

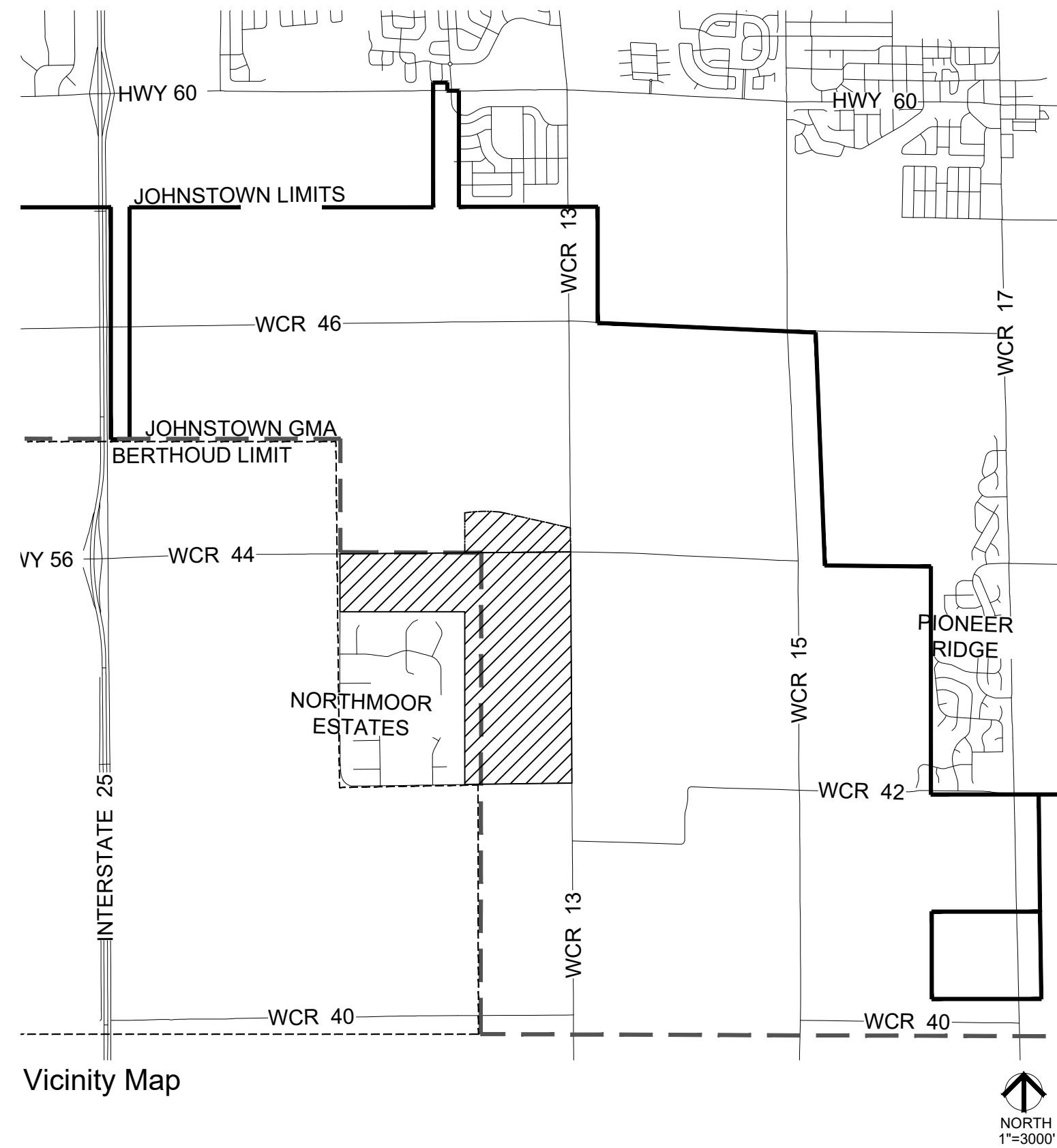
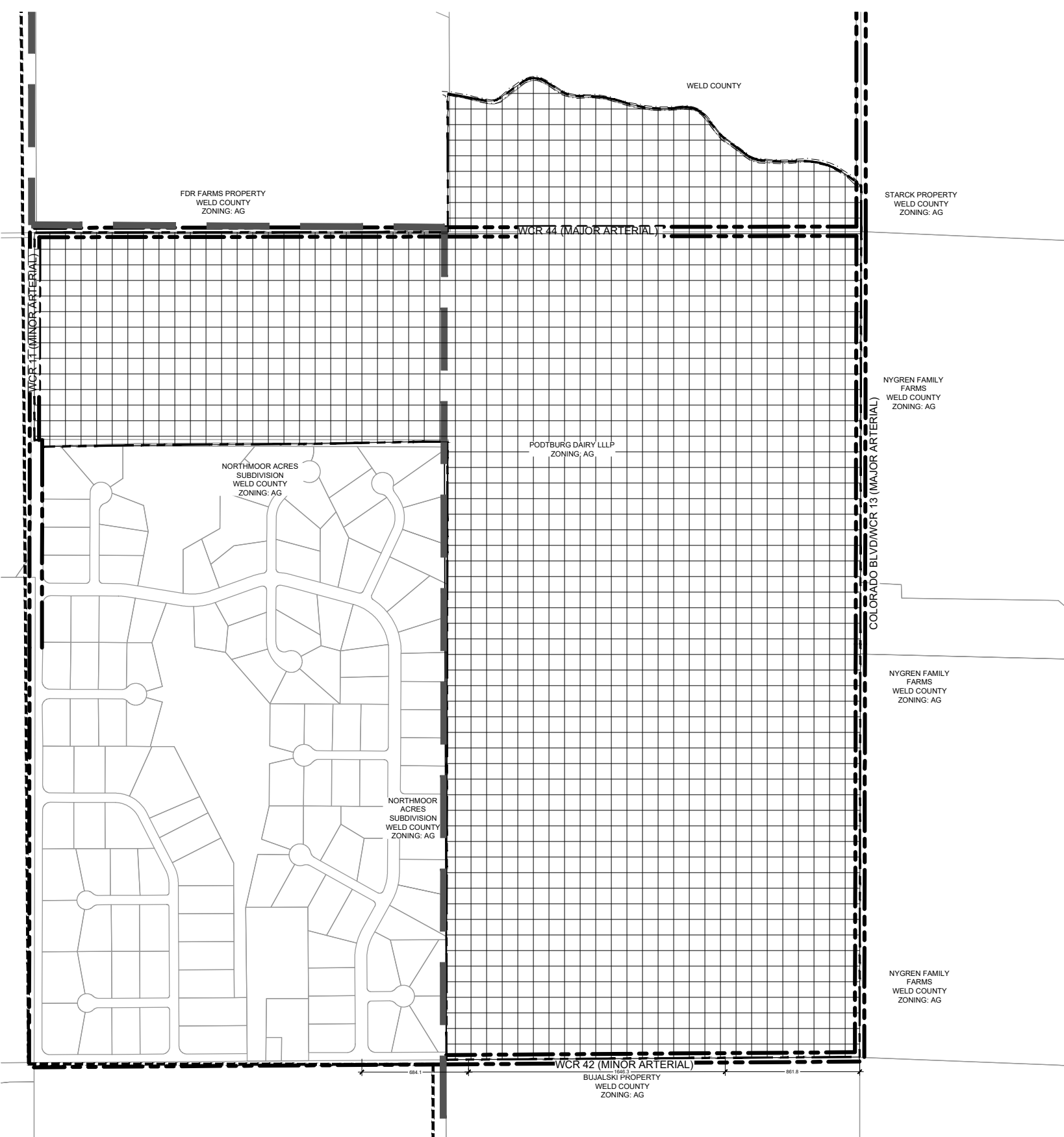
# OUTLINE DEVELOPMENT PLAN PODTBURG PROPERTY

A PARCEL OF LAND BEING THE EAST HALF OF SECTION TWENTY-FOUR (24), THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24) AND TRACT D-1 OF THE NORTHMOOR ACRES SECOND FILING IN THE WEST HALF OF SECTION TWENTY-FOUR (24), AND ALSO BEING THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13) LYING SOUTHERLY OF WHAT IS KNOWN AS THE HILLSBORO EXTENSION DITCH, ALL IN TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO

### Legal Description:

A PARCEL OF LAND BEING THE EAST HALF OF SECTION TWENTY-FOUR (24), THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24) AND TRACT D-1 OF THE NORTHMOOR ACRES SECOND FILING IN THE WEST HALF OF SECTION TWENTY-FOUR (24), AND ALSO BEING THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13) LYING SOUTHERLY OF WHAT IS KNOWN AS THE HILLSBORO EXTENSION DITCH, ALL IN TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO

### Existing Zoning:



Vicinity Map

### General Notes:

- 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.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING. LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS. FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE SHALL NOT EXCEED 9 DU/AC. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF SUBDIVISION PLATTING.
- GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
- AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREAS AND STREETS MAY VARY FROM THAT SHOWN.
- 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.
- 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 A PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD 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 APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.

