

OUTLINE DEVELOPMENT PLAN
DOVE SOLAR

Part of the North Half of the Northeast Quarter of Section 16,
Township 4 North, Range 67 West of the 6th P.M.,
Town of Johnstown, State of Colorado

PROPERTY DESCRIPTION

An area of land being a portion of the North Half of the Northeast Quarter (N1/2NE1/4) of Section Sixteen (16), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows;

COMMENCING at the North Quarter corner of said Section 16 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 16 as monumented by a #6 rebar with a 3.25"aluminum cap stamped LS 7242 at the Wes end and a 2.5"aluminum pipe with a 3.25"aluminum cap stamped LS 13155 at the East end, as bearing South 88°26'46" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2722.98 feet, with all other bearings contained herein being relative thereto.

The lined dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 88°26'46" East along said North line of the NE1/4 a distance of 1742.42 feet to the POINT OF BEGINNING;

THENCE continuing South 88°26'46" East along said North line a distance of 980.56 feet to the Northeast corner of said Section 16;

THENCE South 00°44'50" East along the East line of said N1/2NE1/4 a distance of 1296.20 feet to the North sixteenth corner of Section 16;

THENCE North 89°01'10" West along the South line of said N1/2NE1/4 a distance of 2714.42 feet to the Center North Sixteenth corner of Section 16;

THENCE North 01°04'34" West along the West line of said N1/2NE1/4 a distance of 269.30 feet;

THENCE South 89°01'10" East a distance of 1357.98 feet;

THENCE North 00°54'49" West a distance of 756.16 feet;

THENCE North 90°00'00" East a distance of 376.23 feet;

THENCE North 00°00'16" East a distance of 274.14 feet to the North line of the N1/2NE1/4 of said Section 16 and to the POINT OF BEGINNING.

Said area of land contains 46.60 Acres (+/-2,029,784 sq.ft.) and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

GENERAL NOTES

- A. ALL UNPLATTED PROPERTY SHALL REQUIRE A TOWN SUBDIVISION APPROVAL PROCESS PRIOR TO ANY ADDITIONAL USES AND BUILDING PERMITS, BEYOND THE PROPOSED AGRICULTURAL AND SOLAR USES.

PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE AN INTERIM DEVELOPMENT SCHEME TO THE 46.60 ACRE DOVE SOLAR PROJECT. DOVE SOLAR IS ENVISIONED AS 46.60 ACRES OF MIXED USE DEVELOPMENT WITH AN INTERIM SOLAR FIELD. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF DOVE SOLAR TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE INTERIM SOLAR FIELD WILL BE LOCATED ON THE EASTERN PORTION OF THE SITE.

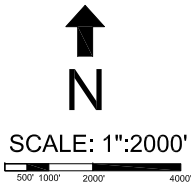
APPROVALS

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS DOVE SOLAR ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON FINAL READING BY REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20_____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

VICINITY MAP



RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - 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.

DATE
3/28/2023

SRC087084

PROJECT NAME
DOVE SOLAR LLC

PROJECT LOCATION
CR 46 & CR 19
JOHNSTOWN, CO 80534



SHEET NAME

COVER

SHEET NUMBER
ODP-1

SHEET SIZE
24"x36"

