the motion and conditions as stated in the staff memorandum. This motion was seconded by C. Kiovsky. Vote carried, 5-0.

Director Meyer provided a brief departmental report. The Comp Plan is still in review of final details and wordsmithing. Fourteen development projects are currently in review and due in the next several weeks, so Planners are staying busy. Commissioners discussed concern over lack of oil and gas regulations and setbacks, removal of flowlines, etc. Meyer noted that the Town's standards hadn't been updated since 1997, so we defer to the COGCC standards at this time; and a land use code update slated for 2021 will allow the Town to address these concerns. There were no Commissioner Reports and Comments. The meeting was adjourned at 8:28 P.M.

Respectfully Submitted: Kim Meyer, Director

Kim Meyer

Approved & Accepted: Bruce Weber, Chairman

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# PLANNING & ZONING COMMISSION
# AGENDA MEMORANDUM

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**ITEM:** 1

**DESCRIPTION:** **Public Hearing for The Granary (PUD) Preliminary Subdivision Plat and Preliminary Development Plan** for approximately 294 acres, for a single-family neighborhood

**LOCATION:** South 1/2 of Section 7, Township 4 North, Range 68 West – North of CR 46, between Colorado Blvd and Telep Ave.

**APPLICANT:** Hartford Acquisitions (DBA Keto Development, LLC)

**STAFF:** Darryll Wolnik, Planner II

**HEARING DATE:** April 14, 2021

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**BACKGROUND & SUMMARY**

The applicant, Hartford Acquisitions / Keto Development, LLC, is requesting approval of The Granary Preliminary Subdivision Plat and Preliminary Development Plan (PDP) for the south 1/2 of Section 7, Township 4 North, Range 68 West. The property is bounded by Weld County Road 46 to the south, Telep Ave. to the east, Colorado Blvd. to the west, and Great Western Railway Right-of-Way to the north. The preliminary plat will set forth the overall general design for the project, with filings of phased final subdivision plats to follow with final details and design. The preliminary plat shall dictate the manner of development, with slight variations allowed, but does not dictate the order of development. Subsequent filings will determine final lots and street layouts and provide full engineering and construction documents for all public and private improvements within the development, with the exception of individual lots and homes. This preliminary plat shall follow those zoning regulations for the property that were set forth in the previously-approved Granary Outline Develompent Plan (ODP).

Surrounding land uses are primarily agricultural and rural residences. Properties to the north and northwest are developed, or developing, as primarily single family neighborhoods. The built-out Clearview residential subdivision is to the northwest of the subject property, across Coloradob Blvd., while the currently under-construction Mallard Ridge (approved as Johnstown Village) residential subdivision is north-adjacent to the subject property.

**DEVELOPMENT HISTORY**
The Granary Preliminary Plat and Preliminary Development Plan (Herein referred to as "The Granary") was annexed as two separate annexations and original ODPs, those being Keto and Maplewood Acres.

The Maplewood property on the west, also known as Maplewood Acres, has historically contained agricultural uses, and continues to contain those uses. It was annexed on March 2, 2009, by way of Ordinance 2009-100. It was also assigned PUD-R zoning at that time via ODP, by way of Ordinance 2009-101
The eastern Keto property has historically contained agricultural uses, and continues to contain those uses. It was annexed into Johnstown on September 18, 2006, by way of Ordinance 2006-776. It was also assigned PUD-R zoning at that time via ODP, by way of Ordinance 2006-777. On February 17, 2021, The Granary ODP was approved through Ordinance 2021-193. That ODP is the current zoning for this property.

**ATTACHMENTS**
1 - Vicinity Map
2 - Application
3 – Preliminary Plat
4 – PDP Prelminary Develompent Plan
3 – ODP Outline Develompent Plan

**PUBLIC NOTICE**
Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, March 25, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Courtesy notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

A neighborhood meeting was held on Thursday, March 18, 2021, and noticed to property owners of records within 500 feet of the property. The meeting was attended by roughly a dozen residents (exact numbers and sign in was not possible, due to the remote-only nature of the meeting) Staff heard from two residents during the meeting. Jerry Jennison asked questions about oil and gas development in the area. Specifically, he was concerned that all existing and abandoned wells were not shown on the plat. Staff and applicant were able to confirm all wells appear to be shown, and Mr. Jennison agreed.

Staff also heard from Laurie Stolley, who lives at the property on the east side of Colorado Blvd., just south of the proposed east-west collector. She was concerned about her access, which currently enters from the south and across the Granary property. Mrs. Stolley was worried about the proximity of her access to the turn lanes and likely signal associated with that east-west collector. Applicant offered to allow her to retain the current access via permanent recorded easement. Another issue brought up by

Mrs. Stolley was the road cross-section in front of her home, on Colorado Blvd. While the exact layout is unclear because of the fluid nature of the area, staff directed applicant to provide Mrs. Stolley with a potential road cross-section. Staff and the Applicant have also corresponded and met separately with the Stolleys previously to discuss the location and scope of this collector road, timing of development that might impact that, and continued access to their property.

**ANALYSIS**

*Johnstown Comprehensive Plan Alignment*

*P.2-5:* The area in question is marked as "Low Density Residential, Average 3 DU/AC". The Preliminary Plat and Development Plan proposes 3.45 DU/AC, roughly in line with this requirement.

*Goal CF-1: New development achieves the community's goals and is consistent with the Town's vision – building blocks.*

This Preliminary Plat and Development Plan will provide the groundwork for a future development that incorporates new trails, adds green space, and creates neighborhood parks within new neighborhoods.

*Goal CF-3: An enhanced character of developments and overall image – Pedestrian-friendly environments.*

The proposed Preliminary Plat and Development Plan calls for an expansive trail network, affording residents the opportunity to use multiple modes of transportation, or simply enjoy open spaces. The modified collector cross-section will allow for a detached 9' sidewalk, providing ample space for use while being separated from the flowline of the road.

*Goal NH-1: A diversity of housing types to support the housing needs of a diverse population – location and proximity.*

The proposed Preliminary Plat and Development Plan is located centrally between I-25, downtown, and new development to the north and south. In addition, the properties in question are located adjacent to Colorado Blvd., a major north-south arterial that connects south to Denver and north to the 2534 district of Johnstown and beyond.

**Zoning**

The zoning for the property is PUD-R, and the current approved ODP allows for single-family detached residential throughout the property, along with open space.

The Granary Preliminary Plat and Development Plan proposes 29 outlots, covering 94.392 acres (32.02% of the site). Those outlots would be considered open space areas, and their exact uses will be more precisely determined at final subdivision; however, the amount and percentage will not significantly change. Of note are the three developed park areas; those shall not change in size or location from what is shown on this Preliminary Plat and Development Plan.

Seventy-one acres are proposed as public right-of-way, 24.36% of the site. Single family detached residential lots will comprise roughly 128.575 acres, or 43.62% of the project area, these 925 lots will be an average of 6,054 square feet in size.

**Development Standards**

The ODP set forth some basic development standards regarding setbacks, building heights, and lot sizes. More detailed design guidelines will be completed with the final subdivision and development plan review process. Development standards for residential uses will allow for smaller front-yard setbacks, thereby conserving water and creating more compact development, while still maintaining a detached single-family neighborhood. Front yard setbacks will be set at 15' to the habitable living area, meaning any portion of the dwelling that is enclosed.

Garages will be set a minimum of 20' back, allowing not only ample space to park a vehicle as required by JMC 16-143(5), but also to prevent a streetscape of garage doors, thereby placing the homes front and center, rather than the garages. Porches may encroach 3' into the 15' habitable living area setback. Those porches are required, and must be a minimum of 48 S/F. Having mandatory porches will have the effect of creating an aesthetically-pleasing streetscape of elevations. There will be a 15' rear yard setback, and 5' side yard setback, with 15' required on side corner lots adjacent to ROW. Buildings may be up to 35' in height, measured to the midpoint of the highest ridge and eave, as defined by building code. Lots will generally be either 45'x110' or 55'x110 in size and dimension.

The ODP set minimum design guidelines for structures, which shall be expanded upon by way of design guidelines during final platting and final development plan. Individual lot landscape standards will be further detailed? during the final platting and final development plan. The Town shall require sample lot layouts, conceptual elevations, plant lists, and percentages and treatment of groundcover at that time

**Infrastructure/Transportation**

Currently Little Thompson Water District serves the few residences in the area. Town water lines run north of the property and east along Telep Ave. A smaller 8" line is located along Colorado Blvd. on the west side of the property. There are no lines along County Road 46. Water lines will need to be extended to the property at the appropriate size, as determined by Public Works and the Town Engineer, during the engineering design process. For the purpose of this Preliminary Plat and Development Plan, water service is in close proximity, has been deemed adequate, and it is therefore possible to serve this property.

As part of the annexation agreement for both Keto and Maplewood, the developer is required to construct at least 12" water mains along Colorado Blvd, Telep Ave., and Weld County Road 46. The developer is also required to loop any water mains built on the property.

Sanitary sewer service will be provided by the Town of Johnstown, via the new central sewer interceptor. Improvements are already underway, and that interceptor will be completed in the next few years, as part of the Town's overall sewer infrastructure improvements. The Central Wastewater Treatment Plant will also be expanded in the next couple of years. Both of these projects will ensure adequate capacity to handle the proposed development.

Regarding transportation networks in the area there are multiple major arterials that border this proposed project. Colorado Blvd., a regionally-significant major arterial that stretches from Thornton to Windsor, bounds this project to the west. Colorado Blvd. intersects with Weld County Road 46, an unimproved roadway. The traffic impact study (TIS) calls for numerous ultimate improvements relating to turn lanes and acceleration/deceleration lanes. There is a proposed east-west collector road that has been approved in a modified cross-section. This collector will have a 9' "multi-modal" sidewalk separated from the ROW by a 6 ½' landscape area (known colloquially as a tree lawn or park strip), rather than the standard 5' sidewalk.
It should be noted that the auxiliary lane requirements are in addition to the standard street cross-sections as outlined in the 2008 Johnstown Master Transportation Plan. The developer will be required to install appropriate roadways, to include possible half-widths, at platting. Roadway improvements and infrastructure will be installed prior to any homes being constructed, and after the final plat has been approve. These improvements, along with other public improvements, are likely to be built incrementally, as the property is built out.

The annexation agreement for the Keto Annexation lays out required dedications for County Road 46 and Telep Ave. Per the agreement, 30' of additional ROW dedication is due when the property develops, which should be taken to mean at final plat, as this is when ROW dedication takes place. Additionally, Weld County Recorded Exemption 1059-7-3 RE-3403 shows 40' of ROW reservation on the east side of the existing 60' ROW on Colorado Blvd.

Of note is the new Weld RE-5J high school being constructed across Colorado Blvd. from this proposed project. Some lane configurations and roadway/infrastructure improvements may take place in conjunction between these two projects.

The Granary Preliminary Plat and Development Plan shows a robust trail system throughout. Applicant is proposing 5' wide trails utilizing crusher fines, a compacted soft surface that meets ADA standards. These trails will connect areas of the development that sidewalks do not. Notably, the trails utilize a number of mid-block cut throughs to increase walkability. The trails connect all areas of the project to the three parks, creating safe pathways around the development, while also connecting to the interior sidewalks and allowing for access to other future trails outside of the development by tying into the perimeter sidewalks.

**Phasing**

Applicant has proposed a phasing plan with this development. Said phasing plan is not final, but does outline a rough schedule of final filings. A loose agenda for construction is also presented as part of this application. Development will move east to west; to be dictated by infrastructure availability, as the applicant can tie into existing wet utilities in the northeast corner of the site. Filing 1 is expected to include areas from Telep Ave. west to the first proposed north-south entry road into the development. Filing 2 will likely include areas between the two north-south entry roads, and the final filing will include the remainder of the project. Exact phasing may be dictated by availability of infrastructure and as approved by the Town and Front Range Fire Rescue.

**Easements / Oil & Gas**

There are four oil and gas facility sites on or around the property which encumber the property in some manner. Three of these facilities are located on the subject property, while one is located just north of the property, across the railroad ROW. The Johnstown Municipal Code (JMC) does not address reciprocal setbacks from general oil and gas facilities, nor do any of the Colorado Oil and Gas Conservation Commission (COGCC) rules. Town Design Guidelines do call for a 150' minimum setback from existing wellheads for new development. However, the applicant has opted to utilize a 350' setback from all existing oil and gas facilities. Area within these setbacks is utilized as either passive open space, drainage, or trails. There are no inhabitable structures or designated play areas within these setbacks. Town Design Guidelines and JMC call for screening of oil and gas facilities. Oil and gas facilities are proposed to be screened by black wrought-iron-style fencing, specifically Ameristar Impasse II. This decorative open fencing type is widely used on oil and gas sites and is 6' in height.

It should be noted there are plugged oil & gas facilities within this project. Applicant has proposed a reciprocal setback of 150', which is adequate for Fire and Engineering, as both COGCC rules and Town Code are silent on the topic. There are two capped sites within this development, contained within Outlots Q and U.

Three pipeline easements run through the property. A 25' gas pipeline easement, held by Western Slope Gas Company, runs north-south through roughly the center of the property, and cannot be built upon other than to cross with a roadway. In addition to that, a 30' regional stormwater easement that also serves Mallard Ridge to the north runs from the north and turns east around the center of the property, before leaving the site to the east. Finally, the Thornton Water Project pipeline runs north-south along the eastern edge of the property, utilizing a 50' no-build easement.

In addition to the above easements, the Hillsborough Ditch runs across the eastern edge of this property. This Preliminary Plat and Development Plan now shows no major realignments to the ditch. Hillsborough Ditch is shown to have a 100' easement along its alignment through this project. Developers will continue to work with the ditch company on improvements and alignment issues, and Hillsborough Ditch shall sign the final plat showing acceptance of the easement and alignment.

**Staff Concerns**

Staff is somewhat concerned about the location of the proposed west park. Currently the park is located wholly within the 150' setback for existing plugged and abandoned wells. There is no local or state code or regulation precluding the applicant from proposing and constructing this park. Further, planning does not propose to relocate the park, especially as Front Range Fire Rescue and the Town Engineer approve the use. Staff just wanted it brought to the Commission's attention.

There are a three county parcels, with homes, adjacent to and interwoven along the edges of this property. While these parcels are on the outside edge of the subject property, they could present future issues for the Town in terms of future annexation and redevelopment (if that were to occur), individual driveway accesses along major arterials, and the lack of service by utilities and other infrastructure. The Town cannot and would not force these properties to annex, develop, or otherwise be included in the Preliminary Plat and Development Plan, and their exclusion does not endanger or dilute the current project proposal in any meaningful way. However, it is anticipated that these properties will redevelop at some point in the future, and such redevelopment may be challenged because of their exclusion today; this alone merits their mention in this report. No specific remedies are suggested or needed at this time.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Findings:**

1. The proposed Preliminary Plat and Preliminary Development Plan is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.

2. The proposed Preliminary Plat and Preliminary Development Plan can to be adequately served by Town services and utilities and other community infrastructure.

3. The proposed Preliminary Plat and Preliminary Development Plan is in substantial compliance with all Town codes, regulations, and standards and specifications.

**Conditions**

1. The applicant address all outstanding comments and redlines from the Town Engineer and Public Works on construction drawings and public improvements, prior to submittal for Final Subdivision Plat and Final Development Plans for each phase or filing.

2. The applicant work with Town Staff and the three (3) owners of the excluded properties to ensure preservation of their accesses and coordinate public improvements along their frontages. This should be incorporated into development agreements that accompanies each applicable final plat.

**Recommended Motion**

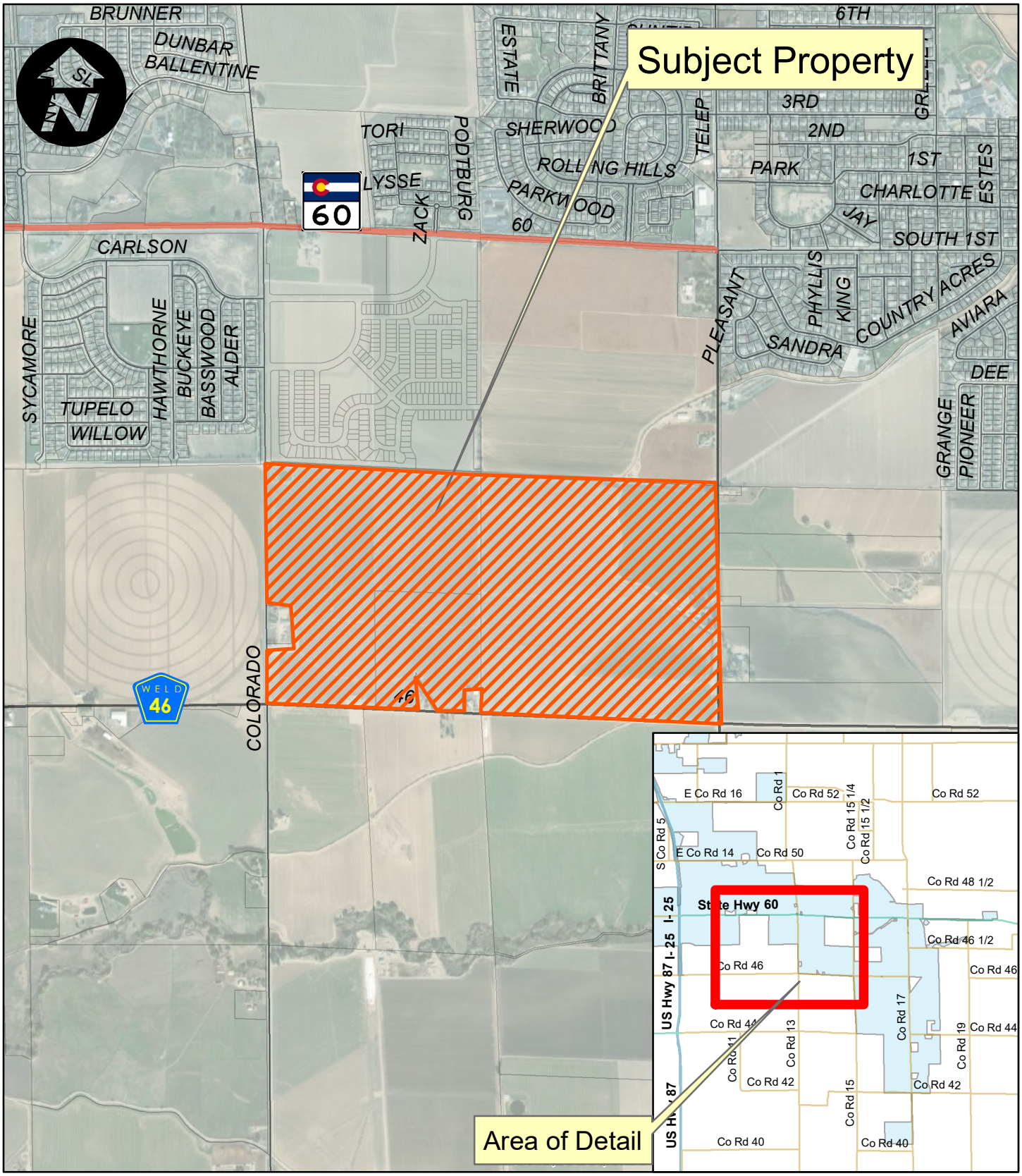
Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that The Granary Preliminary Plat and Preliminary Development Plan furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of The Granary Preliminary Plat and Preliminary Development Plan based upon the findings and conditions, as stated within this staff memorandum.

**Alternate Motions**

Motion to Deny: "I move that the Planning & Zoning Commission recommend to the Town Council denial of The Granary Preliminary Plat and Preliminary Development Plan based upon the following findings…"

| Planner: | Reviewed by: |
| --- | --- |
| Darryll Wolnik | Kim Meyer |
| Planner II | Planning & Development Director |

File Name: S:\PLANNING\2002 Land Use Projects\PUD20-001 Keto-Maplewood PUD\Staff Report.docx




Town of Johnstown

PUD20-0001
The Granary
S 1/2 of Sec 7, T4N R67W

1,500 3,000 6,000 Feet

# Town of Johnstown

## LAND USE APPLICATION

Project Name: The Granary

Description: Single-Family Detached Subdivision

*Land Use:* ☐ Site Development Plan ☐ Use by Special Review ☐ Conditional Use Grant ☐ Annexation

*Subdivision:* ☐ Replat/Minor ☐ Preliminary ☐ Final ☐ Combined Prelim/Final

*PUD:* ☐ Outline/ODP ☒ Prelim/PDP ☐ Final/FDP

*Zoning:* ☐ Establish Zoning ☐ Rezone

*Wireless:* ☐ Small Cell ☐ EFR ☐ Alt. Tower ☐ Base Station ☐ Tower/Other

*Other:* ☐ Downtown Façade Grant

Site Address or Parcel #s: 105907000022, 105907300044, 105907300043

Applicant/Project Owner: Hartford Acquisitions

Applicant Address: 4801 Goodman Rd, Timnath, CO 80547

Email: hunter@hartfordco.com Telephone: 970.614.4219

Consultant /Representative: Russell + Mills Studios

Consultant Address: 506 S College Ave, Unit A, Fort Collins, CO, 80524

Email: crussell@russellmillsstudios.com Telephone: 970.484.8855

Landowner Authorization to Proceed with Land Use Action: (Required)

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant" and/or "authorized representative" to represent me/us in all aspects of the land use process for the project being submitted with this application. ☐ Please keep me informed of the status and progress of this project via email at the address below. ☐ I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

Landowner(s): Scott Lewis (Maplewood Acres) & Eric Keto (Keto)

Email: Scott Lewis - scoma95@comcast.net
~~Eric Keto - ketocolorado@outlook.com~~

Telephone: Scott Lewis - 303.919.7097
~~Eric Keto - 617.335.7852~~

Signature of Landowner

Signature of Landowner

# Town of Johnstown

## LAND USE APPLICATION

Project Name: The Granary

Description: Single-Family Detached Subdivision

*Land Use:* ☐ Site Development Plan ☐ Use by Special Review ☐ Conditional Use Grant ☐ Annexation

*Subdivision:* ☐ Replat/Minor ☐ Preliminary ☐ Final ☐ Combined Prelim/Final

*PUD*: ☐ Outline/ODP ☒ Prelim/PDP ☐ Final/FDP

*Zoning*: ☐ Establish Zoning ☐ Rezone

*Wireless*: ☐ Small Cell ☐ EFR ☐ Alt. Tower ☐ Base Station ☐ Tower/Other

*Other:* ☐ Downtown Façade Grant

Site Address or Parcel #s: 105907000022, 105907300044, 105907300043

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Landowner(s): Scott Lewis (Maplewood Acres) & Eric Keto (Keto)

Email: Scott Lewis - scoma95@comcast.net
Eric Keto - ketocolorado@outlook.com

Telephone: Scott Lewis - 303.919.7097
Eric Keto - 617.335.7852

Eric R Keto

Signature of Landowner

Signature of Landowner

PRELIMINARY PLAT

# THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KETO/LEWIS, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7, MONUMENTED WITH NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, "STAMPED LS 38638";

THENCE N87°14'19"W, A DISTANCE OF 2626.11 FEET TO THE SOUTH QUARTER OF SAID SECTION 7 AND THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1577982, MONUMENTED WITH 2-1/2" ALUMINUM CAP, "STAMPED 24657";

THENCE ON THE EAST, NORTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1. THENCE N00°13'00"E, A DISTANCE OF 248.03 FEET ON SAID EAST LINE, TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
2. THENCE N87°15'06"W, A DISTANCE OF 199.97 FEET ON SAID NORTH LINE, TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
3. THENCE S00°13'00"W, A DISTANCE OF 248.03 FEET ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WITNESSED BY A 24", NO. 4 REBAR WITH AN ILLEGIBLE 1-1/4" YELLOW PLASTIC CAP, SET 30.62" NORTH;

THENCE N87°15'06"W, A DISTANCE OF 312.79 FEET ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THAT PARCEL RECORDED AT RECEPTION NO. 1636091 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MONUMENTED WITH A NO. 4 REBAR WITH 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP.

THENCE ON THE EAST AND WEST LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;
1. THENCE N27°01'39"W, A DISTANCE OF 470.75 FEET ON SAID EAST LINE, TO A NO. 4 REBAR, NO CAP;
2. THENCE S00°12'42"W, A DISTANCE OF 409.00 FEET ON SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER MONUMENTED WITH A NO. 4 REBAR, NO CAP;

THENCE N87°15'06"W, A DISTANCE OF 484.10 FEET ON SAID SOUTH LINE TO THE WEST SIXTEENTH CORNER OF COMMON TO SECTION 7 AND 18, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, ILLEGIBLE;

THENCE N87°14'05"W, A DISTANCE OF 1168.87 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "LS 38512";

THENCE N00°00'51"W, A DISTANCE OF 667.34 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1577982, WITNESSED BY A NO. 4 REBAR, WITH NO CAP, SET ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 13 AND ON THE SOUTH LINE OF SAID RECORDED PARCEL, 29.91" EAST OF SAID CORNER;

THENCE ON THE SOUTH, EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;
1. THENCE FROM SAID SOUTHWEST CORNER RECORDED AT RECEPTION NO. 1577982, N89°59'43"E, A DISTANCE OF 275.07 FEET ON SAID SOUTH LINE TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
2. THENCE N00°02'00"W, A DISTANCE OF 427.84 FEET ON SAID EAST LINE TO A NO.4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED LS 22098;
3. THENCE S89°58'34"W, A DISTANCE OF 274.93 FEET ON SAID NORTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, SAID POINT WITNESSED BY A NO. 4 REBAR WITH AN ILLEGIBLE 1-1/4" YELLOW PLASTIC CAP, SET ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 13 AND ON THE NORTH LINE OF SAID RECORDED PARCEL, SET 30.13" EAST OF SAID CORNER;

THENCE N00°00'51"W, A DISTANCE OF 237.72 FEET ON SAID WEST LINE TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 AN 12, MONUMENTED WITH A NO. 6 REBAR WITH ALUMINUM CAP, STAMPED "LS 22098";

THENCE N00°00'37"W, A DISTANCE OF 1302.58 FEET ON SAID WEST LINE TO A POINT ON THE SOUTH LINE OF BOOK 370, PAGE 451 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MONUMENTED WITH 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;

THENCE ON SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES;
1. THENCE S86°51'18"E, A DISTANCE OF 1176.26 FEET TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, "STAMPED PLS 37911";
2. THENCE S86°51'18"E, A DISTANCE OF 1216.45 FEET TO AN A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER AND ON THE SOUTH LINE OF THAT PARCEL RECORDED AT BOOK 163, PAGE 246, MONUMENTED WITH 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";

THENCE CONTINUING ON SAID SOUTH LINE FOR THE FOLLOWING THREE (3) COURSES;
1. THENCE S86°51'23"E, A DISTANCE OF 1233.02 FEET TO A NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";
2. THENCE S03°08'37"W, A DISTANCE OF 50.00 FEET TO A NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";
3. THENCE S86°51'23"E, A DISTANCE OF 1400.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, WITNESSED BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, NOT STAMPED, SET ON THE AFORE REFERENCED LINE AND 29.79 FEET WEST OF SAID SECTION LINE;

THENCE S00°17'44"W, A DISTANCE OF 2550.89 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 12,839,938 SQUARE FEET OR 294.764 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THE GRANARY** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 IS ASSUMED TO BEAR S 00°17'44" W AND DISTANCE OF 2630.99", MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

KETO/LEWIS

BY_____

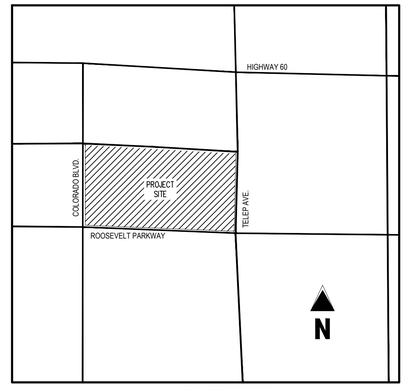
STATE OF _____ )
)SS.
COUNTY OF _____ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
2020 BY _____, AS _____ OF KETO/LEWIS

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC




VICINITY MAP
NOT TO SCALE

## PLAT NOTES

1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.

4) FENCING: LOTS THAT BACK TO OR OTHERWISE ABUT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION OF REQUIRED SPLIT-RAIL FENCING PER RIDGE AT JOHNSTOWN DESIGN GUIDELINES.

5) STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

6) DRIVES. PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

7) DRAINAGE LIABILITY. THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT. OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

8) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

9) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

## OWNER AND DEVELOPER

KETO DEVELOPMENT, LLC
PATRICK MCMEEKIN
4801 GOODMAN ST.
TIMNATH, CO 80547

## SITE ENGINEER

GALLOWAY & COMPANY
JAMES PRELOG
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

## SURVEYOR

GALLOWAY & COMPANY
FRANK A. KOHL
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

## TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS **THE GRANARY,** IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2020.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

## TOWN ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
TOWN ENGINEER, TOWN OF JOHNSTOWN

## EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED AND OR VACATED AS SHOWN ON THIS PLAT

_____
PUBLIC WORKS DIRECTOR

_____
HILLSBOROUGH CONSOLIDATED DITCH COMPANY

## GENERAL NOTES

1) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

4) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

6) IRRIGATION EASEMENT AT RECEPTION NO. 3011360 TO BE VACATED. SEE DETAIL A, SHEET 2.

7) 20' FARM LANE EASEMENT AT RECEPTION NO. 3011360 TO BE VACATED. SEE DETAIL B, SHEET 2.

8) HILLSBOROUGH DITCH RIGHT OF WAY RECORDED AT BOOK 23, PAGE 510 AND BOOK 76, PAGE 203 IS HEREBY VACATED BY THIS PLAT. THE REVISED LOCATION IS SHOWN HEREON.

9) THIS PLAT IS PRELIMINARY IN NATURE. IT SUBJECT TO CHANGE WITH FINAL PLAT PROCESS.

## SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THE GRANARY SUBDIVISION** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2020.

