

OUTLINE DEVELOPMENT PLAN AMENDMENT 01 NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

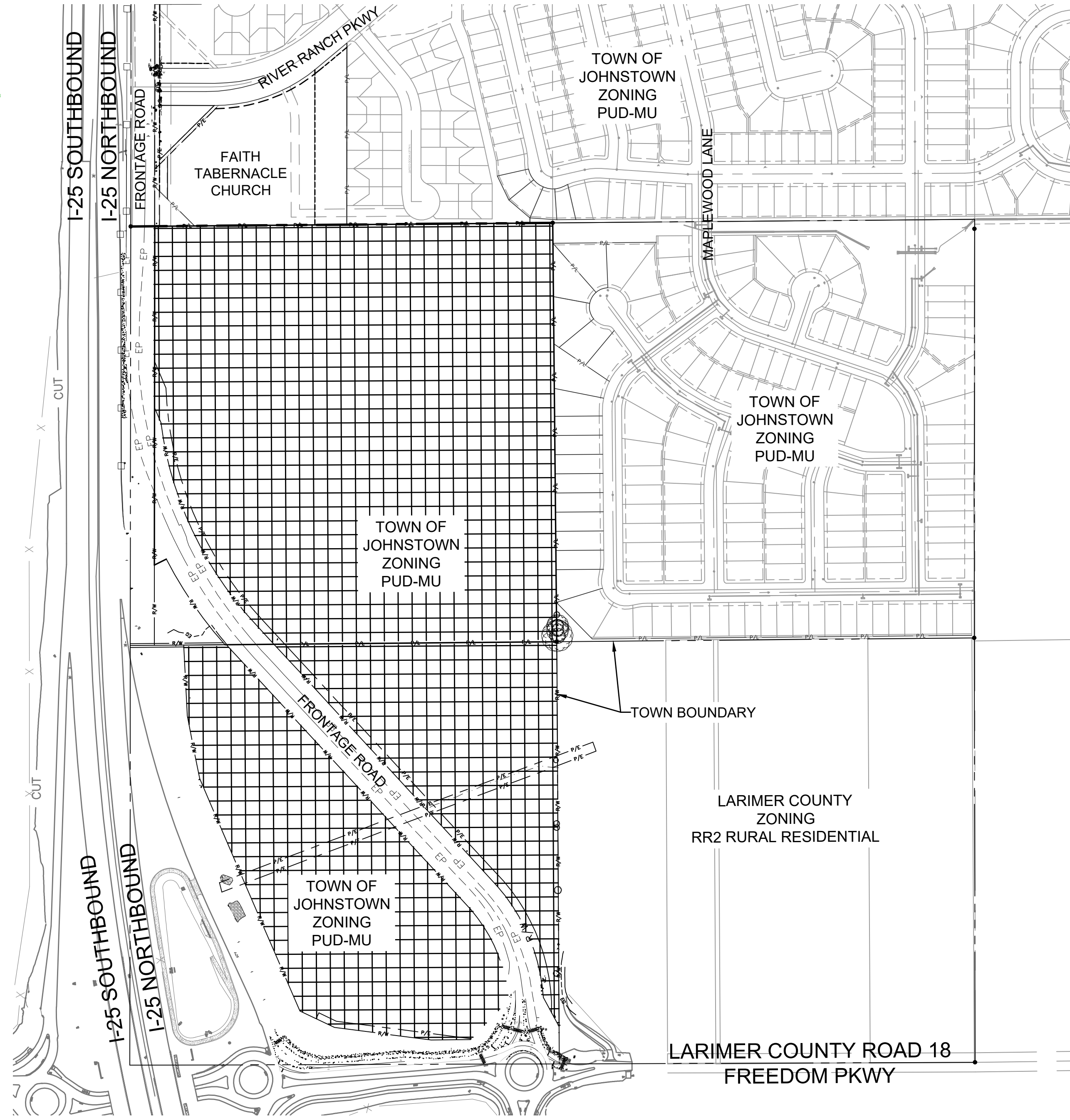
FINAL
EXHIBIT

NO.	DESCRIPTION	BY	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

OUTLINE DEVELOPMENT PLAN COVER
AMENDMENT 01

FILE : 87-20-003 ODP/COVER
JUB PROJ # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY:
1" = 2000'
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 1/24/2023
SHEET NUMBER:
ODP-01



