

OUTLINE DEVELOPMENT PLAN

SUNCATCHER

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

APPROVALS

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE ZONING TO THE 127+- ACRE SUNCATCHER COMMUNITY. SUNCATCHER IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES PLANNING AREAS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF SUNCATCHER TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

AN INTERIM SOLAR FIELD WILL BE LOCATED ON THE SOUTH / WEST PORTION OF THE SITE.

LEGAL DESCRIPTION

LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008, EXCEPT THE EAST 30 FEET AND THE NORTH 30 FEET THEREOF, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.;
 THENCE SOUTH 02°49'41" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 30.13 FEET TO THE SOUTH RIGHT -OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 87°38'24" EAST ON THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE FO THE KETO 161 ANNEXATION, REC. NO. 3453285, FOR 2595.82 FEET TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15, ALSO THE WEST LINE OF THE WIND FARM ANNEXATION, REC. NO. 3003119;

THENCE SOUTH 02°47'22" EAST ON THE WEST LINE OF SAID WEST RIGHT OF WAY, ALSO THE WEST LINE OF SAID WIND FARM ANNEXATION FOR 1034.91 FEET TO THE NORTH LINE OF LOT A OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510;

THENCE SOUTH 87°55'00" WEST ON THE NORTH LINES OF LOTS A AND B OF AMENDED RECORDED EXEMPTION AMRE 3151, REC. BI, 3267510, FOR 391.77 FEET;

THENCE SOUTH 03°58'40"EAST ON THE EWEST LINE OF LOT B OF SAID AMENDED RECORDED EXEMPTION AMRE-3151 FOR 724.84 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF PARCELS A AND B OF CORRECTED RECORDED EXEMPTION RE-1212, REC. NO. 2256165 FOR THE FOLLOWING 15 COURSES:

- THENCE SOUTH 62°10'11" WEST FOR 279.88 FEET;
- THENCE SOUTH 29°32'23" WEST FOR 83.93 FEET;
- THENCE SOUTH 11°57'09" EAST FOR 120.96 FEET;
- THENCE SOUTH 11°47'14" WEST FOR 190.85 FEET;
- THENCE NORTH 82°23'15" WEST FOR 175.68 FEET;
- THENCE SOUTH 63°07'32" WEST FOR 94.42 FEET;
- THENCE SOUTH 88°56'37" WEST FOR 117.14 FEET;
- THENCE NORTH 78°25'44" WEST FOR 67.39 FEET;
- THENCE NORTH 87°00'45" WEST FOR 208.55 FEET;
- THENCE NORTH 55°59'33" WEST FOR 110.24 FEET;
- THENCE SOUTH 81°44'40" WEST FOR 527.88 FEET;
- THENCE NORTH 86°59'58" WEST FOR 152.87 FEET;
- THENCE SOUTH 65°01'01" WEST FOR 249.52 FEET;
- THENCE NORTH 75°43'44" WEST FOR 210.99 FEET;
- THENCE SOUTH 61°32'24" WEST FOR 30.36 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 02°49'41" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 2459.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,451.867 SQUARE FEET, 125.158 ACRES MORE OR LESS.



VICINITY MAP
 1"=3000'

SHEET INDEX

- 1 COVER
- 2 LAND USE PLAN, DEVELOPMENT STANDARDS & LAND USE MATRIX
- 3 CONCEPT SITE PLAN

APPROVALS

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS SUNCATCHER DEVELOPMENT 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 _____, 20____.

BY: _____ ATTEST: _____
 MAYOR TOWN CLERK

GENERAL NOTES

- A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- B. PROPERTY WITHIN THIS ODP MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- C. LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS ODP SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.
- D. WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED IN WRITING BY PLANNING AND DEVELOPMENT DIRECTOR TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- E. 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.