### 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.

### Approvals:

PODTBURG DAIRY L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

#### PLANNING AND ZONING COMMISSION

THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS \_\_\_\_\_ WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

#### TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS \_\_\_\_\_, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER \_\_\_\_\_, PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR  
ATTEST: \_\_\_\_\_  
TOWN CLERK

### Narrative/Operation Plan:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE PODTBURG PROPERTY DEVELOPMENT. A HIGH QUALITY RESIDENTIAL GOLF COMMUNITY IS ENVISIONED FOR THIS SITE. THE GOLF COURSE IS PLANNED AS A PUBLIC COURSE FOR THE BENEFIT OF BOTH THE HOMEOWNERS AND THE RESIDENTS OF THE TOWN OF JOHNSTOWN. THE COMMUNITY WILL BE PRIMARILY RESIDENTIAL WITH COMMERCIAL DEVELOPMENT LOCATED AT THE PRIMARY INTERSECTIONS.

THIS DEVELOPMENT HAS ARTERIAL ROADS LOCATED ON THE NORTH, SOUTH AND EAST BOUNDARIES OF THE PROPERTY. THE PROXIMITY TO AN ARTERIAL ROAD NETWORK WILL PROVIDE EXCELLENT ACCESS TO THE PROPERTY. THE DEVELOPMENT PARCELS ARE LOCATED AROUND THE PERIMETER OF THE PROPOSED GOLF COURSE WHICH WILL DISPERSE TRAFFIC THROUGHOUT THE SITE AND TO VARIOUS ACCESS POINTS.

THE PUD PROCESS WILL PROVIDE VARIOUS OPTIONS FOR THE SITE TO DEVELOP CREATIVELY. FLEXIBILITY IN LOT SIZES AND SETBACKS WILL ENCOURAGE CREATIVE HOUSING TYPES TO FIT MARKET DEMANDS, WHILE POTENTIALLY ALLOWING FOR ADDITIONAL SPACE TO BE ALLOCATED TO OPEN SPACE AND/OR PARKS. HIGH QUALITY HOUSING IS PROPOSED AS PART OF PEDESTRIAN FRIENDLY COMMUNITY SURROUNDED BY LARGE OPEN TRACTS FOR A GOLF COURSE.

#### OWNER:

GREG PODTBURG  
PODTBURG DAIRY L.L.P.  
37905 WELD COUNTY ROAD 35  
EATON, CO 80615  
970.313.3601

#### PLANNER:

KRISTIN TURNER  
TB GROUP  
444 MOUNTAIN AVENUE  
BERTHOUD, CO 80513  
970.532.5891  
KRISTIN@TBGROUP.US

#### ENGINEER:

DANNY WEBER  
NORTHERN ENGINEERING  
301 N HOWES STREET, SUITE 100  
FORT COLLINS, CO 80521  
970.221.4158  
DANNY@NORTHERNENGINEERING.COM

### Sheet Index:

|         |                                  |
|---------|----------------------------------|
| SHEET 1 | COVER SHEET                      |
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|                |         |
|----------------|---------|
| Staff Comments | 6.29.20 |
| Staff Comments | 9.22.20 |
| Staff Comments | 10.9.20 |

**PROJECT TITLE**  
**PODDBG PROPERTY OUTLINE DEVELOPMENT PLAN**

JOHNSTOWN, CO

PREPARED FOR

**OWNER:**  
**PODDBG DAIRY PARTNERSHIP, LLLP**

37905 WELD COUNTY ROAD 35  
EATON, CO 80615

**DENSITY:**

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES REQUIRED FOR RESIDENTIAL PLANNING AREA WITH THE EXCEPTION OF PLANNING AREA D.

**PLANNING AREA BOUNDARIES:**

PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGES MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

**PLANNING AREA INDEX**

| PLANNING AREA (PA) | APPROX. ACREAGE | ANTICIPATED USES         | MAX. COVERAGE (COMMERCIAL) |
|--------------------|-----------------|--------------------------|----------------------------|
| PA - A             | +/- 34.46 AC    | RESIDENTIAL USES         |                            |
| PA - B             | +/- 47.46 AC    | RESIDENTIAL USES         |                            |
| PA - C             | +/- 65.36 AC    | RESIDENTIAL USES         |                            |
| PA - D             | +/- 41.03 AC    | GOLF OR RESIDENTIAL USES |                            |
| PA - E             | +/- 247.89 AC   | GOLF                     |                            |
| PA - F             | +/- 2.44 AC     | COMMERCIAL USES          | 50%                        |
| PA - G             | +/- 4.61 AC     | COMMERCIAL USES          | 50%                        |
| PA - H             | +/- 5.07 AC     | COMMERCIAL USES          | 50%                        |

**DEVELOPMENT STANDARDS: RESIDENTIAL**

| SINGLE FAMILY DETACHED              |          |
|-------------------------------------|----------|
| MINIMUM LOT SIZE                    | 4,000 SF |
| MAXIMUM HEIGHT                      | 30'      |
| FRONT SETBACK TO BUILDING           | 15'      |
| FRONT SETBACK TO GARAGE             | 20'      |
| FRONT SETBACK TO SIDE LOADED GARAGE | 10'      |
| SIDE YARD SETBACK                   | 5'       |
| REAR YARD SETBACK (FRONT LOADED)    | 10'      |
| REAR YARD SETBACK (ALLEY LOADED)    | 5'       |
| SIDE (CORNER) SETBACK               | 10'      |

| SINGLE FAMILY ATTACHED              |               |
|-------------------------------------|---------------|
| MINIMUM LOT SIZE                    | 1,300 SF      |
| MAXIMUM HEIGHT                      | 35'           |
| FRONT SETBACK TO BUILDING           | 15'           |
| FRONT SETBACK TO GARAGE             | 20'           |
| FRONT SETBACK TO SIDE LOADED GARAGE | 10'           |
| SIDE YARD SETBACK                   | 0'            |
| REAR YARD SETBACK (FRONT LOADED)    | 10'           |
| REAR YARD SETBACK (ALLEY LOADED)    | 5'            |
| SIDE (CORNER) SETBACK               | 10'           |
| BUILDING SEPARATION                 | PER FIRE CODE |

| MULTI-FAMILY                        |  |
|-------------------------------------|--|
| MINIMUM LOT SIZE                    | N/A  |
| MAXIMUM HEIGHT                      | 50' (OR 70' WITH CONDITIONAL USE APPROVAL) |
| FRONT SETBACK TO BUILDING           | 15'  |
| FRONT SETBACK TO GARAGE             | 20'  |
| FRONT SETBACK TO SIDE LOADED GARAGE | 10'  |
| REAR YARD SETBACK (FRONT LOADED)    | 10'  |
| REAR YARD SETBACK (ALLEY LOADED)    | 5'   |
| SIDE (CORNER) SETBACK               | 10'  |
| BUILDING SEPARATION                 | PER FIRE CODE                              |

**NOTES:**

- ZERO LOT LINES MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDE YARD EASEMENTS ARE EXECUTED.
- IF THE TOWN OF JOHNSTOWN DEVELOPMENT STANDARDS ARE REVISED, THE MORE RESTRICTIVE STANDARDS SHALL APPLY, FOR ANY STANDARDS NOT ADDRESSED IN THIS CDP, TOWN CODES, GUIDELINES, AND STANDARDS WILL BE DEFAULT.
- NO MINIMUM DENSITY REQUIRED FOR RESIDENTIAL PLANNING AREAS WITH THE EXCEPTION OF PLANNING AREA D.
- PORCHES ARE CONSIDERED PART OF THE BUILDING FOR THE PURPOSE OF SETBACK REQUIREMENTS.

**LAND USE SUMMARY**

| LAND USE                 | ACRES     |
|--------------------------|-----------|
| RESIDENTIAL DEVELOPMENT: | 147.28 AC |
| COMMERCIAL DEVELOPMENT:  | 12.12 AC  |
| GOLF COURSE              | 288.92 AC |
| TOTAL                    | 448.92 AC |

**DEVELOPMENT STANDARDS: COMMERCIAL**

|                               |  |
|-------------------------------|--|
| MAXIMUM HEIGHT                | 50' (OR 70' WITH CONDITIONAL USE APPROVAL) |
| LOT COVERAGE                  | 50% & 20% LANDSCAPING                      |
| SETBACK FROM ARTERIAL         | 15'  |
| PARKING SETBACK FROM ARTERIAL | 50'  |

**NOTES:**

- ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
- THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION OR OTHER CONSTRAINT.

