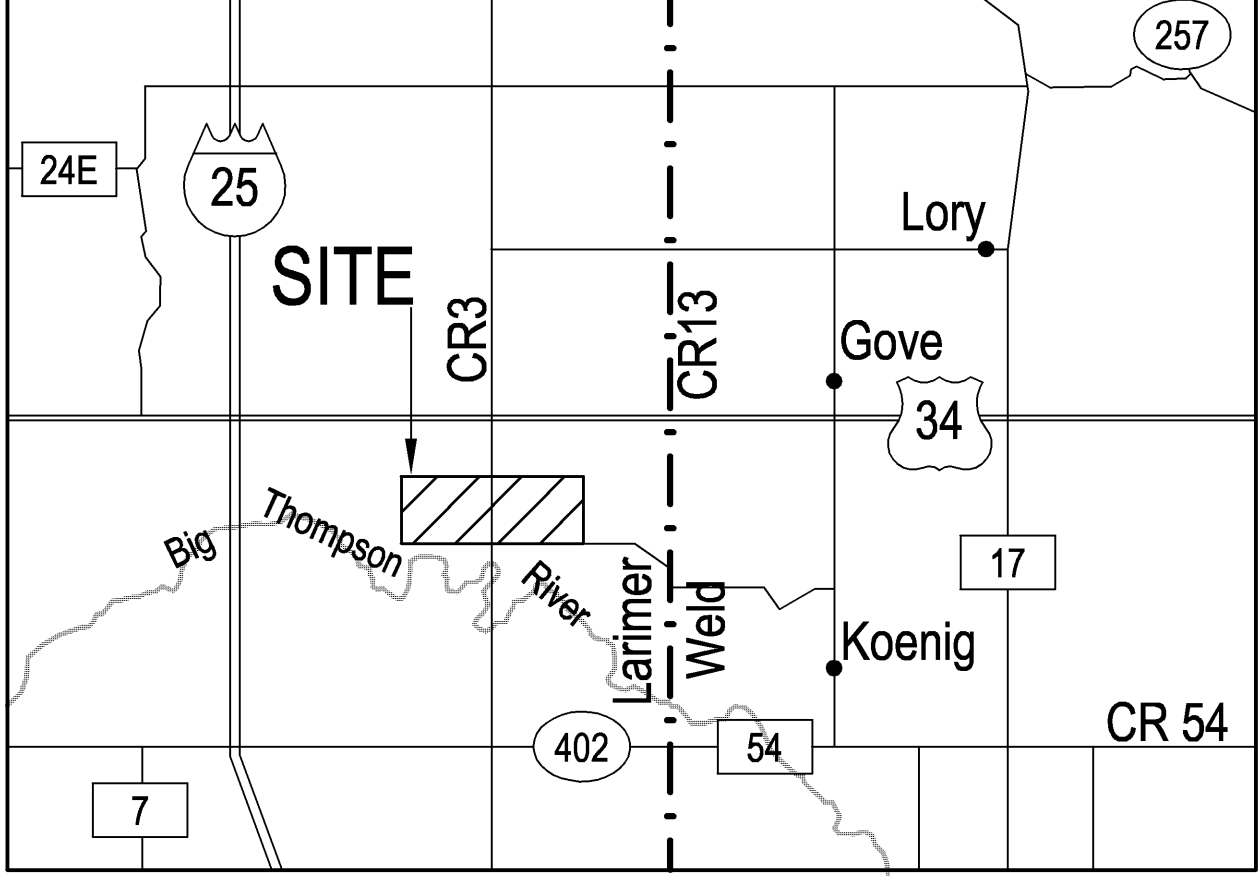


MAXFIELD ANNEXATION

VICINITY MAP



NOTES:

1. THIS SITE IS CURRENTLY ZONED LARIMER COUNTY - AGRICULTURE 1: PROPOSED ZONING IS TOWN OF JOHNSTOWN PUD-MU

2. VISION STATEMENT: IN ACCORDANCE WITH THE JOHNSTOWN DESIGN GUIDELINES, THE MAXFIELD ANNEXATION IS INTENDED TO BE A HIGH QUALITY, MIXED-USE ADDITION TO THE TOWN OF JOHNSTOWN. IT WILL BRING A COMBINATION OF SINGLE FAMILY HOUSING & COMMERCIAL USES TO THE COMMUNITY. THE COMMERCIAL COMPONENT WILL BE STRATEGICALLY PLANNED ALONG THE PROJECT'S EASTERN PERIMETER, ASSURING A POSITIVE FISCAL RETURN TO THE TOWN. HOUSING WILL BE LOCATED WEST OF LARIMER CR 3 TO CONNECT WITH EXISTING DEVELOPMENTS. THE BUILDOUT OF MAXFIELD WILL BE DONE IN CONFORMANCE WITH THE TOWN'S GUIDE TO DEVELOPMENT, THE JOHNSTOWN AREA COMPREHENSIVE PLAN.
3. PARK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT PRELIMINARY DEVELOPMENT PLAN. ALL TOWN OF JOHNSTOWN PARK AND OPEN SPACE REQUIREMENTS WILL BE MET.