_____
FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.


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



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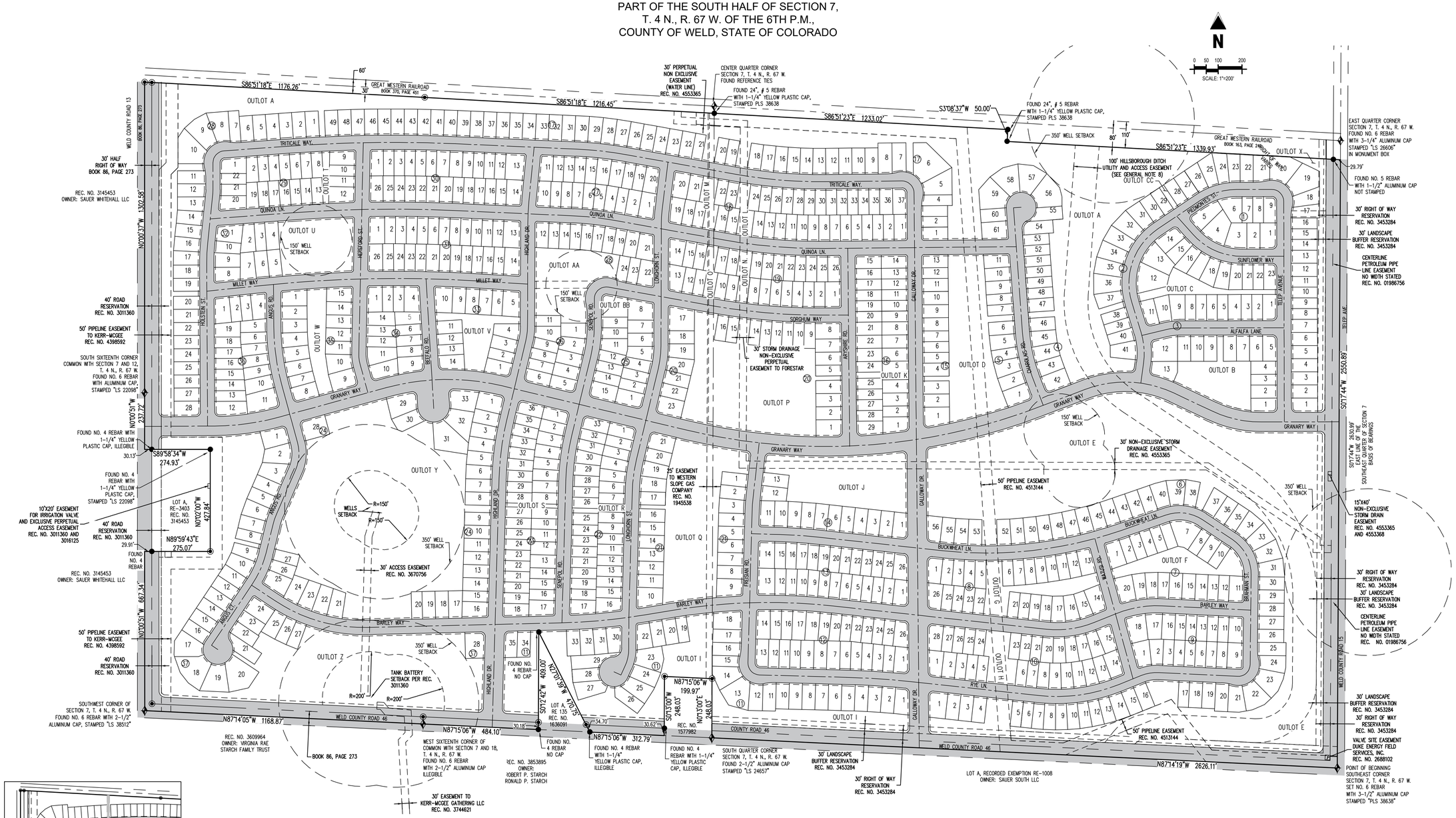
THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

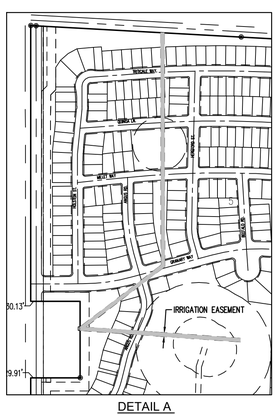
| # | Date | Issue / Description | Init. |
|---|---|---|---|

| | |
|---|---|
| Project No: | HFH0000020.10 |
| Drawn By: | AN |
| Checked By: | FAK |
| Date: | 12/18/2020 |

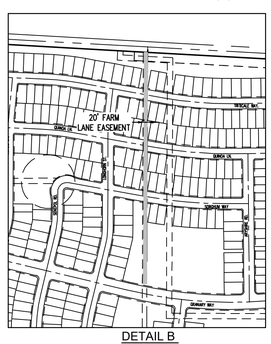
# THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



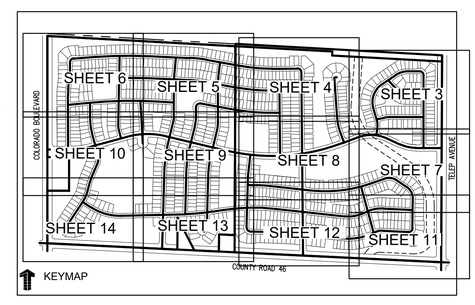

DETAIL A
SCALE: 1" = 400'




DETAIL B
SCALE: 1" = 400'

## LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- BLOCK NUMBER
- EASEMENT TO BE VACATED BY THIS PLAT
- RIGHT OF WAY





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



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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

| # | Date | Issue / Description | Init. |
|---|---|---|---|

| | |
|---|---|
| Project No: | HFH0000020.10 |
| Drawn By: | AN |
| Checked By: | FAK |
| Date: | 12/18/2020 |

# THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

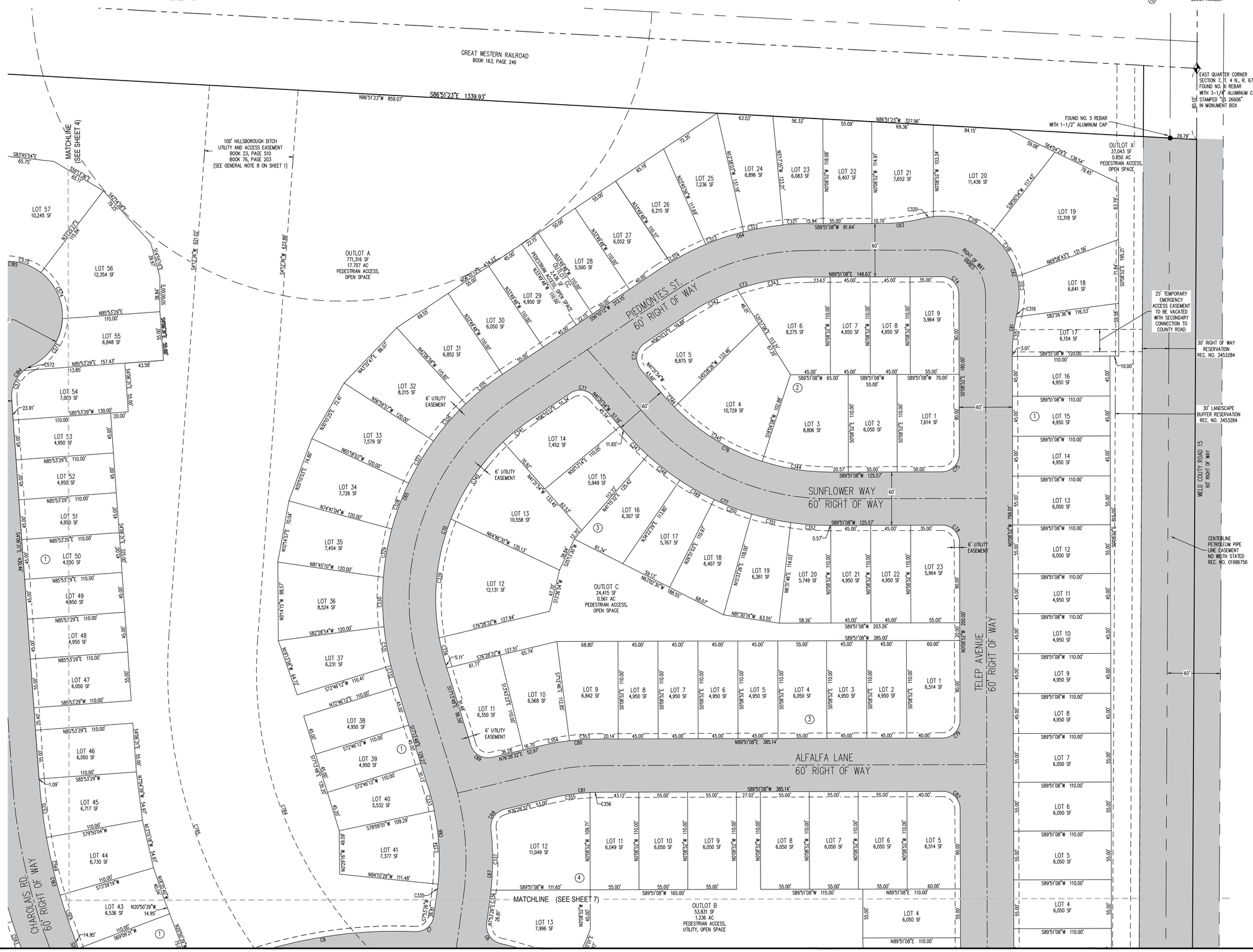
N

SCALE: 1"=60'

| PARCEL CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C784 | 60°27'06" | 474.79 | 450.00 | S26°00'57"E | 453.07 |
| C785 | 60°27'06" | 580.29 | 550.00 | S26°00'57"E | 553.75 |

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- (10) — BLOCK NUMBER
- RIGHT OF WAY





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| | |
|---|---|
| Project No: | HFH0000020.10 |
| Drawn By: | AN |
| Checked By: | FAK |
| Date: | 12/18/2020 |

# THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- (10) — BLOCK NUMBER
- RIGHT OF WAY

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THE GRANARY

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T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

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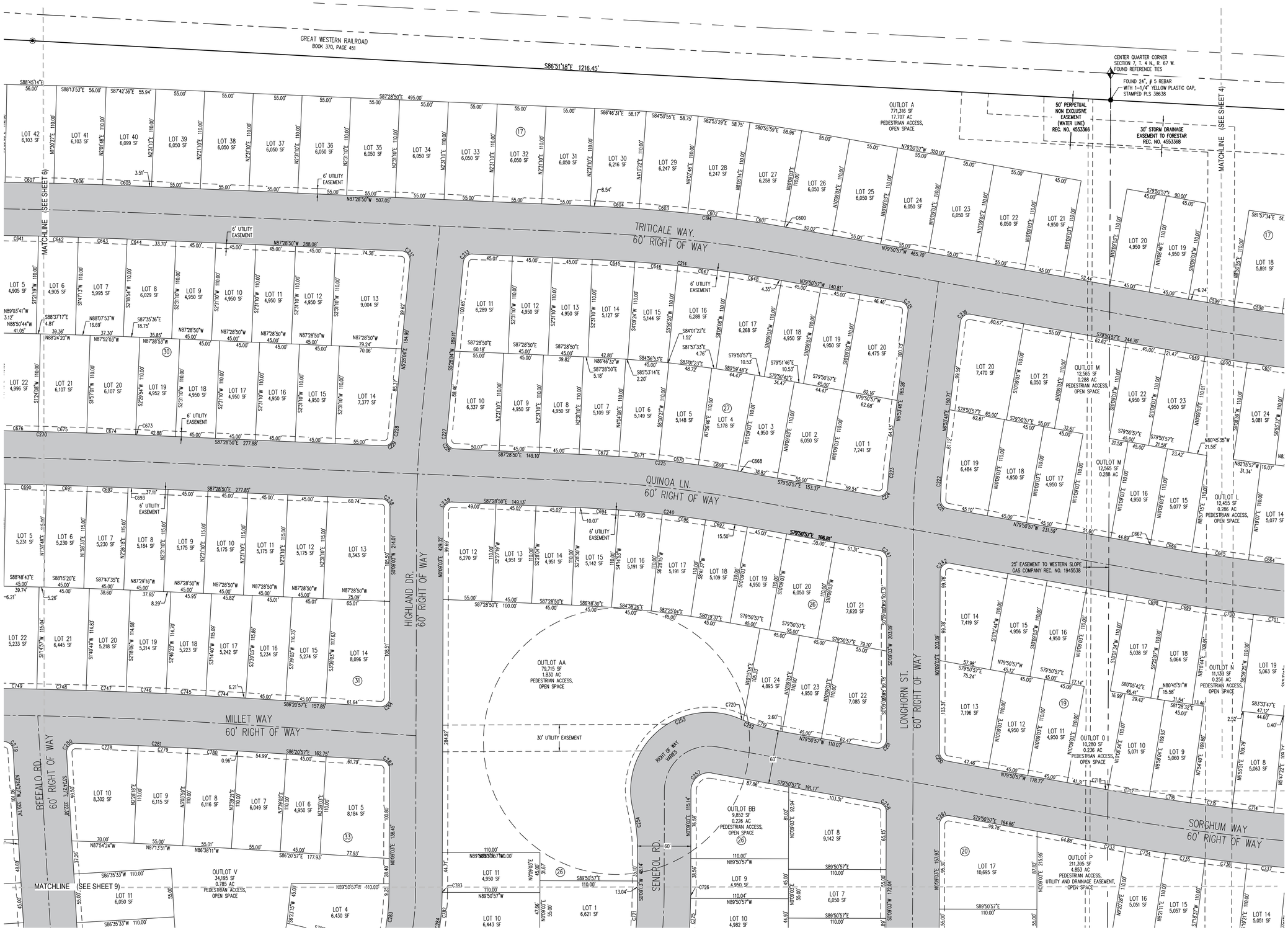



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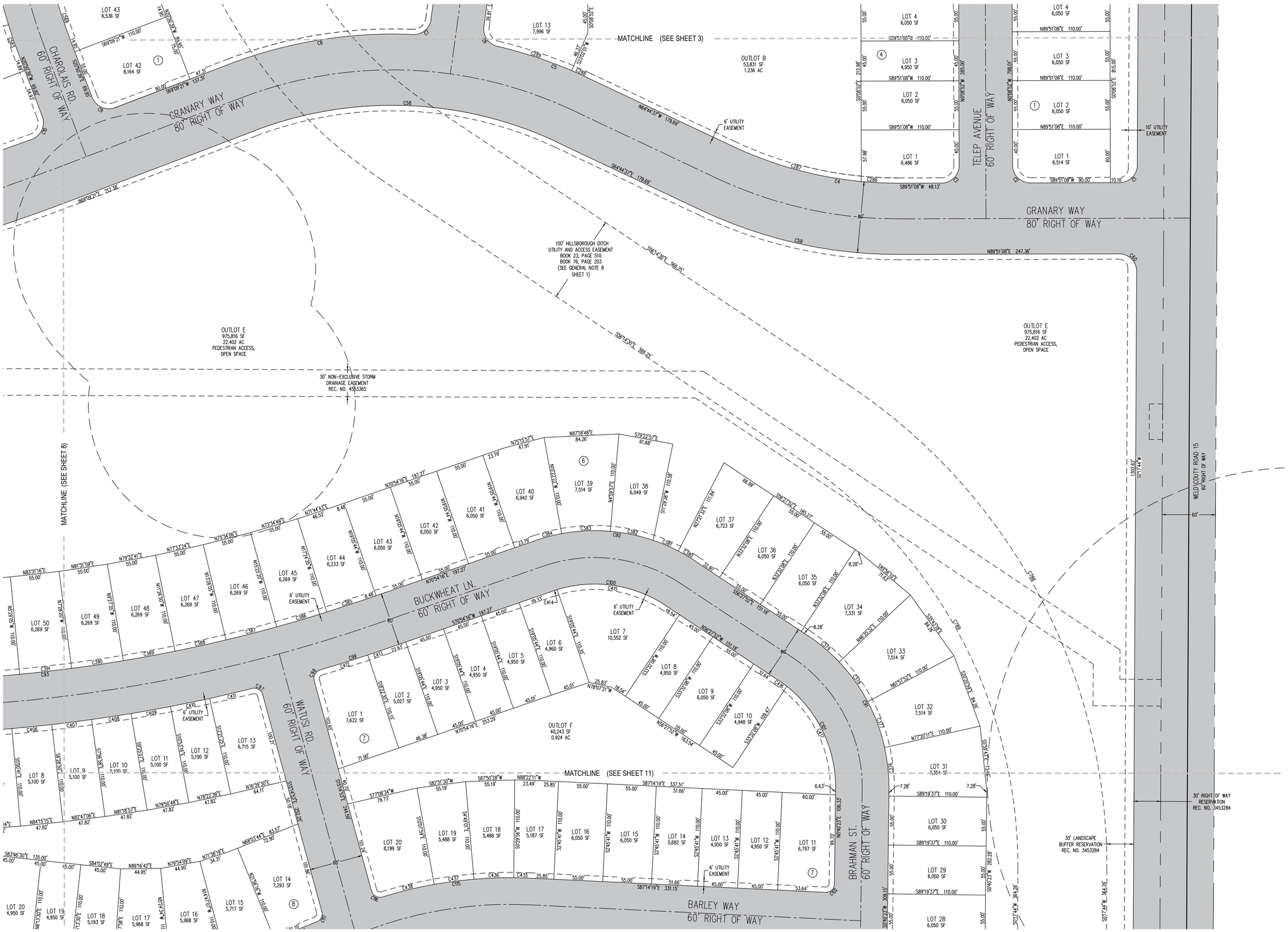



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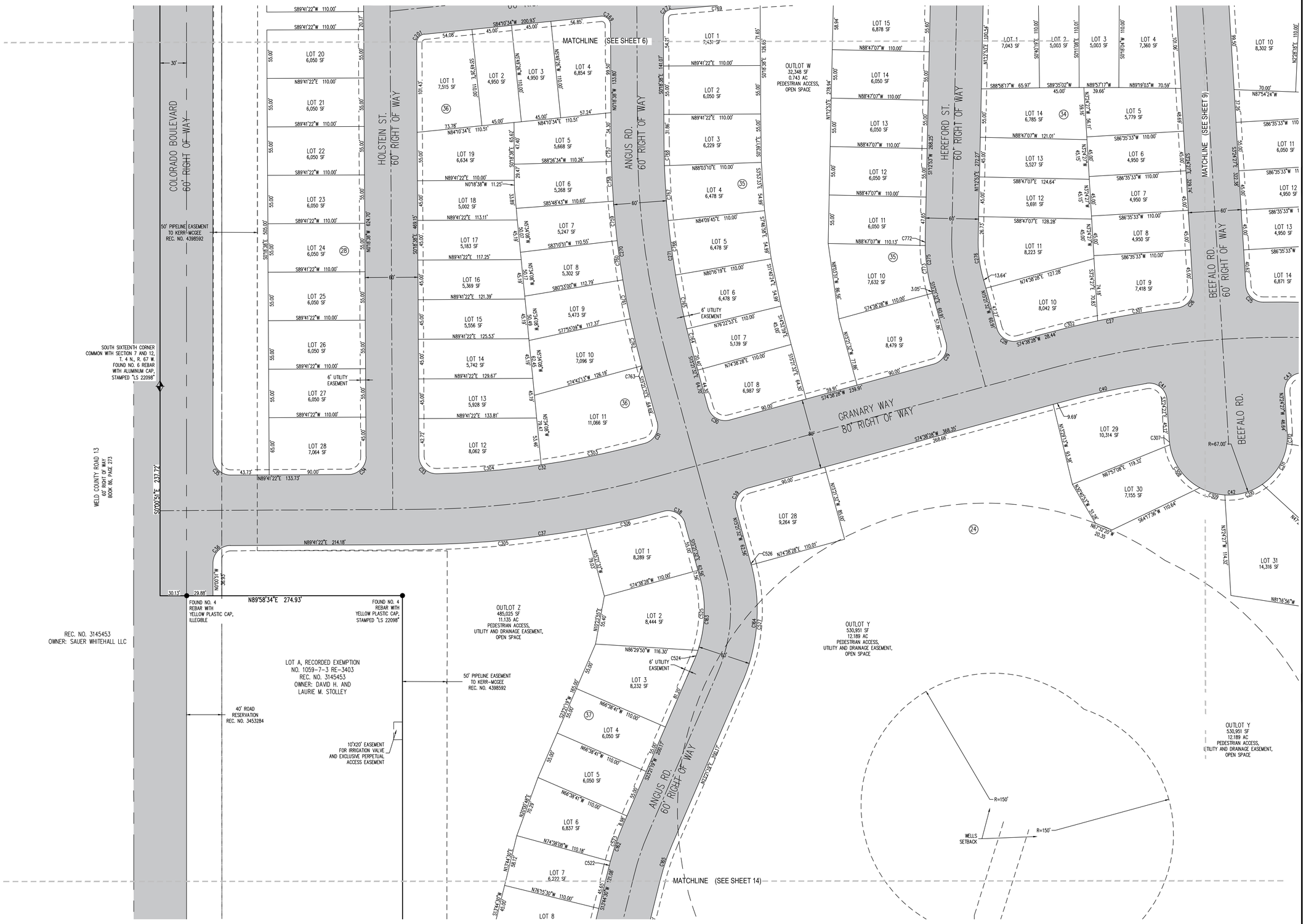



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N

0 10 30 60
SCALE: 1"=60'

| PARCEL CURVE SEGMENT TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE TAG # | DELTA | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C786 | 56°32'14" | 641.39 | 650.00 | S27°58'23"E | 615.69 |
| C787 | 56°32'14" | 542.72 | 550.00 | S27°58'23"E | 520.97 |
| C788 | 92°27'57" | 403.46 | 250.00 | S46°31'42"W | 361.08 |
| C789 | 92°27'57" | 242.07 | 150.00 | S46°31'42"W | 216.65 |
| C790 | 45°33'37" | 79.52 | 100.00 | S69°58'52"W | 77.44 |
| C791 | 53°49'47" | 187.90 | 200.00 | S65°50'47"W | 181.07 |

LEGEND

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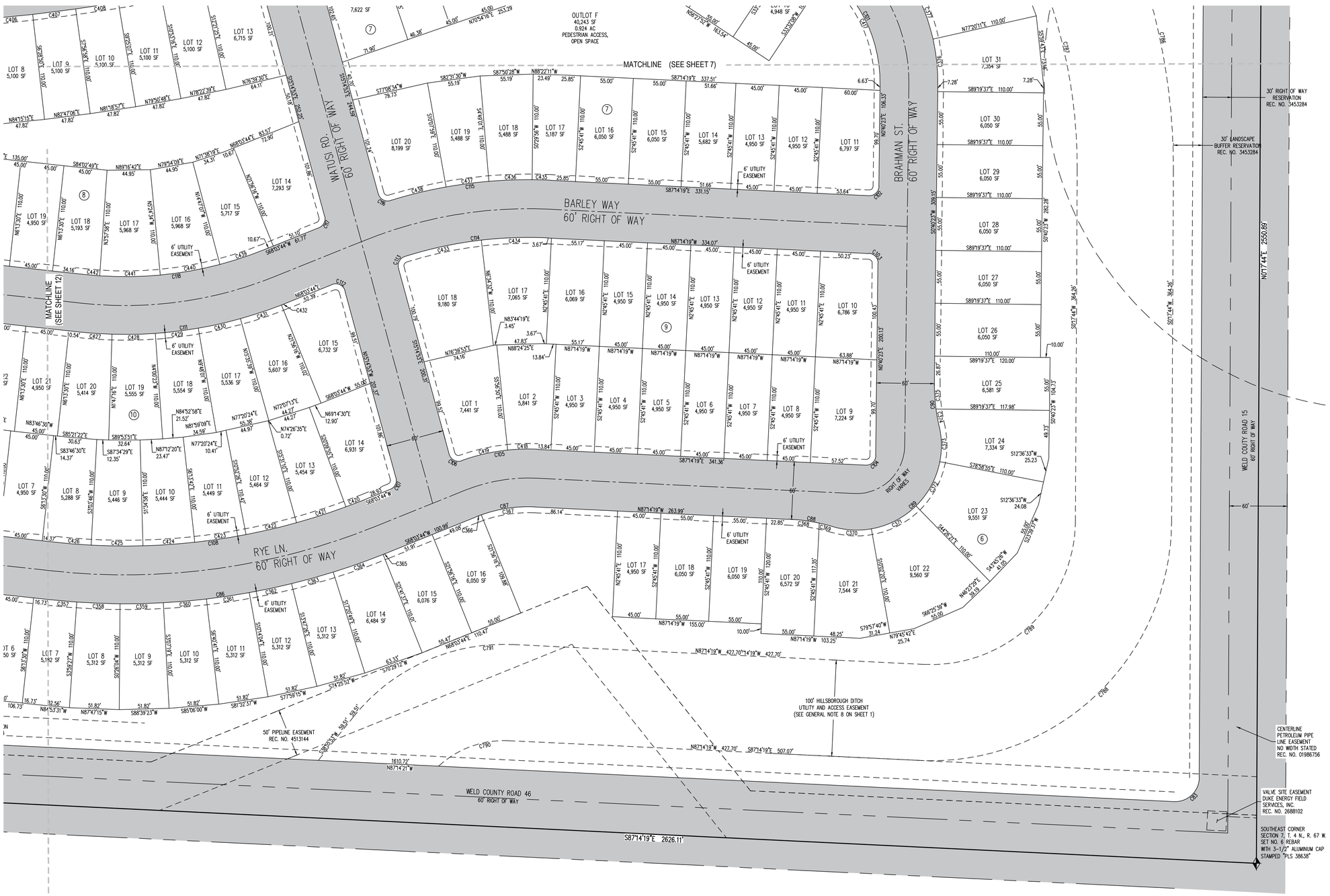



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LOT A, RECORDED EXEMPTION RE-1008
OWNER: SAUER SOUTH LLC


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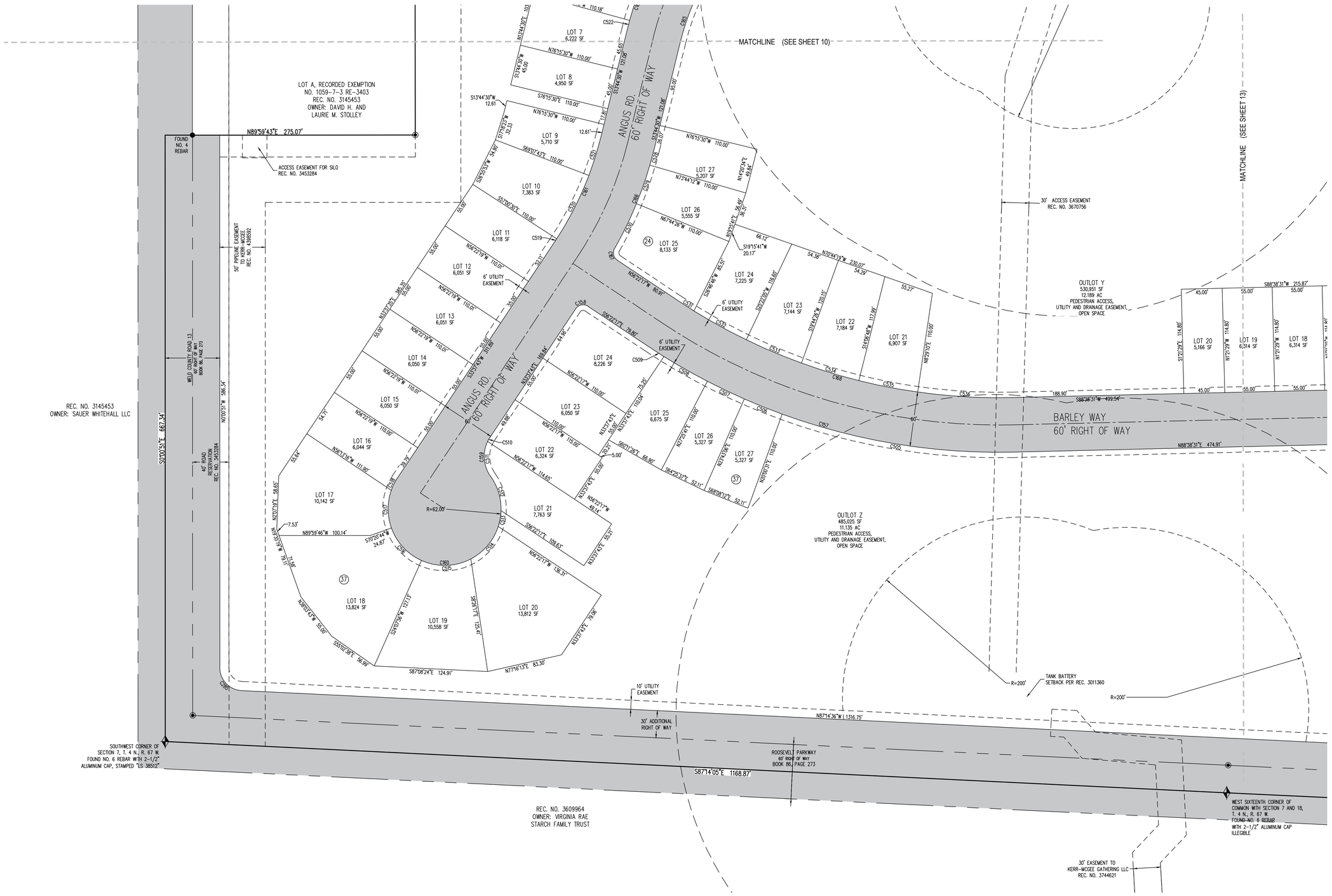