**OPEN SPACE, PARKS & WALKS/TRAILS:**

- OPEN SPACE:**
- 30% OPEN SPACE WILL BE REQUIRED (OVERALL DEVELOPMENT)
  - OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
  - PUBLIC AND/OR PRIVATELY OWNED LAND WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
  - GOLF COURSE DEVELOPMENT WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
  - DETENTION PONDS WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS BUT MAY NOT BE COUNTED TOWARDS PARK SPACE CALCULATIONS.
  - PARK SPACE WILL BE COUNTED TOWARDS THE OPEN SPACE REQUIREMENTS.
  - OPEN SPACE MAY BE A LANDSCAPED AREA, A RECREATION AREA, SIDEWALKS AND/OR TRAILS, PLAZAS OR PLAYGROUNDS OR OTHER AREAS THAT ARE ACCESSIBLE TO THE RESIDENTS OF THE SUBDIVISION OR THE PUBLIC. OPEN SPACE AREAS LOCATED WITHIN A PRIVATE LOT WILL BE ACCESSIBLE TO THE RESIDENT OF THAT LOT ONLY.

**PARKS:**

- 10% PARKS WILL BE REQUIRED BASED ON THE RESIDENTIAL ACREAGE.
- PARK LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF SUBDIVISION PLAT.
- 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, SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

**PEDESTRIAN CONNECTIVITY:**

- 10' CONCRETE WALK WILL BE PROVIDED ALONG ARTERIAL ROADS.
- ADDITIONAL WALKS AND/OR TRAILS TO BE DETERMINED AT THE TIME OF MORE DETAILED DESIGN AND/OR SUBDIVISION PLATTING.
- DEVELOPMENT SHALL INCORPORATE ELEMENTS AND CONNECTIVITY FROM PARKS AND TRAILS MASTER PLAN AND THE JOHNSTOWN COMPREHENSIVE PLAN.

**PARCEL DESIGN INTENT:**

**PARCELS A, B, C AND D:**

THE DESIGN INTENT FOR PLANNING AREA A, B, AND C IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

**PARCELS D:**

THE DESIGN INTENT FOR PLANNING AREA D IS TO ALLOW FOR GOLF COURSE DEVELOPMENT AND/OR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT. IF PLANNING AREA D DEVELOPS WITH RESIDENTIAL USES, THE INTENT IS TO CREATE A HIGHER DENSITY AREA IN SUPPORT OF CHARACTER OF INTERSECTION OF WCR44 AND WCR13. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

**PARCELS E:**

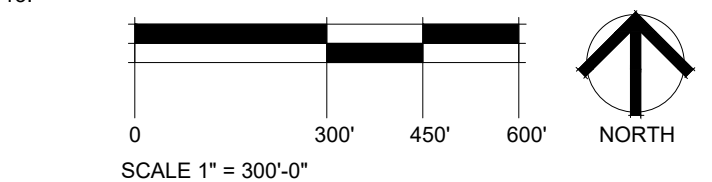
THE DESIGN INTENT FOR PARCELS E IS TO ALLOW FOR GOLF COURSE DEVELOPMENT, OPEN SPACE, AND/OR RECREATION SPACE. OTHER RELATED USES WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

**PARCELS F, G AND H:**

THE DESIGN INTENT FOR PLANNING AREAS F, G AND H IS TO ALLOW FOR A WIDE RANGE OF DEVELOPMENT USES. NEIGHBORHOOD SCALE COMMERCIAL, WHICH COULD INCLUDE RETAIL, RESTAURANTS, NEIGHBORHOOD SERVICES, OFFICE/FLEX OR SIMILAR USES. COMMERCIAL AND/OR MIXED-USE DEVELOPMENT IS STRONGLY ENCOURAGED IN THESE PARCELS.

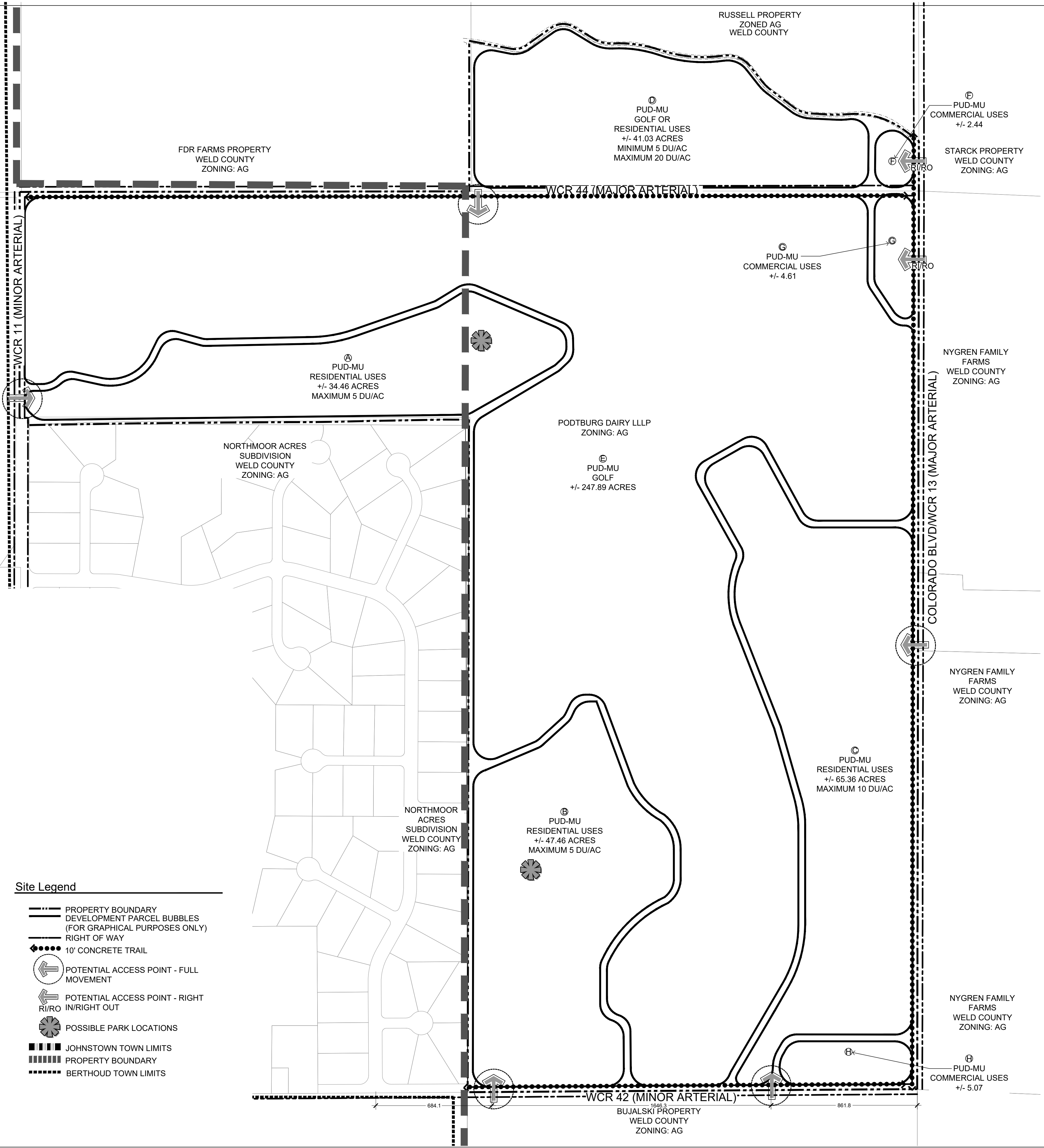
IN ADDITION TO COMMERCIAL DEVELOPMENT, PLANNING AREAS F, G AND H MAY INCLUDE RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT WITH THE INTENT OF A HIGHER DENSITY DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE MAY BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

IF PLANNING AREA H DEVELOPS WITH RESIDENTIAL USES ONLY, PARCEL H COMMERCIAL ACREAGE CAN BE TRANSFERRED TO THE INTERSECTION OF WCR 44/WCR 13.



