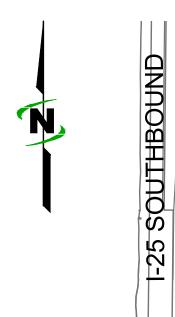
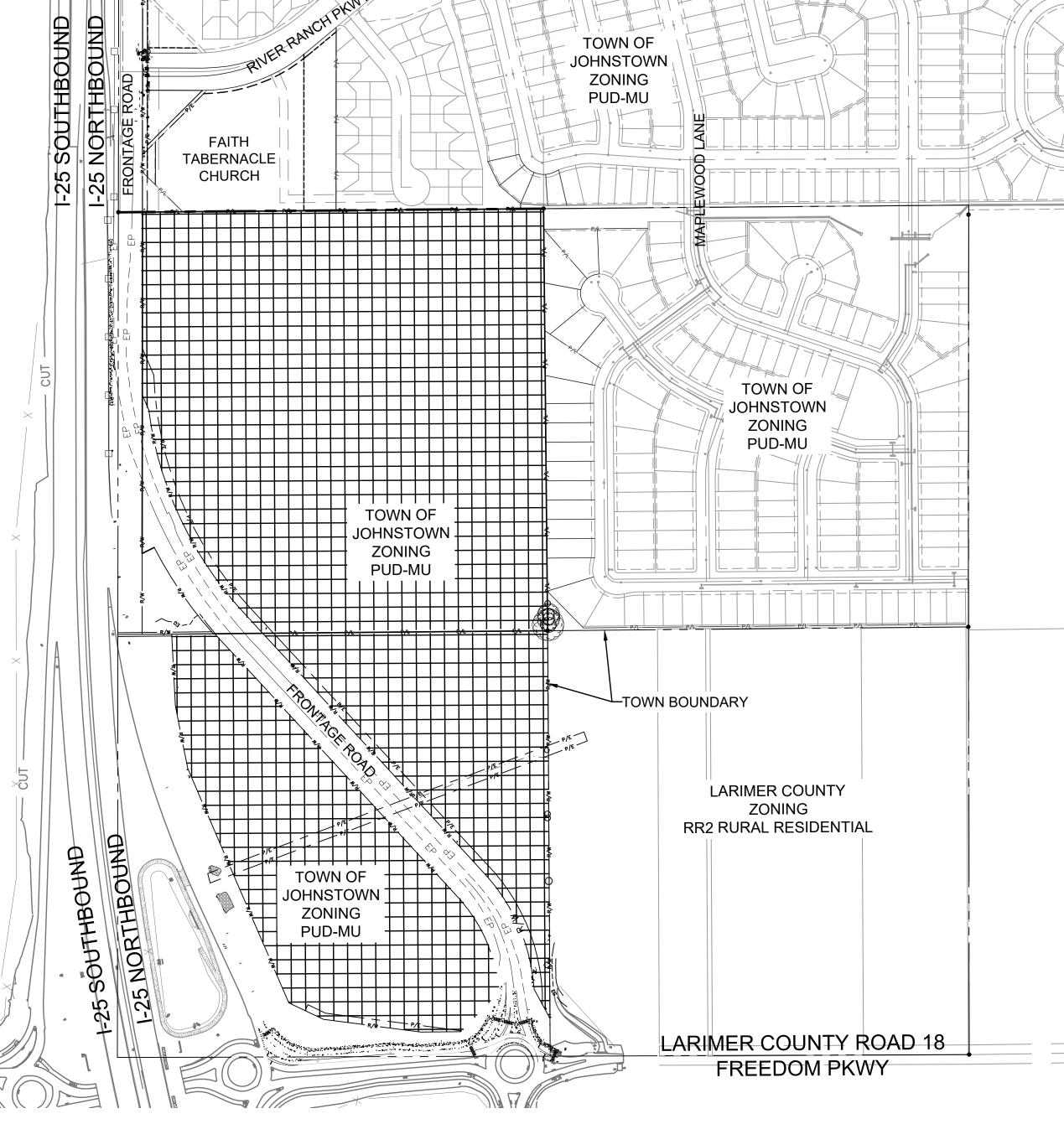
OUTLINE DEVELOPMENT PLAN AMENDMENT 01 NORTH RIDGE