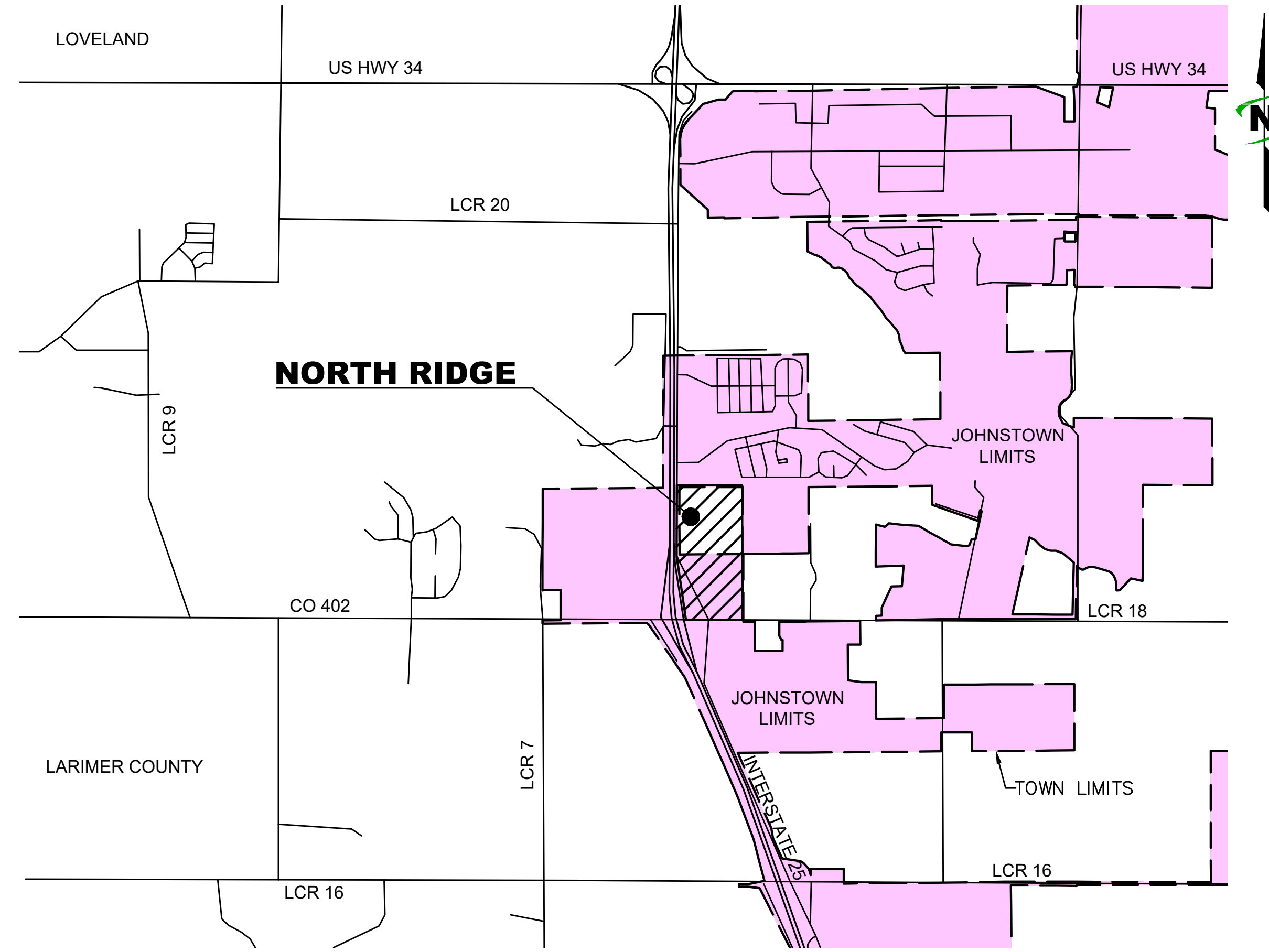
EXISTING ZONING
SCALE: 1" = 250'

GENERAL NOTES:

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS WILL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS; FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE WILL NOT EXCEED VALUES LISTED ON ODP-02. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF RESIDENTIAL PARCEL PLATTING.
- AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT AS USES THAT ARE ALLOWED.
- 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 DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DESIGN GUIDELINES SPECIFIC FOR CALIBER PROJECTS.

DEVELOPMENT PHASING:

IT IS ANTICIPATED THAT NORTH RIDGE WILL BUILD OUT NORTH AND SOUTH SIMULTANEOUSLY FOR LOT DELIVERIES IN 2023 AND BUILD-OUT IN 2024. CURRENT CONCEPT PLANS FOR COMMERCIAL, INCLUDE CONVENIENCE STORE WITH GAS, DRIVE-UP COFFEE, AND ADDITIONAL COMMERCIAL USES DETERMINED BY MARKET DEMAND IN PLANNING AREAS A, B AND C. PLANNING AREA D IS INTENDED FOR MULTI-FAMILY DWELLINGS. PLANNING AREA E IS BEING DEVELOPED INDEPENDENTLY AS SMALL LOT, SINGLE FAMILY BY AN ESTABLISHED JOHNSTOWN DEVELOPER.



