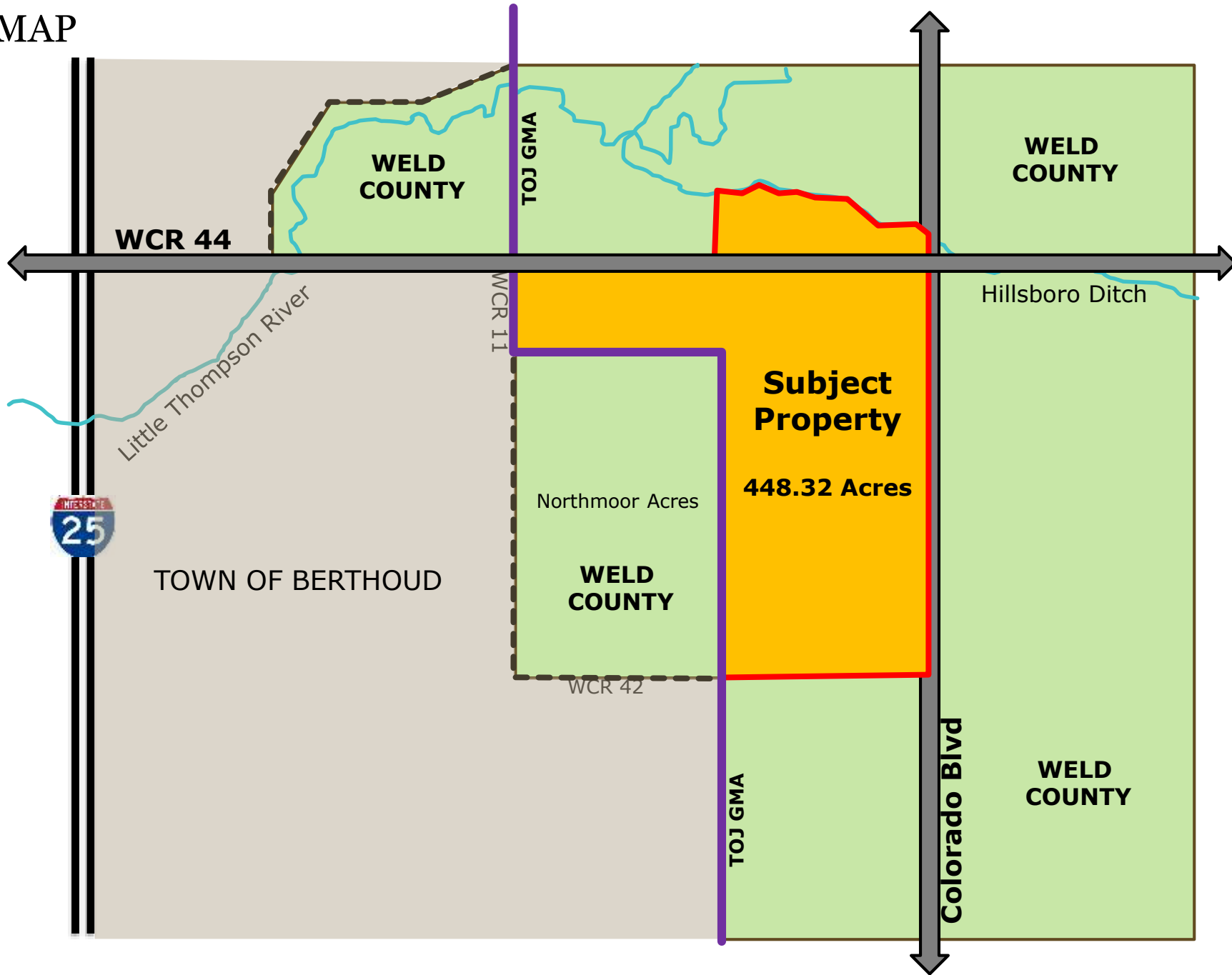
The background features a large, faint watermark of the Town of Johnstown seal. The seal is circular with the text "TOWN OF JOHNSTOWN" at the top and "COLORADO" at the bottom. In the center, there is a stylized mountain range with a sun rising behind it. The seal is semi-transparent and serves as a backdrop for the main text.

