



AMENITIES AND AMENITY DECKS
CREATE A LINK BETWEEN BUILDINGS

COVERED DROP-OFF AT MAIN
BUILDING ENTRY



FEASIBILITY STUDY

SK001



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PROJECT TEAM

Owners / Developers: Royal Oak Development – Steve Wilkie

ARCHITECTURE	StudioQUAD Inc	Mark Raeburn
PLANNING	Plan West Inc.	David Brehm
CIVIL ENGINEERING	JVA Consulting Engineers	Kevin Vecchiarelli Cooper Karsh
SURVEY and PLAT	Tim Shenk Land Surveying, Inc	Tim Shenk

SITE LOCATION



SITE: +/- 30.9 ACRES

SK005

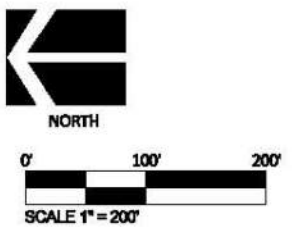
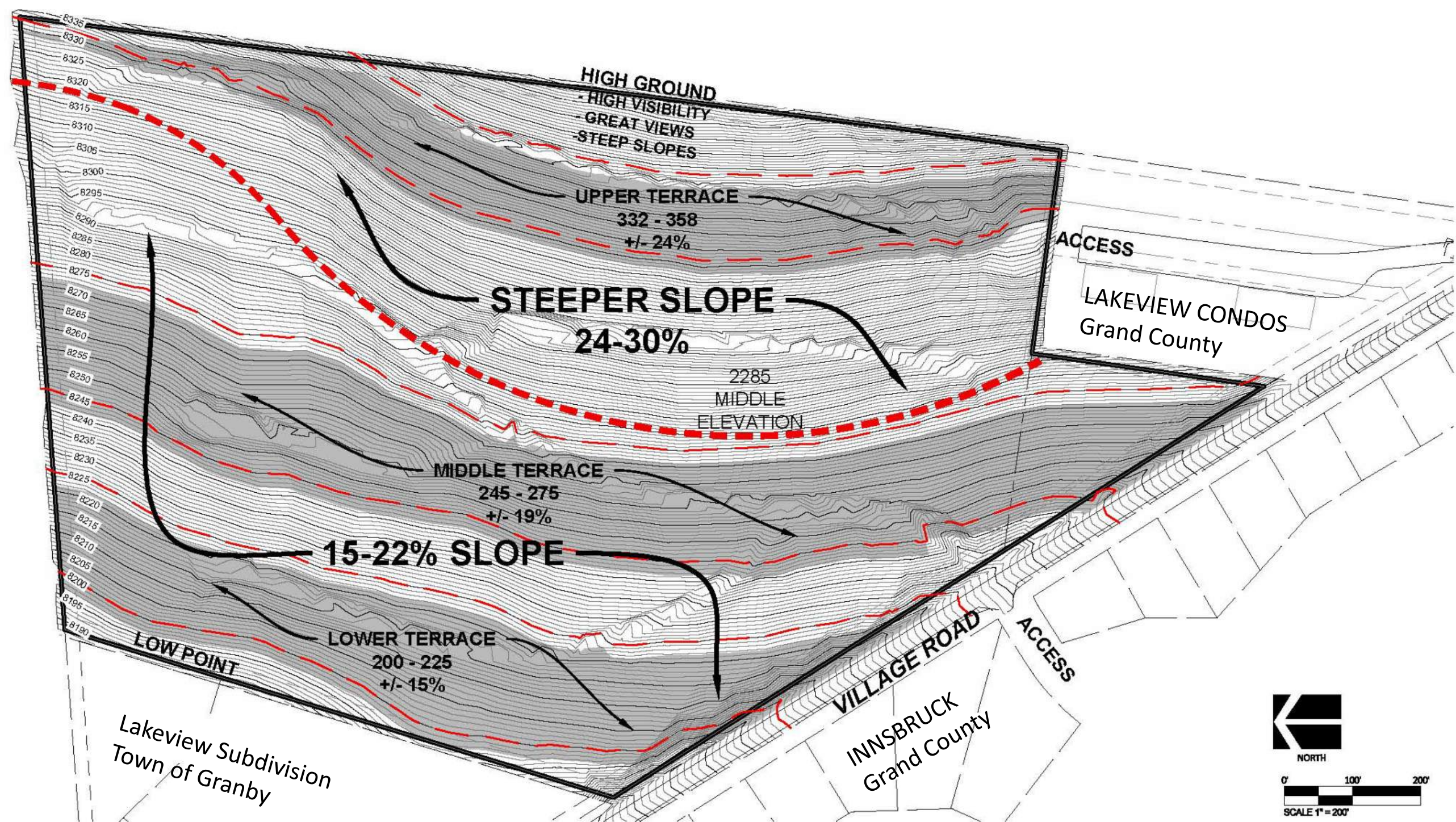


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SITE CONDITIONS



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LAND USE TABULATION: 184 UNITS

- **88 TOWNHOMES**

- 22, 4-Plex Clusters**

- For sale, Fee Simple
 - 3-bedroom, 2.5 bath
 - +/- 2,000 to 2,200 sf
 - Decks and balconies
 - +/- 600 sf storage
 - Parking:
 - 2 car garage, 2 apron parking

- **SITE AMENITIES**

- In Planning/Design Stage***

- Trails, Playground/tot lot
 - Picnic Area w/ fire pit
 - Gym, sauna, hot tub
 - Lounge / Party room & common area facilities located in central condo building

- **96 CONDOMINIUM FLATS**

- 4 – 24 Unit MF Buildings**

- For sale - condominiums
 - 2-bedroom units
 - +/- 800 sf to 1,400 sf
 - 3 stories of residential over ground level garage
 - Parking:
 - 1 space per unit in ground level garage
 - 1 space per unit surface parking lot
 - Guest parking, 1/5 units, per code, in surface parking lot

