

# 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

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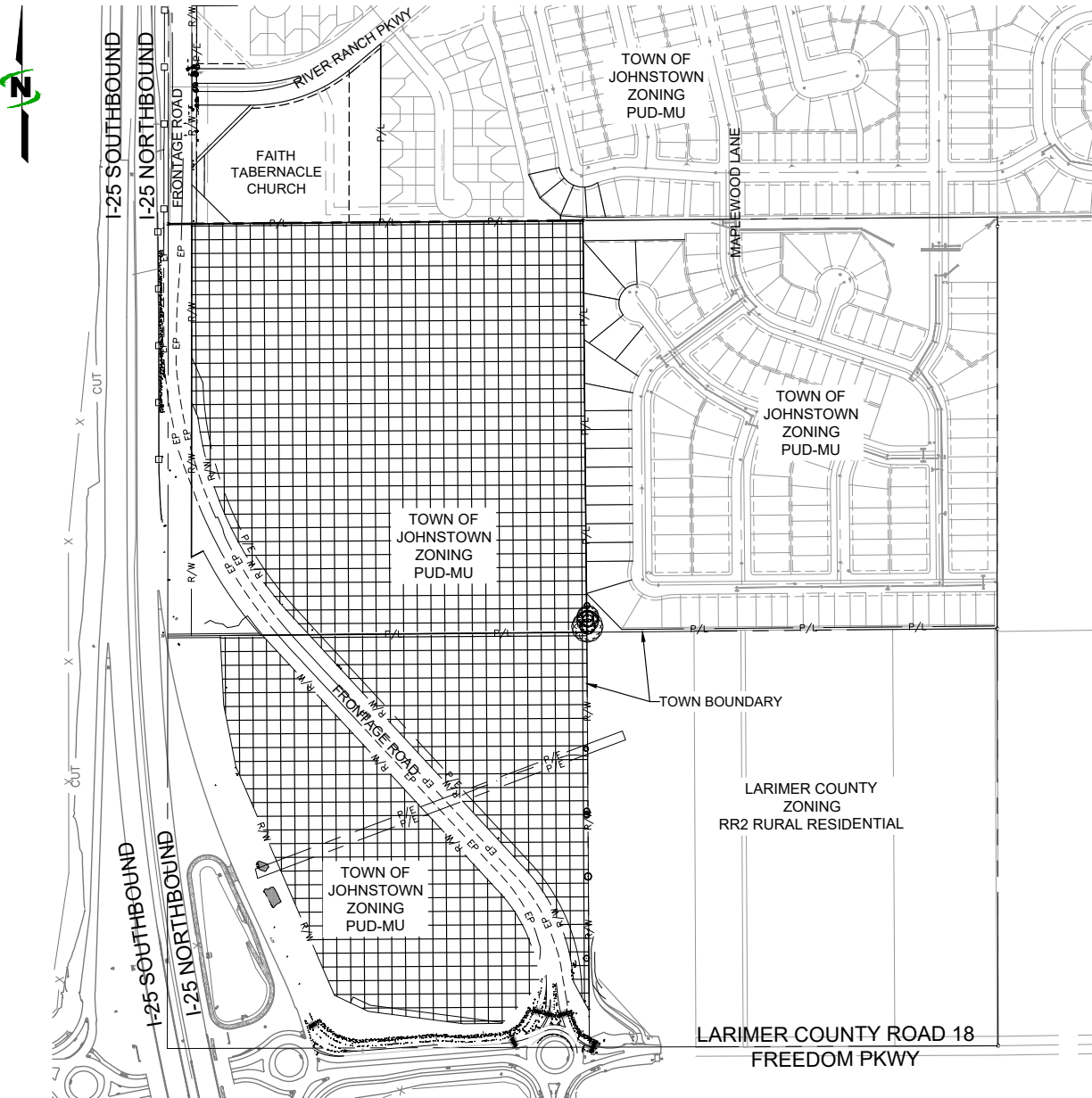
NO.	DESCRIPTION	BY	DATE

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:  
SCALE: 1" = 2000'  
AT FULL SIZE, IF NOT ONE  
INCH SCALE ACCORDINGLY  
LAST UPDATED: 5/29/2022