**Site Legend**

- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BUBBLES (FOR GRAPHICAL PURPOSES ONLY)
- RIGHT OF WAY
- 10' CONCRETE TRAIL
- POTENTIAL ACCESS POINT - FULL MOVEMENT
- POTENTIAL ACCESS POINT - RIGHT IN/RIGHT OUT
- POSSIBLE PARK LOCATIONS
- JOHNSTOWN TOWN LIMITS
- PROPERTY BOUNDARY
- BERTHOUD TOWN LIMITS



| REVISIONS      | DATE    |
|----------------|---------|
| Staff Comments | 6.29.20 |
| Staff Comments | 9.22.20 |
| Staff Comments | 10.9.20 |

**DATE**  
MARCH 13, 2020

**SHEET TITLE**  
**OUTLINE DEVELOPMENT PLAN**

**SHEET INFORMATION**

Sheet Number: 2

of: 4



| REVISIONS      | DATE    |
|----------------|---------|
| Staff Comments | 8.29.20 |
| Staff Comments | 9.22.20 |
| Staff Comments | 10.9.20 |
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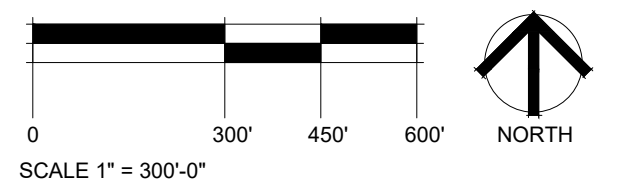
DATE  
 MARCH 13, 2020

SHEET TITLE  
**CONCEPT PLAN**

SHEET INFORMATION  
 Sheet Number: 3  
 of: 4



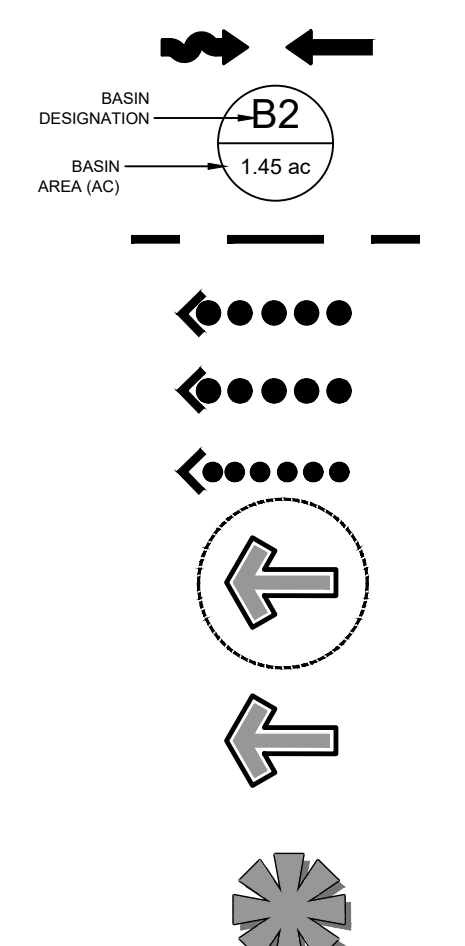
**NOTE:**  
 1. THIS IS AN ILLUSTRATIVE CONCEPTUAL PLAN TO SHOW HOW THE PROPERTY COULD DEVELOP, AS WELL AS INDICATE THE CURRENT OWNERS INTENT. ALL DETAILS SHOWN ARE CONCEPTUAL ONLY AND MORE DETAILED PLANS AND ENGINEERING ARE REQUIRED TO ENSURE COMPLIANCE WITH TOWN CODES, REGULATIONS AND STANDARDS.  
 2. DIMENSIONS BETWEEN ACCESS POINTS ARE CONCEPTUAL. EXACT SPACING TO BE DETERMINED AT PLATTING.



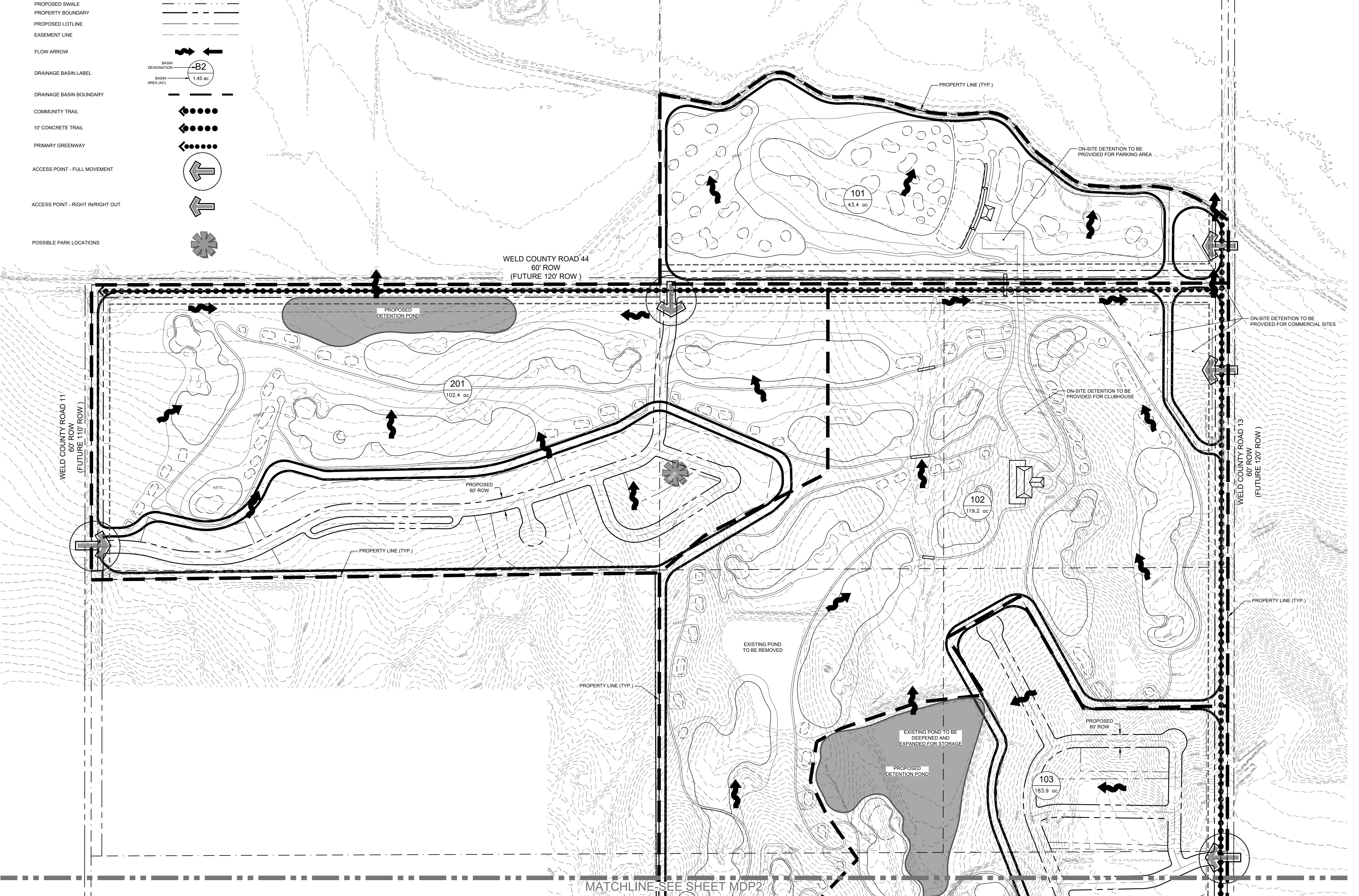
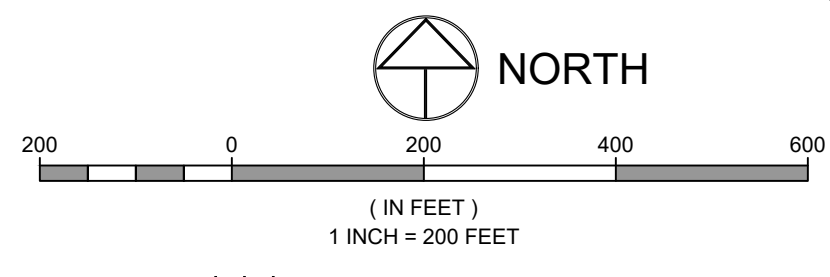


LEGEND:

|                                   |     |       |
|-----------------------------------|-----|-------|
| PROPOSED CONTOUR                  | --- | 93    |
| EXISTING CONTOUR                  | --- | 495.3 |
| PROPOSED SWALE                    | --- |       |
| PROPERTY BOUNDARY                 | --- |       |
| PROPOSED LOTLINE                  | --- |       |
| EASEMENT LINE                     | --- |       |
| FLOW ARROW                        | --- |       |
| DRAINAGE BASIN LABEL              | --- |       |
| DRAINAGE BASIN BOUNDARY           | --- |       |
| COMMUNITY TRAIL                   | --- |       |
| 10' CONCRETE TRAIL                | --- |       |
| PRIMARY GREENWAY                  | --- |       |
| ACCESS POINT - FULL MOVEMENT      | --- |       |
| ACCESS POINT - RIGHT IN/RIGHT OUT | --- |       |
| POSSIBLE PARK LOCATIONS           | --- |       |



- NOTES:
1. REQUIRED DETENTION VOLUMES AND PEAK DISCHARGE RATES WERE CALCULATED USING EPA SWMM AND THE RAINFALL INTENSITY DATA PROVIDED IN THE TOWN OF JOHNSTOWN STORM DRAINAGE CRITERIA.
  2. THE EXACT SIZES AND LOCATIONS OF DETENTION FACILITIES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.
  3. FLOW ARROWS DEPICT THE ANTICIPATED PROPOSED GRADING PLAN.