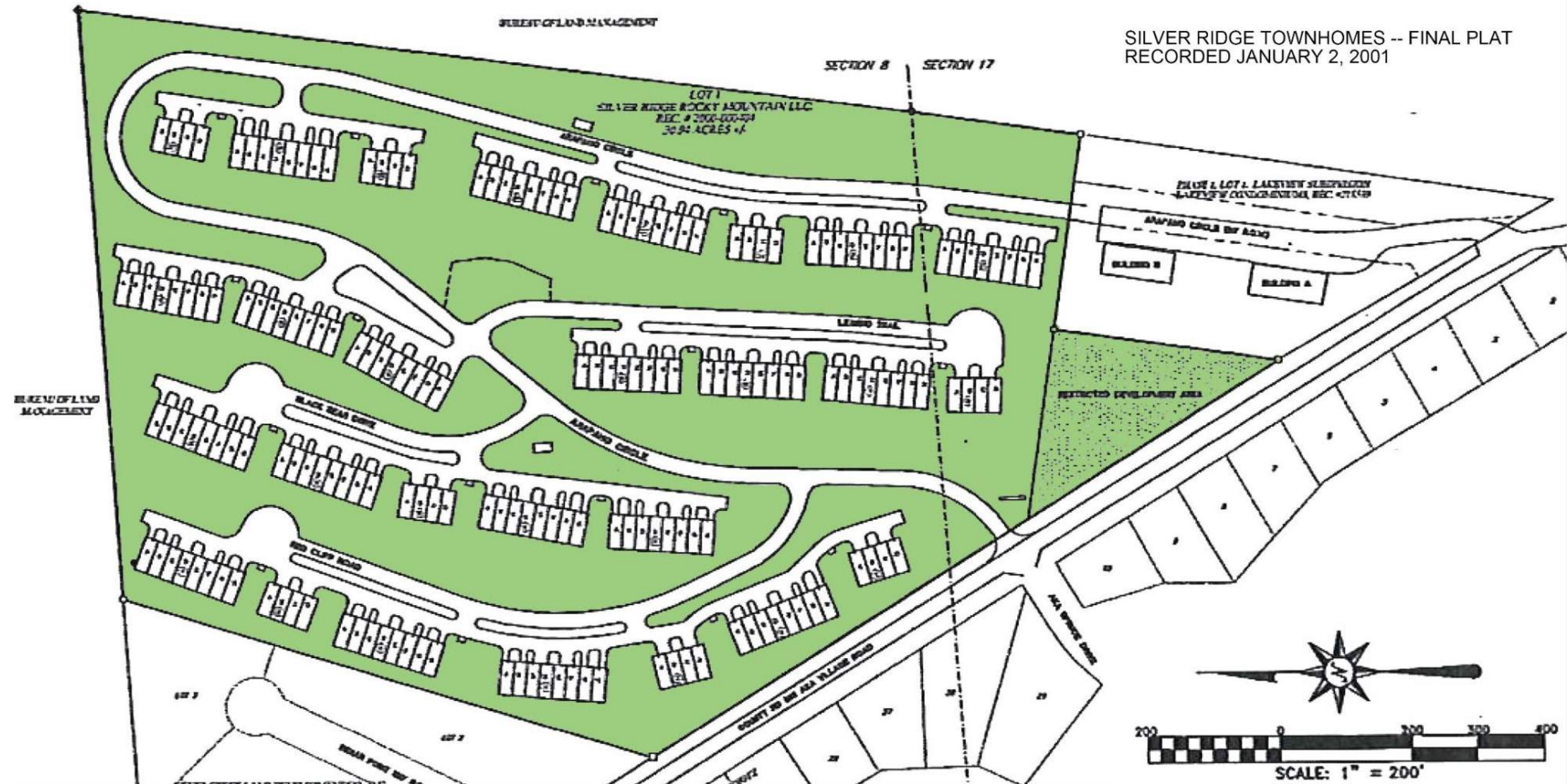
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Open Space Area
±17 AC (55%)

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CONCEPTUAL SITE PLAN



LAND USE TABULATION

184 Residential Units

- 88 Townhomes
22, 4-plex clusters
- 96 Condominium Flats

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CONCEPTUAL ARCHITECTURE

Townhomes:



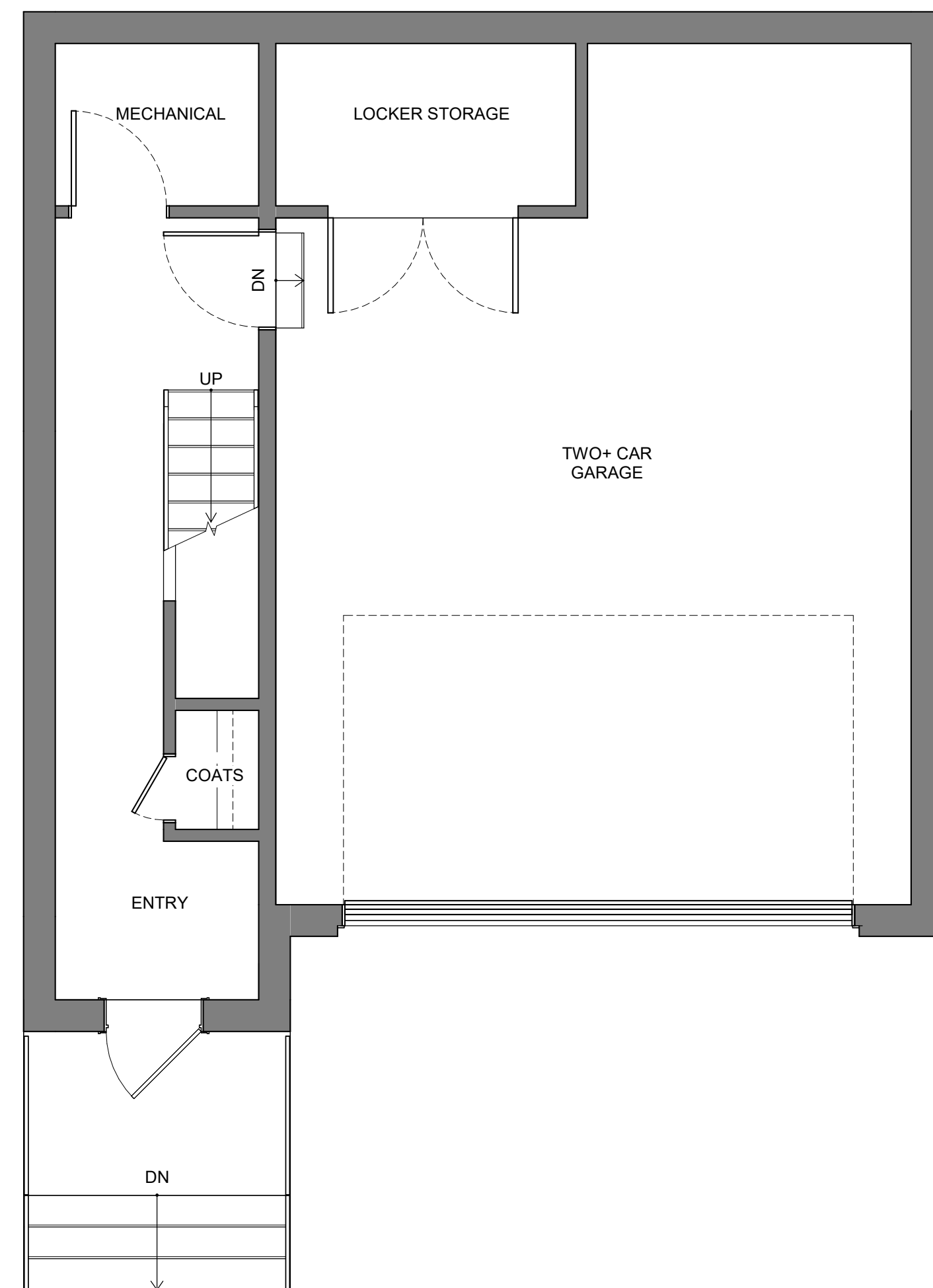
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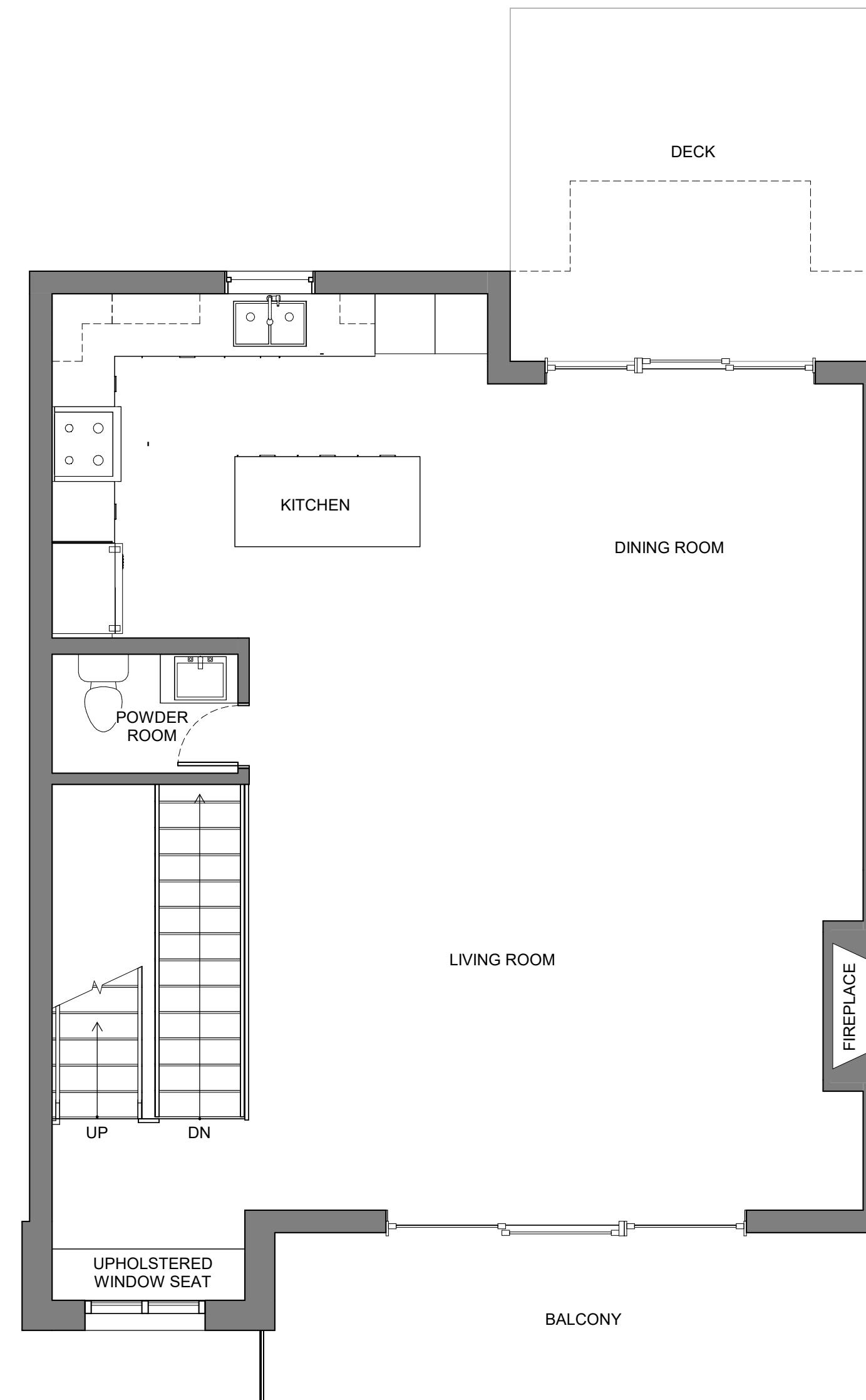
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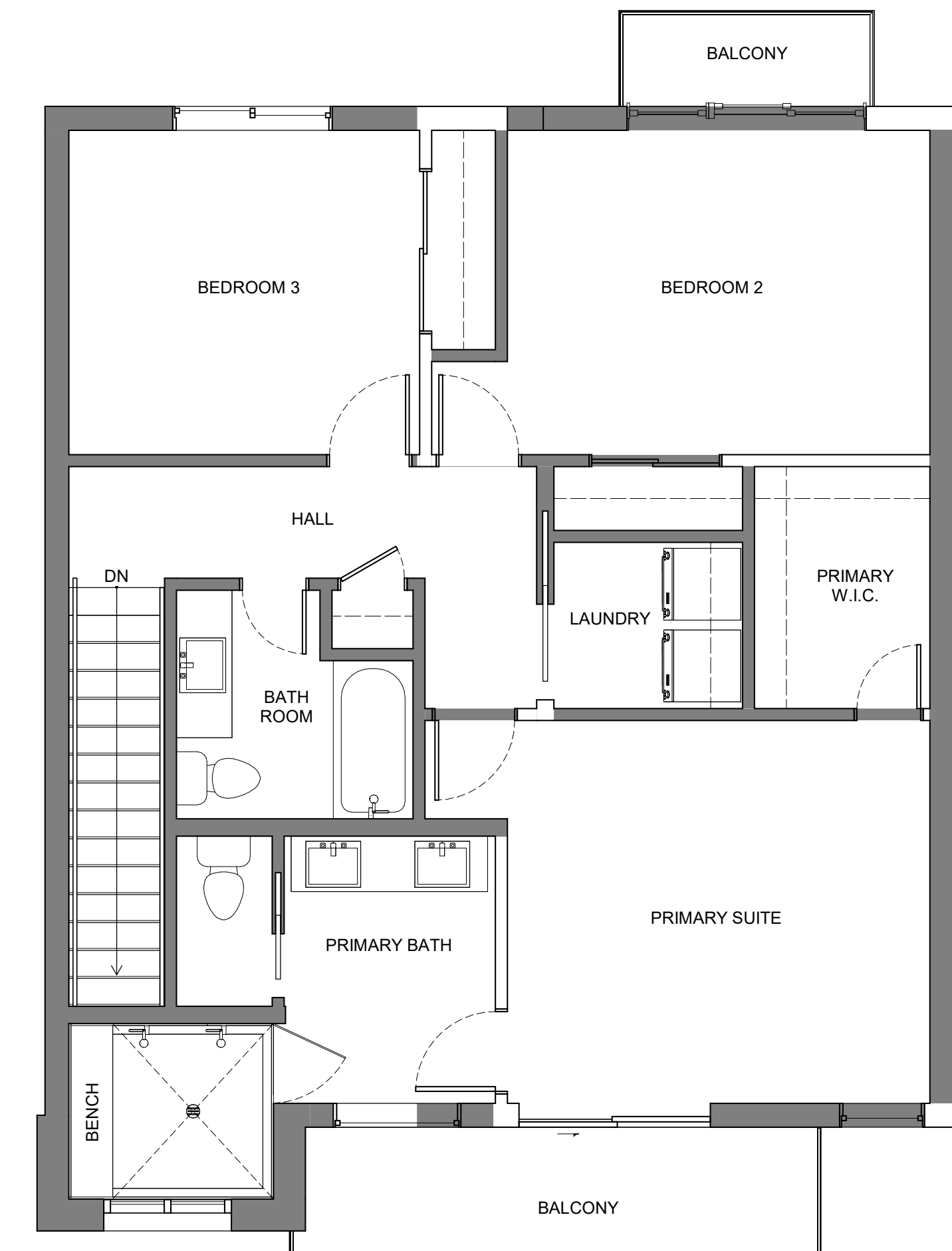