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





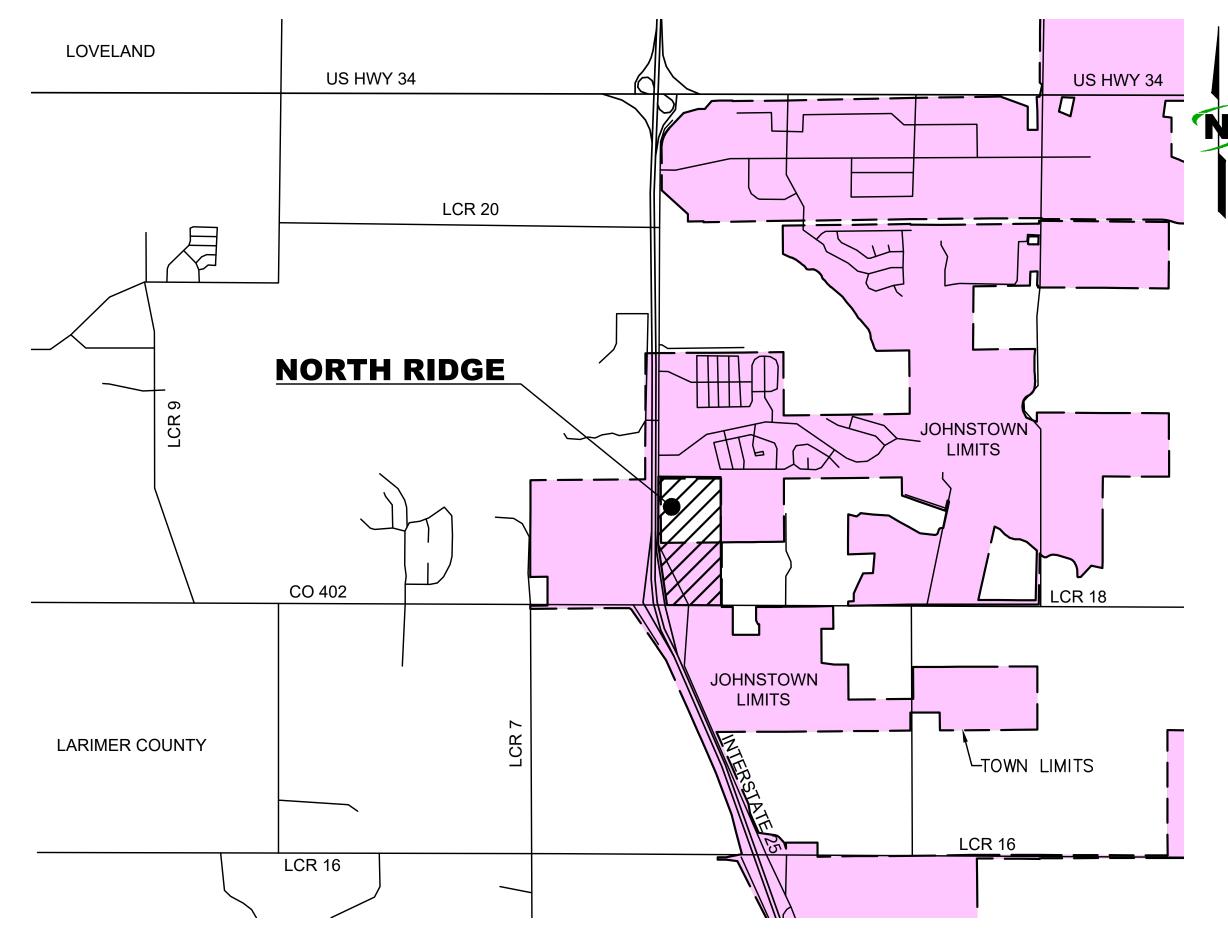
EXISTING ZONING
SCALE: 1" = 250'

GENERAL NOTES:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- 5. FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
- 6. 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.
 7. 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.
- 8. 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.