VICINITY MAP
SCALE: 1" = 2000'

NARRATIVE:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE NORTH RIDGE JOHNSTOWN DEVELOPMENT. NORTH RIDGE JOHNSTOWN IS A CONTINUATION OF THE RIDGE AT JOHNSTOWN DEVELOPMENT, ALL OF WHICH WILL BRING NEEDED INFRASTRUCTURE, SERVICES, AMENITIES, AND TAX REVENUE TO THE TOWN.

THE ANNEXATION OF THE BATH PARCEL WILL COMPLETE NORTH RIDGE AND COMPLEMENT THE RIDGE DEVELOPMENT BRIDGING THE TWO PROJECTS TOGETHER THROUGH INTEGRATED CONCEPT DESIGN AND UNIFORM DEVELOPMENT STANDARDS. THE BATH PARCEL IS CONTIGUOUS TO AN EXISTING ANNEXED PARCEL IN THE TOWN ALLOWING INFRASTRUCTURE TO BE BROUGHT TO NORTH RIDGE FROM EITHER OR BOTH THE SOUTH AND THE NORTH IN COORDINATION WITH DEVELOPED PROJECTS. THE TOWN WILL BENEFIT FROM REVENUES GENERATED BY NEW BUSINESS, AND INCREASED EXPOSURE AND VISIBILITY ALONG I-25. THE COMMUNITY WILL HAVE ADDITIONAL COMMERCIAL RESOURCES NEEDED FOR A GROWING JOHNSTOWN.

APPROVALS:

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN AMENDMENT 01, TO BE KNOWN AS NORTH RIDGE P.U.D. OUTLINE DEVELOPMENT PLAN AMENDMENT 01, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2023-____, PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE ____ DAY OF _____.

BY: _____
GARY LEBSACK, MAYOR

ATTEST: _____
HANNAH HILL, TOWN CLERK


Plot Date: 1/24/2023 4:59 PM Plotted By: Philip Mohrke
Date Created: 5/29/2022 \\\UB.COM\CENTRAL\CLIENTS\COCALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTH RIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003_ODP/COVER.DWG

CONCEPT NOTE:

CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

OUTLINE DEVELOPMENT PLAN AMENDMENT 01 NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



J-U-B ENGINEERS, INC.
4748 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

LEGEND	
	POTENTIAL FUTURE ACCESSES
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY)
	P/L PROPERTY BOUNDARY
	R/W RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS

PLANNING AREA BOUNDARIES:

PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGE MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

PLANNING AREA INDEX:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA-A	±14.2	COMMERCIAL	70%
PA-B	±3.2	COMMERCIAL	60%
PA-C	±7.1	COMMERCIAL	50%
PA-D	±12.0	COMMERCIAL/RESIDENTIAL	—
PA-E	±23.4	RESIDENTIAL	—

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

LAND USE SUMMARY:

LAND USE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	24.5	41
RESIDENTIAL	35.4	59
TOTAL	60.0	100

OPEN SPACE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	3.7	15
RESIDENTIAL	10.6	30
TOTAL	14.3	23.8

DEVELOPMENT STANDARDS: COMMERCIAL

MAXIMUM HEIGHT	A: 130' B & C: 85' ALL AREAS UP TO 150' W/ CONDITIONAL USE GRANT
LANDSCAPE REQUIREMENT	20% LANDSCAPING
BUILDING SETBACK FROM HIGHWAY	50'
BUILDING SETBACK FROM ARTERIAL	25'
BUILDING SETBACK FROM FRONTAGE ROAD	20'
PARKING SETBACK FROM ROW	20'

DEVELOPMENT STANDARDS: RESIDENTIAL

	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI FAMILY
MINIMUM LOT SIZE	1,400 SF	4,500 SF	N/A
MAXIMUM HEIGHT	35'	35' *50'	50' *70'
FRONT SETBACK TO BUILDING	15' MIN.	15' MIN.	15' MIN.
FRONT SETBACK TO GARAGE	10' MIN.	10' MIN.	10' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.	10' MIN.	10' MIN.
SIDE YARD SETBACK	5' MIN.	0' MIN.	0' MIN.
REAR YARD SETBACK (FRONT LOADED)	5' MIN.	5' MIN.	5' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.	5' MIN.	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.	15' MIN.	15' MIN.