FIRST FLOOR PLAN



SECOND FLOOR PLAN

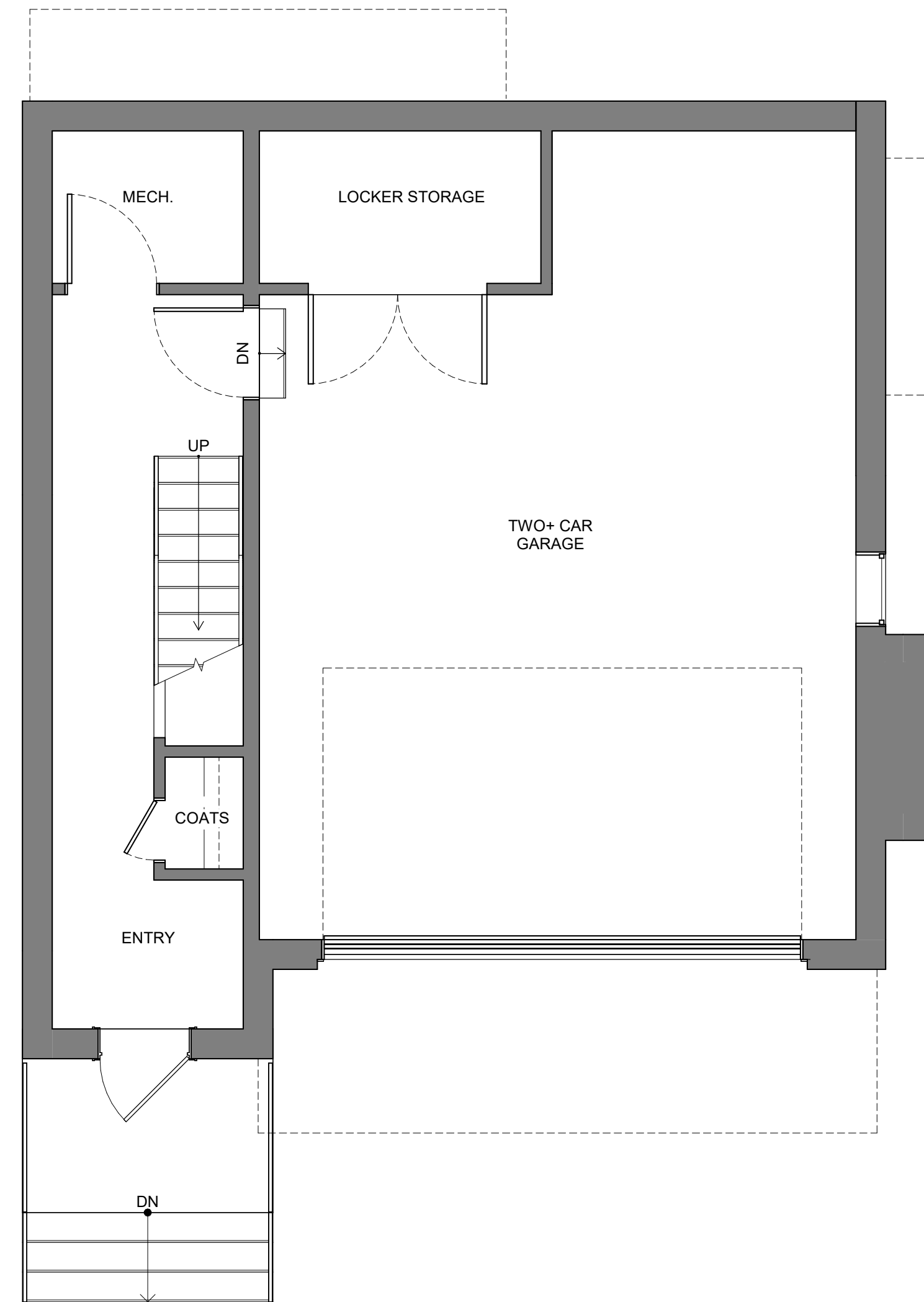


THIRD FLOOR PLAN

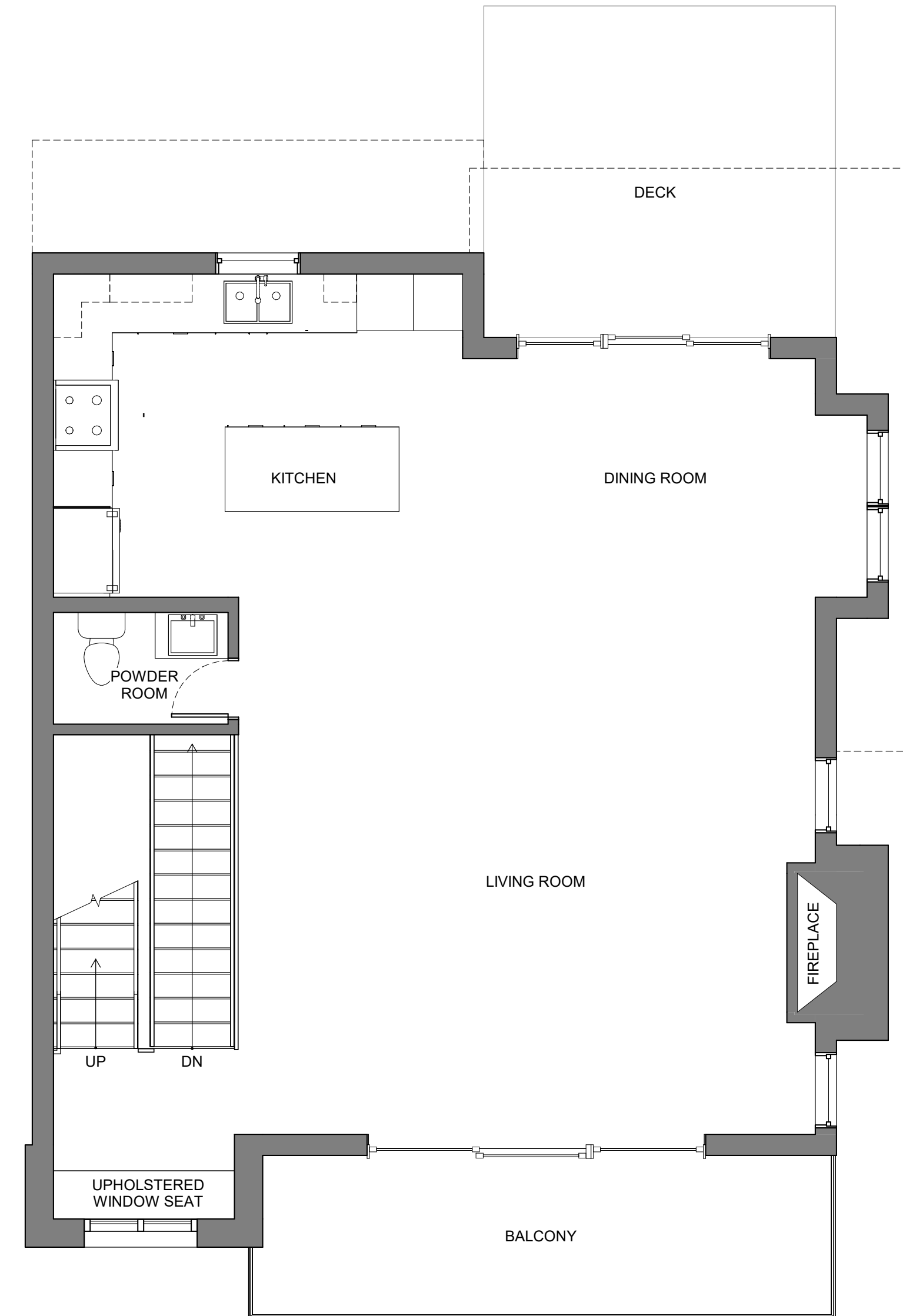