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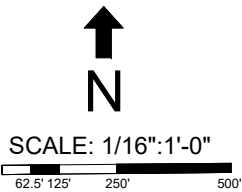
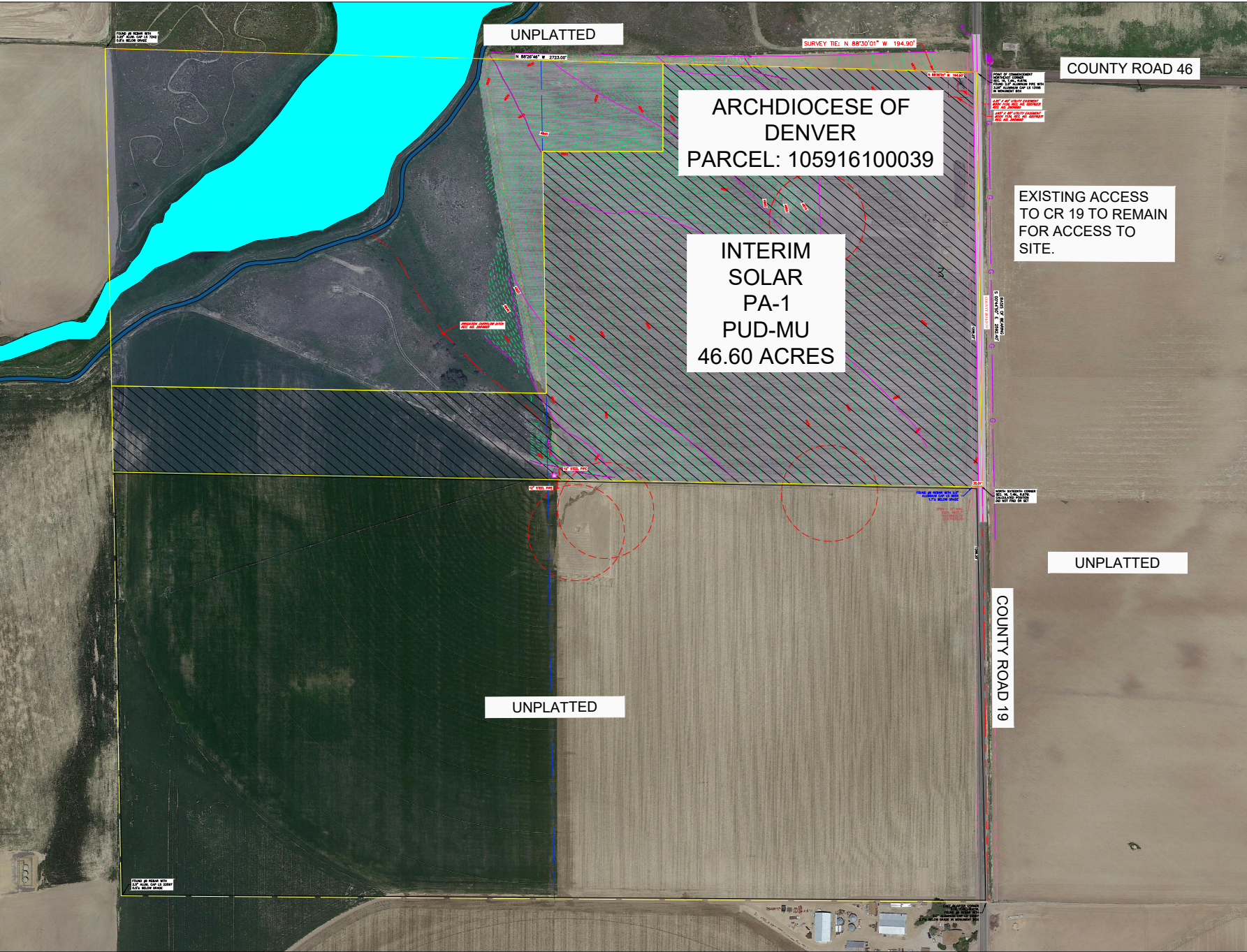
OUTLINE DEVELOPMENT PLAN (ODP) USES:

1. FUTURE DEVELOPMENT WILL REQUIRE AN AMENDMENT TO THIS ODP TO ESTABLISH USES, DENSITIES, AND INTENSITIES OF USE AS WELL AS MEET ALL TOWN DEVELOPMENT STANDARDS.

2. PA-1 SOLAR USE AREA
A. THE SOLAR USE AREA (PA-1) SHOWN ON THIS ODP IS AN INTERIM USE (20-40 YEARS, OR AS EXTENDED BY PRIVATE AGREEMENT) AND SHALL OBTAIN A SEPARATE SPECIAL USE (USR) 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.

B. MINIMUM STANDARDS
i. 20-FOOT SETBACK OF SOLAR EQUIPMENT FROM PROPERTY LINES
ii. 8-FOOT DECORATIVE WILDLIFE FENCE AROUND PERIMETER OF SOLAR FIELD
iii. LOW-GRADE NATIVE SEED MIX WITHIN THE SOLAR FIELD AREA

C. A TOWN-APPROVED DECOMMISSIONING AND RECLAMATION PLAN AND DUST AND WEED MITIGATION PLAN IS REQUIRED WITH THE THE SOLAR USE BY SPECIAL REVIEW PROJECT.



DATE
3/28/2023

- LEGEND
- INTERIM SOLAR
 - HILLSBOROUGH DITCH CO RESERVOIR
 - EXISTING PATHWAY
 - ARCHDIOCESE OF DENVER PARCEL

SRC087084

PROJECT NAME
DOVE SOLAR LLC

PROJECT LOCATION
CR 46 & CR 19
JOHNSTOWN, CO 80534

 **SunShare**
SUNSHARE LLC
1724 GILPIN ST, DENVER, CO 80218
(800)793-0786

SHEET NAME
CONCEPT SITE PLAN

SHEET NUMBER
ODP-2

SHEET SIZE
24"x36"