SHEET NUMBER:  
**ODP-01**



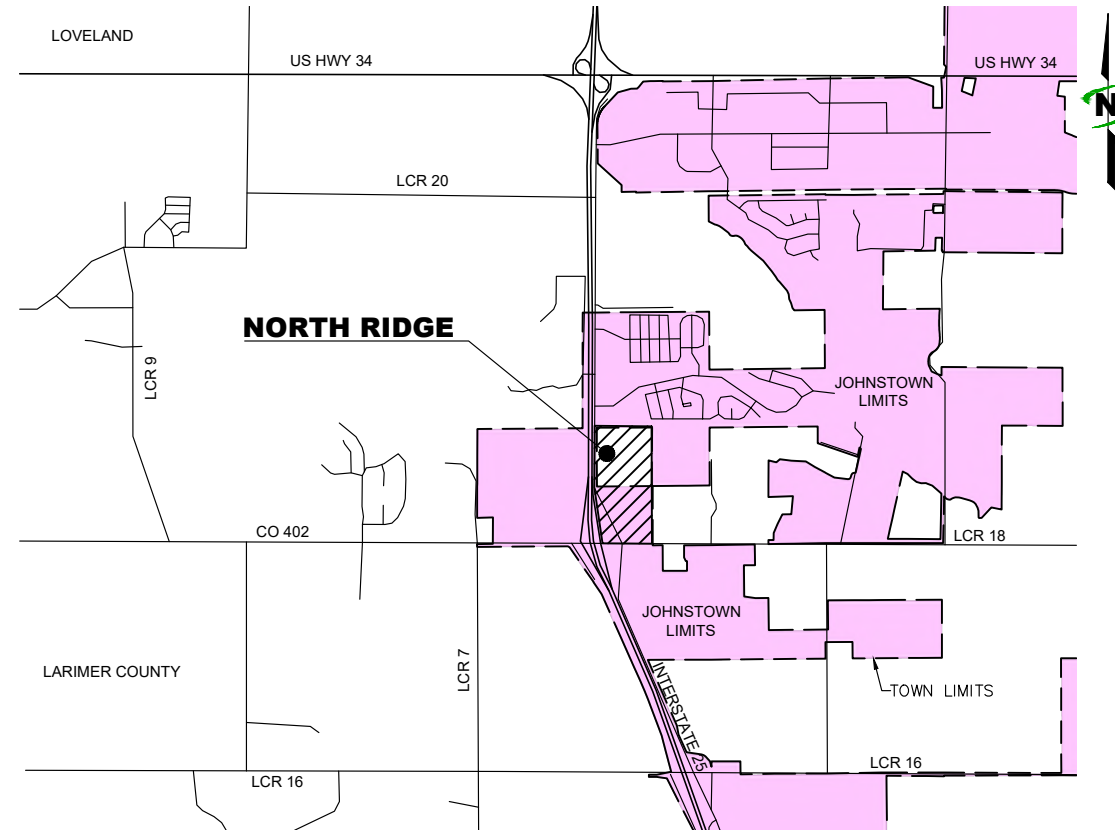
**EXISTING ZONING**  
SCALE: 1" = 250'

**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 DEVELOP SOUTH TO NORTH, COMMENCING ON THE 402, LLC PARCEL WITH ANTICIPATED LOT DELIVERIES IN 2021 AND BUILD-OUT BY 2022 OR EARLY 2023. CURRENT CONCEPT PLANS FOR COMMERCIAL, INCLUDE CONVENIENCE STORE WITH GAS, RETAIL SHOPS, OFFICE CONDOMINIUMS, AND A POTENTIAL HOTEL ALONG THE I-25 CORRIDOR. GARAGE CONDOMINIUMS WERE CONSIDERED IN CONCEPT DRAWINGS, BUT HAVE BEEN REJECTED IN FAVOR OF OTHER COMMERCIAL USES TO BE DETERMINED BY MARKET DEMAND. CURRENT CONCEPT PLANS FOR RESIDENTIAL INCLUDE 23.5 ACRES OF SINGLE FAMILY SMALL FOOT-PRINT (1,100 - 1,700 SQ. FT.) HOMES. INTEREST ON THE RESIDENTIAL COMPONENT IS BY A SINGLE DEVELOPER WHO HAS SUCCESSFULLY DEVELOPED OTHER PROJECTS WITHIN THE TOWN.