 $\frac{\text{VICINITY MAP}}{\text{SCALE: 1"} = 2000'}$

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

BY:	
	GARY LEBSACK, MAYOR

HANNAH HILL, TOWN CLERK

ardwalk Drive D, Suite 200 ns, CO 80525 pins, CO 80525

4745 Boardwalk Dr 4745 Boardwalk Dr Building D, Suite 2 Fort Collins, CO 80

> FINAL EXHIBIT

J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT.
ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISION

ORTH RIDGE DEVELOPEMNT JOHNSTOWN

FILE: 87-20-003_ODPCOVER
JUB PROJ. #:87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY:

HECKED BY:

ONE INCH

AT FULL SIZE, IF NOT ONE
INCH. SCALE ACCORDINGL

SHEET NUMBER:

ODP-0

CONCEPT NOTE:

CONSTRAINT.

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

POTENTIAL FUTURE ACCESSES

PROPERTY BOUNDARY

JOHNSTOWN TOWN LIMITS

RIGHT OF WAY

ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL

2. THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS

DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER

TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY

DEVELOPMENT PER THE DESIGN GUIDELINES.

3. LANDSCAPING, SIGNING, ARCHITECTURE,

DEVELOPMENT PARCEL BOUNDARY

FOR GRAPHICAL PURPOSES 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

PERCENTAGE (NEAREST 1%)

41

59

100

PERCENTAGE (NEAREST 1%)

15

30

23.8

A: 130'

150' W/

GRANT

B & C: 85'

ALL AREAS UP TO

CONDITÍONAL USE

20% LANDSCAPING

50'

LAND USE SUMMARY:

ACRES

24.5

35.4

60.0

ACRES

3.7

10.6

14.3

DEVELOPMENT STANDARDS: COMMERCIAL

LAND USE

COMMERCIAL

RESIDENTIAL

OPEN SPACE

COMMERCIAL

RESIDENTIAL

MAXIMUM HEIGHT

LANDSCAPE REQUIREMENT

BUILDING SETBACK FROM HIGHWAY

TOTAL

TOTAL

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

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

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.	O' MIN.	o' 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

1. ADDITIONAL DESIGN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT PER THE DESIGN GUIDELINES. 2. 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.

THE NORTH AND EAST BOUNDARIES. ANY ATTACHED OR MULTI-FAMILY HOUSING TYPES SHALL BE PLACED OUTSIDE OF THIS USE-TRANSITION BUFFER AREA.

PLANNING AREA E SHALL PERMIT ONLY SINGLE FAMILY DETACHED HOMES WITHIN 150-FEET OF

OPEN SPACE, PARKS, & WALKS/TRAILS:

- 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 ARES, 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:

1. 10% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND

PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT. 3. 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.