BUILDING SEPARATION PER FIRE CODE
* PER CONDITIONAL USE GRANT

- NOTES:**
- ADDITIONAL DESIGN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
 - PLANNING AREA E SHALL HAVE A MINIMUM 15' BUFFER YARD ADJACENT TO EXISTING RESIDENTIAL PROPERTIES, IN COMPLIANCE WITH THE TOWN LANDSCAPE STANDARDS (SEC. E.2), WITH 1 TREE AND 5 SHRUBS, PER 600 SF.
 - PLANNING AREA E SHALL PERMIT ONLY SINGLE FAMILY DETACHED HOMES WITHIN 150'-FEET OF THE NORTH AND EAST BOUNDARIES. ANY ATTACHED OR MULTI-FAMILY HOUSING TYPES SHALL BE PLACED OUTSIDE OF THIS USE-TRANSITION BUFFER AREA.
 - THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO RESIDENTIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT.

OPEN SPACE, PARKS, & WALKS/TRAILS:

- OPEN SPACE:**
- 30% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE OPEN SPACE.
 - PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 - OPEN SPACE INCLUDES STREETSCAPES OUTSIDE OF ROW, HARDSCAPES, PLAZAS, FOUNTAIN AREAS, PONDS, AND AREAS SUCH AS SIDEWALKS WITH BENCH SEATING.
 - SIDEWALKS ARE REQUIRED TO BE 10' WIDE AND 6" DEEP REINFORCED CONCRETE ALONG STANDARD ARTERIAL STREET SECTIONS. DETACHED AND MEANDERING SIDEWALKS PROPOSED AS FEASIBLE.

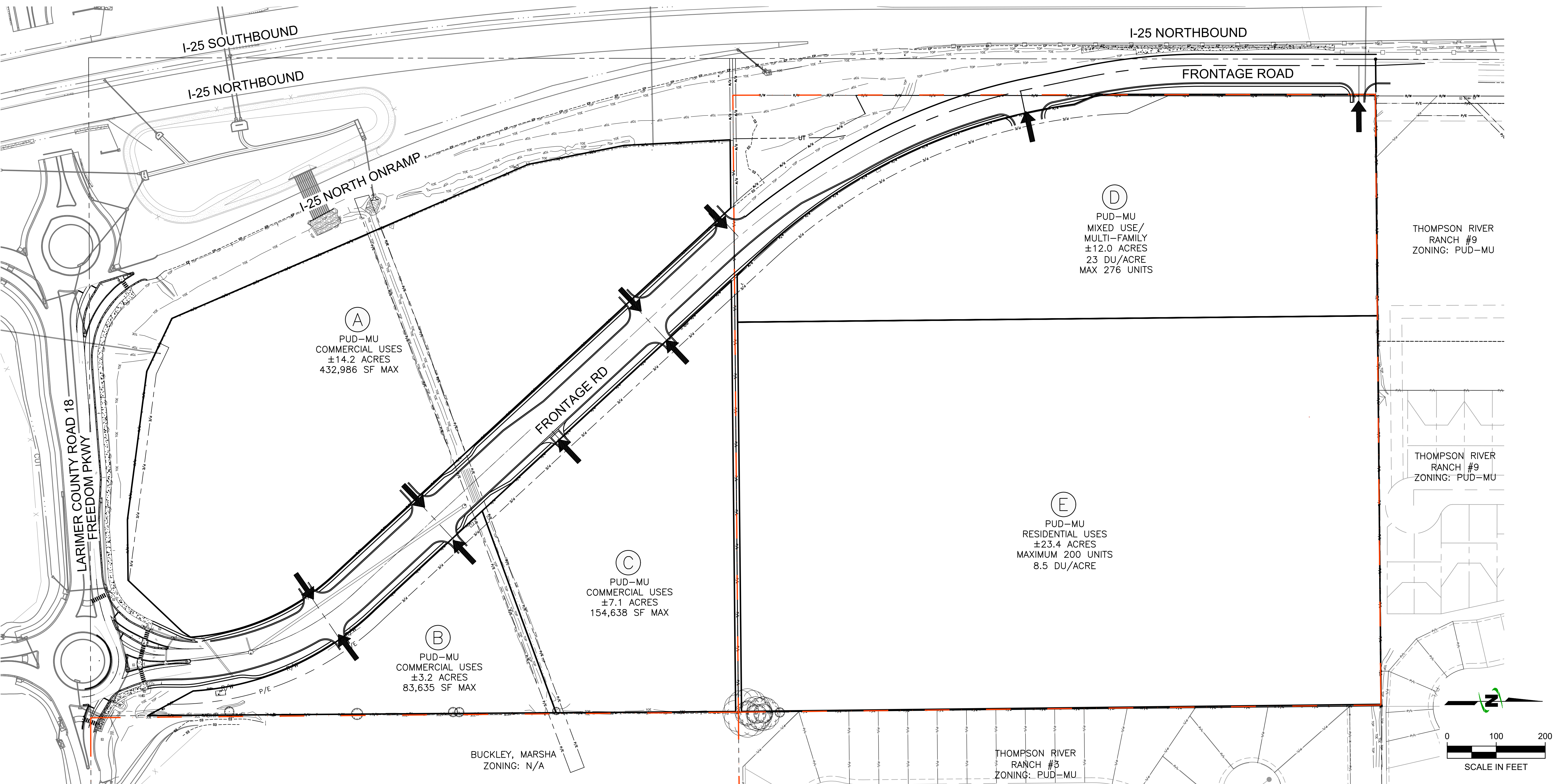
PARKS AND RECREATION:

- 10% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

PARCEL DESIGN INTENT:

PARCEL A, B AND C: THE DESIGN INTENT FOR PLANNING AREAS A, B AND C IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES, WHICH COULD INCLUDE CONVENIENCE STORE WITH GAS, DRIVE-UP COFFEE, AND ADDITIONAL COMMERCIAL USES DETERMINED BY MARKET DEMAND.

PARCEL D AND E: THE DESIGN INTENT FOR PLANNING AREA D AND E IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE-FAMILY, MULTI-FAMILY USES.



FINAL EXHIBIT

NO.	DESCRIPTION	BY	DATE

REUSE OF DRAWINGS: JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DOCUMENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NORTH RIDGE DEVELOPEMNT JOHNSTOWN

NORTH RIDGE OUTLINE DEVELOPMENT PLAN AMENDMENT 01

FILE :	87-20-003 ODP
JUB PROJ. # :	87-20-003
DRAWN BY :	ALM
DESIGN BY :	ALM
CHECKED BY :	
SCALE :	ONE INCH = 100 FEET (IF NOT ONE INCH SCALE ACCORDINGLY)
LAST UPDATED :	1/25/2023
SHEET NUMBER :	ODP-02

Plot Date: 1/25/2023 10:44 AM Plotted By: Philip Melnik Date Created: 8/28/2022 \JUB\COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTH RIDGE\DESIGN\CAD\EXHIBITS\ODP-02-003_ODP.DWG

CONCEPT NOTE:

CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

LEGEND:

- 4900 --- EXISTING MAJOR CONTOUR
- 4902 --- EXISTING MINOR CONTOUR
- SD --- EXISTING STORM PIPE
- BASIN BOUNDARY: ONSITE
- BASIN BOUNDARY: OFFSITE
- BASIN BOUNDARY: PROPERTY LINE
- H-1 ○ BASIN ID
- C-MINOR AREA
- C-MAJOR AREA
- △ 3 DESIGN POINT
- DIRECT FLOW ARROW
- OVERLAND FLOW ARROW
- CDOT ACCESS CONTROL LINE

ULTIMATE BASIN HYDROLOGY (ESTIMATED)

BASIN ID	AREA (acres)	IMPERVIOUS (%)	Q5 (cfs)	Q100 (cfs)
UP	0.30	65%	0.54	1.33
1S	10.84	75%	23.97	53.93
1N	7.90	76%	13.67	44.73
2S	3.14	65%	7.96	19.25
2N	7.81	67%	10.71	38.09
3N	13.14	83%	27.08	84.45
P4	23.35	75%	50.98	113.72
TOTAL:	66.48			

ULTIMATE DETENTION PONDS (ESTIMATED)

BASIN	AREA (acre)	100-YR DESIGN RATE (cfs)	100-YR MAX RELEASE RATE (cfs)	RELEASE RATE NOTE
P-UP	0.3	1.3	1.0	Design Rate for Storm Line D-3 by CDOT
P1-S	10.8	53.9	22.5	Portion of 62.6-cfs into Drainage Swale
P1-N	7.9	44.7	16.4	Portion of 62.6-cfs into Drainage Swale
P2-S	3.1	19.2	6.5	Portion of 62.6-cfs into Drainage Swale
P2-N	7.8	38.1	16.2	Portion of 62.6-cfs into Drainage Swale
TOTAL	62.6			
3N	13.1	84.4	5.0	Design Rate for Inlet with TRR 9
P4	23.3	113.7	21.0	Design Rate for swale with TRR 3

NOTE: BASINS P-UP, P1-S, P1-N, P2-S, AND P2-N HAVE A MAXIMUM COMBINED RELEASE RATE OF 62.6-CFS INTO THE EXISTING DRAINAGE SWALE. THE MAXIMUM RELEASE RATES NOTED ABOVE ARE CALCULATED ON THE RATIO OF AREAS; THESE RATES MAY BE MODIFIED WITH ULTIMATE DESIGN BUT CAN NOT EXCEED THE 62.6-CFS TOTAL RELEASE RATE INTO THE SWALE.