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PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 89°33'24" | 31.26 | 20.00 | N45°04'26"E | 28.17 |
| C2 | 90°00'00" | 31.42 | 20.00 | S45°08'52"E | 28.28 |
| C3 | 90°00'00" | 31.42 | 20.00 | N44°51'08"E | 28.28 |
| C4 | 25°24'15" | 192.87 | 435.00 | S77°26'45"E | 191.30 |
| C5 | 12°00'12" | 107.89 | 515.00 | S70°44'43"E | 107.69 |
| C6 | 84°38'15" | 29.54 | 20.00 | S34°25'41"E | 26.93 |
| C7 | 84°38'15" | 29.54 | 20.00 | N50°12'33"E | 26.93 |
| C8 | 23°22'20" | 210.08 | 515.00 | N80°50'30"E | 208.63 |
| C9 | 90°00'00" | 31.42 | 20.00 | S65°50'39"E | 28.28 |
| C10 | 90°35'08" | 31.62 | 20.00 | N24°26'55"E | 28.43 |
| C11 | 10°05'48" | 433.50 | 2460.00 | N74°47'23"E | 432.94 |
| C12 | 99°36'41" | 34.77 | 20.00 | S50°21'23"E | 30.55 |
| C13 | 82°45'46" | 28.89 | 20.00 | N40°49'50"E | 26.44 |
| C14 | 4°14'41" | 182.24 | 2460.00 | N84°20'03"E | 182.20 |
| C15 | 92°59'34" | 32.46 | 20.00 | S47°02'50"E | 29.01 |
| C16 | 89°21'25" | 31.19 | 20.00 | N44°07'39"E | 28.13 |
| C17 | 14°41'09" | 630.54 | 2460.00 | S83°51'04"E | 628.82 |
| C18 | 90°00'00" | 31.42 | 20.00 | S31°30'29"E | 28.28 |
| C19 | 90°00'00" | 31.42 | 20.00 | N58°29'31"E | 28.28 |
| C20 | 90°00'00" | 31.42 | 20.00 | S31°30'29"E | 28.28 |
| C21 | 90°00'00" | 31.42 | 20.00 | N58°29'31"E | 28.28 |
| C22 | 90°00'00" | 31.42 | 20.00 | S31°30'29"E | 28.28 |
| C23 | 90°04'49" | 31.44 | 20.00 | N58°31'55"E | 28.30 |
| C24 | 14°39'59" | 261.10 | 1020.00 | S83°45'40"E | 260.38 |
| C25 | 87°41'12" | 30.61 | 20.00 | S47°15'03"E | 27.71 |
| C26 | 86°48'06" | 30.30 | 20.00 | N39°59'36"E | 27.48 |
| C27 | 8°45'11" | 155.83 | 1020.00 | N79°01'04"E | 155.67 |
| C28 | 90°00'00" | 31.42 | 20.00 | S60°21'32"E | 28.28 |
| C29 | 90°00'00" | 31.42 | 20.00 | N29°38'28"E | 28.28 |
| C30 | 90°00'00" | 31.42 | 20.00 | S60°21'32"E | 28.28 |
| C31 | 90°11'32" | 31.48 | 20.00 | N29°44'14"E | 28.33 |
| C32 | 13°40'35" | 238.70 | 1000.00 | N81°40'18"E | 238.13 |
| C33 | 91°10'46" | 31.83 | 20.00 | S45°54'01"E | 28.57 |
| C34 | 90°00'00" | 31.42 | 20.00 | N44°41'22"E | 28.28 |
| C35 | 90°17'48" | 31.52 | 20.00 | S45°09'44"E | 28.36 |
| C36 | 89°42'12" | 31.31 | 20.00 | S44°50'16"W | 28.21 |
| C37 | 14°52'37" | 280.42 | 1080.00 | S82°15'03"W | 279.64 |
| C38 | 89°49'43" | 31.36 | 20.00 | N60°16'24"W | 28.24 |
| C39 | 90°00'00" | 31.42 | 20.00 | N29°38'28"E | 28.28 |
| C40 | 6°01'23" | 98.81 | 940.00 | N77°39'09"E | 98.77 |
| C41 | 95°55'42" | 33.49 | 20.00 | S51°22'18"E | 29.71 |
| C42 | 180°00'00" | 210.49 | 67.00 | N86°35'33"E | 134.00 |
| C43 | 94°55'29" | 33.13 | 20.00 | N44°03'17"E | 29.47 |
| C44 | 12°03'56" | 197.95 | 940.00 | S82°27'00"E | 197.58 |
| C45 | 89°54'34" | 31.38 | 20.00 | S31°27'46"E | 28.26 |
| C46 | 90°00'00" | 31.42 | 20.00 | S58°29'31"W | 28.28 |
| C47 | 90°00'00" | 31.42 | 20.00 | N31°30'29"W | 28.28 |
| C48 | 90°00'00" | 31.42 | 20.00 | S58°29'31"W | 28.28 |
| C49 | 90°00'00" | 31.42 | 20.00 | N31°30'29"W | 28.28 |
| C50 | 90°00'00" | 31.42 | 20.00 | S58°29'31"W | 28.28 |
| C51 | 5°59'25" | 265.56 | 2540.00 | N79°30'11"W | 265.43 |
| C52 | 88°52'51" | 31.03 | 20.00 | N38°03'28"W | 28.01 |
| C53 | 88°52'51" | 31.03 | 20.00 | S50°49'23"W | 28.01 |
| C54 | 12°29'07" | 553.49 | 2540.00 | S89°01'15"W | 552.39 |
| C55 | 96°40'15" | 33.74 | 20.00 | N48°53'11"W | 29.88 |
| C56 | 80°36'59" | 28.14 | 20.00 | S39°45'27"W | 25.88 |
| C57 | 10°54'36" | 483.65 | 2540.00 | S74°36'38"W | 482.92 |
| C58 | 46°06'01" | 350.00 | 435.00 | N87°47'37"W | 340.64 |
| C59 | 25°24'15" | 228.34 | 515.00 | N77°26'45"W | 226.48 |
| C60 | 90°26'36" | 31.57 | 20.00 | N44°55'34"W | 28.39 |
| C61 | 13°37'11" | 46.71 | 196.50 | N6°39'43"E | 46.60 |
| C62 | 11°71'4.21" | 180.07 | 88.00 | N45°08'52"W | 150.26 |
| C63 | 13°37'11" | 46.71 | 196.50 | S83°02'33"W | 46.60 |
| C64 | 33°40'55" | 179.30 | 305.00 | S73°00'40"W | 176.73 |
| C65 | 73°24'01" | 390.73 | 305.00 | S19°28'12"W | 364.55 |
| C66 | 25°07'14" | 118.38 | 270.00 | S4°40'11"E | 117.43 |
| C67 | 14°04'01" | 81.02 | 330.00 | S0°51'25"W | 80.82 |
| C68 | 82°39'07" | 28.85 | 20.00 | S35°08'58"W | 26.41 |
| C69 | 86°17'40" | 30.12 | 20.00 | S60°22'38"E | 27.36 |
| C70 | 73°24'01" | 313.86 | 245.00 | S19°28'12"W | 292.84 |
| C71 | 82°17'54" | 28.73 | 20.00 | N82°40'51"W | 26.32 |
| C72 | 97°42'06" | 34.10 | 20.00 | S7°19'09"W | 30.12 |
| C73 | 33°40'56" | 144.03 | 245.00 | N73°00'40"E | 141.96 |
| C74 | 90°00'00" | 31.42 | 20.00 | N45°08'52"W | 28.28 |
| C75 | 90°00'00" | 31.42 | 20.00 | N44°51'08"E | 28.28 |
| C76 | 48°36'58" | 207.89 | 245.00 | N65°50'23"W | 201.71 |
| C77 | 48°36'58" | 258.80 | 305.00 | N65°50'23"W | 251.10 |
| C78 | 90°00'00" | 31.42 | 20.00 | N45°08'52"W | 28.28 |
| C79 | 90°00'00" | 31.42 | 20.00 | N44°51'08"E | 28.28 |
| C80 | 13°22'36" | 71.21 | 305.00 | N83°19'50"E | 71.05 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C81 | 13°22'36" | 57.20 | 245.00 | S83°09'50"W | 57.07 |
| C82 | 90°00'00" | 31.42 | 20.00 | N45°08'52"W | 28.28 |
| C83 | 92°27'57" | 40.35 | 25.00 | N46°31'42"E | 36.11 |
| C84 | 86°41'16" | 30.26 | 20.00 | S43°53'41"E | 27.46 |
| C85 | 96°46'33" | 33.78 | 20.00 | S47°50'14"W | 29.91 |
| C86 | 28°09'47" | 356.36 | 725.00 | S82°08'37"W | 352.79 |
| C87 | 24°41'57" | 62.51 | 145.00 | S80°24'42"W | 62.02 |
| C88 | 13°37'11" | 46.71 | 196.50 | N80°25'44"W | 46.60 |
| C89 | 119°19'39" | 183.27 | 88.00 | S46°43'02"W | 151.90 |
| C90 | 13°37'11" | 46.71 | 196.50 | S6°06'13"E | 46.60 |
| C91 | 57°08'15" | 204.43 | 205.00 | S27°53'45"E | 196.07 |
| C92 | 52°37'51" | 188.31 | 205.00 | S82°46'48"E | 181.76 |
| C93 | 25°19'14" | 749.07 | 1695.00 | N83°33'53"E | 742.99 |
| C94 | 83°31'27" | 29.05 | 20.00 | S42°09'46"E | 26.56 |
| C95 | 96°46'33" | 33.78 | 20.00 | S47°50'14"W | 29.91 |
| C96 | 20°10'29" | 617.96 | 1755.00 | S86°08'16"W | 614.77 |
| C97 | 88°42'05" | 15.48 | 10.00 | N59°35'56"W | 13.98 |
| C98 | 88°42'05" | 15.48 | 10.00 | S29°06'09"W | 13.98 |
| C99 | 2°32'55" | 78.07 | 1755.00 | S72°10'44"W | 78.06 |
| C100 | 52°37'51" | 133.19 | 145.00 | N82°46'48"W | 128.56 |
| C101 | 57°08'15" | 144.60 | 145.00 | N27°53'45"W | 138.68 |
| C102 | 92°05'18" | 16.07 | 10.00 | N46°43'02"E | 14.40 |
| C103 | 87°54'42" | 15.34 | 10.00 | N43°16'58"W | 13.88 |
| C104 | 92°05'18" | 16.07 | 10.00 | N46°43'02"E | 14.40 |
| C105 | 22°26'31" | 80.30 | 205.00 | N81°32'25"E | 79.78 |
| C106 | 94°25'57" | 16.48 | 10.00 | S62°22'52"E | 14.68 |
| C107 | 83°18'37" | 14.54 | 10.00 | N26°24'25"E | 13.29 |
| C108 | 28°09'47" | 326.87 | 665.00 | N82°08'37"E | 323.59 |
| C109 | 83°31'27" | 29.05 | 20.00 | S42°09'46"E | 26.56 |
| C110 | 96°46'33" | 33.78 | 20.00 | S47°50'14"W | 29.91 |
| C111 | 28°09'47" | 218.73 | 445.00 | S82°08'37"W | 216.54 |
| C112 | 96°41'23" | 16.88 | 10.00 | N63°35'35"W | 14.94 |
| C113 | 87°42'19" | 15.31 | 10.00 | S28°36'16"W | 13.86 |
| C114 | 20°18'15" | 150.61 | 425.00 | S82°36'33"W | 149.82 |
| C115 | 19°55'59" | 168.73 | 485.00 | N82°47'41"E | 167.88 |
| C116 | 91°55'25" | 16.04 | 10.00 | S61°12'36"E | 14.38 |
| C117 | 83°18'37" | 14.54 | 10.00 | N26°24'25"E | 13.29 |
| C118 | 28°09'47" | 189.24 | 385.00 | N82°08'37"E | 187.34 |
| C119 | 83°31'27" | 29.05 | 20.00 | S42°09'46"E | 26.56 |
| C120 | 93°18'44" | 32.57 | 20.00 | N46°06'19"E | 29.09 |
| C121 | 83°48'49" | 29.26 | 20.00 | N42°27'27"W | 26.72 |
| C122 | 4°03'56" | 246.23 | 3470.00 | N86°23'50"W | 246.18 |
| C123 | 13°37'11" | 46.71 | 196.50 | S84°45'37"W | 46.60 |
| C124 | 11°71'4.21" | 180.07 | 88.00 | N43°25'48"W | 150.26 |
| C125 | 13°37'11" | 46.71 | 196.50 | N82°22'47"E | 46.60 |
| C126 | 94°24'36" | 16.48 | 10.00 | N45°38'06"W | 14.68 |
| C127 | 85°43'45" | 14.96 | 10.00 | N44°26'04"E | 13.61 |
| C128 | 4°48'45" | 40.32 | 480.00 | N3°58'35"E | 40.31 |
| C129 | 4°48'45" | 35.28 | 420.00 | S3°58'35"W | 35.27 |
| C130 | 90°00'00" | 15.71 | 10.00 | S43°25'48"E | 14.14 |
| C131 | 90°00'00" | 15.71 | 10.00 | S46°34'12"W | 14.14 |
| C132 | 92°27'47" | 16.14 | 10.00 | S44°39'42"E | 14.44 |
| C133 | 87°27'24" | 15.26 | 10.00 | S45°17'54"W | 13.82 |
| C134 | 90°00'00" | 31.42 | 20.00 | S43°25'48"E | 28.28 |
| C135 | 3°53'27" | 239.71 | 3530.00 | S86°29'05"E | 239.66 |
| C136 | 96°00'41" | 33.51 | 20.00 | N47°27'18"E | 29.73 |
| C137 | 83°31'27" | 29.05 | 20.00 | N42°09'46"E | 26.56 |
| C138 | 7°11'54" | 310.32 | 2470.00 | N87°22'27"W | 310.12 |
| C139 | 7°07'06" | 314.32 | 2530.00 | S87°20'02"E | 314.12 |
| C140 | 96°46'33" | 33.78 | 20.00 | N47°50'14"E | 29.91 |
| C141 | 83°31'27" | 29.05 | 20.00 | N42°09'46"W | 26.56 |
| C142 | 96°46'33" | 33.78 | 20.00 | N47°50'14"E | 29.91 |
| C143 | 4°39'19" | 166.96 | 2055.00 | S86°06'09"E | 166.92 |
| C144 | 4°39'19" | 162.09 | 1995.00 | N86°06'09"W | 162.05 |
| C145 | 6°37'17" | 285.44 | 2470.00 | S83°50'58"W | 285.28 |
| C146 | 0°45'53" | 33.77 | 2530.00 | S80°55'16"W | 33.77 |
| C147 | 81°09'04" | 14.16 | 10.00 | S40°43'40"W | 13.01 |
| C148 | 24°27'45" | 87.52 | 205.00 | S12°23'00"W | 86.86 |
| C149 | 241°52'01" | 261.73 | 62.00 | N34°28'02"W | 106.36 |
| C150 | 86°07'20" | 57.12 | 38.00 | N43°24'18"E | 51.89 |
| C151 | 97°01'36" | 16.93 | 10.00 | N48°21'40"W | 14.98 |
| C152 | 5°30'59" | 243.59 | 2530.00 | S85°53'02"W | 243.49 |
| C153 | 87°04'19" | 30.39 | 20.00 | S45°06'22"W | 27.55 |
| C154 | 88°48'48" | 31.00 | 20.00 | S42°50'12"E | 27.99 |
| C155 | 91°11'12" | 31.83 | 20.00 | N47°09'48"E | 28.58 |
| C156 | 92°55'41" | 32.44 | 20.00 | N44°53'38"W | 29.00 |
| C157 | 34°59'12" | 424.39 | 695.00 | N73°51'53"W | 417.83 |
| C158 | 90°00'00" | 15.71 | 10.00 | S78°37'43"W | 14.14 |
| C159 | 68°53'59" | 45.70 | 38.00 | S0°49'17"E | 42.99 |
| C160 | 248°53'59" | 269.34 | 62.00 | N89°10'43"E | 102.25 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C161 | 19°53'13" | 128.42 | 370.00 | N23°41'07"E | 127.78 |
| C162 | 9°36'49" | 55.37 | 330.00 | N18°32'55"E | 55.31 |
| C163 | 38°42'51" | 97.98 | 145.00 | N3°59'54"E | 96.12 |
| C164 | 38°42'51" | 138.52 | 205.00 | N3°59'54"E | 135.90 |
| C165 | 9°36'49" | 45.30 | 270.00 | N18°32'55"E | 45.25 |
| C166 | 15°48'55" | 118.69 | 430.00 | N21°38'58"E | 118.32 |
| C167 | 85°55'42" | 15.00 | 10.00 | N13°24'26"W | 13.63 |
| C168 | 34°59'12" | 387.75 | 635.00 | N73°51'53"W | 381.76 |
| C169 | 87°04'19" | 15.20 | 10.00 | S45°06'22"W | 13.78 |
| C170 | 11°55'19" | 255.94 | 1230.00 | S7°31'51"W | 255.47 |
| C171 | 11°55'19" | 243.45 | 1170.00 | S7°31'51"W | 243.01 |
| C172 | 92°55'41" | 16.22 | 10.00 | S44°53'38"E | 14.50 |
| C173 | 87°04'19" | 15.20 | 10.00 | N45°06'22"E | 13.78 |
| C174 | 11°55'19" | 197.67 | 950.00 | N7°31'51"E | 197.32 |
| C175 | 11°55'19" | 185.19 | 890.00 | S7°31'51"W | 184.86 |
| C176 | 94°00'23" | 16.41 | 10.00 | S45°26'00"E | 14.63 |
| C177 | 4°41'18" | 202.11 | 2470.00 | N85°13'10"E | 202.05 |
| C178 | 81°18'19" | 14.19 | 10.00 | N42°13'21"E | 13.03 |
| C179 | 11°55'19" | 141.49 | 680.00 | N7°31'51"E | 141.24 |
| C180 | 11°55'19" | 129.01 | 620.00 | S7°31'51"W | 128.78 |
| C181 | 101°01'53" | 17.63 | 10.00 | S48°56'44"E | 15.44 |
| C182 | 6°45'38" | 298.52 | 2530.00 | N83°55'08"E | 298.35 |
| C183 | 16°44'08" | 181.10 | 620.00 | S12°28'35"E | 180.45 |
| C184 | 68°53'59" | 45.70 | 38.00 | N30°20'29"E | 42.99 |
| C185 | 248°53'59" | 269.34 | 62.00 | N59°39'31"W | 102.25 |
| C186 | 93°33'28" | 16.33 | 10.00 | N42°40'13"E | 14.57 |
| C187 | 86°26'32" | 15.09 | 10.00 | N47°19'47"W | 13.70 |
| C188 | 16°44'08" | 198.62 | 680.00 | N12°28'35"W | 197.92 |
| C189 | 90°00'00" | 15.71 | 10.00 | S45°33'03"E | 14.14 |
| C190 | 13°33'10" | 46.71 | 196.50 | N6°15'32"E | 46.60 |
| C191 | 11°71'4.21" | 180.07 | 88.00 | N45°33'03"W | 150.26 |
| C192 | 13°33'10" | 46.71 | 196.50 | S82°38'22"W | 46.60 |
| C193 | 10°42'06" | 371.69 | 1990.00 | S85°12'00"E | 371.15 |
| C194 | 7°37'53" | 214.44 | 1610.00 | N83°39'54"W | 214.28 |
| C195 | 6°41'08" | 703.60 | 6030.00 | N89°10'36"E | 703.21 |
| C196 | 13°33'10" | 46.71 | 196.50 | S87°21'23"E | 46.60 |
| C197 | 113°02'08" | 173.61 | 88.00 | N42°56'08"E | 146.79 |
| C198 | 13°33'11" | 46.71 | 196.50 | N6°46'20"W | 46.60 |
| C199 | 5°51'26" | 14.75 | 144.25 | N2°57'03"E | 14.74 |
| C200 | 6°12'19" | 84.48 | 780.00 | N2°47'31"E | 84.44 |
| C201 | 84°29'12" | 14.75 | 10.00 | S41°55'58"W | 13.45 |
| C202 | 95°30'48" | 16.67 | 10.00 | S48°04'02"E | 14.81 |
| C203 | 6°12'19" | 77.98 | 720.00 | S2°47'31"W | 77.94 |
| C204 | 79°56'21" | 13.95 | 10.00 | S45°51'51"W | 12.85 |
| C205 | 100°03'39" | 17.46 | 10.00 | S44°08'09"E | 15.33 |
| C206 | 5°51'26" | 20.88 | 204.25 | S2°57'19"W | 20.87 |
| C207 | 85°47'47" | 29.95 | 20.00 | S42°56'08"W | 27.23 |
| C208 | 1°42'50" | 178.58 | 5970.00 | S87°34'09"W | 178.57 |
| C209 | 92°47'20" | 16.19 | 10.00 | N45°10'46"W | 14.48 |
| C210 | 87°58'51" | 15.36 | 10.00 | S45°12'19"W | 13.89 |
| C211 | 3°19'25" | 346.30 | 5970.00 | N89°08'33"W | 346.25 |
| C212 | 92°56'54" | 16.22 | 10.00 | N41°00'23"W | 14.50 |
| C213 | 87°03'06" | 15.19 | 10.00 | N48°59'37"E | 13.77 |
| C214 | 7°37'53" | 206.45 | 1550.00 | N83°39'54"W | 206.30 |
| C215 | 86°44'45" | 15.14 | 10.00 | N36°28'34"W | 13.73 |
| C216 | 93°15'15" | 16.28 | 10.00 | N53°31'26"E | 14.54 |
| C217 | 10°42'06" | 382.89 | 2050.00 | S85°12'00"E | 382.34 |
| C218 | 90°00'00" | 31.42 | 20.00 | N45°33'03"W | 28.28 |
| C219 | 90°00'00" | 15.71 | 10.00 | N44°26'57"E | 14.14 |
| C220 | 10°42'06" | 423.99 | 2270.00 | S85°12'00"E | 423.37 |
| C221 | 81°34'03" | 14.24 | 10.00 | N39°03'56"W | 13.06 |
| C222 | 5°10'42" | 40.67 | 450.00 | S4°18'27"W | 40.66 |
| C223 | 3°52'26" | 34.48 | 510.00 | N4°57'35"E | 34.47 |
| C224 | 97°07'40" | 16.95 | 10.00 | N51°35'13"E | 14.99 |
| C225 | 7°37'53" | 177.15 | 1330.00 | N83°39'54"W | 177.02 |
| C226 | 92°18'34" | 16.11 | 10.00 | S41°19'34"E | 14.42 |
| C227 | 0°38'21" | 11.27 | 1010.00 | S5°08'53"W | 11.27 |
| C228 | 1°37'34" | 15.13 | 533.19 | N5°03'45"E | 15.13 |
| C229 | 87°51'43" | 15.33 | 10.00 | N48°35'18"E | 13.88 |
| C230 | 3°23'37" | 340.58 | 5750.00 | S89°10'39"E | 340.53 |
| C231 | 92°05'21" | 16.07 | 10.00 | S44°49'47"E | 14.40 |
| C232 | 87°06'51" | 15.20 | 10.00 | N44°46'19"E | 13.78 |
| C233 | 2°29'43" | 250.42 | 5750.00 | N87°04'53"E | 250.40 |
| C234 | 2°14'53" | 243.76 | 6212.47 | S87°03'40"W | 243.74 |
| C235 | 92°55'35" | 16.22 | 10.00 | N45°14'54"W | 14.50 |
| C236 | 87°52'53" | 15.34 | 10.00 | S45°09'20"W | 13.88 |
| C237 | 3°25'23" | 339.95 | 5690.00 | N89°11'32"W | 339.90 |
| C238 | 87°37'53" | 15.29 | 10.00 | N43°39'54"W | 13.85 |
| C239 | 92°16'32" | 16.11 | 10.00 | N46°22'54"E | 14.42 |
| C240 | 7°37'53" | 169.16 | 1270.00 | N83°39'54"W | 169.03 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C241 | 80°00'00" | 13.96 | 10.00 | N39°50'57"W | 12.86 |
| C242 | 100°00'00" | 17.45 | 10.00 | S50°09'03"W | 15.32 |
| C243 | 10°42'06" | 435.19 | 2330.00 | S85°12'00"E | 434.56 |
| C244 | 90°00'00" | 15.71 | 10.00 | S45°33'03"E | 14.14 |
| C245 | 90°00'00" | 15.71 | 10.00 | S44°26'57"W | 14.14 |
| C246 | 90°00'00" | 15.71 | 10.00 | N45°33'03"W | 14.14 |
| C247 | 90°00'00" | 15.71 | 10.00 | S44°26'57"W | 14.14 |
| C248 | 90°33'03" | 15.80 | 10.00 | S44°43'29"W | 14.21 |
| C249 | 10°09'03" | 451.77 | 2550.00 | N84°55'29"W | 451.18 |
| C250 | 80°00'00" | 13.96 | 10.00 | N39°50'57"W | 12.86 |
| C251 | 100°00'00" | 17.45 | 10.00 | S50°09'03"W | 15.32 |
| C252 | 13°37'10" | 46.71 | 196.50 | S73°02'22"E | 46.60 |
| C253 | 127°14'21" | 195.43 | 88.00 | S50°09'03"W | 157.67 |
| C254 | 13°37'10" | 46.71 | 196.50 | S6°39'32"E | 46.60 |
| C255 | 13°20'28" | 121.08 | 520.00 | S6°49'17"W | 120.81 |
| C256 | 13°20'28" | 135.05 | 580.00 | N6°49'17"E | 134.75 |
| C257 | 100°00'00" | 34.91 | 20.00 | N50°09'03"E | 30.64 |
| C258 | 80°00'00" | 13.96 | 10.00 | S39°50'57"E | 12.86 |
| C259 | 13°20'28" | 90.81 | 390.00 | N6°49'17"E | 90.61 |
| C260 | 13°20'28" | 104.78 | 450.00 | N6°49'17"E | 104.54 |
| C261 | 100°00'00" | 17.45 | 10.00 | S50°09'03"W | 15.32 |
| C262 | 10°08'55" | 462.30 | 2610.00 | S84°55'25"E | 461.70 |
| C263 | 89°26'57" | 15.61 | 10.00 | S45°16'31"E | 14.07 |
| C264 | 93°30'00" | 16.32 | 10.00 | N46°54'03"E | 14.57 |
| C265 | 4°50'45" | 462.63 | 5470.00 | S88°46'20"E | 462.49 |
| C266 | 92°24'36" | 16.13 | 10.00 | S44°59'24"E | 14.44 |
| C267 | 86°45'10" | 15.14 | 10.00 | S44°35'28"W | 13.74 |
| C268 | 3°47'29" | 361.97 | 5470.00 | S86°04'18"W | 361.90 |
| C269 | 95°30'48" | 16.67 | 10.00 | N48°04'02"W | 14.81 |
| C270 | 15°02'54" | 257.39 | 980.00 | N7°50'05"E | 256.65 |
| C271 | 15°02'54" | 241.63 | 920.00 | S7°50'05"E | 240.94 |
| C272 | 85°13'18" | 14.87 | 10.00 | S42°18'01"W | 13.54 |
| C273 | 3°00'30" | 284.05 | 5410.00 | S86°24'55"W | 284.02 |
| C274 | 9°31'44" | 16.28 | 10.00 | N45°25'59"W | 14.54 |
| C275 | 16°34'25" | 59.30 | 205.00 | N7°04'19"W | 59.09 |
| C276 | 16°34'25" | 41.94 | 145.00 | S7°04'19"E | 41.80 |
| C277 | 87°33'16" | 15.28 | 10.00 | S44°59'31"W | 13.84 |
| C278 | 2°06'20" | 198.80 | 5410.00 | S89°49'19"W | 198.79 |
| C279 | 85°43'04" | 14.96 | 10.00 | N46°15'59"W | 13.60 |
| C280 | 95°08'02" | 16.60 | 10.00 | S44°09'34"W | 14.76 |
| C281 | 1°20'24" | 126.52 | 5410.00 | N87°36'13"W | 126.52 |
| C282 | 86°30'00" | 15.10 | 10.00 | N43°05'57"W | 13.70 |
| C283 | 13°20'28" | 55.88 | 240.00 | N6°49'17"E | 55.76 |
| C284 | 8°39'02" | 45.29 | 300.00 | N4°28'34"E | 45.25 |
| C285 | 87°13'45" | 38.06 | 25.00 | S43°37'43"E | 34.49 |
| C286 | 5°31'22" | 41.93 | 435.00 | S87°23'11"E | 41.91 |
| C287 | 19°52'53" | 150.94 | 435.00 | S74°41'03"E | 150.19 |
| C288 | 2°13'22" | 19.98 | 515.00 | S65°51'18"E | 19.98 |
| C289 | 9°46'50" | 87.91 | 515.00 | S71°51'24"E | 87.81 |
| C290 | 2°05'33" | 89.84 | 2460.00 | S70°47'15"W | 89.83 |
| C291 | 5°57'02" | 255.48 | 2460.00 | S74°48'32"W | 255.37 |
| C292 | 5°57'02" | 255.48 | 2460.00 | S74°48'32"W | 255.37 |
| C293 | 2°03'14" | 88.18 | 2460.00 | S78°48'40"W | 88.18 |
| C294 | 2°10'03" | 93.06 | 2460.00 | S83°17'44"W | 93.05 |
| C295 | 2°04'38" | 89.18 | 2460.00 | N85°25'05"E | 89.18 |
| C296 | 2°06'06" | 90.23 | 2460.00 | S89°51'25"W | 90.23 |
| C297 | 12°35'04" | 540.31 | 2460.00 | S82°48'01"E | 539.22 |
| C298 | 5°03'37" | 90.08 | 1020.00 | S78°57'29"E | 90.05 |
| C299 | 4°29'07" | 79.85 | 1020.00 | S83°43'50"E | 79.83 |
| C300 | 5°07'16" | 91.17 | 1020.00 | S88°32'01"E | 91.14 |
| C301 | 5°08'46" | 91.61 | 1020.00 | S80°49'17"W | 91.58 |
| C302 | 3°36'26" | 64.21 | 1020.00 | S76°26'41"W | 64.20 |
| C303 | 6°52'21" | 119.95 | 1000.00 | S78°16'11"W | 119.88 |
| C304 | 6°48'14" | 118.75 | 1000.00 | S85°06'29"W | 118.68 |
| C305 | 10°05'35" | 190.25 | 1080.00 | N84°38'34"E | 190.00 |
| C306 | 4°47'02" | 90.18 | 1080.00 | N77°12'16"E | 90.15 |
| C307 | 5°15'56" | 6.16 | 67.00 | S6°02'25"E | 6.16 |
| C308 | 52°38'39" | 61.56 | 67.00 | S34°59'42"E | 59.42 |
| C309 | 25°26'59" | 29.76 | 67.00 | S74°02'31"E | 29.52 |
| C310 | 38°25'43" | 44.94 | 67.00 | N74°01'08"E | 44.10 |
| C311 | 47°15'52" | 55.27 | 67.00 | N31°10'20"E | 53.72 |
| C312 | 10°56'51" | 12.80 | 67.00 | N2°03'59"E | 12.78 |
| C313 | 6°34'11" | 107.78 | 940.00 | S85°11'53"E | 107.73 |
| C314 | 5°29'45" | 90.16 | 940.00 | S79°09'55"E | 90.13 |
| C315 | 12°12'25" | 41.86 | 196.50 | S5°57'20"W | 41.79 |
| C316 | 1°24'46" | 4.84 | 196.50 | S12°45'56"W | 4.84 |
| C317 | 26°49'11" | 41.19 | 88.00 | S0°03'43"W | 40.82 |
| C318 | 37°12'38" | 57.15 | 88.00 | S31°57'11"E | 56.15 |
| C319 | 45°05'44" | 69.26 | 88.00 | S73°06'22"E | 67.49 |
| C320 | 8°06'48" | 12.46 | 88.00 | N80°17'22"E | 12.45 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C321 | 5°30'10" | 29.29 | 305.00 | N87°06'03"E | 29.28 |
| C322 | 8°27'13" | 45.00 | 305.00 | N80°07'22"E | 44.96 |
| C323 | 8°27'13" | 45.00 | 305.00 | N71°40'10"E | 44.96 |
| C324 | 8°27'13" | 45.00 | 305.00 | N63°12'57"E | 44.96 |
| C325 | 9°58'46" | 53.12 | 305.00 | N51°10'49"E | 53.06 |
| C326 | 10°25'19" | 55.48 | 305.00 | N40°58'47"E | 55.40 |
| C327 | 10°21'19" | 55.12 | 305.00 | N30°35'28"E | 55.05 |
| C328 | 10°22'40" | 55.24 | 305.00 | N20°13'29"E | 55.17 |
| C329 | 10°23'37" | 55.33 | 305.00 | N9°50'20"E | 55.25 |
| C330 | 10°28'15" | 55.74 | 305.00 | N0°35'36"W | 55.66 |
| C331 | 8°25'17" | 44.83 | 305.00 | N10°02'22"W | 44.79 |
| C332 | 2°58'48" | 15.86 | 305.00 | N15°44'24"W | 15.86 |
| C333 | 5°22'50" | 25.35 | 270.00 | N14°32'23"W | 25.35 |
| C334 | 17°40'29" | 83.29 | 270.00 | N3°00'44"W | 82.96 |
| C335 | 2°03'55" | 9.73 | 270.00 | N6°51'28"E | 9.73 |
| C336 | 1°58'19" | 11.36 | 330.00 | S6°54'16"W | 11.36 |
| C337 | 12°05'42" | 69.66 | 330.00 | S0°07'44"E | 69.53 |
| C338 | 6°59'53" | 29.92 | 245.00 | S13°43'52"E | 29.91 |
| C339 | 31°52'19" | 136.29 | 245.00 | S5°42'14"W | 134.54 |
| C340 | 24°43'50" | 105.75 | 245.00 | S34°00'18"W | 104.93 |
| C341 | 9°47'59" | 41.90 | 245.00 | S51°16'13"W | 41.85 |
| C342 | 14°22'07" | 61.44 | 245.00 | S63°21'16"W | 61.28 |
| C343 | 19°18'49" | 82.59 | 245.00 | S80°11'44"W | 82.20 |
| C344 | 18°13'00" | 77.90 | 245.00 | S81°02'22"E | 77.57 |
| C345 | 27°26'44" | 117.36 | 245.00 | S58°12'30"E | 116.24 |
| C346 | 2°57'14" | 12.63 | 245.00 | S43°00'31"E | 12.63 |
| C347 | 6°16'56" | 33.44 | 305.00 | N44°40'22"W | 33.43 |
| C348 | 8°37'38" | 45.93 | 305.00 | N52°07'39"W | 45.88 |
| C349 | 8°19'27" | 44.31 | 305.00 | N60°36'12"W | 44.27 |
| C350 | 8°29'58" | 45.24 | 305.00 | N69°00'54"W | 45.20 |
| C351 | 8°30'26" | 45.29 | 305.00 | N77°31'06"W | 45.24 |
| C352 | 8°22'34" | 44.59 | 305.00 | N85°57'35"W | 44.55 |
| C353 | 6°32'57" | 34.86 | 305.00 | N86°34'40"E | 34.84 |
| C354 | 6°49'40" | 36.35 | 305.00 | N79°53'22"E | 36.32 |
| C355 | 10°35'47" | 45.31 | 245.00 | S81°46'25"W | 45.25 |
| C356 | 2°46'50" | 11.89 | 245.00 | S88°27'43"W | 11.89 |
| C357 | 2°14'04" | 28.27 | 725.00 | S84°53'31"E | 28.27 |
| C358 | 3°33'23" | 45.00 | 725.00 | S87°47'15"E | 44.99 |
| C359 | 3°33'23" | 45.00 | 725.00 | N88°39'23"E | 44.99 |
| C360 | 3°33'23" | 45.00 | 725.00 | N85°06'00"E | 44.99 |
| C361 | 3°33'23" | 45.00 | 725.00 | N81°32'37"E | 44.99 |
| C362 | 3°33'23" | 45.00 | 725.00 | N77°59'15"E | 44.99 |
| C363 | 3°33'23" | 45.00 | 725.00 | N74°25'52"E | 44.99 |
| C364 | 4°20'48" | 55.00 | 725.00 | N70°28'47"E | 54.99 |
| C365 | 0°14'39" | 3.09 | 725.00 | N68°11'04"E | 3.09 |
| C366 | 2°20'17" | 5.92 | 145.00 | N69°13'52"E | 5.92 |
| C367 | 22°21'40" | 56.59 | 145.00 | N81°34'51"E | 56.23 |
| C368 | 9°24'56" | 32.29 | 196.50 | S82°31'51"E | 32.25 |
| C369 | 4°12'15" | 14.42 | 196.50 | S75°43'16"E | 14.42 |
| C370 | 26°25'11" | 40.58 | 88.00 | S86°49'44"E | 40.22 |
| C371 | 34°24'02" | 52.84 | 88.00 | N62°45'40"E | 52.05 |
| C372 | 34°32'34" | 53.05 | 88.00 | N28°17'22"E | 52.25 |
| C373 | 23°57'53" | 36.81 | 88.00 | N0°57'51"W | 36.54 |
| C374 | 5°23'20" | 18.48 | 196.50 | N10°15'08"W | 18.47 |
| C375 | 8°13'50" | 28.23 | 196.50 | N3°26'32"W | 28.20 |
| C376 | 13°20'12" | 47.72 | 205.00 | N5°59'43"W | 47.61 |
| C377 | 15°22'19" | 55.00 | 205.00 

# THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C561 | 3°47'30" | 45.00 | 680.00 | S6°20'34"W | 44.99 |
| C562 | 3°47'29" | 45.00 | 680.00 | S10°08'03"W | 44.99 |
| C563 | 1°27'43" | 17.35 | 680.00 | S12°45'40"W | 17.35 |
| C564 | 5°52'52" | 63.64 | 620.00 | N10°33'05"E | 63.61 |
| C565 | 6°02'27" | 65.37 | 620.00 | N4°35'25"E | 65.34 |
| C566 | 4°28'07" | 197.32 | 2530.00 | S82°46'23"W | 197.27 |
| C567 | 2°17'31" | 101.20 | 2530.00 | S86°09'11"W | 101.20 |
| C568 | 4°29'59" | 48.69 | 620.00 | S18°35'40"E | 48.68 |
| C569 | 6°10'44" | 66.86 | 620.00 | S13°15'18"E | 66.83 |
| C570 | 6°03'25" | 65.54 | 620.00 | S7°08'14"E | 65.51 |
| C571 | 54°54'02" | 36.41 | 38.00 | S23°20'30"W | 35.03 |
| C572 | 13°59'57" | 9.28 | 38.00 | S57°47'30"W | 9.26 |
| C573 | 62°13'34" | 67.34 | 62.00 | S33°40'41"W | 64.07 |
| C574 | 55°08'27" | 59.67 | 62.00 | S25°00'19"E | 57.39 |
| C575 | 41°35'08" | 45.00 | 62.00 | S73°22'07"E | 44.02 |
| C576 | 41°35'08" | 45.00 | 62.00 | N65°02'45"E | 44.02 |
| C577 | 46°13'18" | 50.02 | 62.00 | N21°08'32"E | 48.67 |
| C578 | 2°08'24" | 2.32 | 62.00 | N3°02'19"W | 2.32 |
| C579 | 0°17'47" | 3.52 | 680.00 | N4°15'24"W | 3.52 |
| C580 | 4°38'03" | 55.00 | 680.00 | N6°43'20"W | 54.99 |
| C581 | 3°47'30" | 45.00 | 680.00 | N10°56'06"W | 44.99 |
| C582 | 4°38'03" | 55.00 | 680.00 | N15°08'53"W | 54.99 |
| C583 | 3°22'45" | 40.11 | 680.00 | N19°09'17"W | 40.10 |
| C584 | 3°29'56" | 12.00 | 196.50 | S11°11'55"W | 12.00 |
| C585 | 10°07'14" | 34.71 | 196.50 | S8°00'30"W | 34.66 |
| C586 | 7°05'41" | 10.90 | 88.00 | S9°31'17"W | 10.89 |
| C587 | 31°21'04" | 48.15 | 88.00 | S9°42'05"E | 47.55 |
| C588 | 32°00'17" | 49.16 | 88.00 | S41°22'46"E | 48.52 |
| C589 | 21°16'09" | 32.67 | 88.00 | S68°00'59"E | 32.48 |
| C590 | 25°31'10" | 39.20 | 88.00 | N88°35'22"E | 38.87 |
| C591 | 5°53'04" | 20.18 | 196.50 | N78°46'19"E | 20.17 |
| C592 | 7°44'06" | 26.53 | 196.50 | N85°34'54"E | 26.51 |
| C593 | 12°27'56" | 50.90 | 1990.00 | S89°49'05"E | 50.90 |
| C594 | 1°35'01" | 55.00 | 1990.00 | S88°17'37"E | 55.00 |
| C595 | 1°35'01" | 55.00 | 1990.00 | S86°42'36"E | 55.00 |
| C596 | 1°35'01" | 55.00 | 1990.00 | S85°07'35"E | 55.00 |
| C597 | 1°35'01" | 55.00 | 1990.00 | S83°32'34"E | 55.00 |
| C598 | 1°35'04" | 55.03 | 1990.00 | S81°57'32"E | 55.03 |
| C599 | 1°19'03" | 45.76 | 1990.00 | S80°30'29"E | 45.76 |
| C600 | 0°06'22" | 2.98 | 1610.00 | S79°54'08"E | 2.98 |
| C601 | 1°57'26" | 55.00 | 1610.00 | S80°56'02"E | 55.00 |
| C602 | 1°57'26" | 55.00 | 1610.00 | S82°53'29"E | 55.00 |
| C603 | 1°57'26" | 55.00 | 1610.00 | S84°50'55"E | 55.00 |
| C604 | 1°39'12" | 46.46 | 1610.00 | S86°39'14"E | 46.46 |
| C605 | 0°29'21" | 51.49 | 6030.00 | S87°43'31"E | 51.49 |
| C606 | 0°31'21" | 55.00 | 6030.00 | S88°13'53"E | 55.00 |
| C607 | 0°31'21" | 55.00 | 6030.00 | S88°45'14"E | 55.00 |
| C608 | 0°31'21" | 55.00 | 6030.00 | S89°16'35"E | 55.00 |
| C609 | 0°31'21" | 55.00 | 6030.00 | S89°47'57"E | 55.00 |
| C610 | 0°31'21" | 55.00 | 6030.00 | N89°40'42"E | 55.00 |
| C611 | 0°31'21" | 55.00 | 6030.00 | N89°09'21"E | 55.00 |
| C612 | 0°31'21" | 55.00 | 6030.00 | N88°37'59"E | 55.00 |
| C613 | 0°31'21" | 55.00 | 6030.00 | N88°06'38"E | 55.00 |
| C614 | 0°31'21" | 55.00 | 6030.00 | N87°35'17"E | 55.00 |
| C615 | 0°14'15" | 25.00 | 6030.00 | N87°12'28"E | 25.00 |
| C616 | 0°31'21" | 55.00 | 6030.00 | N86°49'40"E | 55.00 |
| C617 | 0°31'21" | 55.00 | 6030.00 | N86°18'19"E | 55.00 |
| C618 | 0°12'36" | 22.11 | 6030.00 | N85°56'20"E | 22.11 |
| C619 | 11°11'19" | 38.37 | 196.50 | S88°34'19"E | 38.31 |
| C620 | 2°25'51" | 8.34 | 196.50 | S81°45'43"E | 8.34 |
| C621 | 30°22'55" | 46.66 | 88.00 | N84°15'45"E | 46.12 |
| C622 | 35°48'36" | 55.00 | 88.00 | N51°10'00"E | 54.11 |
| C623 | 35°48'35" | 55.00 | 88.00 | N15°21'24"E | 54.11 |
| C624 | 11°02'02" | 16.95 | 88.00 | N8°03'55"W | 16.92 |
| C625 | 3°46'26" | 12.94 | 196.50 | N11°41'43"W | 12.94 |
| C626 | 9°50'45" | 33.77 | 196.50 | N4°53'08"W | 33.73 |
| C627 | 2°51'01" | 38.80 | 780.00 | N4°28'11"E | 38.80 |
| C628 | 3°21'19" | 45.68 | 780.00 | N1°22'01"E | 45.67 |
| C629 | 3°21'39" | 42.23 | 720.00 | N1°22'11"E | 42.23 |
| C630 | 2°50'40" | 35.74 | 720.00 | N4°28'21"E | 35.74 |
| C631 | 0°00'07" | 0.20 | 5970.54 | S85°50'02"W | 0.20 |
| C632 | 0°26'13" | 45.53 | 5970.00 | N86°03'15"E | 45.53 |
| C633 | 0°26'22" | 45.78 | 5970.00 | N86°29'33"E | 45.78 |
| C634 | 0°26'24" | 45.84 | 5970.00 | N86°55'56"E | 45.84 |
| C635 | 0°19'02" | 33.06 | 5970.00 | N87°18'39"E | 33.06 |
| C636 | 0°57'24" | 99.68 | 5970.00 | N87°56'52"E | 99.68 |
| C637 | 0°25'55" | 45.00 | 5970.00 | S89°24'42"W | 45.00 |
| C638 | 0°25'55" | 45.00 | 5970.00 | S89°50'37"W | 45.00 |
| C639 | 0°25'55" | 45.00 | 5970.00 | N89°43'28"W | 45.00 |
| C640 | 0°25'55" | 45.00 | 5970.00 | N89°17'34"W | 45.00 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C641 | 0°25'55" | 45.00 | 5970.00 | N88°51'39"W | 45.00 |
| C642 | 0°25'55" | 45.00 | 5970.00 | N88°25'44"W | 45.00 |
| C643 | 0°31'40" | 55.00 | 5970.00 | N87°56'57"W | 55.00 |
| C644 | 0°12'16" | 21.30 | 5970.00 | N87°34'58"W | 21.30 |
| C645 | 1°38'14" | 44.29 | 1550.00 | N86°39'43"W | 44.29 |
| C646 | 1°47'26" | 48.44 | 1550.00 | N84°56'53"W | 48.44 |
| C647 | 2°11'18" | 59.20 | 1550.00 | N82°57'31"W | 59.20 |
| C648 | 2°00'55" | 54.52 | 1550.00 | N80°51'25"W | 54.52 |
| C649 | 0°39'28" | 23.53 | 2050.00 | S80°10'41"E | 23.53 |
| C650 | 1°20'36" | 48.06 | 2050.00 | S81°10'43"E | 48.06 |
| C651 | 1°15'28" | 45.00 | 2050.00 | S82°28'45"E | 45.00 |
| C652 | 1°15'28" | 45.00 | 2050.00 | S83°44'12"E | 45.00 |
| C653 | 1°15'28" | 45.00 | 2050.00 | S84°59'40"E | 45.00 |
| C654 | 1°15'28" | 45.00 | 2050.00 | S86°15'08"E | 45.00 |
| C655 | 1°15'28" | 45.00 | 2050.00 | S87°30'36"E | 45.00 |
| C656 | 1°15'28" | 45.00 | 2050.00 | S88°46'03"E | 45.00 |
| C657 | 1°09'16" | 41.30 | 2050.00 | S89°58'25"E | 41.30 |
| C658 | 0°42'26" | 28.02 | 2270.00 | S89°48'10"W | 28.02 |
| C659 | 1°11'37" | 47.29 | 2270.00 | N89°14'48"W | 47.29 |
| C660 | 1°11'37" | 47.29 | 2270.00 | N88°03'11"W | 47.29 |
| C661 | 1°11'37" | 47.29 | 2270.00 | N86°51'34"W | 47.29 |
| C662 | 1°11'37" | 47.29 | 2270.00 | N85°39'56"W | 47.29 |
| C663 | 1°11'37" | 47.29 | 2270.00 | N84°28'19"W | 47.29 |
| C664 | 1°11'37" | 47.29 | 2270.00 | N83°16'42"W | 47.29 |
| C665 | 1°38'08" | 64.80 | 2270.00 | N81°51'49"W | 64.80 |
| C666 | 1°11'38" | 47.30 | 2269.92 | N80°26'56"W | 47.30 |
| C667 | 0°00'10" | 0.11 | 2270.92 | N79°50'57"W | 0.11 |
| C668 | 0°15'58" | 6.18 | 1330.00 | S79°58'56"E | 6.18 |
| C669 | 1°56'19" | 45.00 | 1330.00 | S81°05'04"E | 45.00 |
| C670 | 1°56'19" | 45.00 | 1330.00 | S83°01'23"E | 45.00 |
| C671 | 1°56'19" | 45.00 | 1330.00 | S84°57'42"E | 45.00 |
| C672 | 1°32'59" | 35.97 | 1330.00 | S86°42'21"E | 35.97 |
| C673 | 0°01'16" | 2.12 | 5750.00 | S87°29'27"E | 2.12 |
| C674 | 0°32'53" | 55.00 | 5750.00 | S87°46'33"E | 55.00 |
| C675 | 0°32'53" | 55.00 | 5750.00 | S88°19'26"E | 55.00 |
| C676 | 0°26'54" | 45.00 | 5750.00 | S88°49'19"E | 45.00 |
| C677 | 0°26'54" | 45.00 | 5750.00 | S89°16'14"E | 45.00 |
| C678 | 0°26'54" | 45.00 | 5750.00 | S89°43'08"E | 45.00 |
| C679 | 0°26'54" | 45.00 | 5750.00 | N89°49'58"E | 45.00 |
| C680 | 0°28'59" | 48.46 | 5750.00 | N89°22'01"E | 48.46 |
| C681 | 1°00'12" | 100.68 | 5750.00 | S87°49'39"W | 100.68 |
| C682 | 0°13'31" | 22.62 | 5750.00 | S87°12'47"W | 22.62 |
| C683 | 0°26'54" | 45.00 | 5750.00 | S86°52'35"W | 45.00 |
| C684 | 0°26'54" | 45.00 | 5750.00 | S86°25'40"W | 45.00 |
| C685 | 0°22'12" | 37.12 | 5750.00 | S86°01'08"W | 37.12 |
| C686 | 0°34'02" | 56.33 | 5690.00 | S89°22'47"W | 56.33 |
| C687 | 0°27'45" | 45.93 | 5690.00 | S89°53'41"W | 45.93 |
| C688 | 0°27'45" | 45.93 | 5690.00 | N89°38'34"W | 45.93 |
| C689 | 0°27'45" | 45.93 | 5690.00 | N89°10'50"W | 45.93 |
| C690 | 0°27'45" | 45.93 | 5690.00 | N88°43'05"W | 45.93 |
| C691 | 0°27'45" | 45.93 | 5690.00 | N88°15'20"W | 45.93 |
| C692 | 0°27'45" | 45.93 | 5690.00 | N87°47'35"W | 45.93 |
| C693 | 0°04'52" | 8.05 | 5690.00 | N87°31'16"W | 8.05 |
| C694 | 1°43'44" | 38.32 | 1270.00 | N86°36'59"W | 38.32 |
| C695 | 2°13'22" | 49.27 | 1270.00 | N84°38'26"W | 49.26 |
| C696 | 2°13'22" | 49.27 | 1270.00 | N82°25'04"W | 49.26 |
| C697 | 1°27'26" | 32.30 | 1270.00 | N80°34'40"W | 32.30 |
| C698 | 0°43'55" | 29.77 | 2330.00 | N80°12'55"W | 29.77 |
| C699 | 1°06'24" | 45.00 | 2330.00 | N81°08'04"W | 45.00 |
| C700 | 1°19'19" | 53.76 | 2330.00 | N82°20'56"W | 53.76 |
| C701 | 1°06'24" | 45.00 | 2330.00 | N83°33'47"W | 45.00 |
| C702 | 1°06'24" | 45.00 | 2330.00 | N84°40'11"W | 45.00 |
| C703 | 1°06'24" | 45.00 | 2330.00 | N85°46'34"W | 45.00 |
| C704 | 1°06'24" | 45.00 | 2330.00 | N86°52'58"W | 45.00 |
| C705 | 1°06'24" | 45.00 | 2330.00 | N87°59'22"W | 45.00 |
| C706 | 1°06'24" | 45.00 | 2330.00 | N89°05'45"W | 45.00 |
| C707 | 0°54'06" | 36.66 | 2330.00 | S89°54'00"W | 36.66 |
| C708 | 0°30'25" | 22.56 | 2550.00 | S89°44'47"E | 22.56 |
| C709 | 1°03'23" | 47.02 | 2550.00 | S88°57'53"E | 47.02 |
| C710 | 1°03'23" | 47.02 | 2550.00 | S87°54'30"E | 47.02 |
| C711 | 1°03'23" | 47.02 | 2550.00 | S86°51'07"E | 47.02 |
| C712 | 1°03'23" | 47.02 | 2550.00 | S85°47'43"E | 47.02 |
| C713 | 1°03'24" | 47.02 | 2550.00 | S84°44'20"E | 47.02 |
| C714 | 1°03'37" | 47.19 | 2550.00 | S83°40'50"E | 47.19 |
| C715 | 1°03'41" | 47.24 | 2550.00 | S82°37'10"E | 47.24 |
| C716 | 1°03'24" | 47.03 | 2550.00 | S81°33'38"E | 47.03 |
| C717 | 1°03'37" | 47.19 | 2550.00 | S80°30'07"E | 47.19 |
| C718 | 0°07'21" | 5.46 | 2550.00 | S79°54'38"E | 5.46 |
| C719 | 12°31'16" | 42.94 | 196.50 | S73°35'19"E | 42.86 |
| C720 | 1°05'55" | 3.77 | 196.50 | S66°46'44"E | 3.77 |

PARCEL CURVE SEGMENT TABLE

| CURVE TAG # | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C721 | 5°50'37" | 53.04 | 520.00 | N3°04'21"E | 53.01 |
| C722 | 7°29'51" | 68.05 | 520.00 | N9°44'36"E | 68.00 |
| C723 | 3°46'48" | 38.60 | 580.00 | N11°35'07"E | 38.60 |
| C724 | 4°26'43" | 45.00 | 580.00 | N7°27'21"E | 44.99 |
| C725 | 4°26'43" | 45.00 | 580.00 | N3°00'38"E | 44.99 |
| C726 | 0°38'13" | 6.45 | 580.00 | N0°28'10"E | 6.45 |
| C727 | 0°27'27" | 3.11 | 390.00 | N0°22'46"E | 3.11 |
| C728 | 9°22'21" | 63.80 | 390.00 | S5°17'41"W | 63.73 |
| C729 | 3°30'40" | 23.90 | 390.00 | S11°44'11"W | 23.90 |
| C730 | 0°18'28" | 2.42 | 450.00 | S13°20'17"W | 2.42 |
| C731 | 7°00'10" | 55.00 | 450.00 | S9°40'58"W | 54.97 |
| C732 | 6°01'50" | 47.36 | 450.00 | S3°09'58"W | 47.34 |
| C733 | 0°46'35" | 36.89 | 2610.00 | N80°15'15"W | 36.89 |
| C734 | 0°59'16" | 45.00 | 2610.00 | N81°09'11"W | 45.00 |
| C735 | 0°59'16" | 45.00 | 2610.00 | N82°08'27"W | 45.00 |
| C736 | 1°02'34" | 47.50 | 2610.00 | N83°09'22"W | 47.50 |
| C737 | 0°59'16" | 45.00 | 2610.00 | N84°10'17"W | 45.00 |
| C738 | 0°59'16" | 45.00 | 2610.00 | N85°09'33"W | 45.00 |
| C739 | 0°59'16" | 45.00 | 2610.00 | N86°08'50"W | 45.00 |
| C740 | 0°59'16" | 45.00 | 2610.00 | N87°08'06"W | 45.00 |
| C741 | 0°59'16" | 45.00 | 2610.00 | N88°07'22"W | 45.00 |
| C742 | 0°59'16" | 44.99 | 2610.00 | N89°06'38"W | 44.99 |
| C743 | 0°23'36" | 17.92 | 2610.00 | N89°48'04"W | 17.92 |
| C744 | 0°24'23" | 38.79 | 5470.00 | S86°33'09"E | 38.79 |
| C745 | 0°28'17" | 45.00 | 5470.00 | S86°59'28"E | 45.00 |
| C746 | 0°28'17" | 45.00 | 5470.00 | S87°27'45"E | 45.00 |
| C747 | 0°28'17" | 45.00 | 5470.00 | S87°56'02"E | 45.00 |
| C748 | 0°34'53" | 55.49 | 5470.00 | S88°27'37"E | 55.49 |
| C749 | 0°28'17" | 45.00 | 5470.00 | S88°59'12"E | 45.00 |
| C750 | 0°28'17" | 45.00 | 5470.00 | S89°27'28"E | 45.00 |
| C751 | 0°28'16" | 44.99 | 5470.00 | S89°55'45"E | 44.99 |
| C752 | 0°28'17" | 45.00 | 5470.00 | N89°35'58"E | 45.00 |
| C753 | 0°33'32" | 53.35 | 5470.00 | N89°05'04"E | 53.35 |
| C754 | 3°01'03" | 288.08 | 5470.00 | N86°27'31"E | 288.05 |
| C755 | 0°34'34" | 55.00 | 5470.00 | S84°39'43"W | 55.00 |
| C756 | 0°11'52" | 18.88 | 5470.00 | S84°16'30"W | 18.88 |
| C757 | 1°14'48" | 21.32 | 980.00 | S0°56'02"E | 21.32 |
| C758 | 2°37'51" | 45.00 | 980.00 | S2°52'22"E | 45.00 |
| C759 | 2°37'51" | 45.00 | 980.00 | S5°30'13"E | 45.00 |
| C760 | 2°37'51" | 45.00 | 980.00 | S8°08'04"E | 45.00 |
| C761 | 2°37'51" | 45.00 | 980.00 | S10°45'56"E | 45.00 |
| C762 | 3°12'56" | 55.00 | 980.00 | S13°41'19"E | 54.99 |
| C763 | 0°03'44" | 1.07 | 980.00 | S15°19'40"E | 1.07 |
| C764 | 1°44'25" | 27.94 | 920.00 | N14°29'19"W | 27.94 |
| C765 | 3°53'26" | 62.47 | 920.00 | N11°40'24"W | 62.46 |
| C766 | 3°53'26" | 62.47 | 920.00 | N7°46'58"W | 62.46 |
| C767 | 3°53'26" | 62.47 | 920.00 | N3°53'33"W | 62.46 |
| C768 | 1°38'12" | 26.28 | 920.00 | S1°07'44"E | 26.28 |
| C769 | 1°04'15" | 101.11 | 5410.00 | S85°26'47"W | 101.11 |
| C770 | 0°52'56" | 83.29 | 5410.00 | N86°25'22"E | 83.29 |
| C771 | 1°03'19" | 99.65 | 5410.00 | N87°23'30"E | 99.65 |
| C772 | 2°03'16" | 7.35 | 205.00 | S0°11'16"W | 7.35 |
| C773 | 14°31'10" | 51.95 | 205.00 | S8°05'57"E | 51.81 |
| C774 | 0°33'32" | 52.77 | 5410.00 | N89°02'55"E | 52.77 |
| C775 | 0°29'11" | 45.93 | 5410.00 | S89°34'17"W | 45.93 |
| C776 | 0°29'11" | 45.93 | 5410.00 | N89°56'32"W | 45.93 |
| C777 | 0°34'25" | 54.17 | 5410.00 | S89°24'44"E | 54.17 |
| C778 | 0°44'43" | 70.38 | 5410.00 | N87°54'03"W | 70.38 |
| C779 | 0°35'40" | 56.14 | 5410.00 | N87°13'51"W | 56.14 |
| C780 | 0°35'04" | 55.18 | 5410.00 | N86°38'29"W | 55.18 |
| C781 | 4°41'26" | 24.56 | 300.00 | S11°08'48"W | 24.55 |
| C782 | 8°35'40" | 45.00 | 300.00 | S4°30'15"W | 44.96 |
| C783 | 0°03'22" | 0.29 | 300.00 | S0°10'44"W | 0.29 |

| LAND USE SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| THE GRANARY | | | | | | |
| OUTLOTS | AREA ( ) | AREA (ACRES) | OWNERSHIP | MAINTENANCE | USE | % OF TOTAL |
| A | 771,316 | 17.707 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| B | 53,831 | 1.236 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY EASEMENT, OPEN SPACE | |
| C | 24,416 | 0.561 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| D | 128,518 | 2.950 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| E | 975,816 | 22.402 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| F | 40,243 | 0.924 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| G | 39,841 | 0.915 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| H | 24,687 | 0.567 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| I | 203,103 | 4.663 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| J | 117,708 | 2.702 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| K | 6,430 | 0.148 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| L | 12,455 | 0.286 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| M | 12,565 | 0.288 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| N | 11,138 | 0.256 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| O | 10,280 | 0.236 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| P | 211,395 | 4.853 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| Q | 161,362 | 3.704 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| R | 6,106 | 0.140 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| S | 3,565 | 0.082 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| T | 6,131 | 0.141 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| U | 71,992 | 1.653 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| V | 34,195 | 0.785 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| W | 32,348 | 0.743 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| X | 37,043 | 0.850 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| Y | 530,951 | 12.189 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| Z | 485,025 | 11.135 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| AA | 79,715 | 1.830 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| BB | 9,852 | 0.226 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| CC | 2,436 | 0.056 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | |
| TOTAL OUTLOTS | 4,104,464 | 94.226 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS AND OPEN SPACE | 31.98% |
| STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS) | | | | | | |
| ROAD | AREA | AREA ACRES | | | | |
| ROADWAY RIGHT OF WAY | 3,127,501 | 71.798 | | | | 24.37% |
| SINGLE FAMILY LOTS | | | | | | |
| LOTS | AREA ( ) | AREA ACRES | NUMBER OF LOTS | | | |
| SINGLE FAMILY LOTS | 5,601,975 | 128.604 | 926 | | | 43.65% |
| | | | | | | |
| | TOTAL AREA | 294.627 | TOTAL PERCENTAGE | | | 100.00% |


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



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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

| Date | Issue / Description | Init. |
|---|---|---|

| | |
|---|---|
| Project No: | HFH0000020.10 |
| Drawn By: | AN |
| Checked By: | FAK |
| Date: | 12/18/2020 |

# THE GRANARY PRELIMINARY DEVELOPMENT PLAN

## Johnstown, Colorado

## Owner/Applicant

**Hartford Acquisitions**
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

## Planner

**Russell + Mills Studios**
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

## Civil Engineer

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

## Traffic Engineer

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

### 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.

### GENERAL NOTES

1. A metro district shall be established to provide for common area maintenance and financing of the public improvements.
2. The site does not contain any known endangered species.
3. No archaeological or historic areas have been identified on the site.
4. No floodplains, wetlands, or geologic hazards have been identified or mapped on the site.

### 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.

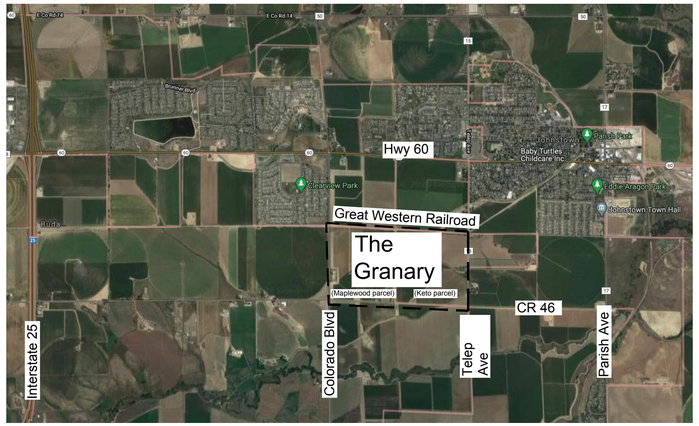
### KETO LEGAL DESCRIPTION

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.

### LAND SUMMARY

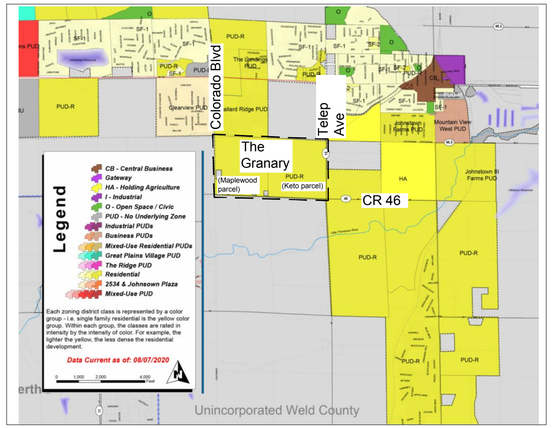
Existing zoning: PUD-R  Proposed zoning: PUD-R

| | SQUARE FOOT | ACRES | OWNERSHIP | MAINTENANCE | PERCENTAGE |
|---|---|---|---|---|---|
| OUTLOT A | 771,211 | 17.705 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT B | 53,831 | 1.236 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT C | 24,416 | 0.561 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT D | 128,518 | 2.950 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT E | 975,816 | 22.402 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT F | 40,243 | 0.924 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT G | 39,841 | 0.915 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT H | 24,687 | 0.567 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT I | 209,027 | 4.799 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT J | 117,708 | 2.702 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT K | 6,430 | 0.148 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT L | 12,455 | 0.286 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT M | 12,656 | 0.288 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT N | 11,136 | 0.256 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT O | 10,280 | 0.236 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT P | 211,395 | 4.853 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT Q | 161,362 | 3.704 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT R | 6,106 | 0.140 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT S | 3,565 | 0.082 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT T | 6,131 | 0.141 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT U | 71,992 | 1.653 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT V | 34,195 | 0.785 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT W | 32,348 | 0.743 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT X | 37,043 | 0.850 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT Y | 530,951 | 12.189 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT Z | 485,025 | 11.135 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT AA | 79,715 | 1.830 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT BB | 9,852 | 0.226 | METRO DISTRICT | METRO DISTRICT | |
| OUTLOT CC | 3,865 | 0.089 | METRO DISTRICT | METRO DISTRICT | |
| TOTAL OUTLOTS | 4,111,709 | 94.392 | | | |
| SINGLE-FAMILY LOTS | 5,600,723 | 128.575 | | | 43.62% |
| TOTAL SF LOTS | 925 | | | | |
| ROADWAY R.O.W. | 3,127,507 | 71.798 | | | 24.36% |
| TOTAL AREA | | 294.763 | | | 100% |




Vicinity Map

NORTH




Zoning Map: Existing Zone District PUD-R

NORTH

### SHEET INDEX

**G001 - Cover Sheet**

**LS100 - Overall Site Plan and Land Use Chart**
**LS101 - Site Plan**
**LS102 - Site Plan**
**LS103 - Site Plan**
**LS104 - Site Plan**
**LS401 - Site Enlargement Plan - West Park**
**LS402 - Site Enlargement Plan - Central Park**
**LS403 - Site Enlargement Plan - East Park**
**LS501 - Site Details**
**LS502 - Site Details**

**FP101 - Fencing Plan**
**FP102 - Fencing Plan**
**FP103 - Fencing Plan**
**FP104 - Fencing Plan**
**FP501 - Fencing Details**

**LP100 - Landscape Schedule and Notes**
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**LP102 - Landscape Plan**
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**LP404 - Landscape Enlargement Plan - Entrances**
**LP501 - Landscape Details**

**OS100 - Open Space Plan**

## APPROVALS

PLANNING AND ZONING COMMISSION
THIS PLAT, TO BE KNOWN AS THE GRANARY, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, _____.

By: _____
CHAIR, PLANNING AND ZONING COMMISSION

TOWN COUNCIL
THIS PLAT, TO BE KNOWN AS THE GRANARY, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____ , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF_____, _____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

TOWN ENGINEER
APPROVED THIS _____ DAY OF_____, _____.

_____
TOWN ENGINEER, TOWN OF JOHNSTOWN

HILLSBOROUGH DITCH COMPANY
THIS PRELIMINARY PLAT PLAN TO BE KNOWN AS THE GRANARY, WAS APPROVED BY ACTION OF THE HILLSBOROUGH DITCH COMPANY ON THE _____ DAY OF _____, _____.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
|---|---|---|
| | | |
| | | |
| | | |
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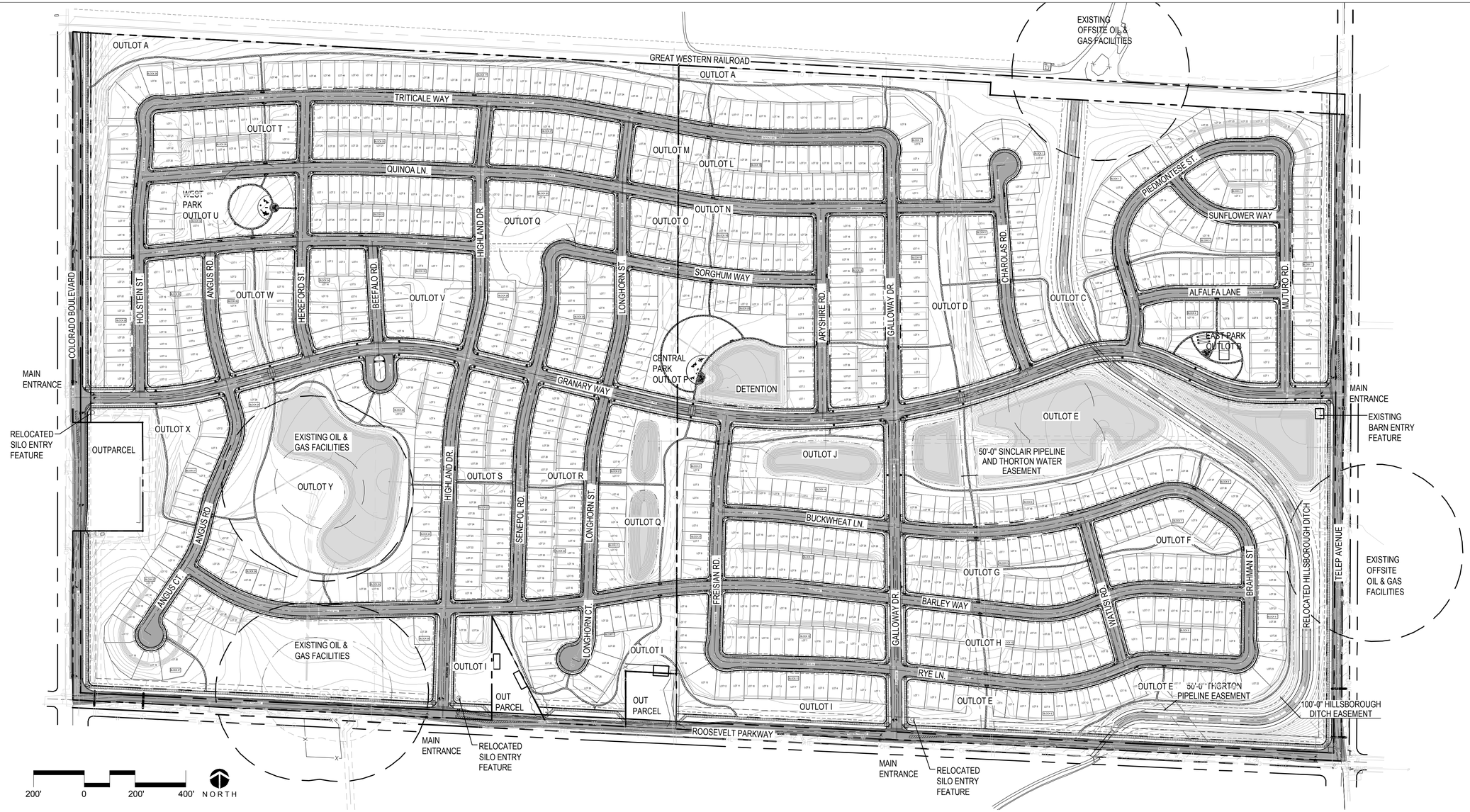
| | | |
| | | |
| | | |
| | | |

PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR

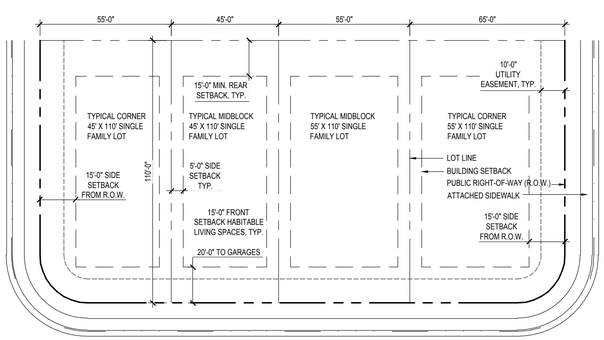
Sheet Name
COVER SHEET

Sheet
G001

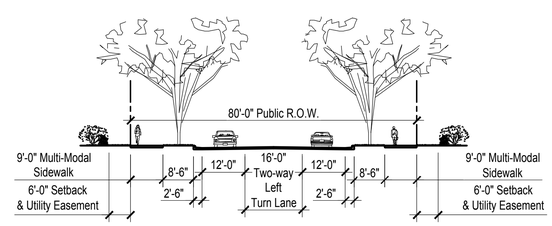



SITE LEGEND:

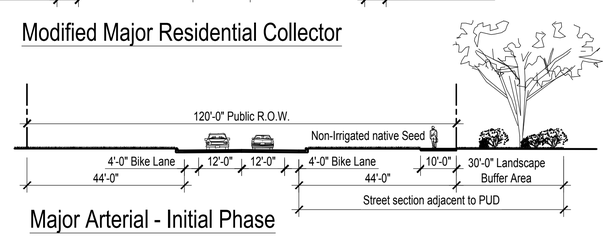
- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- ROAD
- SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS




Typical Front Load Single-Family Detached Lots




Modified Major Residential Collector




Major Arterial - Initial Phase

Notes:

1. Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
2. On-street bike lanes.
3. Utilities should be located under the road or sidewalk, where possible.
4. Ultimate Major Arterial Road cross section will be built as determined by Traffic Impact Study and Town of Johnstown..