Podtburg (Bella Ridge) CASE SUB22-0008

Town Council
October 7, 2024

The Community that Cares

VICINITY MAP



OUTLINE DEVELOPMENT PLAN

Podtburg ODP

- Annexed November 2020
 - Ordinance 2020-184
- Zoned PUD-MU
 - Ordinance 2020-185

Comprehensive Plan

- Medium Density/Intensity
- Low Density/Intensity
- Greenway

Strategic Plan

- Natural & Build Environment



PODTBURG SUBDIVISION FILING 1

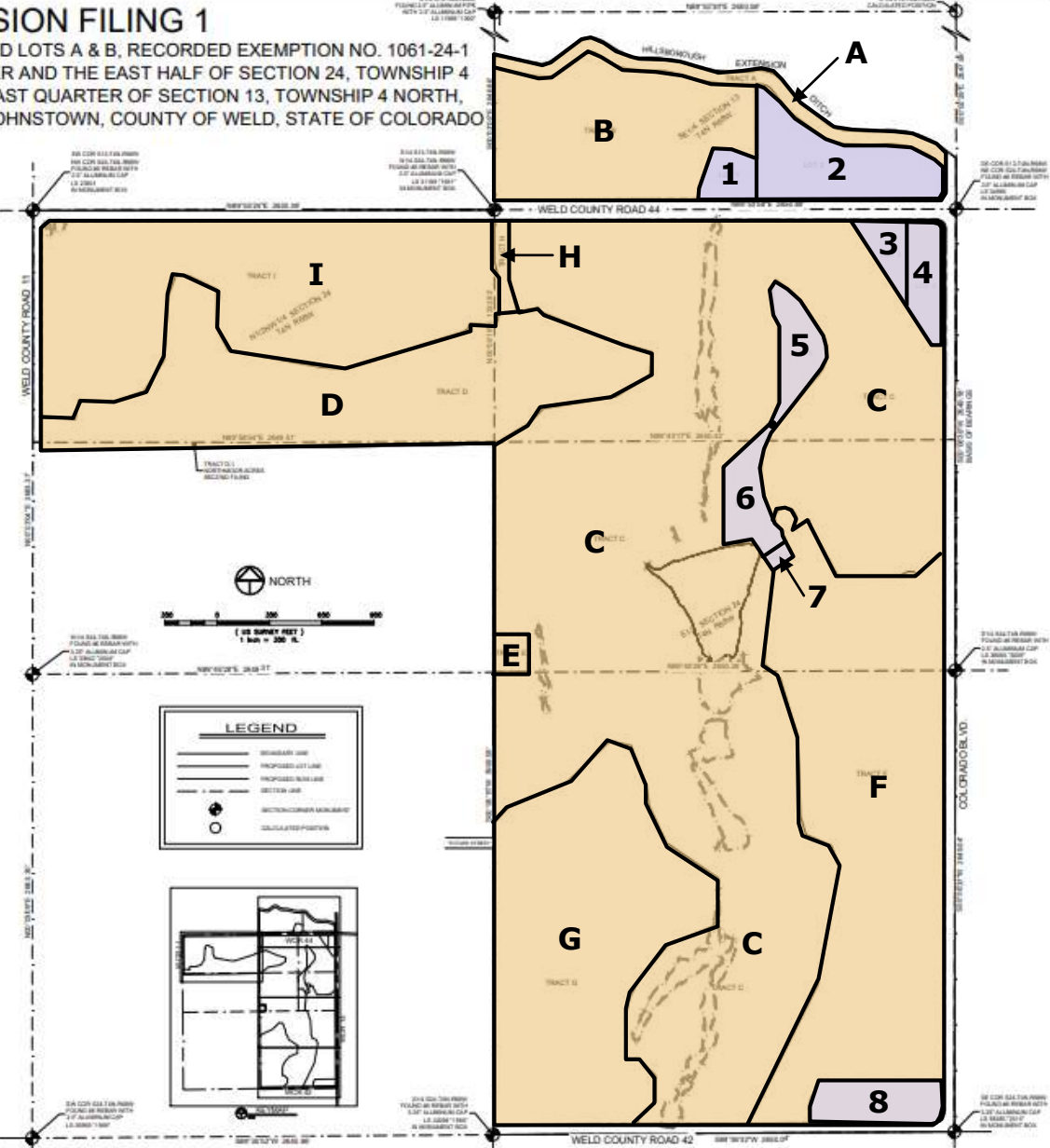
A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