Revisions:

**DATE:**

**NO.**

**REVISION SET**

**NOT FOR CONSTRUCTION**

10/17/2020

These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the engineer of Northern Engineering Services, Inc.

**NORTHERN ENGINEERING**

**NE**

FOOT COLLINS, 301 North Haver Street, Suite 100, 80621  
GREELEY, CO 80639

970.231.4158  
northerneng.com

|              |            |
|--------------|------------|
| PROJECT:     | 1659-C01   |
| DATE:        | 10/12/2020 |
| DESIGNED BY: | D. Weber   |
| SCALE:       | 1" = 200'  |
| DRAWN BY:    | D. Weber   |
| REVIEWED BY: | D. Weber   |

PODTBURG PROPERTY OUTLINE DEVELOPMENT PLAN

**MASTER GRADING AND DRAINAGE PLAN**

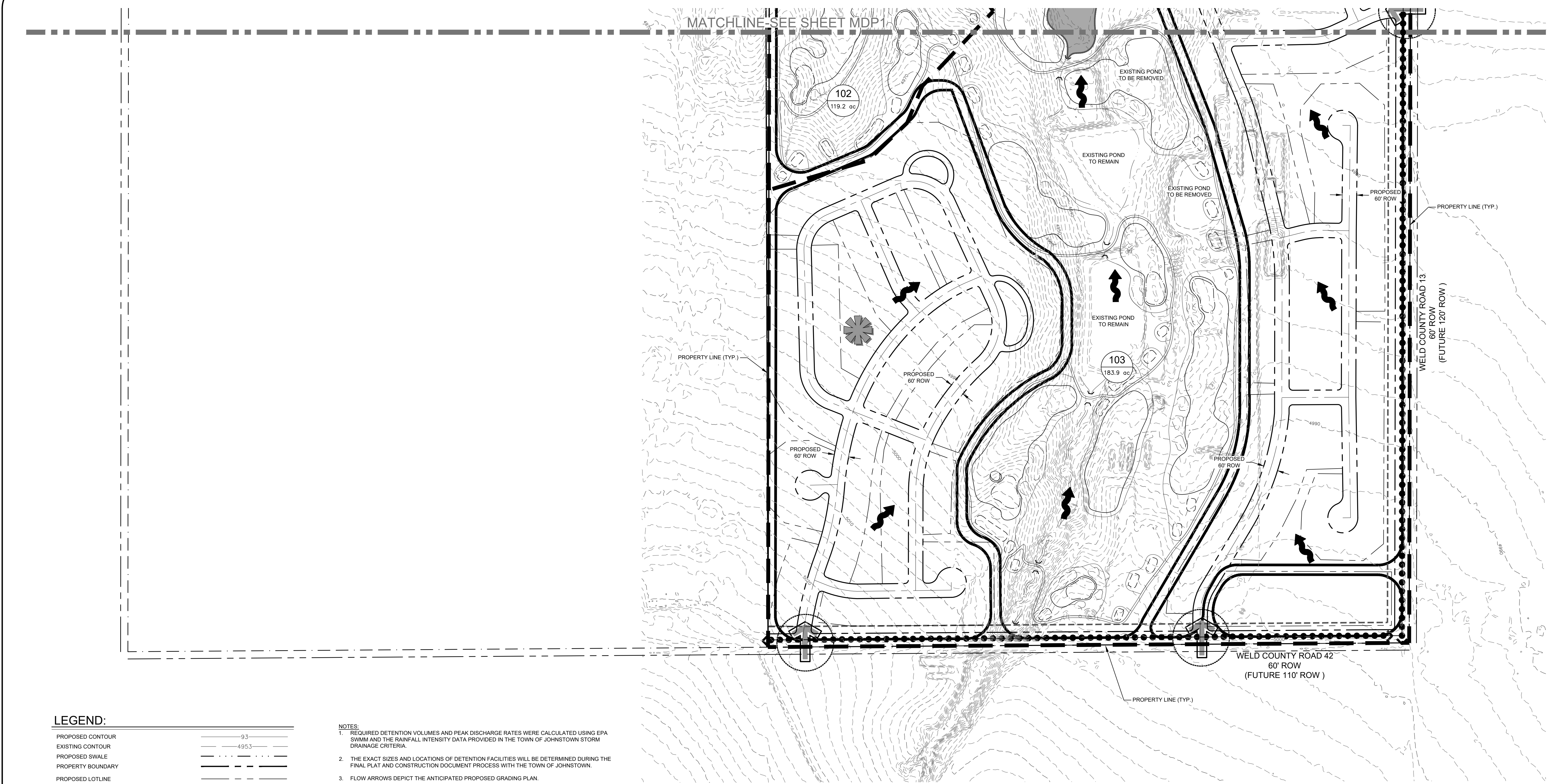
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LIST OF SHEETS: [1659-001\_A000.dwg] [1659-001\_A001.dwg] [1659-001\_A002.dwg] [1659-001\_A003.dwg] [1659-001\_A004.dwg] [1659-001\_A005.dwg]

MATCHLINE-SEE SHEET MDP2



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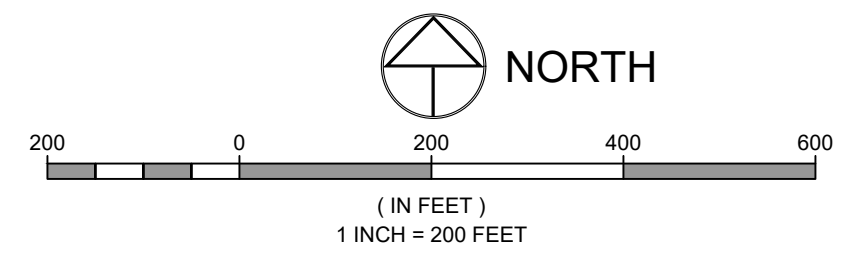
MATCHLINE SEE SHEET MDP1



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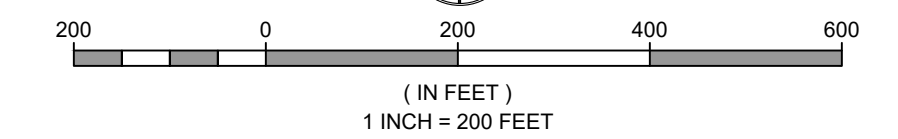
|                                   |  |       |
|-----------------------------------|--|-------|
| PROPOSED CONTOUR                  |  | 9.3   |
| EXISTING CONTOUR                  |  | 495.3 |
| PROPOSED SWALE                    |  |       |
| PROPERTY BOUNDARY                 |  |       |
| PROPOSED LOTLINE                  |  |       |
| EASEMENT LINE                     |  |       |
| FLOW ARROW                        |  |       |
| DRAINAGE BASIN LABEL              |  |       |
| DRAINAGE BASIN BOUNDARY           |  |       |
| COMMUNITY TRAIL                   |  |       |
| 10' CONCRETE TRAIL                |  |       |
| PRIMARY GREENWAY                  |  |       |
| ACCESS POINT - FULL MOVEMENT      |  |       |
| ACCESS POINT - RIGHT IN/RIGHT OUT |  |       |
| POSSIBLE PARK LOCATIONS           |  |       |

**NOTES:**  
 1. REQUIRED DETENTION VOLUMES AND PEAK DISCHARGE RATES WERE CALCULATED USING EPA SWMM AND THE RAINFALL INTENSITY DATA PROVIDED IN THE TOWN OF JOHNSTOWN STORM DRAINAGE CRITERIA.  
 2. THE EXACT SIZES AND LOCATIONS OF DETENTION FACILITIES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.  
 3. FLOW ARROWS DEPICT THE ANTICIPATED PROPOSED GRADING PLAN.