**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 2022-\_\_\_\_, 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

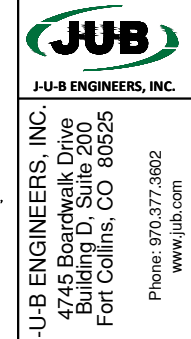
ATTEST: \_\_\_\_\_  
DIANA SEELE, TOWN CLERK

**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



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/RESIDENTIAL	70%
PA-B	±3.2	COMMERCIAL	60%
PA-C	±7.1	COMMERCIAL	50%
PA-D	±12.0	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	18.6	31
RESIDENTIAL	41.3	69
TOTAL	60.0	100

OPEN SPACE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	2.8	15
RESIDENTIAL	12.4	30
TOTAL	15.2	25.3

**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		

**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 STREETS CAPES 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:**

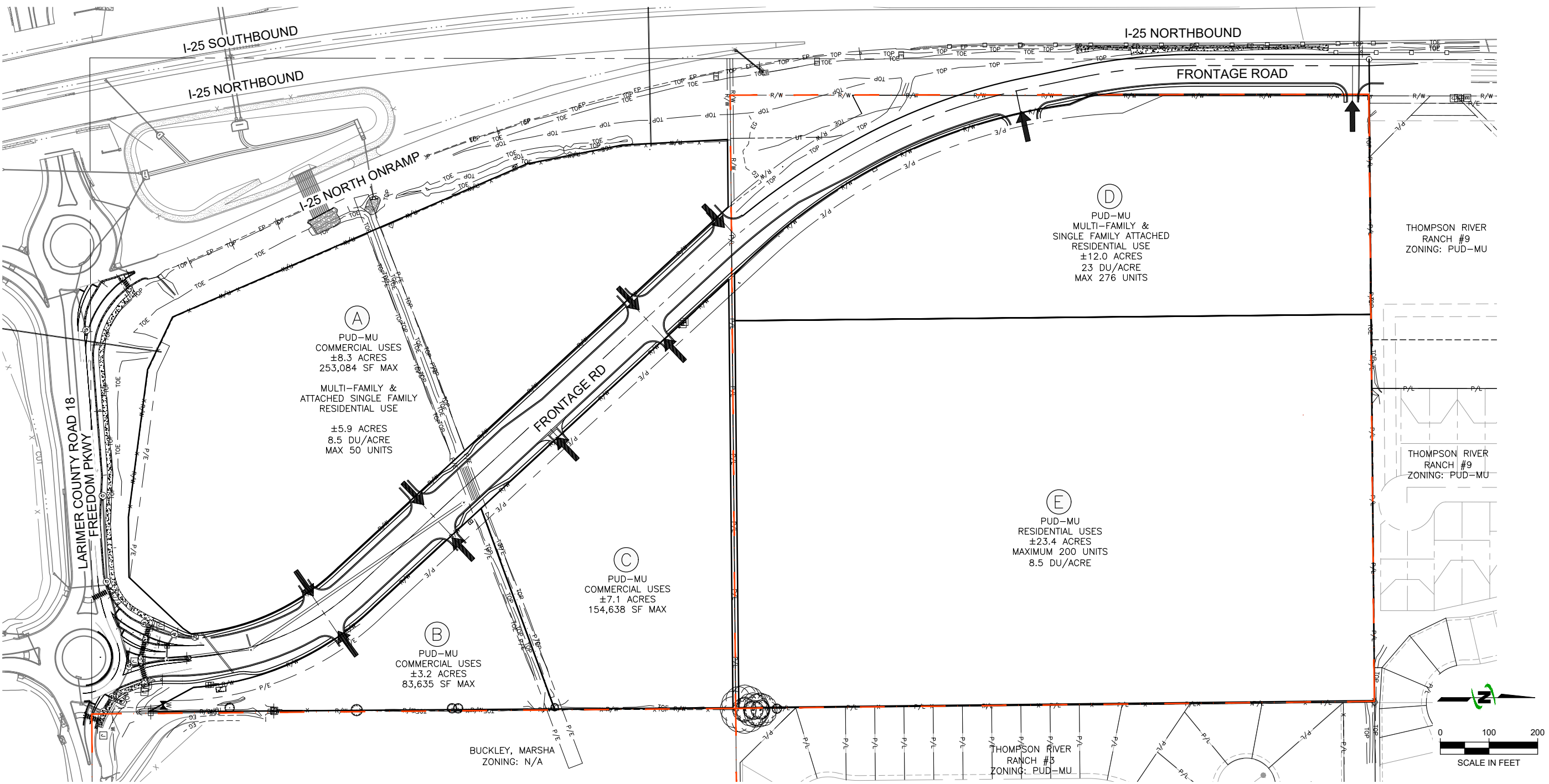
- 10% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS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