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

NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING BUILDING SETBACK FROM ARTERIAL 25' PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME FOR DEVELOPMENT WITH THIS PUD WILL EITHER BUILDING SETBACK FROM FRONTAGE ROAD 20' FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO RESIDENTIAL SETBACKS THAT MAY BE RESIDENTIAL PLANNING AREAS. OF JOHNSTOWN MUNICIPAL CODE OR THE DESIGN PARKING SETBACK FROM ROW 20' NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT. GUIDELINES SPECIFIC FOR CALIBER PROJECTS. 1-25 SOUTHBOUND I-25 NORTHBOUND 1-25 NORTHBOUND FRONTAGE ROAD 1-25 NORTH ONRAMP PUD-MU MIXED USE/ MULTI-FAMILY RANCH #9 ±12.0 ACRES ZONING: PUD-MU 23 DU/ACRE MAX 276 UNITS (A)PUD-MU
COMMERCIAL USES
±14.2 ACRES
432,986 SF MAX RIDGE DEVELOPEMNT JOHNSTOWN OUTLINE DEVELO ARIMER COUNTY ROAD
FREEDOM PKWY THOMPSON RIVER RANCH #9 ZONING: PUD-MU NORTH PUD-MU
RESIDENTIAL USES
±23.4 ACRES
MAXIMUM 200 UNITS 8.5 DU/ACRE PUD-MU COMMERCIAL USES ±7.1 ACRES 154,638 SF MAX PUD-MU COMMERCIAL USES FILE: 87-20-003 ODP ±3.2 ACRES 83,635 SF MAX JUB PROJ. #:87-20-003 ESIGN BY: ALM HECKED BY: AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGL LAST UPDATED: 1/25/2023 SHEET NUMBER: THOMPSON RIVER BUCKLEY, MARSHA RANCH #3
ZONING: PUD-MU ZONING: N/A ODP-02 SCALE IN FEET

J-U-B ENGINEERS, INC.

S, INC. Drive e 200 80525 U-B ENGINEEF 4745 Boardwal Building D, Sui Fort Collins, CO