Revisions: **REVIEW SET** DATE:  
**NOT FOR CONSTRUCTION** 10/17/2020  
 No. 10/17/2020  
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**NORTHERN ENGINEERING**  
**NE**  
 970.221.4158  
 970.221.4158  
 northernengineering.com  
 FORT COLLINS, CO 10th Hesse Street, Suite 100, 80521  
 GREELEY, CO 8th Street, 80631  
 PROJECT: 1658-C01  
 DATE: 10/12/2020  
 DESIGNED BY: D. Weber  
 SCALE: 1" = 200'  
 DRAWN BY: D. Weber  
 REVIEWED BY: D. Weber  
**PODDBURG PROPERTY OUTLINE DEVELOPMENT PLAN**  
**MASTER GRADING AND DRAINAGE PLAN**  
 Sheet **MDP2**  
 5 of 7





**LEGEND:**

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- COMMUNITY TRAIL
- 10' CONCRETE TRAIL
- PRIMARY GREENWAY
- ACCESS POINT - FULL MOVEMENT
- ACCESS POINT - RIGHT IN/RIGHT OUT
- POSSIBLE PARK LOCATIONS

**NOTES:**

1. UTILITY MAINS AND LIFT STATION ARE SHOWN FOR SCHEMATIC PURPOSES. FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.
2. THE FUTURE WATER MAIN ALONG WCR 13 IS TO BE PROVIDED BY THE TOWN OF JOHNSTOWN IN ACCORDANCE WITH THEIR WATER MASTER PLAN. THE EXACT LOCATION OF THE FUTURE WATER MAIN IS TO BE DETERMINED.

**WATER AND WASTEWATER CALCULATIONS:**

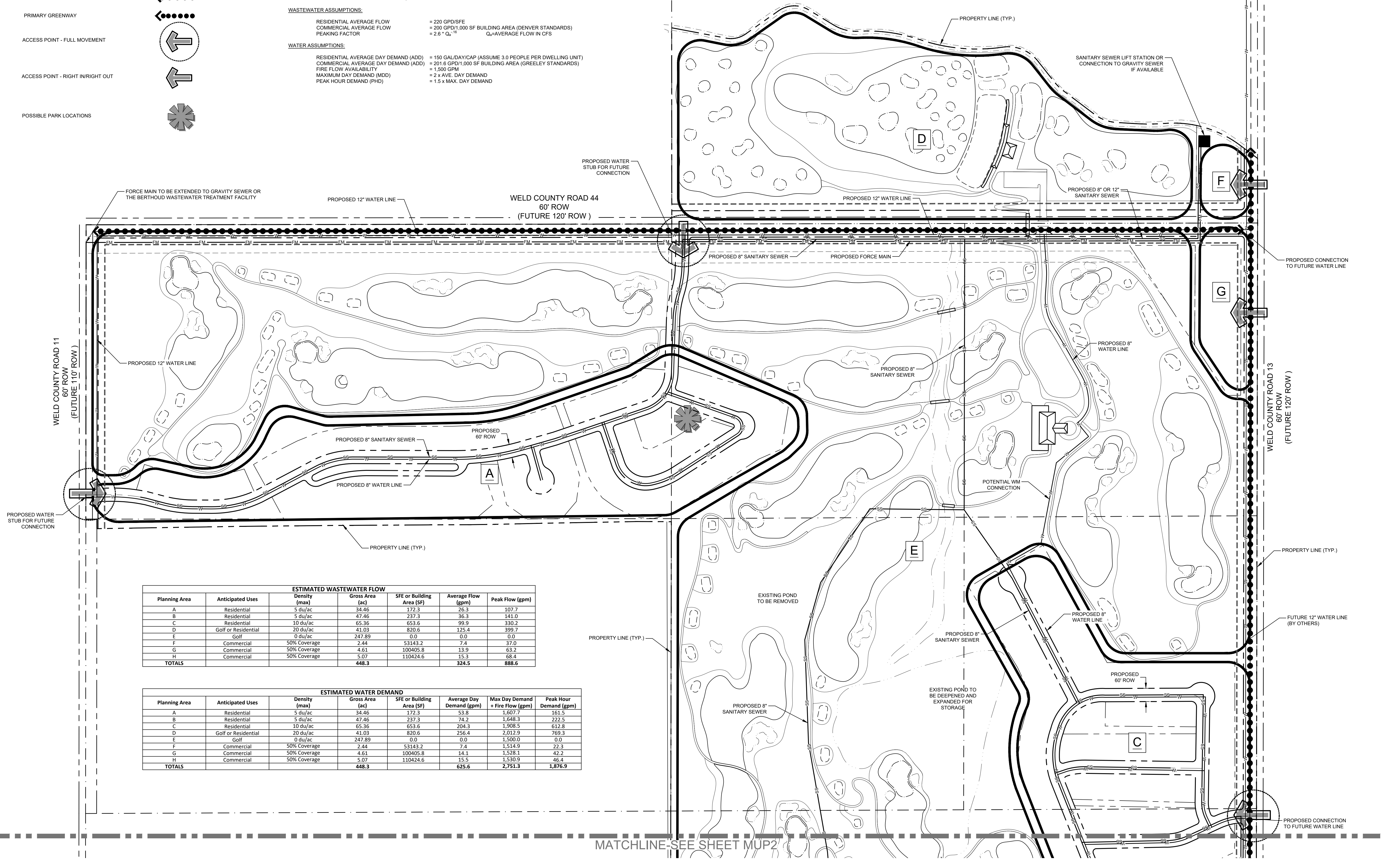
IT IS ASSUMED THAT RAW WATER WILL BE PROVIDED FOR IRRIGATION OF THE PODTBURG DEVELOPMENT, INCLUDING SINGLE-FAMILY HOMES AND COMMERCIAL AREAS. THEREFORE, THE WATER DEMANDS ARE ASSUMED TO MATCH THE WASTEWATER FLOWS.

**WASTEWATER ASSUMPTIONS:**

- RESIDENTIAL AVERAGE FLOW = 220 GPD/SFE
- COMMERCIAL AVERAGE FLOW = 200 GPD/1,000 SF BUILDING AREA (DENVER STANDARDS)
- PEAKING FACTOR =  $2.6 \times Q_a^{0.16}$   $Q_a$  = AVERAGE FLOW IN CFS

**WATER ASSUMPTIONS:**

- RESIDENTIAL AVERAGE DAY DEMAND (ADD) = 150 GAL/DAY/CAP (ASSUME 3.0 PEOPLE PER DWELLING UNIT)
- COMMERCIAL AVERAGE DAY DEMAND (ADD) = 201.6 GPD/1,000 SF BUILDING AREA (GREELEY STANDARDS)
- FIRE FLOW AVAILABILITY = 1,500 GPM
- MAXIMUM DAY DEMAND (MDD) = 2 x AVE. DAY DEMAND
- PEAK HOUR DEMAND (PHD) = 1.5 x MAX. DAY DEMAND



| ESTIMATED WASTEWATER FLOW |                     |               |                 |                           |                    |                 |
|---------------------------|---------------------|---------------|-----------------|---------------------------|--------------------|-----------------|
| Planning Area             | Anticipated Uses    | Density (max) | Gross Area (ac) | SFE or Building Area (SF) | Average Flow (gpm) | Peak Flow (gpm) |
| A                         | Residential         | 5 du/ac       | 34.46           | 172.3                     | 26.3               | 107.7           |
| B                         | Residential         | 5 du/ac       | 47.46           | 237.3                     | 36.3               | 141.0           |
| C                         | Residential         | 10 du/ac      | 65.36           | 653.6                     | 99.9               | 330.2           |
| D                         | Golf or Residential | 20 du/ac      | 41.03           | 820.6                     | 125.4              | 399.7           |
| E                         | Golf                | 0 du/ac       | 247.89          | 0.0                       | 0.0                | 0.0             |
| F                         | Commercial          | 50% Coverage  | 2.44            | 53143.2                   | 7.4                | 37.0            |
| G                         | Commercial          | 50% Coverage  | 4.61            | 100405.8                  | 13.9               | 63.2            |
| H                         | Commercial          | 50% Coverage  | 5.07            | 110424.6                  | 15.3               | 68.4            |
| <b>TOTALS</b>             |                     |               | <b>448.3</b>    |                           | <b>324.5</b>       | <b>888.6</b>    |

| ESTIMATED WATER DEMAND |                     |               |                 |                           |                          |                                  |                        |
|------------------------|---------------------|---------------|-----------------|---------------------------|--------------------------|----------------------------------|------------------------|
| Planning Area          | Anticipated Uses    | Density (max) | Gross Area (ac) | SFE or Building Area (SF) | Average Day Demand (gpm) | Max Day Demand + Fire Flow (gpm) | Peak Hour Demand (gpm) |
| A                      | Residential         | 5 du/ac       | 34.46           | 172.3                     | 53.8                     | 1,607.7                          | 161.5                  |
| B                      | Residential         | 5 du/ac       | 47.46           | 237.3                     | 74.2                     | 1,648.3                          | 222.5                  |
| C                      | Residential         | 10 du/ac      | 65.36           | 653.6                     | 204.3                    | 1,908.5                          | 612.8                  |
| D                      | Golf or Residential | 20 du/ac      | 41.03           | 820.6                     | 256.4                    | 2,012.9                          | 769.3                  |
| E                      | Golf                | 0 du/ac       | 247.89          | 0.0                       | 0.0                      | 1,500.0                          | 0.0                    |
| F                      | Commercial          | 50% Coverage  | 2.44            | 53143.2                   | 7.4                      | 1,514.9                          | 22.3                   |
| G                      | Commercial          | 50% Coverage  | 4.61            | 100405.8                  | 14.1                     | 1,538.1                          | 42.2                   |
| H                      | Commercial          | 50% Coverage  | 5.07            | 110424.6                  | 15.5                     | 1,530.9                          | 46.4                   |
| <b>TOTALS</b>          |                     |               | <b>448.3</b>    |                           | <b>625.6</b>             | <b>2,751.3</b>                   | <b>1,876.9</b>         |