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.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS ODP SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE ODP - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

PLANNER / ENGINEER

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OWNER

SAUER WHITEHALL LLC
 6681 COUNTY ROAD 50
 JOHNSTOWN, CO 80534

SAUER PHANTOM 5 LLC
 6681 COUNTY ROAD 50
 JOHNSTOWN, CO 80534

COVER

SUNCATCHER

SHEET
 1 OF 3

DATE: JULY 18, 2022

OUTLINE DEVELOPMENT PLAN

SUNCATCHER

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE SUNCATCHER PROJECT. DUE TO THE SIZE OF LAND AREA, INTERIM SOLAR USES AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, RESIDENTIAL AND MIXED USES WITH A RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR THE PARCELS. MIXED USES ALLOW FOR TRANSITION FROM RESIDENTIAL OF THE SOUTH TO A MIX OF POTENTIAL USES ALONG WCR 46. THESE RANGES OF USES AND DENSITY WILL ALLOW A VARIETY OF COMMERCIAL, OFFICE, AND RESIDENTIAL HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND POTENTIAL TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MAY BE WITHIN 10% OF THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 500 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

D. RESIDENTIAL UNITS TRANSFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAXIMUM SQUARE FOOTAGE/AREA OR MAXIMUM UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM MIXED USE PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAXIMUM SQUARE FEET PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 55,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

SOLAR USE AREA (PA-B)

- THE SOLAR USE AREA (PA-B) SHOWN ON THIS ODP IS AN INTERIM USE (20-40 YEARS, OR AS EXTENDED BY PRIVATE AGREEMENT) AND SHALL OBTAIN A SEPARATE SPECIAL/CONDITIONAL USE APPROVAL FROM THE TOWN OF JOHNSTOWN. THE SPECIAL/CONDITIONAL USE APPLICATION SHALL SHOW ALL DETAIL RELATED TO THE THIS INTERIM USE, SUCH AS BUT NOT LIMITED TO LAYOUT, ACCESS, LANDSCAPING STANDARDS.
- MINIMUM STANDARDS
 - 20-FOOT SETBACK OF SOLAR EQUIPMENT FROM PROPERTY LINE.
 - 8-FOOT DECORATIVE WILDLIFE FENCE AROUND PERIMETER OF SOLAR FIELD.
 - LOW-GRADE NATIVE SEED MIX WITHIN THE SOLAR FIELD AREA.
- THE UNDERLYING SOLAR AREA USE SHALL BE RESIDENTIAL AS OUTLINED ON THIS ODP AND BE IN EFFECT FOR ANY AREAS NOT DEVELOPED OR IN THE FUTURE AS ONCE REMOVED.