CONCEPT NOTE: AMENDMENT 01 NOTE: **OUTLINE DEVELOPMENT PLAN AMENDMENT 01** CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER BASIN BOUNDARIES AND FLOW RATES SHOWN FOR CONCEPTUAL ULTIMATE DESIGN. NORTH RIDGE REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT IMPERVIOUS VALUES ARE ESTIMATED FOR DEVELOPED CONDITIONS. SEE PICP SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE DRAINAGE REPORT FOR EXISTING CONDITIONS EVALUATION, PROPOSED DRAINAGE LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST J-U-B ENGINEERS, INC. INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF IMPROVEMENTS AND ULTIMATE CONDITION EVALUATION. MAXIMUM RELEASE RATE AT OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO PROJECT BOUNDARY LOCATIONS FOR DEVELOPED CONDITIONS LABELED HEREIN. DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY. **ULTIMATE DETENTION PONDS (ESTIMATED)** ULTIMATE BASIN HYDROLOGY (ESTIMATED) LEGEND: - - 4900 - - EXISTING MAJOR CONTOUR 100-YR 100-YR MAX BASIN ID AREA (acres) IMPERVIOUS (%) Q5 (cfs) Q100 (cfs) FOR 100-YEAR STORM ANALYSIS; ASSUME IRRIGATION DITCHES ARE FULL. BASIN AREA DESIGN RATE | RELEASE RATE RELEASE RATE NOTE ---- 4902 ---- EXISTING MINOR CONTOUR 0.30 65% 0.54 1.33 ASSUME STORM WATER WILL OVERTOP EXISTING IRRIGATION EARTHEN DITCHES. (cfs) (acre) EXISTING STORM PIPE 10.84 75% 23.97 53.93 1S Design Rate for Storm Line D-3 by CDO1 P-UP 0.3 1.3 1.0 BASIN BOUNDARY: ONSITE TRR - THOMPSON RIVER RANCH 7.90 76% 13.67 44.73 1 N Portion of 62.6-cfs into Drainage Swale P1-S 10.8 53.9 22.5 CDOT - COLORADO DEPARTMENT OF TRANSPORTATION BASIN BOUNDARY: OFFSITE 2S 3.14 65% 7.96 19.25 P1-N Portion of 62.6-cfs into Drainage Swale 7.9 44.7 16.4 BASIN BOUNDARY: PROPOSED POND SIZING IS APPROXIMATE USING RATIONAL FAA PROCEDURE 7.81 67% 10.71 38.09 PROPERTY LINE 2 N Portion of 62.6-cfs into Drainage Swale P2-S 3.1 19.2 6.5 BASED ON SITE CONDITIONS AND ASSUMPTIONS SHOWN ON THIS EXHIBIT AND BASIN ID 13.14 83% 27.08 84.45 P2-N Portion of 62.6-cfs into Drainage Swale 7.8 C-MINOR AREA 38.1 16.2 2-FEET OF FREEBOARD. FINAL POND SIZING SHALL BE UPDATED AS SITE 23.35 Р4 75% 50.98 113.72 C-MAJOR DEVELOPMENTS ARE FINALIZED. **TOTAL** 62.6 TOTAL: 66.48 Design Rate for Inlet with TRR 9 DESIGN POINT 3N 13.1 84.4 5.0 TYPE B SOIL TYPE. P4 23.3 113.7 21.0 Design Rate for swale with TRR 3 DIRECT FLOW ARROW FINAL XHIBIT NOTE: BASINS P-UP, P1-S, P1-N, P2-S, AND P2-N HAVE A MAXIMUM OVERLAND FLOW ARROW COMBINED RELEASE RATE OF 62.6-CFS INTO THE EXISTING DRAINAGE