**PARCEL DESIGN INTENT:**

**PARCEL A:** THE DESIGN INTENT FOR PLANNING AREA A IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES WITH MULTI FAMILY & SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT. COMMERCIAL USES COULD INCLUDE VARIOUS OFFICE, RETAIL, GROCERY, HOTEL DEVELOPMENT OR SIMILAR USES.

**PARCEL B AND C:** THE DESIGN INTENT FOR THE PLANNING AREAS B AND C IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES, WHICH COULD INCLUDE VARIOUS OFFICE, RETAIL, PRIVATE GARAGE CONDOMINIUMS, HOTEL DEVELOPMENT OR SIMILAR USES.

**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 SUCH AS CONDOMINIUMS OR APARTMENTS, OR MIXED USE DEVELOPMENT.



REVISION		
NO.	DESCRIPTION	BY

NORTH RIDGE DEVELOPEMNT JOHNSTOWN  
 NORTH RIDGE OUTLINE DEVELOPMENT PLAN AMENDMENT 01  
 SHEET NUMBER: ODP-02  
 FILE: 87-20-003 ODP  
 JUB PROJ: # 87-20-003  
 DRAWN BY: ALM  
 DESIGN BY: ALM  
 CHECKED BY: ALM  
 AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY  
 LAST UPDATED: 6/28/2022

Plot Date: 8/1/2022 3:09 PM Plotted By: Amber Morse  
 Date Created: 6/28/2022 JUB.COM\CENTRAL\CLIENT\SC0\CALIBER\DEVELOPMENT\PROJECTS\87-20-003 NORTH RIDGE\DESIGN\CA\EXHIBITS\ODP\87-20-003 ODP.DWG



**CONCEPT NOTE:**

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**LEGEND:**

- 4900 --- EXISTING MAJOR CONTOUR
- 4902 --- EXISTING MINOR CONTOUR
- SD --- EXISTING STORM PIPE
- BASIN BOUNDARY: ONSITE
- BASIN BOUNDARY: OFFSITE
- BASIN BOUNDARY: PROPERTY LINE
- BASIN ID
- C-MINOR AREA
- C-MAJOR AREA
- 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
<b>TOTAL:</b>	<b>66.48</b>			

**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
<b>TOTAL</b>		<b>62.6</b>		
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.