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

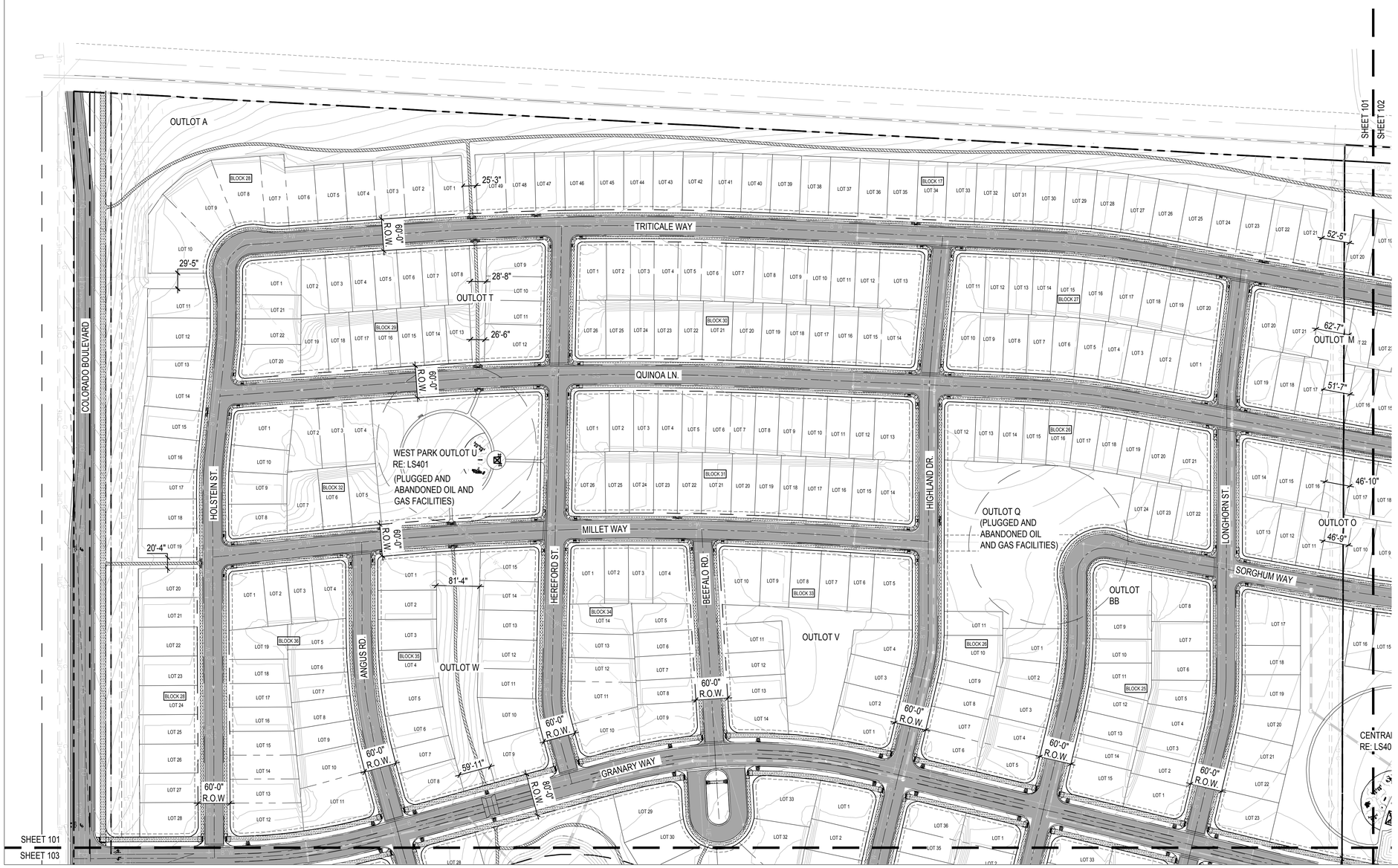
Checked By: CR

Sheet Name
OVERALL SITE PLAN AND LAND USE CHART

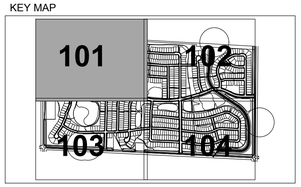
Sheet
LS100

SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILIT SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- ROAD
- SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS




KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

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| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

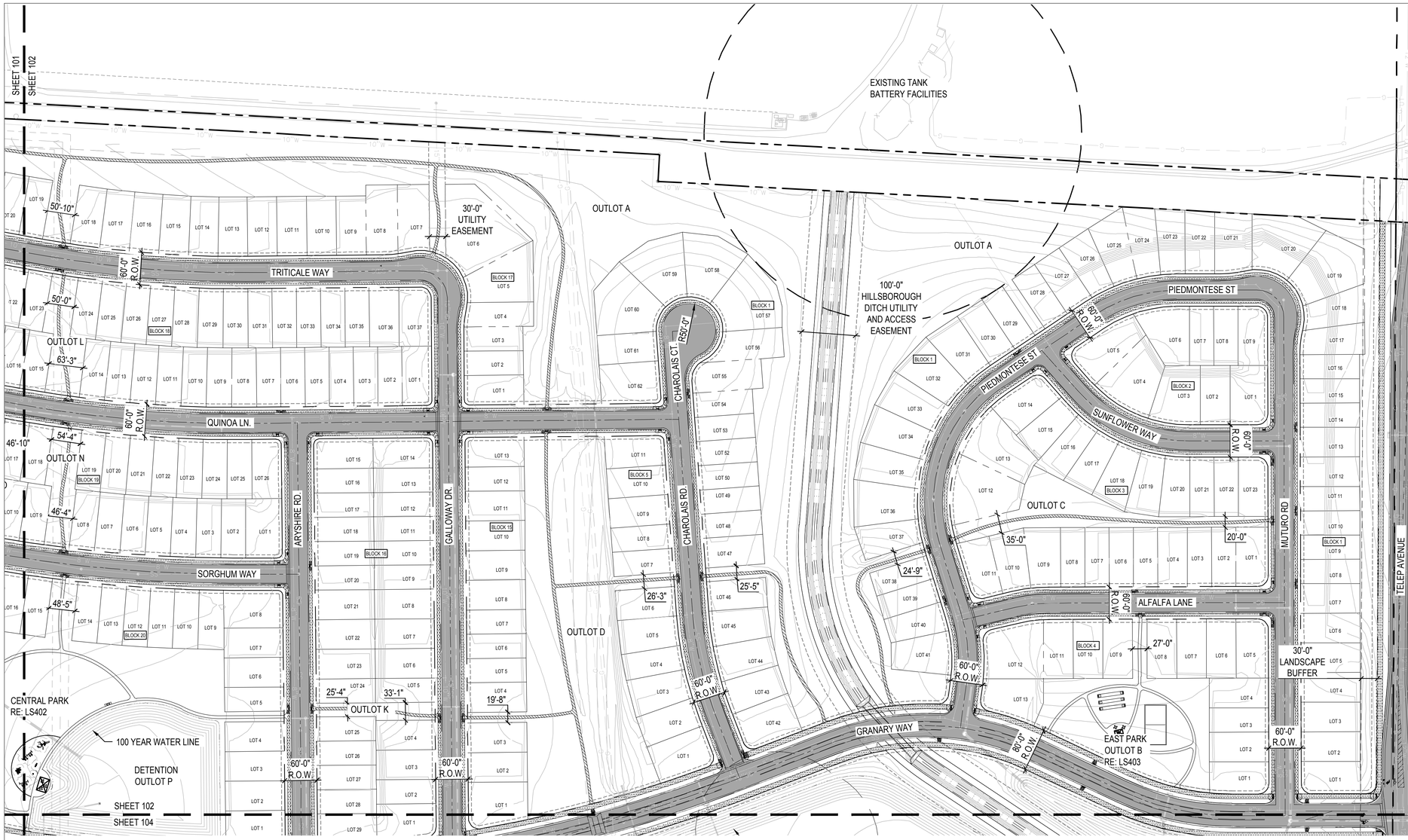
Checked By: CR

Sheet Name

SITE PLAN

Sheet

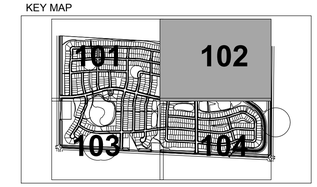
LS101




SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILIT SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- ROAD
- SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

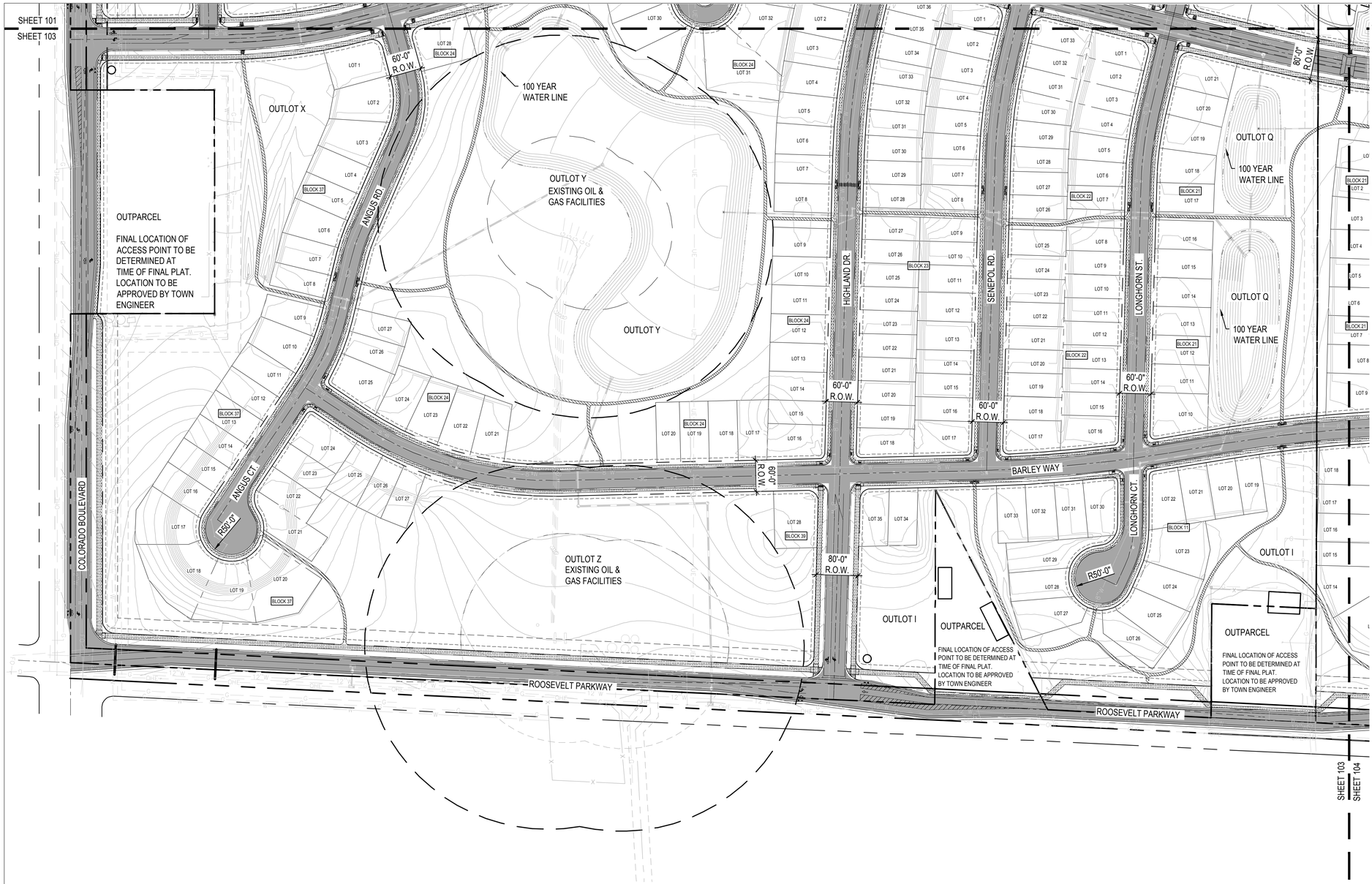
Checked By: CR

Sheet Name

SITE PLAN

Sheet

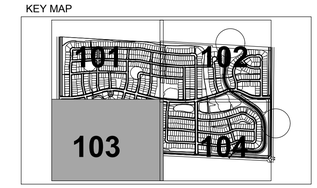
LS102




SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILIT SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- ROAD
- SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

SITE PLAN

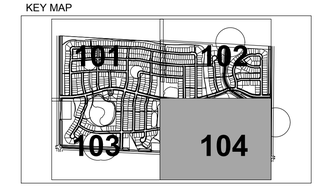
Sheet

LS103

SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- ROAD
- SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

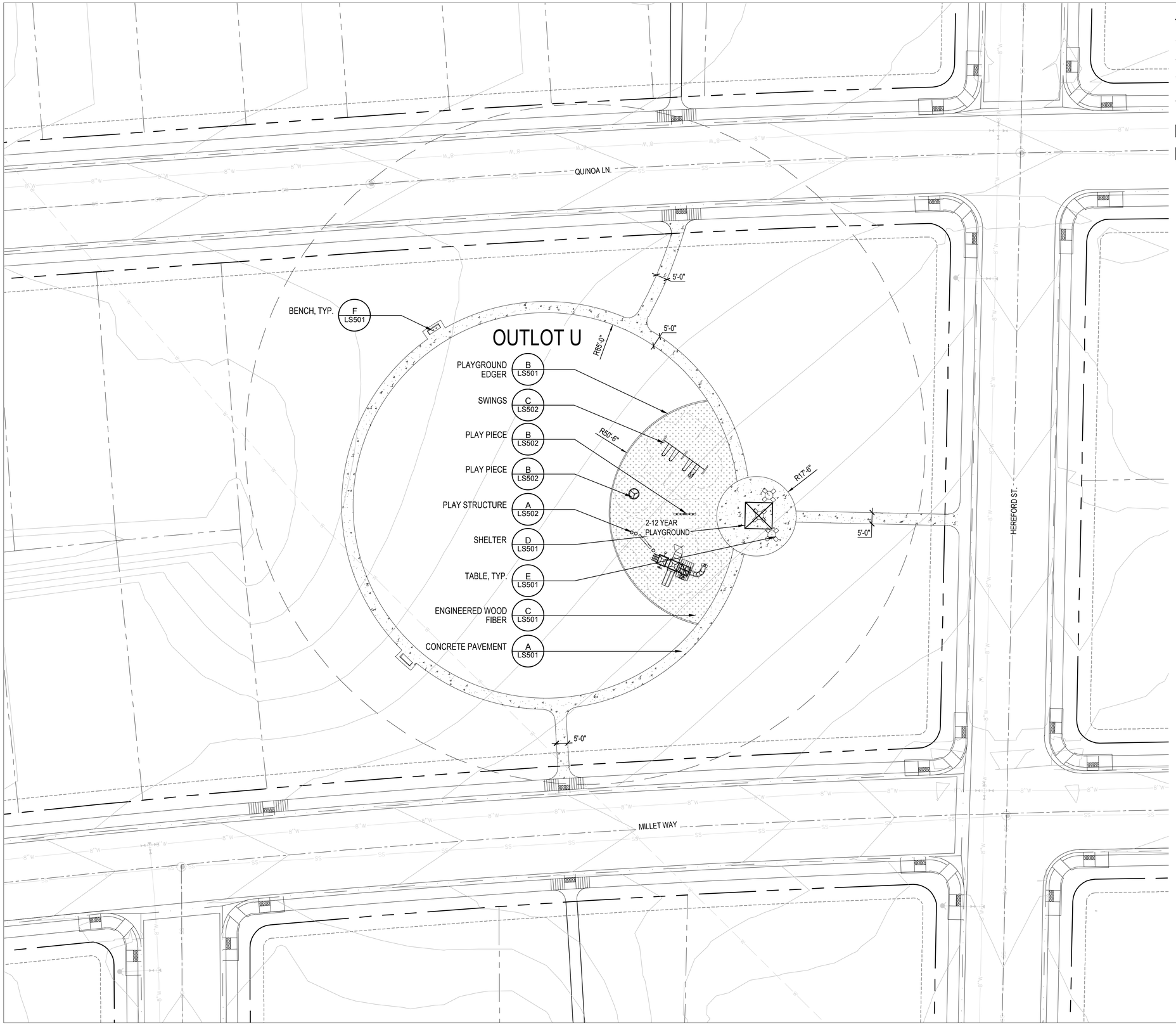
Checked By: CR

Sheet Name

SITE PLAN

Sheet

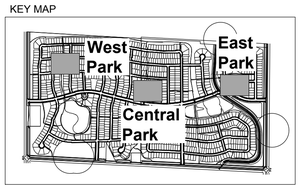
LS104




SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- CONCRETE PLAYGROUND EDGER
- ENGINEERED WOOD FIBER
- CONCRETE PAVEMENT
- TABLE
- BENCH
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS

KEY MAP




20' 0 20' 40' NORTH

# THE GRANARY
## Johnstown, Colorado

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

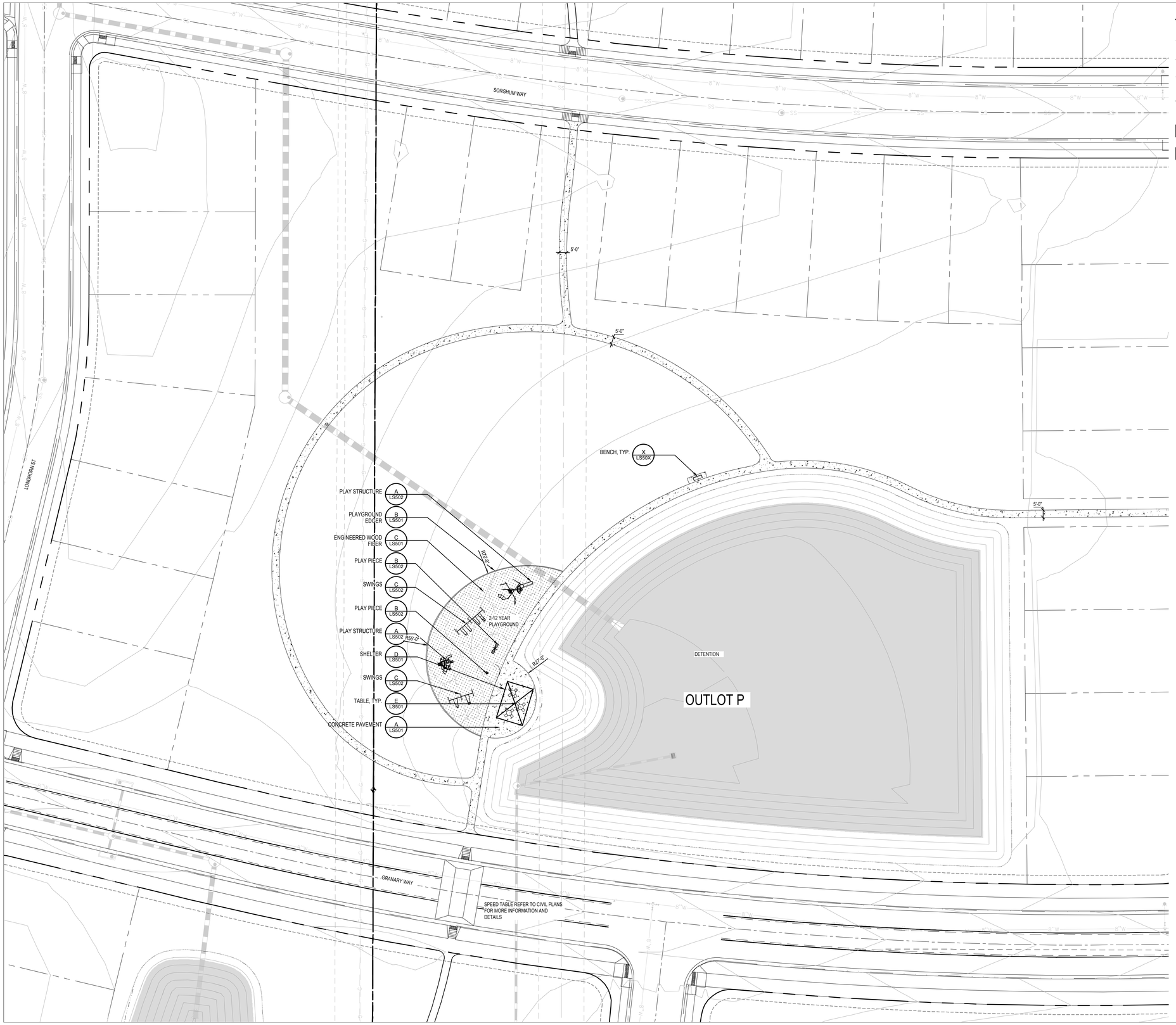
Checked By: CR

Sheet Name

SITE ENLARGEMENT PLAN - WEST PARK

Sheet

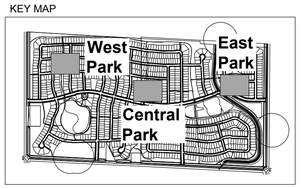
LS401




SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- CONCRETE PLAYGROUND EDGER
- ENGINEERED WOOD FIBER
- CONCRETE PAVEMENT
- TABLE
- BENCH
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS

KEY MAP




30' 0 30' 60' NORTH

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

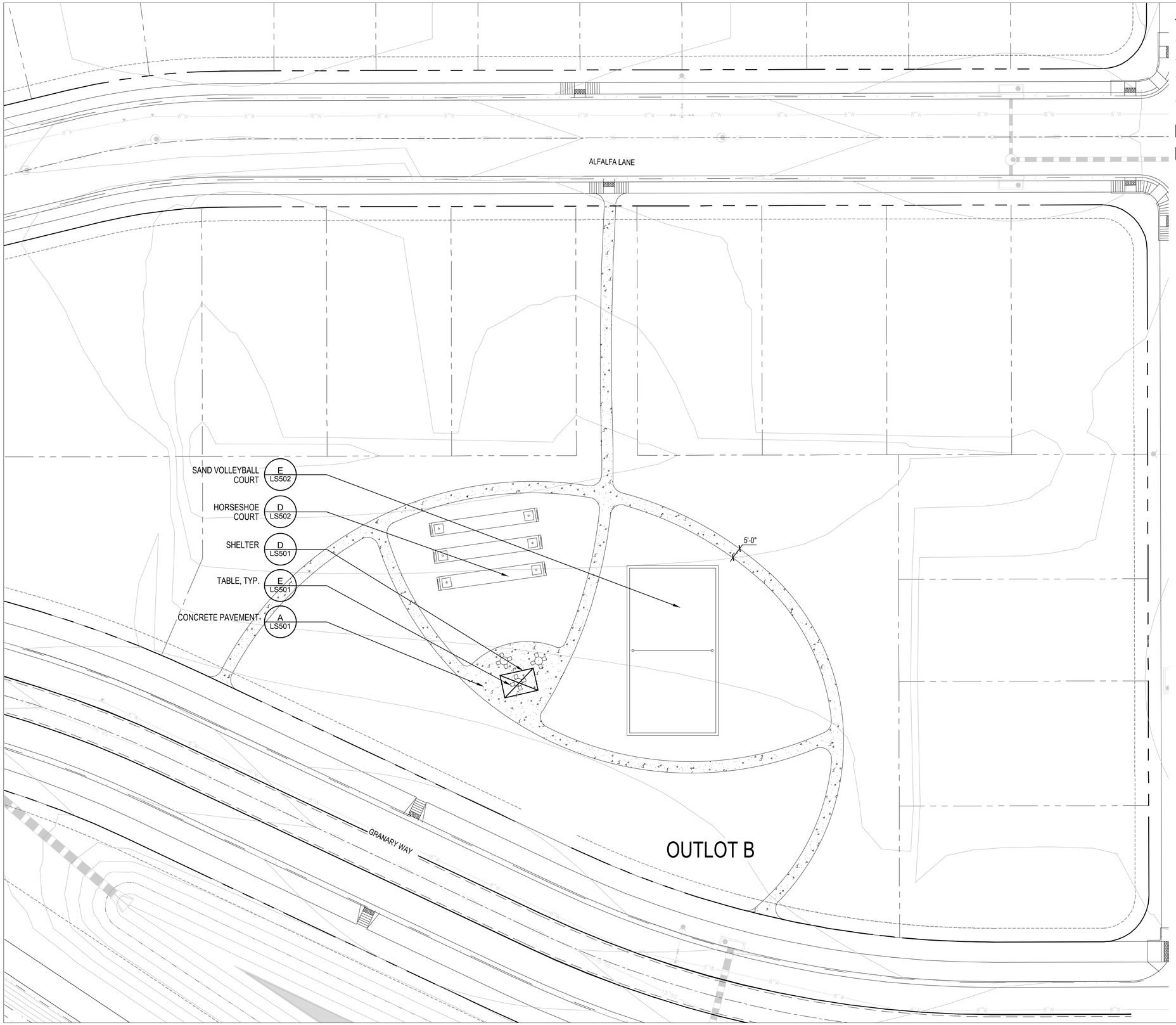
Checked By: CR

Sheet Name

SITE ENLARGEMENT PLAN - CENTRAL PARK

Sheet

LS402




SITE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- CONCRETE PLAYGROUND EDGER
- ENGINEERED WOOD FIBER
- CONCRETE PAVEMENT
- TABLE
- BENCH
- SPEED RAMP: REFER TO CIVIL PLANS FOR MORE INFORMATION AND DETAILS

# THE GRANARY
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

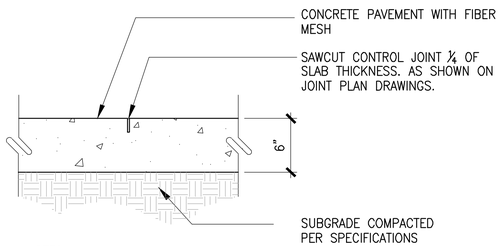
Checked By: CR

Sheet Name

SITE ENLARGEMENT PLAN - EAST PARK

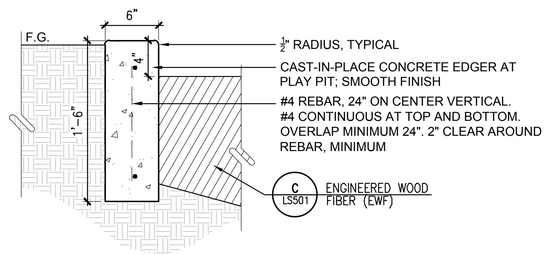
Sheet

LS403



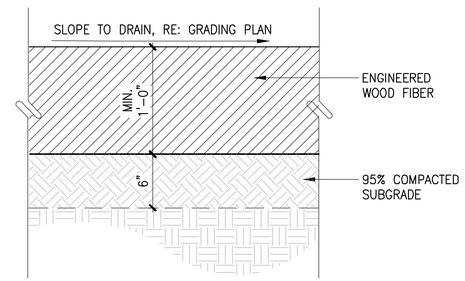

NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

## A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC




NOTES:
JOINT SPACING AT EDGER:
1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

## B PLAYGROUND EDGER
SCALE: 1 1/2" = 1'-0" DT-CURB-PLAY




## C ENGINEERED WOOD FIBER
SCALE: 1 1/2" = 1'-0" DT-PVMT-ENG-WOOD-FIBER

COMPANY: POLIGON
MODEL: MSX: MONOSLOPE (3' OVERHANG)
MOUNT: EMBED
ROOF TYPE: STANDING SEAM
ROOF COLOR: BUCKSKIN
FRAME COLOR: JUNIPER
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

## D SHELTER
SCALE: NTS DT-FURN-SHEL

COMPANY: MAGLIN
MODEL: 1100 CLUSTER SEATING, BACKLESS SEATS
MOUNT: SURFACE
MATERIAL: METAL
COLOR: TITANIUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

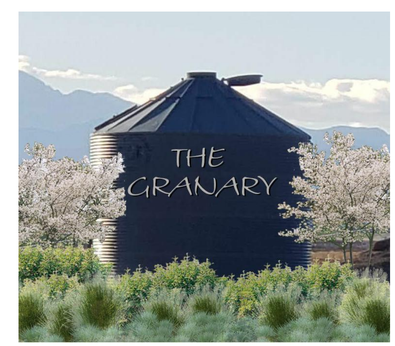
## E TABLE
SCALE: NTS DT-FURN-TABL

COMPANY: MAGLIN
MODEL: 970 BACKED
MOUNT: SURFACE
MATERIAL: METAL
COLOR: TITANIUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

## F BENCH
SCALE: NTS DT-FURN-BNCH

NOTES:
1. BARN TO BE INSPECTED AND MADE STRUCTURALLY SOUND.
2. NO ACCESS INTO THE INTERIOR OF THE BARN SHALL BE PERMITTED.

## G TELEP AVENUE ENTRANCE BARN
SCALE: NTS DT-FURN-SIGN-ENTR-4




NOTES:
1. SILOS TO BE INSPECTED AND MADE STRUCTURALLY SOUND.
2. NO ACCESS INTO THE INTERIOR OF THE SILOS SHALL BE PERMITTED.

## H SILO ENTRY SIGN
SCALE: NTS DT-FURN-SIGN-ENTR-1-3

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR

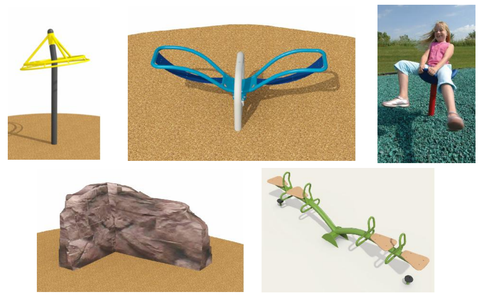
Sheet Name
SITE DETAILS

Sheet
LS501

IMAGES ABOVE ARE REPRESENTATION OF TYPE OF PLAY EQUIPMENT.
COMPANY: TO BE DETERMINED
AGE RANGE: EQUIPMENT FOR 2–12 YEAR OLDS WILL BE ACCOMMODATED
COLOR: TO BE DETERMINED
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

## A PLAY STRUCTURE

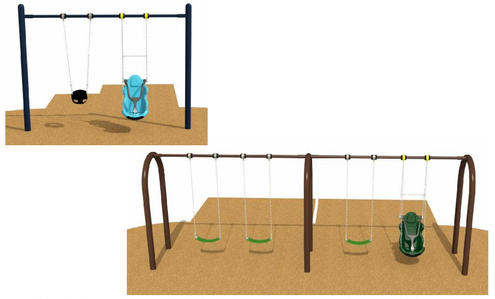
SCALE: NTS — DT–FURN–PLAY–STRUC



IMAGES ABOVE ARE REPRESENTATION OF TYPE OF PLAY EQUIPMENT.
COMPANY: TO BE DETERMINED
MODEL: PIECES TO ACCOMMODATE AGES 2–12 YEARS OLD.
COLOR: TO BE DETERMINED
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

## B PLAY PIECE

SCALE: NTS — DT–FURN–PLAY–SWING



IMAGES ABOVE ARE REPRESENTATION OF TYPE OF PLAY EQUIPMENT.
COMPANY: TO BE DETERMINED
MODEL: SWINGS TO HAVE COMBINATION OF BELTS, ADA BUCKET AND TOT SWING THROUGHOUT PARKS.
COLOR: TO BE DETERMINED
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

## C SWINGS

SCALE: NTS — DT–FURN–PLAY–SWING

IMAGES ABOVE ARE REPRESENTATION OF HORSESHOE COURT.