SWALE. ____ A _____ CDOT ACCESS CONTROL LINE THE MAXIMUM RELEASE RATES NOTED ABOVE ARE CALCULATED ON THE RATIO SCALE IN FEET OF AREAS; THESE RATES MAY BE MODIFIED WITH ULTIMATE DESIGN BUT CAN NOT EXCEED THE 62.6-CFS TOTAL RELEASE RATE INTO THE SWALE. EXIST ROADSIDE DRAINAGE DITCHES. FLOWS NORTH ALONG BOTH SIDES I-25 SOUTHBOUND OF THE FRONTAGE ROAD. I-25 NORTHBOUND 1-25 SOUTHBOUND GARD LATERAL DIVERSION STRUCTURE #2 SEE NOTE OUTLET STRUCTURE-IN-E-226 1-25 NORTHBOUND 56.9-CFS MAX CDOT POND C 100-YR IN=94.0-CFS 20' PROPOSED DRAINAGE EASEMENT FOR GARD LATERAL IRRIGATION #7 PROPOSED 18" PIPE **EMERGENCY** SPILLWAY OF (10) 24" RCP ABUNDANT LIFE 94.0-CFS MAX **TABERNACLE** TRR9 OFF-RAMP P1-N MIXED USE/ MULTI-FAMILY 83% IMP. COMMERCIA 75% IMP. _____ PROPOSED STORM EXIST GARD LATERAL LINE CONNECTION CONCRETE DIVERSION TO EXISTING INLET CDOT OUTFALL CHANNEL STRUCTURE #5 80% CAP.=964-CFS REQUIRED CAP.(APPROX) E DEVELOR ISTOWN EXISTING TYPE-C =94.0-CFS A 2 INLET. DEVELOPED GRADING ENDMENT (RELEASE NOT TO EXCEED 5.0-CFS. (INLET A-6 PER TRR9) WEST RIDGE **FUTURE** COMMERCIAL 0.67 10.84 0.80 acres MULTI-FAMIL 75% IMP. 20' PROPOSED DRAINAGE EASEMENT FOR GARD LATERAL IRRIGATION #7 GARD LATERAL PROPOSED 18" PIPE IRRIGATION DITCH #6 OFFSITE BASIN-15-CFS CAPACITY CDOT A-D **ROUTES INTO** EXIST 3-36" PIPES EXIST STORM LINE EXIST STORM LINE A Q100 DESIGN=126-CFS D-2 AND PASSES ROUTES TO POND THROUGH SITE -EXIST GARD LATERAL P-CDRAINAGE SWALE CONCRETE DIVERSION COMMERCIAL 80% CAP.=90-CFS STRUCTURE #6 TO 65% IMP. 21" SIPHON TRR9 0.59 0.76 acres GARD LATERAL CONCRETE DITCH CONTINUES EAST VILLAGES BLVD 4-CFS (DESIGN) TRR1 COMMERCIAL 65% IMP. FILE: 87-20-003 MASTERGRADING PLAN JUB PROJ. #: 87-20-003 DRAWN BY: ALM WEST RIDGE DESIGN BY: ALM GARD LATERAL SITE DISCHARGE TRACT A (TRR3) HECKED BY: **FUTURE** NOT TO EXCEED EXISTING 36" LANDSCAPE & EARTHEN DITCH. ONE INCH -A-LOT GRADING RESIDENTIAL LOTS-COMMERCIAL 21-CFS INTO STORM LINE D-2 UTILITY EASEMENT AT FULL SIZE, IF NOT ONE EXISTING SWALE PROPOSED DISCHARGE NOT TO EXCEED 207.6-CFS ROUTES STORM ROUTES THROUGH SITE INCH, SCALE ACCORDINGL EXIST 18" STORM LINE D-3HISTORIC 100-YR RELEASE FROM SITE = 62.6-CFS (PER TRR3) DAILY AST UPDATED: 1/24/2023 DISCHARGE TO STORM (UNDETAINED) ROUTES INTO PASSTHROUGH CDOT PASS-THROUGH POND = 94.0-CFS LINE A7 TO POND A 100-YR=51-CFS **SUBDIVISION** SHEET NUMBER: STORM LINE D-2. CDOT PASS-THROUGH STORM LINE D-2 = 51.0-CFS OF TRR3 TRR3 -EXISTING SINGLE ROUTES TO HILLSBORO TRIBUTARY **ODP-03** FAMILY HOME