TOWNHOME INTERIOR UNIT CONCEPTUAL PLANS SILVER RIDGE VILLAGE

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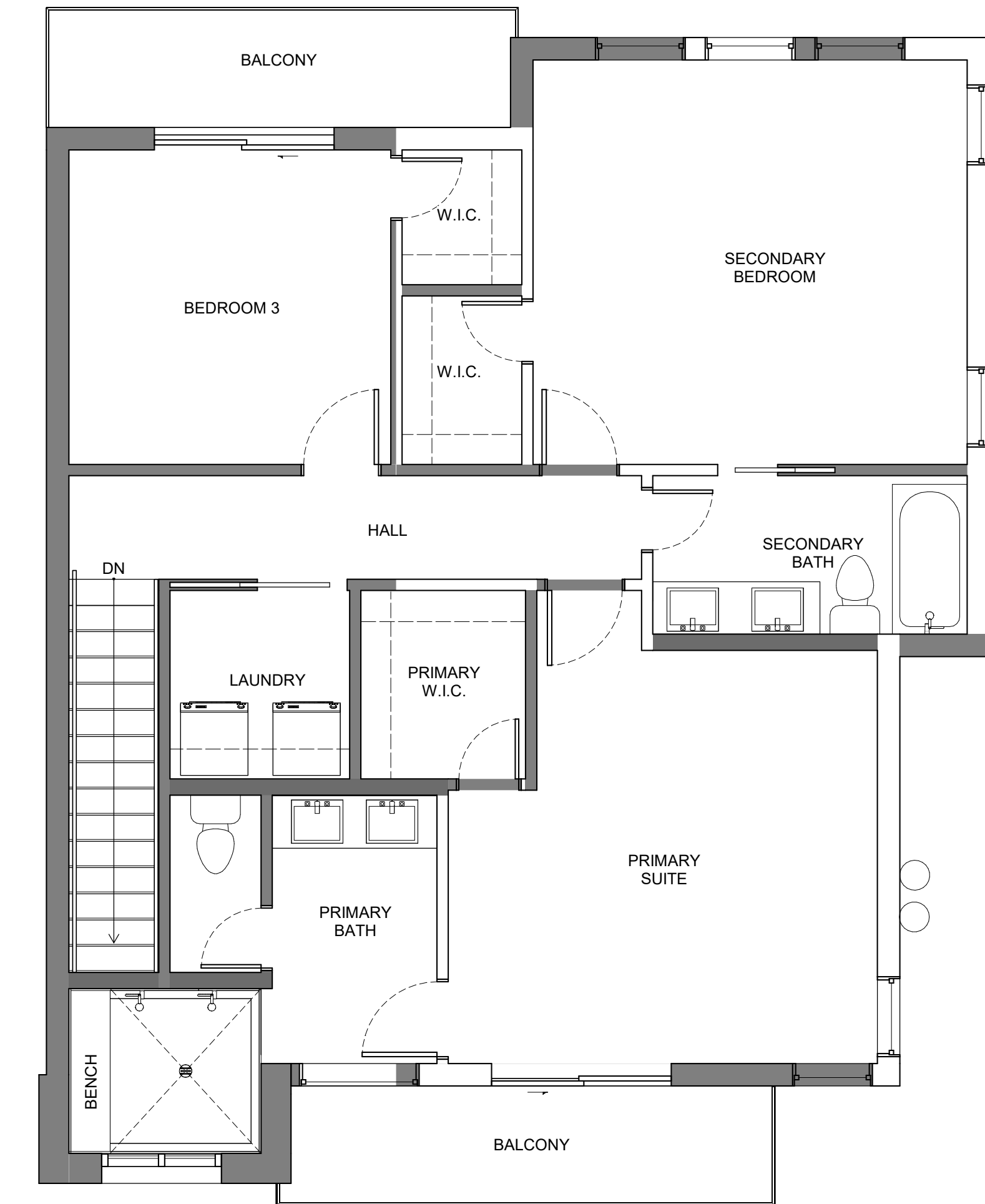