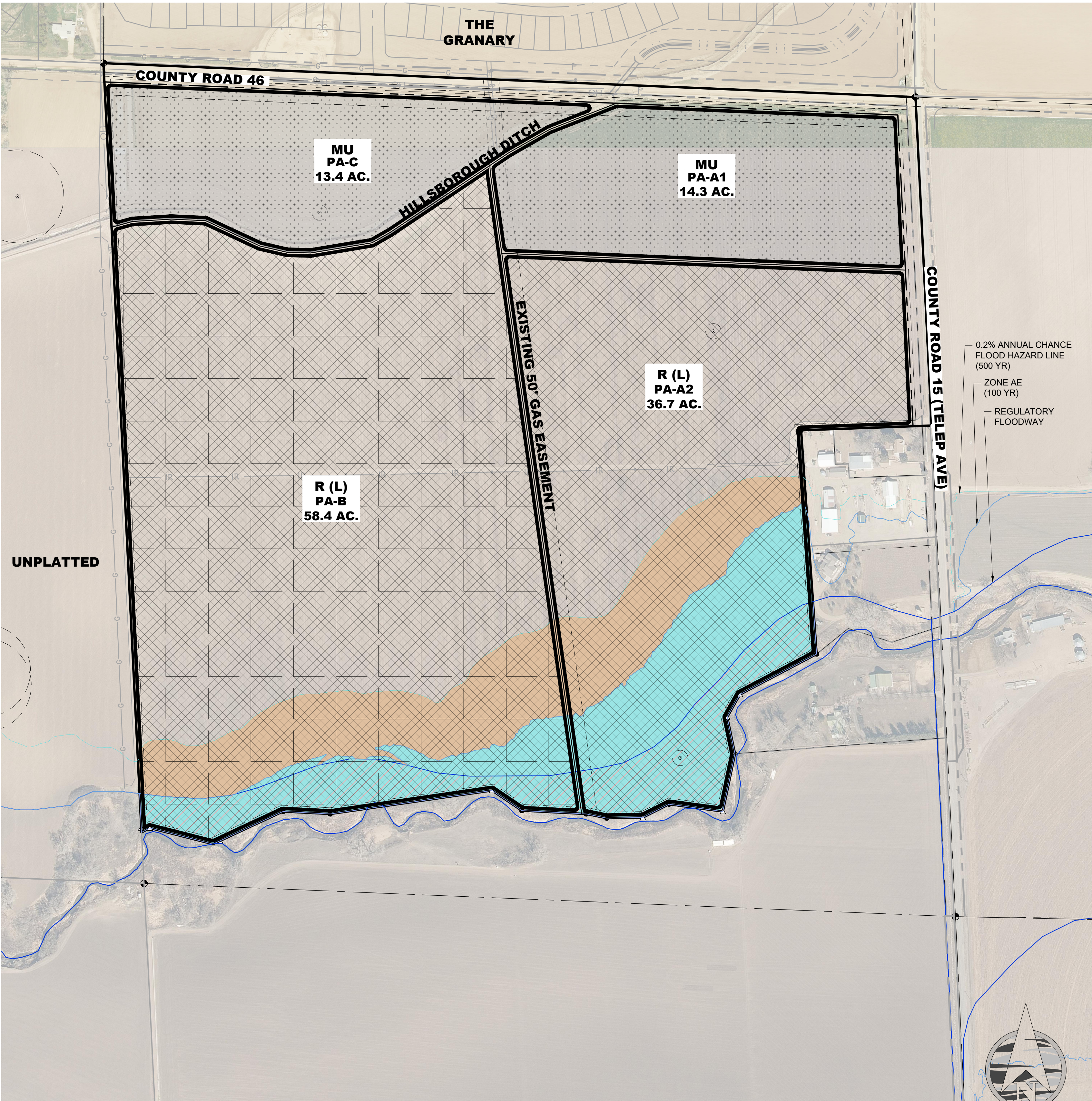
DESIGN GUIDELINES

DESIGN GUIDELINES SHALL BE ESTABLISHED AT THE TIME OF FINAL DEVELOPMENT PLAN/FINAL PLAT FOR EACH AREA.

PLANNING AREA	LAND USE	AREA	RESIDENTIAL			COMMERCIAL/OFFICE		
			AREA	MAX. DU/AC	MAX UNITS	AREA	MAX FAR	MAX SF
PA-A1	MIXED USE	14,250	9,975	12	119	4,275	0.15	27,933
PA-A2	RESIDENTIAL - L	36,677	36,677	2.5	91	0,000	0.00	-
PA-B	RESIDENTIAL - L	58,366	58,366	2.5	145	0,000	0.00	-
PA-C	MIXED USE	13,374	9,362	12	112	4,012	0.15	26,216
TOTAL		122,668	114,381	N/A	467	8,287	N/A	54,149

DENSITY TRANSFER TRACKING CHART				
PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
TOTAL				

LAND USE CLASSIFICATION				
P=Permitted, C=Conditional/Special Review, - Not Permitted				
AGRICULTURAL USES				
Agriculture or Ranch Use	P	P	P	P
Accessory Structures	P	P	P	P
Animals / Livestock	C	C	C	C
Horticulture and Nurseries	C	C	C	C
Markets	P			P
COMMERCIAL USES				
Animal Services	C			C
Building Materials & Services (Retail)	C			C
Eating and Drinking Establishments	P			P
Office	P			P
Personal Services	P			P
Recreation / Amusement Facilities	P			P
Retail	P			P
Vehicle / Equipment Sales & Services (Same Day Vehicle Shop and/or Car Wash)	P			P
PUBLIC, INSTITUTIONAL & CIVIC USES				
Clubs & Lodges	P			P
Events / Conference Centers	P			P
Day Care Facilities, Adult or Child	P			P
Fire	P			P
Hospitals	P			P
Religious Institutions	P	P	P	P
Educational Facilities	P			P
Utilities	C	C	C	C
Senior Housing	P	P	P	P
RESIDENTIAL USES				
Single Family Detached	P	P	P	P
Single Family Attached	P	P	P	P
Multi-Family	P			P