TRACT

LOT

LAND USE TABLE								
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED COMMISSIONER			
LOT 1	Commercial	Public Development	30.455	0.17	1.68%	JAC	3.07%	Minor District
LOT 2	Commercial	Public Development	267.539	0.17	0.58%	JAC	3.07%	Minor District
LOT 3	Commercial	Public Development	76.817	0.17	1.62%	JAC	3.07%	Minor District
LOT 4	Commercial	Public Development	142.762	0.17	0.27%	JAC	0.75%	Minor District
LOT 5	Commercial	Public Development	165.231	0.17	0.97%	JAC	0.75%	Minor District
LOT 6	Commercial	Public Development	145.232	0.17	0.55%	JAC	0.75%	Minor District
LOT 7	Commercial	Public Development	74.369	0.17	0.23%	JAC	0.27%	Minor District
LOT 8	Commercial	Public Development	168.237	0.17	0.147%	JAC	0.50%	Minor District
TRACT A	Highway & Exchange	Right-of-Way	236.178	0.14	0.58%	JAC	1.02%	Private Landowners
TRACT B	Soil	Soil Conservation	1,911.918	0.11	23.22%	JAC	0.71%	Private Landowners
TRACT C	Soil	Soil Conservation	7,774.811	0.11	277.08%	JAC	38.47%	Minor District
TRACT D	Residential	Public Development	1,735.996	0.11	22.26%	JAC	0.87%	Minor District
TRACT E	Minor District	Director's Parcel	43.960	0.11	1.88%	JAC	0.23%	Minor District
TRACT F	Residential	Public Development	2,375.085	0.14	58.16%	JAC	13.98%	Minor District
TRACT G	Residential	Public Development	1,820.791	0.11	48.22%	JAC	0.87%	Minor District
TRACT H	Residential	Public Development	23.438	0.11	0.987%	JAC	0.32%	Minor District
TRACT I	Soil	Soil Conservation	2,044.895	0.11	48.64%	JAC	12.88%	Minor District
ROW	Public Use	Right-of-Way	1,024.688	0.11	22.28%	JAC	0.76%	State or Administration
TOTAL			10,845.247	0.11	48.63%	JAC	16.86%	

LINE TABLE	
1.00	100.000
1.10	110.000
1.20	120.000
1.30	130.000
1.40	140.000
1.50	150.000
1.60	160.000
1.70	170.000
1.80	180.000
1.90	190.000
2.00	200.000
2.10	210.000
2.20	220.000
2.30	230.000
2.40	240.000
2.50	250.000
2.60	260.000
2.70	270.000
2.80	280.000
2.90	290.000
3.00	300.000
3.10	310.000
3.20	320.000
3.30	330.000
3.40	340.000
3.50	350.000
3.60	360.000
3.70	370.000
3.80	380.000
3.90	390.000
4.00	400.000
4.10	410.000
4.20	420.000
4.30	430.000
4.40	440.000
4.50	450.000
4.60	460.000
4.70	470.000
4.80	480.000
4.90	490.000
5.00	500.000
5.10	510.000
5.20	520.000
5.30	530.000
5.40	540.000
5.50	550.000
5.60	560.000
5.70	570.000
5.80	580.000
5.90	590.000
6.00	600.000
6.10	610.000
6.20	620.000
6.30	630.000
6.40	640.000
6.50	650.000
6.60	660.000
6.70	670.000
6.80	680.000
6.90	690.000
7.00	700.000
7.10	710.000
7.20	720.000
7.30	730.000
7.40	740.000
7.50	750.000
7.60	760.000
7.70	770.000
7.80	780.000
7.90	790.000
8.00	800.000
8.10	810.000
8.20	820.000
8.30	830.000
8.40	840.000
8.50	850.000
8.60	860.000
8.70	870.000
8.80	880.000
8.90	890.000
9.00	900.000
9.10	910.000
9.20	920.000
9.30	930.000
9.40	940.000
9.50	950.000
9.60	960.000
9.70	970.000
9.80	980.000
9.90	990.000
10.00	1000.000