AMENDMENT 01 NOTE:

BASIN BOUNDARIES AND FLOW RATES SHOWN FOR CONCEPTUAL ULTIMATE DESIGN. IMPERVIOUS VALUES ARE ESTIMATED FOR DEVELOPED CONDITIONS. SEE PICP DRAINAGE REPORT FOR EXISTING CONDITIONS EVALUATION, PROPOSED DRAINAGE IMPROVEMENTS AND ULTIMATE CONDITION EVALUATION. MAXIMUM RELEASE RATE AT PROJECT BOUNDARY LOCATIONS FOR DEVELOPED CONDITIONS LABELED HEREIN.

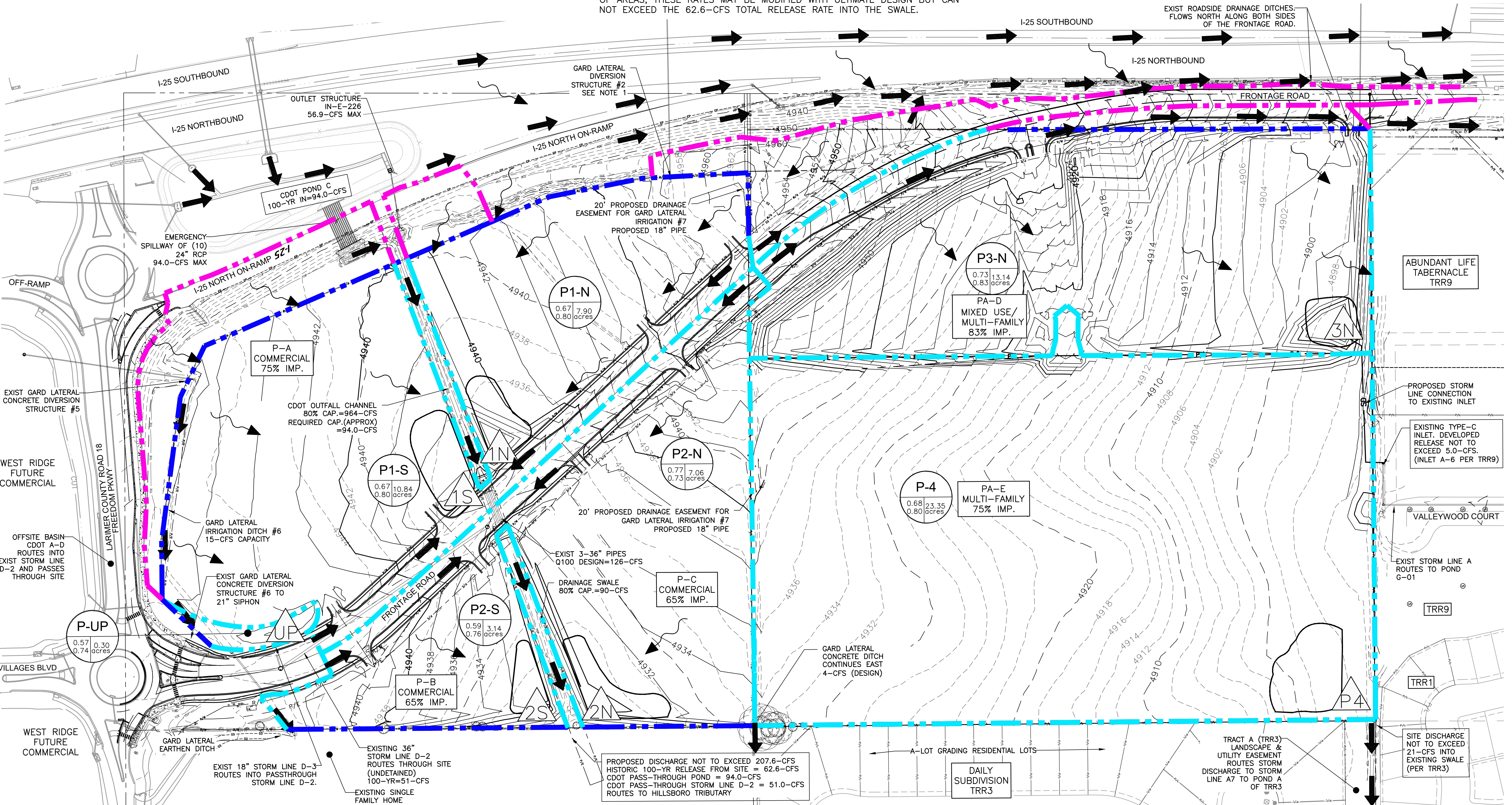
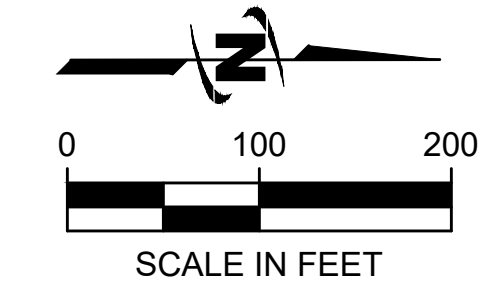
NOTES:

FOR 100-YEAR STORM ANALYSIS; ASSUME IRRIGATION DITCHES ARE FULL. ASSUME STORM WATER WILL OVERTOP EXISTING IRRIGATION EARTHEN DITCHES.