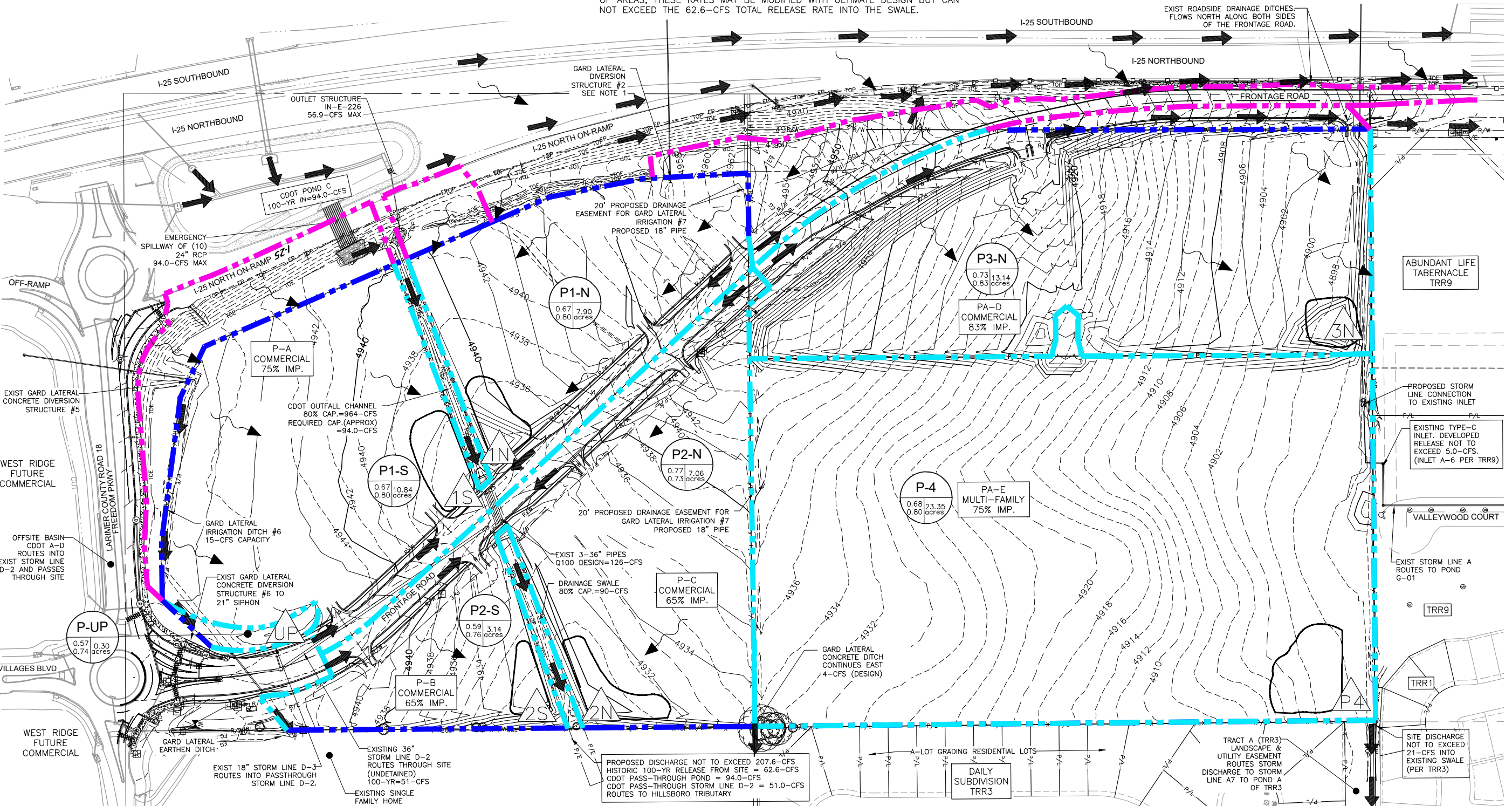
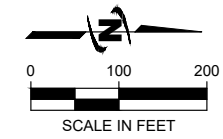
**NOTES:**

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  
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**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: ONE INCH  
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 5/31/2022  
SHEET NUMBER:  
**ODP-03**

Plot Date: 5/31/2022 12:03 PM Plotted By: Amber Moore  
 Date Created: 5/31/2022 JUB.COM\CENTRAL\CALIBER\DEVELOPMENT\PROJECTS\87-20-003\_NORTH RIDGE\DESIGN\EXHIBITS\ODP\87-20-003\_MASTERGRADING\LANDING




**CONCEPT NOTE:**

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# 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



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**FINAL  
EXHIBIT**

LEGEND	
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY)
	P/L PROPERTY BOUNDARY
	R/W 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	±8.3	12,507	44,020
PA-A	RESIDENTIAL	8.5 UNITS/ACRE	±5.9	10,962	9,920
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	38,919	116,757
PA-D	COMMERCIAL	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	104,478	363,601