## D HORSESHOE COURT

SCALE: NTS — DT–FURN–HORSE

IMAGES ABOVE ARE REPRESENTATION OF SAND VOLLEYBALL COURT.
MINIMUM SIZE 40'X75'

## E SAND VOLLEYBALL COURT

SCALE: NTS — DT–FURN–PLAY–VOLY

THE GRANARY
Johnstown, Colorado

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
SITE DETAILS

Sheet
LS502

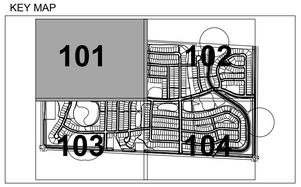
FENCING LEGEND:

- PROPERTY LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- FENCE TYPE 1
- FENCE TYPE 2
- FENCE TYPE 3
- FENCE TYPE 4

FENCING NOTES:

1. FENCE TYPES 1-3 SHALL BE PROVIDED AS PER DETAILS.
2. ALL SIDE YARD FENCING SHALL TERMINATE A MINIMUM OF 5' BEHIND FRONT ELEVATION OF HOUSE.
3. FENCE TYPES 1-3 SHALL BE LOCATED ON PROPERTY LINES.
4. NO FENCING SHALL BE INSTALLED TO INTERFERE WITH SIGHT TRIANGLES. SIGHT TRIANGLES SHALL BE SHOWN AT ALL INTERSECTIONS AT TIME OF FINAL PLAT.

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

FENCING PLAN

Sheet

FP101

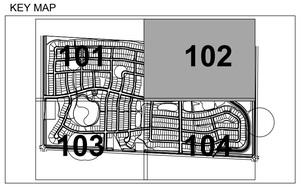
FENCING LEGEND:

- PROPERTY LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- FENCE TYPE 1
- FENCE TYPE 2
- FENCE TYPE 3
- FENCE TYPE 4

FENCING NOTES:

1. FENCE TYPES 1-3 SHALL BE PROVIDED AS PER DETAILS.
2. ALL SIDE YARD FENCING SHALL TERMINATE A MINIMUM OF 5' BEHIND FRONT ELEVATION OF HOUSE.
3. FENCE TYPES 1-3 SHALL BE LOCATED ON PROPERTY LINES.
4. NO FENCING SHALL BE INSTALLED TO INTERFERE WITH SIGHT TRIANGLES. SIGHT TRIANGLES SHALL BE SHOWN AT ALL INTERSECTIONS AT TIME OF FINAL PLAT.

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

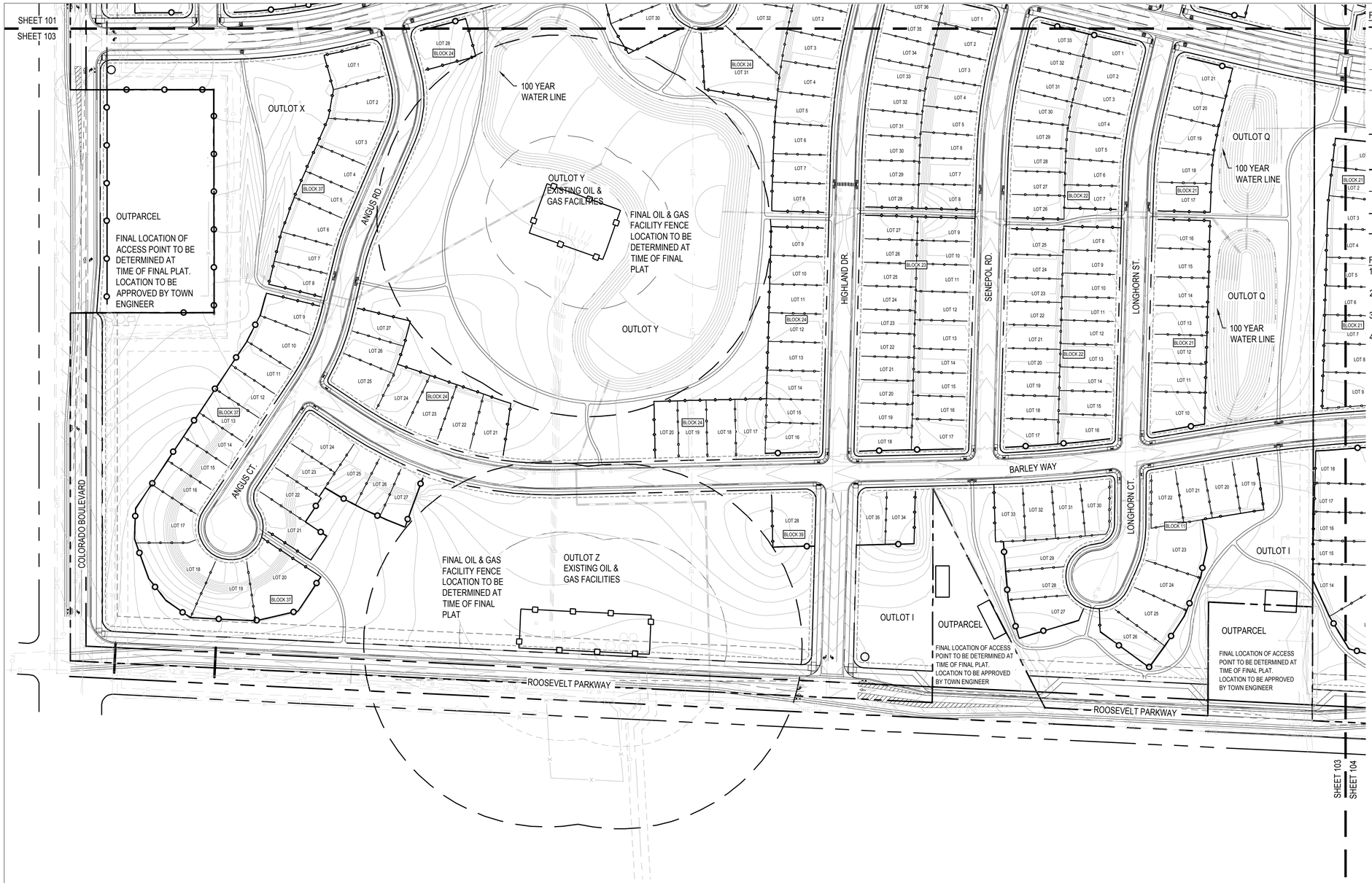
Checked By: CR

Sheet Name

FENCING PLAN

Sheet

FP102



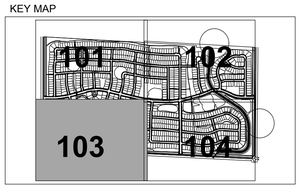

FENCING LEGEND:

- PROPERTY LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- FENCE TYPE 1
- FENCE TYPE 2
- FENCE TYPE 3
- FENCE TYPE 4

FENCING NOTES:

1. FENCE TYPES 1-3 SHALL BE PROVIDED AS PER DETAILS.
2. ALL SIDE YARD FENCING SHALL TERMINATE A MINIMUM OF 5' BEHIND FRONT ELEVATION OF HOUSE.
3. FENCE TYPES 1-3 SHALL BE LOCATED ON PROPERTY LINES.
4. NO FENCING SHALL BE INSTALLED TO INTERFERE WITH SIGHT TRIANGLES. SIGHT TRIANGLES SHALL BE SHOWN AT ALL INTERSECTIONS AT TIME OF FINAL PLAT.

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

FENCING PLAN

Sheet

FP103

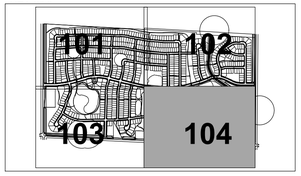
FENCING LEGEND:

- PROPERTY LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILIT SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- FENCE TYPE 1
- FENCE TYPE 2
- FENCE TYPE 3
- FENCE TYPE 4

FENCING NOTES:

1. FENCE TYPES 1-3 SHALL BE PROVIDED AS PER DETAILS.
2. ALL SIDE YARD FENCING SHALL TERMINATE A MINIMUM OF 5' BEHIND FRONT ELEVATION OF HOUSE.
3. FENCE TYPES 1-3 SHALL BE LOCATED ON PROPERTY LINES.
4. NO FENCING SHALL BE INSTALLED TO INTERFERE WITH SIGHT TRIANGLES. SIGHT TRIANGLES SHALL BE SHOWN AT ALL INTERSECTIONS AT TIME OF FINAL PLAT.

KEY MAP




100' 0 100' 200' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

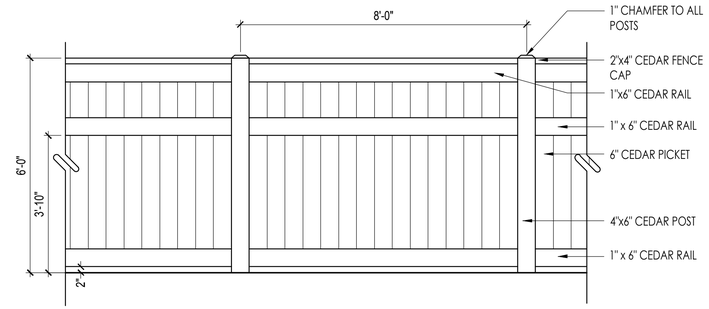
Checked By: CR

Sheet Name

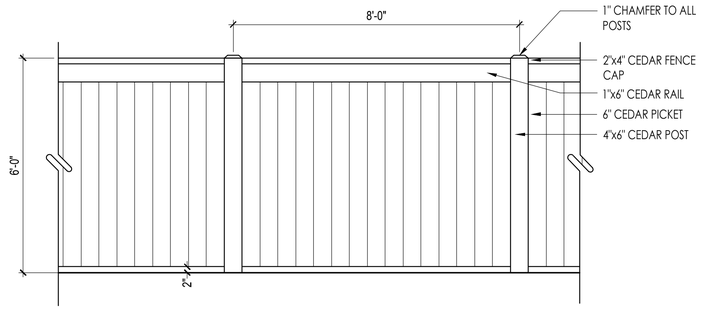
FENCING PLAN

Sheet

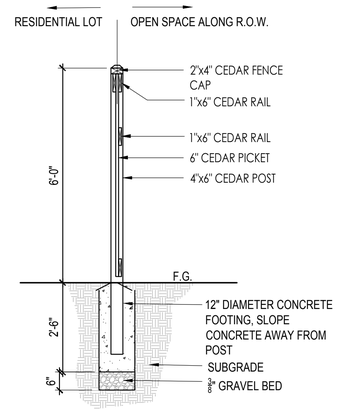
FP104




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




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



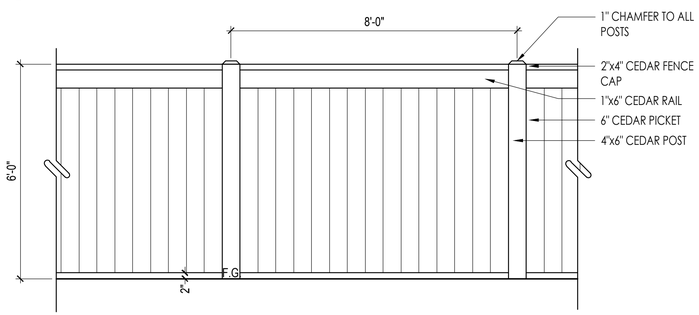

FENCE SECTION

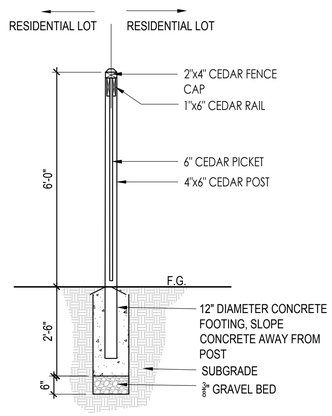
NOTES:
1. FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE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

DT-FENC-TYPE 1




FENCE SECTION

NOTES:
1. FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

## B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

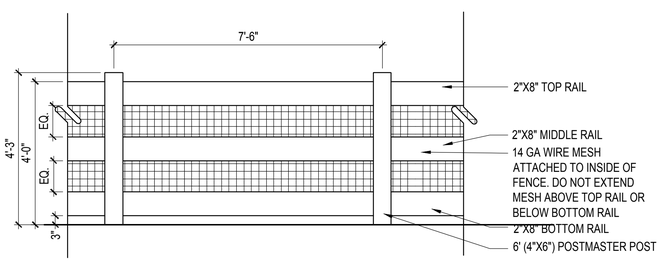
DT-FENC-TYPE 2

NOTES:
1. AMERISTAR IMPASSE II FENCING IN BLACK.
2. FENCE TYPE 2 SHALL BE LOCATED AROUND EXISTING OIL & GAS FACILITIES.
3. FINAL LOCATIONS OF FENCING AROUND ACTIVE OIL & GAS FACILITIES TO BE APPROVED BY OIL & GAS FACILITIES AT TIME OF FINAL PLAT.

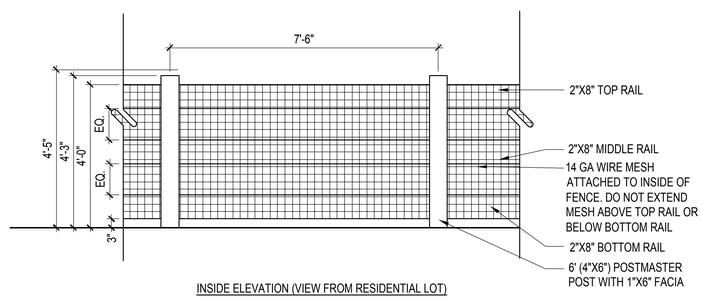
## D FENCE TYPE 4 (OIL & GAS FACILITIES)

SCALE: 1/2"=1'-0"

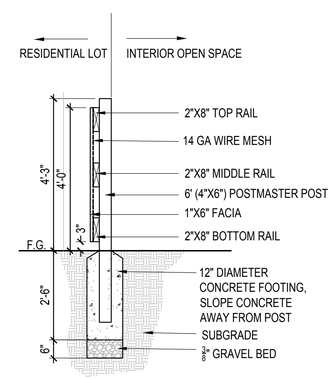
DT-FENC-TYPE 4




OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)




FENCE SECTION

NOTES:
1. FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

## 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

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

Fencing Details

Sheet

FP501

LANDSCAPE SCHEDULE

| QUANTITY | SYMBOL | BOTANIC NAME | COMMON NAME | SIZE | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | | ACER NEGUNDO 'SENSATION' | SENSATION BOXELDER | 2" CAL./B&B | 40-50' | 30-40' |
| | | CATALPA SPECIOSA | NORTHERN CATALPA | 2" CAL./B&B | 50-60' | 30-40' |
| | | CELTIS OCCINDENTALIS | HACKBERRY | 2" CAL./B&B | 40-60' | 40-60' |
| | | GLEDITSIA TRIACANTHOS INERMIS | THORNLESS HONEYLOCUST | 2" CAL./B&B | 40-50' | 35-45' |
| | | GYMNOCLADUS DIOICA 'ESPRESSO' | ESPRESSO KENTUCKY COFFEETREE | 2" CAL./B&B | 50-60' | 30-35' |
| | | POPULUS ANGUSTIFOLIA | NARROWLEAF COTTONWOOD | 2" CAL./B&B | 50' | 20-30' |
| | | POPULUS SARGENTII | PLAINS COTTONWOOD | 2" CAL./B&B | | |
| | | QUERCUS SHUMARDII | SHUMARD OAK | 2" CAL./B&B | 40-60' | 40-60' |
| | | QUERCUS MACROCARPA | BUR OAK | 2" CAL./B&B | 50-60' | 35-45' |
| | | QUERCUS MUEHLENBERGII | CHINKAPIN OAK | 2" CAL./B&B | 40-50' | 40-50' |
| | | TILIA AMERICANA 'AMERICAN SENTRY' | AMERICAN SENTRY LINDEN | 2" CAL./B&B | 40-45' | 25-30' |
| | | TILIA AMERICANA 'REDMOND' | REDMOND LINDEN | 2" CAL./B&B | 40-60' | 25-30' |
| | | ULMUS 'ACCOLADE' | ACCOLADE ELM | 2" CAL./B&B | 65-75' | 60-70' |
| | | ULMUS DAVIDIANA VAR. JAPONICA 'DISCOVERY' | DISCOVERY ELM | 2" CAL./B&B | 30-40' | 30-40' |
| | | ULMUS 'MORTON SELECT' | MORTON SELECT ELM | 2" CAL./B&B | | |
| ORNAMENTAL TREES | | | | | | |
| | | ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW' | ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE | 1.5" CAL. | 20-25' | 12-15' |
| | | ACER TATARICUM 'HOT WINGS' | HOT WINGS TATARIAN MAPLE | 1.5" CAL. | 15-20' | 12-15' |
| | | ALNUS INCANA TENUIFOLIA | THINLEAF ALDER | 1.5" CAL. | 15-20' | 15-20' |
| | | AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE' | AUTUMN BRILLANCE SERVICEBERRY (MULTI-STEM) | 1.5" CAL. | 15-20' | 10-15' |
| | | CRATAEGUS CRUSGALLI INERMIS | THORNLESS COCKSPUR HAWTHORN | 1.5" CAL. | 15-20' | 15-20' |
| | | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 1.5" CAL. | 20-25' | 20' |
| | | QUERCUS GAMBELII (MULTI-STEM) | GAMBEL OAK | 6' HT. | 15-30' | 12-20' |

| QTY | SYMBOL | BOTANIC NAME | COMMON NAME | SIZE | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|
| EVERGREEN TREES | | | | | | |
| | | PICEA PUNGENS | COLORADO BLUE SPRUCE | 6' HT. | 80-100' | 25-30' |
| | | PINUS EDULIS | PINYON PINE | 6' HT. | 12-20' | 12-15' |
| | | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S LIMBER PINE | 6' HT. | 20-25' | 10-15' |
| | | PINUS NIGRA | AUSTRIAN PINE | 6' HT. | 50-60' | 20-40' |
| DECIDUOUS SHRUBS | | | | | | |
| | | AMELANCHIER ALNIFOLIA 'REGENT' | REGENT SERVICEBERRY | 5 GAL | 6-8' | 6-8' |
| | | AMORPHA NANA | DWARF LEADPLANT | 5 GAL. | 2-4' | 2-4' |
| | | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | RED BRILLIANT CHOKEBERRY | 5 GAL. | 6-10' | 4-6' |
| | | ATRIPLEX CANESCENS | FOURWING SALTBUSH | 5 GAL. | 3-6' | 4-8' |
| | | CARYOPTERIS X INCANA | BLUE MIST SPIREA | 5 GAL. | 3-4' | 2-3' |
| | | CERASUS PUMILA BESSEYI | SANDCHERRY | 5 GAL. | 5-6' | 5-6' |
| | | CERATOIDES LANATA | WINTERFAT | 5 GAL. | 1-4' | 2-4' |
| | | CEROCARPUS INTRICATUS | LITTLE LEAF MOUNTAIN MAHOGANY | 5 GAL. | 3-5' | 3-5' |
| | | CHRYSOTHAMNUS NAUSEOSUS | DWARF RABBITBRUSH | 5 GAL. | 2' | 2-3' |
| | | CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS' | TALL GREEN RABBITBRUSH | 5 GAL. | 4-6' | 6' |
| | | CORNUS SERICEA 'ISANTI' | ISANTI DOGWOOD | 5 GAL. | 4-5' | 4-7' |
| | | CORNUS STOLONIFERA 'FARROW' | ARCTIC FIRE DOGWOOD | 5 GAL. | 3-4' | 3-4' |
| | | CYTISUS PURGANS | SPANISH GOLD BROOM | 5 GAL. | 3-4' | 5-6' |
| | | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL. | 4-5' | 4-5' |
| | | PHILADELPHUS 'LEWISII' | CHEYENNE MOCK ORANGE | 5 GAL. | 6-7' | 6-7' |
| | | PHILADELPHUS MICROPHYLLUS 'JUNE BRIDE' | JUNE BRIDE MOCK ORANGE | 5 GAL. | 4-6' | 4-6' |
| | | PHYSOCARPUS MONOGYNUS | MOUNTAIN NINEBARK | 5 GAL. | 3-4' | 3-4' |
| | | PHYSOCARPUS OPULIFOLIUS | DIABLO NINEBARK | 5 GAL. | 7-10' | 7-10' |
| | | PRUNUS BESSEYI 'PAWNEE BUTTES' | PAWNEE BUTTES WESTERN SAND CHERRY | 5 GAL. | 1-2' | 5-6' |
| | | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 5 GAL. | 2-3' | 6-8' |
| | | RHUS TRILOBATA | AUTUMN AMBER SUMAC | 5 GAL. | 10-14" | 6-8' |
| | | RHUS TRILOBATA | THREE-LEAF SUMAC | 5 GAL. | 2-6' | 6' |
| | | RIBES ALPINUM | ALPINE CURRANT | 5 GAL. | 3-5' | 3-5' |
| | | RIBES AUREUM | GOLDEN CURRANT | 5 GAL. | 3-6' | 3-6' |
| | | RIBES AUREUM 'GWEN'S BUFFALO' | GWEN'S BUFFALO CURRANT | 5 GAL. | 5-6' | 5-6' |
| | | RIBES CEREUM | WAX CURRANT | 5 GAL. | 2-4' | 2-4' |
| | | RIBES SATIVUM | RED CURRANT | 5 GAL. | | |
| | | RIBES UVA-CRISPA 'COMANCHE' | COMANCHE GOOSEBERRY | 5 GAL. | | |
| | | SALIX IRRORATA | BLUESTEM WILLOW | 5 GAL. | 8-10' | 12-15' |
| | | SAMBUCUS PUBENS | RED FRUITED ELDERBERRY | 5 GAL. | 10-15' | 6-8' |
| | | SPIREA X BUMALDA 'GOLDFLAME' | GOLDFLAME SPIREA | 5 GAL. | 3-4' | 4-5' |
| | | SYMPHORICARPUS ALBUS | WHITE SNOWBERRY | 5 GAL. | 4-5' | 5-7' |
| | | VIBURNUM LENTAGO | NANNYBERRY | 5 GAL. | 12-16' | 8-12' |

| QUANTITY | SYMBOL | BOTANIC NAME | COMMON NAME | SIZE | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|
| EVERGREEN SHRUBS | | | | | | |
| | | PICEA ABIES 'PUMILA' | DWARF NORWAY SPRUCE | 5 GAL. | 3-4' | 3-6' |
| | | PICEA PUNGENS 'GLOBOSA' | DWARF GLOBE SPRUCE | 5 GAL. | 3-5' | 3-6' |
| | | PINUS MUGO | MUGO PINE | 5 GAL. | | |
| | | PINUS MUGO 'MOPS' | MOPS MUGO PINE | 5 GAL. | 2.5-3' | 2.5-3' |
| | | PINUS EDULUS | DWARF PINYON PINE | 5 GAL. | 24-30" | 24-30" |
| ORNAMENTAL GRASSES | | | | | | |
| | | ANDROPOGON GERARDII | BIG BLUESTEM | 1 GAL. | 4-7' | 2-4' |
| | | BOUTELOUA GRACILIS 'BLOND AMBITION' | BLOND AMBITION BLUE GRAMA | 1 GAL. | 20-24" | 20-24" |
| | | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 1 GAL. | 4-5' | 1-2' |
| | | CALAMAGROSTIS BRACHYTRICHA | KOREAN FEATHER REED GRASS | 1 GAL. | 3-4' | 3' |
| | | ERIANTHUS RAVENNAE | HARDY PAMPAS GRASS | 1 GAL. | 7-12' | 4-5' |
| | | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL. | 20-24" | 2-4' |
| | | HESPEROSTIPA NEOMEXICANA | NEW MEXICO FEATHERGRASS | 1 GAL. | 2-3' | 2-3' |
| | | MUHLENBERGIA REVERCHONII | UNDAUNTED MUHLY GRASS | 1 GAL. | 15-18" | 18-24" |
| | | NASSELLA TENUISSIMA | MEXICAN FEATHERGRASS | 1 GAL. | 18-24" | 18-24" |
| | | PENNISETUM ALOPECUROIDES 'HAMELN' | DWARF FOUNTAIN GRASS | 1 GAL. | 2-3' | 2-3' |
| | | SPOROBOLUS HETEROLEPIS | PRAIRIE DROP SEED | 1 GAL. | 1.5-2' | 18-24" |

DETENTION BASIN SEED MIX
(Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

| COMMON NAME | SCIENTIFIC NAME | PLS/AC |
|---|---|---|
| plains coreopsis | coreopsis tinctoria | 0.17 |
| white prairie clover | dalea candida | 0.65 |
| purple prairie clover | dalea purpurea | 0.81 |
| indian blanketflower | gaillardia aristata | 1.85 |
| mexican hat | ratibida columnifera | 0.2 |
| fringed sage | artemesia frigida | 0.47 |
| indian ricegrass | achnatherum hymenoides | 1.13 |
| sideoats grama | bouteloua curtipendula | 1.15 |
| buffalograss | bouteloua dactyloides | 3.27 |
| blue grama | bouteloua gracilis | 0.25 |
| inland saltgrass | distichlis stricta | 0.35 |
| bottlebrush squirreltail | elymus elymoides | 0.95 |
| streambank wheatgrass | elymus lanceolatus ssp. | 1.36 |
| prairie junegrass | koeleria macrantha | 0.08 |
| western wheatgrass | pascopyrum smithii | 1.61 |
| little bluestem | schizachyrium scoparium | 0.7 |

UPLAND SEED MIX
(Drill rate: 13.58 lbs/ac, Broadcast: 27.16 lbs/ac)

| COMMON NAME | SCIENTIFIC NAME | PLS/AC |
|---|---|---|
| plains coreopsis | coreopsis tinctoria | 0.17 |
| purple prairie clover | dalea purpurea | 0.81 |
| indian blanketflower | gaillardia aristata | 1.85 |
| rocky mtn. penstemon | penstemon strictus | 0.35 |
| mexican hat | ratibida columnifera | 0.2 |
| indian ricegrass | achnatherum hymenoides | 1.13 |
| sideoats grama | bouteloua curtipendula | 1.15 |
| buffalograss | bouteloua dactyloides | 3.27 |
| blue grama | bouteloua gracilis | 0.25 |
| bottlebrush squirreltail | elymus elymoides | 0.95 |
| prairie junegrass | koeleria macrantha | 0.08 |
| green needlegrass | nassella viridula | 1.01 |
| switchgrass | panicum virgatum | 0.71 |
| western wheat | pascopyrum smithii | 1.61 |
| sand dropseed | spoobolus cryptandrus | 0.04 |

LANDSCAPE STANDARDS

THE DESIGN INTENT FOR THE GRAINARY 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.

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.

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. SOIL AMENDMENT:
   SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.

   ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
8. SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
9. INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
10. ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED WITHIN WARRANTY PERIOD. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
11. NO TREES OR SHRUBS ARE TO BE PLANTED WITHIN THE HILLSBOROUGH DITCH EASEMENT.
12. ALL PLANTINGS, OTHER THAN SOD/NATIVE GRASSES, MUST PROVIDE MINIMUM CLEARANCE OF THREE (3) AROUND ANY FIRE HYDRANT, WHEN PLANTING IS AT FULL MATURITY.
13. NO PLANTS (TREES/SHRUBS) OVER 24" IN HEIGHT SHALL BE PLANTED WITHIN SIGHT TRIANGLES.
14. NO TREES OR LARGE SHRUBS (OVER 10' MATURE HEIGHT) SHALL BE PLANTED WITHIN 10' (TREES) / 5' (LARGE SHRUBS) OF ANY WATER, STORM OR SANITARY SEWER LINES.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name
LANDSCAPE SCHEDULE AND NOTES

Sheet
LP100

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP101

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

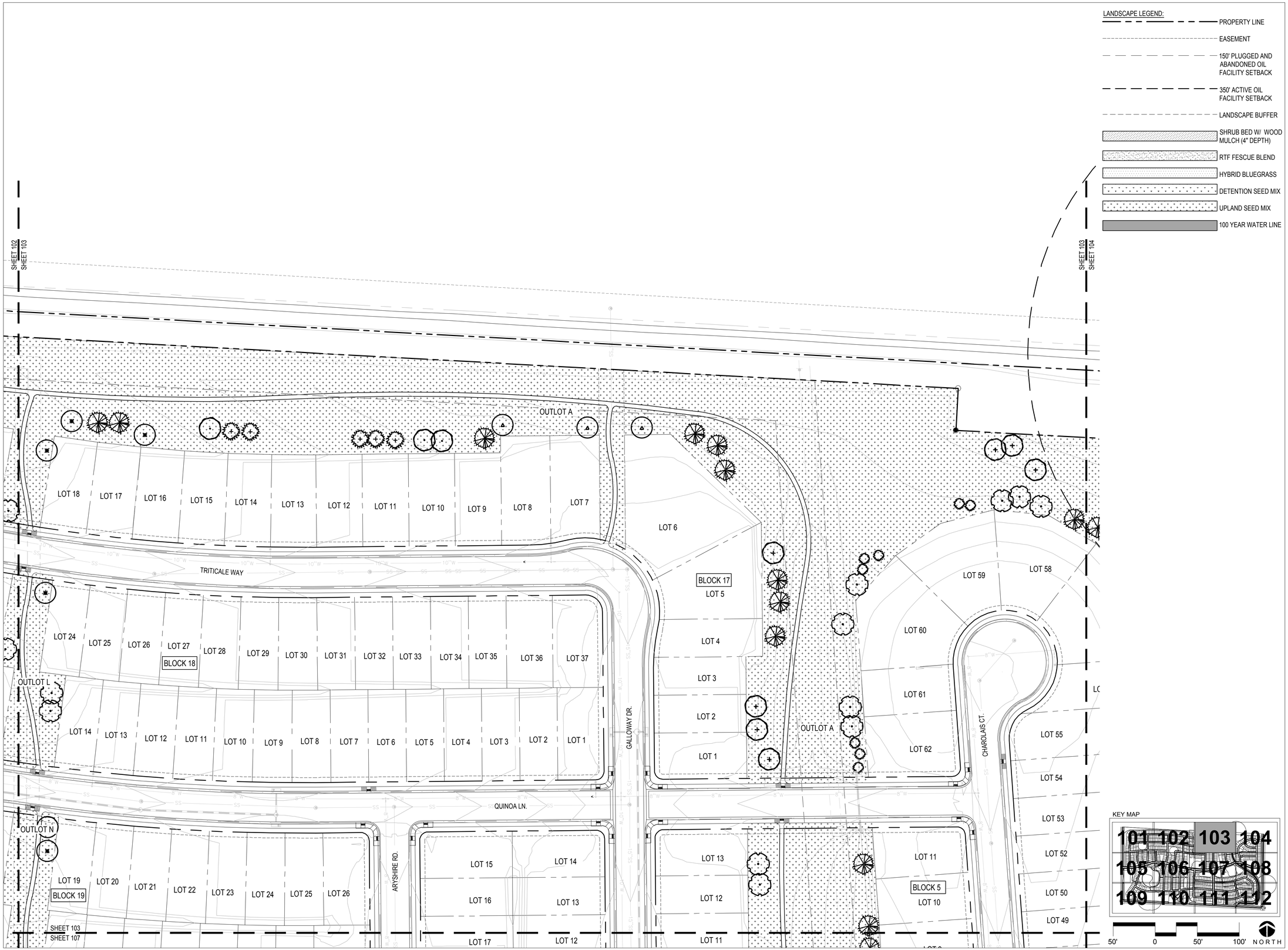
Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP102




# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP103

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP104

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP105

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP106

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

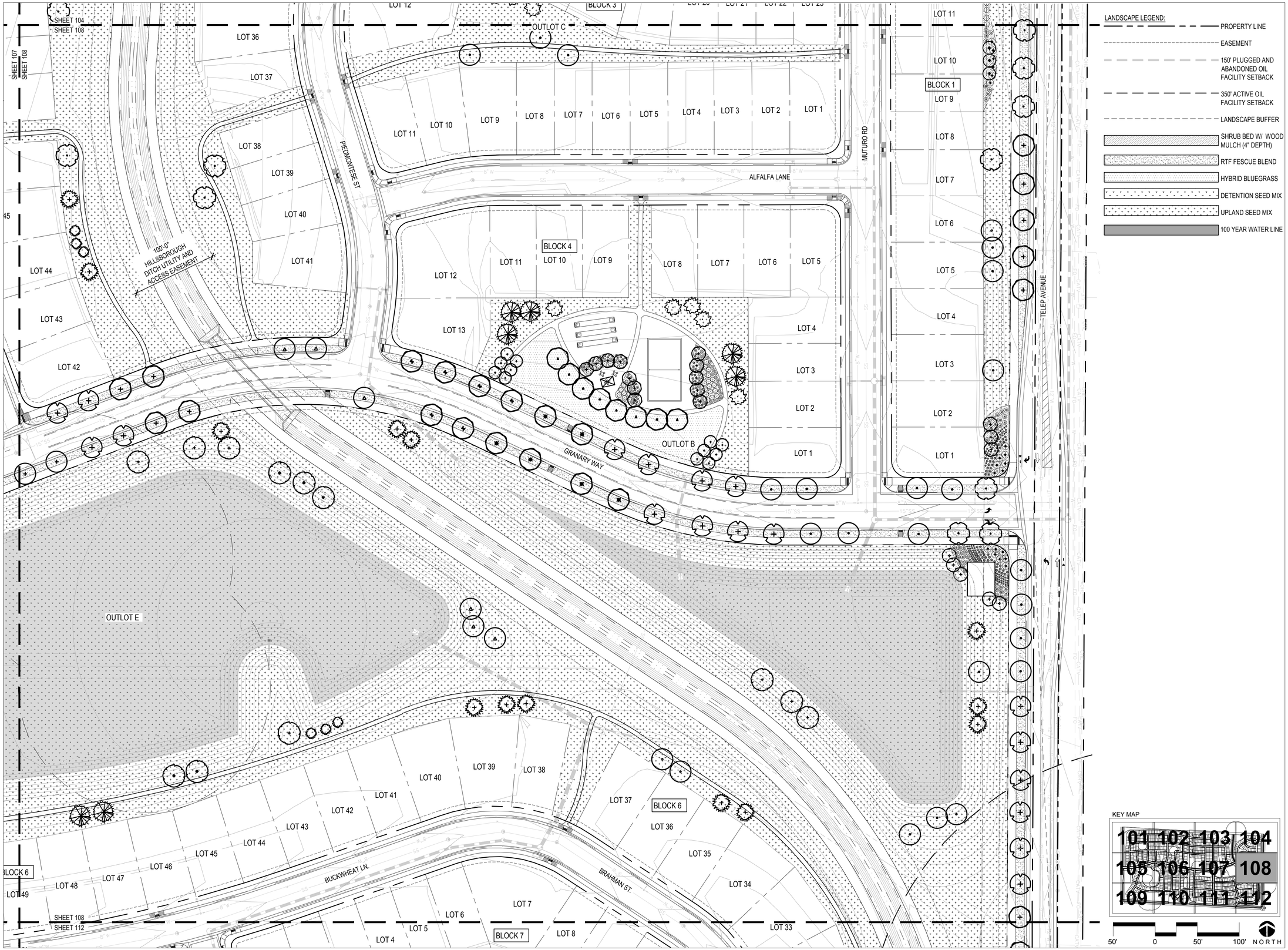
Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP107




# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

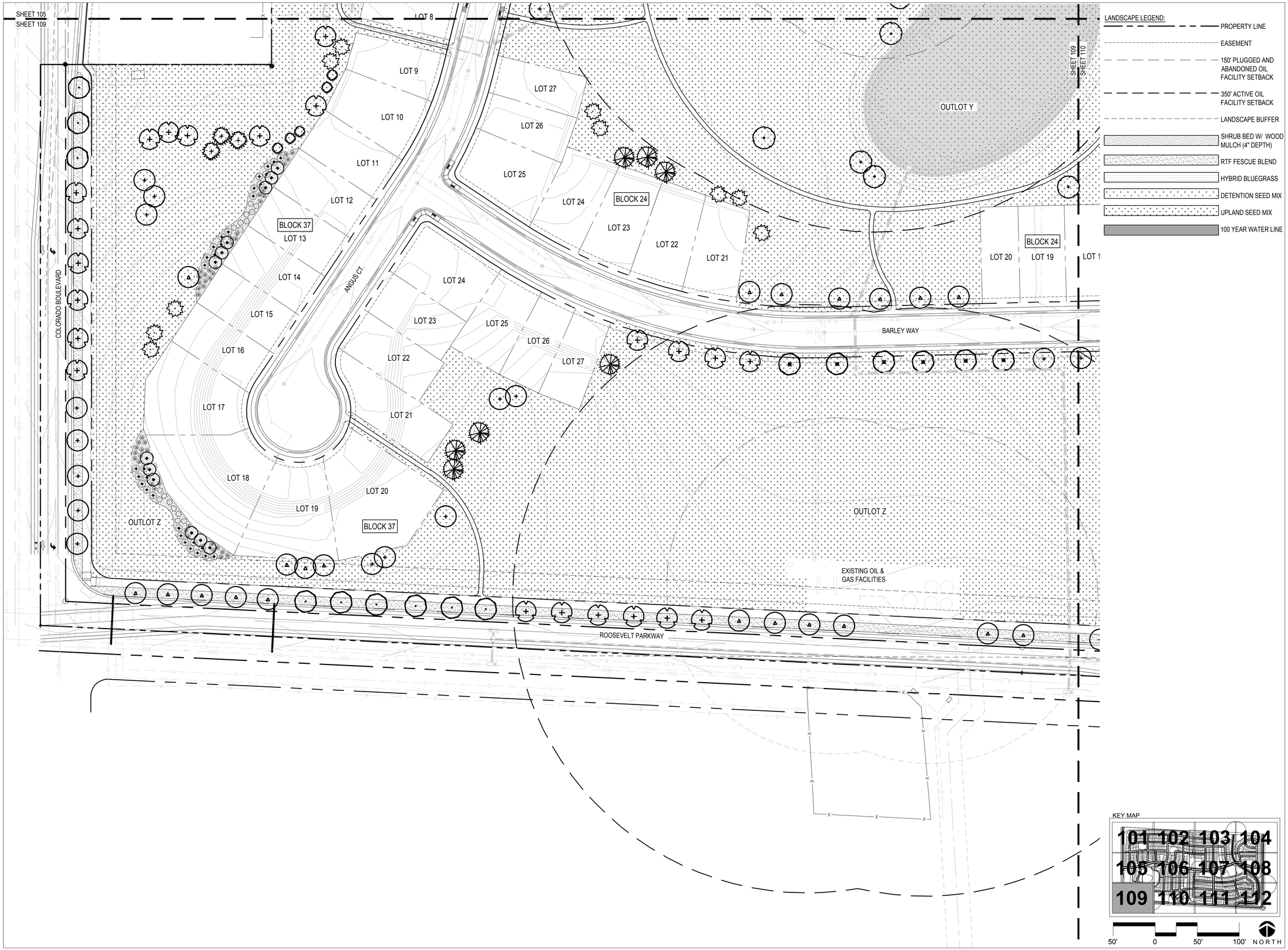
Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP108




# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP109

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE PLAN

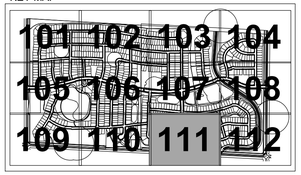
Sheet

LP110

LANDSCAPE LEGEND:

- PROPERTY LINE
- EASEMENT
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- LANDSCAPE BUFFER
- SHRUB BED W/ WOOD MULCH (4" DEPTH)
- RTF FESCUE BLEND
- HYBRID BLUEGRASS
- DETENTION SEED MIX
- UPLAND SEED MIX
- 100 YEAR WATER LINE

KEY MAP




50' 0 50' 100' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

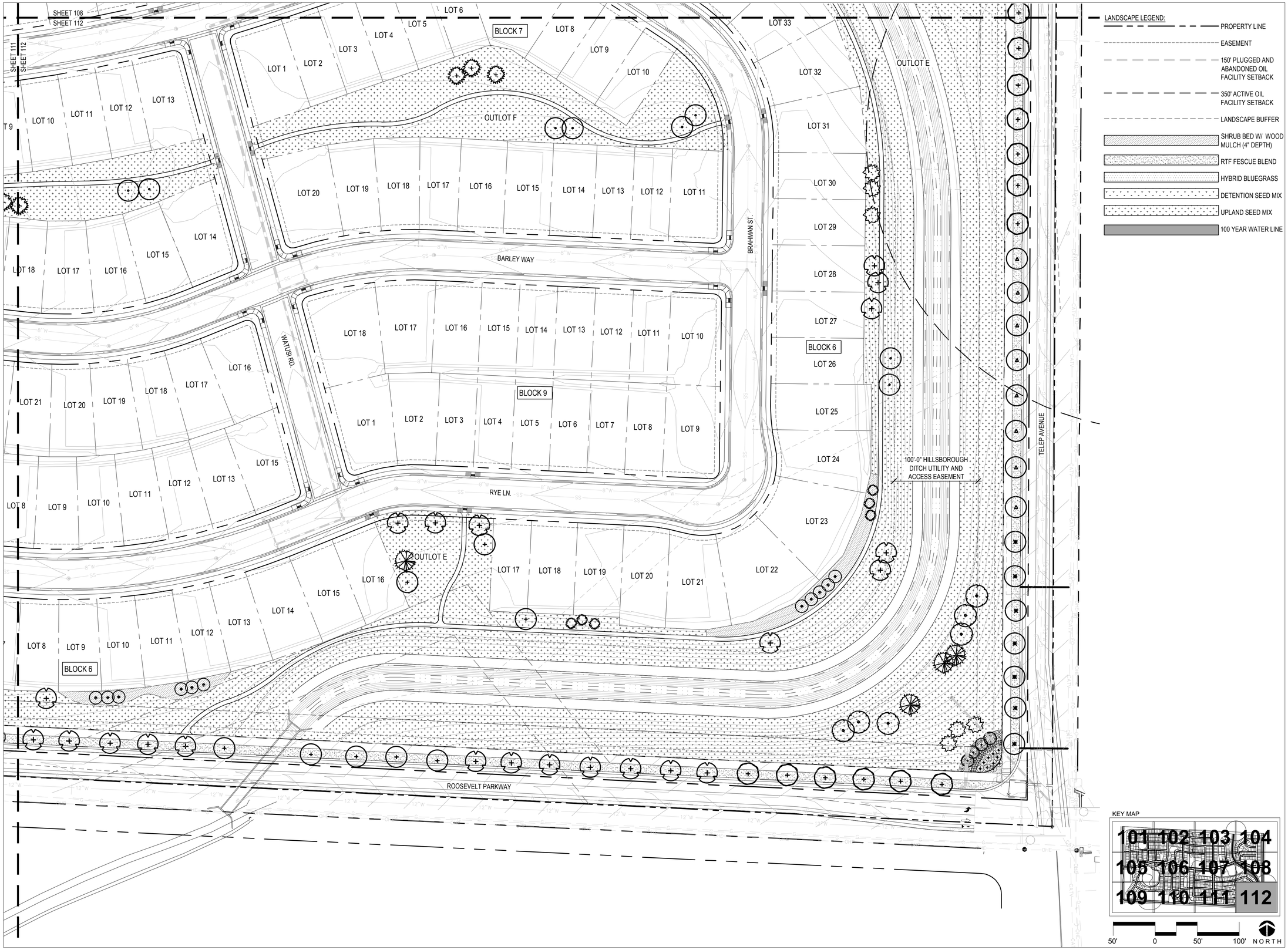
Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP111




# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

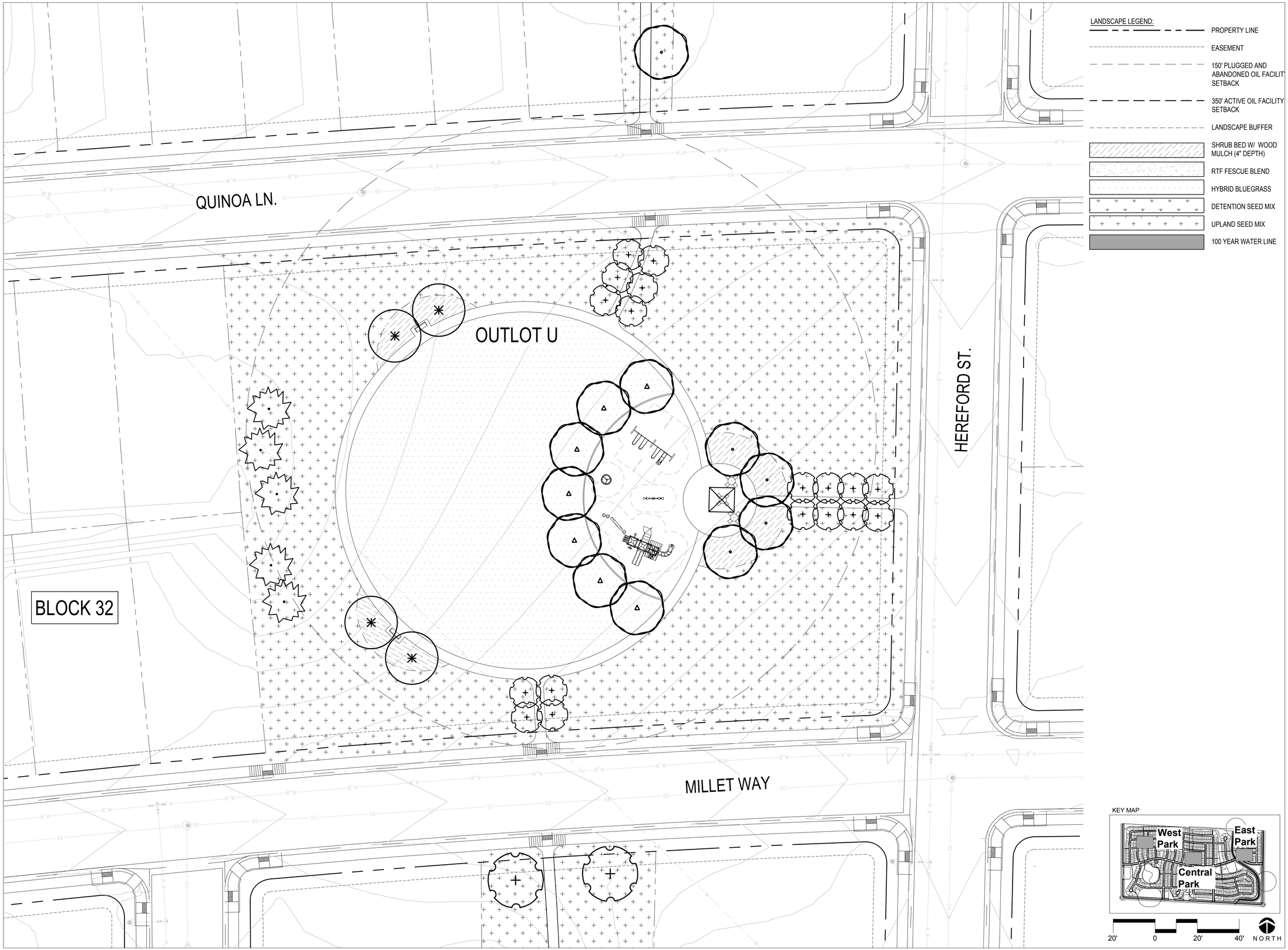
Checked By: CR

Sheet Name

LANDSCAPE PLAN

Sheet

LP112




# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

LANDSCAPE ENLARGEMENT PLAN - WEST PARK

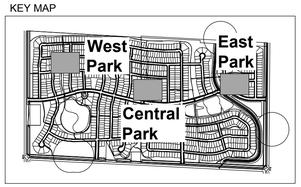
Sheet

LP401

LANDSCAPE LEGEND:

- PROPERTY LINE
- EASEMENT
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- LANDSCAPE BUFFER
- SHRUB BED W/ WOOD MULCH (4" DEPTH)
- RTF FESCUE BLEND
- HYBRID BLUEGRASS
- DETENTION SEED MIX
- UPLAND SEED MIX
- 100 YEAR WATER LINE

KEY MAP




30' 0 30' 60' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

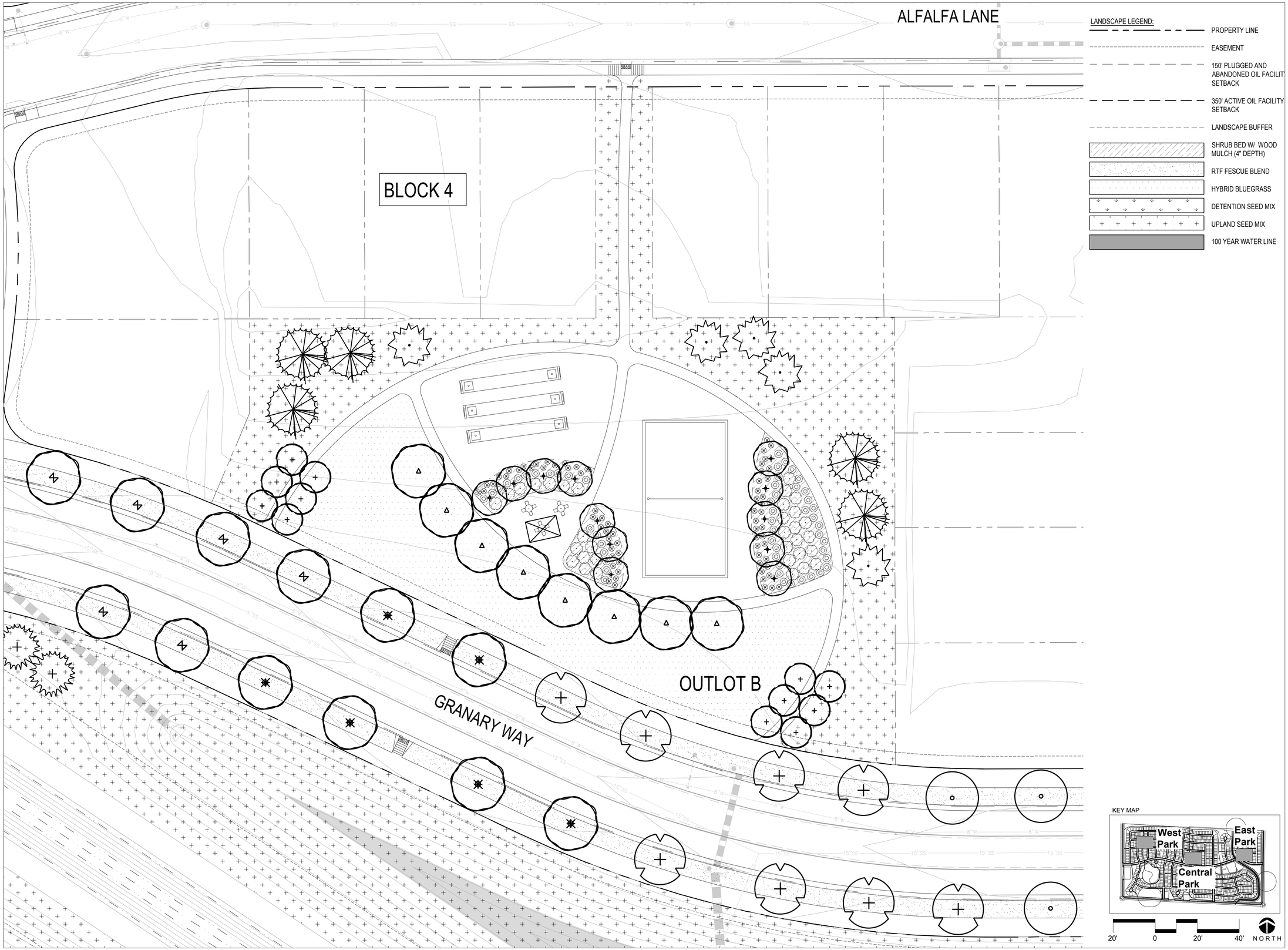
Checked By: CR

Sheet Name

LANDSCAPE ENLARGEMENT PLAN - CENTRAL PARK

Sheet

LP402




# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

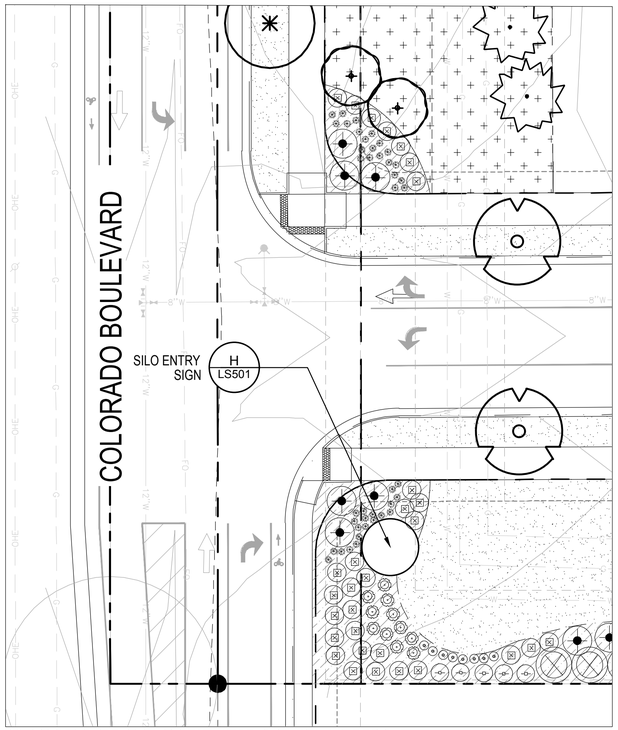
Checked By: CR

Sheet Name

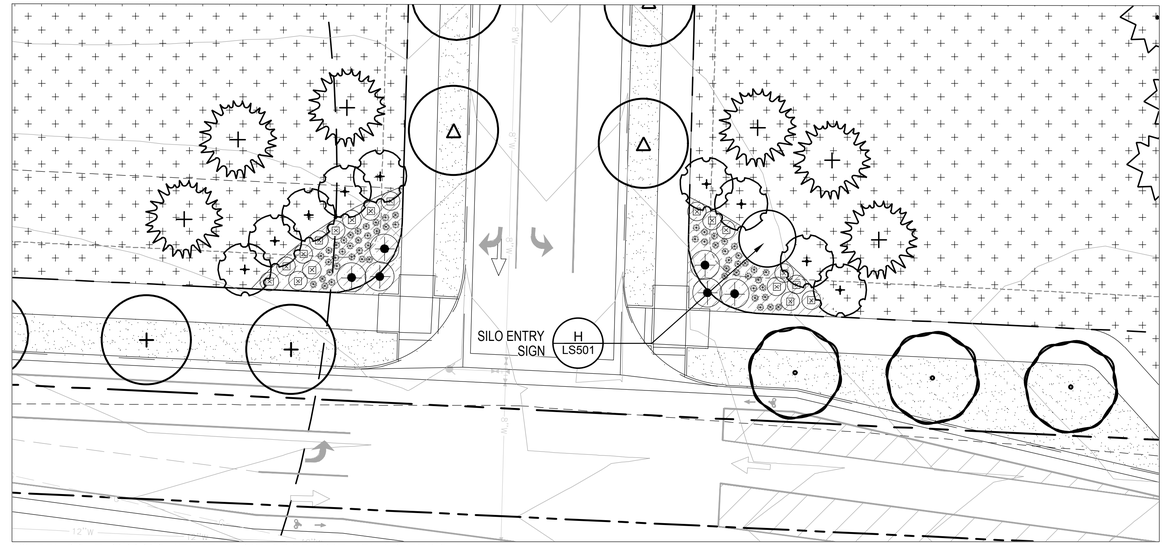
LANDSCAPE ENLARGEMENT PLAN - EAST PARK

Sheet

LP403



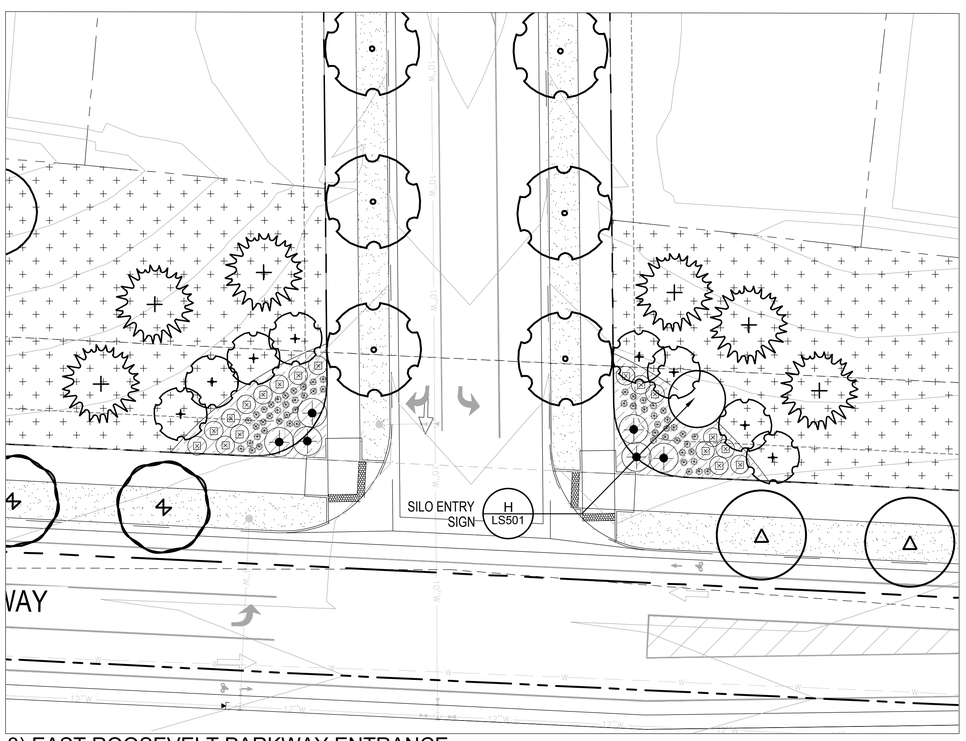

1) COLORADO BOULEVARD ENTRANCE



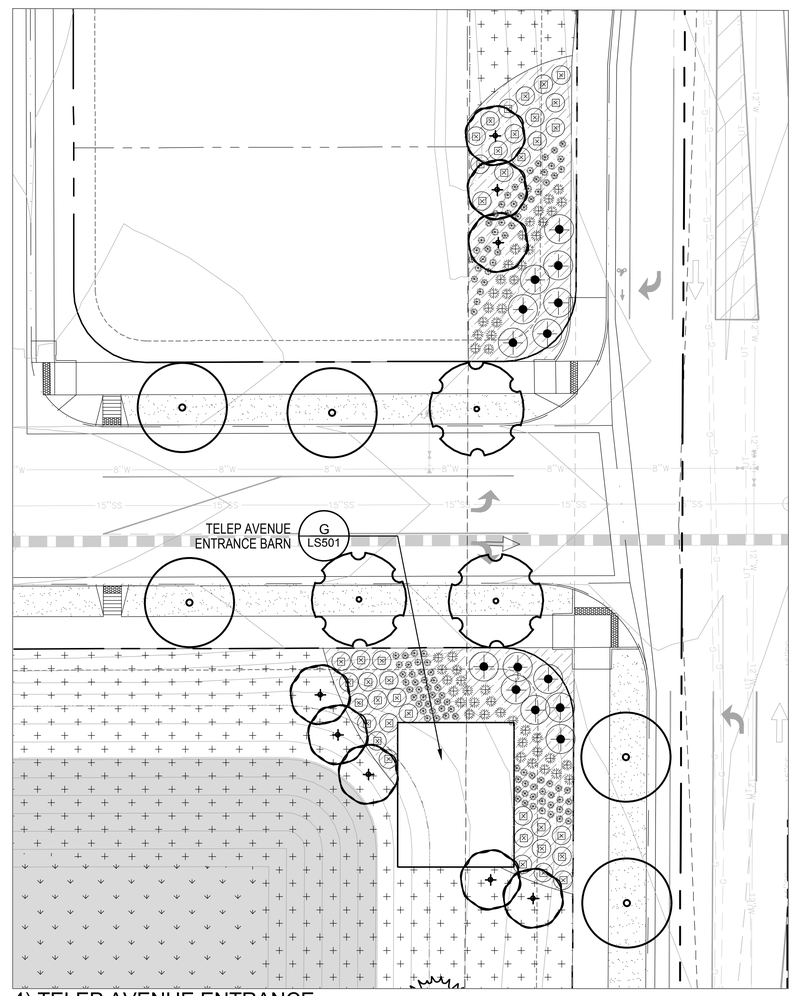

2) WEST ROOSEVELT PARKWAY ENTRANCE

LANDSCAPE LEGEND:

- PROPERTY LINE
- EASEMENT
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- LANDSCAPE BUFFER
- SHRUB BED W/ WOOD MULCH (4" DEPTH)
- RTF FESCUE BLEND
- HYBRID BLUEGRASS
- DETENTION SEED MIX
- UPLAND SEED MIX
- 100 YEAR WATER LINE

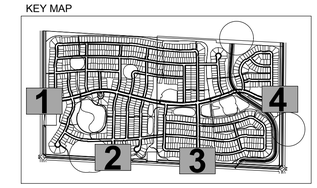



3) EAST ROOSEVELT PARKWAY ENTRANCE




4) TELEP AVENUE ENTRANCE

KEY MAP




20' 0 20' 40' NORTH

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021

Drawn By: SL & DD

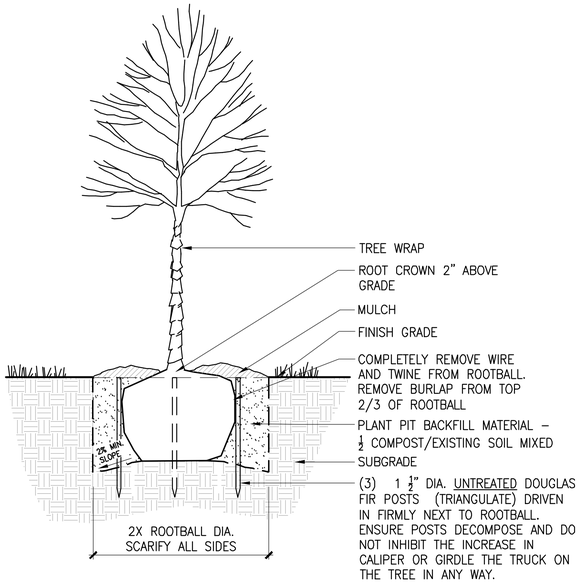
Checked By: CR

Sheet Name

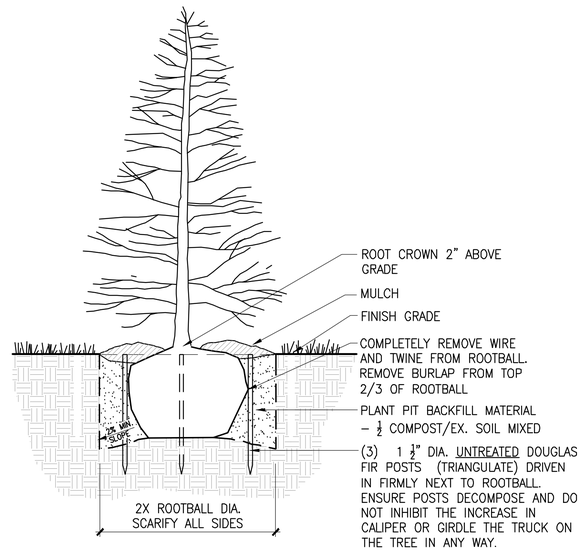
LANDSCAPE ENLARGEMENT PLAN - ENTRANCES

Sheet

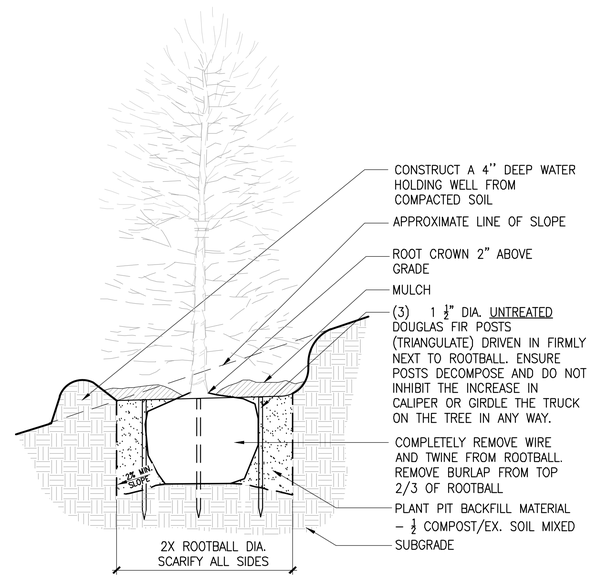
LP404



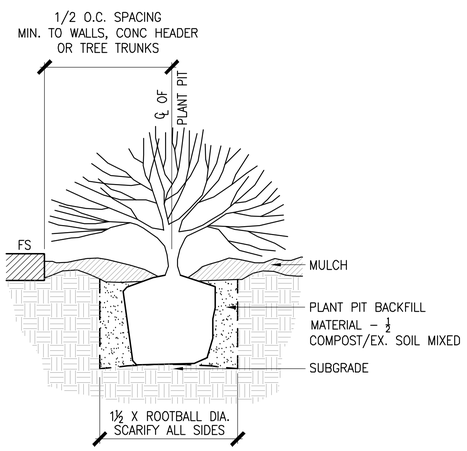

A DECIDUOUS TREE PLANTING
SCALE: NTS
DT-PLNT-TREE-DECI-GRND-STAK



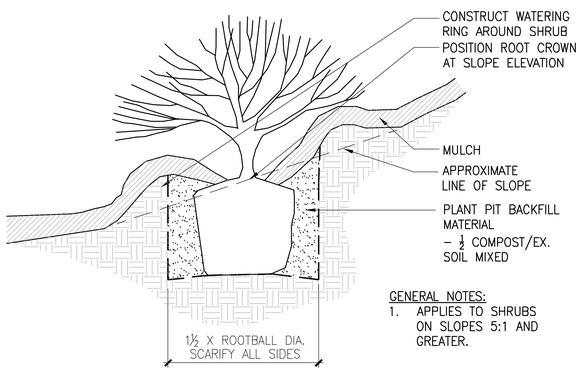

B EVERGREEN TREE PLANTING
SCALE: NTS
DT-PLNT-TREE-EVER-GRND-STAK




C TREE PLANTING ON SLOPE
SCALE: NTS
DT-PLNT-TREE-SLOP

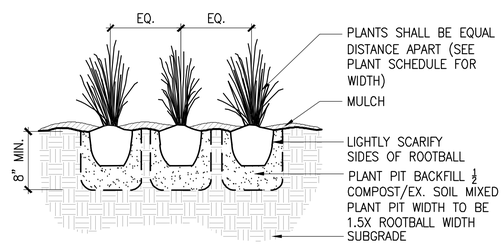



D SHRUB PLANTING
SCALE: NTS

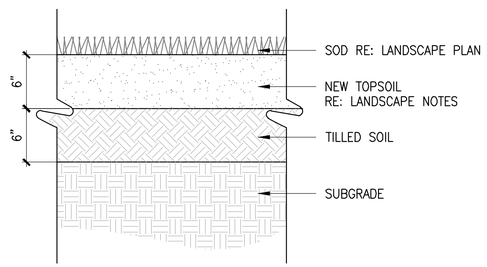



GENERAL NOTES:
1. APPLIES TO SHRUBS ON SLOPES 5:1 AND GREATER.