FIRST FLOOR PLAN



SECOND FLOOR PLAN

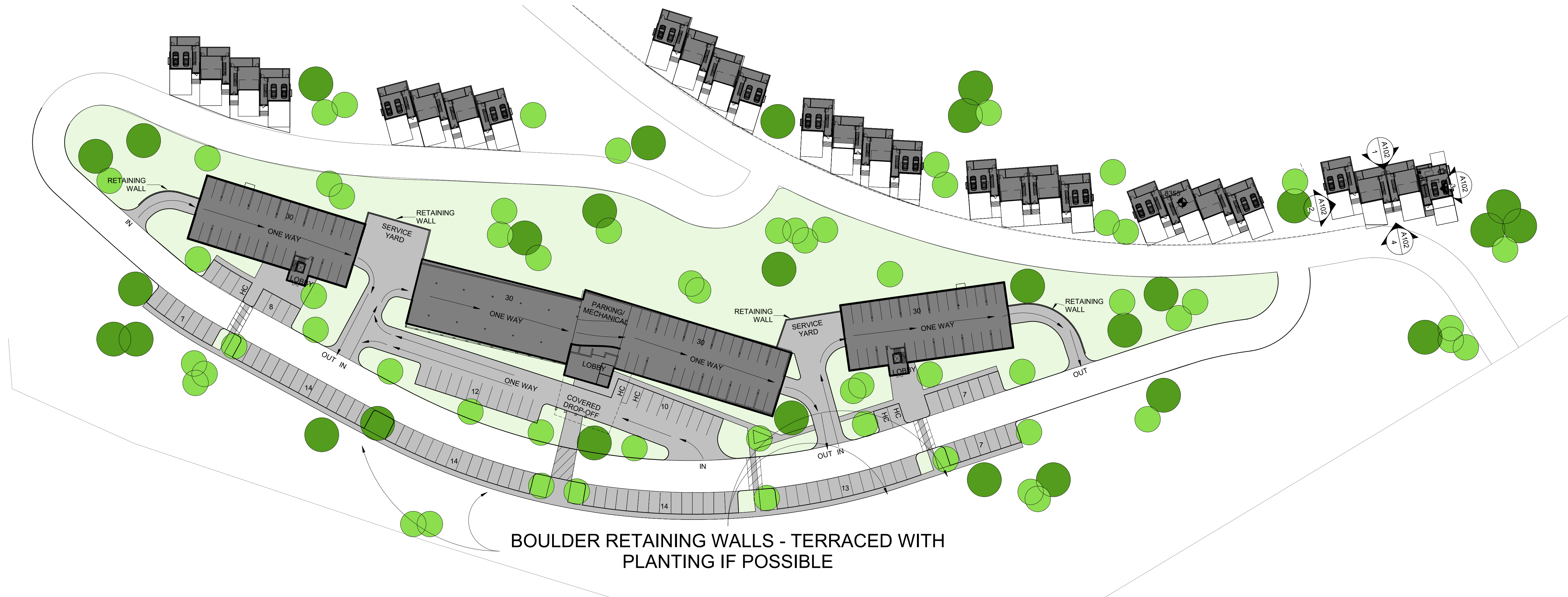


THIRD FLOOR PLAN

**TOWNHOME END UNIT CONCEPTUAL PLANS
SILVER RIDGE VILLAGE**

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MASTER PLAN SILVER RIDGE VILLAGE

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CONCEPTUAL ARCHITECTURE

Condominiums:



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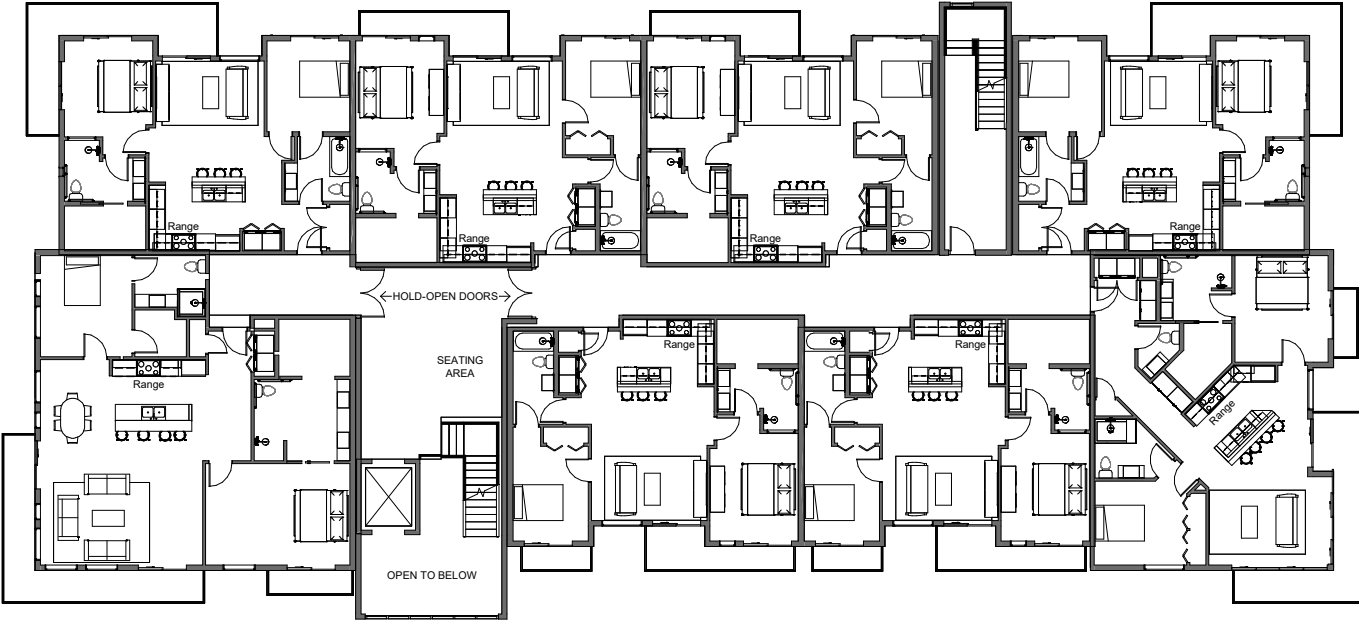