OUTLINE DEVELOPMENT PLAN AMENDMENT 01 **CONCEPT NOTE:** CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER NORTH RIDGE REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST J-U-B ENGINEERS, INC. INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY. **ESTIMATED WASTEWATER FLOW: ESTIMATED WATER DEMAND:** LEGEND PLANNING ANTICIPATED USES DENSITY (MAX.) | APPROX. ACREAGE | AVERAGE FLOW (gpd) PEAK FLOW (qpd) AVERAGE FLOW MAX DAY DEMAND + U-B ENGINEERS 4745 Boardwalk I Building D, Suite Fort Collins, CO 8 PLANNING AREA PEAK FLOW AREA (PA) DEVELOPMENT PARCEL BOUNDARY DENSITY (MAX.) APPROX. ACREAGE FIRE FLOW (gpm) (gpm) (FOR GRAPHICAL PURPOSES ONLY 6 UNITS/ACRE 22,010 44,020 COMMERCIAL ±14.2 PA-A 6 UNITS/ACRE ±14.2 3,034 50.3 PA-A COMMERCIAL 16.8 4,800 6 UNITS/ACRE 9,920 PROPERTY BOUNDARY PA-B COMMERCIAL ± 3.2 6 UNITS/ACRE 3,008 PA-B COMMERCIAL ±3.2 3.8 11.3 6 UNITS/ACRE 10,650 22,010 PA-C COMMERCIAL ±7.1 RIGHT OF WAY 6 UNITS/ACRE 3,017 25.1 PA-C COMMERCIAL ±7.1 8.4 37,460 75,950 SOUTH TOTAL: ±24.5 3,173 PA-D RESIDENTIAL 23 UNITS/ACRE ±12.0 86.3 258.8 JOHNSTOWN TOWN LIMITS PA-E 8.5 UNITS/ACRE ±23.4 62.2 3,124 186.5 RESIDENTIAL COMMERCIAL/RESIDENTIAL | 23 UNITS/ACRE 18,600 PA-D ±12.0 37,200 DOMESTIC WATER RESIDENTIAL 8.5 UNITS/ACRE 43,758 175,038 PA-E ±23.4 SANITARY SEWER WATER CALCULATIONS AND ASSUMPTIONS: ±35.4 62,358 212,238 NORTH TOTAL: WASTEWATER CALCULATIONS AND ASSUMPTIONS: RESIDENTIAL AVERAGE DAY FLOW (ADF) = 150 GPCD (450 GPD/SFE) COMMERCIAL AVERAGE DAY FLOW (ADF) = 1,700 GPD/ACRE FINAL XHIBIT RESIDENTIAL AVERAGE DAILY FLOW (ADF) = 220 GPD/SFE* FIRE FLOW AVAILABILITY = 3,000 GPM FOR 3 HOURS *INCLUDES ALLOWANCE FOR I/I MAXIMUM DAY FLOW (MDF) $= 2 \times ADF$ COMERCIAL AVERAGE FLOW = 1,550 GPD/ACRE PEAK HOUR FLOW $= 1.5 \times MDF$ COMMERCIAL PEAKING FACTOR = 2 $= 2.6 * Q_A^{-0.16}$ RESIDENTIAL PEAKING FACTOR Q_A = AVERAGE FLOW IN CFS PROPOSED WATER STUB FOR PARCEL D ULTIMATE 8-INCH PROPOSED WATER -WATER LOOP CDOT POND C PROPOSED 8" WATER LINE THROUGH PARCEL D CONNECTION TO TOWN (APPROX. LOCATION) 12" WATER MAIN RANCH PROPOSED SEWER STUB FOR PARCEL D — ULTIMATE 8" SANITARY SEWER ABUNDANT LIFE PROPOSED WATER - STUB FOR PARCEL D FOR PARCEL D **TABERNACLE** ULTIMATE 8-INCH _(APPROX, LOCATION)_ - ULTIMATE 8-INCH WATER LOOP TRR9 WATER LOOP THROUGH PARCEL A THROUGH PARCEL D (APPROX. LOCATION) (APPROX. LOCATION) PROPOSED WATER PROPOSED WATER STUB FOR PARCEL D STUB FOR PARCEL ULTIMATE 8" SANITARY SEWER FOR PARCEL A PROPOSED WATER (APPROX. LOCATION) PROPOSED WATER STUB FOR PARCEL D - ULTIMATE 8" STUB FOR PARCEL E SANITARY SEWER FOR PARCEL E (APPROX. LOCATION) PROPOSED SEWER STUB FOR PARCEL E WATER STUB RIDGE DEVELOPEMNT JOHNSTOWN SFOR PARCEL C - PROPOSED 8-INCH WATER LOOP THROUGH PARCEL E (APPROX. LOCATION) OGE MASTER L AMENDMENT VALLEYWOOD COURT WATER LOOP THROUGH HS) PARCEL B & C PROPOSED 12-INCH-(APPROX. LOCATION) WATER LINE - PROPOSED SEWER 18 PROPOSED SEWER STUB FOR PARCEL CONNECTION TO PROPOSED NEIGHBORING WATER - PROPOSED STUB FOR DEVELOPMENT WATER LINE PARCEL STUB TO THE RIDGE FILING 3 TRR9 DEVELOPMENT **ULTIMATE 8"** SANITARY SEWER FOR PARCEL B & C PROPOSED WATER STUB FOR PARCEL B (APPROX. LOCATION) TRR1 TRACT A (TRR3) PROPOSED SEWER STUB LANDSCAPE & FILE: 87-20-003 MASTERUTILITYPL FOR PARCEL B & C UTILITY EASEMENT JUB PROJ. #:87-20-003 ROUTES STORM DAILY DISCHARGE TO STORM DESIGN BY: ALM LINE A7 TO POND A SUBDIVISION EXISTING SINGLE FAMILY HOME PROPOSED SEWER CONNECTION TO OF TRR3 HECKED BY: OFFSITE PROPOSED ALIGNMENT TO ONE INCH JOHNSON'S CORNER INTERCEPTOR AT FULL SIZE, IF NOT ONE ALLOWED CAPACITY: 3,481 GPD/ACRE INCH, SCALE ACCORDINGL AST UPDATED: 1/24/2023 SHEET NUMBER: **ODP-04 SCALE IN FEET**