TRR - THOMPSON RIVER RANCH
CDOT - COLORADO DEPARTMENT OF TRANSPORTATION

PROPOSED POND SIZING IS APPROXIMATE USING RATIONAL FAA PROCEDURE BASED ON SITE CONDITIONS AND ASSUMPTIONS SHOWN ON THIS EXHIBIT AND 2- FEET OF FREEBOARD. FINAL POND SIZING SHALL BE UPDATED AS SITE DEVELOPMENTS ARE FINALIZED.

TYPE B SOIL TYPE.



JUB
J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

FINAL EXHIBIT

NO.	DESCRIPTION	BY	DATE

NORTH RIDGE DEVELOPMENT JOHNSTOWN

NORTH RIDGE MASTER GRADING AND DRAINAGE PLAN AMENDMENT 01

FILE: 87-20-003 MASTERGRADING PLAN
JUB PROJ #: 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: []
SCALE: 1"=40' (ON INCH)
SCALE: 1"=80' (ON ONE INCH SCALE ACCORDINGLY)
LAST UPDATED: 1/24/2023
SHEET NUMBER:
ODP-03

Plot Date: 1/24/2023 5:00 PM Plotted By: Philip Maloney
 Date Created: 5/31/2022 \JUB.COM\CENTRAL\CLIENTS\CALIBER\DEVELOPMENT\PROJECTS\87-20-003 NORTH RIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003 MASTERGRADING\LAND.DWG

CONCEPT NOTE:

CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

OUTLINE DEVELOPMENT PLAN AMENDMENT 01 NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

LEGEND	
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY)
	PROPERTY BOUNDARY
	RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS
	DOMESTIC WATER
	SANITARY SEWER

ESTIMATED WASTEWATER FLOW:

PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpd)	PEAK FLOW (gpd)
PA-A	COMMERCIAL	6 UNITS/ACRE	±14.2	22,010	44,020
PA-B	COMMERCIAL	6 UNITS/ACRE	±3.2	4,800	9,920
PA-C	COMMERCIAL	6 UNITS/ACRE	±7.1	10,650	22,010
SOUTH TOTAL:			±24.5	37,460	75,950
PA-D	COMMERCIAL/RESIDENTIAL	23 UNITS/ACRE	±12.0	18,600	37,200
PA-E	RESIDENTIAL	8.5 UNITS/ACRE	±23.4	43,758	175,038
NORTH TOTAL:			±35.4	62,358	212,238

ESTIMATED WATER DEMAND:

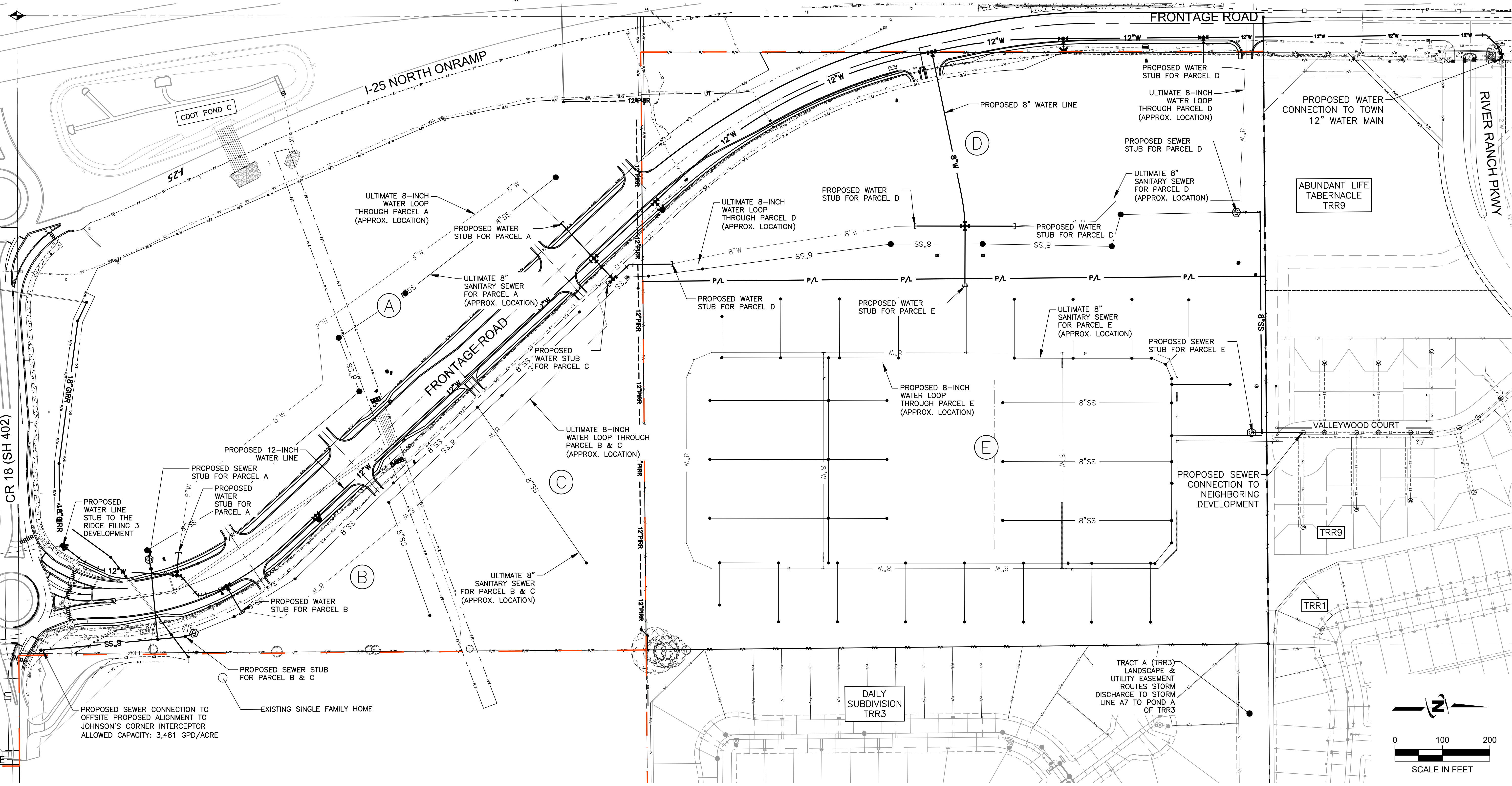
PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpm)	MAX DAY DEMAND + FIRE FLOW (gpm)	PEAK FLOW (gpm)
PA-A	COMMERCIAL	6 UNITS/ACRE	±14.2	16.8	3,034	50.3
PA-B	COMMERCIAL	6 UNITS/ACRE	±3.2	3.8	3,008	11.3
PA-C	COMMERCIAL	6 UNITS/ACRE	±7.1	8.4	3,017	25.1
PA-D	RESIDENTIAL	23 UNITS/ACRE	±12.0	86.3	3,173	258.8
PA-E	RESIDENTIAL	8.5 UNITS/ACRE	±23.4	62.2	3,124	186.5

WASTEWATER CALCULATIONS AND ASSUMPTIONS:

RESIDENTIAL AVERAGE DAILY FLOW (ADF) = 220 GPD/SFE*
 *INCLUDES ALLOWANCE FOR 1/1
 COMMERCIAL AVERAGE FLOW = 1,550 GPD/ACRE
 COMMERCIAL PEAKING FACTOR = 2
 RESIDENTIAL PEAKING FACTOR = $2.6 * Q_A^{-0.16}$
 Q_A = AVERAGE FLOW IN CFS

WATER CALCULATIONS AND ASSUMPTIONS:

RESIDENTIAL AVERAGE DAY FLOW (ADF) = 150 GPCD (450 GPD/SFE)
 COMMERCIAL AVERAGE DAY FLOW (ADF) = 1,700 GPD/ACRE
 FIRE FLOW AVAILABILITY = 3,000 GPM FOR 3 HOURS
 MAXIMUM DAY FLOW (MDF) = 2 x ADF
 PEAK HOUR FLOW = 1.5 x MDF



FINAL EXHIBIT

NO.	DESCRIPTION	BY	DATE

NORTH RIDGE DEVELOPEMNT JOHNSTOWN
NORTH RIDGE MASTER UTILITY PLAN AMENDMENT 01

FILE: 87-20-003 MASTERUTILITYPLAN
 JUB PROJ #: 87-20-003
 DRAWN BY: ALM
 DESIGN BY: ALM
 CHECKED BY:
 1" = 100'
 AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 1/24/2023
 SHEET NUMBER:
ODP-04

Plot Date: 1/24/2023 4:59 PM Plotted By: Philip Mankie Date Created: 5/29/2022 \\JUB.COM\CENTRAL\Clients\CO\CALBERE\DEVELOPMENT\PROJECTS\87-20-003 NORTH RIDGE\DESIGN\CADD\EXHIBITS\ODP\87-20-003 MASTERUTILITYPLAN.DWG