DATE: 10/12/2020  
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**NORTHERN ENGINEERING**  
  
 970.221.4158  
 northernengineering.com  
 603 COLINS, 301 North Hovea Street, Suite 100, 80521 GREELEY, CO 80639

|                       |                       |
|-----------------------|-----------------------|
| PROJECT: 1659-C01     | DATE: 10/12/2020      |
| DESIGNED BY: D. Weber | SCALE: 1" = 200'      |
| DRAWN BY: D. Weber    | REVIEWED BY: D. Weber |

PODTBURG PROPERTY OUTLINE DEVELOPMENT PLAN  
**MASTER UTILITY PLAN**

DRAWING FILENAME: P:\1659-C01\1659-C01\_MUP.dwg LAYOUT NAME: MUP1 DATE: Oct 12, 2020 11:11am CAD OPERATOR: Henry LIST OF SHEETS: [1659-C01\_MUP1] [1659-C01\_MUP2] [1659-C01\_MUP3] [1659-C01\_MUP4] [1659-C01\_MUP5] [1659-C01\_MUP6] [1659-C01\_MUP7]

MATCHLINE-SEE SHEET MUP2



DATE: 10/17/2020  
 Revisions:  
 No. Description  
 1 REVIEW SET  
 NOT FOR CONSTRUCTION

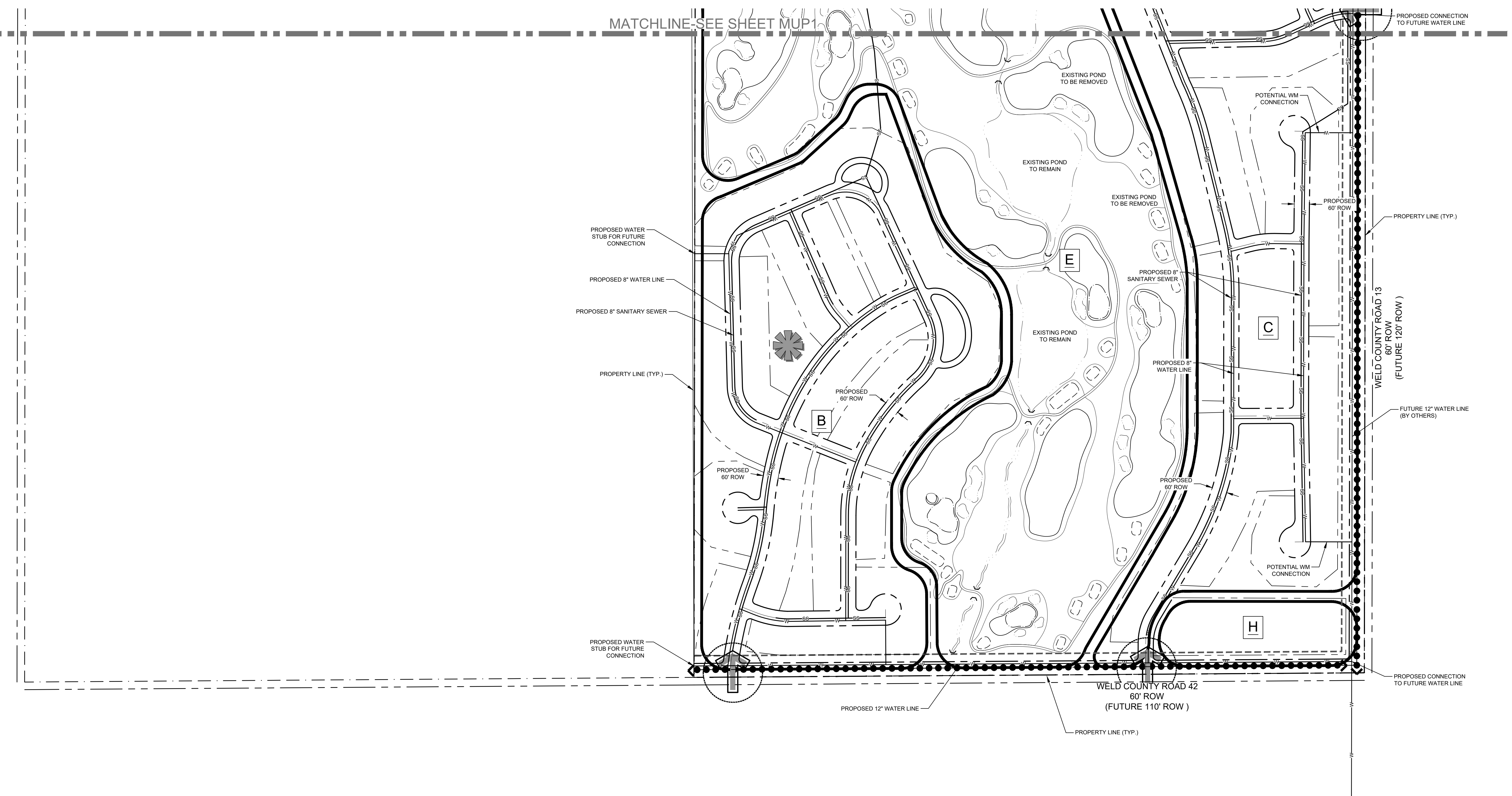
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**NORTHERN ENGINEERING**  
 NE  
 970.231.4158  
 northernengineering.com  
 800.888.8881  
 301 North Haver Street, Suite 100, 80521  
 Greeley, CO 80639

PROJECT: 1659-C01  
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 DESIGNED BY: D. Weber  
 SCALE: 1" = 200'  
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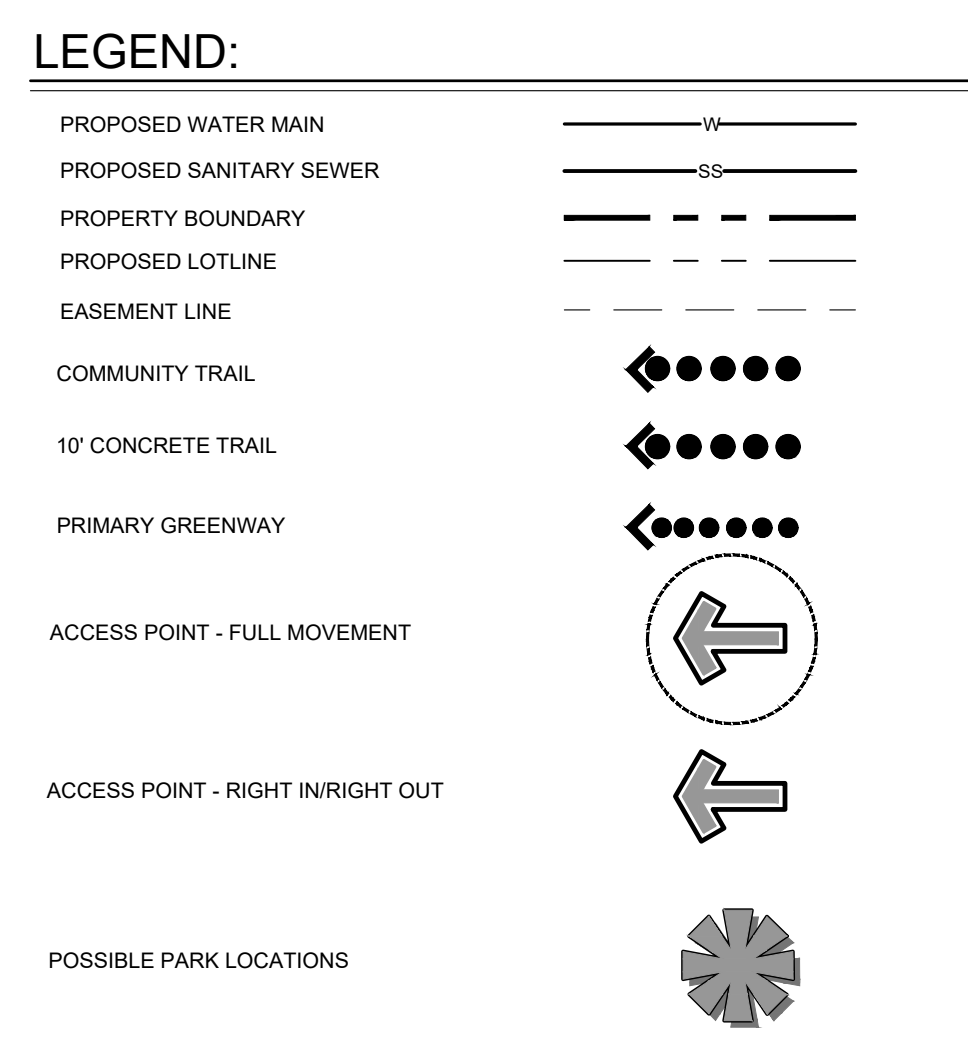
PODTPURG PROPERTY OUTLINE DEVELOPMENT PLAN  
 MASTER UTILITY PLAN  
 Sheet MUP2  
 7 of 7