4. LAND DEDICATED TO THOMPSON VALLEY SCHOOL DISTRICT OR CASH IN LIEU OF LAND WILL BE DETERMINED AS PART OF THE PRELIMINARY PLAT PROCESS. SCHOOL LOCATIONS (IF ANY) WILL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN.

5. THE AREA DESIGNATED AS PUD-MU ALLOWS FOR A MIXTURE OF OFFICE, RETAIL/COMMERCIAL AND RESIDENTIAL USES. ACREAGES WITHIN INDIVIDUAL PLANNING AREAS MAY CHANGE UP TO 25% WITHOUT BEING CONSIDERED AN AMENDMENT TO THE ODP

LAND USE CHART

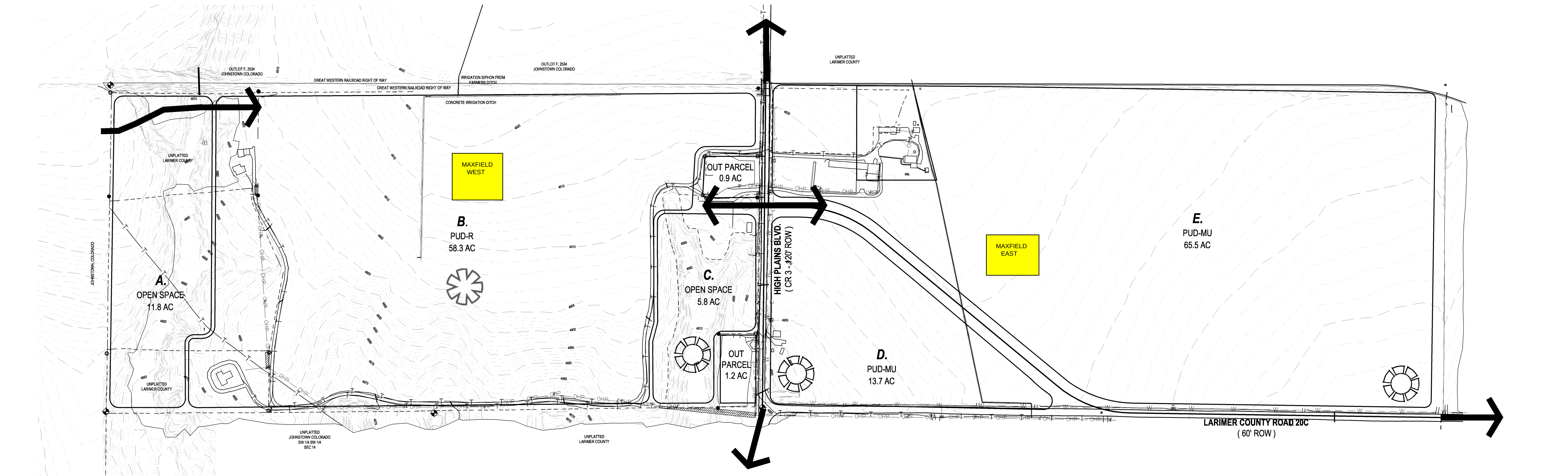
LAND USE	ACRES	FAR	DENSITY	UNITS	S.F.
PUD-MU					
D. PUD-MU	13.7				
E. PUD-MU	65.5				
PUD-MU Sub Total	79.2				
Residential					
B. PUD-R	58.3		3.0 du/ac	174	
Residential Sub Total	58.3		3.0 du/ac	174	
Miscellaneous					
A. Open Space	11.8				
C. Open Space	5.8				
RR Buffers	1.9				
R.O.W Dedication	4.9				
Miscellaneous Sub Total	24.4				
TOTAL	161.9		3.0 du/ac avg	174	

LEGEND

POTENTIAL PARK LOCATIONS

EXISTING / PROPOSED ACCESS

PROPOSED DETENTION



OUTLINE DEVELOPMENT PLAN