PRELIMINARY
06/19/2024
NOT FOR CONSTRUCTION, RECORDING
PURPOSES OR IMPLEMENTATION

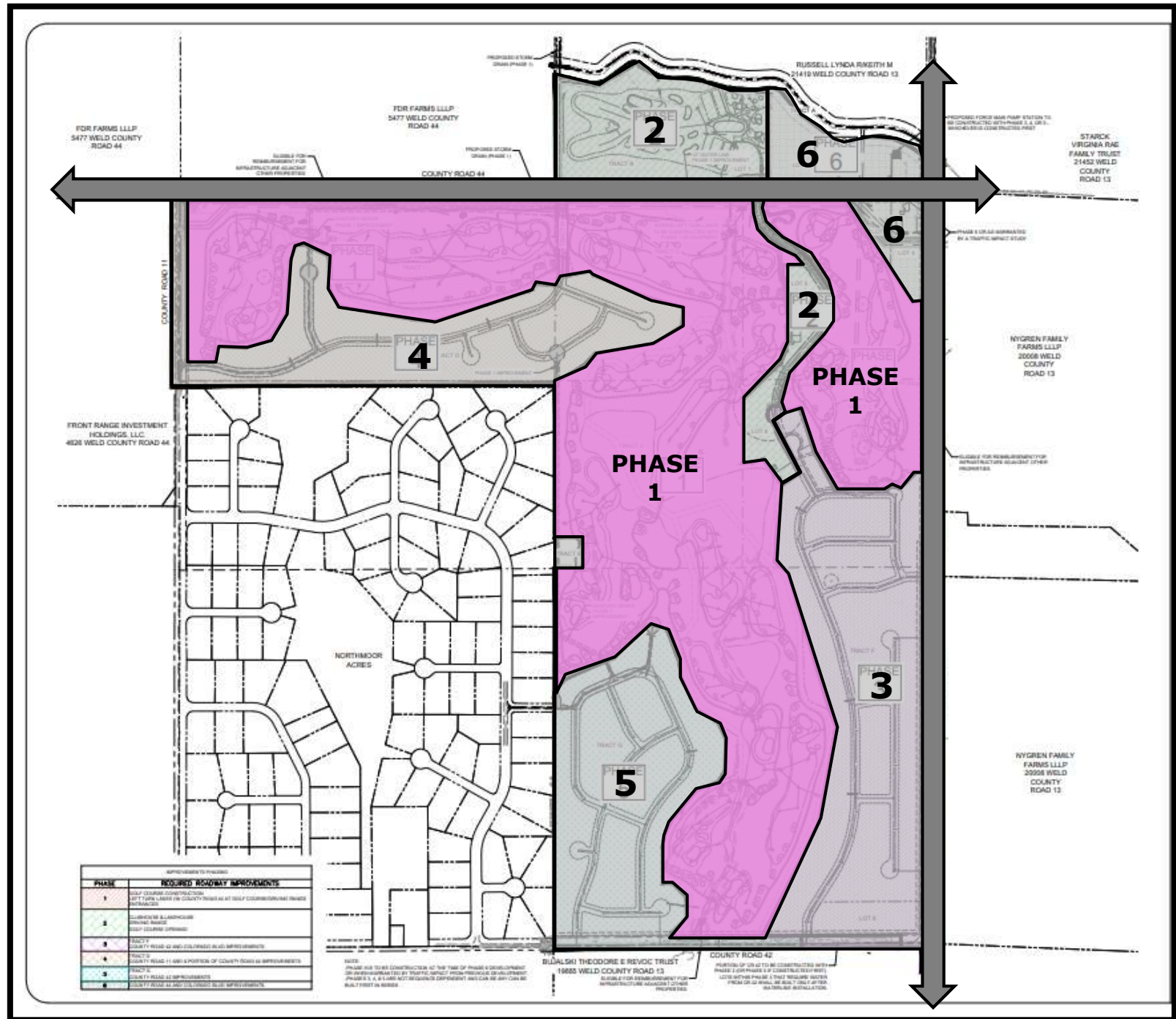
NORTHERN ENGINEERING
NORTH
NORTHWEST
NORTHEAST
SOUTH
SOUTHWEST
SOUTHEAST

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
2
Of 7 Sheets

PODTBURG SUBDIVISION, FILING 1

PHASING PLAN



IMPROVEMENTS TO PHASES	
PHASE	REQUIRED ROADWAY IMPROVEMENTS
1	SELF COURSE CONSTRUCTION LEFT SIDE LANE ON COUNTY ROAD 44 AT TRAIL COURSE/SHARED PHASE ENTRANCES
2	SHOULDER BARRICADES DRIVING RANGE SELF COURSE IMPROVEMENTS
3	TRACT 7 COUNTY ROAD 44 AND COUNTY ROAD 13 IMPROVEMENTS
4	TRACT 4 COUNTY ROAD 11 AND A PORTION OF COUNTY ROAD 44 IMPROVEMENTS
5	TRACT 5 COUNTY ROAD 44 IMPROVEMENTS
6	COUNTY ROAD 44 AND COUNTY ROAD 13 IMPROVEMENTS

NOTE: PHASE 4B SHALL BE CONSTRUCTED AT THE TIME OF PHASE 5 DEVELOPMENT OR IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO PHASE 4B. A LANE ACT REQUIREMENT WILL BE MET WHEN A BUILT-OUT IN AREA.

EDJALSKI THEODORE E REVOC TRUST
11655 WELD COUNTY ROAD 13

PHASE 1 OF THIS ACT TO BE CONSTRUCTED WITH PHASE 2 OF PHASE 1 OF THIS ACT. PHASE 1 OF THIS ACT SHALL BE CONSTRUCTED WITH PHASE 2 OF PHASE 1 OF THIS ACT. PHASE 1 OF THIS ACT SHALL BE CONSTRUCTED WITH PHASE 2 OF PHASE 1 OF THIS ACT.