LEGEND

MIXED USE
 RESIDENTIAL (LOW)
 INTERIM SOLAR

P PRINCIPAL PERMITTED USE
 - NOT PERMITTED
 C CONDITIONAL USE

LAND USE
 MU MIXED USE

LITTLE THOMPSON RIVER FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08123C1683F. LATEST DATE 3/23/2022.

0.2% ANNUAL CHANCE FLOOD HAZARD AREA - 500YR
 ZONE AE FLOODPLAIN - 100 YR
 REGULATORY FLOODWAY

MIXED USE (MU): PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / OFFICE / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL AND OFFICE USES ALONG WITH MEDIUM TO LOW DENSITY RESIDENTIAL. APPROPRIATE BUFFERS BETWEEN THESE PRIMARY USES WILL BE PROVIDED.

OPEN SPACE (OS): THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATIONAL AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

- DEFINITIONS:**
- OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
 - USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
 - A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF EITHER A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED OR RENTED BY THE SAME RESIDENT.

LAND USE PLAN, DEVELOPMENT STANDARDS & LAND MATRIX

SUNCATCHER



SHEET
2 OF 3

DATE: JULY 18, 2022

OUTLINE DEVELOPMENT PLAN

SUNCATCHER

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO

OPEN AREA

- FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 30% OPEN AREA.
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- COMMERCIAL AND OFFICE WILL REQUIRE A MINIMUM 15% OPEN AREA.
- OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENT. OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

USABLE OPEN AREA

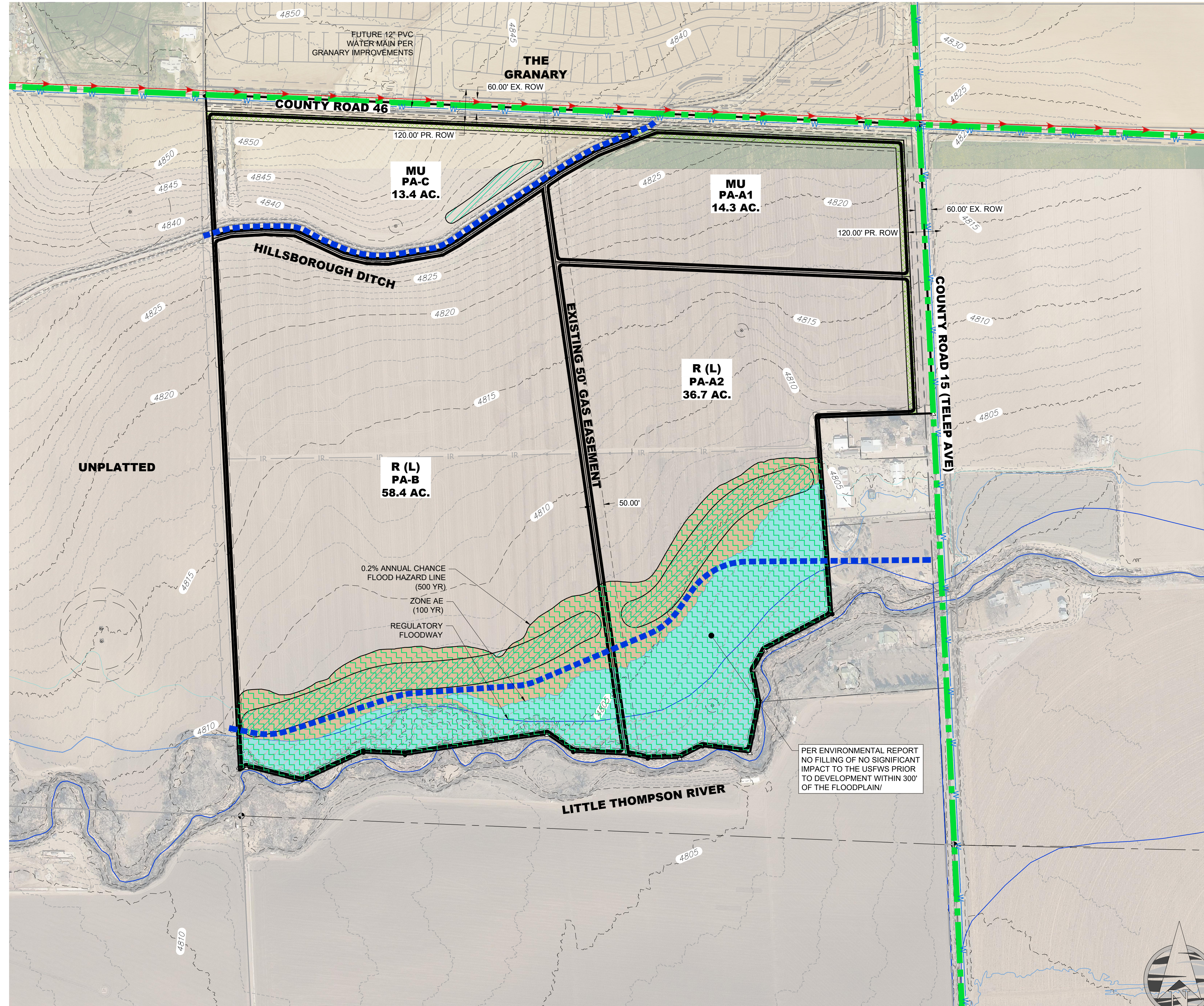
- SUNCATCHER REQUIRES 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAT THAT IS CONTRIBUTING TO THAT AREA.
- A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS.
- WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.