**ESTIMATED WATER DEMAND:**

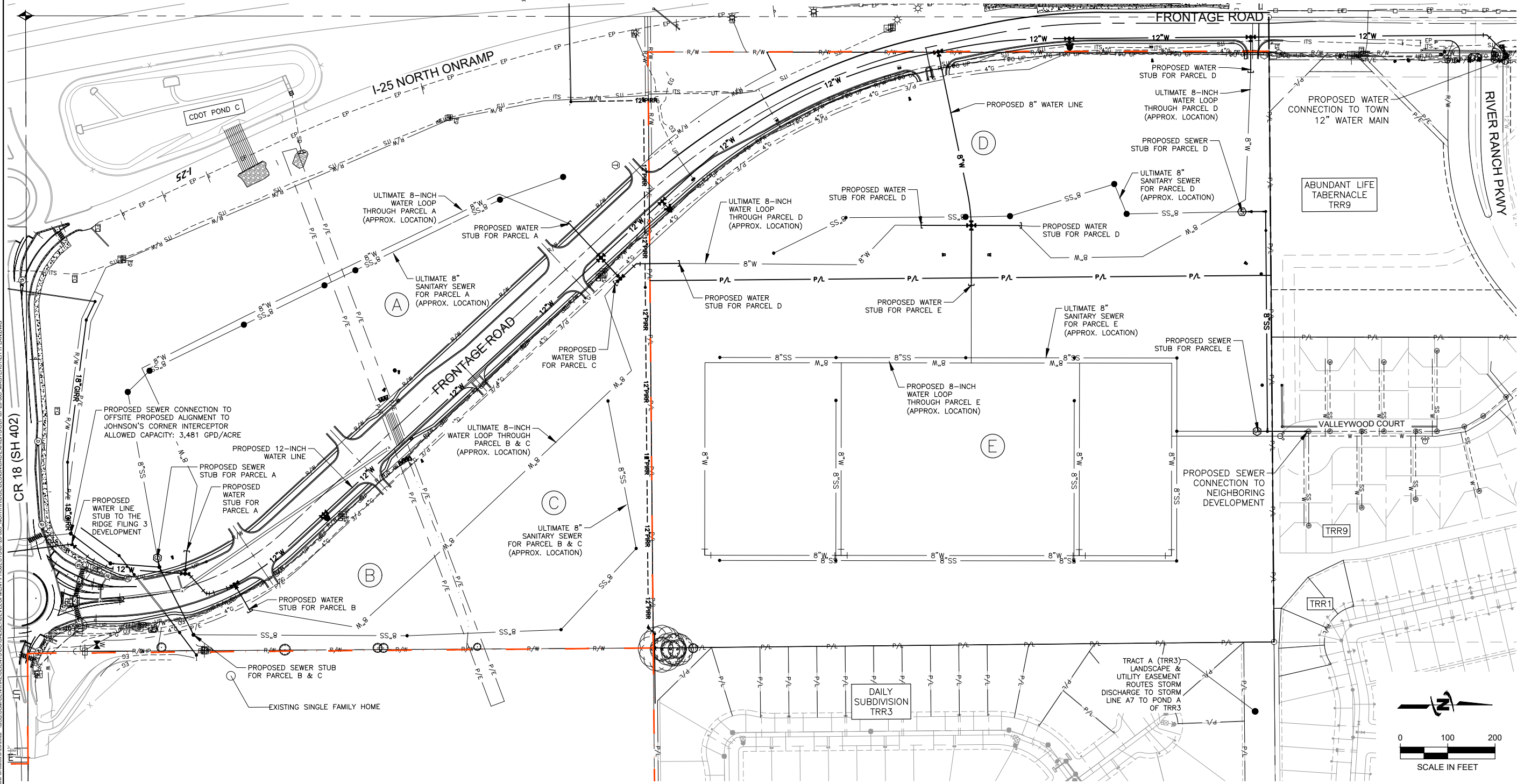
PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpm)	MAX DAY DEMAND + FIRE FLOW (gpm)	PEAK FLOW (gpm)
PA-A	RESIDENTIAL	6 UNITS/ACRE	±8.4	9.9	3,020	29.8
PA-A	COMMERCIAL	8.5 UNITS/ACRE	±5.8	0.6	3,001	1.8
PA-B	COMMERCIAL	6 UNITS/ACRE	±3.2	3.8	3,008	11.3
PA-C	COMMERCIAL	6 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



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:  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 5/29/2022  
 SHEET NUMBER:  
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Plot Date: 5/31/2022 12:25 PM Plotted By: Amber Moore  
 Date Created: 5/29/2022 11:08 AM Central  
 PROJECT: 87-20-003 NORTH RIDGE DEVELOPEMNT JOHNSTOWN  
 FILE: 87-20-003 MASTERUTILITYPLAN.DWG