E SHRUB PLANTING ON SLOPE
SCALE: N.T.S.
DT-PLNT-SHRB-SLOP




F PERENNIAL/GRASS PLANTING
SCALE: NTS




G SOD PLANTING
SCALE: 1 1/2" = 1'-0"

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

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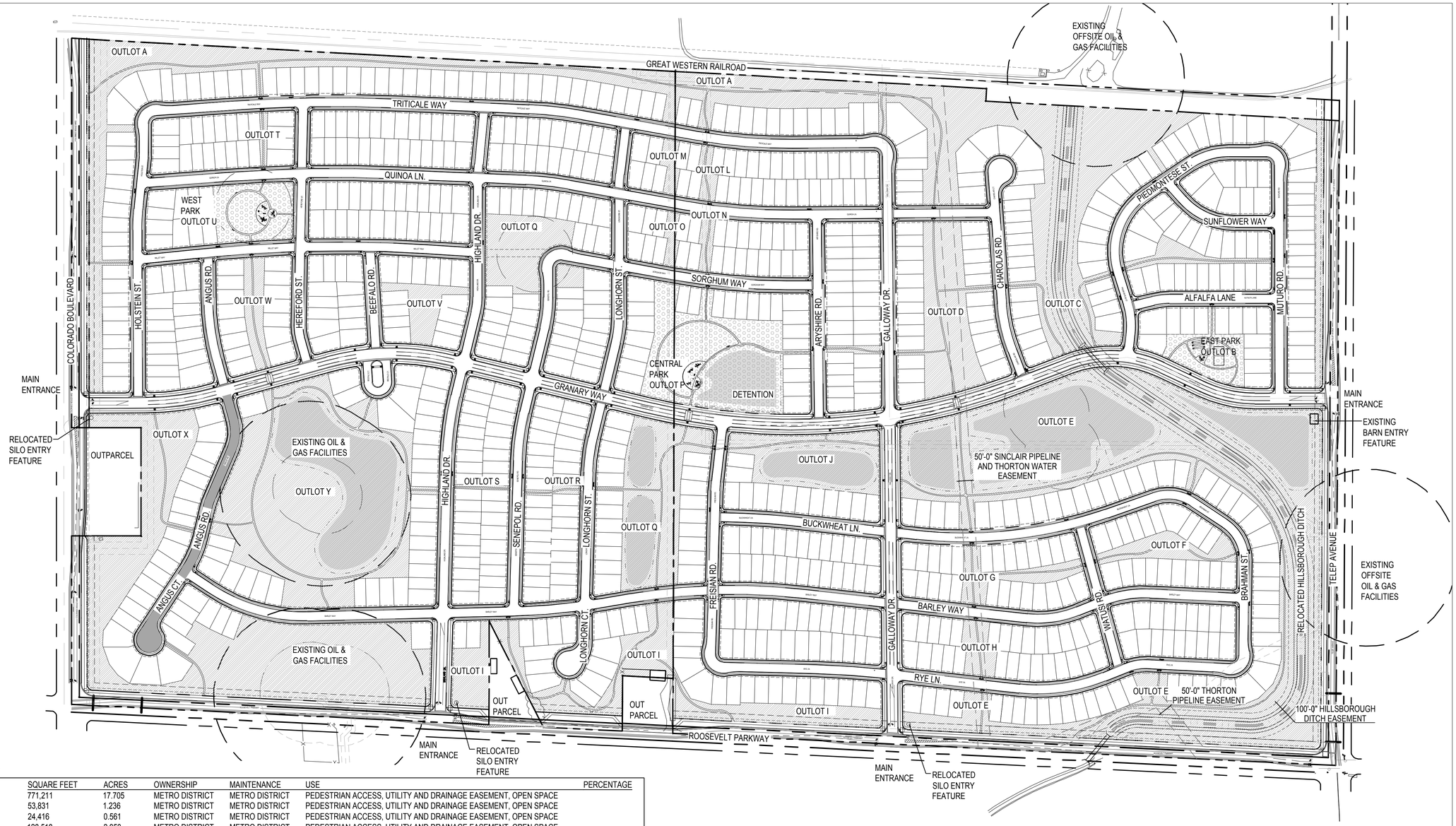
PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
LANDSCAPE DETAILS

Sheet
LP501




OPEN SPACE CHART

| | SQUARE FEET | ACRES | OWNERSHIP | MAINTENANCE | USE | PERCENTAGE |
|---|---|---|---|---|---|---|
| OUTLOT A | 771,211 | 17.705 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT B | 53,831 | 1.236 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT C | 24,416 | 0.561 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT D | 128,518 | 2.950 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT E | 975,816 | 22.402 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT F | 40,243 | 0.924 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT G | 39,841 | 0.915 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT H | 24,687 | 0.567 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT I | 209,027 | 4.799 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT J | 117,708 | 2.702 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT K | 6,430 | 0.148 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT L | 12,455 | 0.286 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT M | 12,656 | 0.288 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT N | 11,136 | 0.256 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT O | 10,280 | 0.236 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT P | 211,395 | 4.853 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT Q | 161,362 | 3.704 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT R | 6,106 | 0.140 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT S | 3,565 | 0.082 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT T | 6,131 | 0.141 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT U | 71,992 | 1.653 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT V | 34,195 | 0.785 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT W | 32,348 | 0.743 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT X | 37,043 | 0.850 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT Y | 530,951 | 12.189 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT Z | 485,025 | 11.135 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT AA | 79,715 | 1.830 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT BB | 9,852 | 0.226 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| OUTLOT CC | 3,865 | 0.089 | METRO DISTRICT | METRO DISTRICT | PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE | |
| TOTAL OUTLOTS | 4,111,709 | 94.392 | | | | 32.02% |
| TOTAL PUD AREA | | 294.763 | | | | |

OIL AND GAS FACILITIES INFORMATION

OUTLOT E
OWNER: PDC ENERGY INC - 69175
NUMBER OF WELLS: 5
NAMES OF WELLS: 7-33 KETO, 7-43 KETO, 7-34 KETO, 7-44 KETO, 3-7J KETO
TYPE OF WELL: DIRECTIONAL, PLUGGED AND ABANDONED
OTHER FACILITIES ON SITE: NONE, ALL LINES REMOVED
STATUS: PLUGGED AND ABANDONED

OUTLOT Q
OWNER: KERR MCGEE OIL & GAS ONSHORE LP - 47120
NUMBER OF WELLS: 1
NAME OF WELL: 1 MAPLEWOOD
TYPE OF WELL: PLUGGED AND ABANDONED
OTHER FACILITIES ON SITE: NONE, ALL LINES REMOVED
STATUS: PLUGGED AND ABANDONED

OUTLOT U
OWNER: KERR MCGEE OIL & GAS ONSHORE LP - 47120
NAME OF WELL: 12-7 HSR-MAPLEWOOD ACRES
TYPE OF WELL: PLUGGED AND ABANDONED
OTHER FACILITIES ON SITE: NONE, ALL LINES REMOVED
STATUS: PLUGGED AND ABANDONED

OUTLOT Y
OWNER: KERR-MCGEE/OXY/ANADARKO
NUMBER OF WELLS: 5
WELL NAMES: 13-7 MAPLEWOOD (SHUT IN), 22-7 MAPLEWOOD (PRODUCING), 35-7 MAPLEWOOD (PRODUCING), 23-7 MAPLEWOOD (PRODUCING), 14-7 MAPLEWOOD (PRODUCING)
TYPE OF WELL: DIRECTIONAL
OTHER FACILITIES ON SITE: NONE
OWNER: SHUT IN (1) AND PRODUCING (4)

OUTLOT Z
OWNER: KERR-MCGEE/OXY/ANADARKO
NUMBER OF WELLS: 0
TYPE OF WELL: N/A
OTHER FACILITIES ON SITE: TANK BATTERY FACILITY
STATUS: ACTIVE

OPEN SPACE LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- OPEN SPACE
- OPEN SPACE - PARK

# THE GRANARY
## Johnstown, Colorado

HARTFORD HOMES

russell + mills

NOT FOR CONSTRUCTION

| REV. | COMMENT | DATE |
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PRELIMINARY DEVELOPMENT PLAN

Date: 04.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
OPEN SPACE PLAN

Sheet
OS100

# GRANARY OUTLINE DEVELOPMENT PLAN

## Johnstown, Colorado

## Owner/Applicant

**Hartford Acquisitions**
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

## Planner

**Russell + Mills Studios**
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

## Civil Engineer

**Galloway**
5265 Ronald Reagan Blvd.
Suite 210
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**
**ODP 3 - DEVELOPMENT STANDARDS**
**ODP 4 - FENCING DETAILS**
**ODP 5 - ILLUSTRATIVE MASTER PLAN**
**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.
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 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.

### 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

1. 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.
2. 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

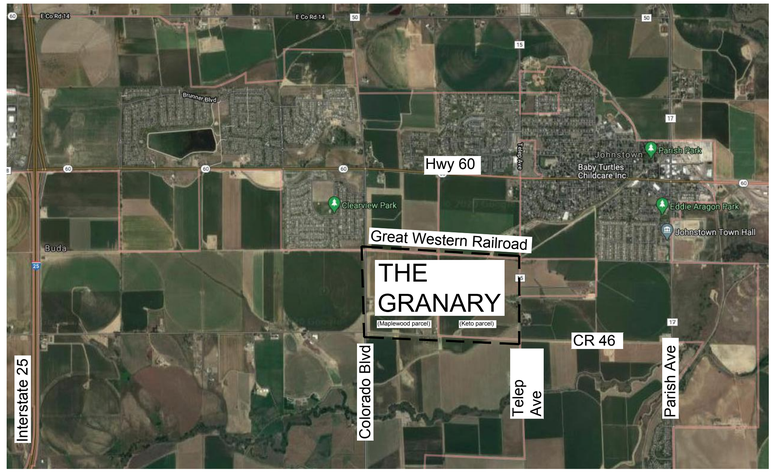
- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural gas: Xcel Energy
- Schools: Weld County School District re 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire 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 _____DAY OF _____, _____.

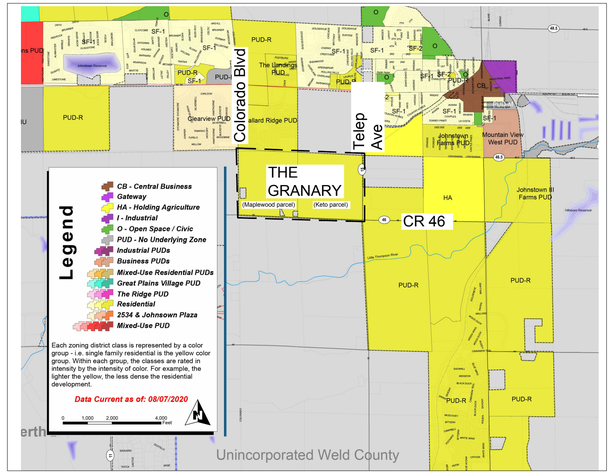
TOWN COUNCIL
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, _____.

BY: _____ ATTEST: _____
TOWN MAYOR TOWN CLERK




Vicinity Map

NORTH




Zoning Map: Existing Zone District PUD-R

NORTH

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
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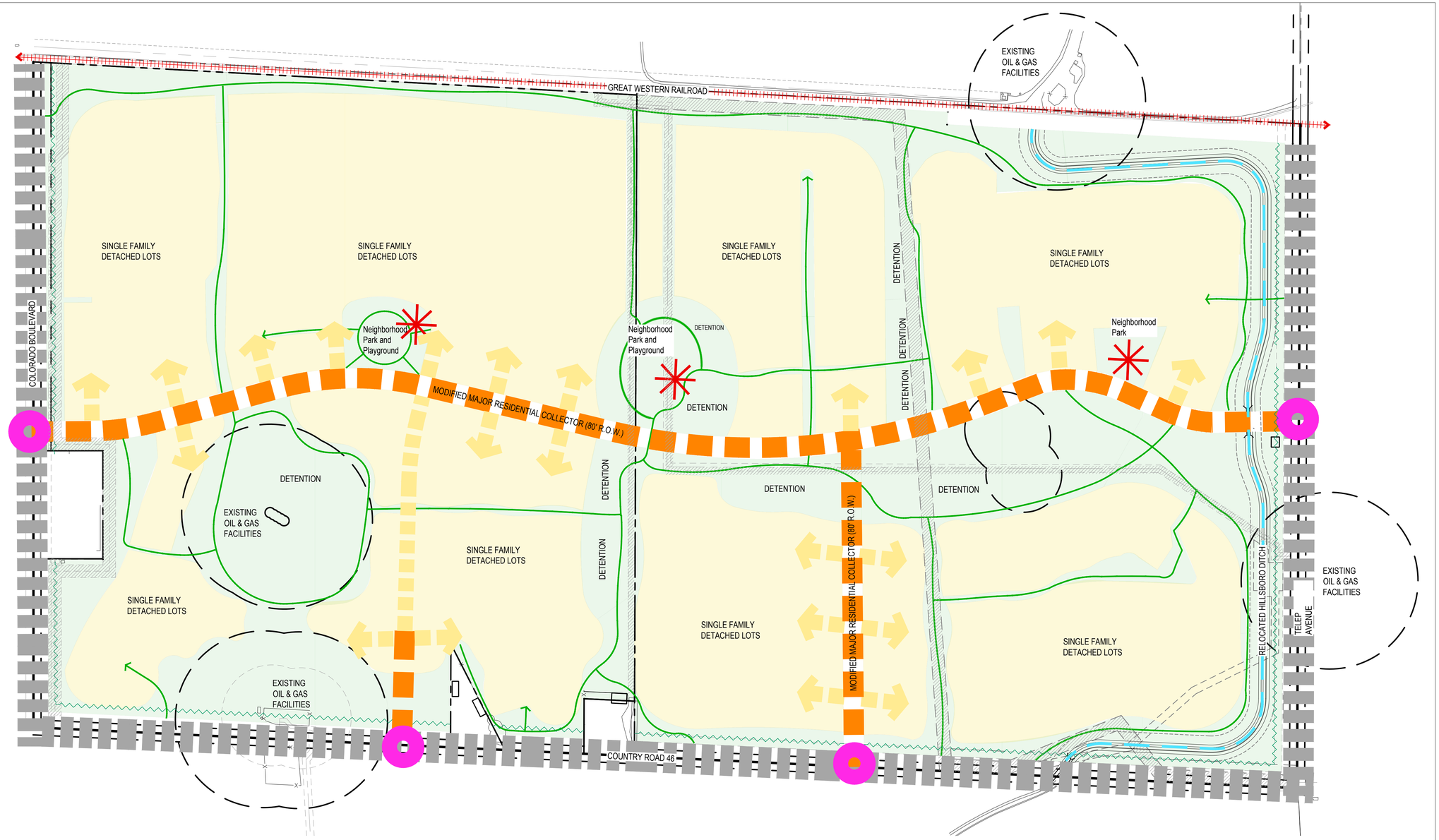
OUTLINE DEVELOPMENT PLAN

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

Sheet Name
COVER SHEET

Sheet
ODP 1




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

200' 0 200' 400' NORTH

# GRANARY

## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

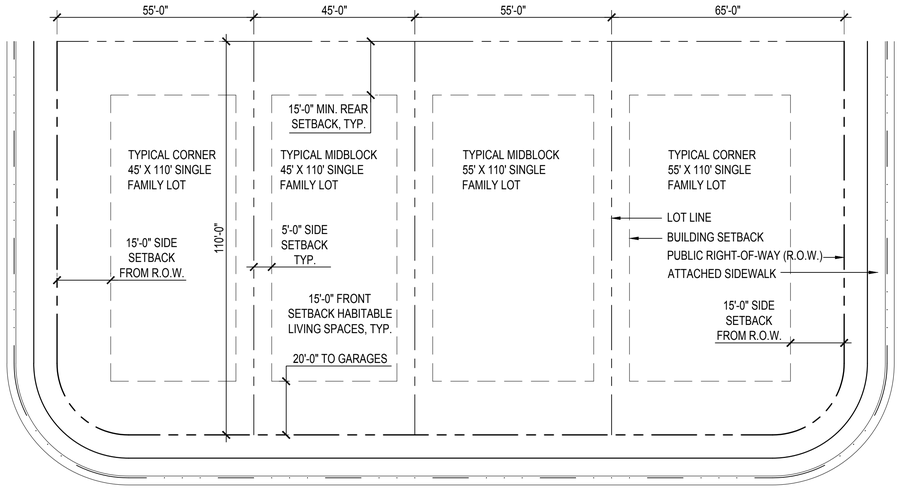
Checked By: CR

Sheet Name

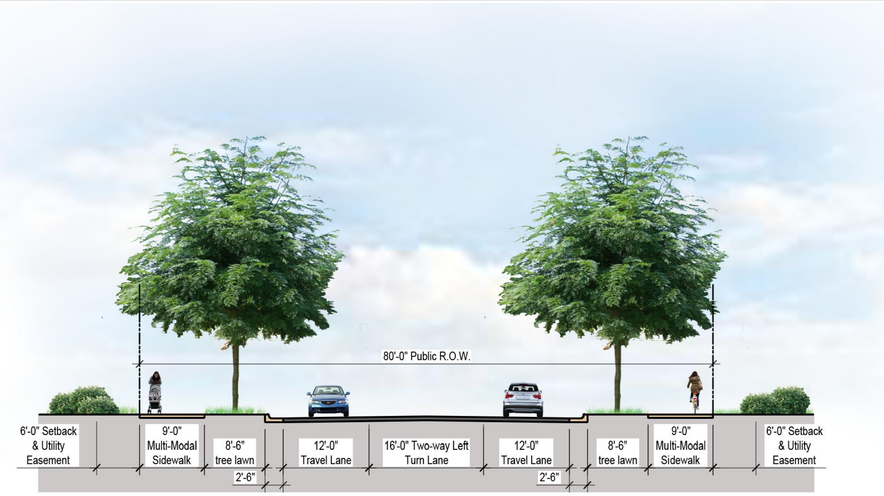
Land Use and Circulation Plan

Sheet

ODP 2

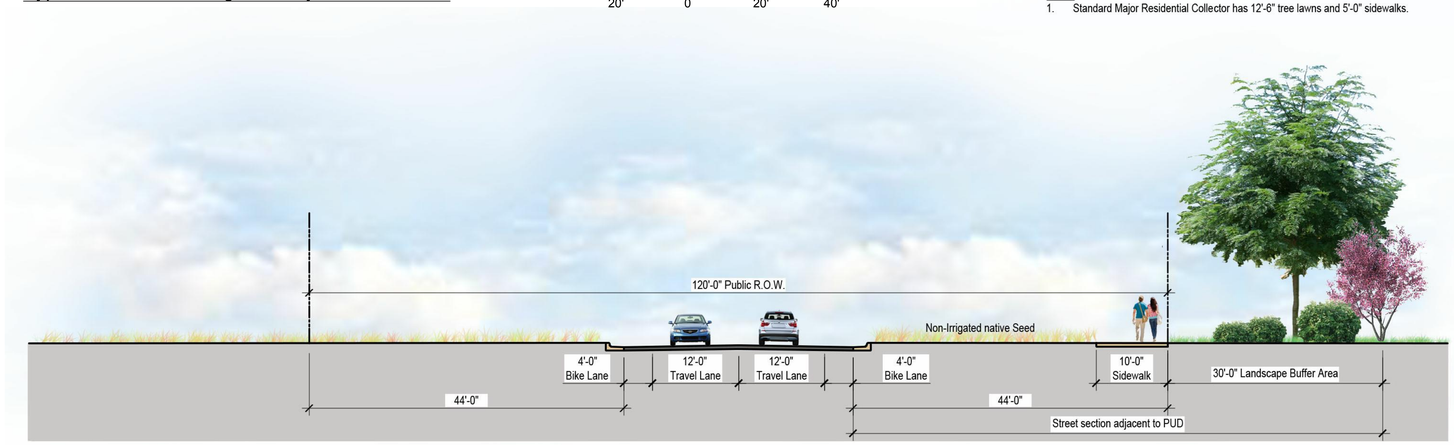



## Typical Front Load Single-Family Detached Lots




## Modified Major Residential Collector

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




## Major Arterial - Initial Phase

Notes:
1. Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
2. On-street bike lanes.
3. Utilities should be located under the road or sidewalk, where possible.
4. Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

**BUILDING DESIGN STANDARDS**

1. 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.
2. 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 home.
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 porch.
   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.

**IRRIGATION**

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

**SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area / 20' to Garage |
| Side Yard | 5' to interior lot line / 15' to R.O.W. |
| Rear Yard | 15' |

**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'

**MAXIMUM BUILDING HEIGHT**

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

**PORCHES**

Minimum porch depth to be 6'
Minimum porch area to be 48 SF

**FENCING**

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.

**SIGNAGE**

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.

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

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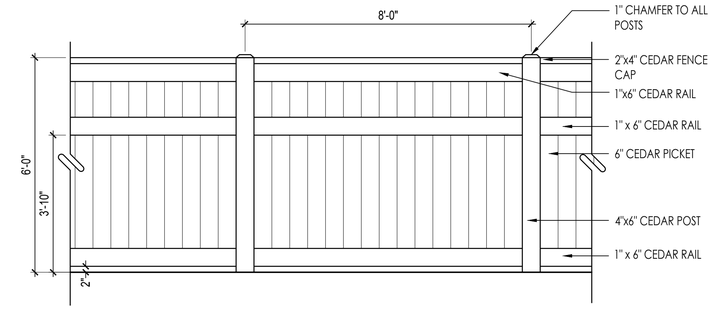
OUTLINE DEVELOPMENT PLAN

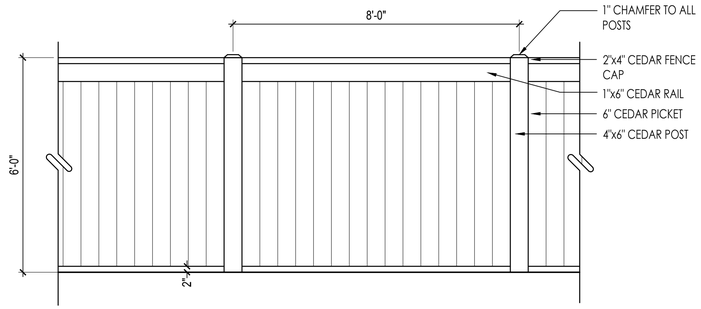
Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
Development Standards

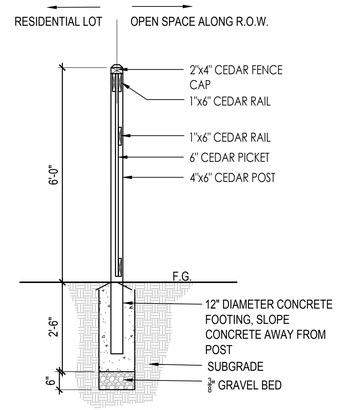
Sheet
ODP 3




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




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



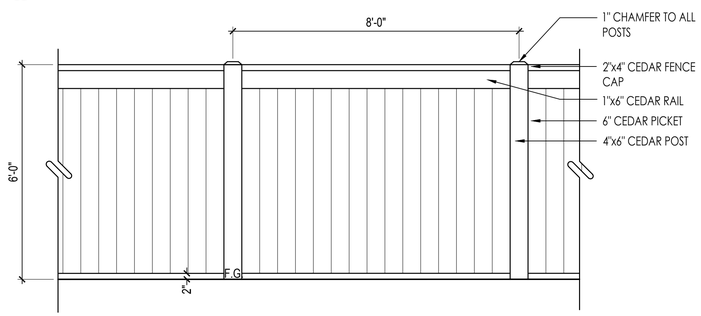

FENCE SECTION

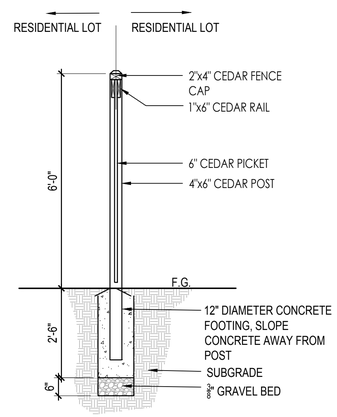
NOTES:
1. FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. STRUCTURAL ENGINEER TO APPROVE ALL COLUMN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

## A FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 1



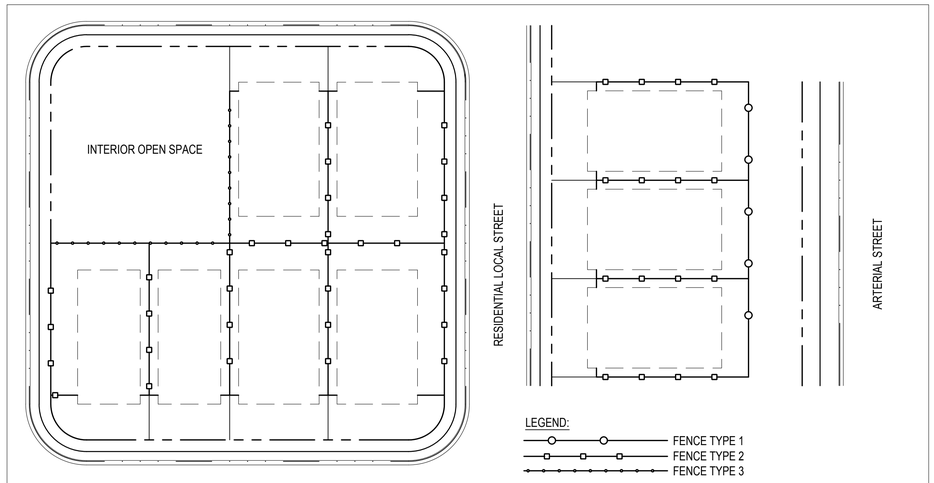

FENCE SECTION

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

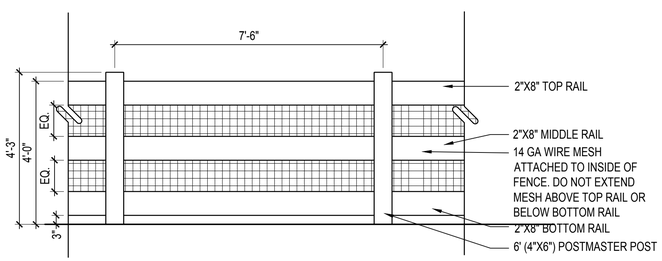
## B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

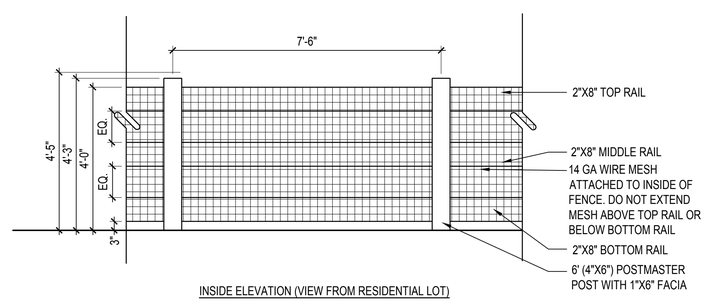
DT-FENC-TYPE 2



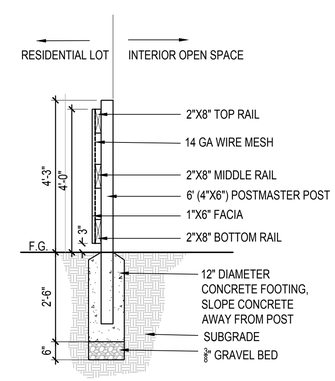

Fence Type Location Diagram




OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)




FENCE SECTION

NOTES:
1. FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
2. 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

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN

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

Sheet Name
Fencing Details

Sheet
ODP 4

## Legend

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

# GRANARY

Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name
ILLUSTRATIVE MASTER PLAN

Sheet
ODP 5

WEST PARK

0 30 60 120′

EAST PARK

0 20 40 80′

GRANARY

Johnstown, Colorado

HARTFORD HOMES

russell+mills

| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

CONCEPTUAL PARK ENLARGEMENT PLANS

Sheet

ODP 6

CENTRAL PARK

0 30 60 120'

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN

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

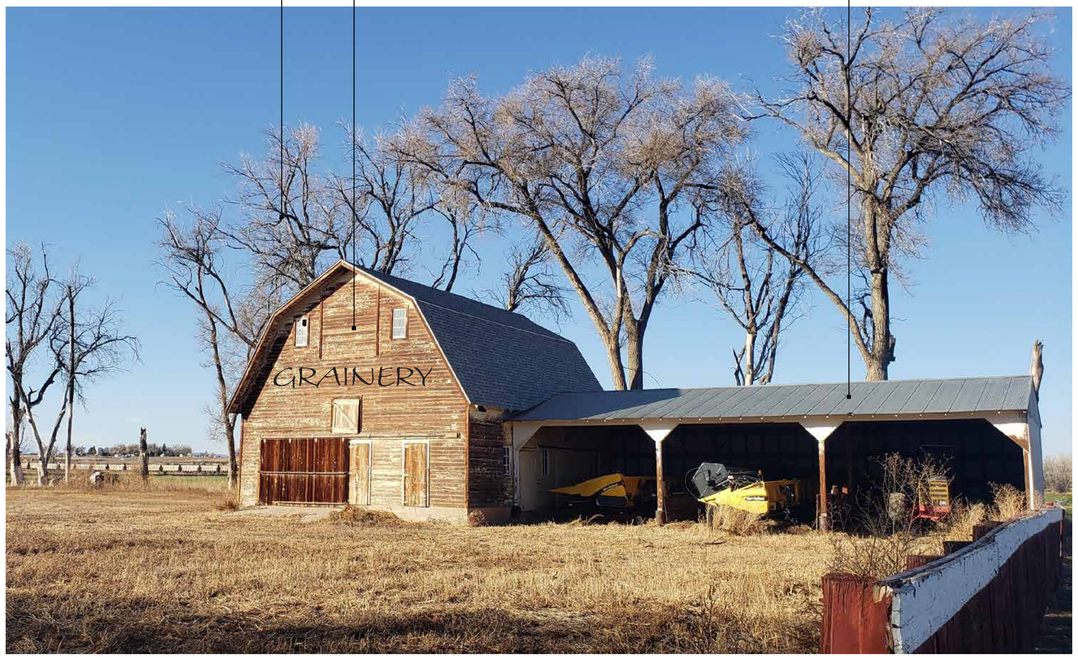
Sheet Name
CONCEPTUAL PARK ENLARGEMENT PLAN

Sheet
ODP 7

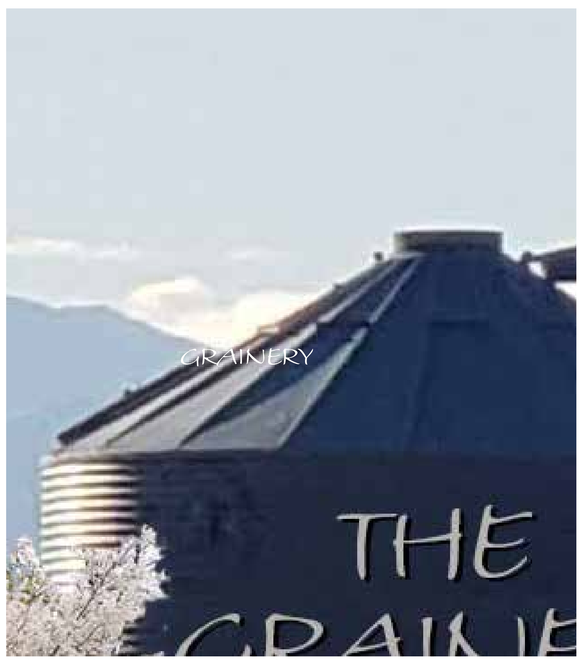
Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

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 Telep Avenue




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

**Telap Avenue Entry Feature**

0 20 40 80'

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

| 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