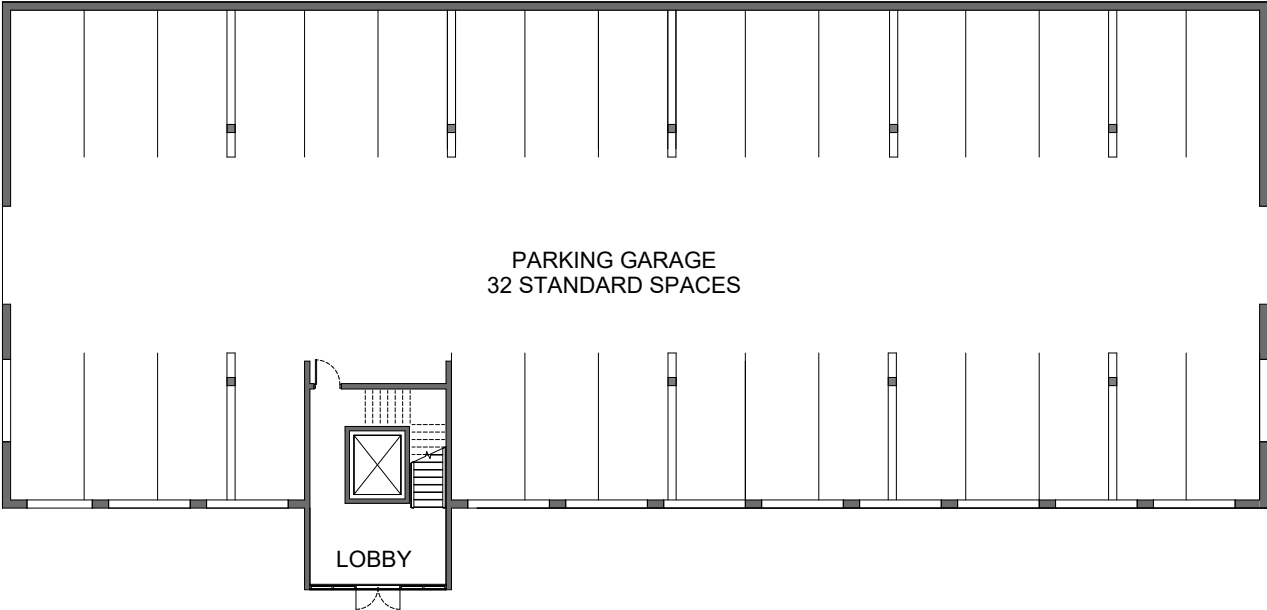
PERSPECTIVE



PERSPECTIVE



1
SK002
BUILDING A and C - Overall Plan
1" = 10'-0"



1
SK002
BUILDING A and C - FIRST FLOOR PARKING PLAN
1" = 10'-0"

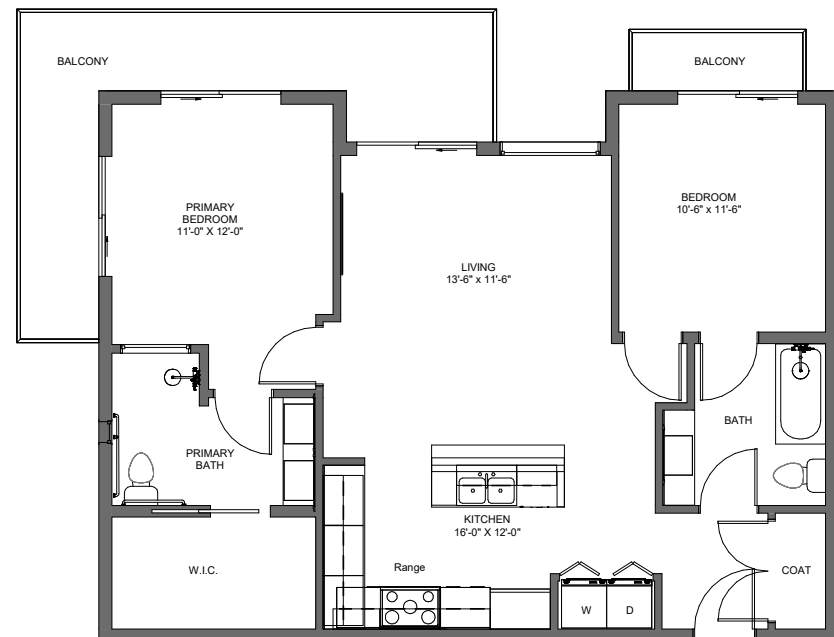
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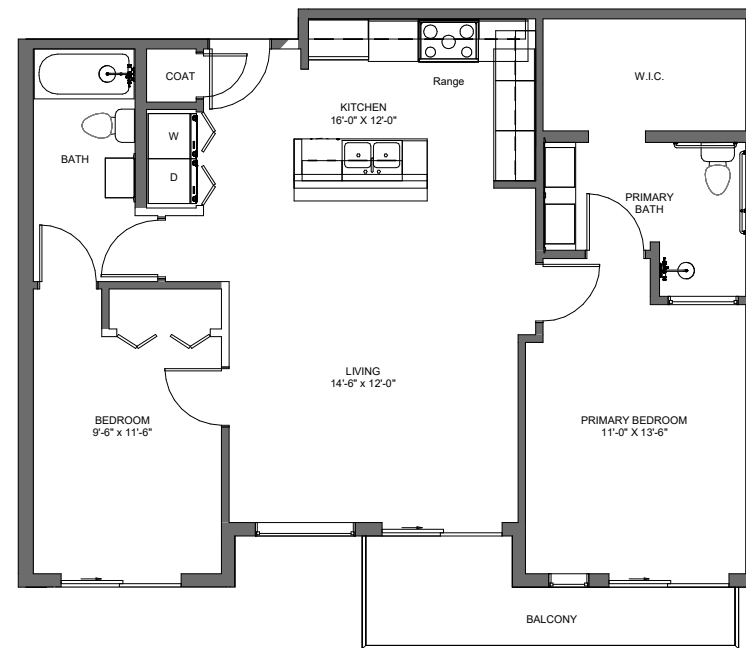
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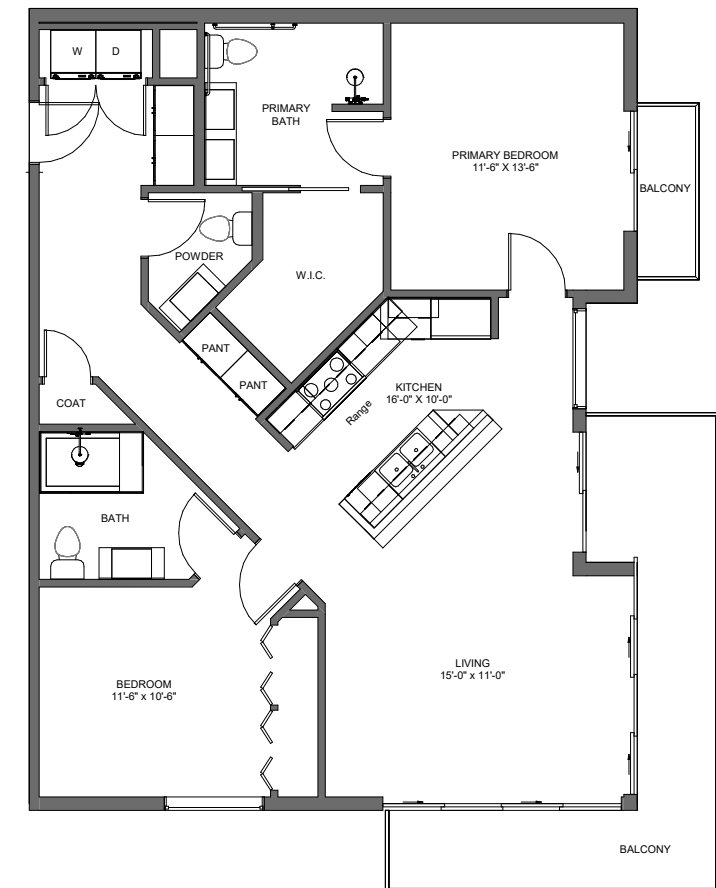