MATCHLINE-SEE SHEET MUP1



| ESTIMATED WASTEWATER FLOW |                     |               |                 |                           |                    |                 |
|---------------------------|---------------------|---------------|-----------------|---------------------------|--------------------|-----------------|
| Planning Area             | Anticipated Uses    | Density (max) | Gross Area (ac) | SFE or Building Area (SF) | Average Flow (gpm) | Peak Flow (gpm) |
| A                         | Residential         | 5 du/ac       | 34.46           | 172.3                     | 26.3               | 107.7           |
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| F                         | Commercial          | 50% Coverage  | 2.44            | 53143.2                   | 7.4                | 37.0            |
| G                         | Commercial          | 50% Coverage  | 4.61            | 100405.8                  | 13.9               | 63.2            |
| H                         | Commercial          | 50% Coverage  | 5.07            | 110424.6                  | 15.3               | 58.4            |
| <b>TOTALS</b>             |                     |               | <b>448.3</b>    |                           | <b>324.5</b>       | <b>888.6</b>    |

| ESTIMATED WATER DEMAND |                     |              |                 |                           |                          |                                  |                        |
|------------------------|---------------------|--------------|-----------------|---------------------------|--------------------------|----------------------------------|------------------------|
| Planning Area          | Anticipated Uses    | Density      | Gross Area (ac) | SFE or Building Area (SF) | Average Day Demand (gpm) | Max Day Demand + Fire Flow (gpm) | Peak Hour Demand (gpm) |
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| <b>TOTALS</b>          |                     |              | <b>448.3</b>    |                           | <b>625.6</b>             | <b>2,751.3</b>                   | <b>1,876.9</b>         |



**NOTES:**

- UTILITY MAINS AND LIFT STATION ARE SHOWN FOR SCHEMATIC PURPOSES. FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.
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**WATER AND WASTEWATER CALCULATIONS:**

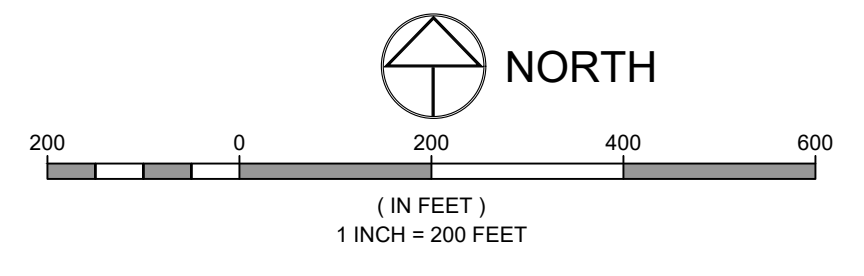
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**WASTEWATER ASSUMPTIONS:**

- RESIDENTIAL AVERAGE FLOW = 220 GPD/SFE
- COMMERCIAL AVERAGE FLOW = 200 GPD/1,000 SF BUILDING AREA (DENVER STANDARDS)
- PEAKING FACTOR = 2.8 \* Q<sub>avg</sub> Q<sub>avg</sub>=AVERAGE FLOW IN CFS

**WATER ASSUMPTIONS:**

- RESIDENTIAL AVERAGE DAY DEMAND (ADD) = 150 GAL/DAY/CAP (ASSUME 3.0 PEOPLE PER DWELLING UNIT)
- COMMERCIAL AVERAGE DAY DEMAND (ADD) = 201.6 GPD/1,000 SF BUILDING AREA (GREELEY STANDARDS)
- FIRE FLOW AVAILABILITY = 1,500 GPM
- MAXIMUM DAY DEMAND (MDD) = 2 \* X AVE. DAY DEMAND
- PEAK HOUR DEMAND (PHD) = 1.5 \* MAX. DAY DEMAND



DRAWING FILENAME: P:\1659-C01\1659-C01-MUP.dwg DATE: Oct 12, 2020 11:18am CAD OPERATOR: Henry LIST OF SHEETS: [1659-C01\_MUP] [1659-C01\_MUP2] [1659-C01\_MUP3] [1659-C01\_MUP4] [1659-C01\_MUP5] [1659-C01\_MUP6] [1659-C01\_MUP7] [1659-C01\_MUP8] [1659-C01\_MUP9] [1659-C01\_MUP10] [1659-C01\_MUP11] [1659-C01\_MUP12] [1659-C01\_MUP13] [1659-C01\_MUP14] [1659-C01\_MUP15] [1659-C01\_MUP16] [1659-C01\_MUP17] [1659-C01\_MUP18] [1659-C01\_MUP19] [1659-C01\_MUP20] [1659-C01\_MUP21] [1659-C01\_MUP22] [1659-C01\_MUP23] [1659-C01\_MUP24] [1659-C01\_MUP25] [1659-C01\_MUP26] [1659-C01\_MUP27] [1659-C01\_MUP28] [1659-C01\_MUP29] [1659-C01\_MUP30] [1659-C01\_MUP31] [1659-C01\_MUP32] [1659-C01\_MUP33] [1659-C01\_MUP34] [1659-C01\_MUP35] [1659-C01\_MUP36] [1659-C01\_MUP37] [1659-C01\_MUP38] [1659-C01\_MUP39] [1659-C01\_MUP40] [1659-C01\_MUP41] [1659-C01\_MUP42] [1659-C01\_MUP43] [1659-C01\_MUP44] [1659-C01\_MUP45] [1659-C01\_MUP46] [1659-C01\_MUP47] [1659-C01\_MUP48] [1659-C01\_MUP49] [1659-C01\_MUP50] [1659-C01\_MUP51] [1659-C01\_MUP52] [1659-C01\_MUP53] [1659-C01\_MUP54] [1659-C01\_MUP55] [1659-C01\_MUP56] [1659-C01\_MUP57] [1659-C01\_MUP58] [1659-C01\_MUP59] [1659-C01\_MUP60] [1659-C01\_MUP61] [1659-C01\_MUP62] [1659-C01\_MUP63] [1659-C01\_MUP64] [1659-C01\_MUP65] [1659-C01\_MUP66] [1659-C01\_MUP67] [1659-C01\_MUP68] [1659-C01\_MUP69] [1659-C01\_MUP70] [1659-C01\_MUP71] [1659-C01\_MUP72] [1659-C01\_MUP73] [1659-C01\_MUP74] [1659-C01\_MUP75] [1659-C01\_MUP76] [1659-C01\_MUP77] [1659-C01\_MUP78] [1659-C01\_MUP79] [1659-C01\_MUP80] [1659-C01\_MUP81] [1659-C01\_MUP82] [1659-C01\_MUP83] [1659-C01\_MUP84] [1659-C01\_MUP85] [1659-C01\_MUP86] [1659-C01\_MUP87] [1659-C01\_MUP88] [1659-C01\_MUP89] [1659-C01\_MUP90] [1659-C01\_MUP91] [1659-C01\_MUP92] [1659-C01\_MUP93] [1659-C01\_MUP94] [1659-C01\_MUP95] [1659-C01\_MUP96] [1659-C01\_MUP97] [1659-C01\_MUP98] [1659-C01\_MUP99] [1659-C01\_MUP100]