UTILITY NOTES:

- THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES.
- UTILITY MAINS AND SERVICES ARE SHOWN CONCEPTUALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
- EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.

GRADING / FLOODPLAIN NOTES:

- STORM DRAINAGE FACILITIES SIZING AND LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
- THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN ARE BASED ON THE FIELD SURVEY WORK PERFORMED IN 2021.
- GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.
- FLOODPLAIN MAY BE MODIFIED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESSES THROUGH THE TOWN OF JOHNSTOWN AND FEMA.
- FLOODPLAIN AREA MAY INCORPORATE A REGIONAL GREENWAY TRAIL AND OPEN SPACE. DETAIL SHALL BE DEFINED AT TIME OF FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS.



LEGEND

MAJOR ARTERIAL PER MASTER ROADWAY PLAN

ACCESS POINTS TO BE DEFINED AS PART OF THE FINAL DEVELOPMENT PLAN / PLAT AND CONSTRUCTION DOCUMENTS.

NEIGHBORHOOD TRAIL PER MASTER PLAN

SANITARY MAIN

FUTURE WATER MAIN

WQ / DETENTION FACILITY

30' LANDSCAPE BUFFER ALONG ARTERIALS

GREENWAY / OPEN SPACE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED STORM SEWER

EXISTING STORM SEWER

LITTLE THOMPSON RIVER FLOODWAY AND HAZARD AREA DELINEATION ARE DERIVED FROM REVISED PRELIMINARY FEMA FIRM MAP NUMBER 08123C1683F. LATEST DATE 3/23/2022.

0.2% ANNUAL CHANCE FLOOD HAZARD AREA - 500YR

ZONE AE FLOODPLAIN - 100 YR

REGULATORY FLOODWAY

ALL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE PLANS ARE INCLUDED TO ILLUSTRATE THE OVERALL CONCEPTS ONLY.

CONCEPT SITE PLAN

SUNCATCHER

0 200' 400'
 1" = 200' (HORIZONTAL)

SHEET
 3 OF 3

DATE: JULY 18, 2022