1 2 Bed Corner Unit 901SF (A/C) Count - 12
SK003 1/4" = 1'-0"



2 2 Bed Internal Unit 928SF (A/C - 24, B - 36) Count - 60
SK002 1/4" = 1'-0"



3 2 Bed View Corner Diag Unit 1,047SF (A/C) Count - 6
SK003 1/4" = 1'-0"

SK003



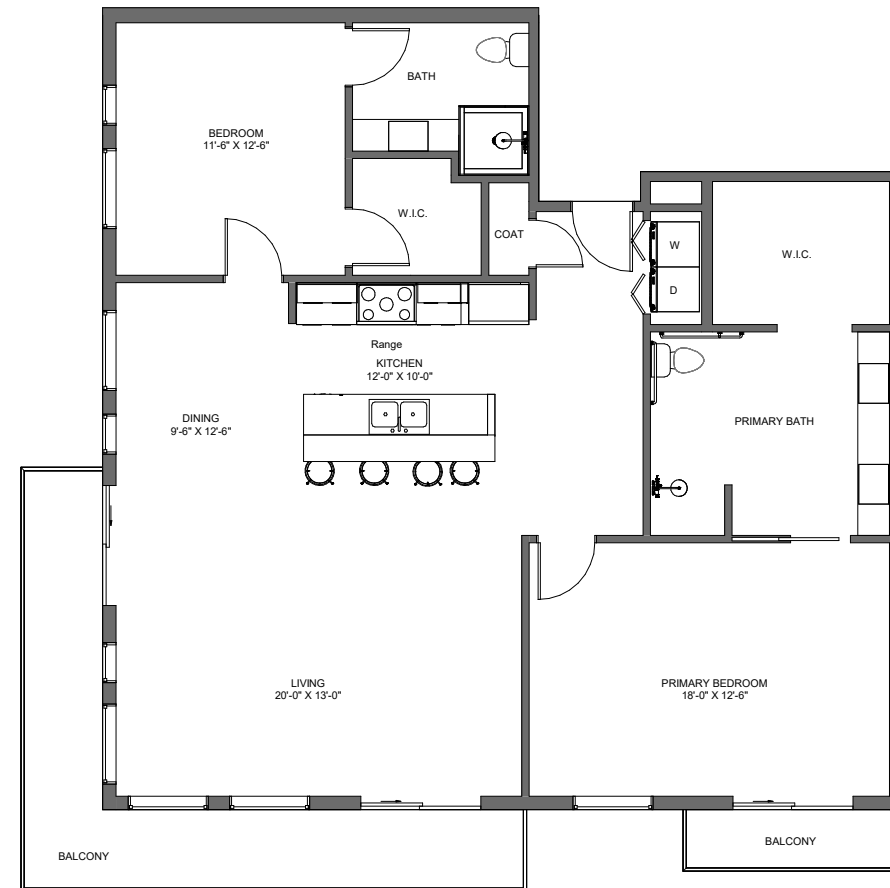
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1
SK004 3 Bed View Corner Unit 1,349SF (A/C) Count - 6 OPTION A
1/4" = 1'-0"



2
SK004 2 Bed View Corner Unit 1,344SF (A/C) Count - 6 OPTION B
1/4" = 1'-0"

SK004



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PROJECT DETAILS

- **SITE PLANNING** – Terraced village character, western orientation to maximize solar gain, stepped into the hillside to fit the slope and reduce impacts
- **ARCHITECTURE** – Inspired by traditional, European, and Colorado Mt. villages. Expansive windows, balconies and terraces for Mt. views, sustainable materials with earth tones as a complement to Granby character
- **OPEN SPACE AND AMENITIES** – 40% to 50% undeveloped, open space, pedestrian/bike trails. In planning are fitness centers, picnic area with gazebo and fire pits, tot-lot/playground, dog park, and other features.
- **ROADS** – Rural Residential with roadside swales, coordinated with the Fire District, western orientation to minimize snow and ice
- **FIRE DISTRICT** – Grand Fire District coordination for roads, slope, turning radii, and length of stubbed drives.
- **DRAINAGE** – Off-site detention coordination with Public Works
- **UTILITIES** – Silver Creel Water and Sanitation District coordination

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SUMMARY and DISCUSSION

- No more than 184 DU with the existing water rights, as previously approved
- Rezone from Business District to PDOP to add multifamily as a permitted land use
 - Provide an option with a broader target market
 - Consolidate building coverage to reduce the footprint and impact to the site
- PDOP to substantially follow Town of Granby development codes and design standards:
 - *Minor modifications to minimize impacts to the site while maintaining a safe, neighborhood environment:*
 - **Proposed Building Heights** -- Townhomes – Existing Code 35' – Proposed 40' +/-
Condominiums – Existing Code 40' – Proposed 55' +/-
 - **Reduce Minimum Lot area** – Fee simple townhome lots:
 - 1,200 sf (+/- 20' x 60') with 90% building coverage. Building coverage will be calculated based on the entire site, not individual townhome units.
 - **Streets** -- Rural Residential street section
 - 20 travel lane, < 7% slope, center line radii accepted by the Fire District, roadside swales

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