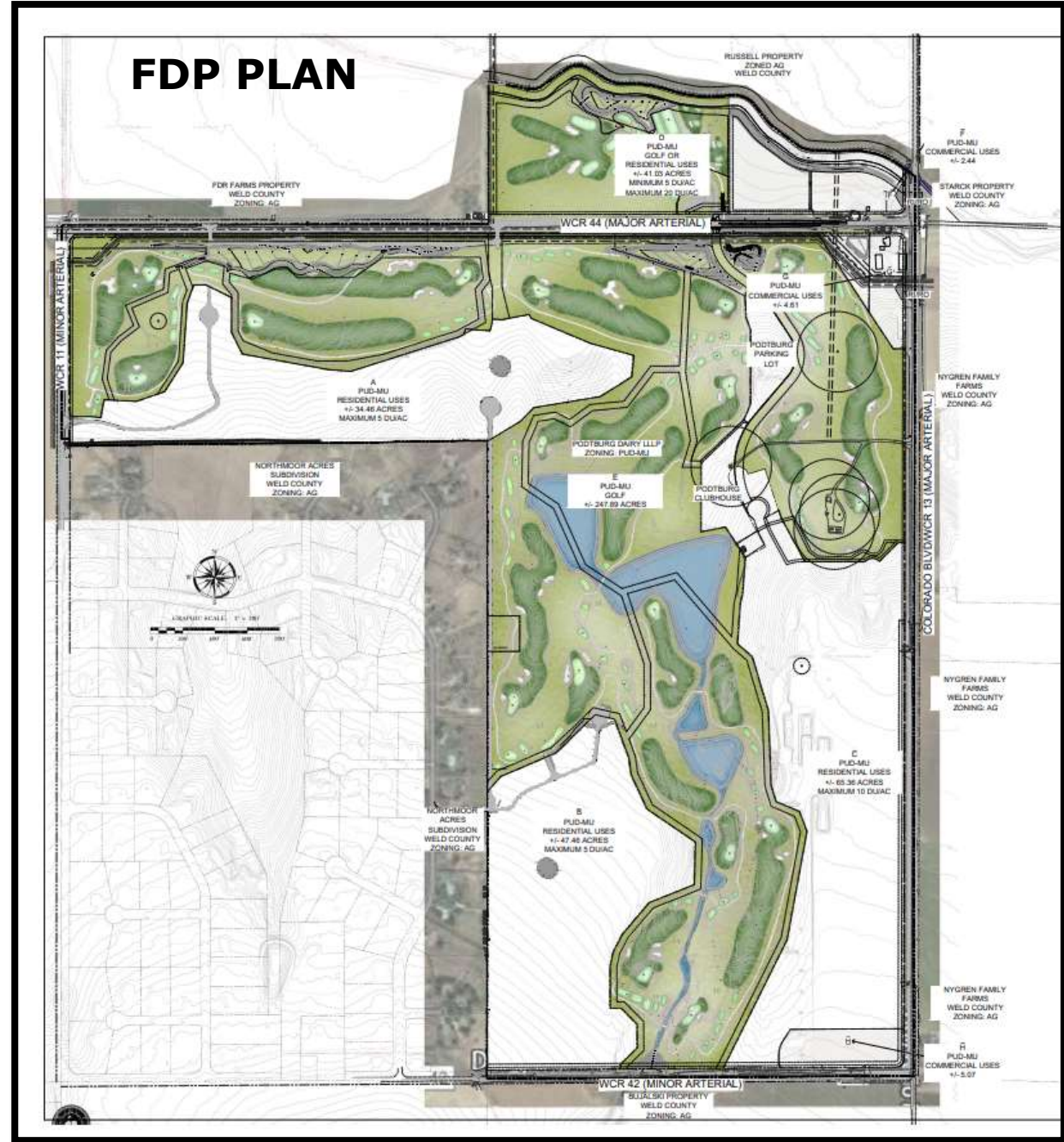
COUNTY ROAD 42

PHASE 1 OF THIS ACT TO BE CONSTRUCTED WITH PHASE 2 OF PHASE 1 OF THIS ACT. PHASE 1 OF THIS ACT SHALL BE CONSTRUCTED WITH PHASE 2 OF PHASE 1 OF THIS ACT. PHASE 1 OF THIS ACT SHALL BE CONSTRUCTED WITH PHASE 2 OF PHASE 1 OF THIS ACT.

ODP PLAN



FDP PLAN





FINAL DEVELOPMENT PLAN

SAFETY ENVELOPES

6' - 8' high fence or net to help stop any shots in this area. Due to the distance from the tee, balls hit into this area will likely be rolling or bouncing on the ground, not flying through the air.

Hillsborough Ditch
Property line shown in the center of the ditch.

Hillsborough Ditch 20' Easement
70' easement area shown to provide an additional 20' buffer with construction activities and permanent improvements.

shots are generally not hit towards the ditch, but the only shots in this area will be in the 45 yard length and shorter range.

Pine trees planted on berm as further separation between public access and Hillsborough Ditch.

Mounding to be constructed in this area.

Mounding to be constructed in this area.

275-yard envelope showing where the vast majority of golf balls will be landing. Very few recreational/public golfers can hit the ball much longer. Most male golfers except for the pro's and top national amateurs average between 200 and 275 yards in distance with their driver. Additionally, offline shots do not travel as far as the intended shot if it is hit straight.

Public access is limited to this area.

